S.No. 334 PARKING AREA STATEMENT (NOW PROPOSED, BLDG.NO- 1 TO 6)

	FLAT AREA	NO.OF FLATS	PARKING CAR	PARKING SCOOTER
1	UP TO 30.00 SQM.	NIL	NIL	NIL
2	40.01 TO 60.00 SQM. 2 FLATS (1 CAR) 2 FLAT (1 SCOOTER)	235	118	235
3	60.01 TO 80.00 SQM. 1 FLATS (1 CAR) 1 FLAT (1 SCOOTER)	690	345	690
4	TOTAL		463	924
5	VISITORS PARKING 5% REQUIRED		23	46
6	TOTAL	950	486	970
7	TOTAL 50% REQUIRED CARS TOTAL 100% REQUIRED SCOOTER		359	970
8	80 SQM. TO 100 SQM. (1 CAR 3 SCOOTER)		90	270
9	TOTAL 50% REQUIRED CARS		72	216
10	TOTAL REQUIRED PARKING (1+5)		481	1186
11	PROVIDED PARKING		828	814
12	COMPOSITE (1 TARGUS & 2 SCOOTER) 1 CAR 2.5 X 5.50			372
13	TOTAL CAR PARKING AS PER COMPOSITE SCHEME (50:50)		556	
14	TOTAL SCOOTER PARKING AS PER COMPOSITE SCHEME			1186

S.NO - 334 NOW PROPOSED AREA STATEMENT

Floor	P LINE AREA IN SQM.
GR. FL. COMM.	1855.39
FIRST PODIUM COMM.	2224.34
2ND PODIUM COMM.	590.13
2ND PODIUM CENTRAL COMM.	257.98
TOTAL	4927.83

S.NO - 334

Floor	PLINE AREA IN SQM.
GROUND RESI.	401.30
FIRST PODIUM RESI.	362.45
2ND PODIUM RESI.	838.44
2ND PODIUM CENTRAL RESI.	232.66
1st	1685.84
2nd	2087.02
3rd	2413.91
4th	3016.74
5th REFUGE	2808.40
6th	3016.74
7th	3016.74
8th	3016.74
9th	3016.74
10th REFUGE	2808.40
11th	3016.74
12th	3016.74
13th	3016.74
14th	3016.74
15th REFUGE	2808.40
16th	3016.74
17th	3016.74
18th	3016.74
19th	3016.74
20th REFUGE	2808.40
21th	3016.74
22nd	3016.74
23th	3016.74
24th	3016.74
25th	3016.74
TOTAL	73556.54

AREA SUMMARY RH-3

FLOOR	TOTAL APPROVED AREA	ADDITIONAL AREA	TOTAL AREA
	A	B	C=(A+B)
GROUND	167.69 SQ.MT.	140.57 SQ.MT.	308.26 SQ.MT.
1st FLOOR	182.04 SQ.MT.	68.00 SQ.MT.	250.04 SQ.MT.
2nd FLOOR	61.98 SQ.MT.	---	61.98 SQ.MT.
TOTAL	411.71 SQ.MT.	208.57 SQ.MT.	620.28 SQ.MT.

TOTAL ADDITIONAL AREA = SQ.MT. 208.57

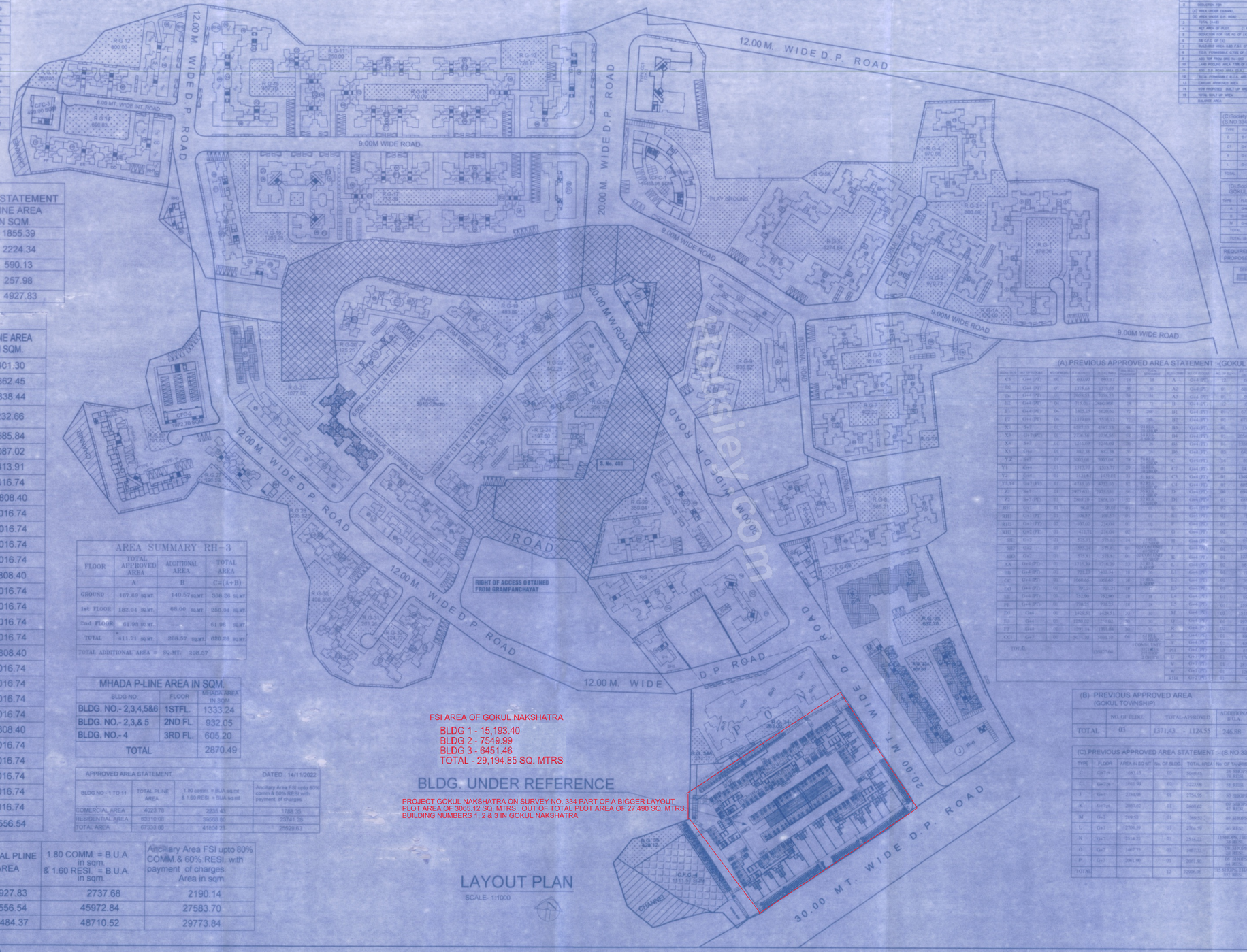
MHADA P-LINE AREA IN SQM.

BLDG NO.	FLOOR	MHADA AREA IN SQM
BLDG. NO.- 2,3,4,5&6	1STFL.	1333.24
BLDG. NO.- 2,3,& 5	2ND FL.	932.05
BLDG. NO.- 4	3RD FL.	605.20
TOTAL		2870.49

APPROVED AREA STATEMENT DATED : 14/11/2022

BLDG NO.-1 TO 11	TOTAL PLINE AREA	1.80 comm. = BUA sq.mt & 1.60 RESI. = BUA sq.mt	Ancillary Area FSI upto 80% comm & 60% RESI with payment of charges
COMERCIAL AREA	4023.78	2235.43	1788.35
RESIDENTIAL AREA	65310.06	39509.82	25741.28
TOTAL AREA	67333.86	41804.23	25529.63

S.NO - 334 BLDG NO.-1 TO 6	TOTAL PLINE AREA	1.80 COMM. = B.U.A. in sqm. & 1.60 RESI. = B.U.A. in sqm.	Ancillary Area FSI upto 80% COMM & 60% RESI. with payment of charges Area in sqm.
COMERCIAL AREA	4927.83	2737.68	2190.14
RESIDENTIAL AREA	73556.54	45972.84	27583.70
TOTAL AREA	78484.37	48710.52	29773.84



FSI AREA OF GOKUL NAKSHATRA

BLDG 1 - 15,193.40
BLDG 2 - 7549.99
BLDG 3 - 6451.46
TOTAL - 29,194.85 SQ. MTRS

BLDG. UNDER REFERENCE

PROJECT GOKUL NAKSHATRA ON SURVEY NO. 334 PART OF A BIGGER LAYOUT PLOT AREA OF 3065.12 SQ. MTRS . OUT OF TOTAL PLOT AREA OF 27,490 SQ. MTRS BUILDING NUMBERS 1, 2 & 3 IN GOKUL NAKSHATRA

LAYOUT PLAN

SCALE- 1:1000

APPROVED PROFORMA

FORM I

(VP NO. 0369/21 ,M.M. ANNEXURE "A")

	AREA STATEMENT	SQ. M.
1	AREA OF PLOT	172,7.80.00
2	DEDUCTION FOR	
	(a) AREA UNDER CHANNEL	430.43
	(b) AREA UNDER D.P. ROAD	1437.33.00
3	TOTAL (a+b)	14976.76
4	NET AREA OF PLOT (1 MINUS 2)	15066.44.00
5	DEDUCTION FOR 10% NO. OF DC	2412.00.87
6	DR CFC OF (4)	9043.33
7	BALANCE AREA AFTER DP DR	13,570.74.13
8	TDR PERMISSIBLE ALTER DP (7)	1027.50.11
9	ADD TDR FROM DRC No.082	1027.50.11
10	LAND PODIUM AREA TDR DP (7)	10,268.15
11	ADD - R.G. ROAD AREA (5&A)	17,4,23.00
12	TOTAL PERMISSIBLE R.G.A. AREA (7+8+9+10)	24,129.67.00
13	GROUND APPROVED AREA	15,849.72.0
14	NOW PROPOSED BUILT UP AREA	31,607.68
15	TOTAL BUILT UP AREA	47,457.40
	BALANCE AREA	56.28

(C) Society Conveyance AREA STATEMENT (S.NO.334)

TYPE	FLOOR	AREA IN SQ.MT.	No. OF BLDG.	TOTAL AREA IN SQ.MT.
C	G+1 (P)	1493.35	03	4480.05
C1	G+1 (P)	1911.89	02	3823.78
A	G+1 (P)	1868.10	01	1868.10
L	G+1	1764.16	01	1764.16
TOTAL			07	11936.09

(D) Society Conveyance AREA STATEMENT (GOKUL TOWNSHIP)

TYPE	FLOOR	NO. OF BLDG.	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
A	G+4 (P)	01	606.26	606.26
B	G+4 (P)	01	606.26	606.26
M	G+4 (P)	01	1511.88	1511.88
TOTAL		03		2724.40

REQUIRED R.G. AREA = 24129.67 SQ.MT.
PROPOSED R.G. AREA (1 TO 12) = 24661.17 SQ.MT.

Society Conveyance

(A) PREVIOUS APPROVED AREA STATEMENT -(GOKUL TOWNSHIP)

BLDG.TYPE	NO. OF BLDG.	NO. OF FLOOR	FLOOR HEIGHT	AREA OF EACH FLOOR	TOTAL BUILT UP AREA	NO. OF FLATS	NO. OF SHOPS	AREA OF SHOPS	TOTAL AREA
C1	Ground (PT)	01	450.00	0531.0		A1	Ground (PT)	01	1275.56	1275.56	15	225
C2	Ground (PT)	01	1374.45	1374.45	06	20	A2	Gr+1 (PT)	01	606.26	606.26	14	28
D1	G+4 (PT)	01	2606.53	7819.59	24	84	A3	Gr+1 (PT)	01	596.60	596.60	08	16
D2	G+4 (PT)	04	2613.62	2460.36	24	72	B	G+1 (PT)	02	606.26	1212.52	14	28
E1	G+4 (PT)	01	1405.37	5620.50	12	248	B1	G+4 (PT)	01	611.320	611.320	14	14
E2	G+4 (PT)	06	1379.65	5516.12	12	288	B2	G+4 (PT)	01	871.040	871.040	20	20
X1	G+3	01	4987.83	4987.83	36	36 BUNGS	B3	G+4 (PT)	01	1301.66	1301.66	36	36
X2	G+3 (PT)	01	2736.56	2736.56	24	24 BUNGS	B4	G+4 (PT)	01	2054.320	2054.320	54	54
X3	G+3	01	1242.69	1242.69	08	08 BUNGS	B5	G+4 (PT)	01	1308.414	1308.414	34	34
X4	G+3	01	1242.69	1242.69	08	08 BUNGS	B6	G+4 (PT)	01	1308.414	1308.414	34	34
X5	G+3	01	982.38	982.38	08	08 BUNGS	B7	G+4 (PT)	01	641.960	1925.82	20	60
Y1	G+4	01	2081.08	8083.04	24	84	C	G+4 (PT)	01	1274.56	1274.56	15	15
Y1	G+4	01	1313.57	5253.70	12	48	C1	G+4 (PT)	01	838.55	8519.76	10	102
Y2	G+4	01	1438.61	1438.61	01	01 BUNGS	C2	G+4 (PT)	01	1413.90	1413.90	36	36
Y3,Y4	G+3 (PT)	02	4183.56	4183.56	02	02 BUNGS	C3	G+4 (PT)	01	1349.536	1349.536	30	30
Z1	G+3	01	875.61	2626.83	12	12 BUNGS	C4	G+4 (PT)	01	602.500	602.500	18	18
Z2	G+3	01	2975.63	2975.63	06	06 BUNGS	D	G+4 (PT)	01	694.320	2777.28	18	72
Z3	G+3 (PT)	01	2664.25	2496.10	06	06 BUNGS	D1	G+4 (PT)	01	2081.23	4162.460	18	36
AA	G+4 (PT)	01	1736.30	6945.20	24	84	D2	G+4 (PT)	01	1653.51	1813.55	36	36
BB	G+4 (PT)	01	701.37	2805.54	18	72	E	G+4 (PT)	01	1274.56	1274.56	15	15
CC	G+4 (PT)	01	2900.08	3865.65	24	96	E1	G+4 (PT)	01	838.55	8519.76	10	102
DD	G+4 (PT)	01	591.21	591.21	12	12	E2	G+4 (PT)	01	1413.90	1413.90	36	36
EE	G+4 (PT)	01	742.90	742.90	18	18	L4	G+4 (PT)	01	929.53	4963.32	18	72
FF	G+4 (PT)	01	3788.28	7582.25	24	24	L5	G+4 (PT)	01	1858.28	1858.28	18	18
D1	G+4	01	2426.31	1426.31	36	36	M	G+4 (PT)	01	1511.900	4534.500	24	72
D2	G+4	01	1290.00	1290.00	18	18	N	G+4 (PT)	01	1979.83	1979.83	18	18
EE	G+4	01	1701.16	1701.16	30	30	K	G+4 (PT)	01	617.46	226.38	18	18
CC1	G+7	01	5674.58	5674.58	64	64	K1	G+4 (PT)	01	685.63	685.63	18	18
TOTAL			1,39,27,64	1,39,27,64		1,088		G+4 (PT)	01	658.06	658.06	16	16
				1,39,27,64		1,088		G+4 (PT)	01	616.15	1401.87	16	32
								G+7 (PT)	01	1798.72	1798.72	28	28
								G+7 (PT)	01	2818.04	2818.04	44	44
								G+7 (PT)	01	1366.0	1,265.61	28	28
								G+7 (PT)	01	96.45	96.45	05	5

(B) PREVIOUS APPROVED AREA (GOKUL TOWNSHIP)

	NO. OF BLDG.	TOTAL APPROVED	ADDITIONAL R.G.A.
TOTAL	03	1371.43 - 1124.55	246.88

(C) PREVIOUS APPROVED AREA STATEMENT - (S.NO.334)

TYPE	FLOOR	AREA IN SQ.MT.	No. OF BLDG.	TOTAL AREA	No. OF TENAMENT
C	G+7 (P)	1581.5	03	5046.66	48 BUNGS 78 RESI.
C1	Gr+7 (P)	1612.99	02	3223.98	36 BUNGS 76 RESI.
J	G+4	2754.95	01	2754.38	30 SHOPS
K	Gr+7 (P)	2805.07	01	2805.07	01 SHOPS 81 RESI.
M	G+7	599.52	01	599.52	01 SHOPS 06 RESI.
L	G+7	2704.59	01	2704.59	44 RESI.
N	G+7	2514.23	01	2514.23	33 SHOPS 1 HALL 36 RESI.
O	G+7	1467.77	01	1467.77	16 SHOPS 28 RESI.
P	G+7	2081.90	01	2081.90	27 SHOPS 44 RESI.
TOTAL			12	23096.06	15 SHOPS 3 HALL 317 RESI.

PROFORMA AREA STATEMENT

(BY NO. 452 IN ANNEXURE "F")

1	AREA OF PLOT (Minimum area of a plot to be considered)	
	a As per ownership document (7/12, CTS extract)	178780.00
	b As per measurement sheet	179830.50
	c Society Conveyance - (Magnum CHSL, Omkar CHSL, Maa Gokul Complex CHS Association Ltd)	7539.00
	d Society Conveyance - (Shreenand Gokul CHSL)	1404.00
	e Society Conveyance - (Aakriti CHSL)	912.00
	f Plot Area (Sadly Conveyance) (1a+1b+1e)	9946.00
	g Balance Plot Area (1a-1f)	169884.00
2	Deduction for:	
	a Proposed D.P./D.P Road widening Area/Service Road/Highway widening	16378.88
	b Any D.P. Reservation area (if Any)	341.88
	c TOTAL (a+b)	16915.52
3	Balance area of plot (1g-2c)	153018.48
4	Amenity Space (if applicable)	15302.00
	a Approved C.F.C. Area	8043.22
	b Proposed C.F.C. area	8043.22
	c Approved Recreational Open space	24129.67
	d Proposed Recreational Open space	24801.17
5	Net Plot Area (3-4 f)	142975.26
6	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 6 X 1.10 FSI)	157272.78
7	a Addition of FSI Permissible on payment of premium(0.50 of 1g) (169334.00X0.50) = 82967.00	
	b Approved F.S.I. ON PAYMENT OF PREMIUM (from -7a)	2000.00
	c Proposed F.S.I. ON PAYMENT OF PREMIUM (from -7a)	7250.00
8	a In-situ FSI/TDR loading (0.40 of gross plot) (169334.00X1.40) = 252307.60	
	b In-situ area against D.P. road (5,405.00 APPROVED, if any	14373.59
	c TDR area from DCR No.082 (Earlier approved)	6702.24
	d Total DR+TDR area (8a+8b)	23075.83
9	a Total entitlement Area (6+7a+7b+8c)	190409.62
	b Total Approved Built Up Area	141462.14
	c Balance entitlement Area (9a - 9b)	49016.48
10	a Permissible Residential Ancillary Area FSI upto 80% with payment of charges (49016.48X 40%)	27767.27
	b Permissible Commercial Ancillary Area FSI upto 80% with payment of charges (2737.68X80%)	2190.15
	c Total Permissible P.Line Area (9c+10a+10b)	79073.90
	d Previous Approved P.Line Area	67333.86
	e Permissible P-Line Area (10c-10d)	11640.04
	f Proposed P.Line Area (11150.50+208.57)	11359.09
	g Total P.Line Area in Proposal (10d+10f)	78692.95
11	a Required Mhada Area (20 % of 192272.78 - 142975.26)	2859.51
	b Proposed Mhada Area (1st to 3rd Floor)	2870.49

FORM II

CONTENTS OF SHEET

LAYOUT PLAN,PARKING AREA STATEMENT,AREA STATEMENTS ETC.

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28/04/06 AND SAID ZONE, SHAPE, DIMENSIONS, BOUNDARIES, AREA AND ALL OTHER PARTICULARS ARE AS MEASURED ON SITE AND ARE TALLIED WITH THE AREA SHOWN IN THE ANNEXED OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

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

THIS 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. VVCMC/TP/AMEND/... VP/0369 / 272 / 2023-24 Dated : 16/02/2024

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

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

Deputy Director of Town Planning VVCMC, Virar.

PROPOSED GROUP HOUSING SCHEME ON SURVEY NO. 334 PART OF A BIGGER LAYOUT NEW S.No. 164, S.No.173 ,H.No.3/1, VILLAGE- BOLINJ, TALUKA-VASAI & S.No. 334 VILLAGE- BOLINJ, TALUKA-VASAI DISTRICT-PALGHAR.

SHRI. L. N. AGARWAL & OTHERS

L. N. Agarwal 21-2-24

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY
			AS SHOWN	RESHMESH

NORTH LINE

SIGNATURE NAME AND ADDRESS OF ARCHITECT

DIVYESH SHAH
ARCHITECT

MUMBAI OFFICE:- 1/13, ZAVERI BLDG. 3RD FLOOR, BAJI GAMDHAN BUS ROAD, MUMBAI - 400 004

VASAI OFFICE:-103, LUCKY PALACE, STATION ROAD, VASAI (W), DIST. PALGHAR - 401202 TEL NO. 0250-2350001/2350002

GOKUL TOWNSHIP/334