LAYOUT

VP NO : 6914

PROPOSED:-
PROPOSED LAYOUT FOR RESIDENTIAL CUM COMMERCIAL /MERCANTILE ON LAND BEARING S. NO: 164, H.NO. 3 & 4 OF VILLAGE: ACHOLE, TAL: VASAI, DIST: PALGHAR.

DRAWING SHEET NO.
01/04

STAMPS OF APPROVAL OF PLANS:-

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

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Approved as amended in .....
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/VP/ 6914 / 1193 / 2023-24
Dated : 08/11/2023

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.

NO.OF FLATS STATEMENT (A-WING)

FLOOR	SHOP	OFFICE	RK	1BHK	2BHK	3BHK
GR. FL.	35	–	–	–	–	–
1ST FL.	–	18	–	03	–	–
2ND FL.	–	–	–	04	02	01
3RD FL.	–	–	–	06	02	01
4TH FL.	–	–	–	06	02	01
5TH. FL.	–	–	–	06	02	01
6TH FL.	–	–	–	06	02	01
7TH FL.	–	–	–	05	02	01
8TH FL.	–	–	–	06	03	00
9TH FL.	–	–	–	06	03	00
10TH FL.	–	–	–	06	03	00
11TH FL.	–	–	–	06	03	00
12TH FL.	–	–	–	05	03	00
13TH FL.	–	–	–	06	03	00
TOTAL	35	18	–	71	30	06

TOTAL NO. OF SHOP= 35
TOTAL NO. OF OFFICE= 18
TOTAL NO. OF FLATS= 107

NO.OF FLATS STATEMENT (B-WING)

FLOOR	SHOP	RK	1BHK	2BHK	3BHK
GR. FL.	08	–	–	–	–
1ST FL.	–	01	03	–	–
2ND FL.	–	01	03	–	–
3RD FL.	–	–	05	01	00
4TH FL.	–	–	05	01	00
5TH. FL.	–	–	05	01	00
6TH FL.	–	–	05	01	00
7TH FL.	–	–	04	01	00
8TH FL.	–	–	05	01	00
9TH FL.	–	–	05	01	00
10TH FL.	–	–	05	01	00
11TH FL.	–	–	05	01	00
12TH FL.	–	–	04	01	00
TOTAL	08	02	54	10	00

TOTAL NO. OF SHOP= 08
TOTAL NO. OF FLATS= 66

P-LINE AREA STATEMENT (A-WING)

FLOOR	BUA COMM.	BUA RESI.	ANCILLARY AREA	TOTAL P-LINE AREA	
GR. FL.	794.7/ 1.8 = 441.51	NIL	794.7/– 441.51 = 353.20	794.71	SQMT
1ST. FL.	97.24 / 1.6 = 60.77		97.24 – 60.77 = 36.47	97.24	SQMT.
1ST. FL.	623.14/1.8 = 346.19		623.14 – 346.19 =276.95	623.14	SQMT
1ST. FL.	227.08 / 1.6 = 141.93		227.08 – 141.93 = 85.15	227.08	SQMT
2ND. FL.	NIL	475.21 / 1.6 = 297.01	475.21 – 297.01 = 178.20	475.21	SQMT
3RD. FL.	NIL	515.26 / 1.6 = 322.04 = 193.22	515.26 – 322.04 = 193.22	515.26	SQMT
4TH. FL.	NIL	515.26 / 1.6 = 322.04	515.26 – 322.04 = 193.22	515.26	SQMT
5TH. FL.	NIL	515.26 / 1.6 = 322.04	515.26 – 322.04 = 193.22	515.26	SQMT.
6TH. FL.	NIL	515.26 / 1.6 = 322.04	515.26 – 322.04 = 193.22	515.26	SQMT
7TH. FL.	NIL	476.45 / 1.6 = 297.78	476.45 – 297.78 = 178.67	476.45	SQMT
8TH FL.	NIL	502.69 / 1.6 = 314.18	502.69 – 314.18 = 188.51	502.69	SQMT
9TH FL.	NIL	502.69 / 1.6 = 314.18	502.69 – 314.18 = 188.51	502.69	SQMT
10TH FL.	NIL	502.69 / 1.6 = 314.18	502.69 – 314.18 = 188.51	502.69	SQMT.
11TH FL.	NIL	502.69 / 1.6 = 314.18	502.69 – 314.18 = 188.51	502.69	SQMT
12TH FL.	NIL	463.99 / 1.6 = 291.69	463.99 – 291.69 = 172.27	463.99	SQMT
13TH FL.	NIL	502.69 / 1.6 = 314.18	502.69 – 314.18 = 188.51	502.69	SQMT
TOTAL	787.70	3948.24	2996.34	7732.28	SQMT
	4735.94				

P-LINE AREA STATEMENT (B-WING)

FLOOR	BUA COMM.	BUA RESI.	ANCILLARY AREA	TOTAL P-LINE AREA	
GR. FL.	109.30/1.8 = 60.72	NIL	109.30 – 60.72 = 48.58	109.30	SQMT
1ST. FL.	NIL	89.94 / 1.6 = 56.21	89.94 – 56.21 = 33.73	89.94	SQMT
2ND. FL.	NIL	210.95 / 1.6 = 131.84	210.95 – 131.84 = 79.11	210.95	SQMT
3RD. FL.	NIL	215.06 / 1.6 = 134.41	215.06 – 134.41 = 80.65	215.06	SQMT
4TH. FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
5TH. FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
6TH. FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
7TH. FL.	NIL	297.94 / 1.6 = 186.21	297.94 – 186.21 = 111.73	297.94	SQMT
8TH FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
9TH FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
10TH FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
11TH FL.	NIL	334.89 / 1.6 = 209.31	334.89 – 209.31 = 125.58	334.89	SQMT
12TH FL.	NIL	297.94 / 1.6 = 186.21	297.94 – 186.21 = 111.73	297.94	SQMT
TOTAL	60.72	2369.36	1470.17	3900.25	SQMT
	2430.08				

TOTAL A+B-WING	848.42	6317.60	4466.51	11632.53	SQMT
	7172.67				

(SANITATION REQUIREMENTS FOR SHOPS AND OFFICE & LIKE OCCUPANCIES)

TYPE OF OCCUPANCY	WATER CLOSETS WITH ABLUTION TAPS		URINALS WITH WATER TAPS	
	REQ.	PROP.	REQ.	PROP.
GROUND FLOOR TOTAL OCCUPANT LOAD= 904.01/3=301=301 PERSON COMMON TOILETS				
1) FOR MALE OF 181 PART THEREOF	08	08	08	08
2) FOR FEMALE OF 120 PART THEREOF	08	08	–	–
TOTAL	16	16	08	08
1ST FLOOR TOTAL OCCUPANT LOAD= 623.14/6=103.85=104 PERSON COMMON TOILETS	REQ.	PROP.	REQ.	PROP.
1) FOR MALE OF 64 PART THEREOF	03	03	03	03
2) FOR FEMALE OF 40 PART THEREOF	03	03	–	–
3)TOTAL NO. OF SHOPS:– 61 = 61/8=8	08	08	–	–
	30	30	11	11

PARKING AREA STATEMENTS

TENEMENT	NO. OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL.	PROVIDED TWO WHEL.
1 PARKING FOR EVERY 2 TENEMENTS C.A. BELOW 30.00 SQ.MT.	106	–	–	106	106
1 PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 30.00 TO 40.00 SQ.MT.	21	11	11	21	21
1 PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 40.00 TO 80.00 SQ.MT.	46	23	23	46	46
SHOP AREA 2 PARKING SPACE FOR 100.00 SQ.MT. C.A (TOTAL SHOP AREA:- 765.1250 M.T.)	43	15	15	46	46
OFFICE AREA 2 PARKING SPACE FOR 100.00 SQ.MT. C.A (TOTAL OFFICE AREA:- 488.26 SQ.MT.)	18	07	07	27	27
5% VISITORS PARKING FROM TOTAL PARKING		02	02	09	09
TOTAL	234	58	58	255	255
TOTAL PARKING X 0.8		46	46	103	204	26

FOR BALANCE TWO WHEELER PARKING = 204–26=178
FOR BALANCE TWO WHEELER PARKING = 178/6=30=30 NUMBER OF CARS
TOTAL NUMBER OF CARS TO BE PROVIDED = 46+30=76 NUMBER OF CARS

DOORS & WINDOWS SCHEDULE

TYPE OF APERTURE	DESIGNATION	SIZE OF APERTURE	AREA INCLUSIVE OF FRAMES	AREA OF FIXED GLASS IF ANY
T.W FLUSH DOOR	D	1.00 X 2.15	2.15	NIL
T.W FLUSH DOOR	D1	0.90 X 2.00	1.80	NIL
T.W GLAZED WINDOW	W	1.80 X 1.20	2.16	0.72
T.W GLAZED WINDOW	W2	1.20 X 1.20	1.44	0.72
T.W LOUVERED WINDOW	V	0.60 X 0.90	0.54	0.54
ROLLING SHUTTER	R.S.1	2.40 X 2.40	5.76	NIL
ROLLING SHUTTER	R.S.2	1.80 X 2.40	4.32	NIL

LIGHT & VENTILATION STATEMENT

ROOM TYPE	SIZE OF ROOM	CARPET AREA	MINIMUM VENT. REQUIRED (1/10)	APERTURE OF ROOM TYPE	AREA
LIVING	2.75 X 3.50	9.63	0.96	W	2.16
KITCHEN	2.75 X 2.00	5.50	0.55	W2	1.44
STUDY	2.75 X 2.75	7.56	0.75	W1	1.80
BATH	1.20 X 1.50	1.80	0.18	V	0.54
W.C	0.90 X 1.25	1.13	0.11	V	0.54

PROFORMA-I

A		AREA STATEMENT	
1.		AREA OF PLOT (minimum area a,b,c to be considered)	4450.00
	(a)	AS PER OWNERSHIP DOCUMENT 7/12	4450.00
	(b)	AS PER MEASUREMENT SHEET/TILR	4524.07
	(c)	AS PER SITE	----
2.		DEDUCTION FOR	----
	(a)	EXISTING ROAD AREA	270.10
	(b)	NOT IN POSSESSION AREA	205.94
	(c)	D.P. ROAD AREA	712.36
	(d)	AREA UNDER ORGANIZED OPEN SPACE LIKE(PARK,GROUNDE PLAY GROUND)	122.47
	(e)	NOT IN POSSESSION AREA (CAN BE ORGANIZED OPEN SPACE LIKE PARK,GROUNDE	102.50
	(f)	NOT IN POSSESSION AREA(D.P. ROAD)	3.31
		TOTAL (A+B+C+D+E)	1416.70
3.		BALANCE AREA OF PLOT(1-2)	3033.30
4.		AMENITY SPACE (if applicable)	----
	(a)	REQUIRED -	----
	(b)	ADJUSTMENT OF 2(b),IF ANY-	----
	(c)	BALANCE PROPOSED-	----
5.		NET PLOT AREA (3–4 (c))	3033.30
6.		RECREATIONAL OPEN SPACE (if applicable)	----
	(a)	REQUIRED -	----
	(b)	PROPOSED -	----
7.		INTERNAL ROAD AREA	----
8.		PLOTABLE AREA (if applicable)	3033.30
9.		BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (3033.30 X 1.10)	3336.63
10.		ADDITION OF F.S.I ON PAYMENT OF PREMIUM	----
	(a)	MAXIMUM PERMISSIBLE PREMIUM F.S.I - BASED ON ROAD WIDTH/ TOD ZONE. (4138.23 X 0.50)	2069.11
	(b)	PROPOSED F.S.I ON PAYMENT OF PREMIUM	----
		IN - SITU F.S.I / TDR AS PER 30MT RD (1169.84 X 1.40) 1637.78 IN - SITU F.S.I / TDR AS PER 15MT RD (2968.39 X 0.90) 2671.55	4309.33
	(a)	IN - SITU AREA AGAINST D.P. ROAD [2.0% Sr. No 7 (a)] IF ANY	----
	(b)	IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or1.85 x Sr. No4(b) and /or(c)]	----
	(c)	MAXIMUM PERMISSIBLE TDR AS PREMIUM	----
	(d)	TOTAL IN - SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	----
12.		ADDITIONAL FSI AREA UNDER CHAPTER NO.7.6.1	
	(a)	APPROVED B.U.P. OF EXISTING AUTHORIZED BUILDING	----
	(b)	INCENTIVE B.U.A =30% OF APPROVED B.U.A OF EXISTING BUILDING (— X 0.30)	----
	(c)	INCENTIVE B.U.A =15 SQ MT. AREA OF PER TENEMENTS (PER TENEMENTS X 15) (121 X 15)	1815.00
	(d)	WHICHEVER IS MORE FROM 12b OR 12c	----
	(e)	TOTAL ADDITION F.S.I (12a+12e)	----
13.		TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	
	(a)	BASIC F.S.I OF PLOT	3336.63
	(b)	MAXIMUM PERMISSIBLE PREMIUM AREA	2069.11
	(c)	MAXIMUM PERMISSIBLE TDR AREA	4309.33
	(d)	INCENTIVE B.U.A =15 SQ MT. AREA OF PER TENEMENTS	1815.00
	(e)	ANCILLARY AREA F.S.I UP TO 60% OR 80% WITH PAYMENT OF CHARGES 11530.07(848.42 X 0.80) =978.74 +(10681.65 X 0.60) =6408.99	7087.73
		TOTAL ENTITLEDMENT	18617.80
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) x1.6 or 1.8)	----
15		TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 17 b)	----
	(a)	BASIC F.S.I BUA	3336.63
	(b)	INCENTIVE B.U.A =15 SQ MT. AREA OF PER TENEMENTS	1815.00
	(c)	PROPOSED PREMIUM AREA	2014.39
	(d)	PROPOSED TDR AREA	----
		PROPOSED ANCILLARY AREA	4466.51
		TOTAL PROPOSED P-LINE AREA	11632.53
		F.S.I CONSUMED(15/11)(should not be more than serial No.14 above.)	----
16		AREA FOR INCLUSIVE HOUSING, IF ANY	----
17	(a)	REQUIRED (20% OF Sr. No. 5)	----
	(b)	PROPOSED	----

RECORDS.

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENAT/CITY SURVEY

SIGNATURE
(NAME OF ARCHITECT/ LICENSED ENGINEER/SUPERVISOR.)

I/We undersigned 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

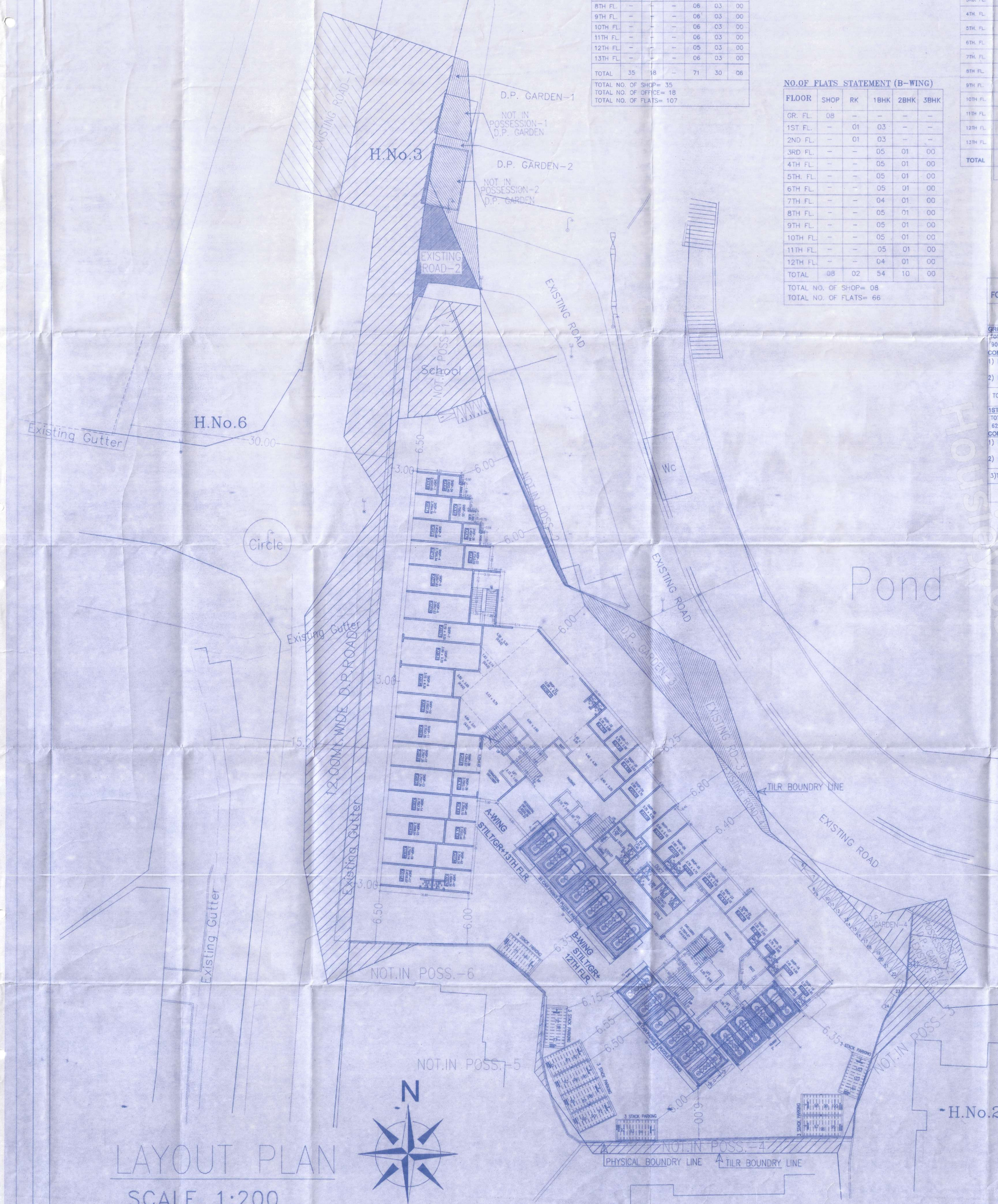
M/S. SHARVA ENTERPRISES
THRU PARTNER,
MR. SANJAY K. YADAV

ARCHITECT/ LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

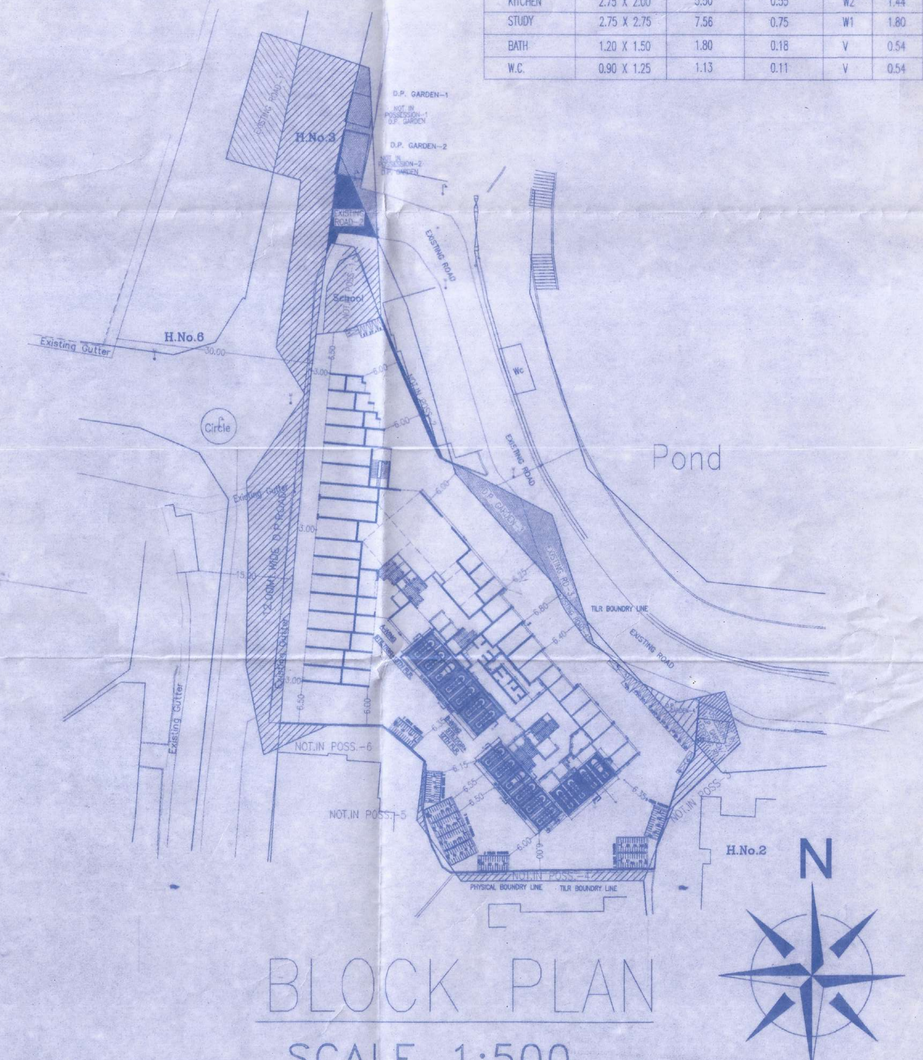
Job no.	Drawing No.	Scale	DRAWN BY	CHECKED BY	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor:-
		AS SHOWN	PRAKASH	PRAKASH	VVCMC/AE/08

NORTH LINE

HIMESH GUPTA & ASSOCIATES.
LICENSED ENGINEERS
103, shubham heritage, behind gopal bldg.
ambadi road,Vasai (w), dist - palghar.
Phone - 95250-2336037

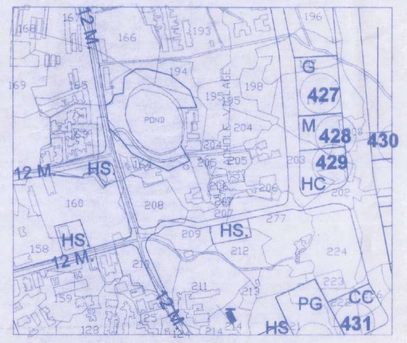


LAYOUT PLAN
SCALE 1:200



BLOCK PLAN
SCALE 1:500

SITE U\R



LOCATION PLAN
SCALE 1:5000