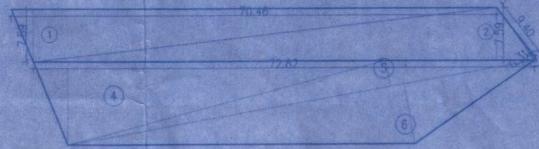


FLATS AREA STATEMENT (AS PER EWS SCHEME)

FLATS BELOW 30.00 SQ.MTS	FLATS ABOVE 30.00 & BELOW 50.00 SQ.MTS	TOTAL
144 NOS 48%	154 NOS 52%	298 NOS 100%

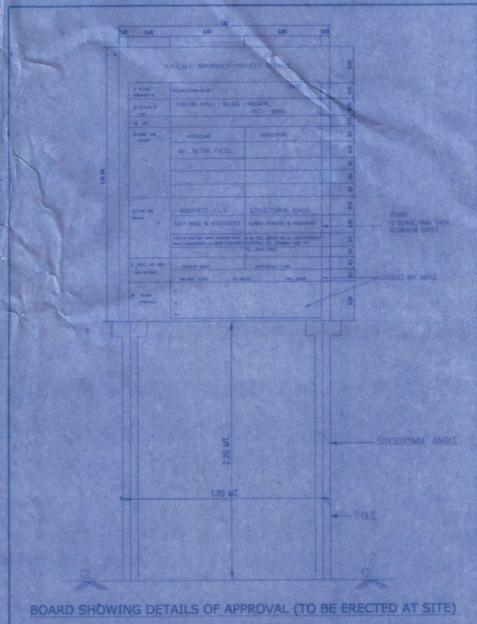
10% USE OF COMMERCIAL AREA CALCULATION

BASE FSI AREA	4934.32 SQ.MTS
PERMISSIBLE COMMERCIAL BASE FSI AREA 10%	493.43 SQ.MTS
PERMISSIBLE COMMERCIAL P-LINE AREA 493.43X1.80	888.17 SQ.MTS
PROPOSED COMMERCIAL P-LINE AREA	887.82 SQ.MTS



20.00 D.P. ROAD AREA DIAGRAM  
SCALE - 1:500

20.00M.W.D.P. ROAD AREA CALCULATION		
1	1/2 x 70.46 x 7.59 x 1 NO	= 267.40 SQ.MT.
2	1/2 x 72.82 x 7.59 x 1 NO	= 276.35 SQ.MT.
3	1/2 x 9.40 x 0.31 x 1 NO	= 1.46 SQ.MT.
4	1/2 x 51.17 x 12.00 x 1 NO	= 307.02 SQ.MT.
5	1/2 x 68.88 x 3.77 x 1 NO	= 129.84 SQ.MT.
6	1/2 x 68.88 x 8.78 x 1 NO	= 302.38 SQ.MT.
TOTAL ROAD AREA		= 1284.45 SQ.MT.



BOARD SHOWING DETAILS OF APPROVAL (TO BE ERECTED AT SITE)

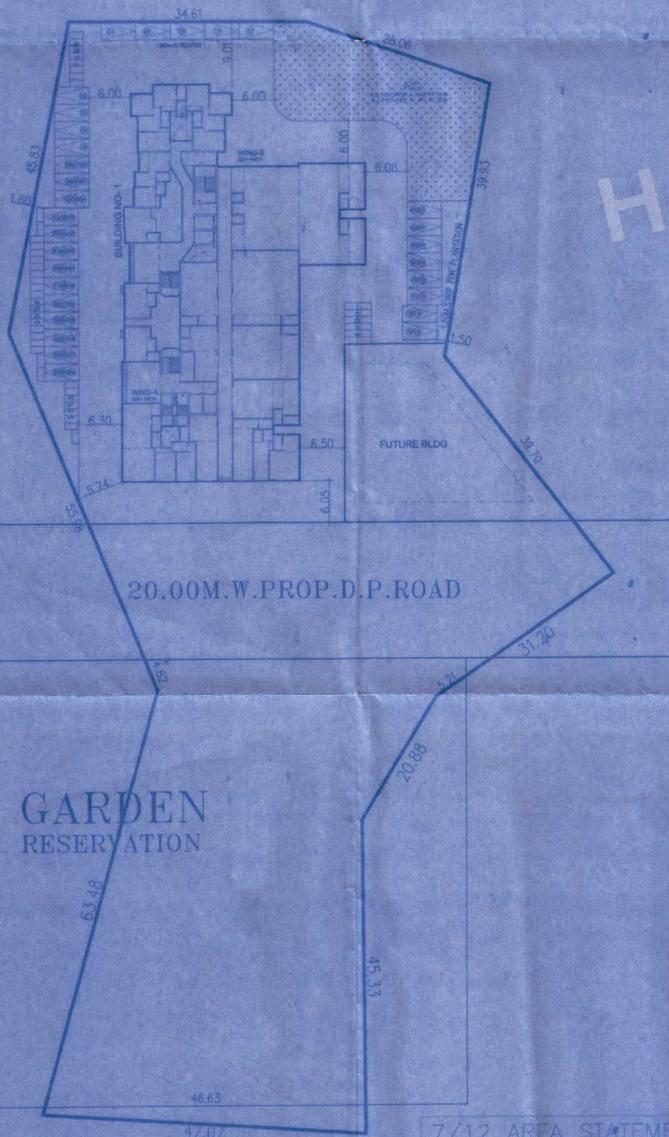
NEW PARKING STATEMENT AS PER UDCPR			BLDG NO-1, WING-A	
SL No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	EVERY 1 TENEMENT 1 SCOOTER REQUIRED (AS PER UDCPR CLAUSE NO.7.7.1(V))	111 NOS	00 NOS	111 NOS
2	PARKING FOR COMMERCIAL C.AREA 359.00/100X2=7.18		07 NOS	21 NOS
3	GRAND TOTAL PARKING		07 NOS	132 NOS

NEW PARKING STATEMENT AS PER UDCPR			BLDG NO-1, WING-B	
SL No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	EVERY 1 TENEMENT 1 SCOOTER REQUIRED (AS PER UDCPR CLAUSE NO.7.7.1(V))	187 NOS	00 NOS	187 NOS
2	PARKING FOR COMMERCIAL C.AREA 393.77/100X2=7.87		08 NOS	24 NOS
3	GRAND TOTAL PARKING		08 NOS	211 NOS
TOTAL PARKING FOR WING A&B			15 NOS	343 NOS

NOTE : AS PER CLAUSE No. 8.1.1, Note (v), Page no. 139. 294 SCOOTERS CONVERTED IN 49 CARS. THUS CAR PARKING TO BE PROVIDED = 15 + 49 = 64 NOS. SCOOTER TO BE PROVIDED = 343 - 294 = 49 NOS

P-LINE, FSI & ANCILLARY AREA STATEMENT

BLDG. NO	WING	FLOOR	NOS OF SHOP	1BHK	2BHK	TOTAL TENEMENT	P-LINE AREA		BUILT UP AREA		ANCILLARY AREA		REFUGE AREA	STILT AREA	STAIRCASE/PASSAGE/ ENTRANCE LOBBY	METER ROOM	S.TOILET AREA					
							A		B = (A/1.80 OR 1.60)		C=A-B							D	E	F	G	H
							COMM.	RESID.	COMM.	RESID.	COMM.(80%)	RESID.(60%)										
1	A	PT+19	10	35	76	111	429.56	7301.15	238.64	4563.22	190.92	2737.93	131.64	0.00	78.77	8.89	3.31					
		GR+19	3	109	78	187	458.26	11128.99	254.59	6954.37	203.67	4172.62	232.98	19.83	0	11.44	3.05					
TOTAL			13.0	144	154	298	887.82	18423.14	493.23	11517.59	394.59	6910.55	364.62	19.83	78.77	20.33	6.36					
TOTAL			13	298	298	298	19315.960	12010.821			7305.14				469.58							



20.00M.W.PROP.D.P.ROAD

GARDEN RESERVATION

7/12 AREA STATEMENT

S. NO.	H. NO.	AREA SQ.MT.
184	---	8370.00
TOTAL	---	8370.00

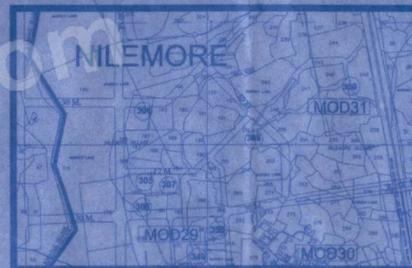


R.G. AREA DIAGRAM  
SCALE - 1:500

GARDEN RESERVATION AREA DIAGRAM  
SCALE - 1:1000

PLOT AREA DIAGRAM  
SCALE - 1:1000

SITE U/R



LOCATION PLAN  
SCALE - 1:5000

R.G. AREA CALCULATION

1	1/2 x 9.30 x 0.64 x 1 NO	= 2.98 SQ.MT.
2	1/2 x 20.82 x 7.20 x 1 NO	= 74.95 SQ.MT.
3	1/2 x 20.82 x 4.72 x 1 NO	= 49.14 SQ.MT.
4	1/2 x 16.71 x 4.61 x 1 NO	= 38.52 SQ.MT.
5	1/2 x 28.06 x 10.12 x 1 NO	= 141.98 SQ.MT.
6	1/2 x 21.20 x 3.31 x 1 NO	= 35.09 SQ.MT.
7	1/2 x 21.20 x 8.37 x 1 NO	= 88.72 SQ.MT.
8	1/2 x 15.85 x 2.36 x 1 NO	= 18.70 SQ.MT.
9	2/3 x 4.29 x 0.74 x 1 NO	= 2.12 SQ.MT.
TOTAL ADDITION		= 452.20 SQ.MT.

DEDUCTIONS	
a	2/3 x 5.25 x 0.98 x 1 NO = 3.43 SQ.MT.
TOTAL DEDUCTION = 3.43 SQ.MT.	
TOTAL BUILT UP AREA [X - Y] = 448.77 SQ.MT.	
R.G. AREA REQUIRED = 448.57 SQ.MT.	
R.G. AREA PROVIDED = 448.77 SQ.MT.	

AREA UNDER GARDEN RESERVATIONS CALCULATION

1	1/2 x 61.92 x 31.02 x 1 NO	= 960.38 SQ.MT.
2	1/2 x 61.92 x 33.86 x 1 NO	= 1048.31 SQ.MT.
3	1/2 x 40.57 x 18.11 x 1 NO	= 367.36 SQ.MT.
4	1/2 x 42.76 x 4.17 x 1 NO	= 89.15 SQ.MT.
5	1/2 x 46.77 x 3.19 x 1 NO	= 74.60 SQ.MT.
6	1/2 x 46.77 x 2.57 x 1 NO	= 60.10 SQ.MT.
TOTAL AREA = 2599.90 SQ.MT.		

PLOT AREA CALCULATION

1	1/2 x 70.94 x 41.24 x 1 NO	= 1462.78 SQ.MT.
2	1/2 x 70.94 x 18.84 x 1 NO	= 668.25 SQ.MT.
3	1/2 x 40.57 x 18.11 x 1 NO	= 367.36 SQ.MT.
4	1/2 x 68.29 x 10.92 x 1 NO	= 372.86 SQ.MT.
5	1/2 x 94.48 x 40.03 x 1 NO	= 1891.02 SQ.MT.
6	1/2 x 94.48 x 20.02 x 1 NO	= 945.74 SQ.MT.
7	1/2 x 52.42 x 57.17 x 1 NO	= 1498.43 SQ.MT.
8	1/2 x 52.42 x 21.08 x 1 NO	= 552.51 SQ.MT.
9	1/2 x 62.37 x 24.99 x 1 NO	= 779.00 SQ.MT.
TOTAL ADDITION = 8537.95 SQ.MT.		

AS PER 7/12 AREA = 8370.00 SQ.MT.

LAYOUT PLAN VP.NO: 0221 SHEET NO: 01 OF 06

STAMP OF DATE OF RECEIPT OF PLANS

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



Approved as amended in this office Letter No. VVCMCTP/CCJ/VPI/0221/103/2023-24. Dated: 06/03/2023.

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

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

Deputy Director, VVCMC, Virar.

Sr No.	Area Statement	Total (Sq.m)
1	Area Of Plot (Minimum Area Of a, b, c To Be Considered)	8370.00
	(a) As Per Ownership Document (7/12, Cts Extract)	8370.00
	(b) As Per Measurement Sheet	8370.00
	(c) As Per Site (a - 2a)	8370.00
2	Deduction For	
	(a) Area not in possession	0.00
	(b) 20.00 M Wide D.P. Road Area	1284.45
	(c) Garden Reservations (As per site)	2599.90
	(d) Total (a to d)	3884.35
3	Balance Area Of Plot (1 - 2 d)	4485.65
4	Amenity Space (If Applicable)	
	(a) Required -	
	(b) Adjustment Of 2(b), If Any -	
	(c) Balance Proposed -	
5	Net Plot Area (3-4)	4485.65
6	Recreational Open Space (If Applicable)	
	(a) Required - (10%)	448.57
	(b) Proposed -	448.77
7	Internal Road Area	
8	Plazable Area (If Applicable)	
9	Built-up Area With Reference To Basic F.S.I. As Per front Road Width (Sr.No.5X1.10)	4934.22
10	Addition Of F.S.I. On Payment Of Premium	
	(a) Maximum Permissible Premium F.S.I. Area Based On Road Width / TOD Zone. (Sr.No.50)	4185.00
	(b) Proposed F.S.I. On Payment Of Premium	
11	In-Situ F.S.I. / TDR Loading	
	(a) Permissible TDR Area (Sr.No.1 X 0.90)	7533.00
	(b) Proposed TDR Area	
	(c) In-Situ Area Against D.P. Road [2.10 X Sr.No.2c], If Any	
	(d) Proposed TDR Area	
	(e) Total In-situ DR / TDR Loading Proposed (11 (b) + (c) + (d))	
12	Additional F.S.I. Area Under Chapter No.7	
	(a) Permissible Premium Area (Sr.No.1 X 0.50 + 0.90) x 8370	11718.00
	(b) Proposed Premium Area (4185 + 4330.00)	8515.00
13	Total Entitlement Of F.S.I. In The Proposal	
	(a) (9+10(a) Or 11(a)) Whichever Is applicable	13449.22
	(b) Earlier Approved Built-up Area	
	(c) Balance Potential F.S.I. Of The Plot	13449.22
	(d) Permissible Ancillary Area F.S.I. Up to 80% For Commercial (887.82/1.8 = 493.23 x 80%)	394.59
	(e) Permissible Ancillary Area F.S.I. Up to 60% For Residential (13449.22 - 493.23 = 12955.99 x 60%)	7773.59
	(f) Total Permissible Ancillary Area With Payment Of Charges. (d+e)	8168.18
	(g) Proposed Ancillary Area With Payment Of Charges	7305.14
	(h) Additional Potential Proposal (e+f)	21617.40
	(i) Total Entitlement (b-h)	21617.40
14	Maximum Utilization Limit of F.S.I. (Building Potential) Permissible as per Road Width [As per regulation No.6.1 Or 6.2 Or 6.3 Or 6.4 As Applicable] X L6 Or L8	3.00
15	Total Built-up Area In Proposal (Excluding Area At Sr.No.17b)	
	(a) Existing Built-up Area	0.00
	(b) Earlier Approved Built-up Area	0.00
	(c) Now Proposed Built-up Area (As Per P-Line)	19315.96
	(d) Total (a+b)	19315.96

PROFORMA - II  
CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.  
SHEET NO: 01 OF 06 VP.NO: 0221

CERTIFIED AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGG/SUPERVISOR OR ARCHITECT.  
DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED RESIDENTIAL WITH SHOPLINE BLDG.ON LAND BEARING SNO-184 AT VILLAGE - NILEMORE, TAL - VASAI, DIST - PALGHAR.  
NAME OF OWNER/APPLICANT  
MR.RAJIV Y. PATIL, PRAFUL J. SANE, MR.UMESH D. NAIK, RAMJI P. VIRA & MR.LALLAN R. TIWARI  
DATE: 06/03/2023  
DIN BY: HIMANSHU  
SCALE: CHECKD BY: santosh  
AS SHOWN: volbhav  
NORTH LINE: DRG. NO: 1  
JOB NO: VPNO: 0221  
OFF.FILE: 922  
A/6,1ST FLOOR, 'SAI TOWER', AMBADI ROAD, VASAI (WEST), PHONE NO-0250 - 2335504  
mail\_id-projects@jaywade.in

LAYOUT PLAN  
SCALE - 1:500