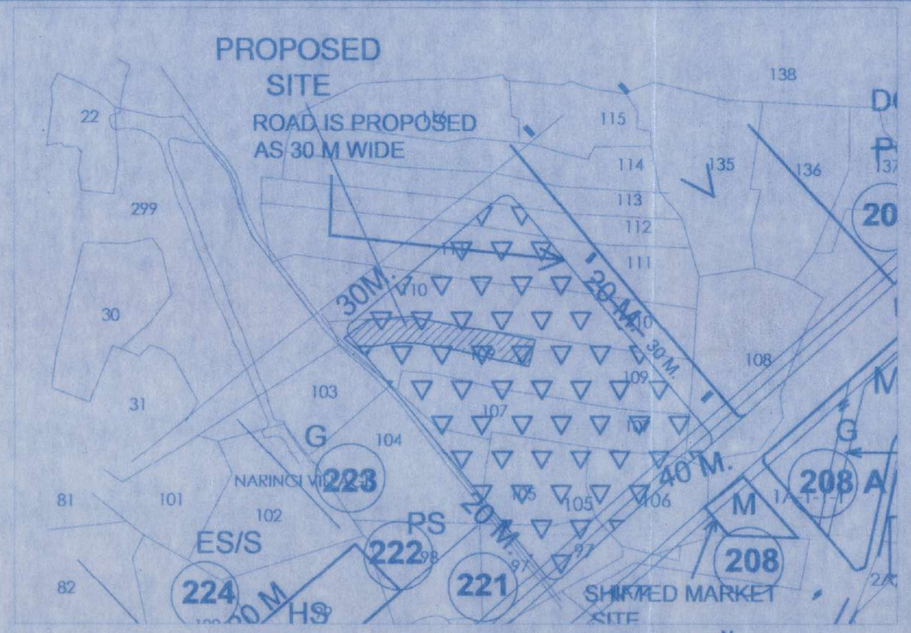
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LOCATION PLAN
SCALE-1:4000

PROPOSED BUILT UP AREA STATEMENT

BUNGALOW , ROW HOUSE NO. & TYPE	NO OF FLOOR	HIGHT OF BUNGALOW	TOTAL GROUND FLOOR	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL BUILT UP AREA	NO. OF UNITS	TOTAL BUILT UP AREA	TOTAL CONSTRUCTION AREA
RESIDENTIAL BUNGALOW NO - 1 (TYPE - A)	(STILT+2ND FLOOR)	10.65 M.	73.37	209.28	137.75	281.43	1	281.43	281.43
ROW HOUSE NO - 2 (TYPE - B)	(STILT+2ND FLOOR)	10.65 M.	17.62	137.75	137.75	293.12	1	293.12	293.12
ROW HOUSE NO - 3 (TYPE - B)	(STILT+2ND FLOOR)	10.65 M.	17.62	137.75	137.75	293.12	1	293.12	293.12
ROW HOUSE NO - 4 (TYPE - C)	(STILT+2ND FLOOR)	10.65 M.	45.65	341.95	341.95	729.60	1	729.60	729.60
ROW HOUSE NO - 5 (TYPE - C)	(STILT+2ND FLOOR)	10.65 M.	45.65	341.95	341.95	729.60	1	729.60	729.60
ROW HOUSE NO - 6 (TYPE - B)	(STILT+2ND FLOOR)	10.65 M.	17.62	137.75	137.75	293.12	1	293.12	293.12
RESIDENTIAL BUNGALOW NO - 7 (TYPE - D)	(STILT+2ND FLOOR)	10.65 M.	11.88	91.94	91.94	195.76	1	195.76	195.76
RESIDENTIAL BUNGALOW NO - 8 (TYPE - E)	(G+1ST FLOOR)	7.50 M.	80.23	62.36	0.00	142.59	1	142.59	142.59
RESIDENTIAL BUNGALOW NO - 9 (TYPE - F)	(G+2ND FLOOR)	10.65 M.	63.80	63.80	46.68	176.34	1	176.34	176.34
TOTAL BUNGALOW & ROW HOUSE NO 1 TO 9			373.63	1436.58	1355.57	3104.68	9	3104.68	3104.68

TOTAL BUNGALOW STATEMENT

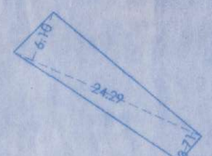
BUNGALOW & ROW HOUSE NO	CARPET AREA LESS THAN 30 SQ. MT. (1)	CARPET AREA 30 TO 40 SQ.MT (2)	CARPET AREA 40 TO 80 SQ.MT (3)	CARPET AREA 100 SQ.MT AND ABOVE (4)	NO. OF FLAT (5 =1+ 2+3+4)	NO. OF TYPE (6)	TOTAL CARPET AREA LESS THAN 30 SQ. MT (7 = 1*6)	TOTAL CARPET AREA 30 TO 40 SQ.MT (8 = 2*6)	TOTAL CARPET AREA 30 TO 40 SQ.MT (9 = 3*6)	TOTAL CARPET AREA 100.00 AND ABOVE SQ.MT (10= 4*6)	TOTAL NO. OF FLAT (10 = 5*6)
RESIDENTIAL BUNGALOW NO - 1	0	0	0	1	1	1	0	0	0	1	1
ROW HOUSE NO - 2	0	0	0	2	2	1	0	0	0	2	2
ROW HOUSE NO - 3	0	0	0	2	2	1	0	0	0	2	2
ROW HOUSE NO - 4	0	0	0	5	5	1	0	0	0	5	5
ROW HOUSE NO - 5	0	0	0	5	5	1	0	0	0	5	5
ROW HOUSE NO - 6	0	0	0	2	2	1	0	0	0	2	2
RESIDENTIAL BUNGALOW NO - 7	0	0	0	1	1	1	0	0	0	1	1
RESIDENTIAL BUNGALOW NO - 8	0	0	0	1	1	1	0	0	0	1	1
RESIDENTIAL BUNGALOW NO - 9	0	0	0	1	1	1	0	0	0	1	1
TOTAL					20	10	0	0	0	20	20

TOTAL PARKING STATEMENT AS PER TABLE NO.8B & 8C

SR NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	TOTAL NOS.OF FLAT	CAR PARKING REQUIRED	SCOOTER PARKING REQUIRED
1	MULTI FAMILY RESIDENTIAL	FOR EVERY 2 TENEMENTS CARPET AREA LESS THAN 30.00 SQ.MT.	0	0	0
		FOR EVERY 2 TENEMENTS CARPET AREA BETWEEN 30.00 TO 40.00 SQ.MT.	0	0	0
		FOR EVERY 2 TENEMENTS CARPET AREA BETWEEN 40.00 TO 80.00 SQ.MT.	0	0	0
		FOR EVERY TENEMENTS HAVING CARPET AREA OF 100 SQ.MT. AND ABOVE	20	20	60
2	COMMERCIAL	100 SQ.MT. CARPET AREA OR FRACTION THEREOF	0.00	0	0
3	VISITOR		5%	1	3
4	TOTAL PARKING			21	63
5	MULTIPLYING FACTOR UNDER MUNICIPAL CORPORATION MMR		0.80	17	50
TOTAL PARKING REQUIRED				17	50
TOTAL PARKING PROVIDE				18	54

TOTAL STILT PARKING STATEMENT

BUNGALOW & ROW HOUSE NO	SCOOTER	CAR	NO. OF TYPE	TOTAL SCOOTER	TOTAL CAR
RESIDENTIAL BUNGALOW NO 1	3	1	1	3	1
ROW HOUSE NO 2	3	1	2	6	2
ROW HOUSE NO 3	3	1	2	6	2
ROW HOUSE NO 4	3	1	5	15	5
ROW HOUSE NO 5	3	1	5	15	5
ROW HOUSE NO 6	3	1	2	6	2
RESIDENTIAL BUNGALOW NO 7	3	1	1	3	1
RESIDENTIAL BUNGALOW NO 8	0	0	1	0	0
RESIDENTIAL BUNGALOW NO 9	0	0	1	0	0
TOTAL			20	54	18

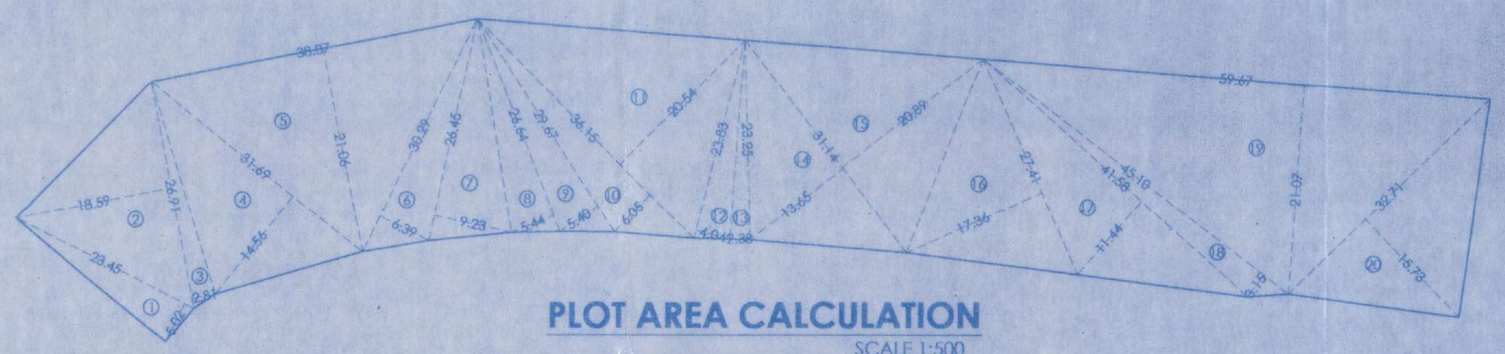


EXISTING DP ROAD AREA CALCULATION

1	0.50	X	24.29	X	6.10	=	74.08
2	0.50	X	24.29	X	3.71	=	45.06
	TOTAL (B)						119.14

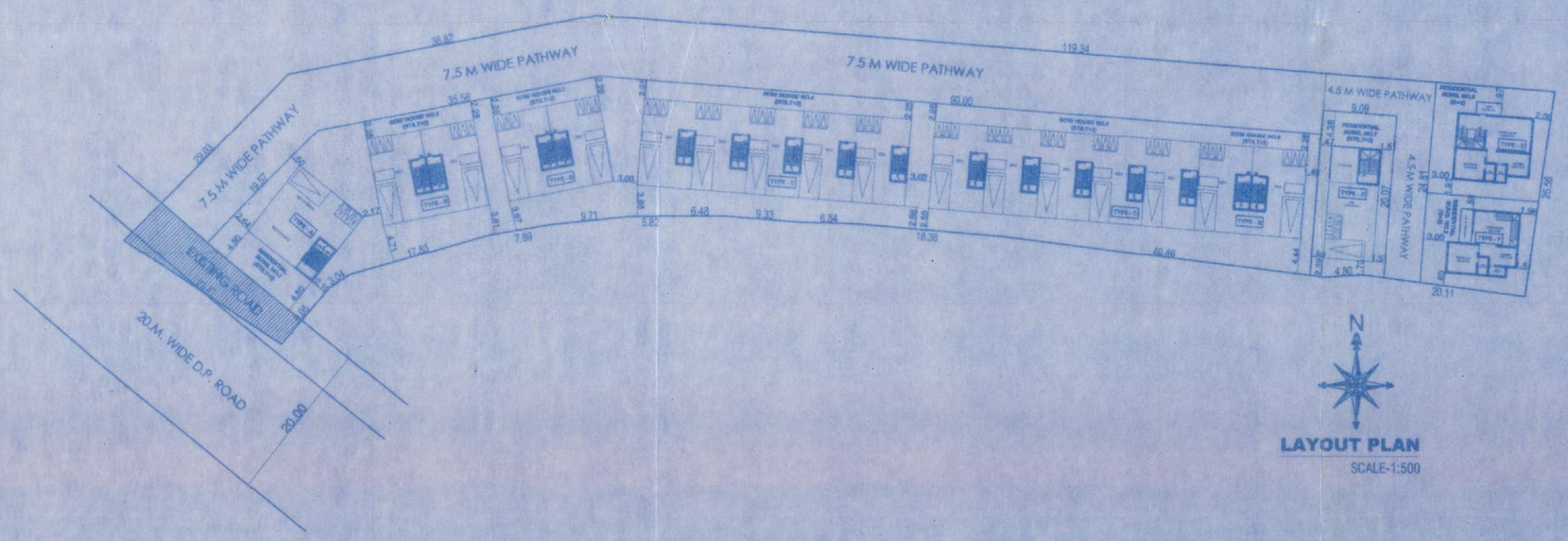
AREA CALCULATION DIAGRAM FOR EXISTING DP ROAD

SCALE-1:500



PLOT AREA CALCULATION

SCALE 1:500



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LAYOUT PLAN

SCALE-1:500

PLOT AREA CALCULATION

1	0.50	X	23.45	X	5.02	=	58.86
2	0.50	X	26.91	X	18.59	=	250.13
3	0.50	X	26.91	X	2.81	=	37.81
4	0.50	X	31.69	X	14.56	=	230.70
5	0.50	X	38.87	X	21.06	=	409.30
6	0.50	X	30.29	X	6.39	=	96.78
7	0.50	X	26.45	X	9.23	=	122.07
8	0.50	X	26.64	X	5.44	=	72.46
9	0.50	X	29.67	X	5.40	=	80.11
10	0.50	X	36.15	X	6.05	=	109.35
11	0.50	X	36.15	X	20.54	=	371.26
12	0.50	X	23.83	X	4.04	=	48.14
13	0.50	X	23.25	X	2.38	=	27.67
14	0.50	X	31.14	X	13.65	=	212.53
15	0.50	X	31.14	X	20.89	=	325.26
16	0.50	X	27.41	X	17.36	=	237.92
17	0.50	X	41.58	X	11.44	=	237.84
18	0.50	X	45.10	X	3.15	=	71.03
19	0.50	X	59.67	X	21.07	=	628.62
20	0.50	X	32.17	X	15.73	=	253.02
	TOTAL (B)						3880.86

VP-6330 **LAYOUT**

SHEET - 1/6

THIS PLAN SHALL NOT BE CONSIDEREL AS A 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/ 6330 / 238 / 2023-24
Dated :..... 20/12/2023

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.

PROFORMA I

SR NO.	AREA STATEMENT	SQ.MT.
1	Area Of plot (Minimum Area Of a,b,c,d To Be Considered)	4000.00
	a)As Per Ownership Document (7/12 ,CTS Extract)	4270.00
	b)As Per Measurement sheet	4000.00
	c)As Per Site	4000.00
2	DEDUCTION FOR	
	a) Proposed D.P./ D.P Road Widening Area/ Service Road/Highway Widening	0.00
	(b) Proposed Existing D.P. Road	119.14
	(c)Area Not Possession	0.00
	Total (a+b)	119.14
3	Balance Area Of Plot (1-2)	3880.86
4	Amenity Space (If Applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b),If Any	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4(c)	3880.86
6	Recreational Open Space (If Applicable)	0.00
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road Area	NA
8	Plot able area (If Applicable)	NA
9	Built Up Area With Reference To Basic F.S.I. As Per Front Of Road Width (Sr.No.5 x Basic FSI(0.3))	1164.26
10	Addition Of FSI On Payment Of Premium (0.20)	800
	(a) Maximum Permissible Premium FSI-Based On Road Width /TOD zone.	0.00
	(b) Proposed FSI On Payment Of Premium	776.17
11	Additional FSI area under Chapter No. 7	0.00
12	Total entitlemant of FSI in the proposal	0.00
	(a) [9 +1.0(b)] or 12 whichever is applicable.	1940.43
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	1164.25
	(c) Total entitlement (a+b)	3104.68
13	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
14	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
	(a) Existing Built-Up Area.	0.00
	(b) Proposed Built-up Area (as per 'P-line')	3104.68
	(c) Total (a+b)	3104.68
15	F.S.I. Consumed (14/12) (should not be more than serial No.14 above.)	1.00

Certificate Of Area

Certified that the plot under reference was surveyed by me on 3/01/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership.

Signature
HARDIK DINESH PATIL

Owners Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of registered engineer so as to ensure the quality and safety at the work site.

For M/s. BALAJI ENTERPRISES

Owner
M/S. BALAJI ENTERPRISES Partners

CONTENT OF SHEET

LAYOUT PLAN, LOCATION PLAN, FLOOR PLANS, SECTION ELEVATIONS, AREA STATEMENTS, SCHEDULE OF OPENING LIGHT & VENTILATION, LINE DIAGRAM

DISCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUNGALOW ON PROPERTY BEARING S.NO.109/1/A OF VILLAGE- DONGRE, TAL- VASAI, DIST- PALGHAR

JOB NO	DRAWING NO.	DATE
	1	12/10/2022
SCALE	CHECKED BY	DRAWN BY
AS SHOWN	H. P.	M. B.

NORTH LINE

N

NAME, SIGN & ADDRESS OF ARCHITECT

AR. HARDIK DINESH PATIL

HARDIK PATIL ARCHITECTS * CA/2019/110924 * HPA

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ARCHITECTS & CONSULTANTS
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