

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

Approved as amended in Subject to the Conditions mentioned in this office letter No. VVCMC/TP/CC/VPL/5138/238/2022-23 Dated 23/05/2022



COMMISSIONER VASAVI VIRAR CITY MUNICIPAL CORPORATION

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

Deputy Director, VVCMC, Virar.

PROPOSED COMPLEX ON C.T.A. NO. 14/1 OF VILLAGE MAP VVCMC, Virar.

Stamp of Approval of Plans

Sr No.	Area Statement	Total (Sq.Mt)
1	Area Of Plot (Excluding Area Of A, B & C To Be Considered)	2994.49
(a)	As Per Ownership Document (T.D. On Contact)	4000.00
(b)	As Per Measurement Sheet	6201.54
(c)	As Per Site (1a-3C)	4902.33
2	Deduction For	
(a)	40.00 M.Wide D.P.Road Area	1734.99
(b)	Existing Road Area	389.93
(c)	Encroachment Area	747
(d)	Total	2337.99
3	Balance Area Of Plot (1-2)	2363.41
4	Annexure Space (If Applicable)	
(a)	Required - 10%	
(b)	Adjustment Of 20% If Any	
(c)	Balance Proposed	
5	Net Plot Area (3+4) (a)	2363.41
6	Recreational Open Space (If Applicable)	
(a)	Required - (10%)	
(b)	Proposed	
7	Internal Road Area	
8	Placable Area (If Applicable)	
9	Build-up Area With Reference To Basic F.S.I. As Per Basic Road Width (W No S.C. 1)	2488.65
10	Address Of T.S.I. On Payment Of Premium	
(a)	Maximum Permissible Premium F.S.I. Based On Road Width / TOD Zone	0.00
(b)	As Per T.S.I. (S.C. 1)	
(c)	Proposed F.S.I. On Payment Of Premium	0.00
11	In-Situ F.S.I. / TDR Loading	
(a)	Permissible TDR Area (C/F 1/2 X 1.40)	0.00
(b)	Proposed TDR Area	0.00
(c)	Excess Area Against D.P. Road [2.10 X 3/4 No. 2], If Any	
(d)	Proposed TDR Area	
(e)	Total In-Situ F.S.I. / TDR Loading Proposed (11+12+13)	
12	Permissible Additional F.S.I. Area Under Chapter No. 7 (As per 7.2 (ii) - 1C & 1D (b) (50%)-40-2500.36	8729.45
13	Additional F.S.I. Area Proposed Under Chapter No. 7	2173.72
14	Total Enhancement Of F.S.I. In The Proposal	12114.28
(a)	1/2 (12+13) Whichever is applicable	9593.45
(b)	Earlier Approved Build-up Area	0.00
(c)	Balance Potential F.S.I. Of The Plot	9961.63
(d)	Permissible Ancillary Area F.S.I. Up to 80% For Residential (9961.63-300.00-1000.00) (100%)	9661.63
(e)	Permissible Ancillary Area F.S.I. Up to 60% For Residential (9961.63-300.00-1000.00) (60%)	5957.00
(f)	Total Permissible Ancillary Area With Payment Of Charges (14e)	5750.44
(g)	Proposed Ancillary Area With Payment Of Charges (14e)	15252.32
(h)	Additional Potential Proposal (14f)	
(i)	Total Enhancement (14g)	15252.32
15	Maximum Under Area Limit Of F.S.I. (Building Potential) Possible 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	318
16	Total Build-up Area In Proposed (Including Area As Per 15)	0.00
(a)	Existing Build-up Area	0.00
(b)	Earlier Approved Build-up Area	0.00
(c)	New Proposed Build-up Area (As Per 15)	15251.69
(d)	Total (16)	15251.69
17	F.S.I. Consumed (15)(i) (Should Not Be More Than Serial No. 14 Above)	0.00
18	Area For Inclusive Housing, If Any	
(a)	Required (20% Of 16)	
(b)	Proposed	

PROFORMA II

CONTENTS OF SHEET
LAYOUT PLAN, BLOCK PLAN, SCHEDULE OF DOORS & WINDOWS, PLOT AREA DIAGRAM & CALCULATION, LIGHT AND VENTILATION AREA STATEMENT, PARKING AREA STATEMENT, PREMIUM AREA STATEMENT

CERTIFICATE OF AREA
I CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28/05/2022, AND THE DIMENSIONS OF THE PLOT STATED IN THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TAKES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORDS

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL CUM SHOPLINE BUILDING ON S.NO.-351, H.NO.-5B, 5C, S.NO.-352, H.NO.-1/1 AT VILLAGE - JUCHANDRA TALU - VASAVI, DIST. - PALGHAR

NAME OF OWNER / APPLICANT: SHRI. JUBIN AMRAT VAIDYA
SIGNATURE OF OWNER: [Signature]

Date: 23/05/22
Job No: 01 of 01
Drg No: 01 of 01
Scale: 1/100
Dwn By: [Signature]
Chd By: [Signature]

NORTH LINE
A.JAY WADE & ASSOCIATES
Architects, Engineers & Surveyors.
A/1, 1ST FLOOR, SAI TOWER, AMBADI ROAD, VASAVI (WEST), PHONE NO-0290-230504, 230505
projects@ajaywade.in

P-LINE AREA STATEMENT (SQ.MT)

FLOOR	P-LINE AREA (RESIDENTIAL)	P-LINE AREA (COMMERCIAL)	SILT AREA	PARKING SPACE AREA	REFUGE AREA
	A	B	C	D	E
GROUND	93.58	338.40	250.62		
1ST	258.35	108.62		306.03	
2ND				753.43	
3RD	694.15				
4TH	694.15				
5TH	694.15				
6TH	694.15				
7TH	694.15				
8TH	655.46				42.96
9TH	694.15				
10TH	694.15				
11TH	694.15				
12TH	694.15				
13TH	651.19				59.51
14TH	694.15				
15TH	694.15				
16TH	694.15				
17TH	694.15				
18TH	651.19				59.51
19TH	694.15				
20TH	694.15				
21ST	694.15				
22ND	694.15				
23RD	694.15				
TOTAL	14804.47	447.22	250.62	1059.46	161.98

SANITATION STATEMENT

OCCUPANT LOAD = 10 SQ.MT./PERSON
NO. OF PERSONS = CONST./10
I.e. 447.22/10.00 = 44.72 = 45 NOS.

REQUIRED	PROVIDED
SHOP OWNERS	
MAL	
FEM	
1 PER 8 PERSON (45/8=5.63 SAY= 6)	
W.C.	15
URINAL	15
WBASIN	

PARKING STATEMENT AS PER UDCPR

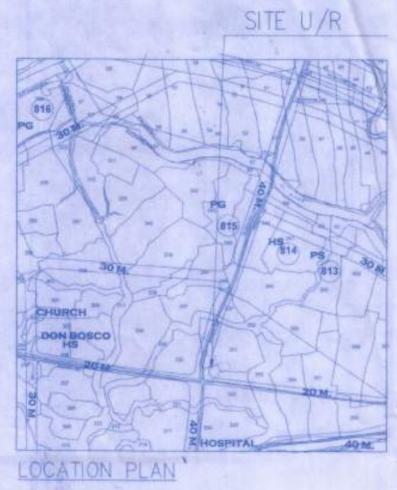
SL. NO.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	EVERY 1 TENEMENT 1 SCOOTER REQUIRED [AS PER UDCPR CLAUSE NO.7.7.1(V)]	274 NOS	00 NOS	274 NOS
2	PARKING FOR COMMERCIAL AREA 363.99/100X2=7.28		7.00 NOS	21.00 NOS
3	GRAND TOTAL PARKING		7.00 NOS	295.00 NOS

FLATS AREA STATEMENT (AS PER EWS SCHEME)

FLATS BELOW 30.00 SQ.MTS	FLATS ABOVE 30.00 & BELOW 50.00 SQ.MTS	TOTAL
186 NOS	88 NOS	274 NOS
68%	32%	100%

10% USE OF COMMERCIAL AREA CALCULATION

BASIC FSI AREA	2488.65 SQ.MT.
PERMISSIBLE COMMERCIAL AREA 10%	248.87 SQ.MT.
PERMISSIBLE COMMERCIAL AREA 248.87X80%	447.97 SQ.MT.
PROPOSED COMMERCIAL AREA	447.22 SQ.MT.



AS PER 7/12 EXTRACT

S.NO.	H.NO.	AREA SQ.MT
351	5B	1000.00
351	5C	1800.00
352	1B	1800.00
TOTAL		4600.00

B EXISTING ROAD AREA CALCULATION

24	1/2 x 16.95 x 5.29 x 1 NO =	44.83 SQ.MT.
25	1/2 x 16.95 x 6.47 x 1 NO =	54.83 SQ.MT.
26	1/2 x 25.83 x 6.94 x 1 NO =	89.63 SQ.MT.
27	1/2 x 25.83 x 6.80 x 1 NO =	87.82 SQ.MT.
28	1/2 x 11.02 x 5.14 x 1 NO =	28.32 SQ.MT.
29	1/2 x 29.73 x 4.58 x 1 NO =	68.08 SQ.MT.
30	1/2 x 29.73 x 2.41 x 1 NO =	35.82 SQ.MT.
31	1/2 x 37.07 x 3.00 x 1 NO =	55.61 SQ.MT.
32	1/2 x 37.07 x 4.09 x 1 NO =	75.81 SQ.MT.
33	1/2 x 17.49 x 6.31 x 1 NO =	55.18 SQ.MT.
TOTAL ADDITION		595.93 SQ.MT.

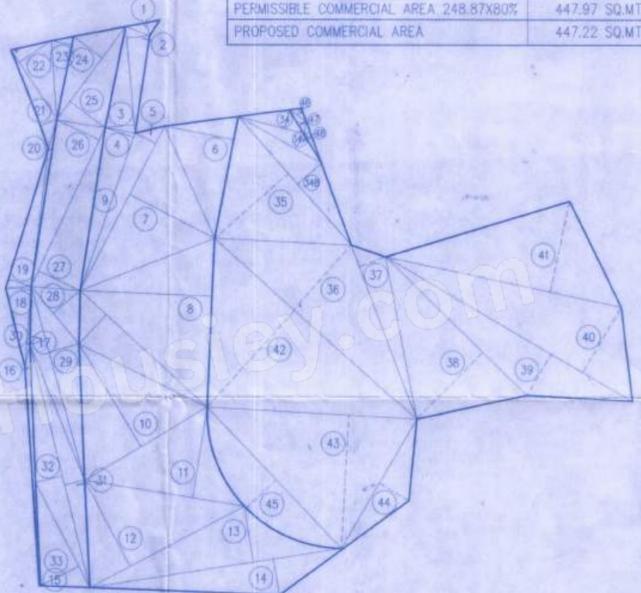
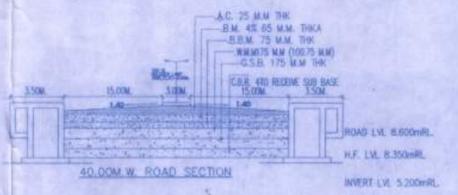
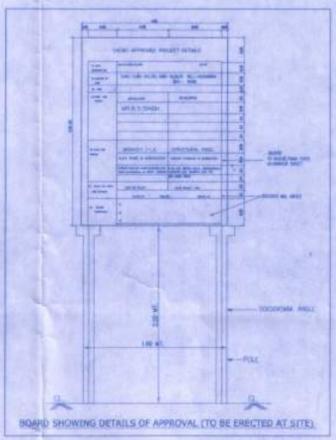
C PLOT AREA CALCULATION

34	1/2 x 10.02 x 2.90 x 1 NO =	14.53 SQ.MT.
34A	1/2 x 14.09 x 2.49 x 1 NO =	17.54 SQ.MT.
34B	1/2 x 25.27 x 4.88 x 1 NO =	59.13 SQ.MT.
35	1/2 x 25.27 x 14.52 x 1 NO =	183.46 SQ.MT.
36	1/2 x 40.05 x 12.74 x 1 NO =	255.12 SQ.MT.
37	1/2 x 27.49 x 4.12 x 1 NO =	56.63 SQ.MT.
38	1/2 x 29.19 x 13.92 x 1 NO =	203.16 SQ.MT.
39	1/2 x 42.20 x 7.10 x 1 NO =	149.81 SQ.MT.
40	1/2 x 42.20 x 11.20 x 1 NO =	236.32 SQ.MT.
41	1/2 x 35.51 x 13.69 x 1 NO =	243.07 SQ.MT.
42	1/2 x 40.05 x 19.31 x 1 NO =	386.68 SQ.MT.
43	1/2 x 30.96 x 19.70 x 1 NO =	304.86 SQ.MT.
44	1/2 x 22.10 x 5.05 x 1 NO =	55.81 SQ.MT.
45	2/3 x 28.75 x 6.09 x 1 NO =	116.73 SQ.MT.
TOTAL ADDITION		2282.95 SQ.MT.

D ENCROACHMENT AREA CALCULATION

46	1/2 x 3.05 x 1.22 x 1 NO =	1.86 SQ.MT.
47	1/2 x 4.18 x 1.26 x 1 NO =	2.63 SQ.MT.
48	1/2 x 6.56 x 0.97 x 1 NO =	3.18 SQ.MT.
TOTAL ADDITION		7.67 SQ.MT.
SUB TOTAL (A+B+C)		4620.54 SQ.MT.

AREA OF PLOT(7/12) = 4600.00



A 40.00 M.W. D.P. ROAD AREA CALC.

1	1/2 x 5.10 x 2.00 x 1 NO =	5.10 SQ.MT.
2	1/2 x 15.77 x 3.42 x 1 NO =	26.97 SQ.MT.
3	1/2 x 15.77 x 4.30 x 1 NO =	33.91 SQ.MT.
4	1/2 x 24.59 x 4.42 x 1 NO =	54.34 SQ.MT.
5	1/2 x 27.25 x 3.42 x 1 NO =	46.80 SQ.MT.
6	1/2 x 18.35 x 10.42 x 1 NO =	95.60 SQ.MT.
7	1/2 x 27.25 x 14.14 x 1 NO =	192.66 SQ.MT.
8	1/2 x 24.97 x 19.50 x 1 NO =	243.46 SQ.MT.
9	1/2 x 23.51 x 5.88 x 1 NO =	75.00 SQ.MT.
10	1/2 x 21.12 x 17.77 x 1 NO =	187.65 SQ.MT.
11	1/2 x 23.98 x 13.56 x 1 NO =	162.58 SQ.MT.
12	1/2 x 25.87 x 14.40 x 1 NO =	186.26 SQ.MT.
13	1/2 x 37.65 x 8.37 x 1 NO =	157.57 SQ.MT.
14	1/2 x 37.65 x 5.40 x 1 NO =	101.66 SQ.MT.
15	1/2 x 32.42 x 0.24 x 1 NO =	3.89 SQ.MT.
16	1/2 x 33.74 x 0.88 x 1 NO =	15.73 SQ.MT.
17	1/2 x 11.96 x 0.48 x 1 NO =	2.87 SQ.MT.
18	1/2 x 11.96 x 3.71 x 1 NO =	22.19 SQ.MT.
19	1/2 x 21.51 x 3.51 x 1 NO =	37.75 SQ.MT.
20	1/2 x 24.95 x 0.58 x 1 NO =	7.24 SQ.MT.
21	1/2 x 15.52 x 2.71 x 1 NO =	21.03 SQ.MT.
22	1/2 x 12.24 x 5.69 x 1 NO =	34.82 SQ.MT.
23	1/2 x 12.41 x 3.08 x 1 NO =	19.11 SQ.MT.
TOTAL ADDITION		1733.99 SQ.MT.

