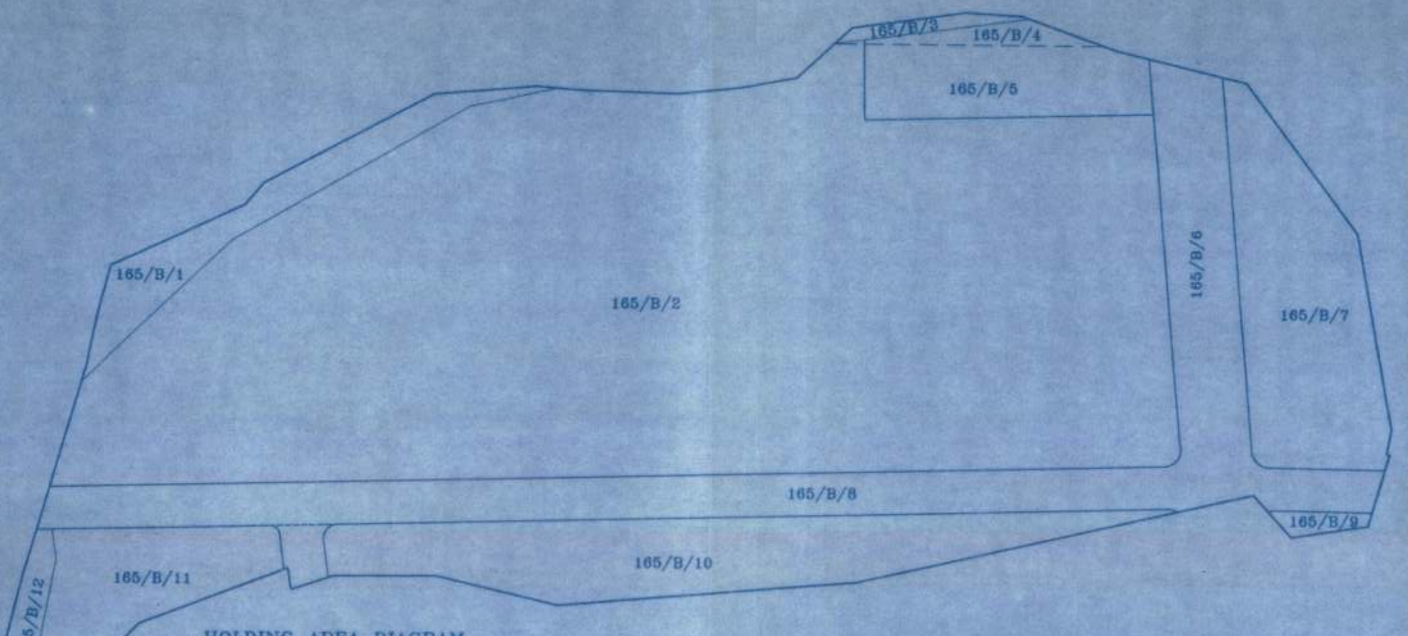
B.P.NO. 4437,3647,4226	SHEET NO.
V.P.NO. 607	LAYOUT PLAN

(SHEET NO 1 OF 2)



HOLDING AREA DIAGRAM
SCALE 1:1000

HOLDING AREA STATEMENT (OLD)

S.NO./H.NO	AREA AS PER 7/12 (SQMT)
165 1/A	420.00 SQ.MT.
165 1/B	410.00 SQ.MT.
165/2	2480.00 SQ.MT.
165/3	300.00 SQ.MT.
165/4	610.00 SQ.MT.
165/5	860.00 SQ.MT.
165/6	400.00 SQ.MT.
165/7	330.00 SQ.MT.
165/8	810.00 SQ.MT.
165/9	610.00 SQ.MT.
165/10	1550.00 SQ.MT.
165/11/12/13	19270.00 SQ.MT.
169/2/3/365	
167/1/1	3040.00 SQ.MT.
167/1/2	3040.00 SQ.MT.
167/2	1740.00 SQ.MT.
168/1	7790.00 SQ.MT.
168/2	1640.00 SQ.MT.
169/1/2	220.00 SQ.MT.
169/1/1/A	1350.00 SQ.MT.
173/1	860.00 SQ.MT.
173/2	1160.00 SQ.MT.
TOTAL	46890.00 SQ.MT.

HOLDING AREA STATEMENT (NEW)

S.NO./H.NO	AREA AS PER 7/12 (SQMT)
165/B/1	1569.41 SQ.MT.
165/B/2	28829.92 SQ.MT.
165/B/3	168.42 SQ.MT.
165/B/4	289.75 SQ.MT.
165/B/5	1825.55 SQ.MT.
165/B/6	2362.14 SQ.MT.
165/B/7	3246.65 SQ.MT.
165/B/8	4489.74 SQ.MT.
165/B/9	148.23 SQ.MT.
165/B/10	3817.73 SQ.MT.
165/B/11	1748.09 SQ.MT.
165/B/12	374.37 SQ.MT.
TOTAL	48890.00 SQ.MT.

T.D.R AREA CALCULATION

a) R.R. VALUE OF GENERATING PLOT (2019)
S.NO. 218/3/3 (NILEMORE) DRC NO 126 = RS. 13300/ PER SQ.MT
b) R.R. VALUE OF RECEIVING PLOT (2019)
S.NO.165,167,168,169,173,365 VILLAGE-BOLINJ = RS. 15300/ PER SQ.MT
T.D.R. GENERATED
13300/15300 = 0.869 X 160.00 SQ.MT. = 139.08 SQ.MT

T.D.R AREA CALCULATION

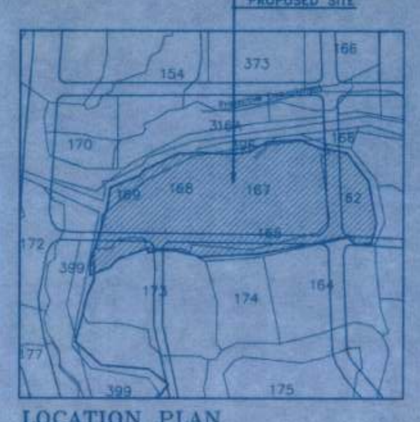
a) R.R. VALUE OF GENERATING PLOT (2019)
S.NO. 224/B/2 (NILEMORE) DRC NO 157 = RS. 13300/ PER SQ.MT
b) R.R. VALUE OF RECEIVING PLOT (2019)
S.NO.165,167,168,169,173,365 VILLAGE-BOLINJ = RS. 15300/ PER SQ.MT
T.D.R. GENERATED
13300/15300 = 0.869 X 100.00 SQ.MT. = 86.92 SQ.MT

T.D.R AREA CALCULATION

a) R.R. VALUE OF GENERATING PLOT (2021)
S.NO. 138/6/2 (NILEMORE) DRC NO 234 = RS. 23200/ PER SQ.MT
b) R.R. VALUE OF RECEIVING PLOT (2019)
S.NO.165,167,168,169,173,365 VILLAGE-BOLINJ = RS. 15300/ PER SQ.MT
T.D.R. GENERATED
23200/15300 = 1.516 X 1916.99 SQ.MT. = 2906.80 SQ.MT

T.D.R AREA CALCULATION

a) R.R. VALUE OF GENERATING PLOT (2021)
S.NO. 138/6/2 (NILEMORE) DRC NO 235 = RS. 23200/ PER SQ.MT
b) R.R. VALUE OF RECEIVING PLOT (2019)
S.NO.165,167,168,169,173,365 VILLAGE-BOLINJ = RS. 15300/ PER SQ.MT
T.D.R. GENERATED
23200/15300 = 1.516 X 283.63 SQ.MT. = 430.08 SQ.MT



LOCATION PLAN
(SCALE 1:5000)

TOTAL AREA STATEMENT (PROPOSED NEW UDCPR)

BLDG	WING	FLOORS	CONST. AREA (COMM) SQMT	CONST. AREA (RESI) SQMT	TOTAL CONST. AREA SQMT	BASEMENT AREA	STILT AREA SQMT	REFUGE AREA SQMT	POCKET TERRACE AREA SQMT	METER ROOM AREA SQMT
7	A	ST+15	---	4938.37	4938.37	---	198.44	87.16	---	---
	B	ST+15	---	3439.12	3439.12	---	195.30	87.16	---	---
10	A	BAS+ST+15	---	3988.27	3988.27	---	164.16	85.90	---	22.65
	B	BAS+ST+15	---	3948.25	3948.25	---	161.63	83.70	---	16.80
	C	BAS+ST+15	126.11	6340.10	6466.21	---	159.12	172.74	68.56	34.41
	D	BAS+ST+23	207.31	14641.94	14849.25	---	288.46	346.72	81.99	51.07
	E	BAS+ST+23	131.30	7819.55	7950.85	---	113.62	179.56	45.66	12.50
	F	BAS+ST+23	---	6001.54	6001.54	---	151.52	173.16	---	20.31
	G	BAS+ST+23	---	5963.45	5963.45	---	147.09	168.76	---	20.31
	H	BAS+ST+23	---	6984.55	6984.55	---	184.19	137.68	---	13.77
	I	BAS+ST+15	---	9697.58	9697.58	---	506.82	178.00	---	54.38
TOTAL			464.72	65305.23	65649.05	6288.09	1876.61	1626.22	196.21	246.20
11		G+2	170.64	---	170.64	---	---	---	---	---
CLUB HOUSE		ONLY 1ST FLOOR	268.38	---	268.38	---	---	---	---	---
GRAND TOTAL			903.74	73782.72	74666.46	6288.09	2270.35	1700.54	196.21	246.20
C.F.C. BLDG		G+2	1502.10	---	1502.10	---	---	---	---	---

TOTAL MHADA AREA REQ. = 1423.92 SQ.MT.
TOTAL MHADA AREA PROP. = 1427.52 SQ.MT.

PARKING AREA STATEMENT (PROPOSED OLD DCR)

BLDG NO	WING	NO OF FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
BLDG.NO.1		70 NOS	15.76 NOS	16.00	94.56 NOS	95.00
BLDG.NO.2		42 NOS	5.71 NOS	7.00	60.52 NOS	61.00
BLDG.NO.3		56 NOS	9.13 NOS	10.00	68.74 NOS	69.00
BLDG.NO.4	A,B&C	84 NOS	14.38 NOS	15.00	123.11 NOS	124.00
BLDG.NO.4	D&E	56 NOS	7.72 NOS	10.00	56.00 NOS	56.00
BLDG.NO.5		84 NOS	1.75 NOS	2.00	84.00 NOS	84.00
BLDG.NO.6		112 NOS	10.50 NOS	12.00	112.00 NOS	112.00
BLDG.NO.8		28 NOS	2.88 NOS	03.00	41.60 NOS	42.00
BLDG.NO.9		63 NOS	80.23 NOS	81.00	63.00 NOS	63.00
TOTAL		595 NOS	148.06 NOS	156.00	703.53 NOS	706.00
RH1 & RH2		2 NOS	4.00 NOS	4.00	NIL	NIL
RH3 & RH4		2 NOS	4.00 NOS	4.00	NIL	NIL
GRAND TOTAL		599 NOS	156.06 NOS	164.00	703.53 NOS	706.00

PARKING AREA STATEMENT (PROPOSED NEW UDCPR)

BLDG NO	WING	NO OF FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED
BLDG.NO.07	A&B	146 NOS	61.60 NOS	62.00	198.40 NOS	198.00
BLDG.NO.10	A	58 NOS	24.80 NOS	25.00	87.20 NOS	88.00
	B	58 NOS	24.80 NOS	25.00	87.20 NOS	88.00
	C	93 NOS	41.60 NOS	42.00	161.60 NOS	162.00
	D	222 NOS	96.80 NOS	97.00	371.20 NOS	372.00
	E	111 NOS	48.80 NOS	49.00	128.80 NOS	129.00
	F	88 NOS	37.60 NOS	38.00	136.08 NOS	136.00
	G	88 NOS	37.60 NOS	38.00	136.08 NOS	136.00
	H	92 NOS	38.40 NOS	38.00	135.20 NOS	135.00
	I	146 NOS	72.00 NOS	72.00	286.40 NOS	287.00
TOTAL		956 NOS	422.40 NOS	424.00	1529.76 NOS	1533.00
BLDG.NO.11			2.73 NOS	03.00	8.19 NOS	08.00
GRAND TOTAL		956 NOS	425.13 NOS	427.00	1537.95 NOS	1541.00
C.F.C. BLDG			20.10 NOS	20.00	60.30 NOS	60.00

TOTAL CONSTRUCTION AREA STATEMENT (PROPOSED OLD DCR)

BLDG	WING	FLOORS	COMM.AREA SQMT	RESI.AREA SQMT	TOTAL B/U AREA SQMT	BALCONY AREA SQMT	STAIRCASE AREA SQMT	C.B. AREA	SERVANT TOILET AREA SQMT	SOCIETY OFFICE AREA SQMT	CONST. AREA SQMT	BASEMENT AREA SQMT	STILT AREA SQMT	FIRE ESCAPE STAIR/CASE & PASSAGE AREA SQMT	SOCIETY OFFICE & TOILET	REFUGE AREA SQMT	POCKET TERRACE AREA SQMT	F.B./D.B. AREA SQMT
1	A,B,C	G+7	409.27	4461.24	4870.51	436.38	427.68	-	-	13.80	5748.37	-	307.53	-	-	-	104.09	-
2		G+7	176.44	1955.73	2132.17	193.97	252.93	-	-	12.84	2591.71	-	90.89	-	-	-	74.67	-
3	A,B	G+7	222.63	2609.74	2832.37	256.09	283.68	-	-	12.04	3386.18	-	171.64	-	-	-	153.59	-
4	A,B,C	G+7	651.69	4121.18	4772.87	406.07	415.40	-	-	13.75	5608.09	-	276.54	-	-	-	446.84	-
	D,E	G+7	14.87	3134.88	3149.75	311.92	384.80	-	-	14.85	3861.42	-	455.97	-	-	-	283.19	-
5	A,B,C	G+7	-	3334.45	3334.45	326.69	469.20	-	-	13.15	4143.48	-	537.07	-	-	-	306.16	-
6	A,B,C,D	G+7	-	5351.36	5351.36	526.96	628.16	-	-	14.85	6521.43	-	815.20	-	-	-	50.40	-
8	A,B	G+4	226.74	1059.05	1285.79	103.82	164.45	6.84	-	12.05	1574.75	-	66.84	-	-	-	135.60	-
9	A,B	G+7	234.87	2909.62	3144.49	283.64	406.85	-	-	12.80	3967.78	-	205.63	-	-	-	296.38	-
RH-1 RH-2 RH-3 RH-4		ST+1	-	212.23	212.23	19.18	12.88	-	4.19	-	248.49	-	104.64	-	-	-	-	59.28
		ST+1	-	225.86	225.86	15.46	12.88	-	4.19	-	258.39	-	108.01	-	-	-	-	59.28
GRAND TOTAL			1956.51	29375.34	31331.85	2882.18	3456.91	8.64	8.38	120.13	37810.09	-	3142.28	-	-	-	1855.96	118.56
TOTAL CLUB HOUSE					257.59	-	BASEMENT AREA	269.15 SQMTS					328.74					

DEVELOPMENT OF GARDEN REQUIREMENT

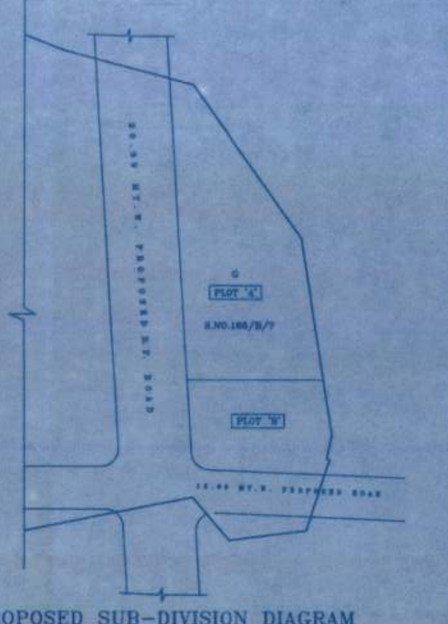
1) AREA UNDER GARDEN = 3246.65 SQ.MT.
2) DEVELOPMENT LOADED AREA FOR 'G' 70% = 2272.65 SQ.MT.
3) AREA FOR RESIDENTIAL USE 30% = 973.99 SQ.MT.

(A) HANDED OVER DEED DATED 10/01/2007 (12.00 M/W D.P. ROAD)
1) AREA UNDER 12.00M/W D.P. ROAD = 3118.79 SQMT (DR CLAIMED)

(B) HANDED OVER DEED DATED 10/01/2007 (12.00 M/W & 20.00 M/W D.P. ROAD)
1) AREA UNDER 12.00M/W D.P. ROAD = 1039.79 SQMT
2) AREA UNDER 20.00M/W D.P. ROAD = 2382.14 SQMT
TOTAL = 3421.93 SQMT

(C) HANDED OVER DEED DATED 10/01/2007 (12.00 M/W D.P. ROAD)
1) AREA UNDER 12.00M/W D.P. ROAD = 331.16 SQMT

SUMMARY
1) AREA UNDER 12.00M/W D.P. ROAD = A(1)+B(1)+C(1) = 4489.74 SQMT
2) AREA UNDER 20.00M/W D.P. ROAD = B(2) = 2382.14 SQMT
= 6871.88 SQMT

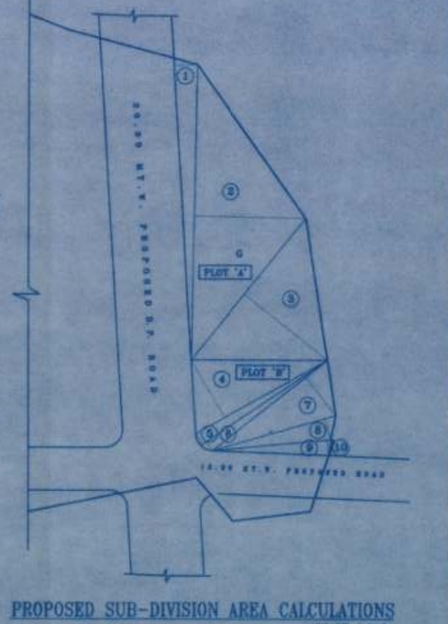


PROPOSED SUB-DIVISION DIAGRAM
S.NO.165/B/7
SCALE 1:1000

PROPOSED SUB-DIVISION OF PLOT ON
S.NO.165/B/7

PLOT 'A' [AREA UNDER G.]
1 84.59 X 6.30 X 0.50 = 266.45 SQMT
2 82.10 X 31.00 X 0.50 = 1272.55 SQMT
3 50.25 X 29.20 X 0.50 = 733.65 SQMT
TOTAL = 2272.65 SQMT

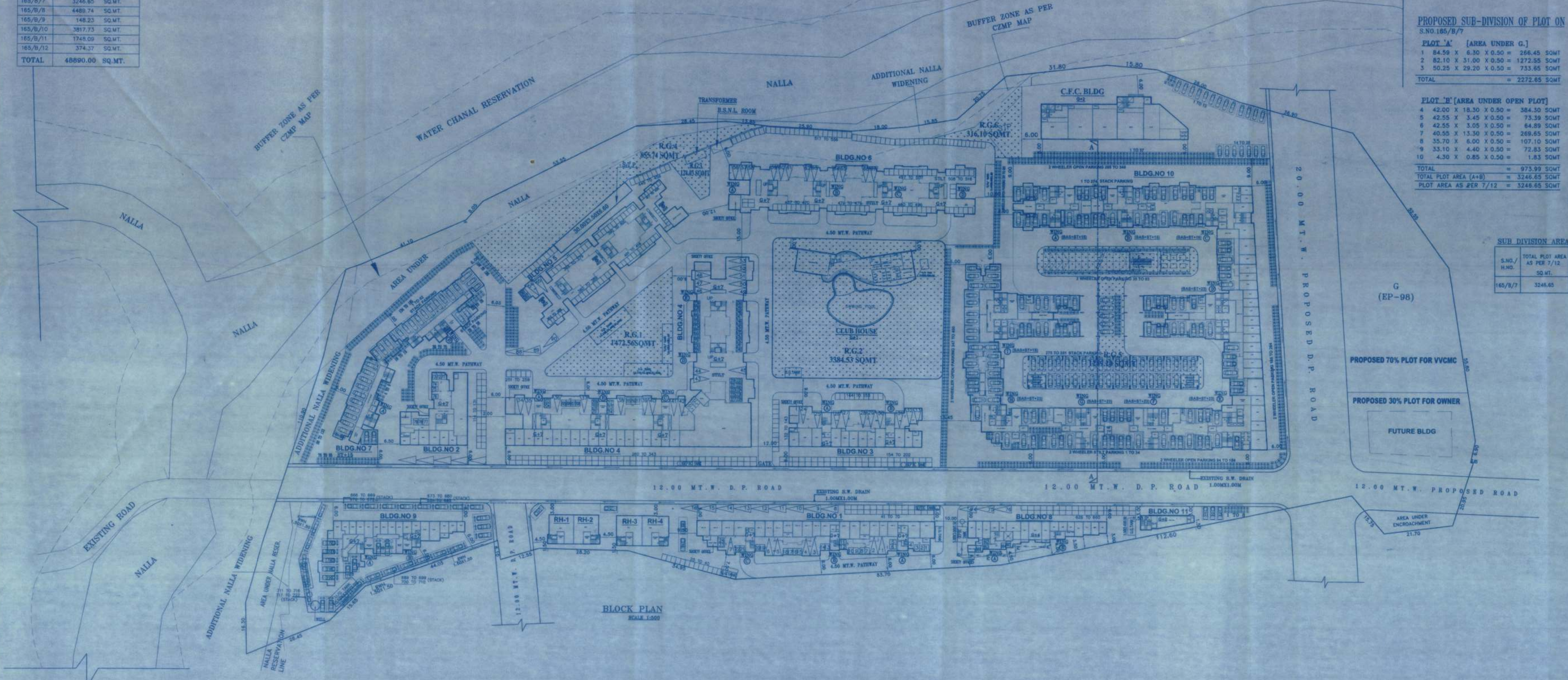
PLOT 'B' [AREA UNDER OPEN PLOT]
4 42.00 X 18.30 X 0.50 = 384.30 SQMT
5 42.55 X 3.45 X 0.50 = 73.39 SQMT
6 42.55 X 3.05 X 0.50 = 64.89 SQMT
7 40.55 X 13.30 X 0.50 = 269.65 SQMT
8 35.70 X 6.00 X 0.50 = 107.10 SQMT
9 33.10 X 4.40 X 0.50 = 72.83 SQMT
10 4.30 X 0.85 X 0.50 = 1.83 SQMT
TOTAL = 973.99 SQMT
TOTAL PLOT AREA (A+B) = 3246.65 SQMT
PLOT AREA AS PER 7/12 = 3246.65 SQMT



PROPOSED SUB-DIVISION AREA CALCULATIONS
SCALE 1:500

SUB DIVISION AREA STATEMENT (S.NO.165/B/7)

S.NO./H.NO.	TOTAL PLOT AREA AS PER 7/12 SQ.MT.	(PLOT-'A') AREA UNDER G. SQ.MT.	(PLOT-'B') AREA UNDER OPEN PLOT SQ.MT.	TOTAL A+B
165/B/7	3246.65	2272.65	973.99	3246.65



BLOCK PLAN
SCALE 1:1000

PROFORMA-I

A.	AREA STATEMENT		SQ.MTS.
1.	AREA OF PLOT		
	(MINIMUM AREA OF a, b, c, TO BE CONSIDERED)		
	(a) AS PER OWNERSHIP DOCUMENT (C.T.S. EXTRACT)		48890.00
	(b) AS PER MEASUREMENT SHEET(T.I.L.R)		----
	(c) AS PER SITE (PHYSICAL) 48890.00-148.23 ENCROACHMENT		48741.77
2.	AREA OF PLOT UNDER CRZ II		254.06
3.	BALANCE PLOT AREA FREE OF CRZ II		48487.71
4.	DEDUCTIONS FOR		
	(a) PROPOSED ROAD 12 M/W D.P. ROAD		4489.74
	(b) PROPOSED ROAD 20 M/W D.P. ROAD		2382.14
	(c) GARDEN		3246.65
	(d) RESERVATION AREA UNDER CHANNEL		2112.20
	TOTAL (a+b+c+d)		12230.73
5.	BALANCE AREA OF THE PLOT(1c - 4)		36511.04
6.	AMENITY SPACE (IF APPLICABLE)		
	(a) REQUIRED-AS PER UDCPR		1825.55
	(b) ADJUSTMENT OF 2(B),IF ANY-		----
	(C) C.F.C.PROPOSED-		1825.55
7.	NET PLOT AREA (5-6a)		34685.49
8.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	(a) REQUIRED-AS PER UDCPR (34685.49 X 10%) = 3468.54		----
	(b) PROPOSED- AS PER APPROVED		7426.44
9.	INTERNAL ROAD AREA		----
10.	PLOTABLE AREA (IF APPLICABLE)		----
11.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH		38154.03
12.	ADDITION OF FSI ON PAYMENT OF PREMIUM		
	(a) MAXIMUM PREMIUM AREA PERMISSIBLE (48487.71X0.50=24243.85)		----
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.		24243.85
13.	IN-SITU FSI/TDR LOADING		
	(a) IN-SITU AREA D.P.ROAD 3118.79+(3753.09x2)= 10624.97		10624.97
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR]1.85 X SR.NO.4 (b)AND /OR(c)].		----
	(C) MAXIMUM TDR AREA PERMISSIBLE. (48487.71X0.90=43638.93)		----
14.	ADD TDR D.R.C NO. 126 (13300/15300X160.00)		139.08
15.	ADD TDR D.R.C NO. 157 (13300/15300X100.00)		86.92
16.	ADD TDR D.R.C NO. 234 (23200/15300X1916.99)		2906.80
17.	ADD TDR D.R.C NO. 235 (23200/15300X283.63)		430.08
18.	TOTAL OF TDR (13+14+15+16+17)		14187.85
19.	MAXIMUM ENTITLEMENT OF FSI IN THE PROPOSAL (11+12a+18)		76585.73
	(a) TOTAL PERMISSIBLE F.S.I.		----
	(b) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES.		----
	(c) TOTAL ENTITLEMENT (13a+13b)		----
20.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [(AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE)X1.6]		----
21.	TOTAL PERMISSIBLE F.S.I.		76585.73
	(a) DEDUCT EXISTING BUILT-UP AREA. (EXCLUDING BLDG. NO.-7 & 10)		31331.85
	(b) BALANCE BUILT-UP AREA.(76585.73-31331.85)		45253.88
	(c) ADD. 60% ANCILLARY (45253.88X0.60)		27152.32
	(d) TOTAL ENTITLEMENT (21b+21c)		72406.20
22.	20% MHADA AREA (38154.03-31034.39)X20%		1423.92
23.	ANCILLARY AREA FSI FOR RESI.60% (1423.92X0.60)		854.35
24.	TOTAL PERMISSIBLE BUILT UP AREA INCLUDING MHADA (21d+22+23)		74684.48
19.	TOTAL PROPOSED NEW BUILT-UP AREA IN PROPOSAL INCLUDING MHADA (AS PER "P-LINE")		74666.46
20.	PROPOSED MHADA AREA		1427.52

(1) PLOTLINES-THICK BLACK
(2) EXISTING STREET - GREEN
(3) FUTURE STREET - GREEN DOTTED
(4) PERMISSIBLE BUILDING - THICK DOTTED BLACK
(5) OPEN SPACES - NO COLOUR
(6) WORK PROPOSED TO BE DEMOLISHED - YELLOW HATCHED
(7) PROPOSED WORK - RED FILLED IN
(8) DRAINAGE AND SEWERAGE WORK - RED DOTTED
(9) WATER SUPPLY WORK - BLUE DOTTED THIN
(10) DEVIATIONS - RED HATCHED
(11) RECREATION GROUND - GREEN WASH

PROFORMA II

CONTENTS OF SHEET
GROUND FLOOR PLAN WITH PLOT LAY OUT,1ST,2ND & TERRACE FLOOR PLAN,BUILT UP AREA STATEMENT,PARKING STATMENT, BALCONY AREA STATEMENT,SECTION,ELEVATION,LOCATION PLAN AND ARCHITECTURAL DRAWINGS.

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
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 ON LAW.	Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/ VP-0607 / 731 / 2021-22 Dated 31/12/2021 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.

REVISIONS	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4.12.2020 AND THE DIMENSIONS OF THE SIDE ETC.OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERICAL BLDGS & SUB DIVISON ON
OLD S.NO. H.NO.-S.NO.165 H.NO.1/A, 1/B, 2,3,4,5,6,7,8,9,10,165/11/12/13, 169/2/3/365; S.NO.167/1/1, 167/1/2, 167/2; S.NO.168/1, 168/2; S.NO.169/1/1/A, 169/1/2; S.NO.173/1, 173/2
NEW S.NO. H.NO.-S.NO.165/B/1,165/B/2,165/B/3,165/B/4,165/B/5,165/B/6,165/B/7,165/B/8,165/B/9,165/B/10,165/B/11,165/B/12,
AT VILLAGE-BOLINJ, TAL- VASAI, DIST-PALGHAR.

NAME OF OWNER
M/S. JASAMRIT ESTATES PRIVATE LIMITED
DIRECTOR MR. PIYUSH ASHOK MEHTA.

SIGNATURE OF APPLICANT

JOB. NO. B.P.NO. 4437,3647,4226 V.P.NO. 607 FILE.NO-1169	DATE 17/6/2021
DRAWING NO.	SCALE AS SHOWN
NORTH LINE	DRAWN BY SUPRIYA
	CHECKED BY

EN-CON
Architectural & Structural Works
Project Consultants

SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.VVCMC/ENGR/01)