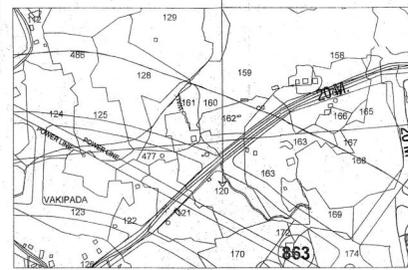


OCCUPANCY	SIZE OF TENEMENT FLAT/SHOP	PARKING SPACE REQUIRED				PROPOSED PARKING			
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL	up to 30.00 sqm	247	---	---	---	---	---	---	---
	30 to 40 sqm	---	---	---	---	---	---	---	---
	40 to 80 sqm	02	---	01	04	---	---	---	---
	80 to 150 sqm	---	---	---	---	---	---	---	---
	150 & Above	---	---	---	---	---	---	---	---
SHOP	48.53 sqm	03	---	01	04	---	---	---	---
OFFICE	140.56 sqm	02	---	2.10	11.00	---	---	---	---
TOTAL	187.09 sqm	254.00	---	4.10	513.00	0.20	25.65	4.30	538.65

TOTAL P. LINE B/U AREA STATEMENT (TYPE-A, B, C) PROPOSED

TYPE	BUILT UP AREA	STILT AREA	DEPOSED AREA	PORUM AREA	LIFT AREA
TYPE A-1	450.47 SQMT	---	---	---	11.95 SQMT
TYPE B-1	9102.80 SQMT	219.48 SQMT	222.96 SQMT	424.56 SQMT	411.61 SQMT
TYPE C-1	4216.08 SQMT	103.45 SQMT	79.44 SQMT	---	145.13 SQMT
TOTAL	13769.35 SQMT	322.93 SQMT	302.40 SQMT	424.56 SQMT	568.69 SQMT



LOCATION PLAN (Scale 1:5000)

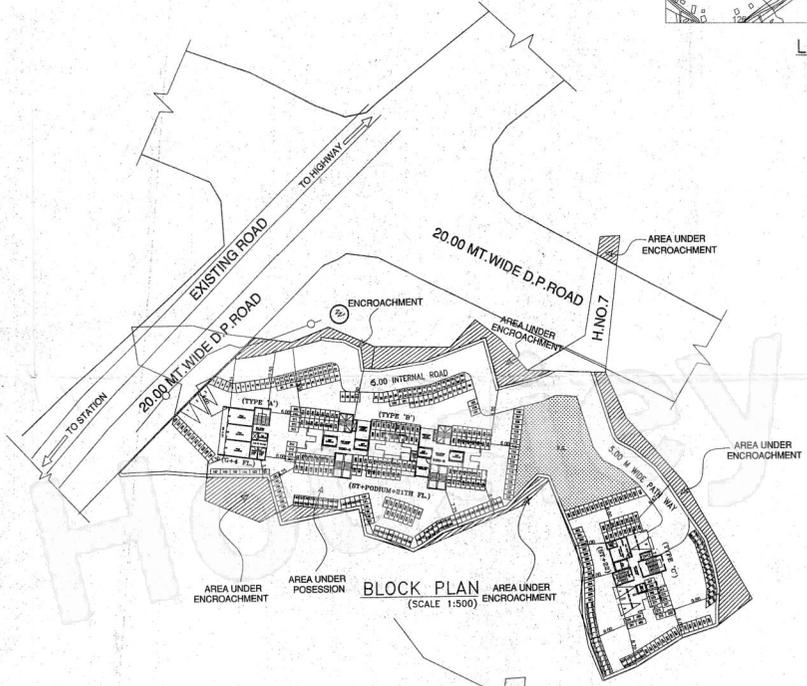
PLOT AREA CALCULATION

A) AREA UNDER ROAD

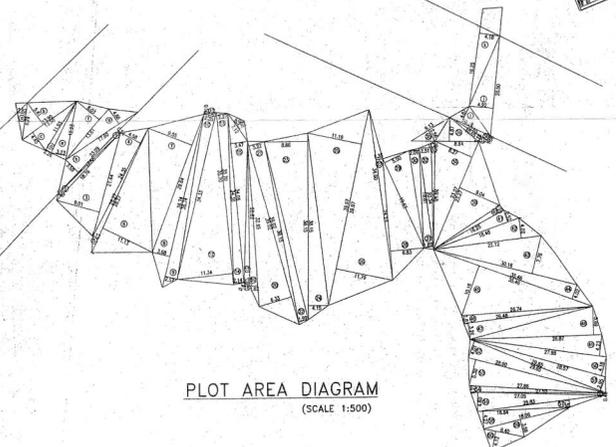
1	1/2 X 8.79 X 2.82 X 1NO	=	12.39 SQMT
2	1/2 X 13.96 X 3.21 X 1NO	=	36.89 SQMT
3	1/2 X 13.80 X 4.45 X 1NO	=	30.83 SQMT
4	1/2 X 11.95 X 2.26 X 1NO	=	13.50 SQMT
5	1/2 X 12.23 X 3.23 X 1NO	=	19.75 SQMT
6	1/2 X 13.61 X 6.03 X 1NO	=	41.02 SQMT
7	1/2 X 17.80 X 4.86 X 1NO	=	42.77 SQMT
8	1/2 X 20.89 X 3.59 X 1NO	=	41.64 SQMT
9	1/2 X 10.19 X 4.87 X 1NO	=	24.81 SQMT
10	1/2 X 20.50 X 4.82 X 1NO	=	50.43 SQMT
11	1/2 X 16.25 X 4.18 X 1NO	=	33.98 SQMT
TOTAL			350.00 SQMT

B) CLEAR PLOT AREA

1	1/2 X 17.56 X 0.54 X 1NO	=	4.74 SQMT
2	1/2 X 18.76 X 0.73 X 1NO	=	6.85 SQMT
3	1/2 X 21.44 X 0.91 X 1NO	=	96.59 SQMT
4	1/2 X 24.26 X 4.58 X 1NO	=	55.76 SQMT
5	1/2 X 28.27 X 1.12 X 1NO	=	15.83 SQMT
6	1/2 X 28.27 X 11.13 X 1NO	=	157.32 SQMT
7	1/2 X 28.84 X 8.95 X 1NO	=	141.53 SQMT
8	1/2 X 36.74 X 3.68 X 1NO	=	67.60 SQMT
9	1/2 X 36.74 X 2.57 X 1NO	=	47.21 SQMT
10	1/2 X 34.33 X 2.35 X 1NO	=	40.34 SQMT
11	1/2 X 2.51 X 0.58 X 1NO	=	0.73 SQMT
12	1/2 X 35.70 X 11.34 X 1NO	=	202.42 SQMT
13	1/2 X 35.70 X 2.27 X 1NO	=	40.52 SQMT
14	1/2 X 34.36 X 2.14 X 1NO	=	36.77 SQMT
15	1/2 X 34.05 X 3.47 X 1NO	=	59.08 SQMT
16	1/2 X 7.12 X 1.82 X 1NO	=	6.48 SQMT
17	1/2 X 28.82 X 1.16 X 1NO	=	16.72 SQMT
18	1/2 X 1.40 X 0.47 X 1NO	=	0.33 SQMT
19	1/2 X 32.95 X 1.62 X 1NO	=	26.69 SQMT
20	1/2 X 39.02 X 6.33 X 1NO	=	123.50 SQMT
21	1/2 X 39.02 X 3.42 X 1NO	=	66.72 SQMT
22	1/2 X 38.15 X 1.88 X 1NO	=	35.73 SQMT
23	1/2 X 38.15 X 8.86 X 1NO	=	169.00 SQMT
24	1/2 X 38.15 X 4.15 X 1NO	=	77.09 SQMT
25	1/2 X 39.97 X 11.19 X 1NO	=	223.83 SQMT
26	1/2 X 39.97 X 11.79 X 1NO	=	235.02 SQMT
27	1/2 X 34.90 X 1.35 X 1NO	=	23.36 SQMT
28	1/2 X 24.23 X 6.83 X 1NO	=	82.75 SQMT
29	1/2 X 19.63 X 5.50 X 1NO	=	53.98 SQMT
30	1/2 X 19.81 X 2.98 X 1NO	=	29.40 SQMT
31	1/2 X 25.34 X 1.89 X 1NO	=	19.22 SQMT
32	1/2 X 21.12 X 2.31 X 1NO	=	24.81 SQMT
33	1/2 X 21.52 X 0.76 X 1NO	=	8.18 SQMT
34	1/2 X 23.27 X 8.27 X 1NO	=	96.22 SQMT
35	1/2 X 8.13 X 2.56 X 1NO	=	11.69 SQMT
36	1/2 X 8.84 X 4.87 X 1NO	=	21.77 SQMT
37	1/2 X 10.85 X 1.16 X 1NO	=	5.60 SQMT
38	1/2 X 10.65 X 1.06 X 1NO	=	5.11 SQMT
39	1/2 X 23.27 X 9.94 X 1NO	=	105.18 SQMT
40	1/2 X 16.28 X 1.38 X 1NO	=	9.75 SQMT
41	1/2 X 18.48 X 2.50 X 1NO	=	23.28 SQMT
42	1/2 X 22.12 X 4.02 X 1NO	=	44.46 SQMT
43	1/2 X 30.16 X 7.76 X 1NO	=	117.02 SQMT
44	1/2 X 25.46 X 4.02 X 1NO	=	75.27 SQMT
45	1/2 X 24.46 X 10.16 X 1NO	=	180.14 SQMT
46	1/2 X 26.74 X 1.62 X 1NO	=	21.66 SQMT
47	1/2 X 26.64 X 3.26 X 1NO	=	43.16 SQMT
48	1/2 X 26.87 X 5.89 X 1NO	=	78.45 SQMT
49	1/2 X 27.68 X 4.23 X 1NO	=	59.18 SQMT
50	1/2 X 28.57 X 4.18 X 1NO	=	59.71 SQMT
51	1/2 X 29.65 X 2.85 X 1NO	=	43.73 SQMT
52	1/2 X 28.05 X 4.01 X 1NO	=	56.45 SQMT
53	1/2 X 28.80 X 3.50 X 1NO	=	76.59 SQMT
54	1/2 X 27.88 X 1.27 X 1NO	=	19.69 SQMT
55	1/2 X 27.50 X 0.40 X 1NO	=	5.51 SQMT
56	1/2 X 27.00 X 4.80 X 1NO	=	64.82 SQMT
57	1/2 X 25.83 X 1.50 X 1NO	=	19.37 SQMT
58	1/2 X 18.94 X 4.27 X 1NO	=	40.22 SQMT
59	1/2 X 18.08 X 3.38 X 1NO	=	32.33 SQMT
60	1/2 X 8.40 X 4.12 X 1NO	=	17.30 SQMT
TOTAL			3520.00 SQMT
TOTAL (A+B)			3870.00 SQMT
AREA UNDER ENCROACHMENT			480.00 SQMT
TOTAL AS PER 7/12			4350.00 SQMT



BLOCK PLAN (SCALE 1:500)



PLOT AREA DIAGRAM (SCALE 1:5000)

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
TYPE-A	GR + 4	450.47 SQMT
TYPE-B	ST+POD+21	9102.80 SQMT
TYPE-C	ST + 22	4284.66 SQMT

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

Building No.	Floor No.	Apartment No.	Carpet Area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	3	4	5	6
TYPE-A	GR + 4	201 to 203	57.87 SQMT	---	---
TYPE-B	ST+POD+21	162 Flats	29.96 SQMT	324 Nos	---
TYPE-C	ST + 22	85 Flats	24.68 & 29.96 SQMT	170 Nos	---

Note: Above statements may vary, wherever required.

REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL WITH SHOP LINE OFFICE BUILDING ON REVENUE S.No. 120/ Area No. 3, 4 AT NEW & OLD P.H. NO. 8/3. Heavy Chandragiri, Tal. Haveli, Dist. Palghar. Drawing Sheet No. 1.

Stamps of registered plan duly approved here-with Supercedes all the earlier approved plans.

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

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AM/02/04/2-1-2-2, V.P. No. 25/1/12-1-2012. Dated: 25/1/12-1-2012.

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
V.V. No. 401, Old. P.H. No. 8/3, CHANDRAGIRI, DIST. PALGHAR.

Certified that the above permission is in accordance with the provisions of the V.V. Act, 1956.

Deputy Director,
VVCMC, Virar.

AREA STATEMENT

- Area of plot (Minimum area of a, b, c)
 - (a) As per ownership sheet (17/12, CT No. 2) = 4310.00
 - (b) as per measurement sheet (17/12, CT No. 2) = 3870.00
 - (c) as per site = 3870.00
- Deductions for
 - (a) Proposed D.P./D.P. Road/Service Road/Highway widening = 350.00
 - (b) Any D.P. Reservation area = 350.00
 - (Total a + b) = 350.00
 - (b) Balance area of plot (1-2) = 3520.00
- Balance area of plot (1-2) = 3520.00
- Amenity Space (if applicable) = 3520.00
 - (a) Required - 3520.00
 - (b) Adjustment of 2(b), if any - 3520.00
 - (c) Balance Proposed - 3520.00
- Net plot Area (3-4+c) = 3520.00
- Recreational Open space (if applicable) = 3520.00
 - (a) Required - 3520.00
 - (b) Proposed - Physical = 3520.00
- Internal Road area = 3520.00
- Plotable area (if applicable) = 3520.00
- Built up area with reference to Basic F.S.I. as per front road width (3520.00 x 1.10) (Sr. No. 5, Basic F.S.I) (3520.00 X 1.1) = 3872.00
- Addition of FSI on payment of premium (3872.00 X 0.5) = 1936.00
 - (a) Maximum permissible premium FSI - based on road width / TOD Zone = 1935.00
 - (b) Proposed FSI on payment of premium = 1935.00
- In-site FSI / TDR loading = 3872.00
 - (a) In-site area against D.P. road (2.0 x Sr. No. 2 (a)), if any (3870.00 X 0.30) = 3485.00
 - (b) In-site area against Amenity Space if handed over (2.00 or 1.65 x Sr. No. 4 (b) and / or (c)), = 3485.00
 - (c) TDR area = 3485.00
 - (d) Total In-site / TDR loading proposed (11 (a) + (b) + (c)) = 2850.00
- ADDITIONAL FSI area under Chapter No. 7 = 2850.00
- Total entitlement of FSI in the proposal Balance = 2850.00
 - (a) (9 + 10b) + 11(d) + 12 whichever is applicable. (3872.00 + 1935.00 - 2850.00) = 8657.00
 - (b) Ancillary Area FSI upto 60% or 80% with payment of charges. 60% = 5194.20
 - (c) Total entitlement (a + b) = 13851.20
- 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) = 2.5
- Total Built-up Area in proposal (excluding area at Sr. no. 17 (e)) = 13851.20
 - (a) Existing Built-up Area. (Approved Built up Area) = 13769.35
 - (b) Proposed Built-up Area (as per P-Plan) = 13769.35
 - (c) Total (a+b) = 13769.35
- F.S.I Consumed (15/13) (should not be more than serial No. 14 above) = 0.99
- Area for Inclusive Housing, if any = 0.99
 - (a) Required (20% of Sr.No. 5) = 0.99
 - (b) Proposed = 0.99

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

Signature _____

(Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration -

I/We undersigned 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 person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

For PLATINUM PROPERTIES
NAME OF OWNER / P.O.A. _____
SIGNATURE OF APPLICANT _____

SIGN OF L/S

ALEX CONSULTING ARCHITECT, STRUCTURAL ENGINEER, GOVT. REGISTERED VALUER

DATE _____

SCALE AS SHOWN

JOB NO. B/208 P.P. PARADISE, NEXT TO GURUDWARA, AMBADI ROAD, VASAI (W) 9370120439 [MOB]

CHECKED BY *Asst. Farooq*

DRAWN BY *Ashwini*

TRUE COPY

For A. Farooq & Associates Architects & Engineers