BUILT UP AREA STATEMENT

BLDG NO.	BUILT UP AREA		EXCESS BAL.	BUILT UP AREA		FREE F.S.I	FIRE OF		ELE.FEATURES	REFUGE	POCKET	SOCIETY	METER	STILT
	Comm	Resi		Comm	Resi	BALCONY	STAIR	CASE	CONS.AREA	AREA	TERRACE	OFFICE	ROOM	AREA
GR. + STILT+ 14TH FLOOR (BLDG. B)	410.26	3351.44	0.00	410.26	3351.44	329.11	152.99	5608.80	398.24	102.77	401.69	0.00	0.00	139.23
GR. + STILT+ 14TH FLOOR (TYPE B1,B2)	0.00	5456.80	0.00	0.00	5456.80	543.32	152.84	7557.96	657.40	183.46	434.88	0.00	9.24	436.15
GR. + STILT+ 14TH FLOOR (BLDG. C1)	0.00	1507.60	0.00	0.00	1507.60	149.86	892.72	2490.18	201.53	61.04	210.98	0.00	0.00	112.29
GR. + STILT+ 12TH FLOOR (TYPE C1,C2,C3)	0.00	7927.94	1.11	0.00	7929.05	633.35	2466.63	9468.06	778.85	161.21	826.26	0.00	0.00	596.05
GR. + STILT+ 14TH FLOOR (BLDG. C2)	0.00	1510.54	0.00	0.00	1510.54	149.84	820.79	2481.17	197.61	60.88	205.80	0.00	5.36	124.56
GR. + STILT+ 14TH FLOOR (TYPE A)	725.23	3476.77	0.00	725.23	3476.77	347.35	1052.43	5601.78	429.70	80.32	233.43	0.00	5.10	78.91
GR. + STILT+ 14TH FLOOR (TYPE A1,A2,A3)	418.74	6981.20	0.00	418.74	6981.20	692.49	2038.71	11032.14	941.37	147.38	502.56	0.00	11.79	249.46
GR. + STILT+ 14TH FLOOR (TYPE D)	0.00	1795.66	0.00	0.00	1795.66	178.46	861.55	2835.67	213.15	72.90	232.68	0.00	5.29	143.92
TOTAL	1554.23	32007.95	1.11	1554.23	32009.06	3023.78	12078.66	47070.76	3819.85	869.96	3048.28	0.00	56.78	1880.56

OLD PARKING AREA STATEMENTS						
PHASE-2	REQ.AS PER CC		PROP. AS PER CC		PROP ON SITE	
TYPE-A	CARS	TWO WHEEL.	CARS	TWO WHEEL.	CARS	TWO WHEEL.
	60	75	60	75	63	81
TYPE-D	36	50	36	50	36	50
TYPE-B1,B2	62	120	61	170	61	120
TYPE-C1,C2,C3	59	234	59	234	59	234
TOTAL	196	480	196	480	199	495
PHASE-1	REQ.AS PER CC		PROP.AS PER CC		PROP ON SITE	
TYPE-B	CARS	TWO WHEEL.	CARS	TWO WHEEL.	CARS	TWO WHEEL.
	40	126	40	126	40	126
TYPE-C2	16	60	16	60	18	48
TYPE-A1,A2,A3	101	220	107	191	26	119
TYPE-C1	16	90	16	90	21	27
TOTAL	173	497	179	467	105	320
TOTAL REQ. CAR PARKING			369			
TOTAL PROP. CAR PARKING			304			
TOTAL REQ. TWO WHEELER PARKING			926			
TOTAL PROP. TWO WHEELER PARKING			415			
BALANCE CAR			65			
BALANCE TWO WHEELER			111			

NEW PARKING AREA STATEMENTS				
PHASE-1	REQ. PARKING		PROP. PARKING	
F1, F2	CARS	TWO WHEEL.	CARS	TWO WHEEL.
	79	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
PUZZLE PARKING				
TOWER PARKING				
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
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	
(TYPE - F1,F2)	207.761	13319.123	166.208	7991.475	373.969	21310.598	21684.567
D1		6002.772		3601.663	0.000	9604.435	9604.435
G		9668.617		5801.170	0.000	15469.787	15469.787
C3,C4	201.134	7858.953	160.907	4715.372	362.041	12574.325	12936.366
H1 TO H4	763.546	19394.005	610.838	11636.402	1374.384	31030.407	32404.791
C5 C6		7858.953		4715.372		12574.325	12574.325
TOTAL	1172.441	64102.423	937.953	38461.454	2110.394	102563.877	104674.271
	65274.864		39399.407		104674.271		

LAYOUT SHEET | DRG. NO. 01/20

STAMP OF APPROVAL

The amended plan duly approved therewith Supercedes all the earlier approved plans

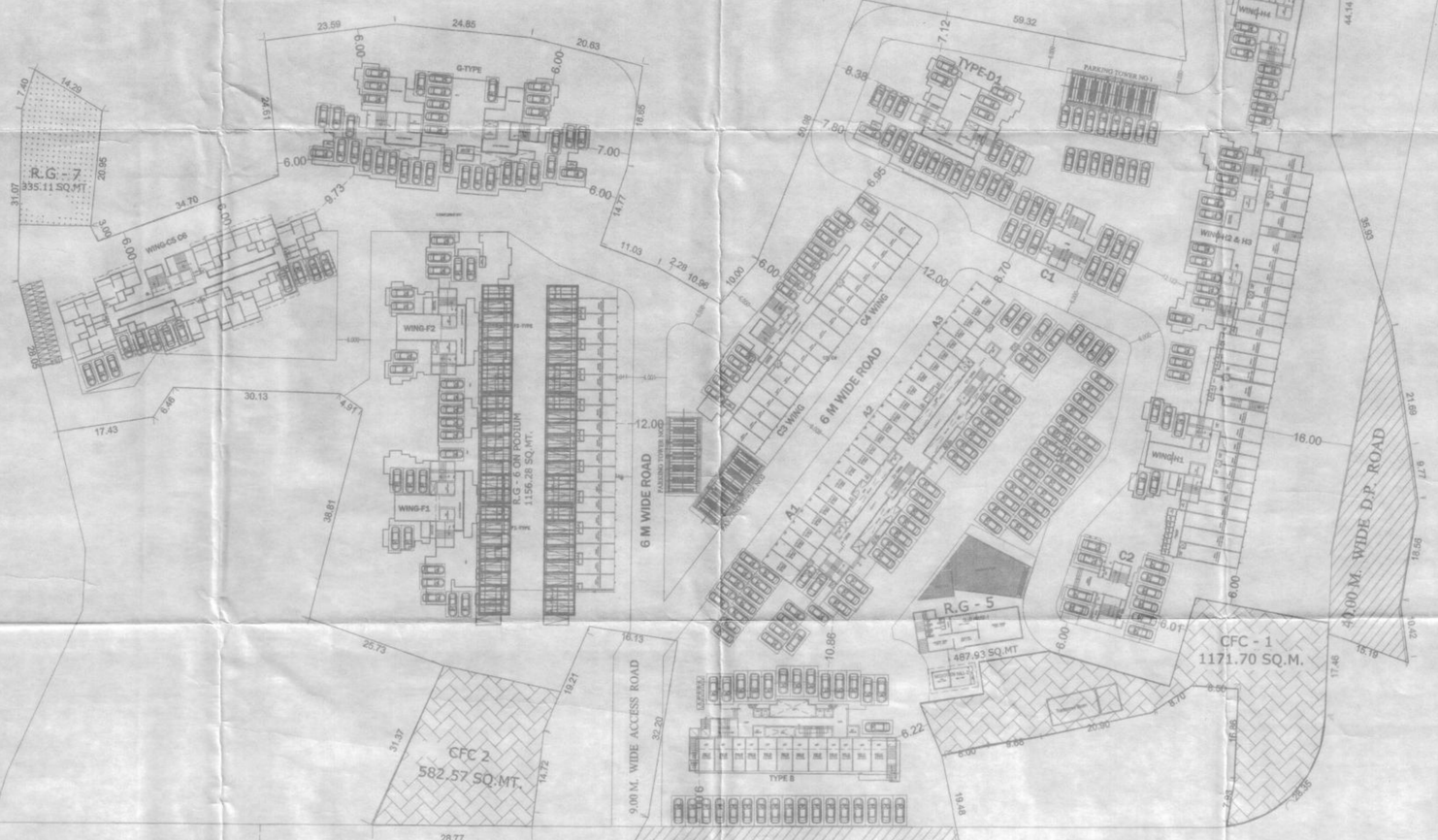
... SHALL NOT BE CONSIDERED ... OF OWNERSHIP FOR ANY ... ES IN ANY COURT ON LAW.

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/.....
VP/ 0693 / 808 / 2021-22
Dated ..... 05/01/2022 .....

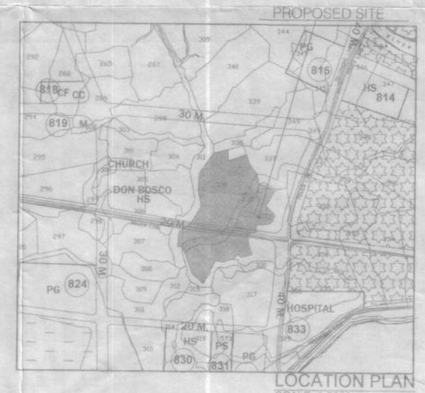
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.



LAYOUT PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:5000

S.NO. &H.NO. PLAN

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

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%)	1718.00	1741.83
	(b) Adjustment of 2(b), If any-	------	------
	(c) Balance Proposed-	------	1754.4
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
7	Internal Road Area	------	------
8	Plotable Area (if applicable)	33118.66	33094.83
9	Built up Area with reference to basic F.S.I as per front road width (Sr. No. 5x Basic FSI 1.10)(42224.75x1.10)	36430.53	36604.31
10	Addition of FSI payment of Premium	------	------
11	In - Situ FSI/ TDR loading	------	------
13	Additional FSI area under Chapter No. 7.7.1 (0.50 + 1.40 =1.90) (36050 x 1.90)	------	68495.00
14	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 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.

NORTH

DRG. No.	01 / 20
SCALE	1:500
JOB. No.	
DRN BY	UMESH
CHD BY	R.R.C.
DATE	22.12.2021

S. Arch Designs
ARCHITECT
A/101, 1st Floor, Navkar City Phase II, Near Don Bosco school, Juchandra, Nalasopara(E), Tal. Vasai, Dist. Palghar-401209.
Mob No. 9967321921 / 9890075019