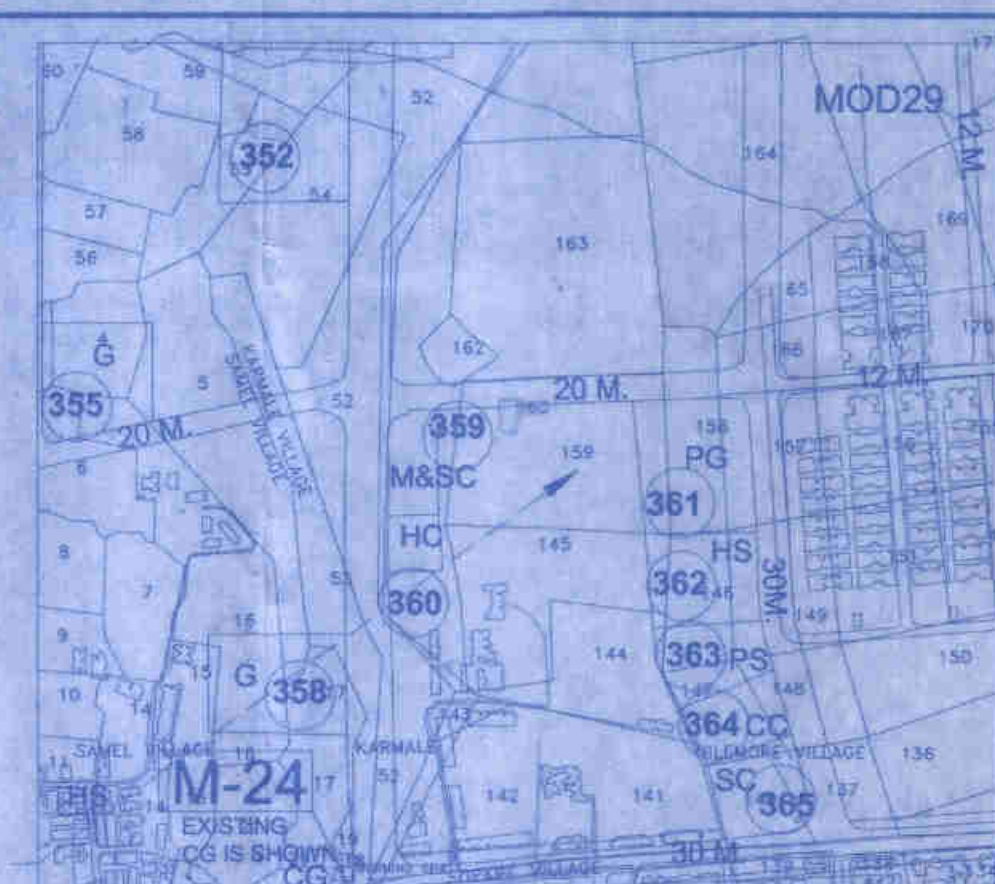


WING	FLOOR	P-LINE AREA		F.S.I. AREA		ANCILLARY AREA		STILT AREA	STAIRCASE PASSAGE	ENT. LOBBY	REFUGE AREA
		COMMERCIAL	RESIDENTIAL	COMM.	RESID.	COMM.(80%)	RESID.(60%)				
A	GR.(P)+ST.(P)+18	299.10	9858.70	166.17	6161.69	132.93	3697.01	248.09	0.00	0.00	239.31
B	GR.(P)+ST.(P)+18	0.00	6061.55	0.00	3788.47	0.00	2273.08	192.51	0.00	0.00	153.87
GRAND TOTAL		299.10	15920.25	166.17	9950.16	132.93	5970.09	440.60	0.00	0.00	393.18

TENEMENTS STATEMENT						
WING	FLOOR	SHOPS	COMM. UNIT	1BHK	2BHK	TOTAL TENEMENT
A	GR.(P)+ST.(P)+18TH	15	0	82	72	169
B	GR.(P)+ST.(P)+18TH	0	0	82	38	120
TOTAL		15	0	164	110	274



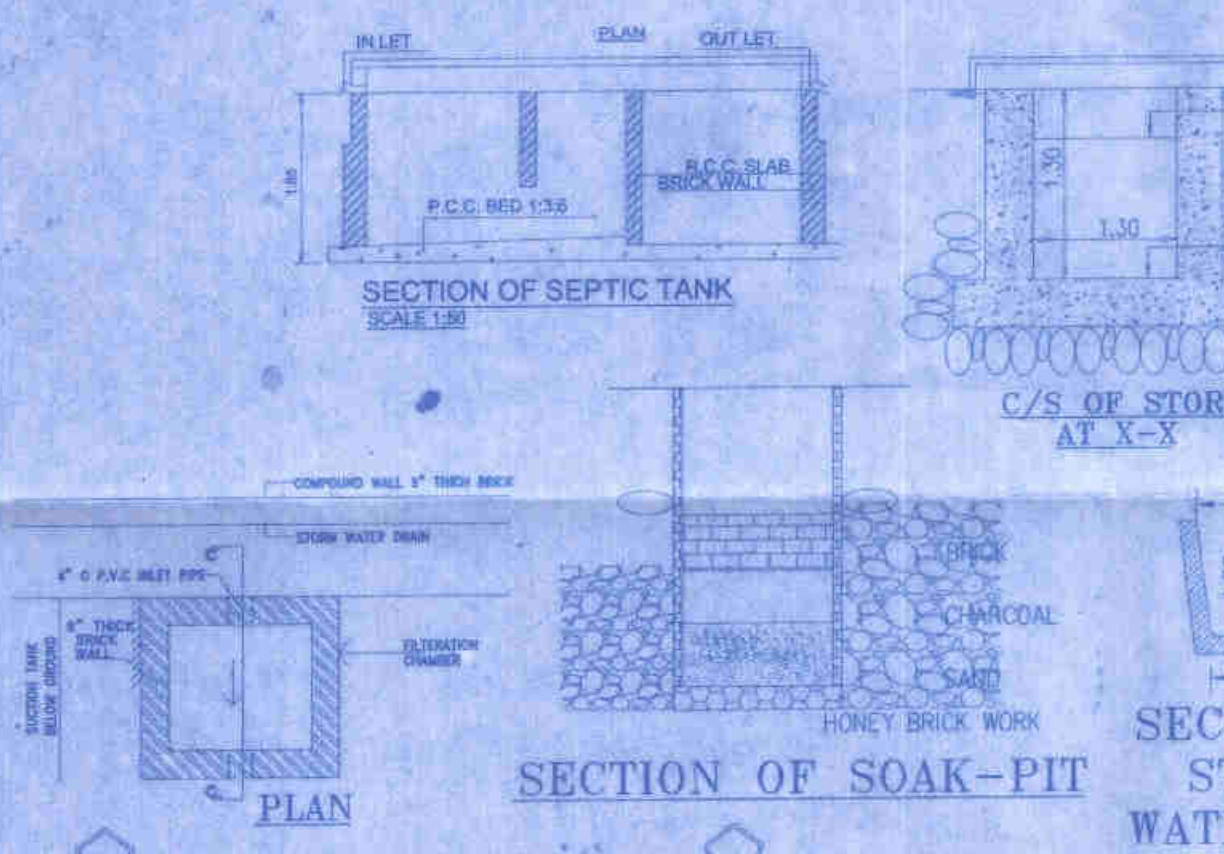
LOCATION PLAN
SCALE:- NTS.

PARKING STATEMENT AS PER UDPR WING-A				
SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	EVERY 1 TENEMENT 1 SCOOTER REQUIRED [AS PER UDPR CLAUSE NO.7.7.1(V)]	192 NOS	00 NOS	192 NOS
2	VISITORS PARKING 5%			9.60 NOS
3	PARKING FOR COMMERCIAL AREA=268.62/100X2=5.37		5.37 NOS	16.11 NOS
4	GRAND TOTAL PARKING WITH VISITOR	192 NOS	5.37 NOS	217.71 NOS

SANITATION STATEMENT				
SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	EVERY 1 TENEMENT 1 SCOOTER REQUIRED [AS PER UDPR CLAUSE NO.7.7.1(V)]	125 NOS	00 NOS	125 NOS
2	VISITORS PARKING 5%			6.25 NOS
3	GRAND TOTAL PARKING	125 NOS	00 NOS	131.25 NOS

PERMISSIBLE COMMERCIAL AREA = BASE F.S.I. X 10% = 3600.8 X 10% = 360.08 SQ.MT.
PROPOSED COMMERCIAL BASE F.S.I. P-LINE AREA / 1.80 = 299.10 / 1.80 = 166.17 SQ.MT.

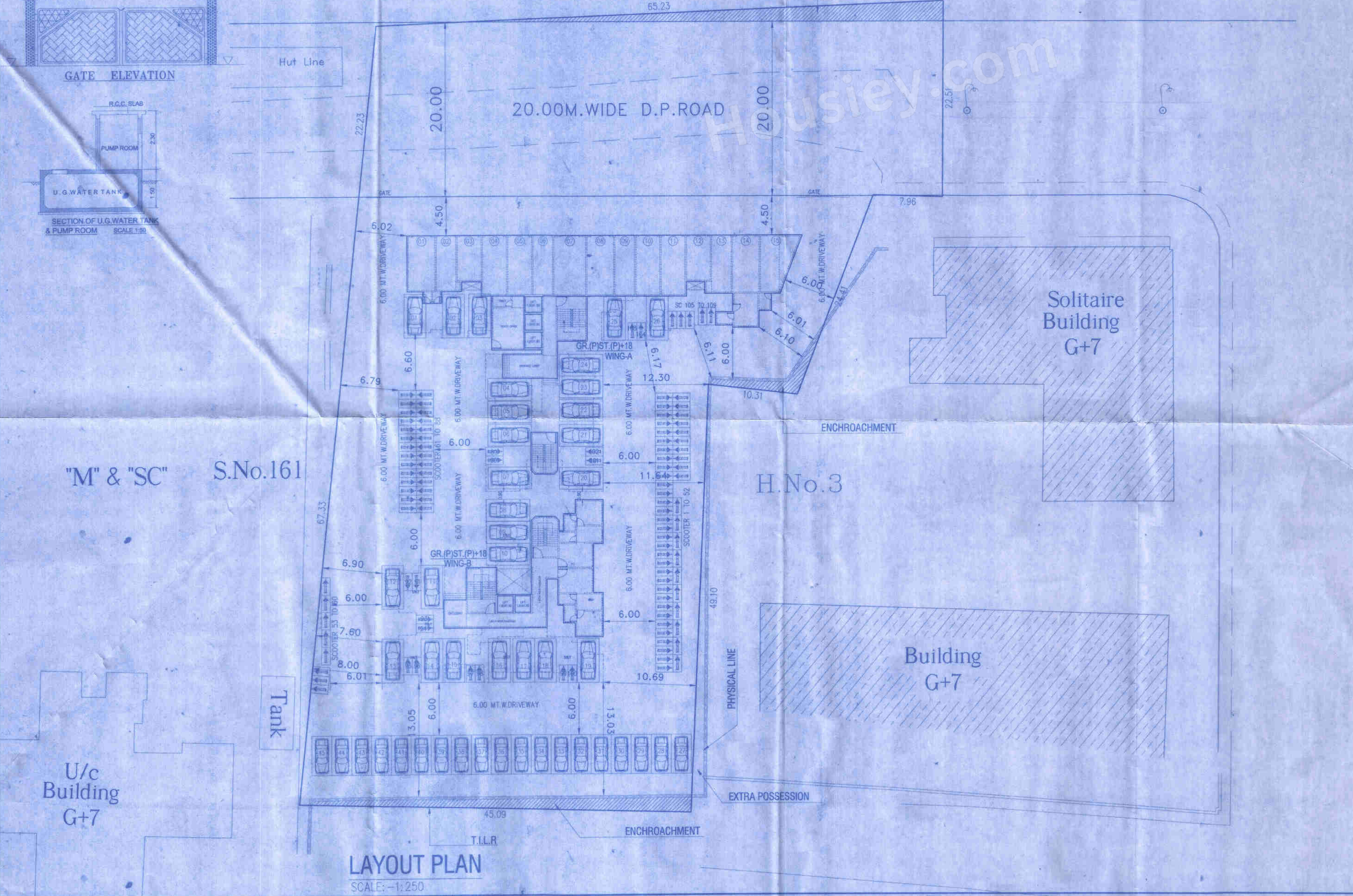
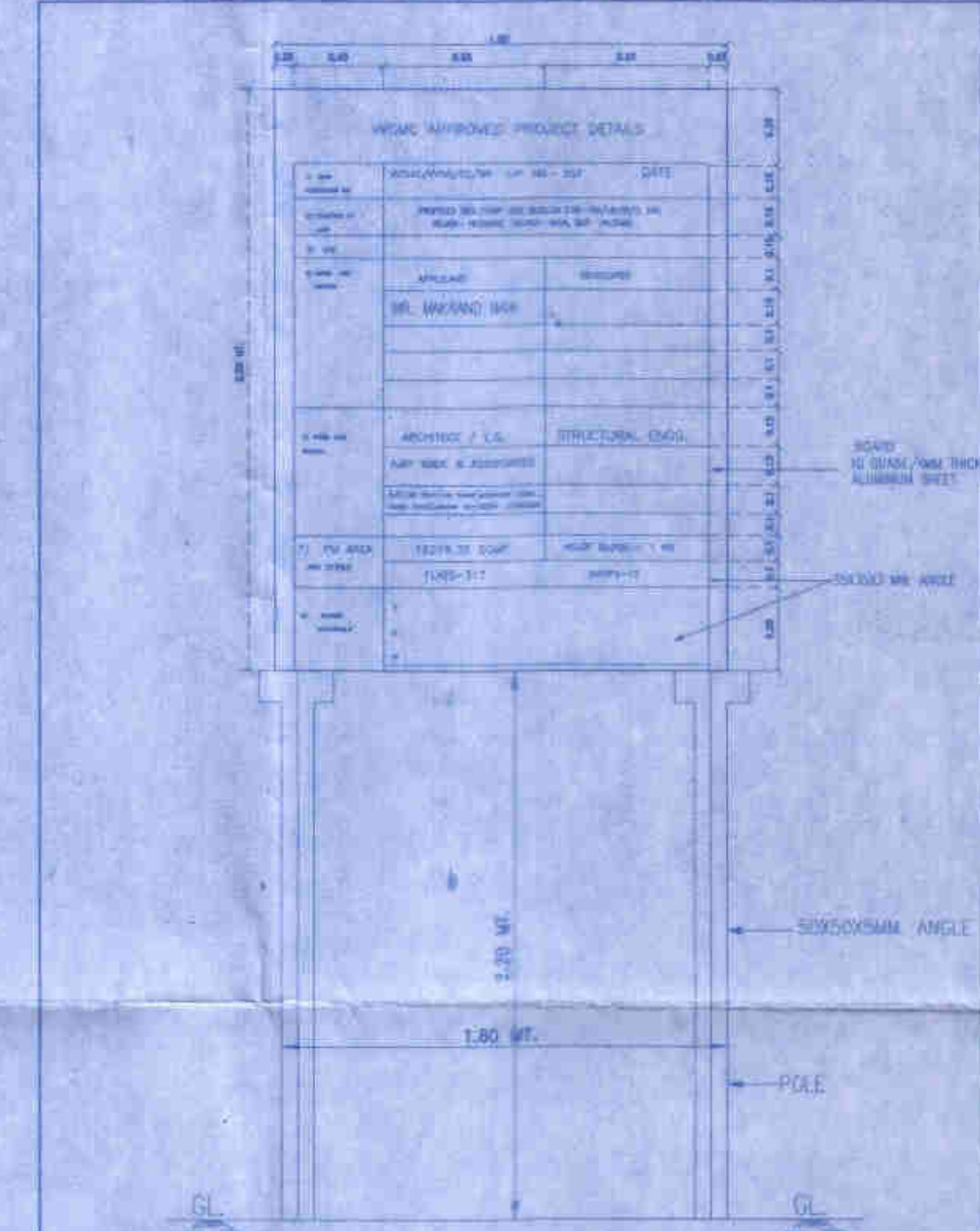
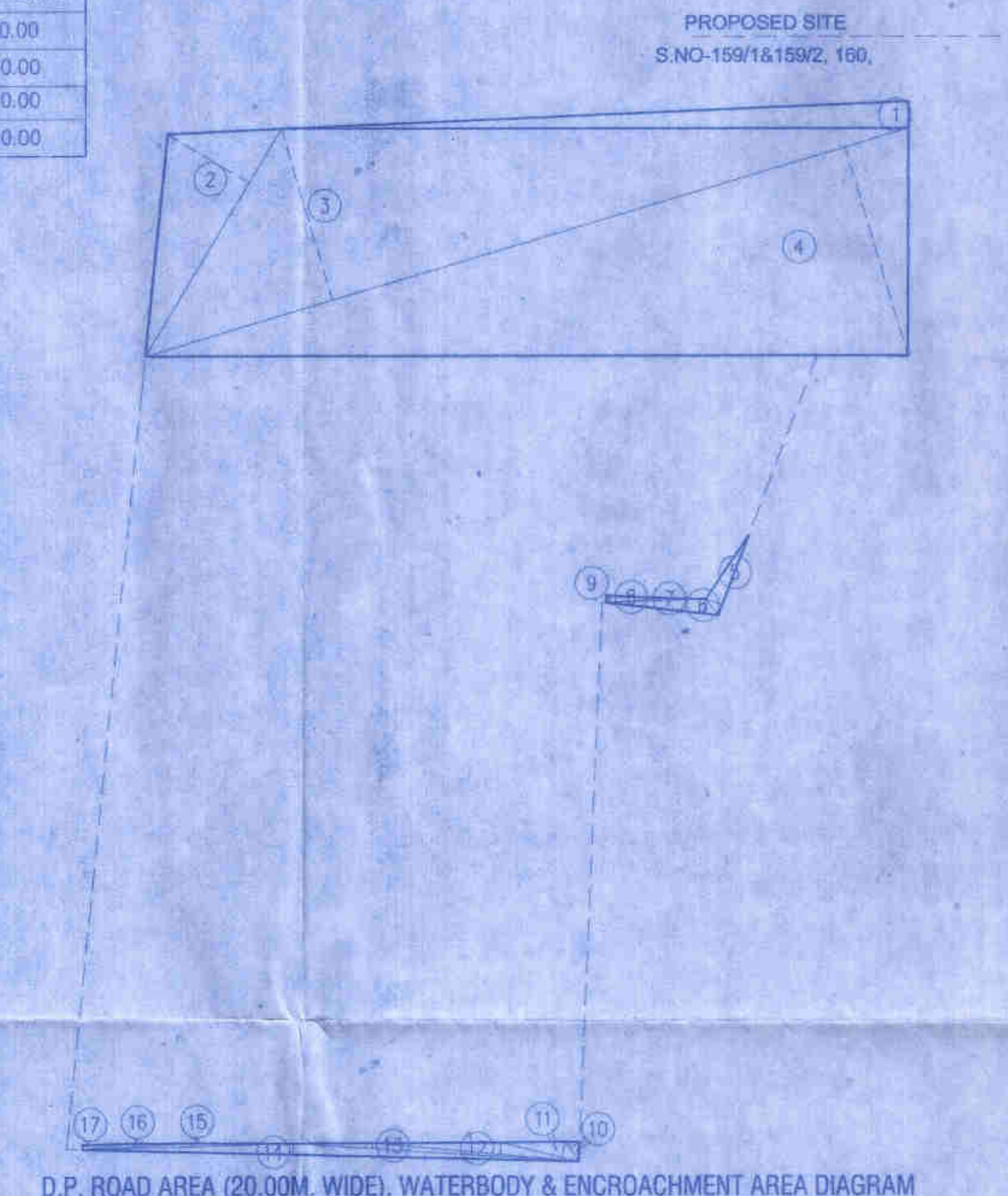
AREA AS PER 7/12 EXTRACT			
S.NO	H.NO	AREA IN SQ.MT	
159	1	2070.00	
159	2	2070.00	
TOTAL AREA		4720.00	



WATERBODY AREA CALCULATION			
1	1/2 X 55.32 X 2.35 X 1NO	=	65.00 SQ.MT.
TOTAL ADDITION		=	65.00 SQ.MT.

20.00 M. W. D.P. ROAD AREA CALCULATION			
2	1/2 X 23.33 X 8.36 X 1NO	=	97.52 SQ.MT.
3	1/2 X 70.07 X 15.74 X 1NO	=	551.46 SQ.MT.
4	1/2 X 70.07 X 19.14 X 1NO	=	670.57 SQ.MT.
TOTAL ADDITION		=	1319.55 SQ.MT.

ENCROACHMENT AREA CALCULATION			
5	1/2 X 7.49 X 1.56 X 1NO	=	5.84 SQ.MT.
6	1/2 X 9.96 X 1.29 X 1NO	=	6.44 SQ.MT.
7	1/2 X 8.80 X 0.18 X 1NO	=	0.79 SQ.MT.
8	1/2 X 5.63 X 0.60 X 1NO	=	1.69 SQ.MT.
9	1/2 X 0.73 X 0.31 X 1NO	=	0.11 SQ.MT.
10	1/2 X 2.07 X 1.00 X 1NO	=	1.04 SQ.MT.
11	1/2 X 7.00 X 1.40 X 1NO	=	4.90 SQ.MT.
12	1/2 X 18.15 X 1.02 X 1NO	=	9.26 SQ.MT.
13	1/2 X 25.70 X 0.49 X 1NO	=	6.17 SQ.MT.
14	1/2 X 43.69 X 0.96 X 1NO	=	20.97 SQ.MT.
15	1/2 X 18.53 X 0.28 X 1NO	=	2.59 SQ.MT.
16	1/2 X 9.57 X 0.26 X 1NO	=	1.24 SQ.MT.
17	1/2 X 4.48 X 0.43 X 1NO	=	0.96 SQ.MT.
TOTAL ADDITION		=	62.00 SQ.MT.
SUB TOTAL WATER BODY+D.P. ROAD+ENCR.		=	1446.55 SQ.MT.



SHEET NO. 01 OF 06

V.P. NO.- 557

LAYOUT PLAN

The amended plan duly approved herewith Supercedes all the earlier approved plans.

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

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVC/MC/TPA/RES/1/2022/23 Dated: 31/03/2023

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

Certified that the above permission is issued by Commissioner VVC/MC, Virar.

Deputy Director,
VVC/MC, Virar.

Proforma-I		
Sr. No.	Area Statement	Total (Sq.Mt)
1	Area Of Plot (Minimum Area Of a, b, c To Be Considered) 1a - 2a	4688.00
	(a) As Per Ownership Document (7/12, Cts Extract)	4720.00
	(b) As Per Measurement Sheet	4723.25
	(c) As Per Site (4720.00 - 62.00)	4658.00
2	Deduction For	
	(a) AREA UNDER ENCROACHMENT	62.00
	(b) 20.00 MT. D.P. ROAD AREA	1319.55
	(c) AREA UNDER WATERBODY	65.00
	Total (a+b+c)	1446.55
3	Balance Area Of Plot (3 - 2)	3211.45
4	Amenity Space (If Applicable)	
	(a) Nil, Up to 20,000 Sq. Mt. - Nil	0.00
5	Net Plot Area (3 - 4)	3211.45
6	Recreational Open Space (If Applicable)	
	(a) Required - 40%	
	(b) Proposed -	
7	Internal Road Area	
8	Potable Area (If Applicable)	
9	Built-up Area With Reference To Basic F.S.I. As Per Front Road Width (Sr.No.5 X 1.100)	3600.80
10	Addition Of F.S.I. On Payment Of Premium	
	(a) Maximum Permissible Premium F.S.I. Based On Road Width / TOD Zone. Sr.No. (1c X 0.50)	
	(b) Proposed F.S.I. On Payment Of Premium	
11	In-Situ F.S.I. / TDR Loading	
	(a) Permissible TDR Area (Sr.No.3c X 0.90)	
	(b) Proposed TDR Area Required To Purchase	
	(c) Now Proposed TDR Area (DRC No.)	
	(d) In-situ Area Against D.P. Road (2.15 X Sr.No.2a), If Any	
	(e) Total In-situ CR / TDR Loading Proposed	
12	Additional F.S.I. Area Under Chapter No.7 (as per 7.7.10) 1C X (0.50 + 0.90) + 1.40	6521.20
13	Total Entitlement Of F.S.I. In The Proposal	
	(a) [9+10b Or 11b] Whichever is applicable	10122.90
	(b) Earlier Approved constructed built up area	0.00
	(c) Balance Potential base F.S.I. of The plot (Total Entitlement - Earlier Approved)	10122.90
	(d) Permissible Ancillary Area F.S.I. Up to 80% For Commercial (299.10/1.80=166.1750% = 132.93)	132.93
	(e) Permissible Ancillary Area F.S.I. Up to 60% For Residential (10122.90-166.17=9955.53X60% = 5973.50)	5973.50
	(f) Total Permissible Ancillary Area With Payment Charges (13d + 13e)	6106.43
	(g) Total Proposed Ancillary Area With Payment Charges	6103.03
	(h) Total Entitlement (13a + 13b + 13e)	16228.43
14	Maximum Utilization Limit of F.S.I. (Building Potential) Permissible as per Road Width (As per Regulation No.6.3 Or 6.3 Or 6.4 As Applicable) X 1.6 Or 1.8	2.50
15	Total Built-up Area In Proposal (Excluding Area At Sr.No.17b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (As Per "H-Line")	16219.35
	(c) Total (a+b)	16219.35

PROFORMA-II

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, HOLDING AREA STATEMENT, SANITATION AND PARKING STATEMENT, PLOT, R.G., C.F.C., D.P. ROAD DIAGRAM AND STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED E.W.S. SCHEM. RES. WITH SHOP LINE BLDG. ON S.No.159/1&159/2, 160, VILLAGE NILEMARE, TALUKA - VASAI, DIST. PALGHAR.

NAME OF OWNER/APPLICANT

MR. MAKRAND NAIK

SIGNATURE OF OWNER/APPLICANT

DATE

DRN. BY

ZAHID ANSARI

SCALE

CHKD. BY

AS SHOWN

AW

NORTH LINE

DRG. NO.

02 OF 07

JOB NO.

OFF FILE

AYAJ WADE & ASSOCIATES

Architects Engineers & Surveyors.

A/6, 1ST FLOOR, 'SAI TOWER' AMBADI ROAD, VASAI (West), PHANE NO-0250-2335904

Email id-projects@ayajwade.in