WING-C3,C4 DRG. NO. 05/20 — STAMP OF APPROVAL

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

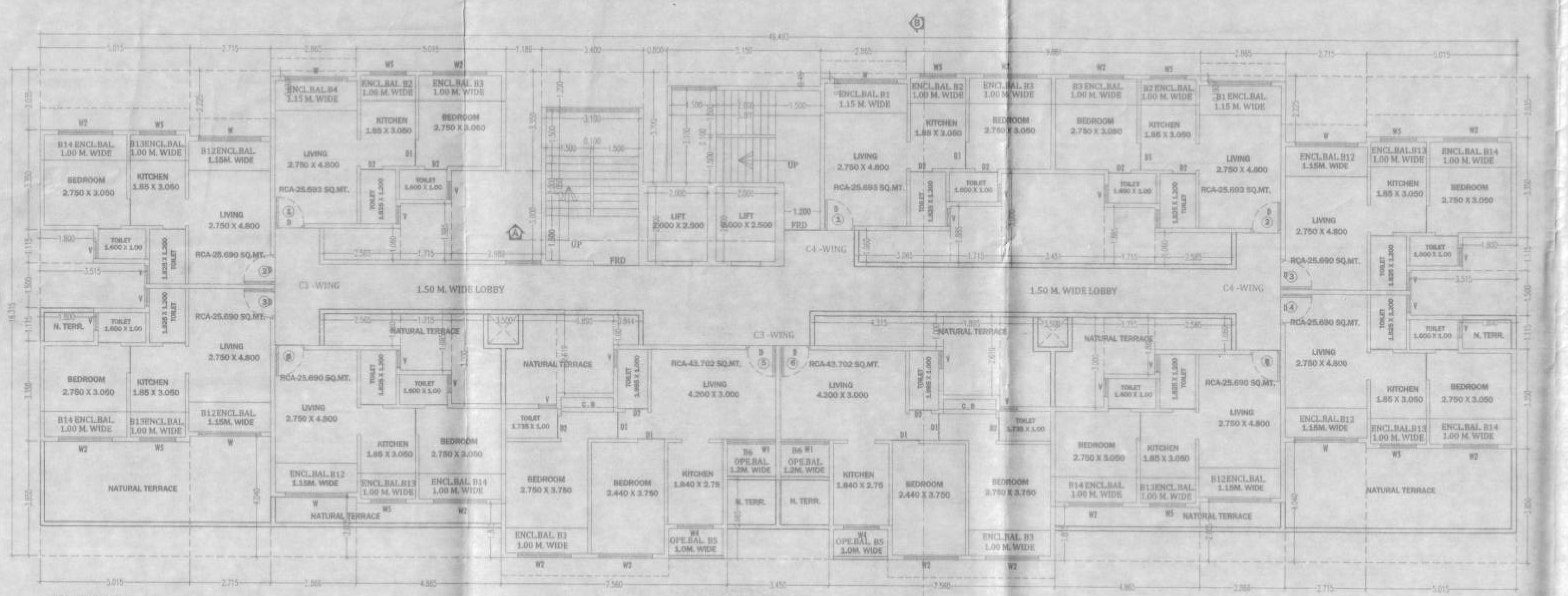
Approved as amended in .... Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/ VP/ 0093 / 530 / 2021-22 Dated 05/01/2022.

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

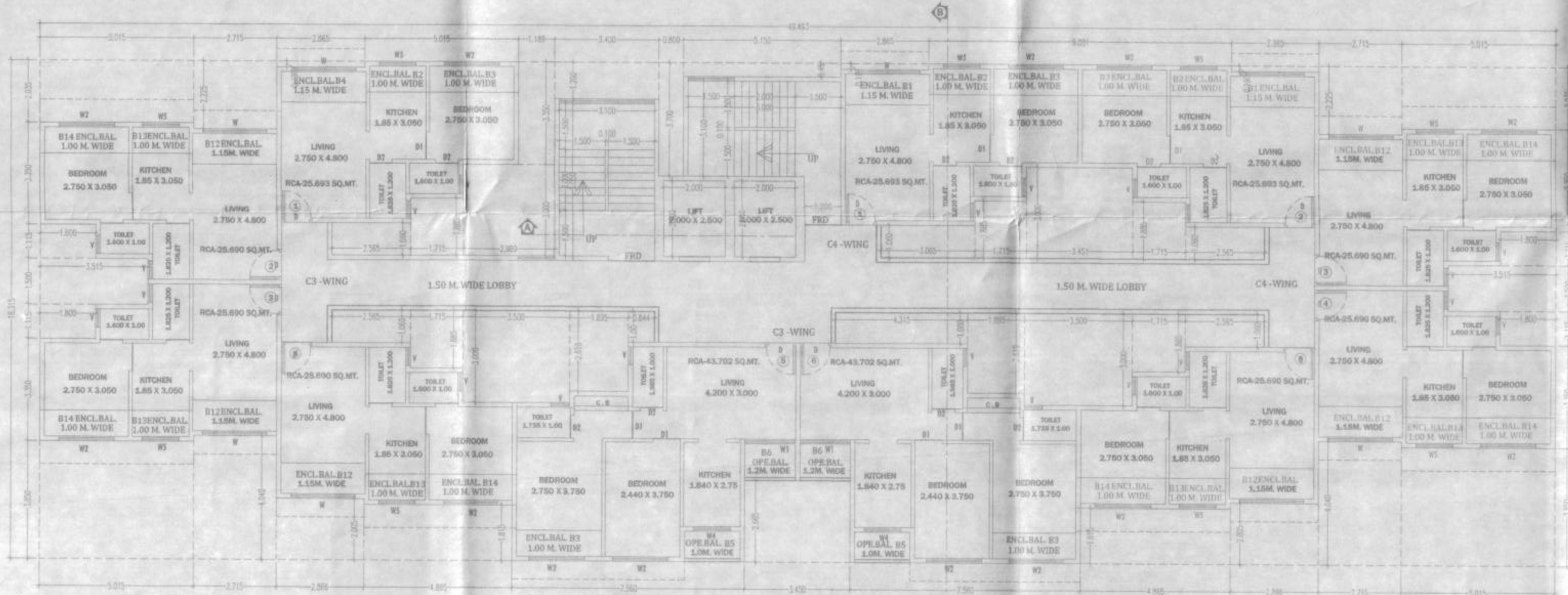
Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

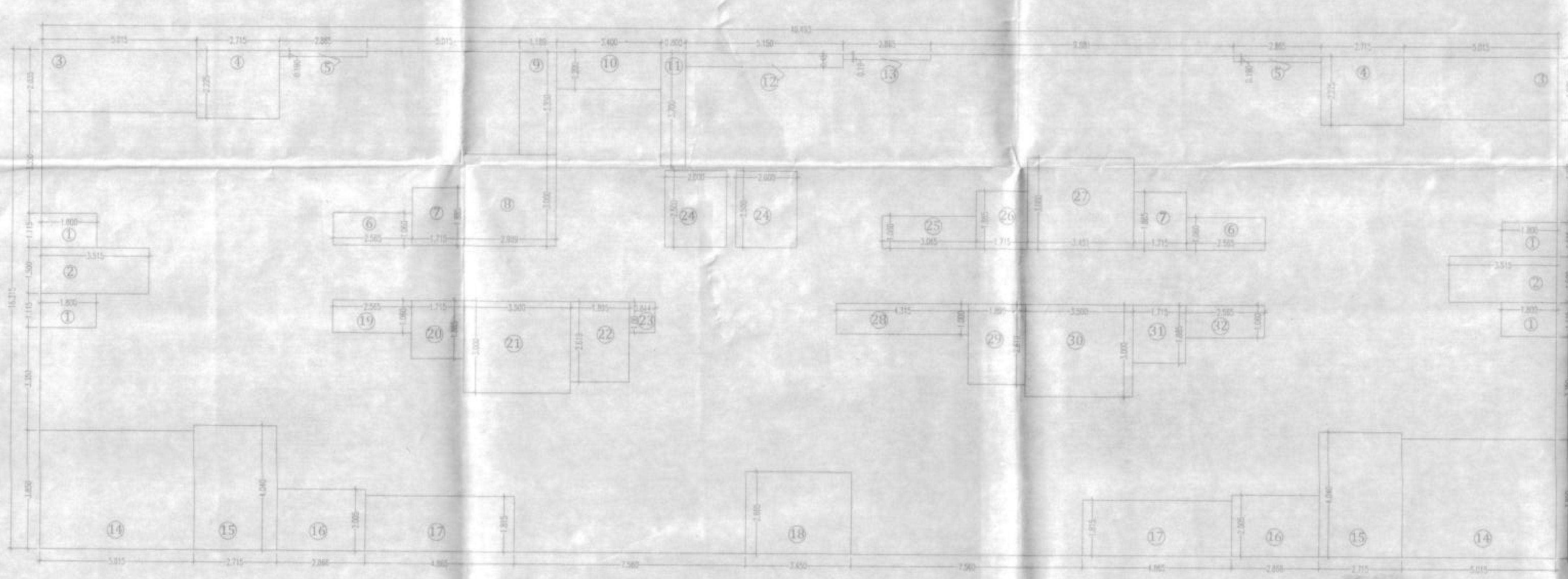
VASAI-VIRAR CITY MUNICIPAL CORPORATION * DIST. PALGHAR — Town Planning



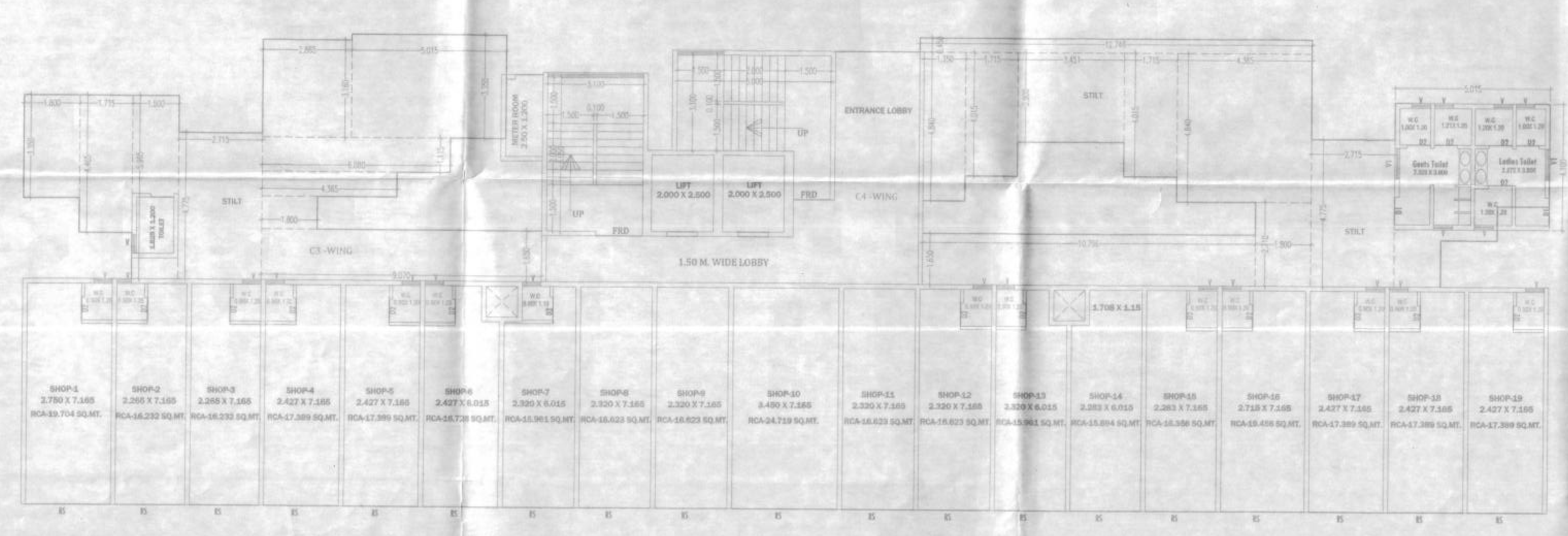
1ST FLOOR
(WING-C3,C4) - SCALE 1:100



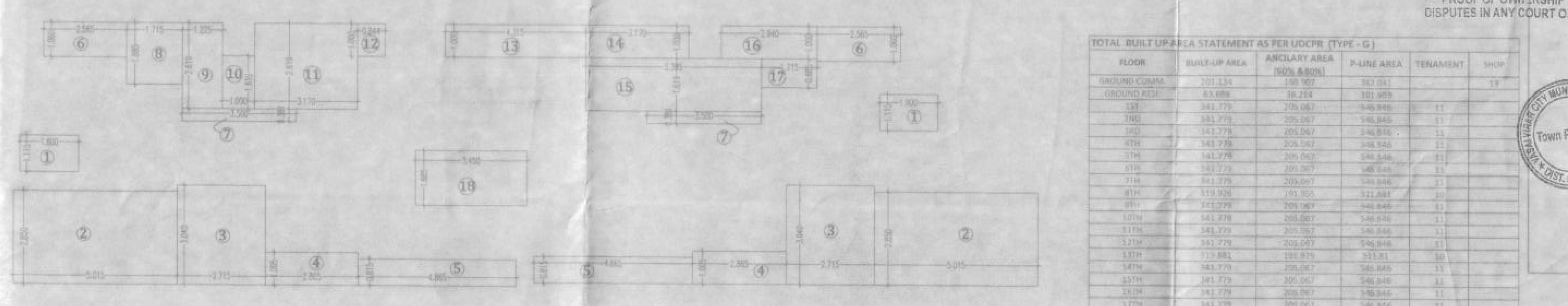
2ND-7TH,9TH-12TH,14TH-17TH,19TH-23RD FLOOR
(WING-C3,C4) - SCALE 1:100



CALCULATION DIAGRAM @ 1ST-7TH,9TH-12TH,14TH-17TH,19TH-23RD FLOOR
(WING-C3,C4) - SCALE 1:100



GROUND FLOOR
(WING-C3,C4) - SCALE 1:100



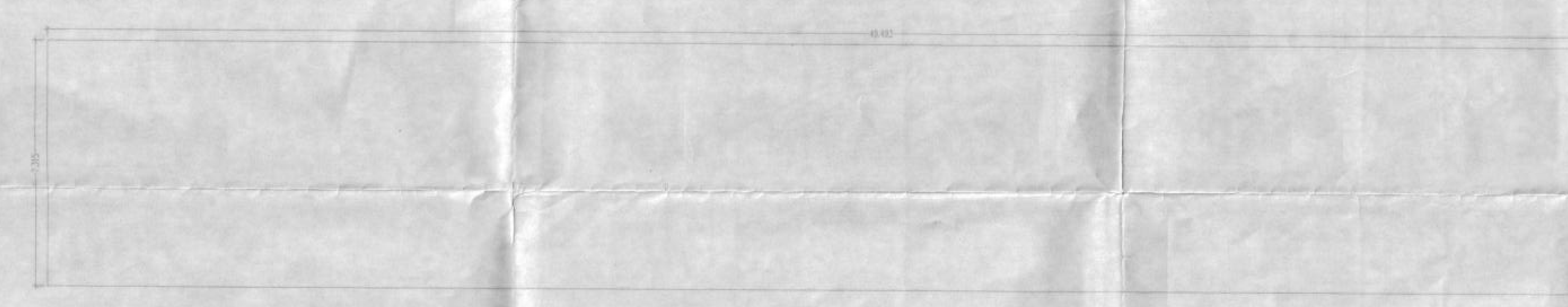
CALCULATION DIAGRAM @ 1ST FLOOR (NATURAL TERRACE)
(WING-C3,C4) - SCALE 1:100

NATURAL TERRACE AREA CALCULATION (WING-C3,C4)
1ST FLOOR

S.NO	Discription	Length		Breadth	No.	Area in sqm
	1	1.800	X	1.115	2	4.014
	2	5.015	X	2.850	2	28.586
	3	2.715	X	3.040	2	16.507
	4	1.005	X	2.865	2	5.759
	5	4.865	X	0.815	2	7.930
	6	2.565	X	1.060	2	5.438
	7	3.500	X	0.381	2	2.667
	8	1.715	X	1.885	1	3.233
	9	1.225	X	2.619	1	3.208
	10	1.000	X	1.619	1	1.619
	11	3.170	X	2.619	1	8.302
	12	0.844	X	1.000	1	0.844
	13	4.315	X	1.000	1	4.315
	14	3.170	X	1.000	1	3.170
	15	5.395	X	1.619	1	8.735
	16	2.940	X	1.000	1	2.940
	17	1.715	X	0.885	1	1.518
	18	3.450	X	1.665	1	5.744
				TOTAL NATURAL TERRACE AREA		114.528

TOTAL BUILT UP AREA STATEMENT AS PER UDCPR (TYPE - G)

FLOOR	BUILT-UP AREA	ANCILARY AREA (60% & 80%)	P-LINE AREA	TENAMENT	SHOP
GROUND COMM.	201.134	160.907	362.041		19
GROUND RESI.	63.688	38.214	101.903		
1ST	341.779	205.067	546.846	11	
2ND	341.779	205.067	546.846	11	
3RD	341.779	205.067	546.846	11	
4TH	341.779	205.067	546.846	11	
5TH	341.779	205.067	546.846	11	
6TH	341.779	205.067	546.846	11	
7TH	341.779	205.067	546.846	11	
8TH	319.926	191.955	511.881	10	
9TH	341.779	205.067	546.846	11	
10TH	341.779	205.067	546.846	11	
11TH	341.779	205.067	546.846	11	
12TH	341.779	205.067	546.846	11	
13TH	319.881	191.929	511.81	10	
14TH	341.779	205.067	546.846	11	
15TH	341.779	205.067	546.846	11	
16TH	341.779	205.067	546.846	11	
17TH	341.779	205.067	546.846	11	
18TH	319.882	191.929	511.811	10	
19TH	341.779	205.067	546.846	11	
20TH	341.779	205.067	546.846	11	
21ST	341.779	205.067	546.846	11	
22ND	341.779	205.067	546.846	11	
23RD	341.779	205.067	546.846	11	
TOTAL	8060.087	4876.279	12938.366	250	19



CALCULATION DIAGRAM @ GROUND FLOOR (COMMERCIAL)
(WING-C3,C4) - SCALE 1:100

BUILT UP AREA CALCULATION (WING-C3, C4)
GROUND FLOOR (COMMERCIAL)

S.NO	Discription	Length		Breadth	No.	Area in sqm	
1)	Block-A	49.493	X	7.315	1	362.041	
					Total	362.041	(A)
	COMMERCIAL BUILT UP AREA					362.041	(C)

LIGHT & VENTILATION AREA STATEMENT

SR.NO.	ROOM	SIZE			PROPOSED AREA	REQD.AREA 1/10	PROVIDED AREA	TYPE OF PROVIDED
1	LIVING	2.750	X	4.800	13.200	1.320	2.730	W
2	BED	2.750	X	3.050	8.388	0.839	2.340	W2
3	KITCHEN	1.850	X	3.050	5.643	0.564	1.560	W5
4	TOILET	1.600	X	1.000	1.600	0.160	0.540	V
5	TOILET	1.825	X	1.200	2.190	0.219	0.540	V

SCHEDULE OF DOORS & WINDOWS (WING C3, C4)

TYPE	SIZE (M)			AREA		SILL LEVEL	DISCRIPTION
FRD	1.500	X	2.200	=	3.300	0.000	FIRE RESISTANT DOOR
LD	1.000	X	2.200	=	2.200	0.000	LIFT DOOR
D	1.000	X	2.200	=	2.200	0.000	T.W FLUSH DOOR
D1	0.900	X	2.200	=	1.980	0.000	T.W PANELLED DOOR
D2	0.750	X	2.200	=	1.650	0.000	ALU.FRAMED DOOR
W	2.100	X	1.300	=	2.730	0.900	ALU.FRAMED SLIDING WINDOW
W1	1.660	X	2.200	=	3.652	0.000	ALU.FRAMED SLIDING WINDOW
W2	1.800	X	1.300	=	2.340	0.900	ALU.FRAMED SLIDING WINDOW
W3	1.292	X	1.300	=	1.680	0.900	ALU.FRAMED SLIDING WINDOW
W4	1.200	X	2.200	=	2.640	0.000	ALU.FRAMED SLIDING WINDOW
W5	1.200	X	1.300	=	1.560	0.900	ALU.FRAMED SLIDING WINDOW
V	0.600	X	0.900	=	0.540	1.400	LOUVERED VENTILATOR

WATER SUPPLY STATEMENT (WING-C3, C4)

COMMERCIAL							
BUILT UP AREA	NO.PERSON						
362.041 / 3 =	120.68033	X	45	X	1	= 5430.62	LTRS
TOTAL REQUIRED COMMERCIAL U/G TANK		5430.62	X	60%		= 3258.37	LTRS
TOTAL PROPOSED COMMERCIAL U/G TANK						=	LTRS
TOTAL REQUIRED COMMERCIAL O / H TANK		5430.62	X	40%		= 2172.25	LTRS
TOTAL PROPOSED COMMERCIAL O / H TANK						=	LTRS
FIRE FIGHTING							
TOTAL REQD. FIRE FIGHTING U/G TANK						= 100000	LTRS
TOTAL PROP. FIRE FIGHTING U/G TANK						=	LTRS
TOTAL REQD. FIRE FIGHTING O / H TANK						= 20000	LTRS
TOTAL PROP. FIRE FIGHTING O / H TANK						= 20000	LTRS

BALCONY AREA STATEMENT (WING-C3,C4)
1ST-7TH,9TH-12TH,14TH-17TH,19TH-23RD FLOOR

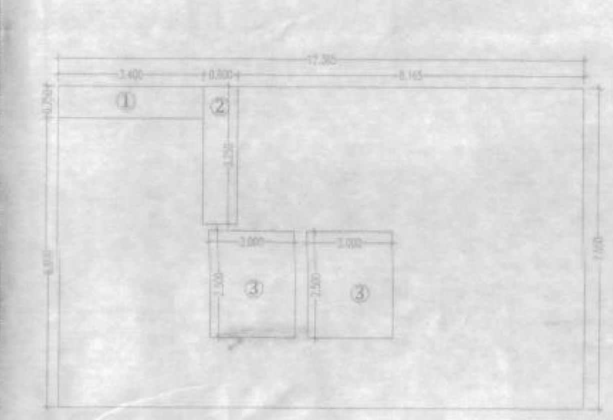
B1	2.715	X	1.000	X	5	13.575
B2	2.115	X	[illegible]	X	9	[illegible]
B3	2.900	X	1.000	X	11	31.900
B4	2.866	X	1.000	X	4	11.464
B5	1.955	X	1.000	X	2	3.910
B6	1.725	X	1.200	X	2	4.140
			TOTAL		33	84.024

BALCONY AREA STATEMENT (WING-C3,C4)
8TH,13TH,18TH FLOOR

B1	2.715	X	1.000	X	6	16.290
B2	2.115	X	1.000	X	10	21.150
B3	2.900	X	1.000	X	10	29.000
B4	2.866	X	1.000	X	4	11.464
			TOTAL		30	77.904

BUILT UP AREA CALCULATION (WING-C3,C4)
1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 23RD FLOOR

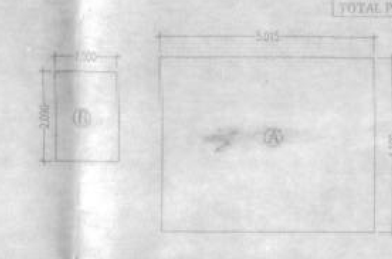
S.NO	Discription	Length		Breadth	No.	Area in sqm	
1)	Block-A	49.493	X	16.315	1	807.478	
					Total	807.478	(A)
2)	Deductions						
	1	1.800	X	1.115	4	8.028	
	2	3.515	X	1.500	2	10.545	
	3	5.015	X	2.035	2	20.411	
	4	2.715	X	2.225	2	12.082	
	5	2.865	X	0.190	2	1.089	
	6	2.565	X	1.060	2	5.438	
	7	1.715	X	1.885	2	6.466	
	8	2.989	X	3.000	1	8.967	
	9	1.189	X	3.350	1	3.983	
	10	3.400	X	1.200	1	4.080	
	11	0.800	X	3.700	1	2.960	
	12	5.150	X	0.450	1	2.318	
	13	2.865	X	0.190	1	0.544	
	14	5.015	X	3.850	2	38.616	
	15	2.715	X	4.040	2	21.937	
	16	2.866	X	2.005	2	11.491	
	17	4.865	X	1.815	2	17.660	
	18	3.450	X	2.665	1	9.194	
	19	2.565	X	1.060	1	2.719	
	20	1.715	X	1.885	1	3.233	
	21	3.500	X	3.000	1	10.500	
	22	1.895	X	2.619	1	4.963	
	23	0.844	X	1.000	1	0.844	
	24	2.000	X	2.500	2	10.000	
	25	3.065	X	1.060	1	3.249	
	26	1.715	X	1.885	1	3.233	
	27	3.451	X	3.000	1	10.353	
	28	4.315	X	1.000	1	4.315	
	29	1.895	X	2.619	1	4.963	
	30	3.500	X	3.000	1	10.500	
	31	1.715	X	1.885	1	3.233	
	32	2.565	X	1.060	1	2.719	
				Total Deductions		260.632	(B)
	TOTAL BUILT UP AREA PER FLOOR (A-B)					546.846	(C)
	TOTAL NET BUILT UP AREA AT (538.866 X20)				=	10936.92	



CALCULATION DIAGRAM @ GROUND FLOOR
(WING-C3,C4) - SCALE 1:100

BUILT UP AREA CALCULATION (WING-C3,C4)
GROUND FLOOR

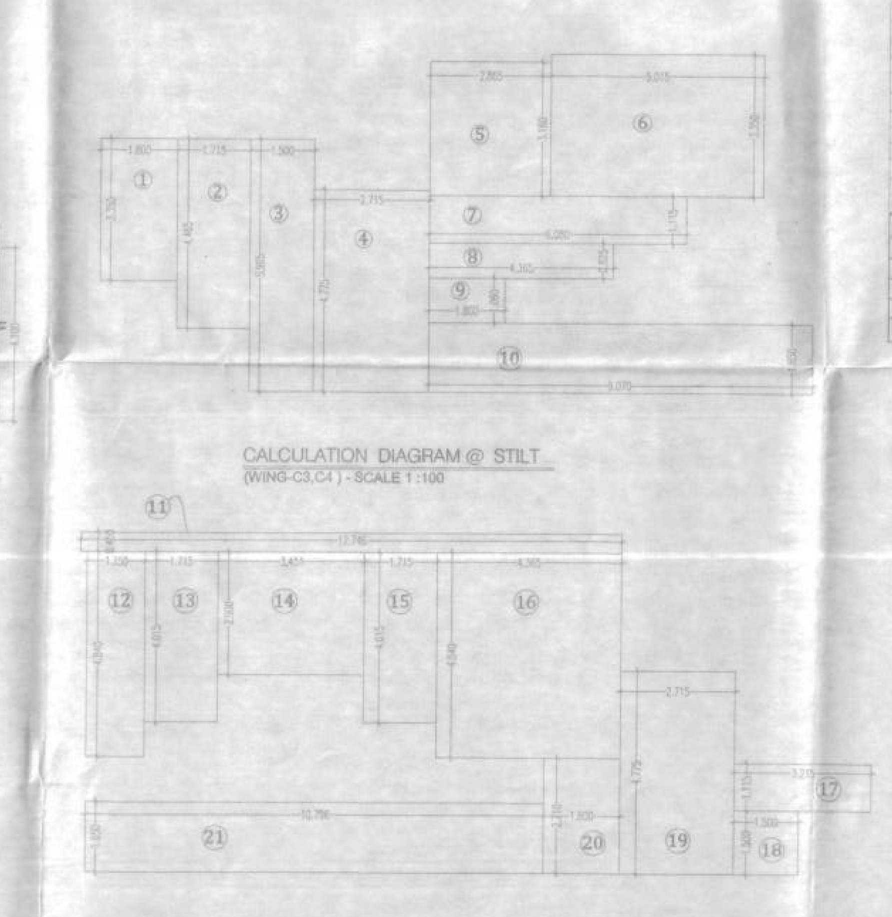
S.NO	Discription	Length		Breadth	No.	Area in sqm	
1)	Block-A	12.560	X	7.500	1	93.356	
					Total	93.356	(A)
2)	Deductions						
	1	3.400	X	0.750	1	2.550	
	2	0.800	X	3.250	1	2.600	
	3	2.000	X	2.500	2	10.000	
				Total Deductions		15.150	(B)
	GROUND FLOOR BUILT UP AREA (A-B)					78.206	(C)



CALCULATION DIAGRAM @ GROUND FLOOR TOILET
(WING-C3,C4) - SCALE 1:100

TOILET AREA CALCULATION (C3, C4)
GROUND FLOOR

S.NO	Discription	Length		Breadth	No.	Area in sqm
	A	5.015	X	4.100	1	20.562
	B	1.500	X	2.090	1	3.135
				TOTAL AREA		23.697



CALCULATION DIAGRAM @ STILT
(WING-C3,C4) - SCALE 1:100

STILT AREA CALCULATION (WING-C3, C4)

S.NO	Discription	Length		Breadth	No.	Area in sqm
	1	1.800	X	3.350	1	6.030
	2	1.715	X	4.465	1	7.657
	3	1.500	X	5.965	1	8.948
	4	2.715	X	4.775	1	12.964
	5	2.865	X	3.160	1	9.053
	6	5.015	X	3.350	1	16.800
	7	6.080	X	1.115	1	6.779
	8	4.365	X	0.825	1	3.601
	9	1.800	X	1.060	1	1.908
	10	9.070	X	1.650	1	14.966
	11	12.746	X	0.450	1	5.736
	12	1.350	X	4.840	1	6.534
	13	1.715	X	4.015	1	6.886
	14	3.451	X	2.900	1	10.008
	15	1.715	X	4.015	1	6.886
	16	4.365	X	4.840	1	21.127
	17	3.215	X	1.115	1	3.585
	18	1.500	X	1.500	1	2.250
	19	2.715	X	4.775	1	12.964
	20	1.800	X	2.710	1	4.878
	21	10.796	X	1.650	1	17.813
				TOTAL		187.372

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESI. WITH SHOPLINE BLDG ON LAND BEARING S. NO: 332, H.NO: 1,2,3,4,7 & 8, S. NO: 333, H. NO: 1&2 & S.NO: 332,H.NO: 2,6A, S.NO:335,H.NO:2, S.NO: 336 ,H.NO:2,
AT VILLAGE: JUCHANDRA,
TAL: VASAI, 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.	05/20
SCALE	1:100
JOB No.	—
DRWN	UMESH
CHKD BY	R.R.C
DATE	23.12.2021