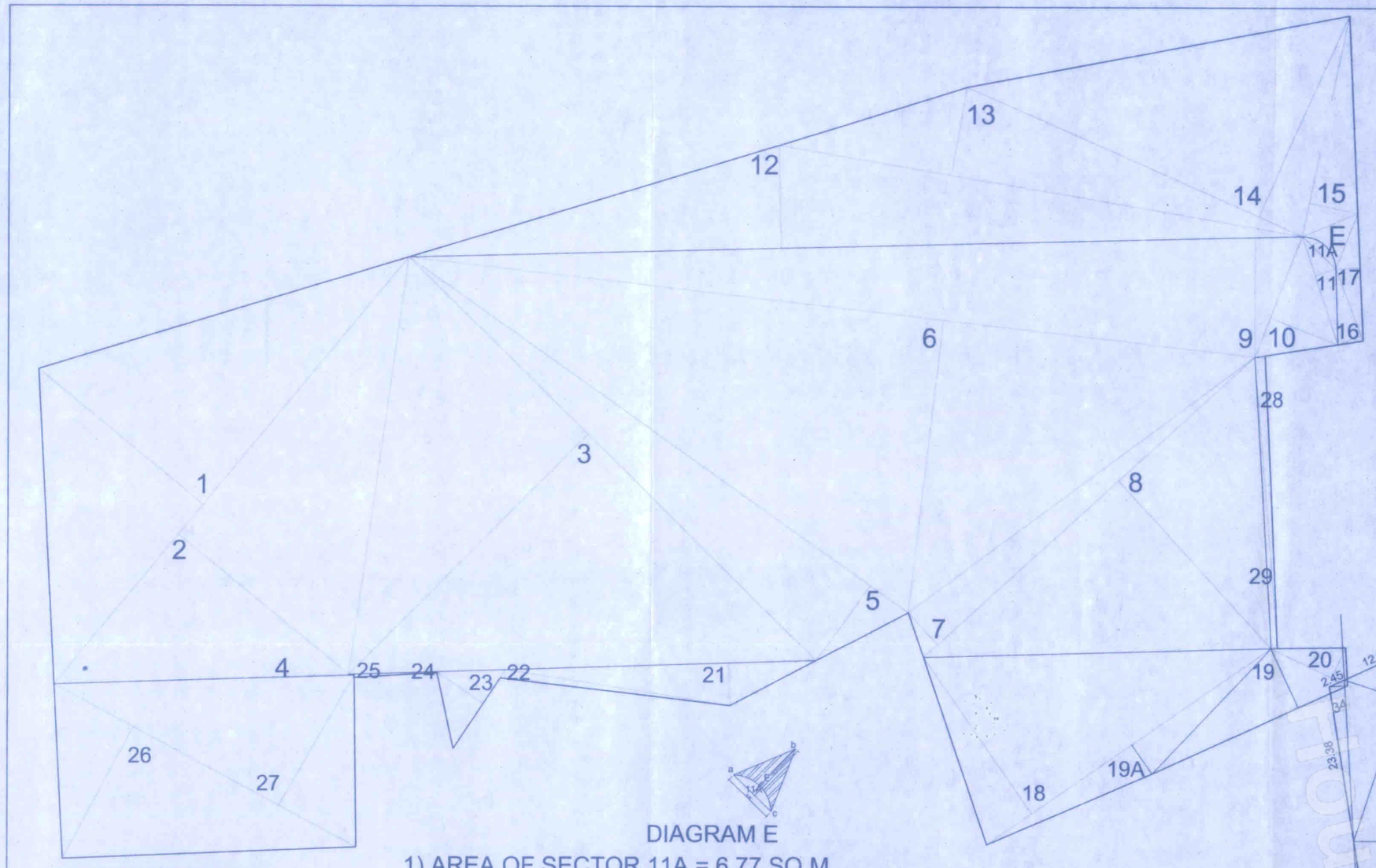


PLOT AREA DIAGRAM
SCALE - 1:500

DIAGRAM E
1) AREA OF SECTOR 11A = 6.77 SQ.M.
2) AREA OF TRIANGLE ABC =
6.96 x 8.20 x 0.5 = 28.53 SQ.M
3) AREA OF HATCH AREA (E) =
AREA OF TRIANGLE ABC - AREA
SECTOR 11 A = 28.53 - 6.77 = 21.76 SQ.M.

DIAGRAM 11a
1) AREA OF SECTOR AOB = πr^2(Angle of segment/360)
= 3.14 X $(7.26)^2$ X (58/360) = 28.93 SQ.M
2) AREA OF TRIANGLE AOB
= 6.96 x 6.37 x 0.5 = 22.16 SQ.M
3) AREA OF SEGMENT ACB = AREA OF SECTOR AOB - AREA OF TRIANGLE AOB
= 28.93 SQ.M - 22.16 SQ.M = 6.77 SQ.M

PLOT AREA CALCULATION.

AREA UNDER PLOT
1) 082.90 X 31.87 X 0.50 = 1321.01
2) 082.90 X 32.98 X 0.50 = 1367.02
3) 085.66 X 50.58 X 0.50 = 2166.34
4) 044.04 X 00.17 X 0.50 = 0003.74
5) 091.49 X 13.76 X 0.50 = 0629.45
6) 126.91 X 44.01 X 0.50 = 2792.65
7) 066.70 X 06.50 X 0.50 = 0216.77
8) 066.70 X 33.91 X 0.50 = 1130.89
9) 133.24 X 17.88 X 0.50 = 1191.16
10) 019.42 X 10.89 X 0.50 = 0105.74
11) 017.00 X 03.22 X 0.50 = 0027.37
11A) AREA OF DIAGRAM = 06.77
28) 043.68 X 01.52 X 0.50 = 0033.20
29) 043.68 X 00.98 X 0.50 = 0021.40= 11013.51 SQ.M.

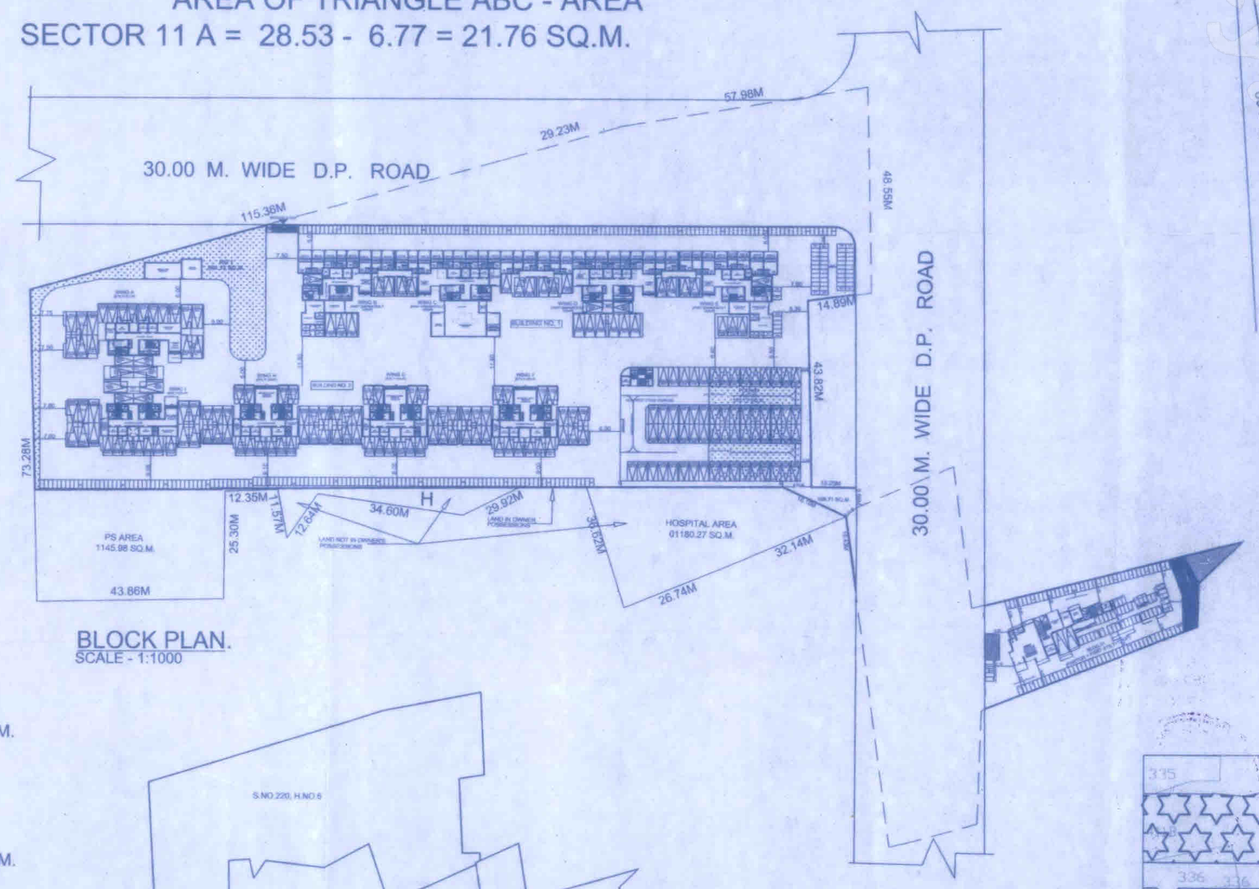
AREA UNDER 30.0 M. DP. ROAD
12) 133.24 X 15.36 X 0.50 = 1023.28
13) 079.14 X 13.36 X 0.50 = 0528.65
14) 054.80 X 32.89 X 0.50 = 0901.20
15) 033.64 X 07.33 X 0.50 = 0123.29
16) 011.47 X 03.72 X 0.50 = 0021.33
17) 019.04 X 03.60 X 0.50 = 0034.27
HATCH AREA (E) = 0021.76=2653.78

AREA UNDER HOSPITAL RESERVATION
18) 051.52 X 28.38 X 0.50 = 0731.06 AREA NOT IN POSSESSION
19) 032.14 X 09.77 X 0.50 = 0157.00
19A) 051.52 X 05.28 X 0.50 = 0136.01
20) 012.75 X 04.96 X 0.50 = 0031.62
21) 046.04 X 06.37 X 0.50 = 0147.78
22) 033.96 X 01.32 X 0.50 = 0022.41
23) 014.12 X 08.39 X 0.50 = 0059.23
24) 012.33 X 00.15 X 0.50 = 0000.92
25) 012.29 X 00.48 X 0.50 = 0002.95= 1288.98 SQ.M.

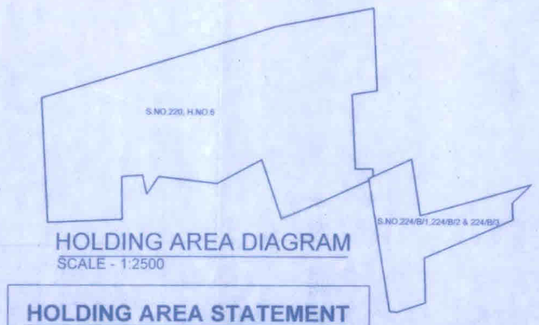
AREA UNDER PS RESERVATION
26) 051.24 X 22.31 X 0.50 = 0571.58
27) 051.24 X 22.42 X 0.50 = 0574.40= 1145.98 SQ.M.

TOTAL PLOT AREA = 16102.25 SQ.M.

AREA UNDER PLOT(S.NO.224)
31) 63.83 X 07.23 X 0.50 = 230.75
32) 58.04 X 08.66 X 0.50 = 251.31
33) 58.04 X 21.72 X 0.50 = 630.31
AREA UNDER 20.00 M.W.D.P ROAD =1112.37 SQ.M.
a) 25.85 X 02.18 X 0.50 = 028.18
b) 34.73 X 11.77 X 0.50 = 204.39
c) 59.33 X 06.05 X 0.50 = 179.47
d) 59.33 X 02.89 X 0.50 = 085.73
e) 84.19 X 15.54 X 0.50 = 654.16
f) 33.54 X 12.66 X 0.50 = 212.31
AREA UNDER 10.00 M.W.D.P ROAD = 1364.24 SQ.M.
g) 84.56 X 01.36 X 0.50 = 057.50
h) 84.56 X 04.25 X 0.50 = 179.69
i) 84.07 X 09.25 X 0.50 = 388.82
j) 30.59 X 08.87 X 0.50 = 135.67 = 0761.68 SQ.M.
AREA UNDER HOSPITAL RESERVATION
34) 24.14 X 02.28 X 0.50 = 027.52 = 0027.52 SQ.M.
TOTAL PLOT AREA(S.NO.224) = 3265.81 SQ.M.
TOTAL PLOT AREA(S.NO.224+S.NO. 220) = 20086.85 SQ.M.

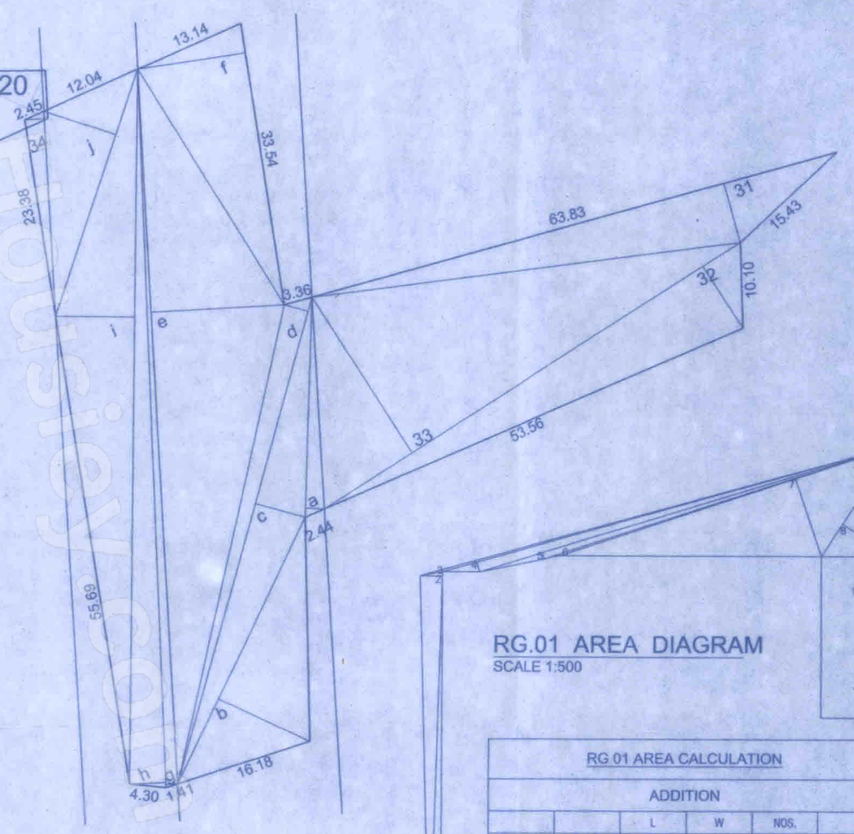


BLOCK PLAN.
SCALE - 1:1000



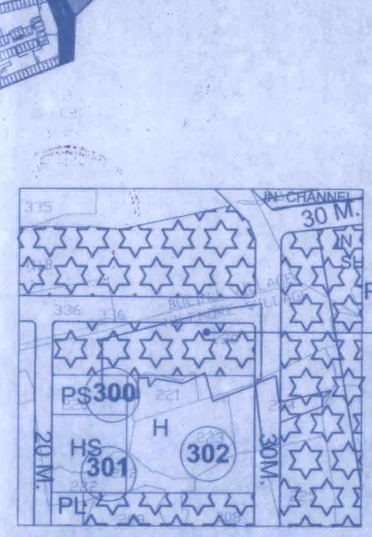
HOLDING AREA DIAGRAM
SCALE - 1:2500

HOLDING AREA STATEMENT	
S.NO. & H.NO.	PLOT AREA IN SQ.M.
220 / 6	16670.00 SQ.M.
224 /B/ 1,2,3	3340.00 SQ.M.
TOTAL	20010.00 SQ.M.



RG.01 AREA DIAGRAM
SCALE 1:500

RG.01 AREA CALCULATION					
ADDITION					
		L	W	NOS.	
1	0.50	47.68	1.31	01	31.230400
2	0.50	47.68	2.59	01	61.745600
3	0.50	57.51	0.24	01	6.901200
4	0.50	54.88	1.18	01	32.379200
5	0.50	50.71	0.79	01	20.030450
6	0.50	42.89	0.22	01	4.717900
7	0.50	40.99	9.63	01	197.368850
8	0.50	15.43	7.04	01	54.31
9	1.00	8.40	18.98	01	159.432000
RG 01 AREA				=	568.12



LOCATION PLAN.
SCALE - 1:5000

PROPOSED SITE U/R

1

PODIUM RG.02 AREA DIAGRAM
SCALE 1:200

PODIUM RG 02 AREA CALCULATION					
ADDITION					
		L	W	NOS.	
1	1.00	21.60	26.70	01	576.72
RG 02 AREA				=	576.72

TOTAL RG AREA CALCULATION			
S.NO.224/B/1,224/B/2 &224/B/3	1	RG AREA	112.00
S.NO.220,H.NO.6	1	RG 1 AREA	568.12
	2	PODIUM RG 2 AREA	576.72
		TOTAL RG AREA	1256.84

PARKING AREA STATEMENT (DATED 28 12 2022) S.NO.220,H.NO.6

BLDG.NO. 2 (WING B,C,D&E)

SR. NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA NO. OF CAR	NON CONGESTED AREA NO.OF SCOOTER	TOTAL NO. OF FLAT OR SHOP BUA	NON CONGESTED AREA NO OF CAR REQ.	NON CONGESTED AREA NO OF CAR PRO.	NON CONGESTED AREA NO OF SCOOTER REQ.	NON CONGESTED AREA NO OF SCOOTER PRO.
1	MULTI FAMILY RESIDENTIAL	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 SQ.M.	02	01	------	00	00	00	00
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	01	01	------	00	00	00	00
		FOR EVERY 2 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02	138NOS.	69	69	138	138
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESSTHAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	01	02	46 NOS.	23	23	46	46
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	02	448 NOS.	00	00	448	448
2	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	482.92 SQ.M.	10	10	29	29
3		IN ADDITION 5% VISITOR PARKING(RESI.)				05	05	32	32
		TOTAL			632 NOS.	107	107	692	692
EVALUATE		BY MULTIPLYING FACTOR 0.80				86	86	60	60
		OPEN PARKING (SIDE OPEN SPACE)				00	00	00	180
		COVERED PARKING (STILT)				00	60	00	00
		COVERED PARKING (PODIUM STACK PARKING)				00	26	00	00
		COMPOSITE PARKING (1 CAR = 6 SCOOTERS)				COUNTED 26 NO. CAR IN PODIUM STACK PARKING			

PARKING AREA STATEMENT (DATED 28 12 2022) S.NO.220,H.NO.6

BLDG.NO. 2 (WING A,F,G,H&I)

SR. NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA NO. OF CAR	NON CONGESTED AREA NO.OF SCOOTER	TOTAL NO. OF FLAT OR SHOP BUA	NON CONGESTED AREA NO OF CAR REQ.	NON CONGESTED AREA NO OF CAR PRO.	NON CONGESTED AREA NO OF SCOOTER REQ.	NON CONGESTED AREA NO OF SCOOTER PRO.
1	MULTI FAMILY RESIDENTIAL	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 SQ.M.	02	01	------	00	00	00	00
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	01	01	------	00	00	00	00
		FOR EVERY 2 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02	23 NOS.	12	12	23	23
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESSTHAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	01	01	------	00	00	00	00
		FOR EVERY 2 TENEMENTS WITH EACH TENUMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	02	850 NOS.	00	00	850	850
2	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	00 NOS.	00	00	00	00
3		IN ADDITION 5% VISITOR PARKING(RESI.)				01	01	44	44
		TOTAL			873 NOS.	13	13	917	917
EVALUATE		BY MULTIPLYING FACTOR 0.80				10	10	00	00
		OPEN PARKING (SIDE OPEN SPACE)				00	00	00	138
		COVERED PARKING (STILT)				00	10	00	00
		COVERED PARKING (PODIUM STACK PARKING)				00	00	00	00
		COMPOSITE PARKING (1 CAR = 6 SCOOTERS)				COUNTED 208 NO. CAR IN STILT PARKING			

PARKING AREA STATEMENT.

S.NO.224/B/1,224/B/2 &224/B/3
BLDG.NO.1 AS PER NEW UDCPR

REQUIRED			PROVIDED				
NO. OF FLATS / CARPET AREA SQ.M.	4 WHEELERS/ CAR	2 WHEELERS/ CYCLES	NO. OF FLATS/SQ.M.	4 WHEELERS/ CAR		2 WHEELERS/ CYCLES	
				REQ.	PRO.	REQ.	PRO.
02 NOS. / 30 SQ.M.	00	04	83	00	00	166	130
02 NOS./ 30 - 40SQ.M.	01	02		00	00	00	00
02 NOS./ 40 - 80SQ.M.	01	05		00	00	00	00
01 NOS./100SQ.M. FOR BUSINESS	02	06	64.11 SQ.M.	02	02	06	06
5% TOTAL NOS. OF FLAT FOR VISITORS				00	00	08	08
TOTAL			83	02	--	180	--
BY 0.80 MULTIPLYING FACTOR				02	02	144	144

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 OF LAW

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

FORM - II

CONTENTS OF SHEET
PLOT AREA DIAGRAM & CALCULATION,RG AREA CALCULATION & DIAGRAM,BLOCK PLAN PARKING AREA STATEMENT & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS
Certified that the above permission is issued by Commissioner VVCMC, Virar.
Deputy Director, VVCMC, Virar.

STAMP OF APPROVAL BY COURT
Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/..... VP/ 6157 & 5894 / 546 / 2022-23
Dated :.....14/03/2023.....
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

DESCREPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL WITH SHOP LINE BUILDINGS ON PLOT BEARING S. NO - 220 , H. NO. - 6 , S.NO.224/B/1,224/B/2 & 224/B/3 AT VILLAGE - NILEMORE, TALUKA - VASAI , DIST - PALGHAR.

NAME OF OWNER
MR. ASHOK M. MEHTA | MRS. CHANDA A. MEHTA | MR. MANEK J. MEHTA

DRAWING HAS BEEN PREPARED AS PER DOCUMENTS,INFORMATIONS & INSTRUCTIONS GIVEN BY THE OWNERS & DEVELOPERS.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
01 02 2023		02	AS SHOWN AS	ADITI	ABHAY RAUT.

NORTH LINE

SIGNATURE, NAME,(IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT.

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTER, L.T. ROAD, BORIVALI (W), MUMBAI - 92.
TEL. :- 2895 4247,022-46037828

LAYOUT DWG. NO. 02