

TOTAL P-LINE AREA STATEMENT

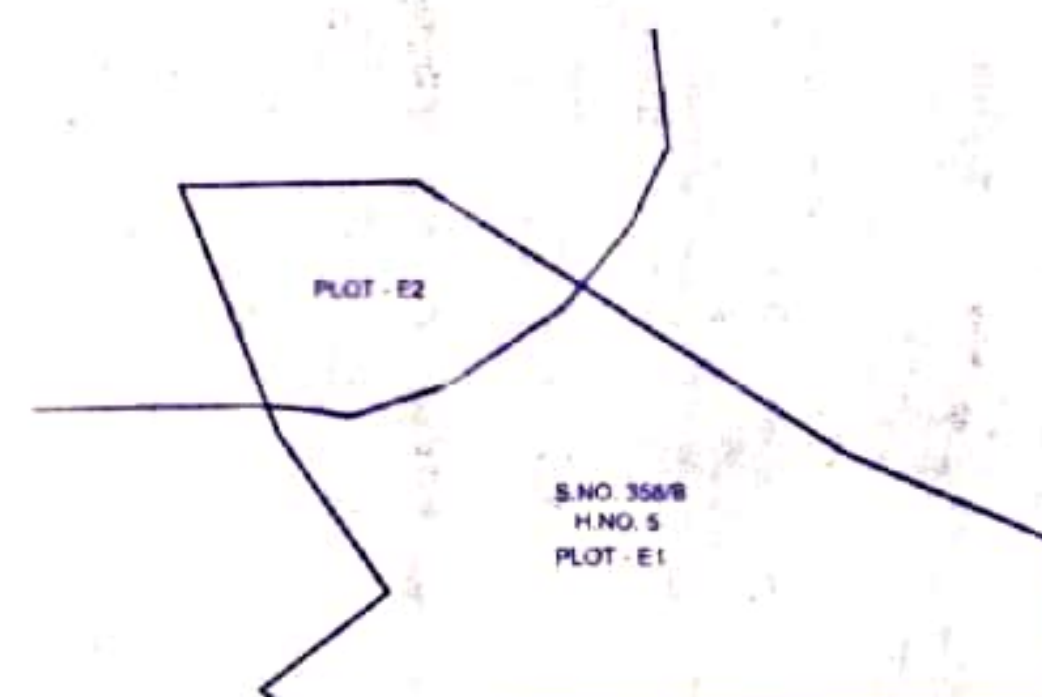
BLDG./WING	NO OF FLOORS	HEIGHT OF BLDG.	GROUND FL. COMM.	GROUND FL. RES.	FIRST FL. COMM.	FIRST FL. RES.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL. (REFUG. FL.)	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL.	TWELFTH FL. (REFUG. FL.)	THIRTEENTH FL.	FOURTEENTH FL.	FIFTEENTH FL.	SIXTEENTH FL.	SEVENTEENTH FL. (REFUG. FL.)	EIGHTEENTH FL.	NINETEENTH FL.	TWENTY FL.	TWENTY 1ST FL.	TOTAL BUILT UP AREA	BUILT AREA	REFUGE AREA	METER ROOM AREA	POCKET TERRACE AREA	TOTAL CONSTRUCTION AREA	
01/A	PART GR./PART STILT + 21UP	68.85 M.	412.34	119.97	255.73	390.04	540.83	537.82	537.82	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	537.52	11901.94	129.18	72.00	11.73	156.11	12270.87	
01/B	PART GR./PART STILT + 21UP	68.85 M.	132.65	97.71	00.00	340.07	340.07	340.07	340.07	340.07	340.07	330.40	340.07	340.07	340.07	340.07	330.40	340.07	340.07	340.07	340.07	330.40	340.07	340.07	340.07	340.07	7342.83	105.15	54.00	12.24	19.34	7533.56	
TOTAL P-LINE AREA																											=	19244.77	234.34	126.00	23.97	178.48	19804.53

TOTAL P-LINE AREA

COMMERCIAL AREA STATEMENT				
BLDG NO/ WING	GR FL SHOP	1ST FL SHOP/ COMM UNIT	2ND FL	TOTAL AREA SQ M
01/A	14	05	----	668.07
01/B	07	00	----	132.66
TOTAL	21	5	----	800.73
OUT OF PERMISSIBLE FSI 10% OF BASIC FSI ALLOWED FOR COMMERCIAL USE				
$4046.64 \text{ SQ M (1 10 BASIC FSI)} = 4451.30 \text{ SQ M} \times 10\% = 445.13 \text{ SQ M} \times 80\%$ $356.10 \text{ SQ M} \times 445.13 + 356.10 = 801.23 \text{ SQ M (PERMISSIBLE COMMERCIAL AREA)}$				

FLAT STATEMENT				
BLDG NO / WING	1RK (BELOW 30.00 SQ M CARPET AREA)	1BHK (UPTO 30.00 SQ M CARPET AREA)	2BHK (UPTO 50.00 SQ M CARPET AREA)	TOTAL FLAT
01/A	03	39	121	163
01/B	00	108	18	126
TOTAL	3	147	139	289
PERMISSIBLE	116 (40%)		174 (60%)	
PROPOSED	150 (51.72%)		139 (48.28%)	

PARKING AREA STATEMENT												
BLDG NO. 1 (WING A&B)												
BFR NO/OCCUPANCY		OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA		TO AL NO OF FLAT OR SHIP/BLA		NON CONGESTED AREA					
			NO OF CAR REQ	NO OF SCOOTER			NO OF CAR	NO OF SCOOTER	REQ	PRO	REQ	PRO
1	MULTI FAMILY RESIDENTIAL	FOR EVERY 2 TENMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ M BUT LESS THAN 80 SQ M	01	02	14	NOS	70	70	140	14		
		FOR EVERY 2 TENMENTS WITH EACH TENMENT HAVING CARPET AREA LESS THAN 40 SQ M BUT MORE THAN 30 SQ M	01	02	24	NOS	12	12	24	3		
		FOR EVERY 2 TENMENTS WITH EACH TENMENT HAVING CARPET AREA LESS THAN 30 SQ M	00	02	13	NOS	00	00	125	12		
2	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOWS AND OTHER COMMERCIAL SITES)	FOR EVERY 100 SQ M CARPET AREA OR 1 FRACTION THEREOF	02	06	06	71	12	12	37	3		
	IN ADDITION 15 VESION PARKING (REQ. 1)							04	04	15	1	
3		TOTAL			209	NOS	98	98	241	34		
					BY MULTIPLYING FACTOR		RE 88	78	100			
					OPEN STACK PARKING		140	140				
					140 OPEN SPAC		3					
					COVERED PARKING		65		44			
					(COVERED PARKING TOWER)				52			
EVALUATE					COMPOSITE PARKING (SCOOTER)		CAR + 6		10% = 28.18	28 CAR		
									COGNITION 28 NO. CAR			
									OF DRIVING TOWER			

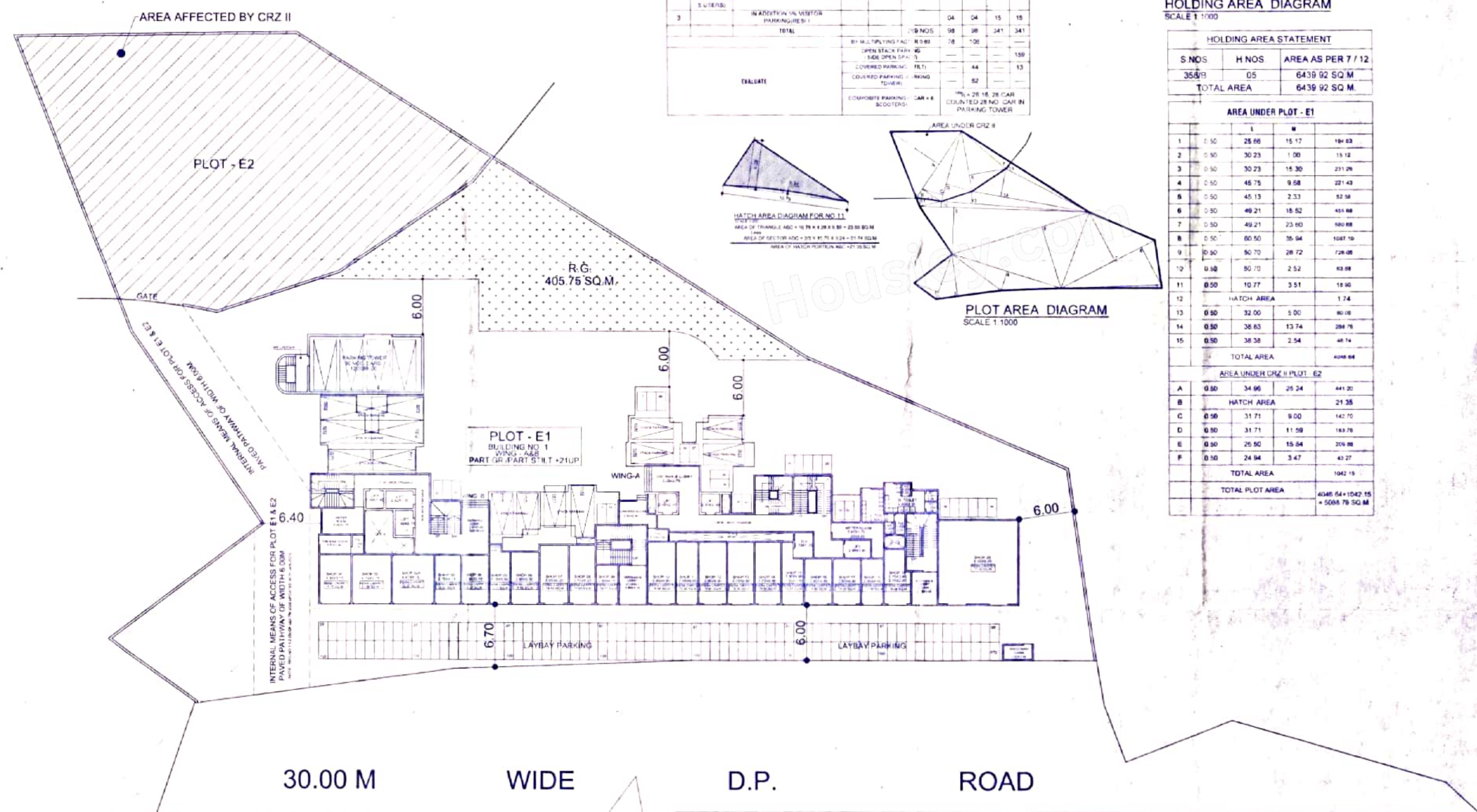
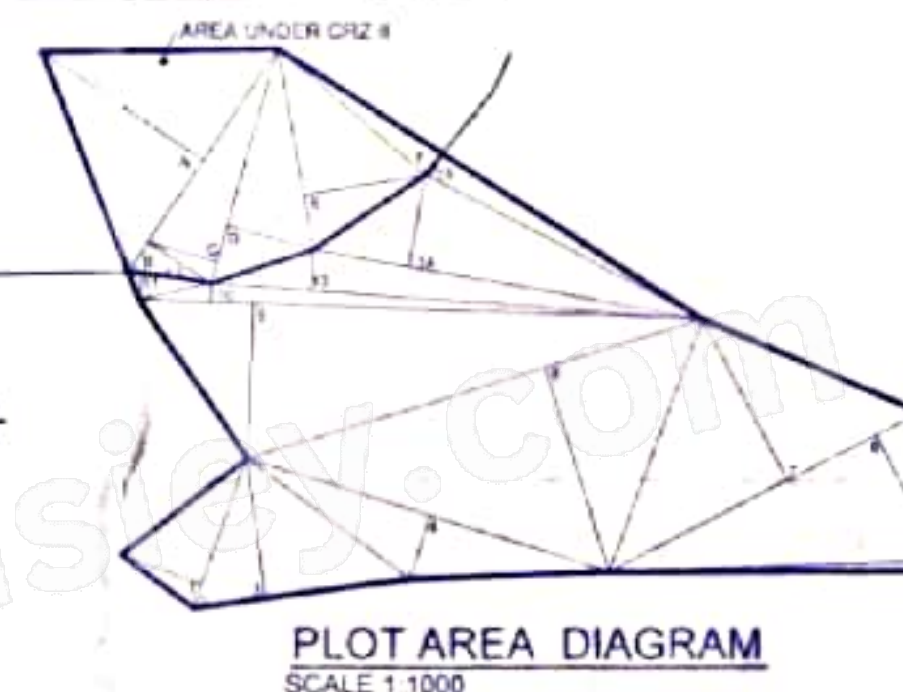


HOLDING AREA DIAGRAM
SCALE 1:1000

HOLDING AREA STATEMENT		
S NOS	H NOS	AREA AS PER 7 / 1
358 B	05	6439 92 SQ M
TOTAL AREA		6439 92 SQ M

AREA UNDER PLOT - E1			
	L	M	
1	0.50	25.66	15.17
2	0.50	30.23	1.00
3	0.50	30.23	15.30
4	0.50	45.75	9.58
5	0.50	45.13	2.33
6	0.50	49.21	18.52
7	0.50	49.21	23.60
8	0.50	60.50	36.94
9	0.50	50.70	28.72
10	0.50	50.70	2.52
11	0.50	10.77	3.51
12	HATCH AREA		1.74
13	0.50	32.00	5.00
14	0.50	36.63	13.74
15	0.50	38.38	2.54
TOTAL AREA			439.86

AREA UNDER CURVE II PLOT 62				
A	0.50	34.96	25.24	441.20
HATCH AREA				
B	0.50	31.71	9.00	142.70
D	0.50	31.71	11.59	189.78
E	0.50	25.50	15.84	205.86
F	0.50	24.94	3.47	43.27
TOTAL AREA				1042.15
TOTAL PLOT AREA				4045.64 = 1042.15 x 3.885



LAYOUT PLAN
SCALE 1:250



PROPOSED RESIDENTIAL WITH COMMERCIAL BLDG.
(with EWS/LS/BS/MS/MSJH PLOT BEARING NEW S NO.355B/5 (PLOT - E)
VILLAGE - JUCHANDRA, TALUKA - VASAI. DIST - PALGHAR.

Stamps of Approval of Plans

ed plan duly approved
percedes all the earlier
plans

SHALL NOT BE CONSIDERED
OF OWNERSHIP FOR ANY
IN ANY COURT OR LAW.

Approved as amended in Subject to the
Conditions mentioned in this Office Letter
No. VVCMC/TP/AMEND/
VPI. 6450/J. 302 J. 2023-24.
Dated : 16/02/2024

6450
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.

VASAI-VIRAR CITY MUNICIPAL CORPORATION
Town Planning
PALGHAR

AREA STATEMENT	SQUARE METERS
1. Area of plot (Minimum area of a, b, c to be considered)	4046.64
(a) As per ownership document (7/12, CTS extract)	
(b) as per measurement sheet	4046.64
(c) as per site	4046.64
2. Deductions for	----
(a) Proposed Road widening Area/Service Road / Highway widening	----
(b) Any D.P. Reservation area	----
(c) Area not in Possession (CRZ)	----
(Total a+b)	----
3. Balance area of plot	4046.64
4. Amenity Space (if applicable)	----
(a) Required -	----
(b) Adjustment of 2(b), if any -	----
(c) Balance Proposed -	----
5. Net Plot Area (3-4 (d))	4046.64
6. Recreational Open space (if applicable) 10%	----
(a) Required -	404.66
(b) Proposed -	405.75
7. Internal Road area	----
8. Plottable area (if applicable)	4046.64
9. Built up area with reference to Basic F.S.I. as per front road width (SR. NO. 5X BASIC FSI) = 4046.64 X 1.10 = 4451.30 SQ.M.	4451.30
10. Addition of FSI on payment of premium 4046.64 X 0.50	2023.32
(a) Maximum permissible premium FSI - Based on road width / TOD Zone.	----
(b) Proposed FSI on payment of premium.	2023.32
11. In-situ FSI / TDR loading	----
(a) In-situ area against D.P. road [2.0 X Sr. No. 2 (a)] if any	----
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and (c) (c)]	----
(c) TDR area 4046.64 X 1.40	5665.29
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	----
12. Additional FSI area under Chapter No. 7 (10+11 (c))	7688.61
(a) TENANTS 15% F.S.I.	----
(b) TDR and PREMIUM Component (2023.32 + 5665.29)	7688.61
13. Total entitlement of FSI in the proposal	12139.91
(a) [9 + 10(b) + 11(d)] or 12(b) whichever is applicable	12139.91
(b) Ancillary Area FSI upto 80% OR 80% with payment of charges. 80123 / 1.80 = 445.13 SQ.M. X 80% = 356.10 SQ.M. 12139.91 - 445.13 SQ.M. (COMM. AREA) = 11694.78 SQ.M. X 80% = 7016.87 SQ.M.	7372.97
(c) Total entitlement (a+b)	19512.88
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")	19244.77
(c) Total (a+b)	19244.77
16. F.S.I. consumed (15/13) (should not be more than serial No. 14 above)	----
17. Area for Inclusive Housing, if any	----
(a) Required (20% of Sr No 5)	----
(b) Proposed	----

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE STATUTORY REQUIREMENT FOR
STRUCTURES BEING CONSTRUCTED IN RESURV ZONE B 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/Engineer/Supervisor)

NAME OF CLIENT

MR. JAYESH V DOSHI

(DRAWING HAS BEEN PREPARED) AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY
FOR "LAY-OUT"
Owner's Declaration
(We) undersigned hereby confirm that (We) would abide by plans approved by Architect/Engineer / Collector. We would ensure the
structure as per approved plans. Also We would ensure 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
LT. ROAD BORIVALI (W), MUMBAI - 92,
TEL - 2695 4247, 022-40637825

Architect/Engineer/Supervisor name and signature

Date	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ Engineer/Supervisor
01-02-2023			ADITI	ABHAY RAUT	