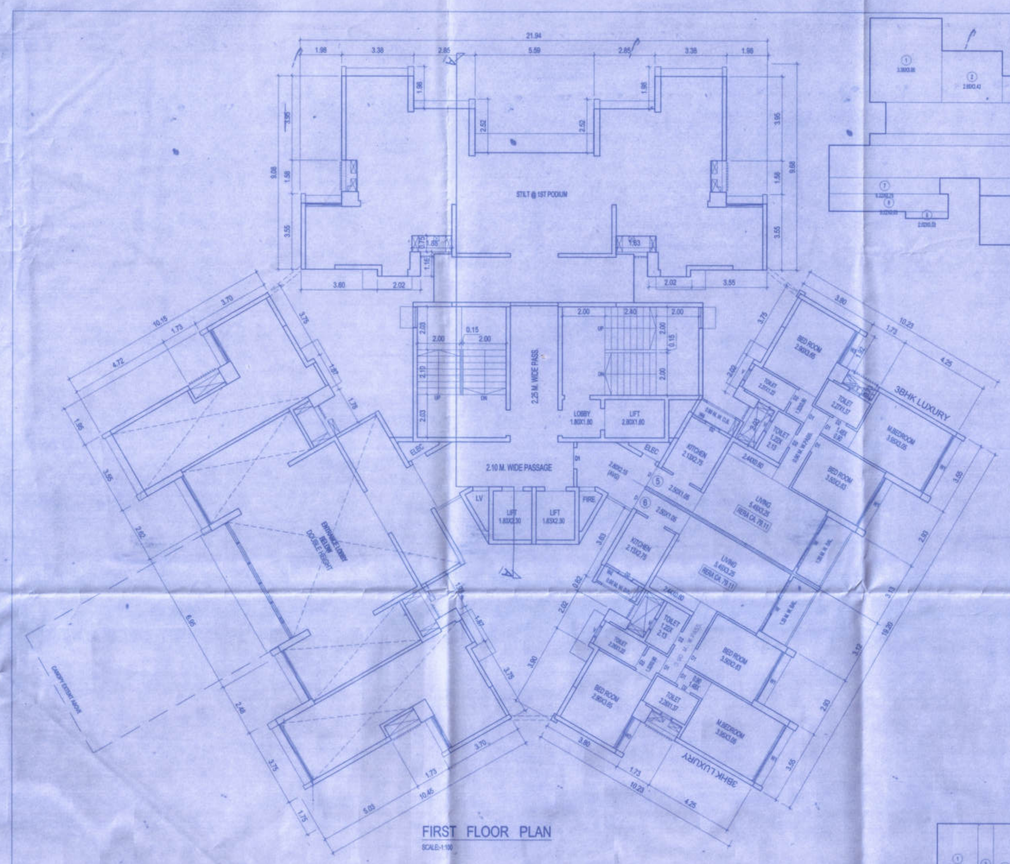
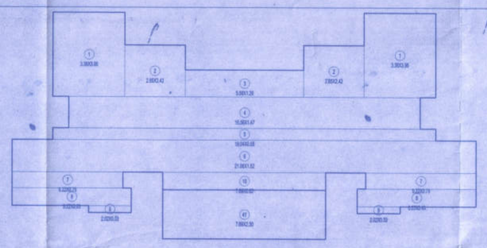
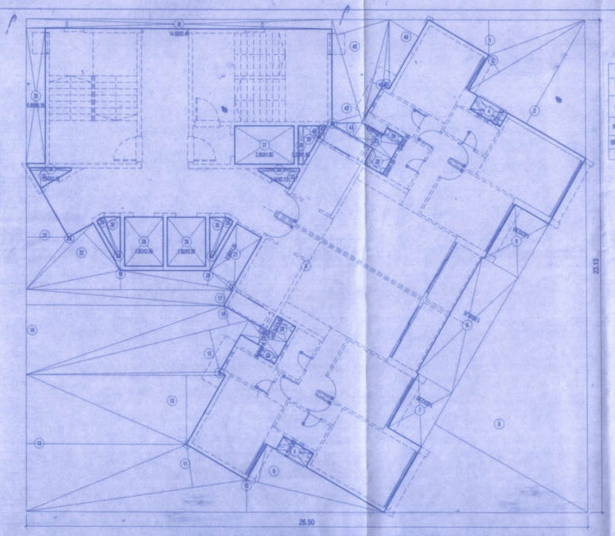


FIRST FLOOR PLAN
SCALE:1:100



STILT AREA DIAGRAM
SCALE:1:100 (1ST. TO 3RD FLOOR)



BUILT UP (AS PER P-LINE) AREA DIAGRAM
SCALE:1:100 (1ST FLOOR)

LIGHT & VENTILATION AREA STATEMENT (1ST. TO 22TH.)						
ROOM	SIZE	CARPET AREA	VENTIBLE-VENT.AREA	TYPE	WINDOW SIZE	PROPOSED AREA
LIVING	5.480X3.28 2.440X0.60	17.94	1.76	W	2.75X1.85	5.08
KITCHEN	2.120X2.75 2.920X1.85	8.49	0.85	W4	0.75X1.20	0.90
BED ROOM	3.900X2.65	9.91	0.99	W1	2.55X1.50	3.83
TOILET	1.220X2.13	2.59	0.43	V	0.60X0.60	0.54

RERA CARPET AREA STATEMENT		
FIRST FLOOR PLAN		
FLAT. NO	CARPET AREA SQ. M.	BALF B/D B SQ. M.
1	STILT	
2	STILT	
3	STILT	
4	STILT	
5	79.11	5.22
6	79.11	5.22

SCHEDULE OF DOORS& WINDOWS		
TYPE	SIZE	DESCRIPTION
D	1.050X2.15	FLUSH DOOR
D1	0.900X2.15	PANELLED DOOR
D2	0.750X2.00	DOOR FOR BATH & W.C
W	2.75X1.85	SLIDING WINDOW
W1	2.55X1.50	SLIDING WINDOW
W2	1.20X1.20	SLIDING WINDOW
W3	1.77X1.50	SLIDING WINDOW
W4	0.75X1.20	KITCHEN WINDOW
V	0.60X0.60	VENTILATOR

VP.NO - 6241 | BLDG. NO.-A (TYPE-2)

SHEET NO: 01 OF 04

STAMP & DATE OF APPROVAL

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

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning

Approved as amended in.....
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/ VP/ 6241/ 22 / 2022-23
Dated : 17/05/2022

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

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

Deputy Director,
VVCMC, Virar.

STILT AREA CALCULATION

1ST. TO 3RD. FLOOR								
1	3.38	X	3.95	X	2 NOS	=	26.70	SQ.MT.
2	2.85	X	2.42	X	2 NOS	=	13.79	SQ.MT.
3	5.59	X	1.26	X	1 NO	=	7.04	SQ.MT.
4	16.58	X	1.48	X	1 NO	=	24.54	SQ.MT.
5	19.04	X	0.55	X	1 NO	=	9.92	SQ.MT.
6	21.68	X	1.52	X	1 NO	=	33.26	SQ.MT.
7	5.22	X	0.75	X	2 NOS	=	7.83	SQ.MT.
8	5.22	X	0.83	X	2 NOS	=	8.33	SQ.MT.
9	2.02	X	0.33	X	2 NOS	=	1.33	SQ.MT.
10	7.89	X	0.82	X	1 NO	=	6.31	SQ.MT.
41	7.88	X	2.31	X	1 NO	=	17.76	SQ.MT.
					TOTAL ADDITION	=	157.81	SQ.MT.

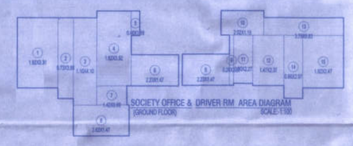
METER ROOM AREA DIAGRAM

METER ROOM AREA CALCULATION

GROUND FLOOR								
1	2.50	X	3.00	X	1 NO.	=	7.50	SQ.MT.
2	2.50	X	3.00	X	1 NO.	=	7.50	SQ.MT.
					TOTAL ADDITION	=	15.00	SQ.MT.

SOCIETY OFFICE & DRIVER RM. AREA CALCULATION

GROUND FLOOR								
1	1.92	X	3.30	X	1 NO	=	6.34	SQ.MT.
2	0.73	X	3.80	X	1 NO	=	2.77	SQ.MT.
3	1.10	X	4.10	X	1 NO	=	4.51	SQ.MT.
4	1.92	X	3.52	X	1 NO	=	6.75	SQ.MT.
5	0.40	X	1.18	X	1 NO	=	0.46	SQ.MT.
6	2.23	X	1.47	X	2 NOS	=	6.56	SQ.MT.
7	1.42	X	0.90	X	1 NO	=	1.28	SQ.MT.
8	2.02	X	1.48	X	1 NO	=	3.00	SQ.MT.
9	0.20	X	2.37	X	1 NO	=	0.47	SQ.MT.
10	2.02	X	1.18	X	1 NO	=	2.38	SQ.MT.
11	0.90	X	2.27	X	1 NO	=	2.04	SQ.MT.
12	1.47	X	0.37	X	1 NO	=	0.54	SQ.MT.
13	3.75	X	0.80	X	1 NO	=	3.00	SQ.MT.
14	0.88	X	2.87	X	1 NO	=	2.51	SQ.MT.
15	1.92	X	2.47	X	1 NO	=	4.74	SQ.MT.
					TOTAL ADDITION	=	50.28	SQ.MT.



SOCIETY OFFICE & DRIVER RM AREA DIAGRAM
(GROUND FLOOR) SCALE:1:100

STILT AREA CALCULATION

GROUND FLOOR								
1	3.38	X	3.95	X	2 NOS	=	26.70	SQ.MT.
2	2.85	X	2.42	X	2 NOS	=	13.79	SQ.MT.
3	5.59	X	1.26	X	1 NO	=	7.04	SQ.MT.
4	16.58	X	1.48	X	1 NO	=	24.54	SQ.MT.
5	19.04	X	0.55	X	1 NO	=	9.92	SQ.MT.
6	21.68	X	1.52	X	1 NO	=	33.26	SQ.MT.
7	5.22	X	0.75	X	2 NOS	=	7.83	SQ.MT.
8	5.22	X	0.83	X	2 NOS	=	8.33	SQ.MT.
9	2.02	X	0.33	X	2 NOS	=	1.33	SQ.MT.
10	7.89	X	0.82	X	1 NO	=	6.31	SQ.MT.
11	1.88	X	3.55	X	1 NO	=	7.03	SQ.MT.
12	2.27	X	3.26	X	1 NO	=	7.40	SQ.MT.
13	1.63	X	2.51	X	1 NO	=	4.12	SQ.MT.
14	0.50	X	3.38	X	1 NO	=	1.63	SQ.MT.
15	2.48	X	5.18	X	1 NO	=	12.85	SQ.MT.
16	0.63	X	6.77	X	1 NO	=	4.79	SQ.MT.
17	0.53	X	2.02	X	1 NO	=	0.67	SQ.MT.
18	4.25	X	0.73	X	1 NO	=	3.10	SQ.MT.
19	3.66	X	1.10	X	1 NO	=	10.03	SQ.MT.
20	10.30	X	1.40	X	1 NO	=	14.00	SQ.MT.
21	1.18	X	0.62	X	1 NO	=	0.73	SQ.MT.
22	3.80	X	0.73	X	1 NO	=	2.77	SQ.MT.
23	3.30	X	1.92	X	1 NO	=	6.34	SQ.MT.
24	7.85	X	2.44	X	1 NO	=	19.15	SQ.MT.
25	12.40	X	0.90	X	1 NO	=	11.16	SQ.MT.
26	0.30	X	0.60	X	1 NO	=	0.18	SQ.MT.
27	0.90	X	0.70	X	1 NO	=	0.63	SQ.MT.
28	1.42	X	0.60	X	1 NO	=	0.85	SQ.MT.
29	0.73	X	4.35	X	1 NO	=	3.10	SQ.MT.
30	2.82	X	2.27	X	1 NO	=	6.66	SQ.MT.
31	2.82	X	1.83	X	1 NO	=	5.16	SQ.MT.
32	3.13	X	3.75	X	1 NO	=	11.74	SQ.MT.
33	6.25	X	3.65	X	1 NO	=	22.81	SQ.MT.
34	2.82	X	3.75	X	1 NO	=	10.58	SQ.MT.
35	2.82	X	4.05	X	1 NO	=	11.42	SQ.MT.
36	2.82	X	1.83	X	1 NO	=	5.16	SQ.MT.
37	0.73	X	4.35	X	1 NO	=	3.10	SQ.MT.
38	2.35	X	2.50	X	1 NO	=	5.63	SQ.MT.
39	0.20	X	0.97	X	1 NO	=	0.19	SQ.MT.
40	0.20	X	2.44	X	1 NO	=	0.49	SQ.MT.
41	7.88	X	2.31	X	1 NO	=	17.76	SQ.MT.
					TOTAL ADDITION	=	361.58	SQ.MT. X

STAIRCASE PASS AREA CALCULATION

GROUND FLOOR								
A	26.23	X	19.87	X	1 NO	=	521.19	SQ.MT.
					TOTAL ADDITION	=	521.19	SQ.MT. X
DEDUCTIONS								
1	12.63	X	4.47	X	1 NO	=	56.46	SQ.MT.
2	1/2 X	8.85	X	3.82	X 1 NO	=	16.90	SQ.MT.
3	2.92	X	1.83	X	1 NO	=	5.34	SQ.MT.
4	6.25	X	1.93	X	1 NO	=	12.06	SQ.MT.
5	2.92	X	1.83	X	1 NO	=	5.34	SQ.MT.
6	1/2 X	0.30	X	0.13	X 1 NO	=	0.02	SQ.MT.
7	1/2 X	12.10	X	5.24	X 1 NO	=	31.70	SQ.MT.
8	6.20	X	0.28	X	1 NO	=	1.61	SQ.MT.
9	0.15	X	10.48	X	1 NO	=	1.57	SQ.MT.
10	1/2 X	0.30	X	0.13	X 1 NO	=	0.02	SQ.MT.
11	1/2 X	8.85	X	3.82	X 1 NO	=	16.90	SQ.MT.
12	2.09	X	1.12	X	1 NO	=	1.46	SQ.MT.
13	1.28	X	0.56	X	1 NO	=	0.35	SQ.MT.
14	1/2 X	1.37	X	0.68	X 1 NO	=	0.47	SQ.MT.
15	1/2 X	1.37	X	0.24	X 1 NO	=	0.16	SQ.MT.
16	1/2 X	2.02	X	1 NO		=	1.02	SQ.MT.
17	1.11	X	2.59	X	1 NO	=	2.87	SQ.MT.
18	1.00	X	3.23	X	1 NO	=	3.42	SQ.MT.
19	2.17	X	4.41	X	1 NO	=	9.57	SQ.MT.
20	10.04	X	8.52	X	1 NO	=	85.54	SQ.MT.
21	0.01	X	0.86	X	1 NO	=	0.01	SQ.MT.
22	1.35	X	2.56	X	1 NO	=	3.46	SQ.MT.
23	1/2 X	1.89	X	0.46	X 1 NO	=	0.43	SQ.MT.
24	1/2 X	1.89	X	0.58	X 1 NO	=	0.55	SQ.MT.
25	0.13	X	1.88	X	1 NO	=	0.24	SQ.MT.
26	1.83	X	2.30	X	2 NOS	=	8.42	SQ.MT.
27	0.12	X	1.88	X	1 NO	=	0.23	SQ.MT.
28	1/2 X	2.00	X	0.63	X 1 NO	=	0.63	SQ.MT.
29	1/2 X	2.00	X	0.38	X 1 NO	=	0.38	SQ.MT.
30	1/2 X	2.86	X	1.20	X 1 NO	=	1.73	SQ.MT.
31	1/2 X	2.89	X	1.30	X 1 NO	=	1.88	SQ.MT.
32	1/2 X	3.89	X	1.73	X 1 NO	=	3.45	SQ.MT.
33	2.92	X	1.64	X	1 NO	=	3.68	SQ.MT.
34	1.35	X	3.00	X	1 NO	=	4.05	SQ.MT.
35	1.84	X	0.13	X	2 NOS	=	0.50	SQ.MT.
36	2.80	X	1.80	X	1 NO	=	5.04	SQ.MT.
37	0.87	X	0.94	X	1 NO	=	0.82	SQ.MT.
38	0.25	X	1.26	X	1 NO.	=	0.32	SQ.MT.
39	1/2 X	1.43	X	0.19	X 1 NO	=	0.14	SQ.MT.
40	1/2 X	0.91	X	0.19	X 1 NO	=	0.08	SQ.MT.
41	1/2 X	0.76	X	0.39	X 1 NO	=	0.14	SQ.MT.
42	1/2 X	1.45	X	0.83	X 1 NO	=	0.48	SQ.MT.
43	1/2 X	1.93	X	0.45	X 1 NO	=	0.43	SQ.MT.
44	1/2 X	1.84	X	0.56	X 1 NO	=	0.51	SQ.MT.
45	1/2 X	3.29	X	1.67	X 1 NO	=	2.33	SQ.MT.
46	1/2 X	3.39	X	0.61	X 1 NO	=	1.03	SQ.MT.
47	1/2 X	1.46	X	0.64	X 1 NO	=	0.47	SQ.MT.
48	0.90	X	2.03	X	1 NO	=	1.83	SQ.MT.
49	0.92	X	1.78	X	1 NO	=	1.64	SQ.MT.
50	0.73	X	0.62	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION	=	301.54	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	219.65	SQ.MT. X1

BUILT UP(AS PER P-LINE)AREA CALCULATION

1ST. FLOOR								
A	26.23	X	19.87	X	1 NO	=	512.34	SQ.MT.
					TOTAL ADDITION	=	512.34	SQ.MT.
DEDUCTIONS								
1	1/2 X	7.42	X	1.85	X 1 NO	=	6.92	SQ.MT.
2	1/2 X	6.44	X	0.93	X 1 NO	=	2.99	SQ.MT.
3	1/2 X	6.38	X	5.60	X 1 NO	=	17.86	SQ.MT.
4	0.73	X	1.65	X	2 NOS	=	2.38	SQ.MT.
5	1.83	X	2.92	X	1 NO	=	5.34	SQ.MT.
6	1.83	X	6.20	X	1 NO	=	13.18	SQ.MT.
7	1.83	X	2.92	X	1 NO	=	5.34	SQ.MT.
8	1/2 X	16.20	X	8.31	X 1 NO	=	76.76	SQ.MT.
9	1/2 X	6.68	X	1.94	X 1 NO	=	6.73	SQ.MT.
10	1/2 X	16.90	X	1.12	X 1 NO	=	10.94	SQ.MT.
11	1/2 X	15.53	X	2.92	X 1 NO	=	15.79	SQ.MT.
12	1/2 X	5.40	X	7.56	X 1 NO	=	24.27	SQ.MT.
13	1/2 X	5.43	X	3.28	X 1 NO	=	10.82	SQ.MT.
14	1/2 X	5.43	X	5.16	X 1 NO	=	13.76	SQ.MT.
15	1/2 X	15.87	X	2.02	X 1 NO	=	15.98	SQ.MT.
16	1/2 X	15.87	X	0.98	X 1 NO	=	7.78	SQ.MT.
17	1/2 X	5.79	X	1.73	X 1 NO	=	5.01	SQ.MT.
18	0.40	X	0.85	X	2 NOS	=	0.72	SQ.MT.
19	0.94	X	0.97	X	1 NO	=	0.91	SQ.MT.
20	0.94	X	1.39	X	2 NOS	=	2.61	SQ.MT.
21	0.94	X	1.39	X	2 NOS	=	2.61	SQ.MT.
22	0.94	X	1.39	X	1 NO	=	1.31	SQ.MT.
23	1.83	X	2.30	X	2 NOS	=	8.42	SQ.MT.
24	0.94	X	1.39	X	1 NO	=	1.31	SQ.MT.
25	1.83	X	2.30	X	2 NOS	=	8.42	SQ.MT.
26	0.40	X	0.90	X	2 NOS	=	0.72	SQ.MT.
27	1/2 X	2.00	X	0.63	X 1 NO	=	0.63	SQ.MT.
28	1/2 X	2.00	X	0.38	X 1 NO	=	0.38	SQ.MT.
29	1/2 X	2.86	X	1.20	X 1 NO	=	1.73	SQ.MT.
30	1/2 X	2.89	X	1.30	X 1 NO	=	1.88	SQ.MT.
31	1/2 X	3.89	X	1.73	X 1 NO	=	3.45	SQ.MT.
32	2.92	X	1.64	X	1 NO	=	3.68	SQ.MT.
33	1.35	X	3.00	X	1 NO	=	4.05	SQ.MT.
34	1.84	X	0.13	X	2 NOS	=	0.50	SQ.MT.
35	2.80	X	1.80	X	1 NO	=	5.04	SQ.MT.
36	0.87	X	0.94	X	1 NO	=	0.82	SQ.MT.
37	2.80	X	1.80	X	1 NO	=	5.04	SQ.MT.
38	0.25	X	1.26	X	1 NO.	=	0.32	SQ.MT.
39	1/2 X	1.43	X	0.19	X 1 NO	=	0.14	SQ.MT.
40	1/2 X	0.91	X	0.19	X 1 NO	=	0.08	SQ.MT.
41	1/2 X	0.76	X	0.39	X 1 NO	=	0.14	SQ.MT.
42	1/2 X	1.45	X	0.83	X 1 NO	=	0.48	SQ.MT.
43	1/2 X	1.93	X	0.45	X 1 NO	=	0.43	SQ.MT.
44	1/2 X	1.84	X	0.56	X 1 NO	=	0.51	SQ.MT.
45	1/2 X	3.29	X	1.67	X 1 NO	=	2.33	SQ.MT.
46	1/2 X	3.39	X	0.61	X 1 NO	=	1.03	SQ.MT.
47	1/2 X	1.46	X	0.64	X 1 NO	=	0.47	SQ.MT.
48	0.90	X	2.03	X	1 NO	=	1.83	SQ.MT.
49	0.92	X	1.78	X	1 NO	=	1.64	SQ.MT.
50	0.73	X	0.62	X	1 NO	=	0.45	SQ.MT.
					TOTAL DEDUCTION	=	315.17	SQ.MT.
							197.17	SQ.MT.

PARKING STATEMENT AS PER UDCPR

SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	CARPET AREA 30 TO 49 SQ.M. (EVERY 2 TENAMENT 1 CAR & 2 SCOOTER)	05 NOS	06 NOS	02 NOS
2	CARPET AREA 49 TO 80 SQMT (EVERY 2 TENAMENT 1 CAR & 1 SCOOTER)	121 NOS	86.5 NOS	302.50 NOS
3	CARPET AREA 80 TO 150 SQMT (FOR EVERY TENAMENT 1 CAR & 3 SCOOTER)	00 NOS	00 NOS	00 NOS
4	PARKING FOR COMMERCIAL AREA 50.00 / 100 = 0.5	—	00 NOS	00 NOS
5	TOTAL	121 NOS	92.50 NOS	302.50 NOS
6	VISITORS CAR PARKING 5% EXTRAS		5.00 NOS	15.13 NOS
7	TOTAL PARKING WITH VISITOR		97.50 NOS	317.63 NOS
8	PARKING FACTOR PERMISSIBLE 0.8 OF 7		70.42 NOS	254.10 NOS
9	PARKING PROPOSED		70.00 NOS	254.00 NOS

TOTAL BUILT UP AREA (AS PER P-LINE) AREA STATEMENT

FLOOR	BUILT-UP AREA AS PER P-LINE (RESIDENTIAL) (SQMT)	REFUGE AREA (PERMISSIBLE) (SQ. M.)	STILT AREA (SQ. M.)	STRCASE/PASS. ENT.LOBBY AREA (SQ. M.)	METER RM (SQ. M.)
	A	D	E	F	E
GRD.	50.29	—	351.58	219.65	15.00
1ST. FLOOR	297.77	—	157.81		—
2ND. FLOOR	484.48	—	157.81	—	—
3RD. FLOOR	484.48	—	157.81	—	—
4TH. FLOOR	646.16	—	—	—	—
5TH. FLOOR	646.16	—	—	—	—
6TH. FLOOR	646.16	—	—	—	—
7TH. FLOOR	646.16	—	—	—	—
8TH. FLOOR	566.02	80.14	—	—	—
9TH. FLOOR	646.16	—	—	—	—
10TH. FLOOR	646.16	—	—	—	—
11TH. FLOOR	646.16	—	—	—	—
12TH. FLOOR	646.16	—	—	—	—
13TH. FLOOR	566.02	80.14	—	—	—
14TH. FLOOR	646.16	—	—	—	—
15TH. FLOOR	646.16	—	—	—	—
16TH. FLOOR	646.16	—	—	—	—
17TH. FLOOR	646.16	—	—	—	—
18TH. FLOOR	566.02	80.14	—	—	—
19TH. FLOOR	646.16	—	—	—	—
20TH. FLOOR	646.16	—	—	—	—
21ST. FLOOR	646.16	—	—	—	—
22ND. FLOOR	646.16	—	—	—	—
TOTAL	13353.64	240.42	825.01	219.65	15.00

A	TOTAL BUILT-UP AREA AS PER P-LINE	=	13353.64	SQ. M.
B	FSI/BUILT UP AREA (A/1.60)	=	8346.02	SQ. M.
C	60% ANCILLARY AREA (A-B)	=	5007.62	SQ. M.

PROFORMA -II

CONTENTS OF SHEET

GROUND & 1ST FLOOR PLAN, AREA DIAGRAM & CALCULATION, BUILT UP & CONST. AREA STATEMENT, PARKING AREA STATEMENT, LIGHT & VENTILATION AREA STATEMENT ETC.

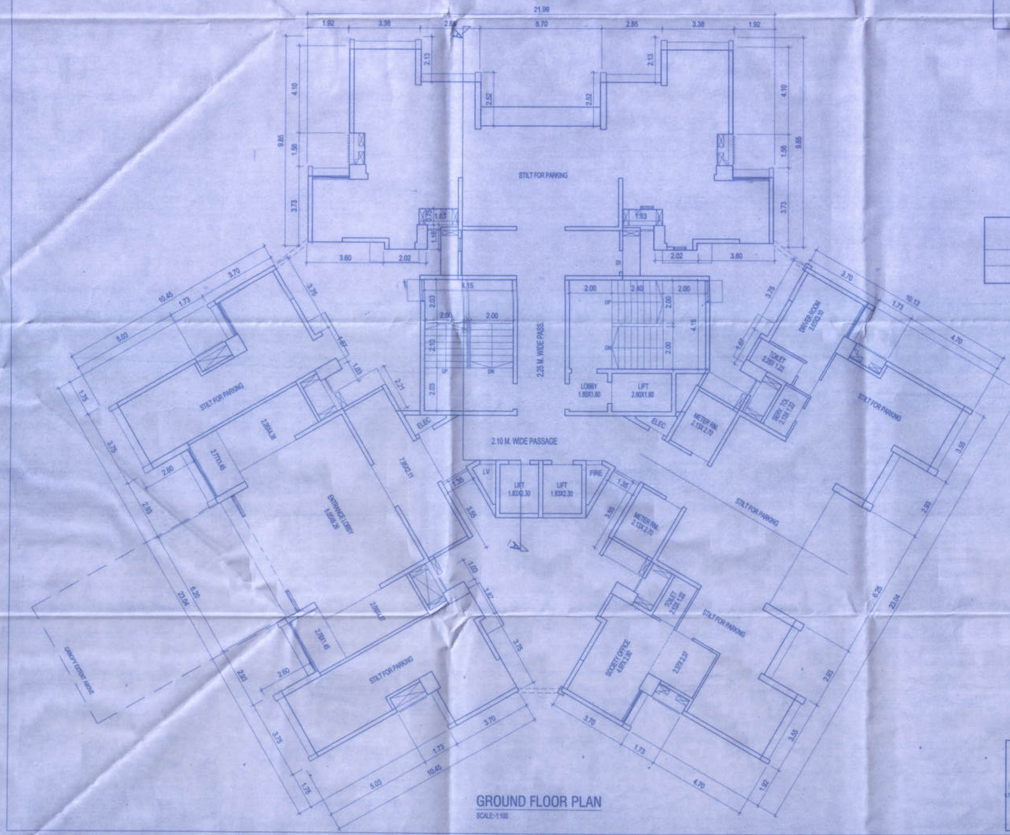
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL WITH SHOPLINE BUILDING ON LAND BEARING S.No.110A,110E, S. No. 111, S. No. 112/2, S. No. 113, S. No. 114A,114B, S. No. 115A,115Z, AT VILLAGE : DHOVALI, TALUKA : VASAI, DIST. PALGHAR.

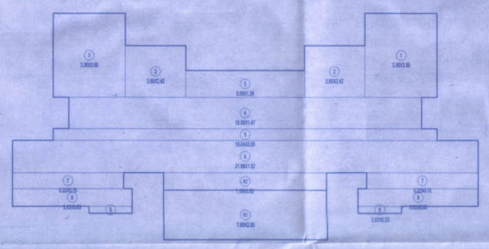
NAME OF OWNER/APPLICANT: Mr. HEMANT MHATRE

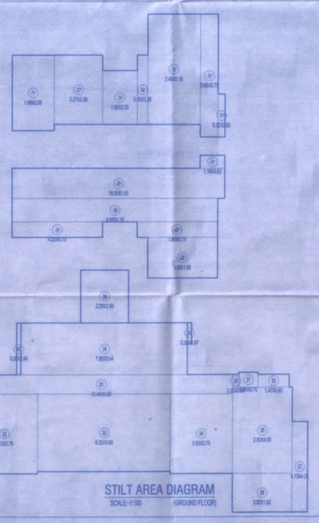
SIGNATURE OF OWNER

DATE	DRN BY	SIGNATURE NAME AND ADDRESS OF LICENSED SUPERVISOR/ARCHITECT
	AKSHL/YANKSHI	AJAY WADE & ASSOCIATES Architects , Engineers & Surveyors. A/6,1ST FLOOR, SAI TOWER, AMBADI ROAD , VASAI (WEST),PHONE NO-0250- 2330504, 2330304 email- wadeajay1@gmail.com,ajaywade@rediffmail.com
SCALE	CHKD BY	
As Shown	-	
NORTH LINE	DRG. NO	
	-	
	JOB NO	
	DP NO. OFF FILE	

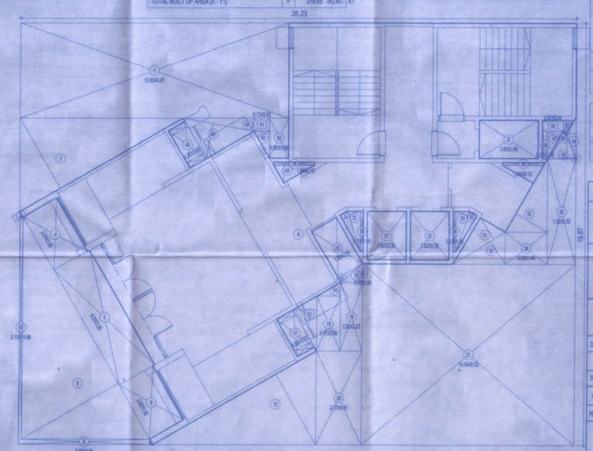


GROUND FLOOR PLAN
SCALE:1:100





STILT AREA DIAGRAM
SCALE:1:100 (GROUND FLOOR)



STRCASE/PASS. AREA DIAGRAM
SCALE:1:100 (GROUND FLOOR)