

TOTAL BUILT UP AREA STATEMENT

BLDG.	NO OF FLOORS	HEIGHT OF BLDG.	GROUND FL. COMM.	GROUND FL.	FIRST FL. COMM.	FIRST FL.	SERVICE FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL. (REFUGE FL.)	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL. (REFUGE FL.)	TWELFTH FL.	THIRTEENTH FL.	FOURTEENTH FL.	FIFTEENTH FL.	SIXTEENTH FL. (REFUGE FL.)	SEVENTEENTH FL.	EIGHTEENTH FL.	NINETEENTH FL.	TOTAL BUILT UP AREA	REFUGE AREA	METER ROOM	RECREATIONAL AREA	SERVICE FLOOR	POCKET TERRACE AREA	TOTAL CONSTRUCTION AREA
01	GR. + 19UP	69.84 M.	441.76	66.18	438.43	48.49	---	402.70	402.70	402.70	402.70	383.15	402.70	402.70	402.70	402.70	383.15	402.70	402.70	402.70	402.70	383.15	402.70	402.70	72.39	7854.50	58.20	22.57	373.35	401.37	54.67	8764.66

Drawing Sheet No. 1

PROPOSED RESIDENTIAL WITH COMMERCIAL BLDG. ON LAND BEARING S.NO. 327E, H.NO. 1 AT VILLAGE - VIRAR, TALUKA - VASAI, DIST - PALGHAR.

Stamps of Approval of Plans:
The amended plan duly approved herewith Supercedes all the earlier approved plans

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/VP-5195/23/2023-24 Dated: 22/06/2023

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

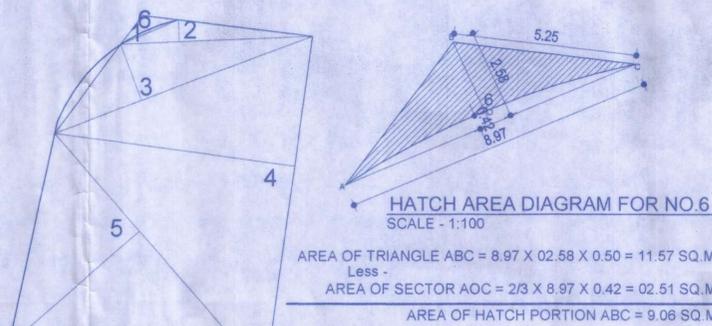
541
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.
Certified that the above permission is issued by Commissioner VVCMC, Virar.



Deputy Director, VVCMC, Virar.

COMMERCIAL AREA STATEMENT

BLDG. NO.	COMM. AREA	GR. FL.	1ST FL. SHOP	TOTAL AREA
01	---	01	01	880.19
TOTAL	---	01	01	880.19



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

AREA UNDER PLOT			
1	2	3	2.51
2	0.50	27.48	3.10
3	0.50	39.39	8.49
4	0.50	49.11	34.67
5	0.50	46.12	24.78
TOTAL AREA			1635.06
AREA UNDER 30.00 M. WIDE D.P. ROAD			
6	AREA OF HATCH PORTION ABC		9.06
TOTAL PLOT AREA			1644.12

PARKING AREA STATEMENT (DATED 28-12-2022)

SR. NO.	OCCUPANCY	NON CONGESTED AREA		TOTAL NO. OF FLAT OR SHOP BUA	NON CONGESTED AREA	
		NO. OF CAR	NO. OF SCOOTER		REQ.	PRO.
1	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 SQ.M.	02	01	---	00	00
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	01	01	---	00	00
	FOR EVERY 2 TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02	68 NOS	34	34
	FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	01	01	---	00	00
2	MERCANTILE (MARKETS, STORES, SHOW AND OTHER COMMERCIALS USERS)	02	06	855.369 SQ.M.	17	51
	OR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	---	17	51
3	IN ADDITION 5% VISITOR PARKING (RESI.)	---	---	---	02	03
	TOTAL	---	---	68 NOS	53	122
EVALUATE		BY MULTIPLYING FACTOR 0.80		---	42	60
		OPEN PARKING (SEE OPEN SPACE)		---	00	00
		COVERED PARKING (STILT)		---	00	00
		COVERED PARKING (PARKING TOWER)		---	00	00
		COMPOSITE PARKING (1 CAR + 5 SCOOTERS)		---	00	00

SANITATION REQUIREMENT
COMMERCIAL AREA = 432.15 SQ.M. MAX.
THEREFORE OCCUPANCY LOAD = 432.15/10 = 43.22 SAY 44 PERSONS
ALSO CONSIDERED 2/3 MALE AND 1/3 FEMALE POPULATION
THEREFORE 29 MALE AND 14 FEMALE POPULATION OF FLOOR.
REFER TO PAGE 231 OF UDCPR

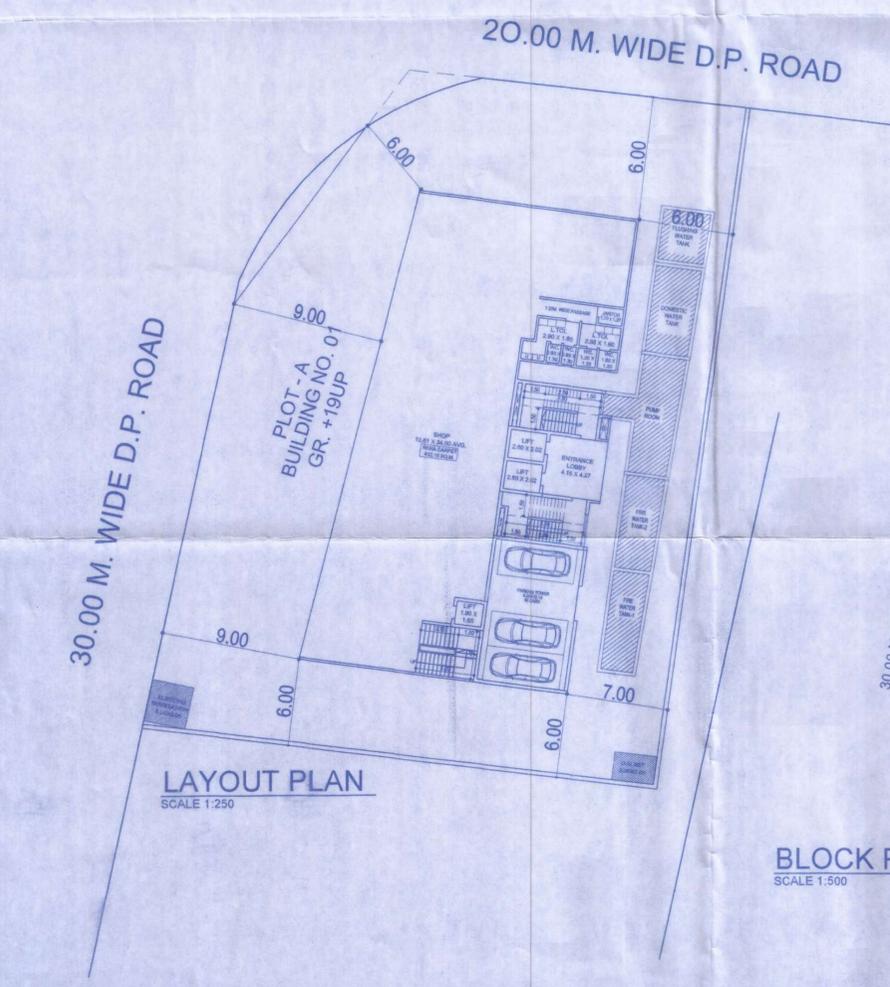
TYPE	W.C.		URINALS		WB	
MERCANTILE & BUSINESS OCCUPANCY	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
02 FOR 16 - 35 PERSON OR PART THEREOF FOR MALE	02	---	02	---	02	---
FOR EVERY 29 MALES	02	02	02	02	02	02
2 FOR 13 - 25 PERSON OR PART THEREOF FOR FEMALE	02	---	---	---	02	---
FOR EVERY 14 FEMALES	02	02	---	---	02	02

FLAT STATEMENT

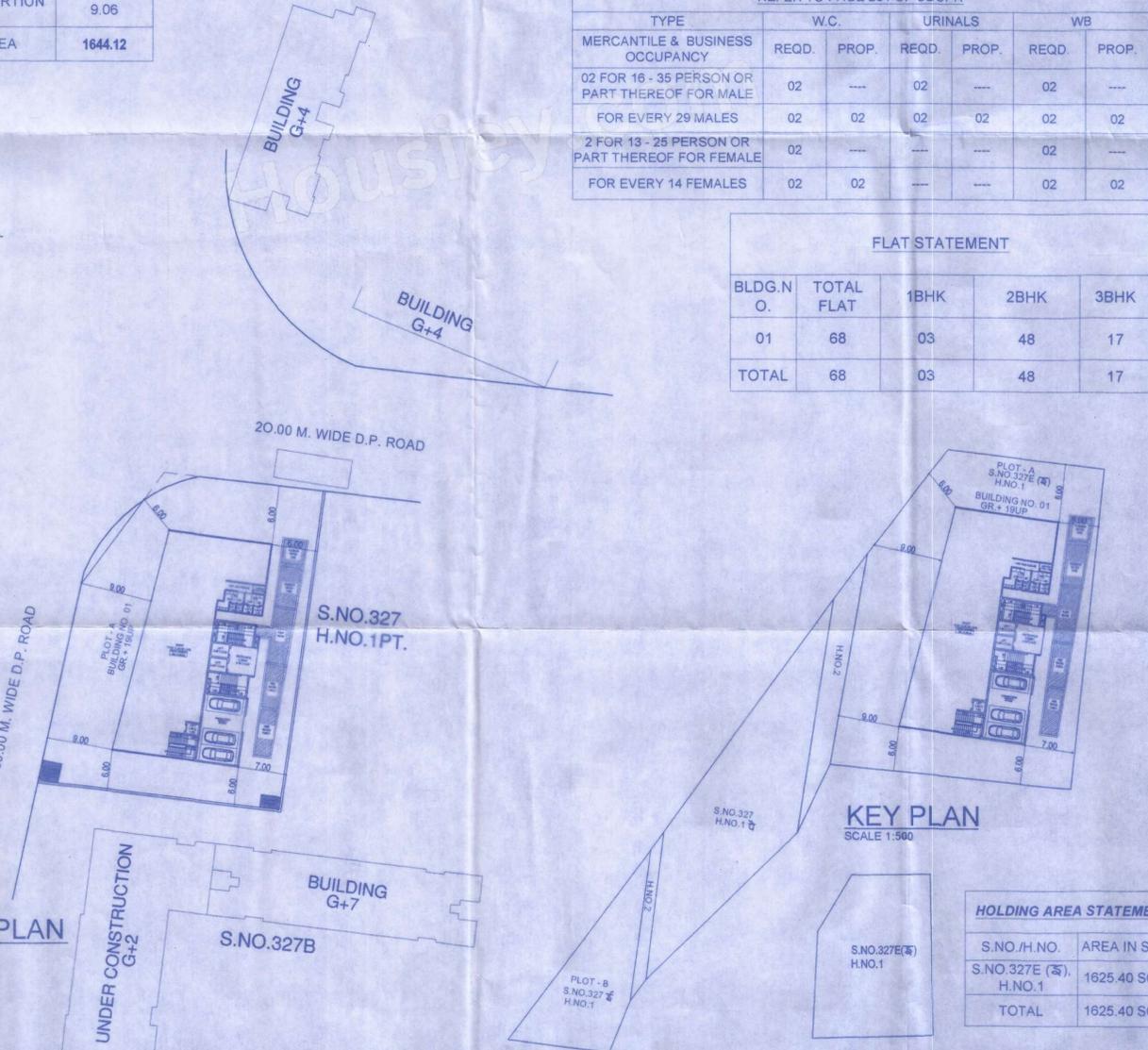
BLDG. NO.	TOTAL FLAT	1BHK	2BHK	3BHK
01	68	03	48	17
TOTAL	68	03	48	17



LOCATION PLAN
SCALE 1:5000



BLOCK PLAN
SCALE 1:500



HOLDING AREA DIAGRAM
SCALE = 1:1000

AREA STATEMENT

	PLOT - B S.NO. 327E (E) H.NO. 1 (IN SQ.M.)	APPROVED PLOT - A S.NO. 327E (W) H.NO. 1 (IN SQ.M.)	PROPOSED PLOT - A S.NO. 327E (E) H.NO. 1 (IN SQ.M.)
1. Area of plot (Minimum area of a, b, c to be considered)	524.60	1625.40	1625.40
(a) As per ownership document (7/12, CTS extract)	524.60	1625.40	1625.40
(b) as per measurement sheet	524.60	1644.12	1644.12
(c) as per site	524.60	1625.40	1625.40
2. Deductions for			
(a) Proposed 30.00M D.P. Road		9.06	9.06
(b) Any D.P. Reservation area			
(Total a+b)		9.06	9.06
3. Balance area of plot		1616.34	1616.34
4. Amenity Space (if applicable)			
(a) Required -			
(b) Proposed -			
5. Net Plot Area (3-4(c))		1616.34	1616.34
6. Recreational Open space (if applicable)			
(a) Required -			
(b) Proposed -			
7. Internal Road area			
8. Plottable area (if applicable)		1616.34	1616.34
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 basic FSI) 1.10 (1616.34x1.10=1777.97 SQ.M.)		1777.97	1777.97
10. Addition of FSI on payment of premium 0.50			
(a) Maximum permissible premium FSI - based on road width / TOD Zone		812.70	812.70
(b) Proposed FSI on payment of premium		812.70	812.70
11. In-situ FSI / TDR loading			
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any			2275.56
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],			
(c) TDR area - D.R. CERTIFICATE NO. 189	1.40	2275.56	2275.56
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		2275.56	2275.56
12. Additional FSI area under Chapter No. 7			
13. Total entitlement of FSI in the proposal			
(a) [9 + 10(b) + 11(d)] or 14 whichever is applicable		4866.23	4866.23
(b) Ancillary Area FSI upto 80% OR 20% with payment of charges: COMM AREA = 80/100 * 80 = 48.88 SQ.M. = 391.19 SQ.M. (4866.23 - 488.89) BASIC COMM AREA = 4377.24 SQ.M. RESI AREA = 4377.24 * 80% = 2686.34 SQ.M. (391.19 + 2686.34 = 3077.53 SQ.M.)		3067.74	3017.53
(c) Total entitlement (a+b)		7933.97	7883.76
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 1.6 or 1.8			
15. Total Built-up Area in proposal (excluding area at Sr.No. 17 b)			
(a) Existing Built-up Area			
(b) Proposed Built-up Area (as per 'P-line')		7866.50	7854.50
(c) Total (a+b)		7866.50	7854.50
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)			0.99
(a) Required (20% of Sr.No. 5)			
(b) Proposed			

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT FOR STRUCTURES BEING CONSTRUCTED IN SEMI-K. ZONE III AND STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. [CIVIL] OR EQUIVALENT.

Signature
(Name of Architect/Licensed Engineer/ Supervisor)

NAME OF OWNER

M/S RAJ ENTERPRISES THROUGH PARTNER MR. AJIV YASHWANT PATIL
DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY FOR LAYOUT

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTER,
L.T. ROAD, BORIVALI (W), MUMBAI - 92,
TEL - 2895 4247, (022)46037828

Architect/ Licensed Engineer/ Supervisor name and signature

DATE	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ Engineer/ Supervisor
18 03 2023	01	AS SHOWN AS	KUNJAL PATIL	ABHAY RAUT	

LAYOUT PLAN.
FOR R.P.P.