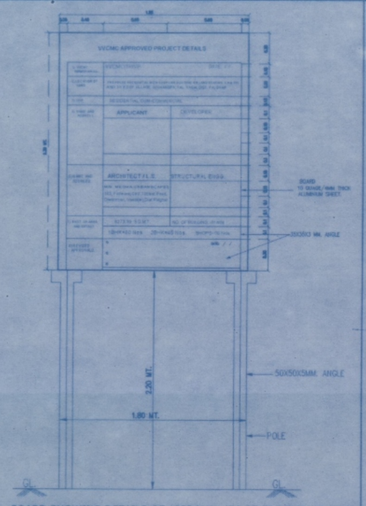


BOARD SHOWING DETAILS OF APPROVAL (TO BE ERECTED AT SITE)

BLOCK PLAN
(SCALE 1:1000)

LOCATION PLAN
SCALE–1: 4000

SITE U/R

SHOP NO.	1BHK	2BHK	3BHK	ENTRANCE LOBBY	SOCIETY OFFICE	DRIVER ROOM	SERVENT TOILET
08	59	46	--	01	01	01	02

PARKING STATEMENT AS PER UDCPR

SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	FOR EACH TENAMENT HAVING 1 SCOOTER PARKING	105 NOS	00 NOS	105 NOS
2	VISITORS CAR PARKING 5% EXTRAS		00 NOS	05 NOS
3	TOTAL PARKING		00 NOS	110 NOS
4	SHOP PARKING 101.45/100 X 2 = C.A 100 SQ.MT (2 CAR & 6 SCOOTER)	0	02 NOS	06 NOS
5	TOTAL PARKING WITH VISITORS		02 NOS	116 NOS
6	PARKING FACTOR PERMISSIBLE 0.8 OF 5		02 NOS	116 NOS
7	TOTAL SCOOTER PARKING = 116/2 = 58			58 NOS
8	COMPOSITE CAR PARKING 116–58 = 58/6 =10		12 NOS	58 NOS

TOTAL P.LINE AREA STATEMENT

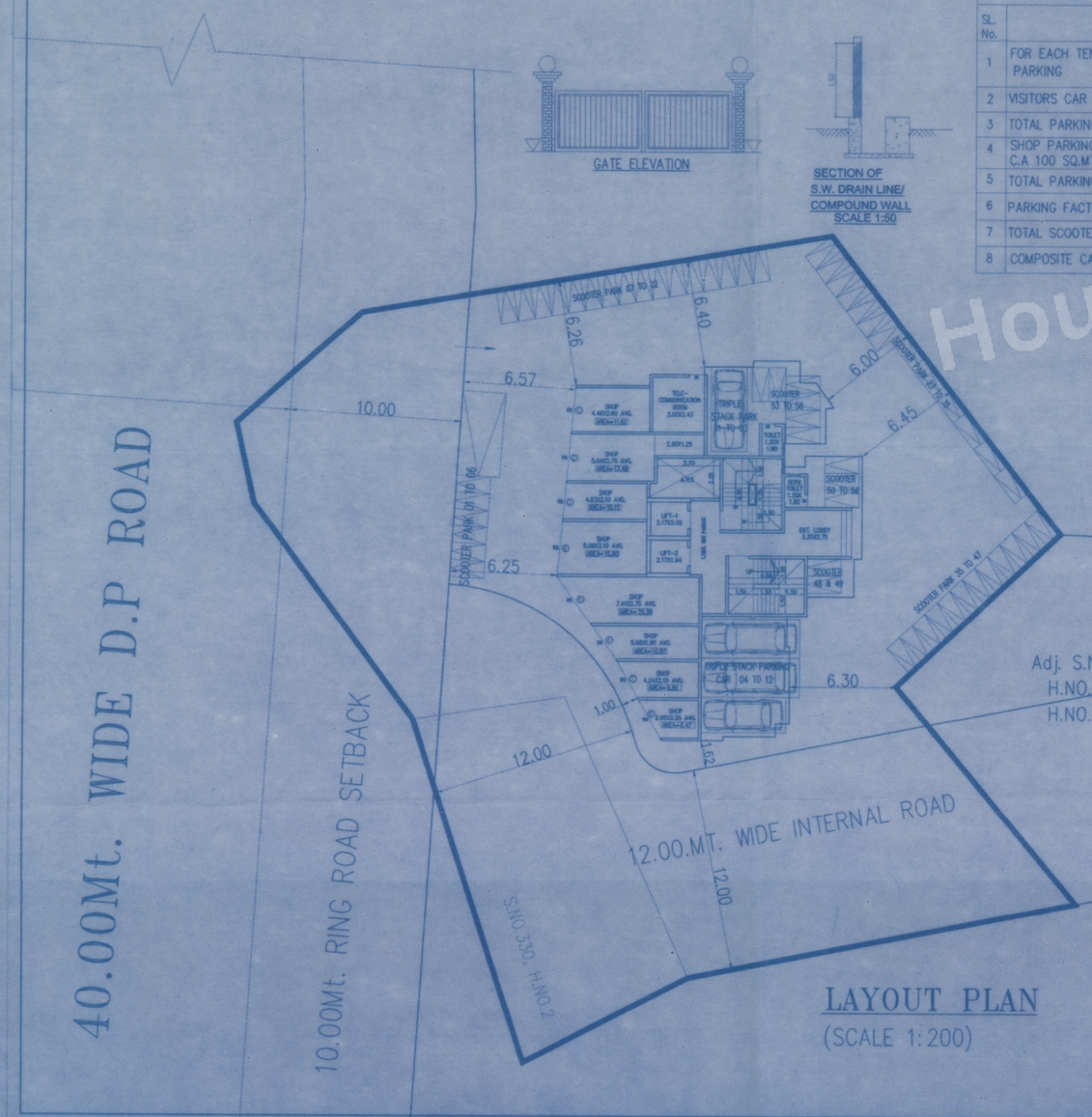
FLOOR	TOTAL P.LINE RESID. AREA (SQMT) A	TOTAL P.LINE COMM. AREA (SQMT) B	EXT.LOBBY AREA /STAIRCASE PASS./ (SQMT) C	REFUGE AREA (SQMT) D	RECREATIONAL AREA (SQMT) E	STILT AREA (SQMT) F	TOTAL CONST. AREA (SQMT) G=A+B+C+D+E+F	EERI/FIRE SKY AREA (SQMT) H
GROUND	79.63	110.62	----	----	----	89.53	279.78	----
1ST	281.71	----	----	----	----	----	281.71	----
2ND	281.71	----	----	----	----	----	281.71	----
3RD	281.71	----	----	----	----	----	281.71	----
4TH	281.71	----	----	----	----	----	281.71	----
5TH	281.71	----	----	----	----	----	281.71	----
6TH	281.71	----	----	----	----	----	281.71	----
7TH REFUGE	253.09	----	----	29.00	----	----	282.09	----
8TH	281.71	----	----	----	----	----	281.71	----
9TH	281.71	----	----	----	----	----	281.71	----
10TH	281.71	----	----	----	----	----	281.71	----
11TH	281.71	----	----	----	----	----	281.71	----
12TH REFUGE	253.09	----	----	29.00	----	----	282.09	----
13TH	281.71	----	----	----	----	----	281.71	----
14TH	281.71	----	----	----	----	----	281.71	----
15TH	281.71	----	----	----	----	----	281.71	----
16TH	281.71	----	----	----	----	----	281.71	----
17TH REFUGE	253.09	----	----	29.00	----	----	282.09	----
18TH	281.71	----	----	----	----	----	281.71	----
19TH	281.71	----	----	----	----	----	281.71	----
20TH	281.71	----	----	----	----	----	281.71	----
21ST.	281.71	----	----	----	----	----	281.71	----
22ND.	253.18	----	----	----	----	----	253.18	22.01
TOTAL	6162.86	110.62	----	87.00	----	89.53	6450.01	22.01
	6273.48							

TENEMENT AREA STATEMENT

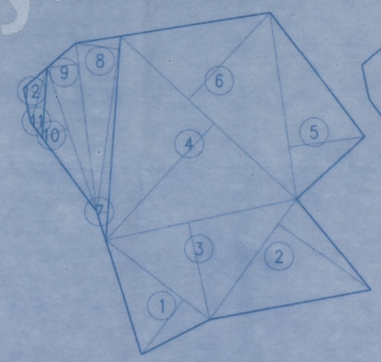
BLDG.NO.	WING	FLAT	REQUIRED FLAT 40% FLAT 30.00 SQ.MT BELOW	REQUIRED FLAT 60% FLAT 30 TO 60 SQ.MT	PROVIDED FLAT 40% FLAT 30.00 SQ.MT BELOW	PROVIDED FLAT 60% FLAT 30 TO 60 SQ.MT
01	—	105 NOS	42.00	63.00	58	47
TOTAL FLAT		105 NOS	42.00	63.00	58	47

GATE ELEVATION

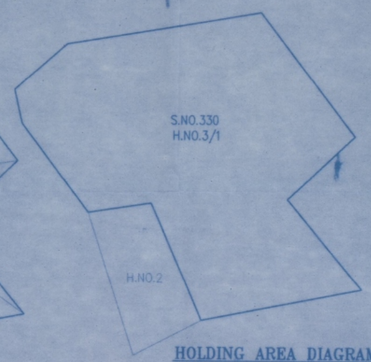
SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50



LAYOUT PLAN
(SCALE 1:200)



PLOT AREA DIAGRAM
(SCALE 1:500)



HOLDING AREA DIAGRAM
(SCALE 1:500)

HOLDING AREA STATEMENT

S.NO.&H.NO.	AREA IN SQMTS
330/3/1	1290.00 SQMT.
330/2	180.00 SQMT.
TOTAL AREA	1470.00 SQMT.

[I] PLOT AREA CALCULATION

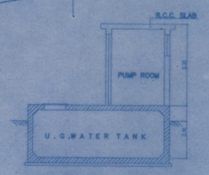
1	1/2 X 18.63 X 9.82 X 1NO	=	91.47 SQ.MT.
2	1/2 X 21.09 X 16.01 X 1NO	=	168.83 SQ.MT.
3	1/2 X 27.70 X 14.18 X 1NO	=	196.39 SQ.MT.
4	1/2 X 34.08 X 22.72 X 1NO	=	387.15 SQ.MT.
5	1/2 X 26.84 X 10.76 X 1NO	=	144.40 SQ.MT.
6	1/2 X 34.08 X 16.96 X 1NO	=	289.00 SQ.MT.
	PLOT AREA	=	1277.24 SQ.MT. X

[II] ROAD SETBACK AREA CALCULATION

7	1/2 X 29.12 X 1.55 X 1NO	=	22.57 SQ.MT.
8	1/2 X 25.25 X 6.10 X 1NO	=	77.01 SQ.MT.
9	1/2 X 24.20 X 4.47 X 1NO	=	54.09 SQ.MT.
10	1/2 X 21.63 X 3.88 X 1NO	=	41.96 SQ.MT.
	ROAD SETBACK AREA	=	195.63 SQ.MT. X

[III] AREA UNDER 40.00MT. ROAD CALCULATION

11	1/2 X 9.93 X 1.75 X 1NO	=	8.69 SQ.MT.
12	1/2 X 8.06 X 2.37 X 1NO	=	9.55 SQ.MT.
	AREA UNDER 40.00MT. ROAD	=	18.24 SQ.MT. X
	TOTAL PLOT AREA(I+II+III)	=	1491.11 SQ.MT.
	TOTAL PLOT AREA AS PER 7/12	=	1470.00 SQ.MT.



SECTION OF U.G.WATER TANK & PUMP ROOM SCALE 1:50

SHEET NO:–01 OF 03 | V.P. NO.–7156 | LAYOUT PLAN

STAMP OF DATE OF RECEIPT OF PLANS

THIS PLAN SHALL NOT BE CONSIDERED AS A 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/ 7156 / 201 / 2024 – 25
Dated : 10 / 10 / 2024

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 306, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.

PROFORMA-I

Sr No.	Area Statement	Total (Sq.Mt.)
1	Area Of Plot (Minimum Area Of a, b, c To Be Considered)	1311.11
	(a) As Per Ownership Document (7 / 12, Ch Extract) (S.NO.330/2 & 330/3/1)	1470.00
	(b) As Per Measurement Sheet	1491.11
	(C) As Per Site (S.NO.330/2 Area Affected In Wetland (1491.11-180.00)	1311.11
2	Deduction For	
	(a) Area Under Road Widening	0.00
	(b) Area Under 40.00mt.w. D.P. Road Area	18.24
	Total (a + b)	18.24
3	Balance Area Of Plot (1 - 2)	1292.87
4	Amenity Space (If Applicable)	0.00
	a. NIL upto 20,000 sqmt NIL	0.00
5	Net Plot Area (3 - 4)	1292.87
6	Recreational Open Space (If Applicable)	
	(a) Required 10%	0.00
	(b) Proposed	440.81
9	Built-up Area With Reference To Basic F.S.I. As Per front Road Width (Sr.No.5 X 1.10)	1422.16
10	Addition Of F.S.I. On Payment Of Premium	
	(a) Maximum Permissible Premium F.S.I - Based On Road Width / TOD Zone. Sr.No. (1 X 0.50) for Regular scheme	0.00
	(b) Proposed F.S.I. On Payment Of Premium	0.00
11	In-Situ F.S.I. / TDR Loading	
	(a) Permissible TDR Area (Sr.No.1 X 1.40)	0.00
	(b) In-situ Area Against Amenity Space If Handed Over	0.00
	(c) New Proposed TDR Area (DRC No.)	0.00
	(d) In-situ Area Against D.P. Road [2.15 X Sr.No.2a], If Any	0.00
	(e) Total In-situ DR / TDR Loading Proposed (11 (b)+(c))	0.00
12	Additional F.S.I. Area Under Chapter No.7 (0.50 + 1.40) = 1.90 (Sr. no.1(d)X1.90)	2491.11
13	Total Entitlement Of F.S.I In The Proposal	0.00
	(a) [9+10b Or 11e, or 11 (e)] Whichever Is applicable	3913.27
	(b) Earlier approved constructed built up area	0.00
	(c) Balance Potential base F.S.I of The plot (a-b) (Total Entitlement - Earlier Approved)	3913.27
	(d) Permissible Ancillary Area F.S.I Upto 80% For Commercial (110.58/1.80 =61.43 X 80%)	49.15
	(e) Permissible Ancillary Area F.S.I Upto 60% For Residential (3913.27-61.43=3851.83 X60%)	2311.10
	(f) Total Permissible Ancillary Area With Payment Of Charges.(d + e)	2360.25
	(g) Proposed Ancillary Area With Payment Of Charges.	2360.25
	(h) Additional Potential Proposed (C + f)	6273.51
	(i) Total Entitlement (a + g)	6273.51
14	Maximum Utilization Limit of F.S.I. (Building Potential) Permissible as per Road Width (As per circulation No.6.1 Or 6.2 Or 6.3 Or 6.4 As Applicable) X 1.6 Or 1.8)	0.00
15	Total Built-up Area In Proposal	6273.51
	(a) Existing Built-up Area.	0.00
	(b) Proposed Built-up Area (As Per 'P-Line')	6273.48
	(c) Total (a+b)	6273.48
16	F.S.I. Consumed (15/11) (Should Not Be More Than Serial No. 14 Above)	

CERTIFICATE OF AREA

certificate that the plot under reference was surveyed by me on_____ and the dimensions of the side etc.of the plot stated on the plans are as measured on site and the area so worked out tallies with the area stated in the documents of ownership/l.p. scheme record/land records department/city survey

(SIGNATURE OF ARCHITECT/ASSIGNED ENGINEER/SUPERVISOR)

PROFORMA –II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL WITH SHOPLINE BUILDING ON LAND BEARING S.NO.330 H.NO.3/1 & 2 OF VILLAGE: JUCHANDRA, TAL: VASAI, DIST: PALGHAR.

NAME OF OWNER/APPLICANT	SIGNATURE OF OWNER
MR. SHEKHAR B. BHOIR CO–OWNER & M/S. JSB HOMEMAKERS PVT. LTD. (POA HOLDER)	

DATE	DRN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR /ARCHITECT
12.07.2024	AFZAL	Megha URBANSCAPES, Regn. No. CA/2009/45223, Ar. Megha Kamothi, Ahmedabad
SCALE	CHKD BY	
As Shown	–	
NORTH LINE	DRG. NO	
	–	
	JOB NO	
	–	

Housley.com

D:\AFZAL 02.10.2021\JUCHANDRA S.NO. 330\2024\SBM\FINAL SBM...06.09.2024