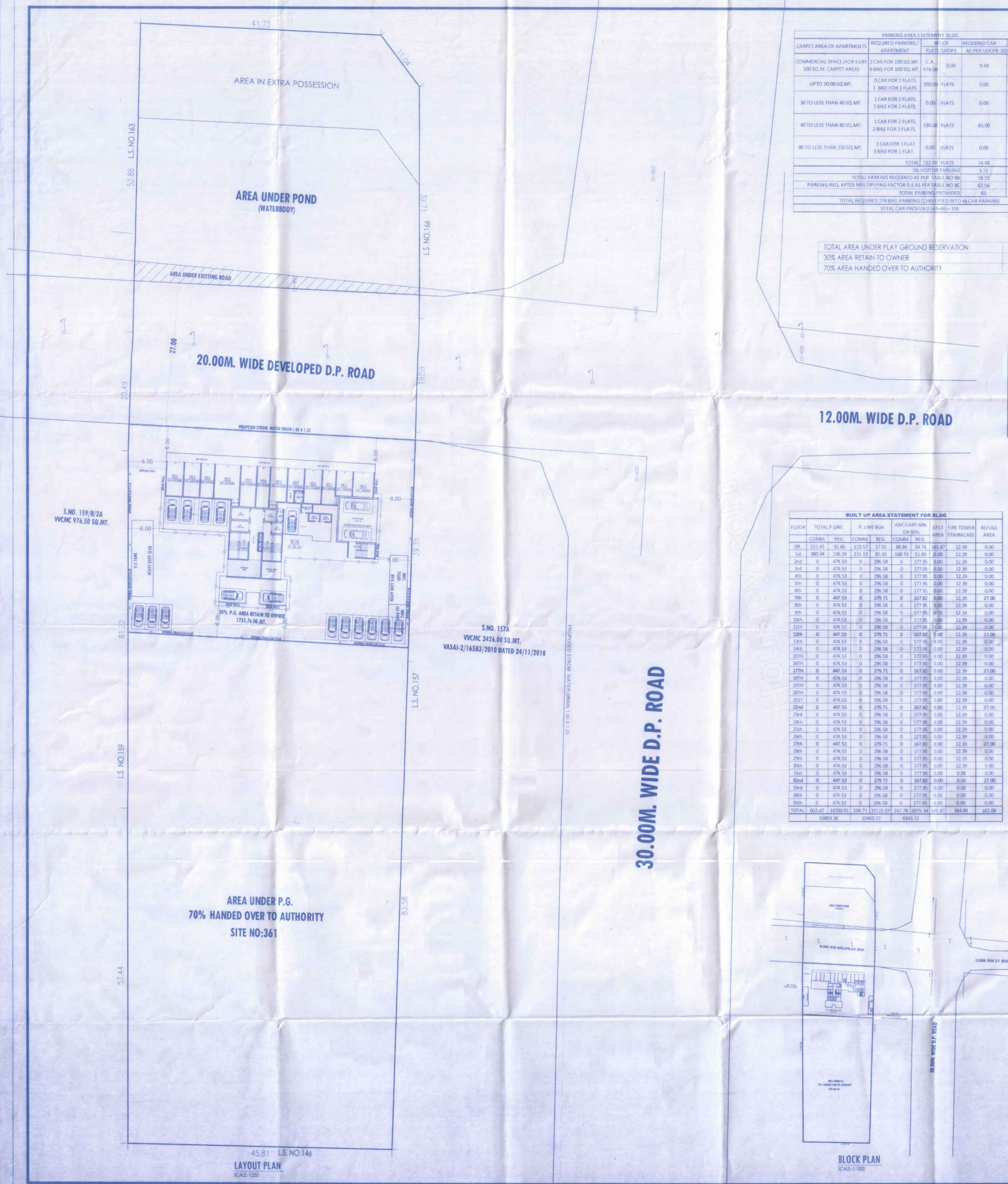
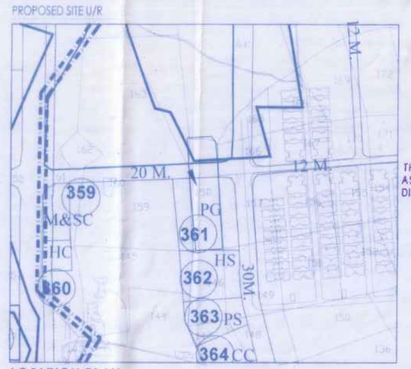


LAYOUT PLAN
SCALE-1:250

PARKING AREA STATEMENT - BLDG					
CARPET AREA OF APARTMENTS	REQUIRED PARKING / APARTMENT	NO OF FLATS / SHOPS		REQUIRED CAR AS PER UDCPR-2020	REQUIRED BIKE TABLE NO 8.B
COMMERCIAL SPACE (FOR EVRY 100 SQ.M. CARPET AREA)	2 CAR FOR 100 SQ.MT. 6 BIKE FOR 100 SQ.MT.	C.A. 474.08	0.00	9.48	29.21
UPTO 30.00 SQ.MT.	0 CAR FOR 2 FLATS. 1 BIKE FOR 1 FLATS	102.00	FLATS	0.00	102.00
30 TO LESS THAN 40 SQ.MT.	1 CAR FOR 2 FLATS. 2 BIKE FOR 2 FLATS	0.00	FLATS	0.00	0.00
40 TO LESS THAN 80 SQ.MT.	1 CAR FOR 2 FLATS. 2 BIKE FOR 2 FLATS.	130.00	FLATS	65.00	130.00
80 TO LESS THAN 150 SQ.MT.	1 CAR FOR 1 FLAT. 3 BIKE FOR 1 FLAT.	0.00	FLATS	0.00	0.00
TOTAL		732.00	FLATS	74.48	261.21
5% VISITOR PARKING				3.77	13.06
TOTAL PARKING REQUIRED AS PER TABLE NO 8B				78.25	274.27
PARKING REQ. AFTER MULTIPLYING FACTOR 0.5 AS PER TABLE NO 8C				62.56	N.A.
TOTAL PARKING PROVIDED				63	274
TOTAL REQUIRED 274 BIKE PARKING CONVERTED INTO 46 CAR PARKING					
TOTAL CAR PROVIDED (63+46) = 109					

TOTAL AREA UNDER PLAY GROUND RESERVATION	=	5852.54 SQ.MT.
30% AREA RETAIN TO OWNER	=	1755.76 SQ.MT.
70% AREA HANDED OVER TO AUTHORITY	=	4096.78 SQ.MT.

PROPOSED SITE U/R



LOCATION PLAN
SCALE-1:5000

30% PG AREA FOR OWNER DIAG.
SCALE-1:300

BUILT UP AREA STATEMENT FOR BLDG										
FLOOR	TOTAL P.LINE		P. LINE BUA		ANCILARY 60% OR 80%		STILT AREA	FIRE TOWER STAIRACASE	REFUGE AREA
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.			
GR.	222.43	92.65	123.57	57.91	98.86	34.74	145.87	12.39	0.00
1st	380.04	136.24	211.13	85.15	168.91	51.09	0.00	12.39	0.00
2nd	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
3rd	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
4th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
5th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
6th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
7th	0	447.53	0	279.71	0	167.82	0.00	12.39	27.00
8th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
9th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
10th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
11th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
12th	0	447.53	0	279.71	0	167.82	0.00	12.39	27.00
13th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
14th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
15TH	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
16TH	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
17TH	0	447.53	0	279.71	0	167.82	0.00	12.39	27.00
18TH	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
19TH	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
20TH	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
21ST	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
22nd	0	447.53	0	279.71	0	167.82	0.00	12.39	27.00
23rd	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
24th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
25th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
26th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
27th	0	447.53	0	279.71	0	167.82	0.00	12.39	27.00
28th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
29th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
30th	0	474.53	0	296.58	0	177.95	0.00	12.39	0.00
31st	0	474.53	0	296.58	0	177.95	0.00	0.00	0.00
32nd	0	447.53	0	279.71	0	167.82	0.00	0.00	27.00
33rd	0	474.53	0	296.58	0	177.95	0.00	0.00	0.00
34th	0	474.53	0	296.58	0	177.95	0.00	0.00	0.00
35th	0	474.53	0	296.58	0	177.95	0.00	0.00	0.00
TOTAL	602.47	16200.91	334.71	10125.57	267.76	6075.34	145.87	384.09	162.00
	16803.38		10460.27		6343.11				

NEW 7/12 HOLDING AREA STATEMENT		
SURVEY NO	OWNER NAME	AREA
158A/1	VASAI VIRAR SHAHAR MAHANAGARPALIKA	1222.70
158A/2	VASAI VIRAR SHAHAR MAHANAGARPALIKA	112.13
158A/3	VASAI VIRAR SHAHAR MAHANAGARPALIKA	1732.63
158A/4	JAYESH VINAYCHAND JOSHI	1755.76
158A/5	VASAI VIRAR SHAHAR MAHANAGARPALIKA	4096.78
	TOTAL	8420.00

OLD 7/12 HOLDING AREA STATEMENT		
SURVEY NO	OWNER NAME	AREA
158	JAYESH VINAYCHAND JOSHI	8420.00
	TOTAL	8420.00

NO.OF FLAT'S STATEMENT			
FLOOR	1BHK	2BHK	3BHK
GR. FLR.	NIL	NIL	NIL
1ST. FLR.	NIL	NIL	NIL
2ND. FLR.	03	04	NIL
3RD FLR.	03	04	NIL
4TH FLR.	03	04	NIL
5TH FLR.	03	04	NIL
6TH FLR.	03	04	NIL
7TH FLR.	03	02	01
8TH FLR.	03	04	NIL
9TH FLR.	03	04	NIL
10TH FLR.	03	04	NIL
11TH FLR.	03	04	NIL
12TH FLR.	03	02	01
13TH FLR.	03	04	NIL
14TH FLR.	03	04	NIL
15TH FLR.	03	04	NIL
16TH FLR.	03	04	NIL
17TH FLR.	03	02	01
18TH FLR.	03	04	NIL
19TH FLR.	03	04	NIL
20TH FLR.	03	04	NIL
21ST FLR.	03	04	NIL
22ND FLR.	03	02	01
23RD FLR.	03	04	NIL
24TH FLR.	03	04	NIL
25TH FLR.	03	04	NIL
26TH FLR.	03	04	NIL
27TH FLR.	03	02	01
28TH FLR.	03	04	NIL
29TH FLR.	03	04	NIL
30TH FLR.	03	04	NIL
31ST FLR.	03	04	NIL
32ND FLR.	03	02	01
33RD FLR.	03	04	NIL
34TH FLR.	03	04	NIL
35TH FLR.	03	04	NIL
TOTAL	102	124	06
TOTAL NOS OF FLATS		232	
TOTAL NOS OF SHOPS		17	

VP : 4770 | SHEET NO: 01/03

LAYOUT PLAN

STAMP OF APPROVAL

The amended plan duly approved herewith Supercedes all the earlier approved plans

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

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/..... VP/4770/-/18-/2024-25 Dated :-/2/07/2024

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

Town Planing

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

Deputy Director,
VVCMC, Virar.

20.00M. WIDE DEVELOPED D.P. ROAD AREA CALCULATION										
D1	1/2	X	52.44	X	15.05	X	1 NO	=	394.61	SQ.MT.
D2	1/2	X	52.44	X	19.79	X	1 NO	=	518.89	SQ.MT.
D3	1/2	X	50.06	X	4.09	X	1 NO	=	102.37	SQ.MT.
D4	1/2	X	50.06	X	8.66	X	1 NO	=	216.76	SQ.MT.
							TOTAL ADDITION	=	1232.63	SQ.MT.

POND AREA CALCULATION										
P1	1/2	X	47.77	X	21.33	X	1 NO	=	509.47	SQ.MT.
P2	1/2	X	51.00	X	10.98	X	1 NO	=	279.99	SQ.MT.
P3	1/2	X	51.00	X	16.99	X	1 NO	=	433.24	SQ.MT.
							TOTAL ADDITION	=	1222.70	SQ.MT.

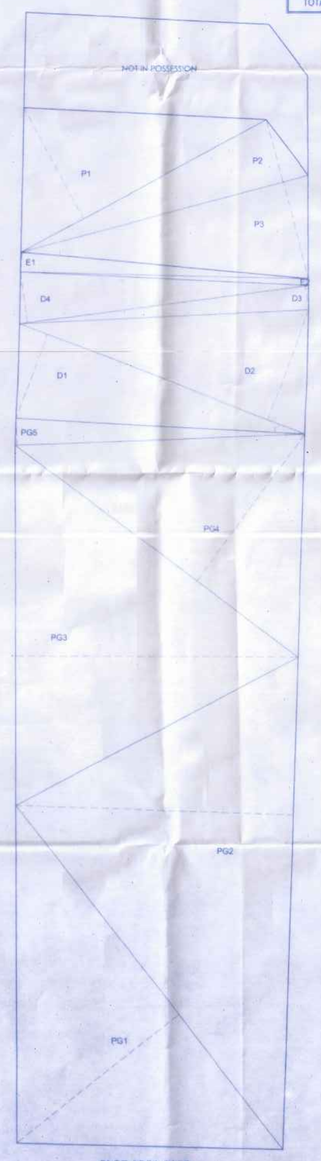
EXISTING ROAD AREA CALCULATION										
E1	1/2	X	49.58	X	3.37	X	1 NO	=	83.42	SQ.MT.
E2	1/2	X	49.50	X	1.16	X	1 NO	=	28.71	SQ.MT.
							TOTAL ADDITION	=	112.13	SQ.MT.

PG AREA CALCULATION										
PG1	1/2	X	74.18	X	35.45	X	1 NO	=	1314.84	SQ.MT.
PG2	1/2	X	83.58	X	47.72	X	1 NO	=	1994.22	SQ.MT.
PG3	1/2	X	61.22	X	48.53	X	1 NO	=	1485.50	SQ.MT.
PG4	1/2	X	60.38	X	31.25	X	1 NO	=	943.44	SQ.MT.
PG5	1/2	X	49.80	X	4.60	X	1 NO	=	114.54	SQ.MT.
							TOTAL ADDITION	=	5852.54	SQ.MT.

30% PG AREA CALCULATION FOR OWNER										
1	1/2	X	49.80	X	4.59	X	1 NO	=	114.29	SQ.MT.
2	1/2	X	59.80	X	25.88	X	1 NO	=	773.31	SQ.MT.
3	1/2	X	59.80	X	29.02	X	1 NO	=	867.69	SQ.MT.
							TOTAL ADDITION	=	1755.79	SQ.MT.

TOTAL AREA UNDER PLAY GROUND RESERVATION	=	5852.54	SQ.MT.
30% AREA RETAIN TO LAND OWNER	=	1755.76	SQ.MT.
70% AREA HANDED OVER TO AUTHORITY	=	4096.78	SQ.MT.

BLOCK PLAN
SCALE-1:1000



PLOT AREA DIAG.
SCALE-1:300

AREA STATEMENT		Sq. Mt.	
1	Area of plot (Minimum area of a, b, c to be considered)	Approved	Proposed
	(a) As per ownership document (7/12, CTS extract)	8420.00	8420.00
	(b) as per measurement sheet	8420.00	8420.00
	(c) as per site		
2	Deductions for		
	(a) Area under 20.00M. Wide D.P. Road	1232.63	1232.63
	(b) Area under Pond	1222.70	1222.70
	(c) Area under PG Reservation	5852.54	5852.54
	(d) Area under Existing Road	112.13	112.13
	(Total a+b+c+d)	8420.00	8420.00
3	Balance area of plot (1-2)	5852.54	5852.54
4	Amenity Space (if applicable)		
	(a) Required	0.00	0.00
	(b) Adjustment of 2(b), if any	0.00	0.00
	(c) Balance Proposed	0.00	0.00
5	Net Plot Area (3-4 (c))	5852.54	5852.54
6	Recreational Open space (if applicable)		
	a) Required	0.00	0.00
	b) Proposed	0.00	0.00
7	Internal Road area	0.00	0.00
8	Plotable area (if applicable)	5852.54	5852.54
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 abaove FSI 1.0 OR 1.5 B)	6437.79	6437.79
10	Addition of FSI on payment of premium [(8420.00-112.13)0.50]	0.50	0.50
	a)Maximum permissible premium FSI - based on road width / TOD Zone. (50%)	4153.94	4153.94
	(b) Proposed FSI on payment of premium	43.50	0.00
11	In-situ FSI / TDR loading (max. permissible [8420.00-112.13] x 1.15= 9554.05)	1.15	1.15
	(a)In-situ area against D.P. road & Pond[2.00 x Sr. No. 2 (c)&(d)] (1232.63+1222.70 x 2.00)	4910.66	4910.66
	(b) In-situ area against Amenity Space (if handed over [2.0 or 1.85 x Sr. No. 4b or 4c])	0.00	0.00
	(c) TOR area		
	(d) Total in -situ / TDR loading proposed [11 (a)+(b)+(c)]	4910.66	4032.50
12	Additional FSI area under Chapter No. 7.7.1		
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	11391.95	10470.29
	(b) Basic area for Commercial Apr (175.97/1.8) Prop. (602.47/1.8)	97.76	334.77
	(c) Remaining Area for Residential (a-b)	11294.19	10135.52
	(d) Ancillary Area FSI upto 80% on Commercial with payment of charges	78.21	267.82
	(e) Ancillary Area FSI upto 60% on Residential with payment of charges	6776.52	6075.35
	(f) Total entitlement (a+b+e)	18246.69	16803.43
14	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Road width (i.e. 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	0.00	0.00
	(b) Proposed Built -up Area (as per 'P- line')	18246.54	16803.38
	(c) Total Proposed Built up area (a+b)	18246.54	16803.38
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000	1.000
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr. No 5)	0	0
	(b) Proposed	0	0

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED PROPOSED RESIDENTIAL WITH COMMERCIAL BUILDING ON LAND BEARING S.NO. - 158A,H.No. 1 To 5 AT VILLAGE: - NILEMORE, TAL: - VASAI, DIST: - PALGHAR.

NAME AND SIGN OF APPLICANT

Mr. Jayesh Doshi.

NAME AND SIGN OF ARCHITECT

Ashok Krishna Rane

SHAPE CONSULTANTS
REG. NO. CA/90/13088

SHAPE CONSULTANTS
ARCHITECT,ENGINEERS,VALUERS
AND PROJECT CONSULTANTS

DATE	09/07/2024	D1&D2 AAKANSHA COMMERCIAL COMPLEX, FIRST FLOOR, ACHOLE ROAD, NALLASOPARA (E) Email. - shapeconsultants@gmail.com
SCALE	AS SHOWN	
JOB NO	.	
CHECKED BY	ATUL PRAJAPATI	
DRAWN BY		