SUMMERY OF CONSTRUCTION AREA	
TOTAL CONSTRUCTION AREA BUILT PORTION	50407.630 SQM
TOTAL CONSTRUCTION AREA UNBUILT PORTION	30875.200 SQM
TOTAL CONSTRUCTION AREA	81282.830 SQM

CONSTRUCTION AREA CALCULATION	
TOTAL CONSTRUCTION AREA BUILT PORTION	50407.63 SQM

SUMMERY OF CONSTRUCTION AREA CLUSTER V			
SR.NO.	BLDG NO.	BLDG TYPE	TOTAL
1	PODIUM		726.96 SQM
	TERRACE		938.86 SQM
2	23	T	10563.85 SQM
3	24	T	10563.85 SQM
4	25	L	8081.68 SQM
TOTAL			30875.20 SQM

COMMERCIAL AREA STATEMENT (BUILT PORTION)			
BLDG NO.	BLDG TYPE	FLOORS	AREA IN SQ.M.
CLUSTER - I			
2		G + 7	131.200
3	ATS	G + 7	182.555
4	ALS	G + 7	145.745
TOTAL			145.745
CLUSTER - II			
10	ALS	G + 7	145.745
11	BTS	G + 7	132.667
12	AL	G + 7	227.580
13		G + 7	186.630
15		G + 7	145.745
TOTAL			838.367
TOTAL COMMERCIA AREA PROPOSED IN I & II			1297.867

COMMERCIAL AREA STATEMENT (UNBUILT PORTION) (CLUSTERV)				
SR.NO.	BLDG NO.	TENAMENTS	BLDG TYPE	BUILT UP AREA
1	23	12	T	183.91 SQM
2	24	12	T	183.91 SQM
3	25	6	L	134.34 SQM
TOTAL		30	-	502.66 SQM

BUILT UP AREA STATEMENT(BUILT PORTION)			
SR.NO.	BLDG NO.	BLDG TYPE	BUILT UP AREA
1	1	AT	2717.614
2	2		2130.403
3	3	ATS	2738.821
4	4	ALS	2153.967
5	5	F	2526.750
6	6	AL	2104.198
7	7	AT	2717.614
8	8	AL	2104.198
9	9	F	2526.750
10	10	ALS1	2153.967
11	11	BTS	2047.143
12	12	AL	2171.958
13	13		2746.675
14	14	BT	2025.135
15	15	AT	2120.187
16	20		1898.700
17	21		2143.390
18	22		1898.700
TOTAL B-UP AREA BUILT PORTION-A			40925.970

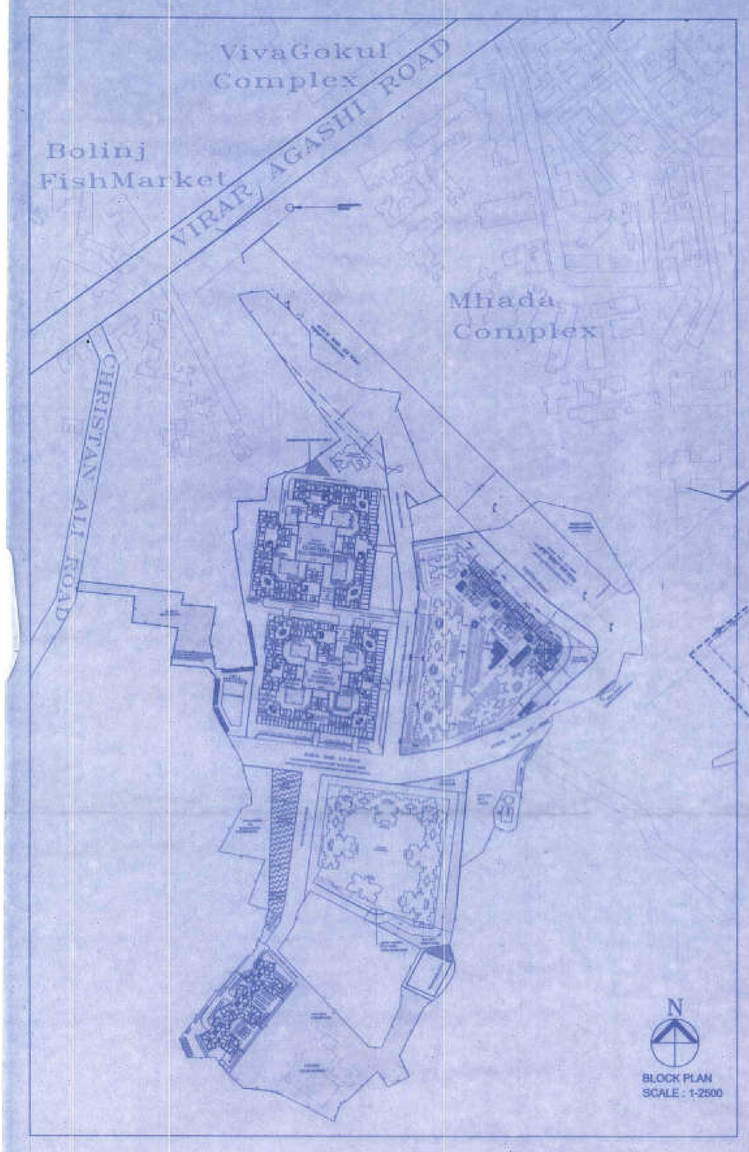
BUILT UP AREA STATEMENT(UNBUILT PORTION)			
CLUSTER V			
1	23	T - GR+P+21 RESI FL	7152.31
2	24	T - GR+P+21 RESI FL	7152.31
3	25	L - GR+P+21 RESI FL	5496.84
TOTAL CLUSTER V BUILT UP=B			19801.46
TOTAL B/UP PROPOSED = A + B			60727.43

GROSS AREA	= 71656.800 SQM
REQUIRED R.G.	= 14331.360 SQM

PROPOSED GARDEN AREA	
GARDEN NOS.	AREA IN SQ.MTS.
1.	1280.220 SQM
2.	933.940 SQM
3.	1935.850 SQM
4.	781.570 SQM
5.	117.340 SQM
6.	6709.040 SQM
7.	1092.74 SQM
8.	372.590 SQM
9.	706.300 SQM
10.	726.960 SQM
PROPOSED R.G.	14656.550 SQM

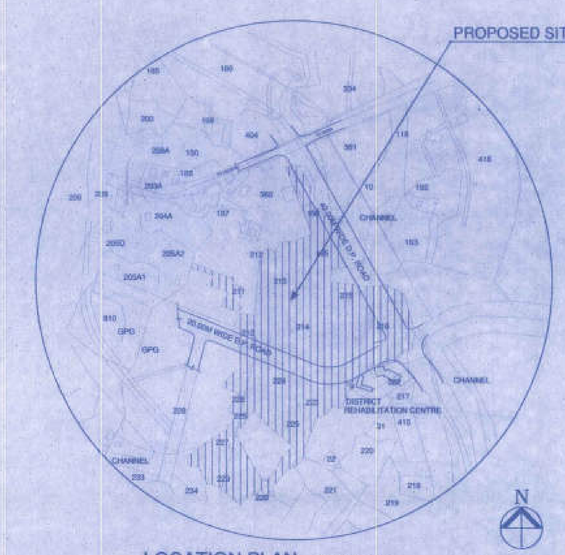
MHADA AREA CALC.	
NET AREA OF BUILT PLOT	60908.280 SQM.
LESS EXISTING BUILT UP AREA	40925.970 SQM
BALANCE AREA	19982.310 SQM
20% OF BALANCE AREA TO HANDED OVER TO MHADA 20% OF 19982.310	3996.460 SQM
AREA PROVIDED FOR MHADA	4038.750 SQM

C.F.C AREA CALC.		
	GROSS AREA OF BUILT PLOT	71656.800 SQM.
	REQD. C.F.C AREA FOR BUILT PLOT	3582.840 SQM.
1.	CFC 1 AREA	1715.980 SQM.
2.	CFC 2 AREA	1426.140 SQM.
3.	CFC 3AREA	440.950 SQM.
	CFC AREA PROVIDED	3583.070 SQM.



PUMP ROOM SECTION
SCALE 1:100

COMPOUND WALL SECTION
SCALE 1:50



LOCATION PLAN SCALE 1:5000

LAYOUT PLAN
SCALE 1:500

PARKING SUMMARY						
CLUSTER	PARKING REQU.			PARKING PROVI.		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
CLUSTER 1	OC GRANTED					
CLUSTER 2						
CLUSTER 3						
CLUSTER 4	–	–	–	–	–	–
CLUSTER 5	272	542	–	272	542	–
CLUSTER 6	–	–	–	–	–	–
CLUB HOUSE	25	50	–	25	50	–
TOTAL	297	592		297	592	

CLUBHOUSE PARKING AREA STATEMENT							
HAVING CARPET AREA	NOS.OF TENAMENT	PARKING REQU.			PARKING PROVI.		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
CLUB HOUSE AREA - 900.00 SQ.MTS. 45 SQ.M. (1 CAR & 2 SCO.)	1	20	40	-	20	40	-
CLUB HOUSE AREA - 401.469 SQ.MTS 50 SQ.M. (1 CAR & 2 SCO.)		5	10		5	10	
TOTAL	1	25	50	-	25	50	-

PARKING AREA STATEMENT CLUSTER V BLDG. NO : 23,24,25							
HAVING CARPET AREA	NO. OF TENAMENT	PARKING REQD.			PARKING PROVIDED		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
BELOW 30 SQ.MTS.							
30 - 50 SQ.MTS.	#18	235	469		235	469	
COMMERCIAL UP TO 302.06/40	39 SHOPS	13	26		13	26	
COMMERCIAL ABOVE 600 / 80 (----)		00	00		00	00	
VISITORS 10 %		23	47		23	47	
TOTAL		272	542		272	542	

AREA OF THE PLOT AS PER 7/12 EXTRACTS		
SURVEY NO.	HISSA NO.	AREA IN SQMTS.
195	1	3230.00
195	2	1500.00
212	1	1110.00
212	3	1870.00
212	4	830.00
212	8/2	1210.00
213	—	11630.00
214	—	12490.00
215	—	6900.00
216	—	9510.00
223	1	2150.00
223	2	1720.00
223	3	1340.00
224	1	4330.00
224	3	50.00
224	4	1110.00
224	5	860.00
224	6	960.00
224	7	880.00
224	8	450.00
224	9	510.00
224	10	380.00
224	11	230.00
224	12	510.00
224	13	50.00
224	14	710.00
224	15	230.00
224	16	300.00
224	17	380.00
224	18	330.00
225	1	760.00
225	3/1	1310.00
225	3/2	580.00
227	1	1270.00
227	2/1	1140.00
227	2/2	1140.00
228	3/2	710.00
211	11/1/3	1310.00
211	14/1	1000.00
224	2	100.00
TOTAL AREA OF THE PROPERTY(A)		77080.000

AREA OF THE PLOT AS PER 7/12 EXTRACTS		
SURVEY NO.	HISSA NO.	AREA IN SQMTS.
196	1D	4046.24
225	5	1210.00
225	6	480.00
225	8	2530.00
226	3/2	200.00
227	3	760.00
227	4	860.00
227	5	660.00
212	8/1	180.00
AREA OF THE PROPERTY (B)		10926.24
TOTAL AREA OF PLOT ALREADY APPROVED TOTAL AREA OF PLOT (A + B)		88006.24

AREA OF THE PLOT NEWLY ADDED AS PER 7/12 EXTRACTS		
SURVEY NO.	HISSA NO.	AREA IN SQMTS.
225	2	810.00
TOTAL AREA OF THE PROPERTY(C)		810.00
TOTAL AREA OF PROPOSAL TOTAL AREA OF PLOT (A + B+ C)		88816.24

	PROFORMA-I	TOTAL
A.	(SR.NO. 2,9,10,11,19 IN ANNEXURE "A")	SQMTR.
1.	AREA OF PLOT (AS PER 7/12)	88816.240
(a)	AREA OF PLOT FOR CALCULATION (AS PER TRANSLATION)	88367.660
2.	DEDUCTION FOR	
(a)	D.P.ROAD 40M/W (7700.93)+20M/W (5467.40)	13168.330
(b)	CHANNEL	1499.00
(c)	HOSPITAL	196.670
(d)	P.G.RESERVATION	1845.960
3.	TOTAL DEDUCTION (a+b+c+d)	16710.880
4.	NET GROSS AREA OF PLOT (2 - 3)	71656.800
5.	RECREATION GROUND AS PER REGULATION 29. (20%)	14331.360
6.	AREA UNDER CFC 5% OF 4	3582.840
7.	PERMISSIBLE CFC BUA (3582.84 X 1 FSI)	3582.840
8.	PROPOSED CFC BUA	1201.466
9.	NET AREA OF PLOT (85% of 4)	60908.280
10.	PERMISSIBLE FSI	1.00
11.	PERMISSIBLE BUA	60908.280
12.	INCENTIVE AREA FOR LAND POOLING (5.5 % OF 9)	3349.960
13.	ADDED DRC AREA (40M/W (7661.93)+20M/W (5426.756))+b(1499.900)	14588.580
14.	TOTAL PERMISSIBLE BUA (11 + 12 + 13)	78846.820
15.	EXISTING BUA	40925.970
16.	NEWLY PROPOSED BUA	15782.710
17.	REQUIRED BUILT UP AREA FOR MHADA (11 - 15) X 20%	3996.460
18.	MHADA AREA PROPOSED	4038.750
19.	TOTAL BUA PROPOSED (15 + 16 + 18)	60727.430
B.	C.F.C. PLOT AREA STATEMENT	
(a)	C.F.C PLOT REQUIRED (@ 5% OF NET GROSS PLOT)	AS PER DRAWING
(b)	PERMISSIBLE BUILT UP AREA FOR C.F.C. PLOT	
(c)	PROPOSED CFC PLOT AREA	
(d)	PROPOSED BUILT UP AREA	
C.	TENEMENT STATEMENT	
(a)	NET AREA OF PLOT ITEM A(12) ABOVE	AS PER DRAWING
(b)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	
(c)	AREA OF TENEMENT (a-b)	
(d)	TENEMENTS PERMISSIBLE	
(e)	TENEMENTS PROPOSED	
(f)	TENEMENTS EXISTING	
	TOTAL TENEMENTS	
D.	PARKING STATEMENT	AS PER DRAWING
(a)	PARKING REQUIRED BY REGULATION	
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS	
(b)	GARAGES PERMISSIBLE	
(c)	GARAGES PROPOSED	
	CAR PROPOSED	
	SCOOTER/MOTOR CYCLE PROPOSED	
	OUTSIDERS	
(d)	TOTAL PARKING PROVIDED	
E.	LOADING /UNLOADING STATEMENT	AS PER DRAWING
	LOADING /UNLOADING REQUIRED	
	TOTAL LOADING/UNLOADING PROVIDED	

1.	PLOT LINES THICK BLACK	8.	DRAINAGE AND SEWERAGE WORK RED DOTTED
2.	EXISTING STREET GREEN	9.	WATER SUPPLY WORK BLUE DOTTED THIN
3.	FUTURE STREET GREEN DOTTED	10.	DEVIATIONS RED HATCHED
4.	PERMISSIBLE BUILDING THICK DOTTED BLACK	11.	RECREATION GROUND GREEN WASH
5.	OPEN SPACES NO COLOUR	12.	ROADS AND SET BACKS BURNT SIENNA
6.	WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED	13.	RESERVATION APPROPRIATE COLOUR CODE
7.	PROPOSED WORK RED FILLED IN		

NOTE: EXISTING WORK TO BE HATCHED BLACK FOR LAND DEVELOPMENT/SUB-DIVISION/LAY-OUT SUITABLE COLOURING NOTATIONS SHALL BE USED DULY INDEXED.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT/ ENGINEER/STRUCTURAL ENGINEER.

PROFORMA II

CERTIFIED THAT THE BLDG PLAN SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE III & STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. (CIVIL) OR EQUIVALENT

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT AND PARKING AREA STATEMENT, CONSTRUCTION AREA STATEMENT, PLOT AREA STATEMENT, R.G. AREA STATEMENT, CFC AREA CALC.

STAMP OF DATE OF RECEIPT OF PLANS

Town Planning Dept. VASAI-VIRAR CITY MUNICIPAL CORPORATION DIST. PALGHAR

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

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

STAMP OF APPROVAL OF PLANS

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/AMENDP/ _____
VP.0278 / 157 / 2020-21
DATED 23/12/2020

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Tal. No. 401 305, Dist. Palghar.

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Development Permission for residential with shopline buildings on Land bearing S.No.195 H.No.1 & 2, S. No.196 H. No.1D, S.No. 211 H. No.11/1/3, 14/1 S.No.212 H.No.1, 3, 4 & 8/1 & 8/2, S. No.213, 214, 215, 216, S. No.223 H.No.1, 2, 3, S. No.224 H. No.1 to 18, S. No.225 H. No. 1, 2, 3/1, 3/2, 5, 6 & 8, S. No. 226 H. No.3/2, S. No.227 H. No.1, 2/1, 2/2, 3/2, S. No.228 H. No.3/2, situated at Village Bolinj, Tal: Vasai, Dist: Palghar at Virar (w).

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

Deputy Director, VVCMC, Virar.

NAME OF OWNER
MR.NAYAN ARVIND SHAH

DATE	JOB NO.	B.P.NO.	SCALE	DRAWN BY	CHECKED BY
09/12/2020		2910	AS SHOWN	ASHISH	AR SONALI
NORTH LINE	DRG.NO.	SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/ STRUCTURAL ENGINEER.			

ARCHITECT
SONALI A. BAGWADKAR
1,MAYFAIR MERIDIAN,CEASER RD,
NEAR ST.BLAISE CHURCH
ANDHERI (W) , MUMBAI- 400058.
PHONE - 022 67232300