

LAYOUT PLAN
STAMP OF DATE OF RECEIPT 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. VVC/CS/TP/1/2023/24 V.P. No. 6092, 23/12/2023 Date: 22/06/2023

COMMISSIONER VASAI-VIRAR CITY MUNICIPAL CORPORATION Virar (East), Pin No. 401 205, Dist. Palghar

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

Deputy Director, VVCMC, Virar.



P-LINE AREA STATEMENT

WING	FLOOR	P-LINE AREA		F.S.I. AREA		ANCILLARY AREA		STILT AREA	OPEN TO SKY AREA	REFUGE AREA	METER ROOM AREA
		1	2	COMM. (20%)	RESID. (80%)	COMM (20%)	RESID (80%)				
A	GR+ST+22	335.09	1043.97	186.16	1059.36	188.93	633.99	197.18	96.79	231.25	23.50
B	GR+ST+21pt	356.68	1090.10	198.04	675.06	156.44	450.04	178.40	163.27	148.09	10.68
GRAND TOTAL		691.77	27744.07	384.21	17343.04	345.37	1083.03	375.58	260.06	382.32	34.18

BUILT-UP AREA AS PER P-LINE REQUIRED FOR MHADA (20%) = 1045.85 SQMT
BUILT-UP AREA AS PER P-LINE PROPOSED FOR MHADA = 1059.85 SQMT

D.P. ROAD AREA CALCULATION
130.00M W.D.P. ROAD

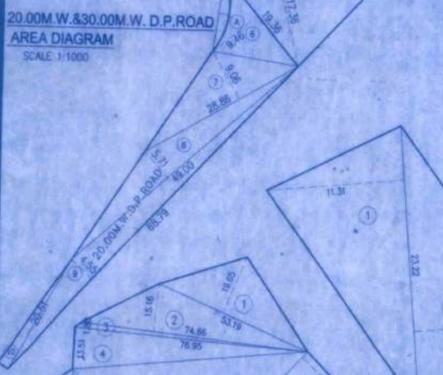
1	1/2 X 37.95 X 4.99 X 1NO	=	94.69 SQ.MT.
2	1/2 X 37.95 X 3.51 X 1NO	=	66.60 SQ.MT.
3	1/2 X 66.83 X 1.54 X 1NO	=	51.46 SQ.MT.
4	1/2 X 66.83 X 20.33 X 1NO	=	679.33 SQ.MT.
5	1/2 X 34.38 X 17.36 X 1NO	=	298.42 SQ.MT.
TOTAL ADDITION		=	1190.50 SQ.MT.
30M ROAD AREA AS PER TILR BY TRIANGULATION		=	1190.50 SQ.MT.
30M ROAD AREA MENTIONED ON TILR		=	1143.92 SQ.MT.
CONSIDER STRINGENT 67/12		=	9.96 SQ.MT.
TOTAL D.P. ROAD AREA MENTIONED ON 7/12		=	1143.92 SQ.MT.

R.G. -01 AREA CALCULATION

1	1/2 X 32.60 X 5.30 X 1NO	=	86.39 SQ.MT.
2	1/2 X 32.60 X 1.81 X 1NO	=	29.24 SQ.MT.
3	1/2 X 24.17 X 7.31 X 1NO	=	88.34 SQ.MT.
4	1/2 X 21.59 X 6.35 X 1NO	=	68.55 SQ.MT.
5	1/2 X 21.59 X 10.63 X 1NO	=	114.79 SQ.MT.
6	2/3 X 6.50 X 1.52 X 1NO	=	6.59 SQ.MT.
TOTAL ADDITION		=	390.86 SQ.MT.
DEDUCTIONS		=	9.96 SQ.MT.
TOTAL AREA		=	380.90 SQ.MT.

RAISED R.G. -02 AREA CALCULATION

1	1/2 X 32.86 X 11.23 X 1NO	=	184.51 SQ.MT.
2	1/2 X 32.86 X 11.29 X 1NO	=	185.49 SQ.MT.
TOTAL AREA		=	370.00 SQ.MT.
TOTAL REQUIRED R.G. AREA		=	750.61 SQ.MT.
TOTAL PROPOSED R.G. AREA		=	750.90 SQ.MT.



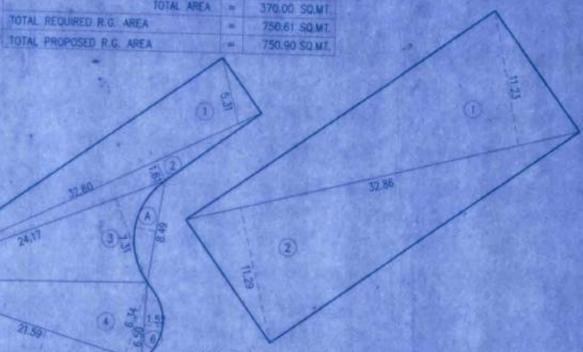
20.00M W.D.P. ROAD

5	1/2 X 19.30 X 9.48 X 1NO	=	91.57 SQ.MT.
7	1/2 X 28.86 X 9.06 X 1NO	=	130.74 SQ.MT.
8	1/2 X 49.00 X 5.71 X 1NO	=	139.90 SQ.MT.
9	1/2 X 68.79 X 4.56 X 1NO	=	156.50 SQ.MT.
10	1/2 X 20.51 X 1.98 X 1NO	=	20.30 SQ.MT.
TOTAL ADDITION		=	539.01 SQ.MT.
DEDUCTIONS		=	14.72 SQ.MT.
NET AREA		=	524.29 SQ.MT.
20M ROAD AREA AS PERTILR BY TRIANGULATION		=	524.29 SQ.MT.
20M ROAD AREA MENTIONED ON TILR		=	432.00 SQ.MT.
CONSIDER STRINGENT 67/12		=	432.00 SQ.MT.
TOTAL D.P. ROAD AREA MENTIONED ON 7/12		=	1575.92 SQ.MT.



C.F.C. AREA CALCULATION

1	1/2 X 23.22 X 11.31 X 1NO	=	131.31 SQ.MT.
2	1/2 X 23.22 X 10.31 X 1NO	=	119.70 SQ.MT.
TOTAL AREA		=	251.01 SQ.MT.
TOTAL REQUIRED C.F.C. AREA		=	250.20 SQ.MT.
TOTAL PROPOSED C.F.C. AREA		=	251.01 SQ.MT.



R.G.-01 AREA DIAGRAM
SCALE 1:250

PLOT AREA CALCULATION

1	1/2 X 53.19 X 19.85 X 1NO	=	522.59 SQ.MT.
2	1/2 X 74.86 X 15.16 X 1NO	=	567.44 SQ.MT.
3	1/2 X 76.95 X 1.80 X 1NO	=	69.26 SQ.MT.
4	1/2 X 76.95 X 13.51 X 1NO	=	519.80 SQ.MT.
5	1/2 X 95.57 X 52.41 X 1NO	=	2504.41 SQ.MT.
6	1/2 X 95.57 X 36.78 X 1NO	=	1757.33 SQ.MT.
7	1/2 X 64.95 X 24.09 X 1NO	=	782.32 SQ.MT.
TOTAL PLOT AREA		=	6723.35 SQ.MT.

C.F.C. REQ. - 250.20 SQ.MT
PRO. - 251.01 SQ.MT



20% AREA TO BE HAND OVER TO MHADA

WING	FLOOR	PLAN NO	AREA
B	1ST	105	50.55
		108	42.84
		203	50.95
		206	49.94
		303	50.05
		308	49.94
		403	50.95
		406	49.94
		503	50.95
		506	49.94
		603	50.95
606	49.94		
703	50.95		
706	49.94		
803	50.95		
806	49.94		
903	50.95		
906	49.94		
1003	50.95		
1006	49.94		
1103	50.95		
1106	49.94		
TOTAL (1ST TO 11TH)			1059.85

AREA STATEMENT

S.NO	H.NO	AREA IN SQ.MTS
131	1	6580.00
TOTAL AREA		6580.00

TENANTS STATEMENT

WING	FLOOR	SHOPS	1RK	1BHK	2BHK	3BHK	TOTAL TENEMENT
A	GR+ST+22	18	-	-	154	41	195
B	GR+ST+21pt	12	-	100	41	20	161
TOTAL		30	0	100	195	61	356

PARKING STATEMENT AS PER UDCR WING-A

SL. NO.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	CARPET AREA BELOW 30 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 4 SCOOTER)	00 NOS	00 NOS	00 NOS
2	CARPET AREA 30 TO 40 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 2 SCOOTER)	18 NOS	00 NOS	00 NOS
3	CARPET AREA 40 TO 80 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 5 SCOOTER)	168 NOS	98 NOS	488 NOS
4	TOTAL	186 NOS	98 NOS	488 NOS
5	VISITORS CAR PARKING 5% EXTRAS	196 NOS	05 NOS	25 NOS
6	TOTAL PARKING WITH VISITOR	382 NOS	103 NOS	513 NOS
7	PARKING FOR COMMERCIAL AREA 306.64 / 100X3.00X7.12 (FOR EVERY 100 SQ.MT. CARPET AREA 2 CAR & 6 SCOOTER)	00 NOS	18 NOS	18 NOS
8	GRAND TOTAL PARKING	382 NOS	121 NOS	531 NOS
9	PARKING FACTOR PERMISSIBLE 0.8 OF 8	314 NOS	87 NOS	425 NOS

PARKING STATEMENT AS PER UDCR WING-B

SL. NO.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	CARPET AREA BELOW 30 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 4 SCOOTER)	00 NOS	00 NOS	00 NOS
2	CARPET AREA 30 TO 40 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 2 SCOOTER)	100 NOS	50 NOS	100 NOS
3	CARPET AREA 40 TO 80 SQ.MT. (EVERY 2 TENEMENT 1 CAR & 5 SCOOTER)	91 NOS	30 NOS	150 NOS
4	TOTAL	191 NOS	81 NOS	250 NOS
5	VISITORS CAR PARKING 5% EXTRAS	84 NOS	04 NOS	13 NOS
6	TOTAL PARKING WITH VISITOR	275 NOS	85 NOS	263 NOS
7	PARKING FOR COMMERCIAL AREA 306.64 / 100X3.00X7.12 (FOR EVERY 100 SQ.MT. CARPET AREA 2 CAR & 6 SCOOTER)	07 NOS	07 NOS	21 NOS
8	GRAND TOTAL PARKING	282 NOS	92 NOS	284 NOS
9	PARKING FACTOR PERMISSIBLE 0.8 OF 8	226 NOS	73 NOS	230 NOS

PARKING REQUIRED (WING-A+B) = 655 NOS
PARKING PROPOSED (WING-A+B) = 655 NOS

CLUB HOUSE

TOTAL R.G. AREA - 750.90 SQ.MT

PERMISSIBLE AREA FOR CLUB HOUSE	AREA
01	15% OF R.G. AREA (GR. FLOOR) = 112.63 SQ.MT
02	10% OF R.G. AREA (1ST FLOOR) = 75.09 SQ.MT
03	05% OF R.G. AREA (2ND FLOOR) = 37.55 SQ.MT
TOTAL PERMISSIBLE AREA = 225.27 SQ.MT	

P-LINE AREA STATEMENT

FLOOR	P-LINE AREA (COMMERCIAL)	STILT AREA	STARCASE, LIFT & S.TOLET AREA
GROUND	-	43.85	28.84
1ST	72.68	-	-
2ND	37.34	-	-
TOTAL	110.02	43.85	28.84

PROFORMA - I

Sr. No.	Area Statement	Total (sq.mts)
1	Area Of Plot (Minimum Area Of 6.46 X 20 Considered)	6580.00
(a)	As Per Ownership Document (7/12, On Extract)	6580.00
(b)	As Per Measurement Sheet	6580.00
(c)	As Per Site	6580.00
2	Deduction For	
(a)	30.00 M Wide D.P. Road Area	432.00
(b)	30.00 M Wide D.P. Road Area	1143.92
(c)	Total (a To b)	1575.92
3	Balance Area Of Plot (1 - 2)	5004.08
4	Amenity Space (If Applicable)	
(a)	Required	250.20
(b)	As Per Clause No. 6.1.1, Note (v), Page No. 139	
(c)	Balance Proposed	
5	Net Plot Area (3-4) (c)	4753.88
6	Recreational Open Space (If Applicable)	
(a)	Required - (As Per Approved)	750.61
(b)	Proposed	750.90
7	Internal Road Area	750.00
8	Plotable Area (If Applicable)	
9	Built-up Area With Reference To Basic F.S.I. As Per Front Road Width (S.No. 501.10)	5329.24
10	Addition Of F.S.I. On Payment Of Premium	
(a)	Maximum Permissible Premium F.S.I. Based On Road Width 'TOD Zone' (S.No. 1 X 0.50)	3290.00
(b)	Proposed F.S.I. On Payment Of Premium	3290.00
11	In-Situ F.S.I. / TDR Loading	
(a)	Permissible TDR Area (S.No. 1 X 1.40)	9212.00
(b)	Proposed TDR Area (12100/1000=12100)	9981.36
(c)	In-situ Area Against D.P. Road (2.05 X S.No. 2), If Any	7290.64
(d)	In-situ Area Against Amenity Space (If Handled Over (2.0 or 1.85 X S.No.4 (b)) and / or (c))	
(e)	Total In-situ DR / TDR Loading Proposed (11 (b) + (c))	9212.00
12	Additional F.S.I. Area Under Chapter No. 7	
13	Total Entitlement Of F.S.I. In The Proposal	
(a)	9981.36 + 7290.64 (11 (c)) Or 12 Whichever Is Applicable	17272.00
(b)	Permissible Ancillary Area F.S.I. Up To 80% For Commercial	307.26
(c)	Permissible Ancillary Area F.S.I. Up To 60% For Residential (17731.36 - 184.21 = 17547.08 X 60%)	10408.21
(d)	Total Permissible Ancillary Area With Payment Of Charges (b+c)	10715.47
(e)	Proposed Ancillary Area With Payment Of Charges	10711.39
(f)	Total Entitlement (a+b)	28446.85
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 (1.8 Or 1.8)	3100
15	Total Built-up Area In Proposal (Including Area As Per No. 17b)	
(a)	Existing Built-up Area	
(b)	Proposed Built-up Area (As Per 'P-Line')	28435.64
(c)	Total (a+b)	28435.64
16	F.S.I. Consumed (15 (13) Should Not Be More Than Serial No. 14 Above)	1.00
17	Area For Inclusive Housing, If Any	
(a)	Required (30% Of S.No.9)	1045.85
(b)	Proposed	1059.85

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.

CERTIFIED AREA

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION 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 & PROPERTY
PROPOSED RESIDENTIAL BLDG. WITH SHOPLINE ON LAND BEARING S.No.131, H.No.1, VILLAGE - BOLINI, TALUKA - VASAI DIST - PALGHAR.

NAME OF OWNER/APPLICANT: MR. LAXMINARAYAN P. AGARWAL & MR. HEMANT LAXMINARAYAN AGARWAL

SIGNATURE OF OWNER: [Signature]

DATE: [] DRN BY: [] SIGNATURE/NAME AND ADDRESS OF LICENSED SURVEYOR/ARCHITECT: []

SCALE: VASEM CHKD BY: []

AS SHOWN: []

NORTH LINE: DRG. NO. []

NORTH LINE: 1 of 8

JOH NO. []

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