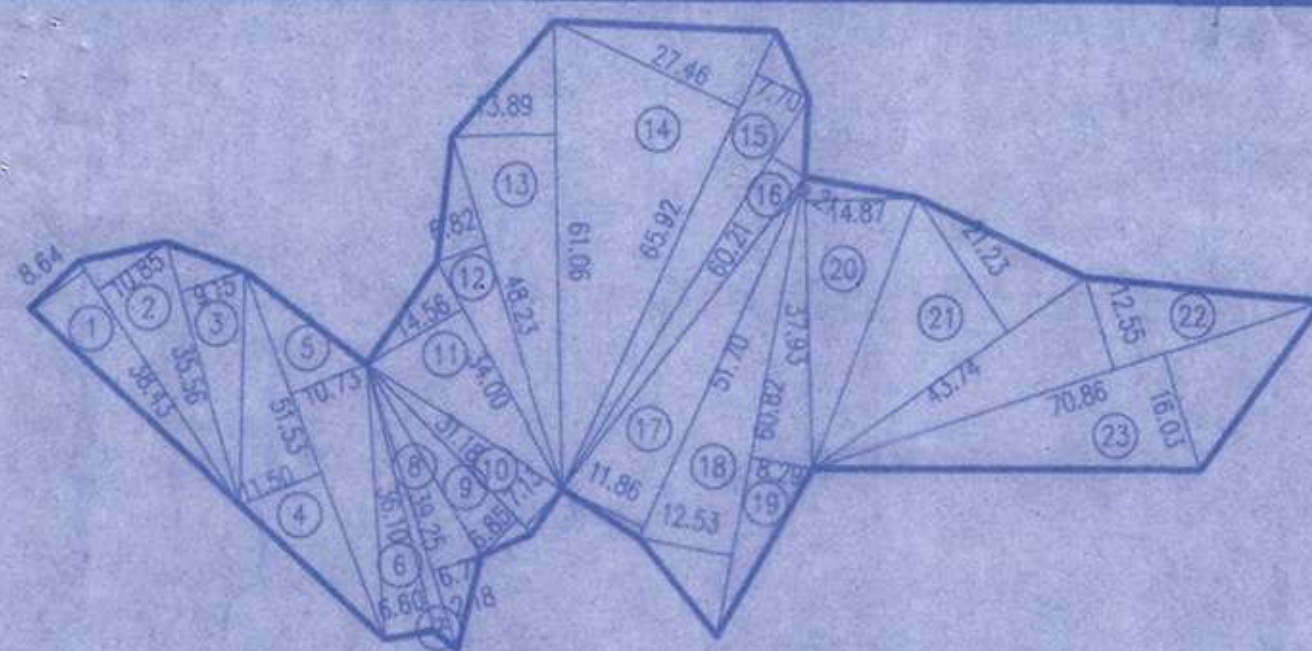




PLOT AREA DIAGRAM & CALCULATION

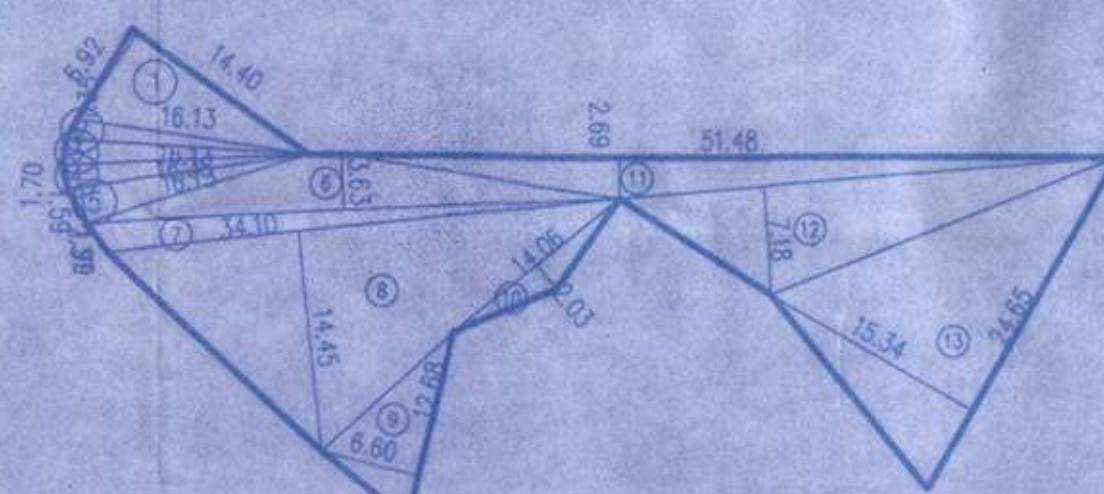
1	1/2 X 38.43 X 8.64 X 1NO	=	166.02 SQ.MT.
2	1/2 X 38.43 X 10.85 X 1NO	=	208.48 SQ.MT.
3	1/2 X 36.07 X 9.15 X 1NO	=	165.02 SQ.MT.
4	1/2 X 51.53 X 11.50 X 1NO	=	296.30 SQ.MT.
5	1/2 X 51.53 X 10.73 X 1NO	=	276.46 SQ.MT.
6	1/2 X 36.10 X 9.60 X 1NO	=	119.13 SQ.MT.
7	1/2 X 39.25 X 2.18 X 1NO	=	42.78 SQ.MT.
8	1/2 X 38.25 X 6.71 X 1NO	=	131.66 SQ.MT.
9	1/2 X 31.18 X 6.85 X 1NO	=	108.79 SQ.MT.
10	1/2 X 31.18 X 7.13 X 1NO	=	111.16 SQ.MT.
11	1/2 X 34.00 X 14.56 X 1NO	=	247.52 SQ.MT.
12	1/2 X 48.23 X 8.82 X 1NO	=	164.46 SQ.MT.
13	1/2 X 61.06 X 13.89 X 1NO	=	424.06 SQ.MT.
14	1/2 X 65.92 X 27.46 X 1NO	=	905.07 SQ.MT.
15	1/2 X 65.92 X 7.70 X 1NO	=	253.79 SQ.MT.
16	1/2 X 60.21 X 5.21 X 1NO	=	156.85 SQ.MT.
17	1/2 X 51.70 X 11.86 X 1NO	=	308.58 SQ.MT.
18	1/2 X 60.82 X 12.53 X 1NO	=	381.04 SQ.MT.
19	1/2 X 60.82 X 8.29 X 1NO	=	252.10 SQ.MT.
20	1/2 X 37.93 X 14.87 X 1NO	=	282.01 SQ.MT.
21	1/2 X 43.75 X 21.23 X 1NO	=	464.44 SQ.MT.
22	1/2 X 70.86 X 12.55 X 1NO	=	444.65 SQ.MT.
23	1/2 X 70.86 X 16.03 X 1NO	=	567.94 SQ.MT.
TOTAL ADDITION		=	6474.33 SQ.MT.

AREA SUMMARY (O.C. RECEIVED)					
TYPE	FLOOR	AREA IN SQ.MT.	No. OF BLDG.	TOTAL B.U.A.	No. OF TENANTS
TYPE-A (WING-A,B,C)	S+7	2846.48	01	2846.48	72 RESI. DUPLEX
TOTAL			01	2846.48	72 RESI. 1 DUPLEX

AREA SUMMARY (PREVIOUSLY)					
TYPE	FLOOR	AREA IN SQ.MT.	No. OF BLDG.	TOTAL B.U.A.	No. OF TENANTS
(WING-D) (WING-E)	G+S+7 (G+S+4(F))	2495.09	01	2495.09	48 RESI. 22 RESI.
TOTAL			01	2495.09	70 RESI.

O.C. RECEIVED AREA STATEMENT					
WING	FLOOR	BUILTUP AREA	BALCONY AREA	STAIRCASE AREA	LEFT AREA
A & B	G/S+7	1820.82 (RESI.)	182.29 sqm	299.05 sqm	51.34 sqm

O.C. RECEIVED AREA STATEMENT					
WING	FLOOR	BUILTUP AREA	BALCONY AREA	STAIRCASE AREA	LEFT AREA
C	G/S+7	1000.66 (RESI.)	82.31 sqm	148.44 sqm	24.16 sqm



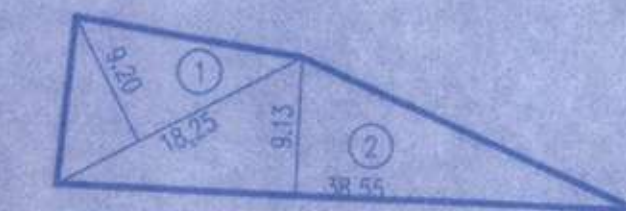
R.G.-1 AREA DIAGRAM & CALCULATION

SCALE 1:500

1	1/2 X 14.40 X 6.92 X 1NO	=	49.82 SQ.MT.
2	1/2 X 16.13 X 1.35 X 1NO	=	10.89 SQ.MT.
3	1/2 X 16.13 X 1.70 X 1NO	=	13.71 SQ.MT.
4	1/2 X 16.38 X 1.59 X 1NO	=	13.02 SQ.MT.
5	1/2 X 16.13 X 2.37 X 1NO	=	19.11 SQ.MT.
6	1/2 X 35.42 X 3.63 X 1NO	=	64.29 SQ.MT.
7	1/2 X 35.42 X 1.99 X 1NO	=	35.24 SQ.MT.
8	1/2 X 34.10 X 14.45 X 1NO	=	246.37 SQ.MT.
9	1/2 X 12.68 X 6.60 X 1NO	=	41.84 SQ.MT.
10	1/2 X 14.06 X 2.03 X 1NO	=	14.27 SQ.MT.
11	1/2 X 51.48 X 2.69 X 1NO	=	69.24 SQ.MT.
12	1/2 X 33.13 X 7.18 X 1NO	=	118.94 SQ.MT.
13	1/2 X 25.21 X 15.34 X 1NO	=	193.36 SQ.MT.
TOTAL ADDITION		=	890.10 SQ.MT.

TOTAL AREA AS PER 7/12 (OLD)		
S. No.	H. No.	AREA IN SQ.MT.
9	1	1950.00
13	4A	2550.00
14	5A	1580.00
14	5B	380.00
TOTAL		6470.00

TOTAL AREA AS PER 7/12 (NEW)		
S. No.	H. No.	AREA IN SQ.MT.
9B	1	540.00
9B	2	110.00
9B	3	5770.00
9B	4	40.00
9B	5	10.00
TOTAL		6470.00



R.G.-2 AREA DIAGRAM & CALCULATION

SCALE 1:500

1	1/2 X 18.25 X 9.20 X 1NO	=	83.96 SQ.MT.
2	1/2 X 38.55 X 9.13 X 1NO	=	175.99 SQ.MT.
TOTAL ADDITION		=	259.95 SQ.MT.

R. G. AREA STATEMENT	
R.G. No.	AREA IN SQMT.
1	890.10 SQ.MT
2	259.95 SQ.MT
TOTAL	1150.05 SQ.MT

TOTAL R.G. AREA PERMISSIBLE	=	954.00 SQ.MT.
TOTAL R.G. AREA PROVIDED (1+2)	=	1150.05 SQ.MT.



D.D.P. LOCATION

NOT TO SCALE



EXISTING ROAD AREA DIAGRAM & CALCULATION

SCALE 1:500

1	0.50 X 15.00 X 4.64 X 1NO	=	34.80 SQ.MT.
2	0.50 X 15.00 X 4.59 X 1NO	=	37.39 SQ.MT.
3	0.50 X 6.45 X 4.51 X 1NO	=	14.54 SQ.MT.
4	0.50 X 6.45 X 2.24 X 1NO	=	7.22 SQ.MT.
5	0.50 X 4.31 X 4.02 X 1NO	=	8.66 SQ.MT.
6	0.50 X 6.51 X 2.27 X 1NO	=	7.39 SQ.MT.
TOTAL ADDITION		=	110.00 SQ.MT.

PARKING AREA STATEMENT			
FLAT AREA		PARKING	
UP TO 30.00 SQ.M.		NO OF FLATS	CAR SCOOTER
30 TO 40 sqm.		NIL	NIL
2 FLATS (1 CAR)		28	14
1 FLAT (1 SCOOTER)			28
30 TO 60 sqm.		42	21
1 FLAT (2.5 SCOOTER)			105
COMMERCIAL-344.14 SQ.MT		07	21
50 SQ.M-1 CAR. 3 SCOOTER.			
TOTAL		42	155
VISITORS PARKING 5% PERMISSIBLE		3	8
TOTAL		70	163
TOTAL 80% REQUIRED		37	131
REQUIRED CAR PARKIN		37	131
PROVIDE CAR PARKING		100	21 X 6 = 126
TOTAL		100	309

INTERNAL ROAD AREA DIAGRAM & CALCULATION

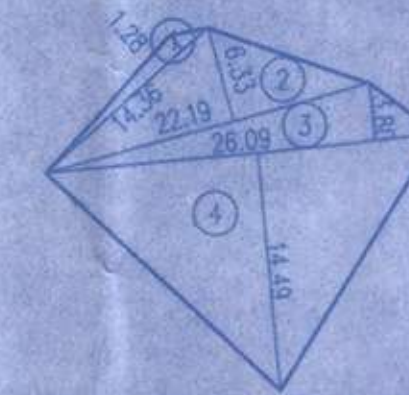
SCALE 1:500

1	1/2	X	16.45	X	4.26	X	1 NO	=	35.04	SQ.MT.	
2	1/2	X	14.99	X	4.83	X	1 NO	=	36.20	SQ.MT.	
3	1/2	X	4.98	X	1.45	X	1 NO	=	3.61	SQ.MT.	
4	1/2	X	5.45	X	3.81	X	1 NO	=	10.38	SQ.MT.	
5	1/2	X	5.45	X	1.61	X	2 NOS	=	8.77	SQ.MT.	
6	1/2	X	5.96	X	1.30	X	1 NO	=	3.87	SQ.MT.	
7	1/2	X	8.09	X	1.16	X	1 NO	=	4.69	SQ.MT.	
8	1/2	X	9.00	X	4.73	X	1 NO	=	21.29	SQ.MT.	
9	1/2	X	5.45	X	2.33	X	1 NO	=	6.35	SQ.MT.	
10	1/2	X	22.18	X	4.25	X	1 NO	=	47.13	SQ.MT.	
11	1/2	X	22.18	X	4.65	X	1 NO	=	51.57	SQ.MT.	
12	1/2	X	6.62	X	2.45	X	1 NO	=	8.11	SQ.MT.	
13	1/2	X	17.81	X	2.30	X	1 NO	=	20.48	SQ.MT.	
14	1/2	X	20.17	X	1.87	X	1 NO	=	18.86	SQ.MT.	
15	1/2	X	6.30	X	1.69	X	1 NO	=	5.32	SQ.MT.	
16	1/2	X	7.22	X	2.53	X	1 NO	=	9.13	SQ.MT.	
TOTAL ADDITION									=	290.80	SQ.MT.

NOW PROPOSED TYPE-A WING D & E			
Floor	CONSTRUCTION AREA	CONSTRUCTION Area 1.80 comm. & 1.80 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm. & 60% RESI with payment of charges
GROUND RESI.	261.06	163.16	97.90
1st	761.41	475.88	285.53
2nd	721.16	450.73	270.43
3rd	727.90	454.94	272.96
4th	928.34	580.21	348.13
5th	913.65	571.03	342.62
6th	906.50	566.56	339.94
7th	820.34	512.71	307.83
TOTAL		6040.36	3775.23

WING D & E			
RESIDENTIAL AREA	TOTAL CONSTRUCTION AREA	CONSTRUCTION Area 1.80 comm. & 1.80 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm. & 60% RESI with payment of charges
6040.36	3775.23	3775.23	2265.14
TOTAL AREA		6040.36	2265.14

DIWANMAN 13-14		
SR. NO.	DESCRIPTION	AREA IN SQ.MT.
1	Area of the plot	6470.00
2	Existing Road	110.00
3	Net Area (1-2)	6360.00
4	18% R.G Area (3)	954.00
5	5% CFC Area (3)	318.00
6	Net Area (3-5)	6042.00
7	1.1 FSI Area OF (6)	6646.20
8	Payment of Premium (0.50 X 6360.00)	3180.00
9	60% TDR Area (3)	4134.00
10	Total Balance Entitlement (7+8+9)	13060.20
11	Ancillary Area FSI Upto 60% OF (10)	8376.12
12	Approved CFC plot area	315.53
13	Permissible FSI CFC (315.53X1.10) =347.08	347.08



CALCULATION CFC AREA DIAGRAM & SCALE 1:500

CFC PLOT			
1	1/2 X 14.36 X 1.28 X 1 NO	=	9.19 SQ.M
2	1/2 X 22.19 X 6.33 X 1 NO	=	70.23 SQ.M
3	1/2 X 26.09 X 3.80 X 1 NO	=	49.57 SQ.M
4	1/2 X 26.09 X 14.49 X 1 NO	=	189.01 SQ.M
TOTAL ADDITION			= 318.00 SQ.M

PROFORMA AREA STATEMENT		
SR.No.	Description	Proposed Area in (Sq.m)
1	Area of Plot (Minimum area of a.b.c to be considered)	6470.00
a	As per ownership document (7/12, CTS extract)	6470.00
b	As per measurement sheet	6474.33
c	As per site	6472.00
2	Deduction for	
a	Area under Existing Road	110.00
b	Area under Encroachment area	
c	Total (a+b)	110.00
3	Balance area of plot (1-2)	6360.00
4	Amenity Space (If applicable)	
a	Required 5% of CFC(approved)=318.00sq.m	315.53
a1	Proposed 5% of 3 =318.00sq.m	318.00
b	Adjustment of 2(b), if any-	NIL
5	Net Plot Area (6360.00-318.00)	6042.00
6	Recreational Open space (If applicable) of 3	
a	Required 12% R.G	946.56
b	Proposed R.G	1150.05
9	Built up area with reference to Basic F.S.I. as per front road width (6042.00 X 1.10)	6646.20
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width/700 Zone (6360.00X0.50)	3180.00
b	Total entitlement proposed	6646.20
11	Existing Builtup area Type A (wing A,B,C) O.C Received	2846.48
a	Balance potential area	3799.72
b	Ancillary area FSI up to 60% payment of charges 3799.72 X 60%	2279.83
c	Total Balance potential	8075.55
12	Total entitlement of FSI permissible	8926.03
13	Total Builtup area in proposal	
a	Existing builtup area (Type A wing A,B,C)	2846.48
b	Proposed builtup area	3775.23
c	Proposed ancillary area (3775.23X60%)	2265.13
d	Total proposed Builtup area + Ancillary area (3775.23+2265.13)	6040.36
14	Total (approved +proposed)(2846.48+6040.36)	8886.84

DETAILS OF CFC PLOT	
Approved CFC plot area	315.53
Proposed CFC plot area	318.00
Permissible FSI CFC (318.00 X 1.10) = 349.80	349.80
Permissible Ancillary area (349.80X0.60)	209.88
Total entitlement FSI in CFC PLOT (349.80+209.88)	559.68
PROPOSED BUA area	344.14
PROPOSED Ancillary area (344.14X0.60)	275.32
TOTAL Proposed area (344.14+275.32)	619.46

PERMISSIBLE BUILTUP AREA	= 3902.44	Sq.m
PERMISSIBLE RESIDENTIAL 60% ANCILLARY AREA(WITH PREMIUM)	= 2281.46	Sq.m
TOTAL PERMISSIBLE RESIDENTIAL 60% ANCILLARY AREA +BUA	= 6083.89	Sq.m
PROPOSED RESIDENTIAL BUILTUP AREA	= 3775.23	Sq.m
PROPOSED RESIDENTIAL 60% ANCILLARY AREA	= 2265.13	Sq.m
PROPOSED RESIDENTIAL 60% ANCILLARY AREA+BUA	= 6040.36	Sq.m
TOTAL PERMISSIBLE BUILTUP AREA	= 8930.37	Sq.m
TOTAL PROPOSED BUILTUP AREA	= 8886.84	Sq.m

TOTAL C.F.C. PERMISSIBLE B.U.A.	=	349.80 SQ.MT.
TOTAL C.F.C. PROPOSED B.U.A.	=	344.14 SQ.MT.

CONTENTS OF SHEET
GROUND FLOOR & TYPICAL FLOOR PLAN, ELEVATION, SECTION ETC

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

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

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

Approved as amended in Subject to the Conditions mentioned in Office Letter No. VVC/MC/TP/AMC/ dated 13.10.2021
V.P. 4651, 527, 2021-22
Dated 13.10.2021

COMMISSIONER
VASAI-VIRAR CITY MUI
Virar (East), Pin No. 401 202, Palghar.

Certified that the above permission is issued by Commissioner, VVC/MC, Virar.

Deputy Director,
VVC/MC, Virar.



REVISION	DESCRIPTION	DATE	SIGNATURE
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CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/05/2020 AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND ARE IN ACCORDANCE WITH THE AREA STATED IN THIS DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT :-

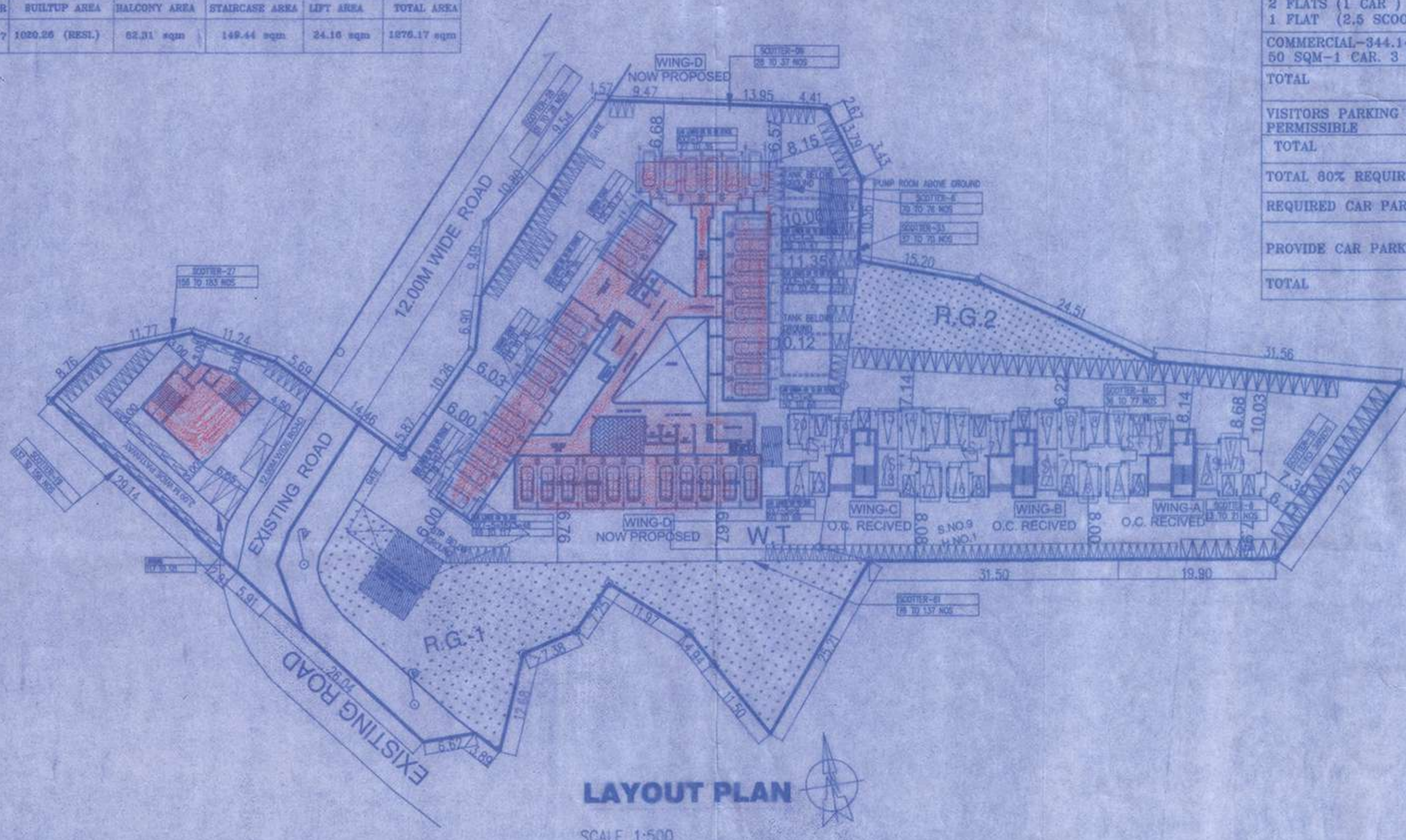
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON
OLDS. NO. 9, H. NO. 1, S. NO. 13, H. NO. 4A, S. NO. 14, H. NO. 5A & 5B,
NEW S. NO. 9B, H. NO. 1 TO 5,
AT VILLAGE DIWANMAN TALUKA - VASAI-VIRAR DISTRICT - PALGHAR
FOR R AND J BUILDLINE LLP
NAME OF OWNER
M/S. R AND J BUILDLINE LLP
SHRI. JAGDISH A. DIWANI & SHRI. RAMESH JOGANI
Partner

DATE	JOB NO	DRG NO	SCALE	DRAWN BY	AMD. NO.
16/09/2021		01	AS-SHOWN	VRUSHALI	01/2021

NORTH LINE

DIVYESH SHAH
ARCHITECT

MUMBAI OFFICE: 1/13, ZAVERI BLDG. 305/309, RAJA RAMMOHAN ROY ROAD, MUMBAI-400 004.
VASAI OFFICE: 103, LUCKY PALACE, STATION ROAD, VASAI (W), DIST: PALGHAR-401202, TEL. NO. 0250-2350001/2350002.



LAYOUT PLAN

SCALE 1:500