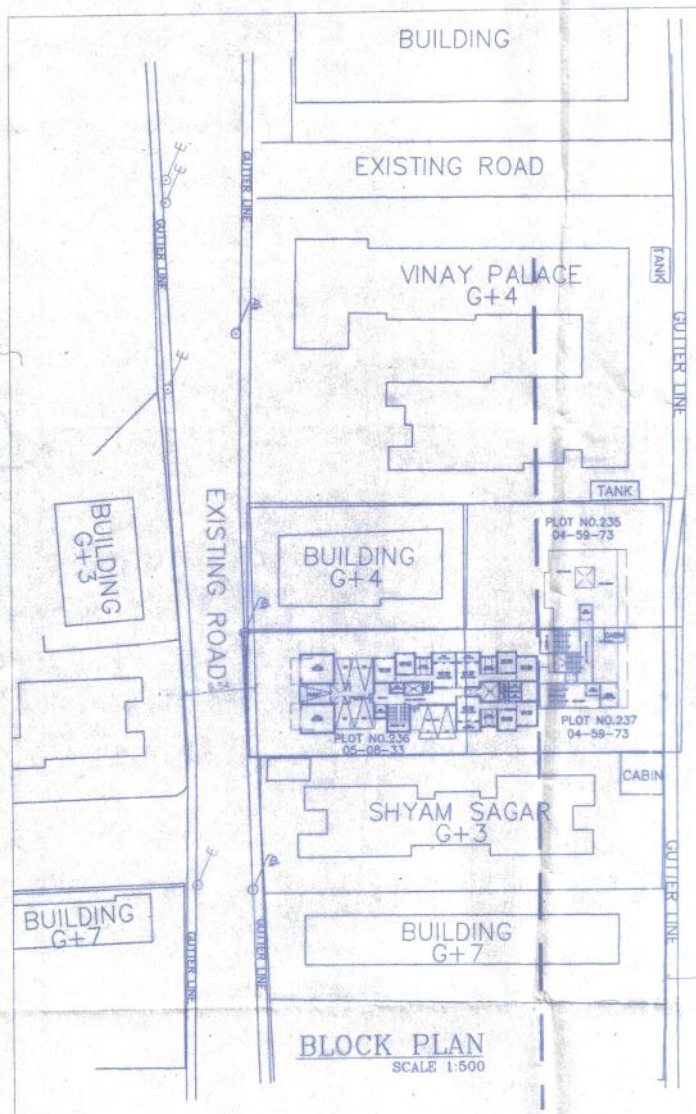
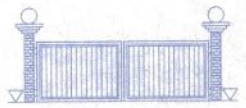
VP.:-6178	SHEET NO.:- 01	LAYOUT

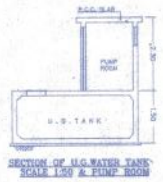
STAMB OF DATE OF RECEIPT OF PLANS



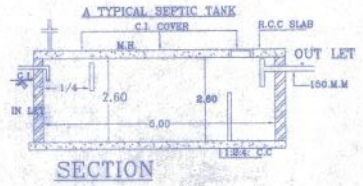
BLOCK PLAN
SCALE 1:500



GATE ELEVATION

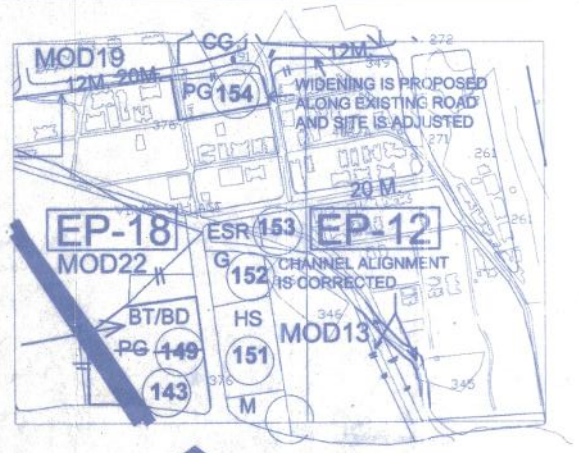


SECTION OF U.G.WATER TANK SCALE 1:50 & PUMP ROOM



SECTION

SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50



LOCATION PLAN
NORTH

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

Approved as amended in.....
Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/- CC
vr 6178 / 170 / 2020-21
Dated 23/12/2020

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin. No. 401 305, Dist. Palghar.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning Dept. DIST. PALGHAR

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

NET PLOT AREA CAL.								
1	31.15	X	13.98	X	0.50	=	217.74
2	31.15	X	14.08	X	0.50	=	219.30
3	16.57	X	0.01	X	0.50	=	0.08
4	0.83	X	0.32	X	0.50	=	0.13
5	16.80	X	0.78	X	0.50	=	6.55
6	16.80	X	0.08	X	0.50	=	0.67
7	32.37	X	14.61	X	0.50	=	236.46
8	56.66	X	7.89	X	0.50	=	223.52
9	16.55	X	1.36	X	0.50	=	11.25
10	56.66	X	15.47	X	0.50	=	438.27
11	54.20	X	0.03	X	0.50	=	0.81
12	26.68	X	0.02	X	0.50	=	0.27
NET PLOT AREA CAL.						=	1355.06

EXISTING ROAD AREA CAL.							
4	0.83	X	0.32	X	0.50	=	0.13
5	16.80	X	0.78	X	0.50	=	6.55
9	16.55	X	1.36	X	0.50	=	11.25
EXISTING ROAD AREA CAL.						=	17.94

"WING - B" BUITUP AREA STATEMENT				
FLOOR	B/U AREA	EXCESS.BAL AREA	TOTAL B/U AREA	TOTAL AREA
Gr.FLOOR	170.16	0.00	170.16	219.06
1st FLOOR	240.10	0.00	240.10	300.00
2nd FLOOR	217.89	0.00	217.89	275.57
3rd FLOOR	217.89	0.00	217.89	275.57
4th FLOOR	217.89	0.00	217.89	275.57
	1063.93	0.00	1063.93	1345.77
TOTAL BUILTUP AREA - 1345.77 SQ.MT				

"WING - A" BUITUP AREA STATEMENT				
FLOOR	B/U AREA	EXCESS.BAL AREA	TOTAL B/U AREA	TOTAL AREA
Gr.FLOOR	9.19	0.00	9.19	81.69
1st FLOOR	155.14	0.00	155.14	227.92
2nd FLOOR	108.57	0.00	108.57	163.11
TOTAL	272.90	0.00	272.90	472.72
TOTAL BUILTUP AREA - 472.72 SQ.MT				

R.G PLOT AREA CALCULATION AREA							
1	15.35	X	2.40	X	0.50	=	18.42
2	6.01	X	2.16	X	0.50	=	6.49
3	10.13	X	3.23	X	0.50	=	16.36
4	16.53	X	4.19	X	0.50	=	34.63
5	16.53	X	7.26	X	0.50	=	60.00
TOTAL R.G AREA						=	135.90

PROP.R.G AREA	=	135.90
REQ. RG AREA	=	133.71

WING "A" CONSTRUCTION AREA STATEMENT											
FLOOR	A WING B/U AREA	EXCESS.BAL AREA	TOTAL B/U AREA	BAL. AREA	LIFT AREA	STAIR CASE AREA	PASSAGE AREA	TERRACE AREA	STILT AREA	TOTAL CONSTRUC T. AREA
GR.FLOOR	9.19	0.10	9.19	0.00	6.44	40.89	25.17	0.00	96.27	177.96
1ST FLOOR	155.14	0.10	155.14	0.00	6.44	45.61	20.73	0.00	0.00	227.92
2ND FLOOR	108.58	0.10	108.58	10.86	3.32	27.38	12.98	70.23	0.00	233.35
TOTAL	272.91	0.10	272.91	10.86	16.20	113.84	58.88	70.23	96.27	639.23
CONSTRUCTION AREA - 472.73 SQ.MT										

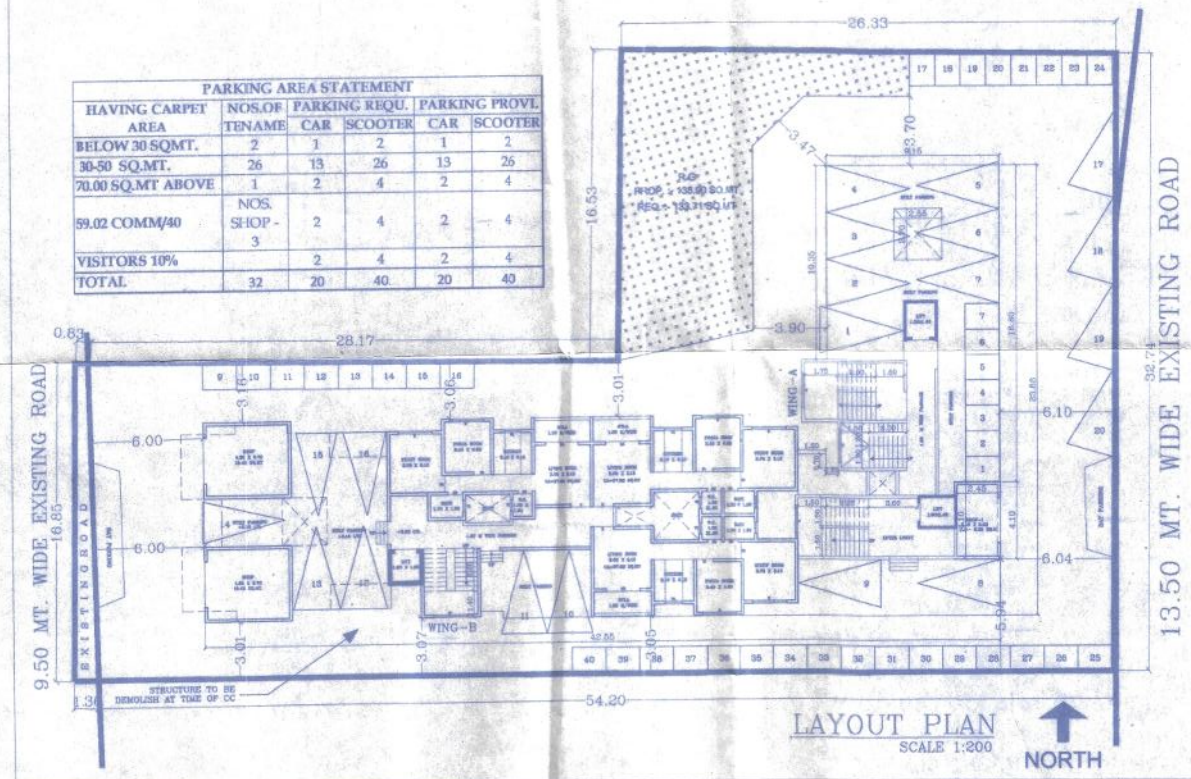
WING "B" CONSTRUCTION AREA STATEMENT										
FLOOR	A WING B/U AREA	EXCESS.BAL AREA	TOTAL AREA	BAL. /OTLA AREA	LIFT AREA	STAIR CASE AREA	PASSAGE AREA	STILT AREA	TOTAL AREA
GR.FLOOR	170.16	0.00	170.16	12.30	3.61	11.21	21.78	80.84	299.90
1ST FLOOR	240.10	0.00	240.10	24.01	3.33	11.21	21.35	0.00	300.00
2ND FLOOR	217.89	0.00	217.89	21.79	3.33	11.21	21.35	0.00	275.57
3RD FLOOR	217.89	0.00	217.89	21.79	3.33	11.21	21.35	0.00	275.57
4TH FLOOR	217.89	0.00	217.89	21.79	3.33	11.21	21.35	0.00	275.57
TOTAL	1063.93	0.00	1063.93	101.68	16.93	56.05	107.18	80.84	1426.61
CONSTRUCTION AREA - 1345.77 SQ.MT										

TOTAL BUA AREA STATEMENT					
SR.NO	BLDG. WING.NO	B/U AREA	EXCESS BAL AREA	TOTAL B/U AREA	TOTAL CONSTRCTION AREA
1	BLDG WING-A	272.91	0.00	272.91	472.73
2	BLDG WING-B	1063.93	0.00	1063.93	1345.77
3	TOTAL	1336.84	0.00	1336.84	1818.50
TOTAL BUA AREA = 1336.84 SQ.MT					
TOTAL CONSTRUCTION AREA = 1818.50 SQ.MT					

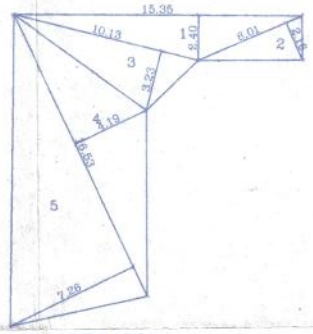
A	AREA STATEMENT	TOTAL
1	GROSS PLOT AREA (AREA AS PER 7/12)	1427.79
2	AS PER T.I.L.R.TRIANGULATION METHOD CALCULATION	1355.06
3	DEDUCTION FOR: -	
	A) AREA IN EXISTING ROAD	17.94
	TOTAL (a+b+c+d))	17.94
4	NET PLOT AREA	1337.12
5	a) RECREATION GROUND 10% NON DEDUCT	133.71
	b) AREAUNDER 5% CFC	
6	BUILDABLE AREA OF PLOT	1337.12
7	ADDITIONS FOR FSI	
	a) D.P.ROAD AREA	
	b) ANY RESERVATION	
8	NET AREA OF PLOT	1337.12
9	PERMISSIBLE F.S.I.	1.00
10	MAXIMAM PERMISSIBLE B. U. A.	1337.12
11	ADD FOR D. P. ROAD	
12	ADD TDR	
13	PERMISSIBLE FLOOR AREA (6 + 11)	
14	EXISTING FLOOR AREA	
15	PROPOSED AREA	1336.84
16	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	0.00
17	TOTAL BUILT UP AREA PROPOSED	1336.84
	BALCONY AREA STATE MENT	
	(i).PERMISSIBLE BALCONY AREA PER FLOOR	
	(ii).PROPOSED BALCONY AREA PER FLOOR	
	(iii).EXCESS BALCONY AREA PER FLOOR	AS PER STATEMENT
	(iv).TOTAL EXCESS BALCONY AREA	
	TENEMENT STATEMENT	
	(i).PROPOSED AREA (ITEM A14 ABOVE)	
	(ii).LESS DEDUCTION OF NON- RESI. AREA	
	(iii).AREA AVAILABLE FOR TENEMENTS	
	(iv).TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS/HECTARE	
	(V).TENEMENT PROPOSED	
	(vi).TENEMENT EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
	PARKING AREA STATEMENT	
	(i).PARKING REQUIRED BY RULE	
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
	(ii).LOCK-UP GARAGES PERMISSIBLE	
	(iii).LOCK-UP GARAGES PROPOSED	AS PER STATEMENT
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS(VISITORS)	
	(iv).TOTAL PARKING PROVIDED	
	TRANSPORT VEHICLES PARKING	
	(i).SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	
	(ii).TOTAL TRANSPORT VEHICLES (PARKING PROVIDED)	

STAMB OF DATE OF RECEIPT OF PLANS

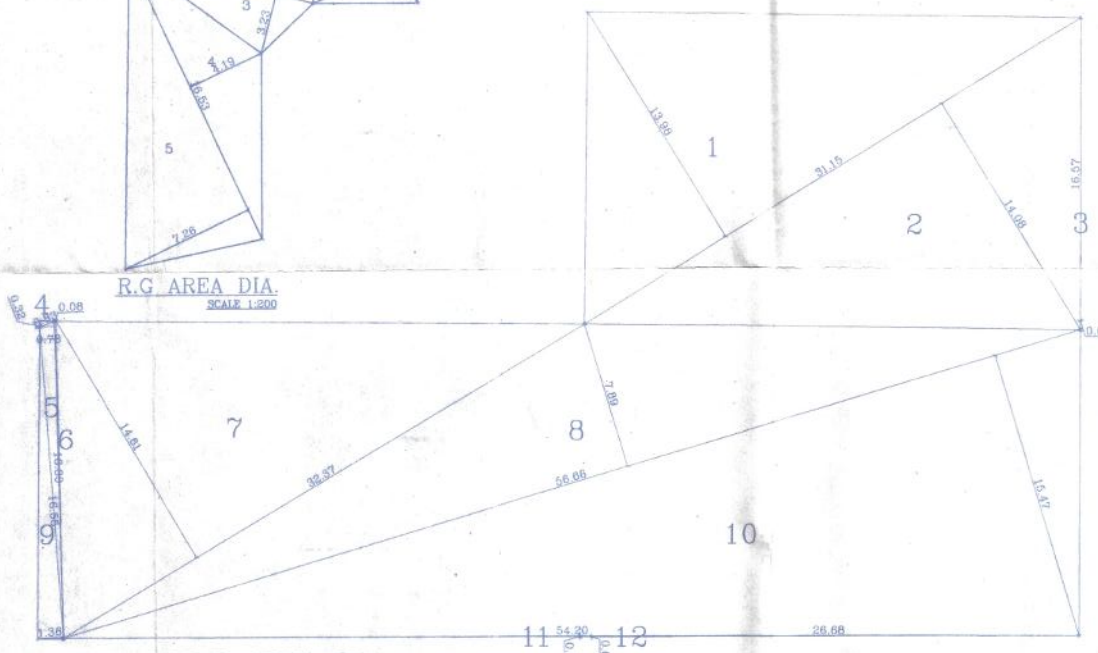
PARKING AREA STATEMENT					
HAVING CARPET AREA	NOS.OF TENAME	PARKING REQU. CAR	PARKING REQU. SCOOTER	PARKING PROVI. CAR	PARKING PROVI. SCOOTER
BELOW 30 SQ.MT.	2	1	2	1	2
30-50 SQ.MT.	26	13	26	13	26
70.00 SQ.MT ABOVE	1	2	4	2	4
59.02 COMM/40	NOS. SHOP - 3	2	4	2	4
VISITORS 10%		2	4	2	4
TOTAL	32	20	40	20	40



LAYOUT PLAN
SCALE 1:200
NORTH



R.G AREA DIA.
SCALE 1:200



PLOT AREA DIA.
SCALE 1:200

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND DIMENSIONS OF BUDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT/ ENGINESR/STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL RESIDENTIAL WITH SHOP LINE BUILDING ON S.No.-402/A/1, Plot No.:-236, 237 S.No.:-402/A/1, Plot No.:-235 OF VILLAGE: VIRAR, TAL. VASAI, DIST. PALGHAR

DATE	30/11/2020
JOB NO.	046
DWG. NO.	01
SCALE	AS PER DWG

NAME OF OWNER
Om Shree Hari Co.Op Hsg Socity Ltd Thru. (Chairman) Mr. Pradeep Chikorde & others 2 & Mr. Vivek Chaudhari, Mrs. Ulka V. Chaudhari B-203,204, Om Shree Hari Co.Op Hsg Socity Ltd. Mayekar Wadi, Near Shakti Complex, Virat Nagar, Virar (W) 401303

KULDEEP PATIL ARCHITECT
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+91 8390336727
kuldeeppatilarchitect@gmail.com