

BUILT UP AREA STATEMENT

BLDG.	WING	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	NINETEENTH	TWENTY	21ST	22ND	EXCESS BALCONY	TOTAL	STATUS
01	A & B	522.01	594.78	594.78	594.78	594.78	594.78	594.78	594.78	525.51	594.78	594.78	594.78	594.78	525.51	594.78									03.84	8714.23	OLD SANCTIONED
02	WING A & B C	635.57	1204.09	1174.36	1174.36	1174.36	1174.36	1174.36	1174.36	1150.94	1174.36	1174.36	1174.36	1174.36	0430.83											15169.83	NOW PROPOSED
TOTAL BUILT UP AREA = 23884.06 SQ.M.																											

PARKING AREA STATEMENT

REQUIRED NO. OF FLATS / CARPET AREA SQ.M.	PROVIDED		EARLIER SANCTIONED	
	4 WHEELERS/ CAR	2 WHEELERS/ CYCLES	4 WHEELERS/ CAR	2 WHEELERS/ CYCLES
04 NOS. / 30 SQ.M.	01	01	138	35
02 NOS. / 30 - 50 SQ.M.	01	01	70	35
50 SQ.M. COMM.	01	01	446.26	09
10% TOTAL NOS. OF FLAT FOR VISITORS			08	05
TOTAL			208	87

NOTE : COMMERCIAL AREA = 425.87 SQ.M. MAX.
THEREFORE OCCUPANCY LOAD = 425.87 / 10 = 42.58 SAY 43 PERSONS
ALSO CONSIDERED 2/3 MALE AND 1/3 FEMALE POPULATION
THEREFORE 30 MALE AND 13 FEMALE POPULATION.

SANITATION REQUIREMENT. REFER TO PAGE 231 OF DCR

TYPE	W.C.		URINALS		WB	
	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
3) MERCANTILE & BUSINESS OCCUPANCY						
02 FOR 16 - 35 PERSON OR PART THEREOF FOR MALE	02	02	02	01	01	01
FOR EVERY 30 MALES	02	03	02	03	01	06
02 FOR 13-25 PERSON OR PART THEREOF FOR FEMALE	02	00	00	01	01	01
FOR EVERY 13 FEMALES	02	03	00	00	01	05

HOLDING AREA STATEMENT

S.NO. & H. NO.	PLOT AREA SQ.M.
317 / 6	1470 SQ.M.
317 / 11	2480 SQ.M.
317 / 13	4910 SQ.M.
317 / 3	0710.00 SQ.M. TO BE ADDED
317 / 8	0780.00 SQ.M. TO BE ADDED
317 / 10	0760.00 SQ.M. TO BE ADDED
317 / 14	2070.00 SQ.M. TO BE ADDED
317 / 6C	0400.00 SQ.M. TO BE ADDED
TOTAL AREA	13580.00 SQ.M.

PODIUM R.G.-1 AREA DIAGRAM

SCALE = 1:500
PODIUM R.G.-1 AREA CALCULATION
SCALE = 1:500
1) 23.24 X 11.61 X 0.50 = 134.91
2) 23.24 X 11.93 X 0.50 = 138.63
TOTAL = 273.54 SQ.M.

R.G.-2 AREA DIAGRAM

SCALE = 1:500
R.G.-2 AREA CALCULATION
SCALE = 1:500
1) 22.18 X 03.82 X 0.50 = 042.36
2) 22.18 X 08.80 X 0.50 = 097.59
3) 24.20 X 10.06 X 0.50 = 121.73
4) 31.16 X 06.44 X 0.50 = 100.33
5) 31.16 X 15.29 X 0.50 = 238.22
TOTAL = 600.23 SQ.M.

TOTAL RG1+RG2=873.77 SQ.M.

PLOT AREA CALCULATION

AREA UNDER PLOT
1) 36.00 X 20.00 X 0.50 = 360.00
2) 29.00 X 06.00 X 0.50 = 087.00
3) 51.00 X 19.50 X 0.50 = 497.25
4) 51.00 X 13.50 X 0.50 = 344.25
5) 43.00 X 07.00 X 0.50 = 150.50
6) 72.50 X 05.00 X 0.50 = 181.25
7) 86.00 X 34.72 X 0.50 = 1493.00
8) 86.00 X 47.72 X 0.50 = 2052.00
9) 55.00 X 07.00 X 0.50 = 192.50
10) 91.00 X 04.00 X 0.50 = 182.00
11) 30.50 X 04.50 X 0.50 = 068.63
12) 17.00 X 10.00 X 0.50 = 085.00
13) 30.50 X 02.00 X 0.50 = 030.50
14) 47.20 X 16.68 X 0.50 = 393.65
15) 47.20 X 13.48 X 0.50 = 318.13
16) 42.61 X 13.17 X 0.50 = 280.59
17) 15.99 X 01.00 X 0.50 = 007.99
18) 40.06 X 05.99 X 0.50 = 119.88
19) 31.78 X 01.99 X 0.50 = 031.62
20) 31.78 X 10.83 X 0.50 = 172.09
20a) 15.68 X 02.22 X 0.50 = 017.38
21) 23.16 X 04.29 X 0.50 = 049.68
22) 24.10 X 00.63 X 0.50 = 007.59
23) 28.33 X 03.49 X 0.50 = 049.43
24) 36.87 X 22.36 X 0.50 = 412.21
25) 36.87 X 04.50 X 0.50 = 083.07
26) 36.88 X 13.23 X 0.50 = 242.84
27) 20.50 X 04.03 X 0.50 = 041.31
28) 18.22 X 02.21 X 0.50 = 020.13
29) 24.24 X 05.97 X 0.50 = 072.36
30) 24.24 X 03.25 X 0.50 = 039.51
31) 36.55 X 13.00 X 0.50 = 238.57
32) 38.65 X 15.76 X 0.50 = 303.77 = 8645.58 SQ.M.

AREA UNDER D. P. ROAD

A) 24.00 X 08.50 X 0.50 = 102.00
B) 33.50 X 05.50 X 0.50 = 092.13
C) 49.50 X 09.50 X 0.50 = 754.88
D) 47.00 X 27.00 X 0.50 = 634.50
E) 90.50 X 03.50 X 0.50 = 158.38
F) 45.00 X 16.25 X 0.50 = 365.63
G) 32.50 X 04.00 X 0.50 = 065.00
H) 21.00 X 00.50 X 0.50 = 005.25
I) 34.50 X 03.00 X 0.50 = 051.75
J) 42.00 X 05.00 X 0.50 = 105.00
K) 54.00 X 08.25 X 0.50 = 222.75
L) 54.00 X 03.25 X 0.50 = 087.75
M) 49.00 X 06.00 X 0.50 = 147.01
N) 49.20 X 05.00 X 0.50 = 123.00
O) 47.50 X 01.50 X 0.50 = 035.63
P) 36.79 X 03.60 X 0.50 = 066.48
Q) 19.78 X 03.50 X 0.50 = 034.62
R) 45.18 X 04.72 X 0.50 = 106.58
S) 58.85 X 29.37 X 0.50 = 864.21
T) 58.85 X 05.29 X 0.50 = 155.66
U) 36.01 X 08.86 X 0.50 = 159.52
V) 19.54 X 05.21 X 0.50 = 050.90
W) 07.18 X 02.71 X 0.50 = 009.73
X) 06.57 X 02.18 X 0.50 = 007.16
Y) 21.95 X 02.53 X 0.50 = 027.77
Z) 46.64 X 04.04 X 0.50 = 094.21
Z1) 25.39 X 03.53 X 0.50 = 044.81 = 4570.21 SQ.M.

AREA UNDER RESERVATION

33) 20.00 X 08.75 X 0.50 = 867.50
34) 13.83 X 08.44 X 0.50 = 058.36
35) 13.83 X 04.41 X 0.50 = 030.49
36) 46.64 X 07.58 X 0.50 = 176.76
37) 41.53 X 29.87 X 0.50 = 433.38
38) 41.53 X 00.65 X 0.50 = 013.50 = 799.97 SQ.M.

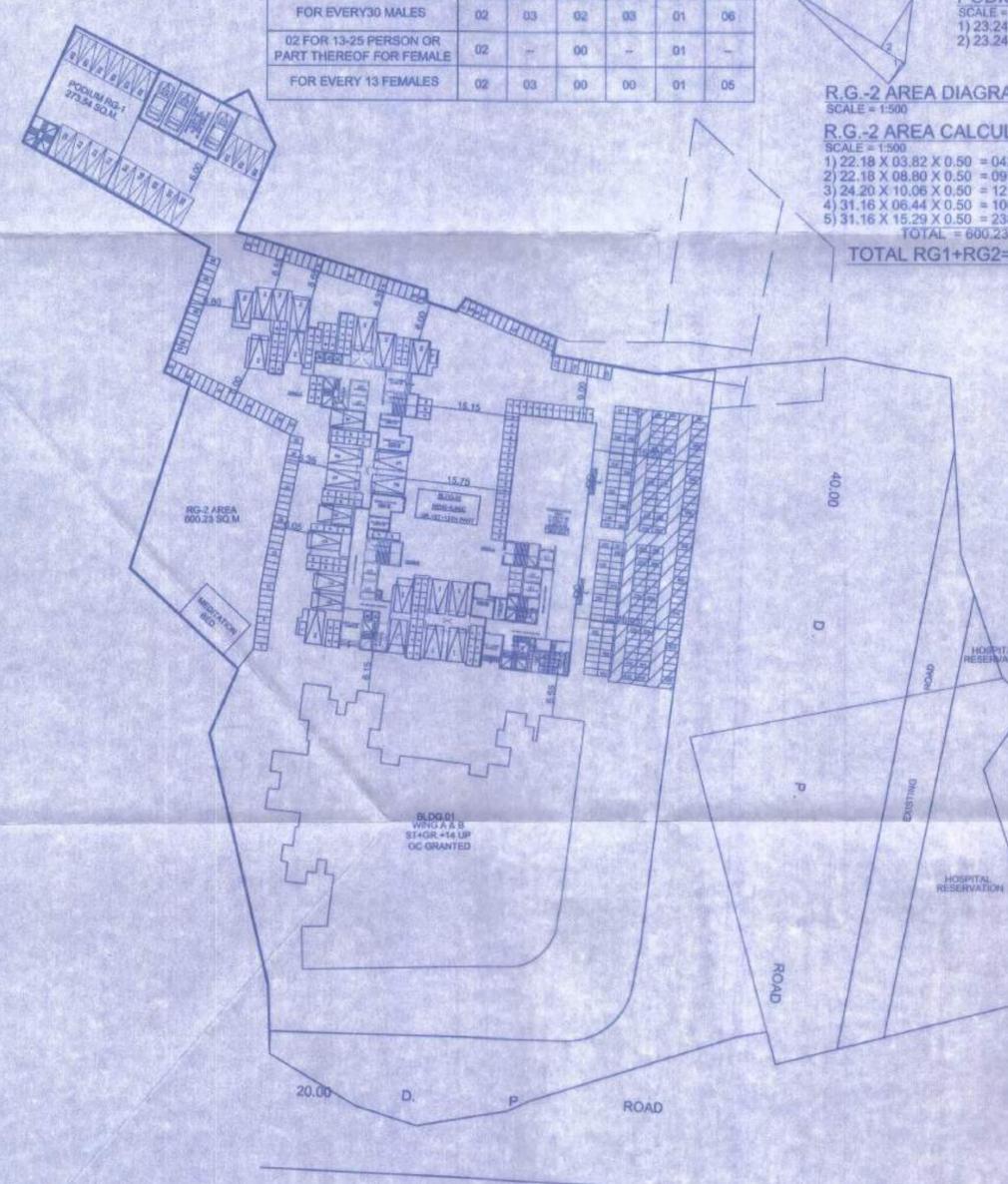
TOTAL PLOT AREA = 14015.76 SQ.M.

PARKING AREA STATEMENT

BLDG. NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONSIDERED AREA		NON CONSIDERED AREA		TOTAL
			NO. OF CAR	NO. OF BICYCLE	NO. OF CAR	NO. OF BICYCLE	
1	MULTI FAMILY RESIDENTIAL	FOR EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 100 SQ.M. BUT LESS THAN 100 SQ.M.	01	01	01	01	00
2	MERCANTILE	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	01	01	01	01	00
3		IN ADDITION TO VISITOR PARKING					00
TOTAL			231	231	231	231	00

PLOT AREA DIAGRAM.

SCALE = 1:500



LAYOUT PLAN

SCALE = 1:500

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG. NO. 02 ON PLOT BEARING S. NO. - 317, H. NO. - 3, 6C, 8, 9, 10, 11, 13 & 14 AT VILLAGE - JUCHANDRA, TALUKA - VASAI, DIST - PALGHAR.

Approved as amended in Subject to the Conditions mentioned in this office letter No. VVCMC/TP/VP/0248 dated 7/18/2022. Dated 30/12/2022.

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. 8860.00+4720.00 13580.00

4. Deductions for	13580.00
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	4570.21
(b) Any D.P. Reservation area (Reserve)	799.97
(Total a+b)	5370.18
5. Balance area of plot (3-4)	8209.82
6. Amenity Space (If applicable)	
(a) Required	
(b) Adjustment of 2(b), if any	
(c) Balance Proposed	
7. Net Plot Area (5-6 (a))	8209.82
8. Recreational Open space (If applicable)	820.98
(a) Required	873.77
(b) Proposed	
9. Internal Road area	
10. Ploteable area (If applicable)	8209.82
11. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 7, Annex FSI)	9030.80
12. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	5265.17
(b) Proposed FSI on payment of premium. 13580.00-3646.66 (Existing Road)+10530.34 SQ.M. 10530.34 x 1.50 = 15795.51 SQ.M.	5265.17
13. 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/or (c)]	
(c) TDR area 13580.00-3646.66 (Existing Road)+10530.34 SQ.M. 10530.34 x 1.40 = 14742.48 SQ.M.	14742.48
(d) Total in-situ / TDR loading proposed [13 (a)+(b)+(c)]	3851.66
14. Additional FSI area under Chapter No. 7	
15. Total entitlement of FSI in the proposal	
(a) [11 + 12(b)+13(d)] or 14 whichever is applicable	18147.63
(b) Available Area FSI upto 60% CRF 80% with payment of charges (5030.80+3851.66+12862.48) (18147.63 - 8718.33) = 9429.30 (5030.80+3851.66+12862.48) (18147.63) x 80% = 14718.11 (5030.80+3851.66+12862.48) (18147.63) x 20% = 3699.52	05792.53
(c) Total entitlement (a+b)	23940.16
16. 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	
17. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	8714.23
(b) Proposed Built-up Area (as per 'a')	15169.83
(c) Total (a+b)	23884.06
18. F.S.I. Consumed (17/15) (should not be more than serial No.14 above.)	0.99
19. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

Certificate of Area:
CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT FOR STRUCTURES BEING CONSTRUCTED IN SESMII 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
MS. RADHEYA CONSTRUCTION CO. Through Partner
MR. JITENDRA K. THAKUR, MR. MANOJ K. THAKUR, MR. MANGESH K. THAKUR
DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY FOR - LAYOUT.
Owner's Declaration -
I/We understand 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 persons so as to ensure the quality and safety of the work site.
Owner (s) name and signature

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTER,
L.T. ROAD, BORIVALI (W), MUMBAI - 92,
TEL - 2885 4247
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
01			ANJOTA GUPTA	ABHAY RAUT	