

BUILT UP AREA STATEMENT												
BUILDING	BUILT UP AREA	EXCESS BAL.	BUILT UP AREA	EXCESS BAL.	FREE F.S.I.	FREE OF BALCONY/STAIR CASE	TELEPHONE AREA	REFUSE AREA	POCKET TERRACE	SOCIETY/ARTER OFFICE ROOM	STREET AREA	
GR + STREETS 14TH FLOOR (BUDG. B)	430.26	3351.44	0.00	430.26	3351.44	329.11	1337.89	500.80	398.24	102.77	801.65	0.00
GR + STREETS 14TH FLOOR (TYPE B1, B2)	0.00	5456.80	0.00	0.00	5456.80	543.32	1124.84	752.96	957.80	183.45	634.98	0.00
GR + STREETS 14TH FLOOR (BUDG. C)	0.00	1507.60	0.00	0.00	1507.60	149.86	802.72	3480.18	201.53	61.04	230.58	0.00
GR + STREETS 12TH FLOOR (TYPE C1, C2, C3)	0.00	7027.94	1.31	0.00	7028.05	633.35	2463.63	9608.06	778.85	162.24	826.25	0.00
GR + STREETS 14TH FLOOR (BUDG. C)	0.00	1333.54	0.00	0.00	1333.54	149.84	802.79	2483.37	191.61	60.86	205.80	0.00
GR + STREETS 14TH FLOOR (TYPE A)	725.23	3476.77	0.00	725.23	3476.77	347.35	1024.43	5803.79	429.70	80.32	233.43	0.00
GR + STREETS 14TH FLOOR (TYPE A1, A2, A3)	418.74	6981.20	0.00	418.74	6981.20	692.49	2249.71	11032.14	943.37	147.38	502.36	0.00
GR + STREETS 14TH FLOOR (TYPE D)	0.00	1793.66	0.00	0.00	1793.66	176.46	801.55	2035.67	713.15	72.90	332.68	0.00
TOTAL	1554.23	32007.95	1.31	1554.23	32007.95	3023.76	12074.66	47070.76	3818.85	868.96	3048.28	0.00

OLD PARKING AREA STATEMENTS												
PHASE-2	RECLASSIFIED	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF	PROF. AREA OF
TYPE A	16	10	46	75	11	11	11	11	11	11	11	11
TYPE B	16	10	46	75	11	11	11	11	11	11	11	11
TYPE C	16	10	46	75	11	11	11	11	11	11	11	11
TYPE D	16	10	46	75	11	11	11	11	11	11	11	11
TOTAL	16	10	46	75	11	11	11	11	11	11	11	11

NEW PARKING AREA STATEMENTS												
PHASE-1	REQ. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING	PROF. PARKING
F1, F2	75	658	40	208								
D1	18	322	53	25								
G	55	509	61	65								
C3, C4	25	455	28	55								
C5, C6	19	439	28	55								
H1, H2, H3, H4	149	1228	55	190								
TOTAL	345	3611	265	598								

TOTAL BUILT UP AREA STATEMENT AS PER UDCPR						
FLOOR	BUILT-UP AREA	ANCILARY AREA (60% & 80%)	P-LINE AREA	Total P-line Area		
(TYPE - F1, F2)	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.
D1	207.761	13319.123	166.208	7991.475	373.969	21310.598
G		6002.772		3601.663	0.000	9604.435
C3, C4	201.134	7858.953	160.907	4715.372	362.041	12574.325
H1 TO H4	763.546	19394.005	610.838	11636.402	1374.384	31030.407
C5 C6		7858.953		4715.372		12574.325
TOTAL	1172.441	64102.423	937.953	38461.454	2110.394	102563.877
	65274.864	39399.407		104674.271		

LAYOUT SHEET DRG. NO. 01/20

STAMP OF APPROVAL

The amended plan duly approved
with all the earlier
approved plans

SHALL NOT BE CONSIDERED
AS A CONDITION FOR ANY
LAWYER'S COURT ON LAW

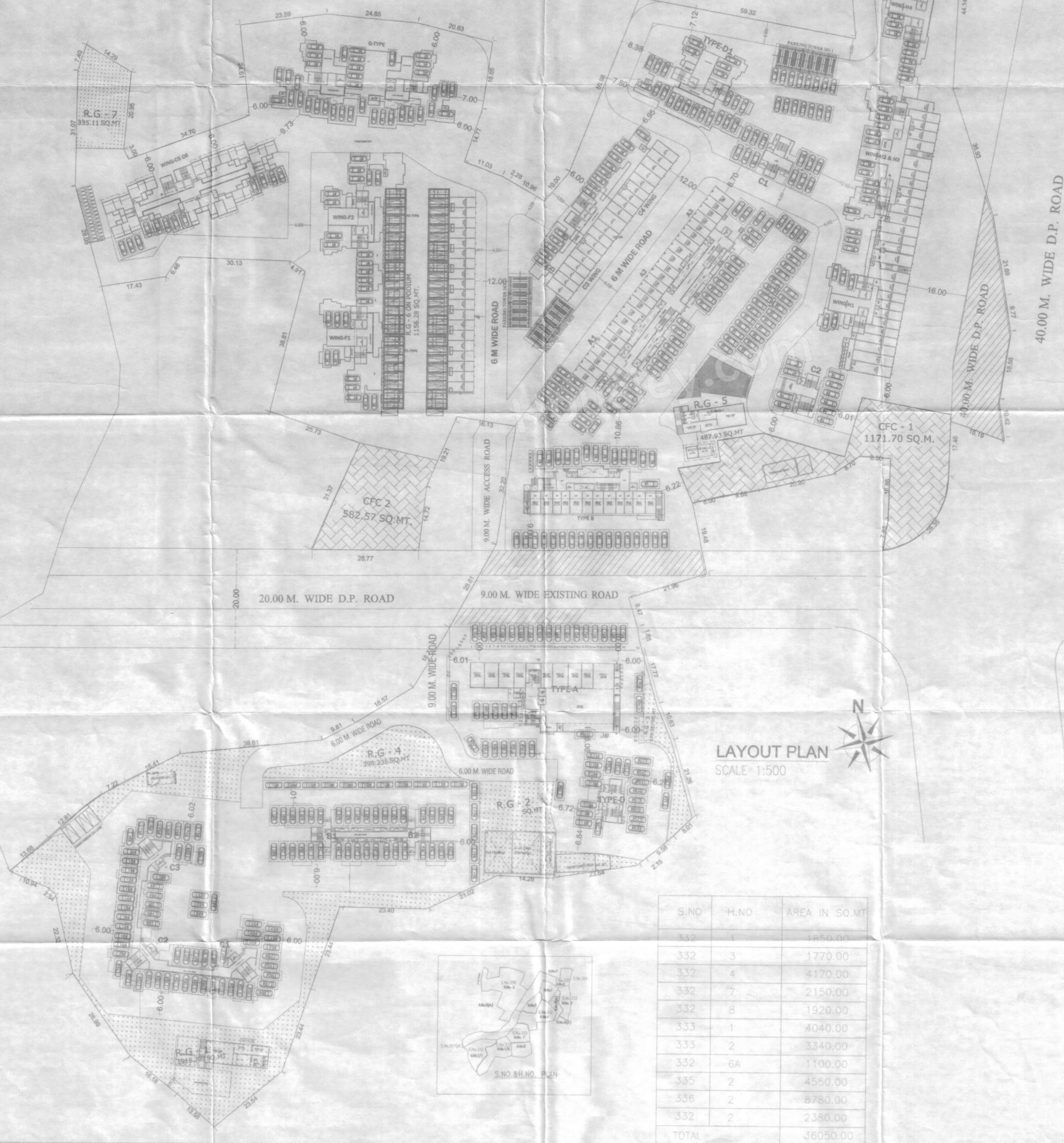


Approved as amended in Subject to the
Conditions mentioned in this Office Letter
No. VVCMC/TP/AMEND/...
VIRAR, C-033, S-03, 2021-22
Dated: 25/01/2022

CC/MISSIGNER
VASAL-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), P.O. No. 401 305, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.



LAYOUT PLAN
SCALE: 1:500



LOCATION PLAN
SCALE: 1:5000

Sr. No.	Description	Approved Area in (Sq.m)	Proposed Area in (Sq.m)
1	Area of Plot (minimum area of a.b.c. To be considered)		
	(a) as per ownership documents (7/12, CTS Extract)	36050.00	36050.00
	(b) as per measurement sheet		
	(c) as per site	36050.00	36050.00
2	Dedication For:		
	a) Proposed 20.0 & 40.0 mts D.P. Road	1213.34	1213.34
	b) Area Under Existing Road	0	0
	c) Area under Encroachment		
	Total: (a+b+c)	1213.34	1213.34
3	Balance Area of Plot (1-2)	34836.66	34836.66
4	Amenity Space (if Applicable)		
	(a) Required: (34836.66 x 5%)	1741.83	1741.83
	(b) Adjustment of 2(b), If any-		
	(c) Balance Proposed-	1741.83	1741.83
5	Net Plot Area (3-4 (c))	33118.66	33094.83
6	Recreation open space (if applicable)		
	(a) Required-	5154.04	5154.04
	(b) Proposed-	5158.94	5158.94
7	Internal Road Area		
8	Plotable Area (if applicable)	33118.66	33094.83
9	Built up Area with reference to basic FSI as per front road width (Sr. No. 5x Basic FSI 1.10) (42224.75x1.10)	36430.53	36404.31
10	Addition of FSI payment of Premium		
11	In-Situ FSI/ TDR loading		
12	Additional FSI area under Chapter No. 7.7.1 (0.50 + 1.40 = 1.90) (36050 x 1.90)		68495.00
13	Total BUA (9 + 13)		104899.31
	(a) Approved BUA		27718.84
	(b) Total Balance BUA		77180.47
	(c) Ancillary area FSI up to 80% (2110.394/1.80=1172.441X80%)		937.953
	(d) Ancillary area FSI up to 60% (75070.075 X 0.60)		45042.05
	(e) Total Entitlement		123160.47
14	Proposed BUA		104674.27

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL SHOPSIDE BLDG ON LAND BEARING NO. 332, H.NO. 123, A.7 & B.5 NO. 333, H.NO. 182 & S.NO. 332, H.NO. 264, S.NO. 335, H.NO. 2, S.NO. 336, H.NO. 2, A.P. PLAGE, BICHANDRA, TALUKA: DUDHATOLI, DIST: PALGHAR

NAME & SIGN OF OWNER.

SIGNATURE OF ARCHITECT.

M/S NAVKAR ESTATE & HOMES PVT. LTD.

M/S NAVKAR HOMES TOWNSHIP LLP

M/S NAVKAR TOWNSHIP PVT. LTD.

NAME OF ARCHITECT.

S. Arch Designs
ARCHITECT

NORTH	DRG. No.	01/20
SCALE	1:500	
DATE	22.12.2021	

S.NO	H.NO	AREA IN SQ.MT
332	1	1850.00
332	3	1770.00
332	4	4170.00
332	7	2150.00
332	8	1920.00
333	1	4040.00
333	2	3340.00
332	6A	1100.00
335	2	4550.00
336	2	8780.00
332	2	2380.00
TOTAL		36050.00