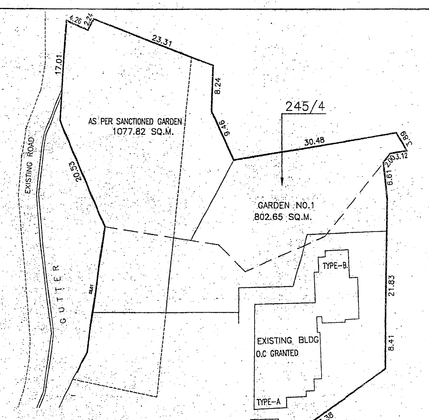
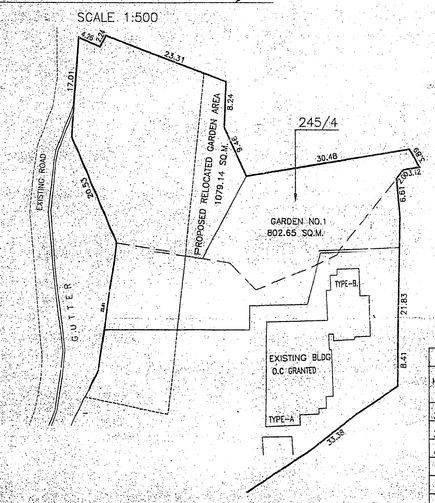


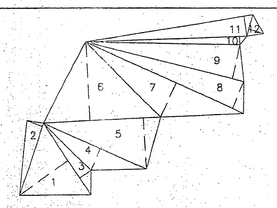
AS PER SANCTIONED D.P.

SCALE 1:500



PROPOSED RELOCATED GARDEN.

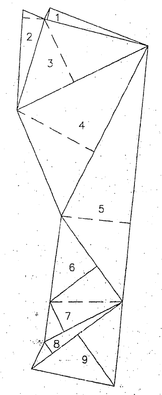
SCALE 1:500



GARDEN AREA DIAGRAM. (NO.1)

SCALE 1:500

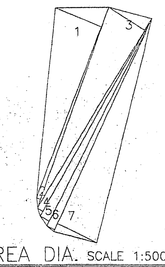
GARDEN AREA CALCULATION (NO.1)		
BLOCK	SIZE IN MTS.	AREA IN SQ.MTS.
1.	15.43 X 11.20 X 0.50	86.41
2.	13.62 X 3.50 X 0.50	23.84
3.	15.43 X 2.90 X 0.50	22.37
4.	20.16 X 4.50 X 0.50	45.36
5.	21.08 X 10.00 X 0.50	105.40
6.	21.08 X 14.50 X 0.50	152.83
7.	31.00 X 7.00 X 0.50	108.50
8.	31.00 X 5.50 X 0.50	85.25
9.	29.22 X 6.22 X 0.50	90.87
10.	29.01 X 1.48 X 0.50	21.47
11.	30.48 X 3.59 X 0.50	54.71
12.	3.97 X 2.84 X 0.50	05.64
GARDEN AREA		802.650



AS PER SANCTIONED D.P

GARDEN AREA DIAGRAM.

SCALE 1:500

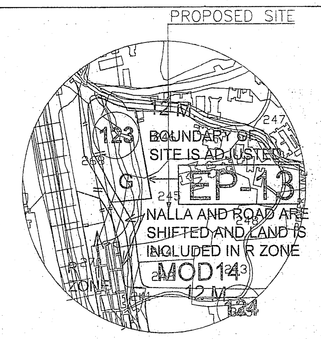


CFC AREA DIA. SCALE 1:500

CFC PLOT AREA CAL.			
NO	SIZE IN MTS.		AREA M^2
1	36.55X	9.16X0.50	167.40
2	38.15X	0.83X0.50	15.82
3	39.84X	7.69X0.50	153.18
4	40.80X	1.20X0.50	24.53
5	41.73X	1.93X0.50	40.28
6	42.07X	1.57X0.50	33.04
7	42.07X	8.06X0.50	169.47
TOTAL PLOT AREA			603.720

P LINE AREA STATEMENT (IN SQ.MT.)				
BLDG. NO.	FLOOR	B/U AREA	ANCILLARY AREA 80%	TOTAL P LINE AREA
BLDG. CFC	GR.FLOOR	154.960	123.960	278.920
	1ST FLOOR	154.960	123.960	278.920
	2ND FLOOR	154.960	123.960	278.920
	3RD FLOOR	154.960	123.960	278.920
	4TH FLOOR	26.990	21.600	48.590
	TOTAL	646.830	517.440	1164.270
TOTAL P LINE AREA = 1164.270				
CONVENTIONAL CENTER =(4)				

CFC GROSS PLOT	593.693
BASIC FSI	653.062
ANCILLARY AREA	522.450
POTENTIAL OF CFC	1175.512
PROPOSED P-LINE OF CFC	1164.27



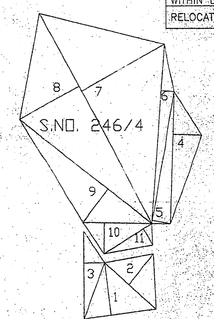
LOCATION PLAN SCALE 1:5000

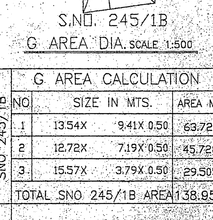
P LINE AREA STATEMENT (IN SQ.MT.)				
BLDG. NO.	FLOOR	B/U AREA	ANCILLARY AREA 80%/60%	TOTAL P LINE AREA
BLDG. NO.06	GR.FL COMM	336.570	269.250	605.820
	GR.FL RESI	134.030	80.410	214.440
	E-LEV.FLOOR	780.740	468.440	1249.180
	1ST FLOOR	780.740	468.440	1249.180
	2ND FLOOR	780.740	468.440	1249.180
	3RD FLOOR	780.740	468.440	1249.180
	4TH FLOOR	780.740	468.440	1249.180
	5TH FLOOR	780.740	468.440	1249.180
	6TH FLOOR	780.740	468.440	1249.180
	7TH FLOOR	780.740	468.440	1249.180
	8TH FLOOR	743.240	445.940	1189.180
	9TH FLOOR	780.740	468.440	1249.180
	10TH FLOOR	780.740	468.440	1249.180
	11TH FLOOR	780.740	468.440	1249.180
	12TH FLOOR	780.740	468.440	1249.180
	13TH FLOOR	743.240	445.940	1189.180
	14TH FLOOR	780.740	468.440	1249.180
	15TH FLOOR	780.740	468.440	1249.180
	16TH FLOOR	465.440	279.260	744.700
	TOTAL	13352.880	8078.960	21431.840
TOTAL P LINE AREA = 21431.840				
TOTAL BASEMENT AREA = 487.260				
STILT AREA = 1638.030 SHOP AREA(22 NOS.)=605.820 ENT LOBBY AREA = 90.460				
NO OF FLAT(1BHK-115,2BHK-192,3BHK-16)= 323NOS.				
REFUGE AREA @8TH & 13TH FL = (60.000X2) = 120.000				
TOTAL PODIUM AREA (2735.980X3) = 8207.940 TOTAL FB. AREA = 2760.920				
DG SET AREA = 53.310 SUBSTATION SET AREA = 31.250 METER PANELS AREA = 100.320				
DRIVER ROOM AREA = 13.300 SOC.OFFICE AREA = 21.740 SERV.ROOM AREA = 14.750				

HOLDING AREA STATEMENT		
S.NOS	H. NOS	AREA IN SQ.M
242	B1	1077.82
242	B2	11873.90
242	B3	1538.32
TOTAL HOLDING AREA		14490.000

EXISTING BUILT UP AREA STATEMENT O.C GRANTED BLDG		
BLDG. TYPE	B.P NOS	BUILT UP AREA
TYPE-A	1566	885.11
TYPE-A1	1566	865.05
TYPE-A	1564	885.07
TYPE-B	1564	300.15
TOTAL EXISTING BUILT UP AREA		2935.380
BLDG 05	1564	6052.311
TOTAL BUA		8987.691

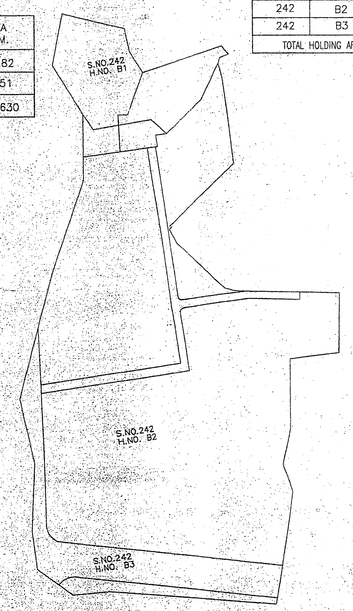
GARDEN RESERVATION	AREA SQ.M.
AS PER SANCTIONED D.P	1077.82
PROVIDED WITHIN D.P. RES.	887.51
RELOCATED	191.630



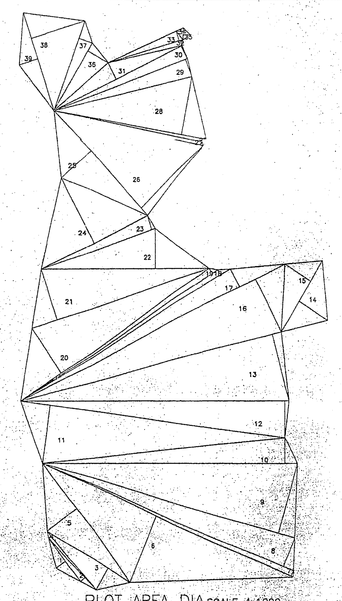


G AREA DIA. SCALE 1:500

G AREA CALCULATION			
	NO	SIZE IN MTS.	AREA M^2
SNO 245/1B	1	13.54X 9.41X 0.50	63.720
	2	12.72X 7.19X 0.50	45.728
	3	15.57X 3.79X 0.50	29.505
	TOTAL SNO 245/1B AREA		138.953
SNO 246/4	4	23.32X 5.24X 0.50	61.098
	5	23.65X 3.39X 0.50	40.087
	6	31.81X 2.40X 0.50	38.172
	7	42.40X 17.33X 0.50	367.439
	8	42.40X 12.40X 0.50	262.880
	9	30.34X 7.62X 0.50	115.595
	10	12.90X 5.54X 0.50	35.733
	11	10.57X 3.38X 0.50	17.863
TOTAL SNO 246/4 AREA			938.867
TOTAL G AREA			1077.820



HOLDING AREA DIAGRAM. SCALE 1:1000



PLOT AREA DIA.SCALE 1:1000

PLOT AREA CALCULATION			
NO	SIZE IN MTS.		AREA M^2
1	19.10X	4.09X0.50	39.08
2	24.90X	1.98X0.50	24.63
3	35.64X	9.10X0.50	162.08
4	27.16X	1.09X0.50	14.84
5	53.33X	13.29X0.50	354.41
6	100.71X	25.85X0.50	1301.98
7	100.71X	2.12X0.50	106.67
8	99.93X	10.98X0.50	548.38
9	96.50X	25.78X0.50	1244.05
10	93.80X	9.13X0.50	428.02
11	98.04X	20.83X0.50	1021.29
12	98.58X	13.11X0.50	646.37
13	98.94X	24.44X0.50	1209.1
14	29.75X	12.89X0.50	191.69
15	29.75X	11.55X0.50	171.79
16	108.70X	20.92X0.50	1137.2
17	108.70X	7.05X0.50	383.43
18	90.96X	1.92X0.50	87.19
19	87.24X	2.17X0.50	94.46
20	84.88X	19.17X0.50	813.59
21	69.66X	19.04X0.50	663.19
22	62.96X	14.34X0.50	451.47
23	45.15X	5.33X0.50	120.43
24	43.96X	26.08X0.50	573.24
25	50.60X	14.10X0.50	356.78
26	50.60X	32.66X0.50	826.35
27	57.25X	1.27X0.50	36.47
28	56.56X	21.00X0.50	593.98
29	52.06X	6.59X0.50	171.45
30	52.16X	4.97X0.50	129.73
31	52.16X	5.68X0.50	148.5
32	28.63X	1.93X0.50	27.59
33	28.63X	3.61X0.50	51.70
34	4.24X	2.56X0.50	5.42
35	4.24X	2.83X0.50	6.01
36	27.83X	8.40X0.50	116.92
37	33.97X	5.12X0.50	86.97
38	36.60X	20.59X0.50	376.83
39	36.60X	7.24X0.50	132.57
TOTAL PLOT AREA			14878.690
AREA IN D.P ROAD			1538.315
AREA IN G (GARDEN)			1077.820
AREA AS PER 7/12.			14490.000
NET PLOT AREA			11873.865

PROFORMA 1: AREA STATEMENT			
	AREA STATEMENT	APPROVED AREA IN SQ. MTS	PROPOSED AREA IN SQ. MTS.
1	Area of Plot (Minimum area of a, b, c to be considered)		14490.000
a	As per Ownership document (7/12, CTS extract		14490.000
b	As per TILR		
c	As per Site		
d	Encroachment Area		
1A	Net Gross Plot Area		14490.000
2	Deductions for area under		
a	12.0 mtr wide dp road	1538.315	1538.315
b	area under garden reservation	1077.820	1077.820
	(Total a + b + c + d)	2616.135	2616.135
3	Balance area of plot (1-2)	11873.865	11873.865
4	Amenity Space (if applicable)		
a	Required -	593.693	593.693
b	Adjustment if any		
c	Balance proposed		
5	Net Plot Area (3-4c)	11873.865	11280.172
6	Recreational Open Space (if applicable)		
a	Required - 20 % AND 10 %	2347.773	1128.017
b	Proposed -		
7	Internal Road Area		
8	Plotable Area (if applicable)		
9	Built-Up Area with reference to Basic FSI as per front road width (Sr.No. 5 x basic FSI) @ 1.10	10092.785	12408.189
10	Addition pf FSI on payment of premium		
	Maximum permissible premium FSI - based on road width /		
a	TOD Zone @ 0.5		7245.000
b	Proposed FSI on payment of premium @ 0.50		6966.000
11	In-Situ FSI / TDR loading permissible as per Road Width		
a	In-Situ area against DP Road [2.0 x Sr. No. 2(a)], if any		
	In-Situ area against Amenity Space if handed over [2.00 or		
b	1.85 x Sr. No. 4 (b) and / or (c)]		
c	TDR Area (for which Premium paid as per 7.71 of UDCPR)		
d	Total In-Situ / TDR loading proposed [11(a+b+c)]		4055.590
e	TDR Loading proposed		4055.590
	Total (Basic + Premium + TDR)		23429.779
12a	Approved Built-Up Area	8987.691	
b	Balance Potential Base FSI		14442.088
a	Balance potential base FSI in the proposal - Residential		14105.518
b	Balance potential base FSI in the proposal - Commercial		336.570
c	Ancillary FSI-Residential up to 60% with payment.		8463.311
d	Ancillary FSI-Commercial up to 60% with payment.		269.250
e	Total Ancillary Area		8732.561
13	Total Balance Potential		23174.649
14	Total entitlement in the proposal (12a + 12b)		32162.34
15	Total Built-Up Area in the Proposal		23429.78
16a	Approved Built-Up Area		8987.69
b	Proposed BUA Residential		13016.31
	Proposed BUA Commercial		336.57
c	Proposed Ancillary area Residential 60%		7809.71
	Proposed Ancillary area Commercial 80%		269.25
d	Total P-Line Area Residential		20826.02
	Total P-Line Area Commercial		605.82
	Total P-Line Area Proposal Resi+Comm		21431.84

Certificate of Area:-

I/We undersigned hereby confirm that I/We would abide by path approved by Authority/Collector.I/We would erecte the structure as per approved plans.Also I/We would excute the work under supervision of proper technical person so as to ensure the quality and safty at the work site.

Owner (s) name and signature

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CAL.,LOCATION PLAN,FLOOR PLAN,LINE DIA.,AREA CAL.,BAL. AREA STATEMENT,DOORS AND WINDOW SHEDULE,VENTILATION STATEMENT,SECTION,ELEVATION,CONSTRUCTION AREA STATEMENT,ETC.

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.

STAMP OF APPROVAL OF PLANS

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/..... VP/ 0019 & 5062/2021-22 Dated : 04/11/2022

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

Town Planning

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

Deputy Director
VVCMC, Virar

PART OF PROFORMA

Certified that the building plans submitted for approval satisfy the safety requirements for structures being executed in Virar Zone & is correct to the best of our knowledge and understanding.

It is also certified that the structural design including safety from natural hazards has been prepared by a qualified structural engineer at least B.E.(Civil) or equivalent.

SIGNATURE OF OWNER/APPLICANT. | SIGNATURE OF STRUCTURAL ENGINEER. | SIGNATURE OF LICENSED SURVEYOR.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO.242, H.NO.B1,B2 & B3

VILLAGE: VIRAR, TALUKA: VASAI, DISTRICT: PALGHAR.

NAME OF OWNER

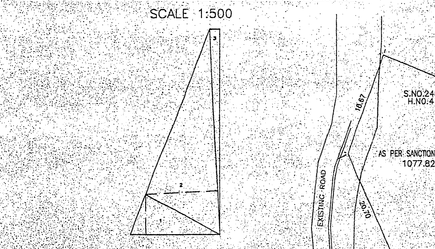
SHRI ASHUTOSH JOSHI

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	376	01			

NORTH LINE

SIGNATURE: NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/ STRUCTURAL ENGINEER.

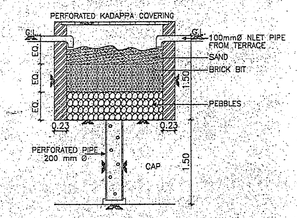
LICENSE SURVEYOR & ENGINEERS
PRITHVI ARCH CONSULTANTS.
122,GAURI COMPLEX,1st FLOOR,
NEAR BANK OF BARODA,
VASAI (E), DIST - THANE.
PHONE - 95250 2393435/36/37



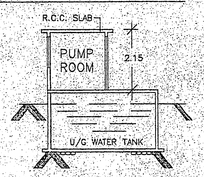
GARDEN AREA DIAGRAM. (NO.3)

SCALE: 1:500

GARDEN AREA CALCULATION (NO.3)		
BLOCK	SIZE IN MTS.	AREA IN SQ.MTS.
1.	18.70 X 7.50 X 0.50	62.625
2.	37.20 XZ 13.50 X 0.50	251.100
3.	37.20 X 2.00 X 0.50	37.200
C.F.C. AREA		350.925

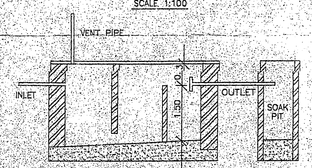


DETAILS OF RAINWATER HARVESTING PIT SCALE 1:50



PUMP ROOM SECTION

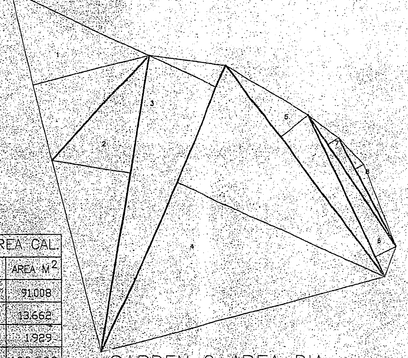
SCALE 1:100



SCHEMATIC DETAIL OF SEPTIC TANK

SCALE 1:100

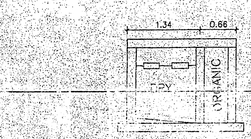
12.0 M/W D.P ROAD AREA CAL.			
	NO	SIZE IN MTS.	AREA M^2
SNO 245/1C	1	27.21X 6.69X 0.50	91.008
	2	9.90X 2.76X 0.50	13.662
	3	8.77X 0.44X 0.50	1.929
	TOTAL SNO 245/1C AREA		106.599
SNO 244/2	4	17.52X 6.09X 0.50	70.866
	5	21.83X 1.98X 0.50	21.612
	6	25.80X 1.45X 0.50	18.705
	7	25.80X 3.38X 0.50	43.602
	TOTAL SNO 244/2 AREA		154.785
SNO 242/1	8	23.61X 3.63X 0.50	42.852
	9	25.11X 5.43X 0.50	68.174
	10	5.99X 1.30X 0.50	3.391
	11	7.43X 1.62X 0.50	6.018
	12	7.43X 2.42X 0.50	8.990
	13	13.12X 5.97X 0.50	39.163
	14	13.12X 1.45X 0.50	9.512
	15	12.76X 1.67X 0.50	10.655
	16	15.98X 8.09X 0.50	64.639
	17	15.98X 1.32X 0.50	10.547
	18	14.68X 1.13X 0.50	8.294
	19	14.18X 1.61X 0.50	11.423
	20	14.24X 1.30X 0.50	9.256
	21	15.10X 1.58X 0.50	11.929
	22	84.26X 12.25X 0.50	516.094
	23	76.49X 11.88X 0.50	453.994
	TOTAL SNO 242/1 AREA		1276.931
TOTAL D.P ROAD			1538.315



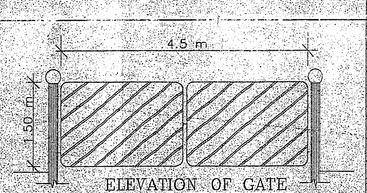
GARDEN /2 AREA DIA.

SCALE 1:500

GARDEN NO.2 CALCULATION		
NO	SIZE IN MTS.	AREA M^2
1	6.30X 4.26X0.50	13.41
2	10.68X 2.81X0.50	14.99
3	11.15X 2.77X0.50	15.46
4	11.15X 8.28X0.50	46.16
5	9.45X 1.29X0.50	6.09
6	6.39X 0.84X0.50	2.68
7	5.66X 0.45X0.50	1.27
8	4.40X 0.36X0.50	0.78
TOTAL PLOT AREA		100.840
REQ RG		1128.017
PROVI RG		1254.415

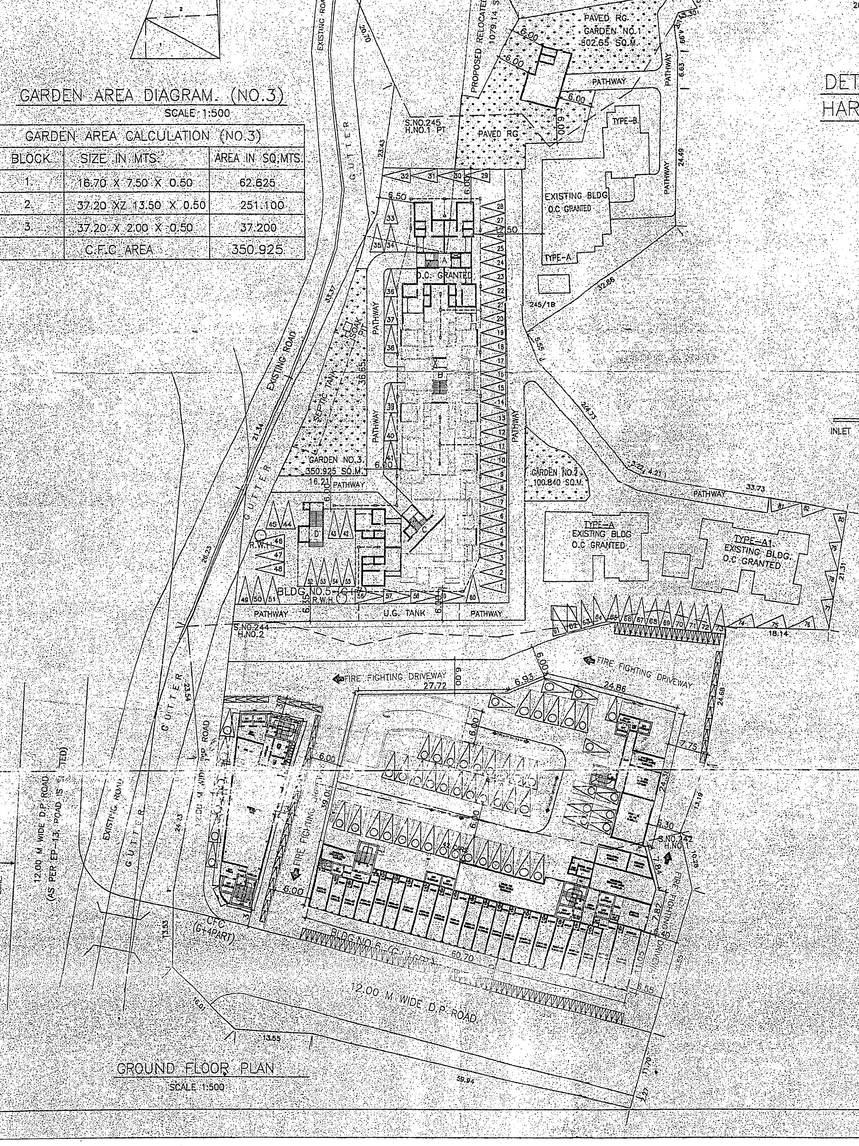


SECTION OF S.W.D.C



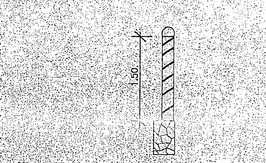
ELEVATION OF GATE

SCALE - 1:50



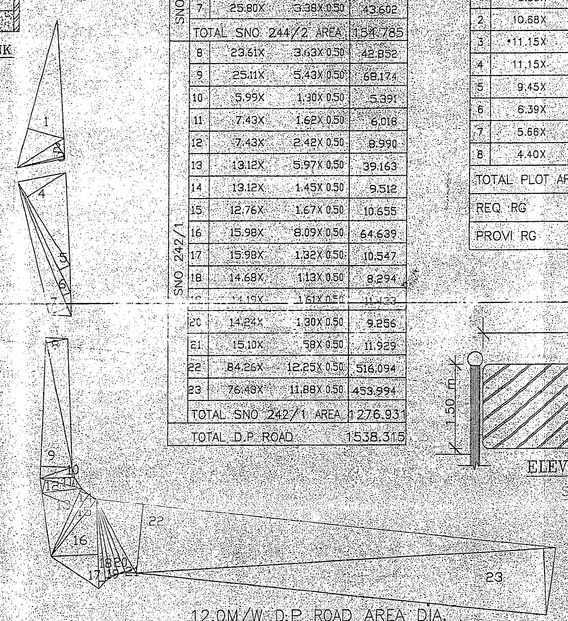
GROUND FLOOR PLAN

SCALE 1:500



COMPOUND WALL SECTION

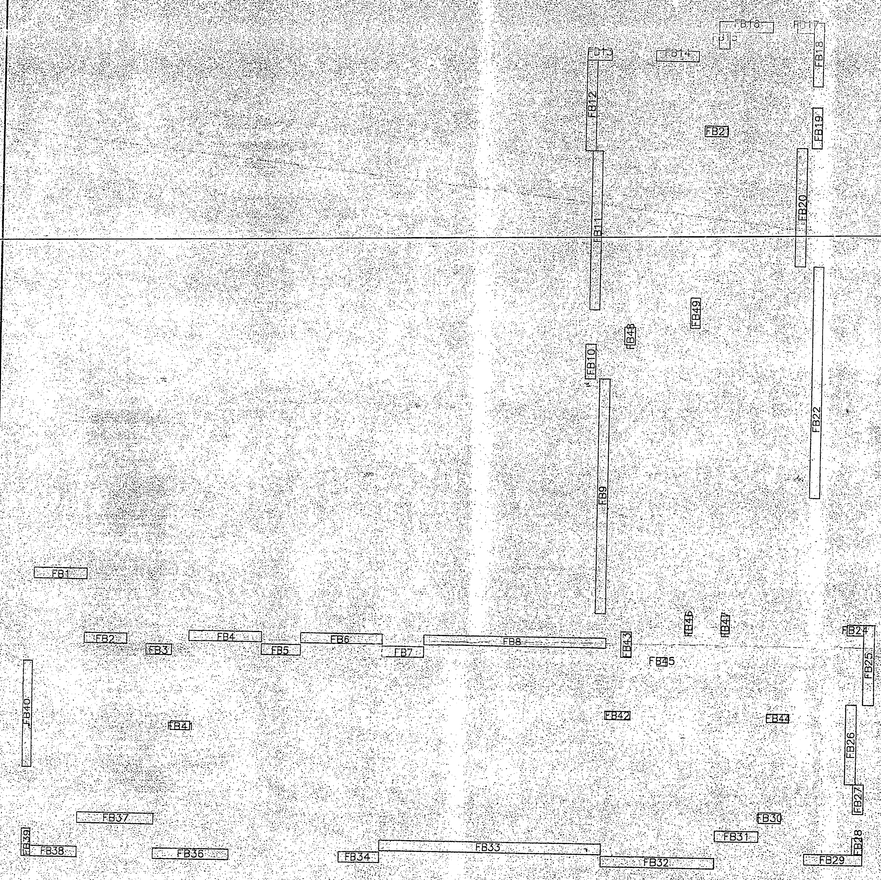
SCALE 1:50



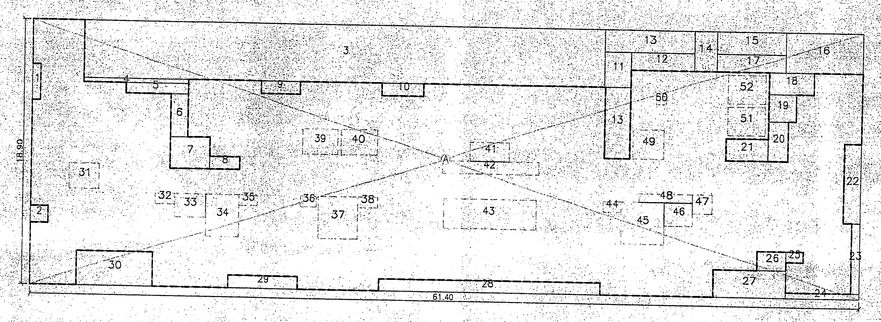
12.0M/W. D.P ROAD AREA DIA.

SCALE 1:500

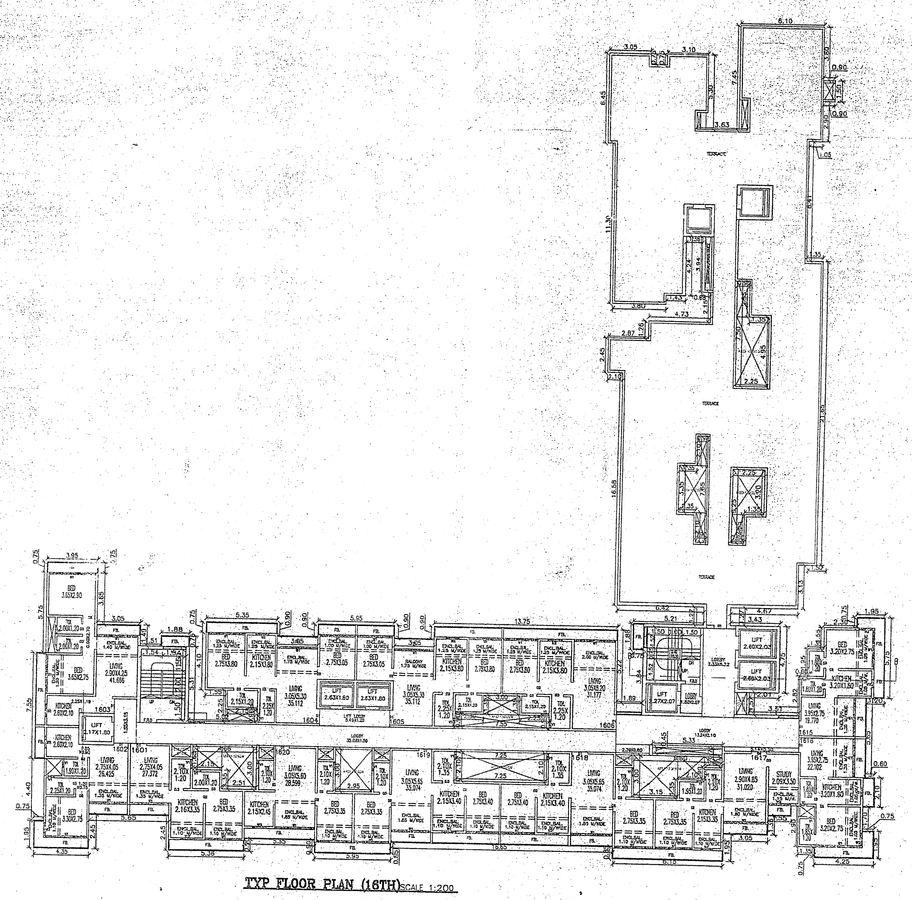
10R NO-236



LINE DIA.6TH&19TH(FB.) SCALE 1:200

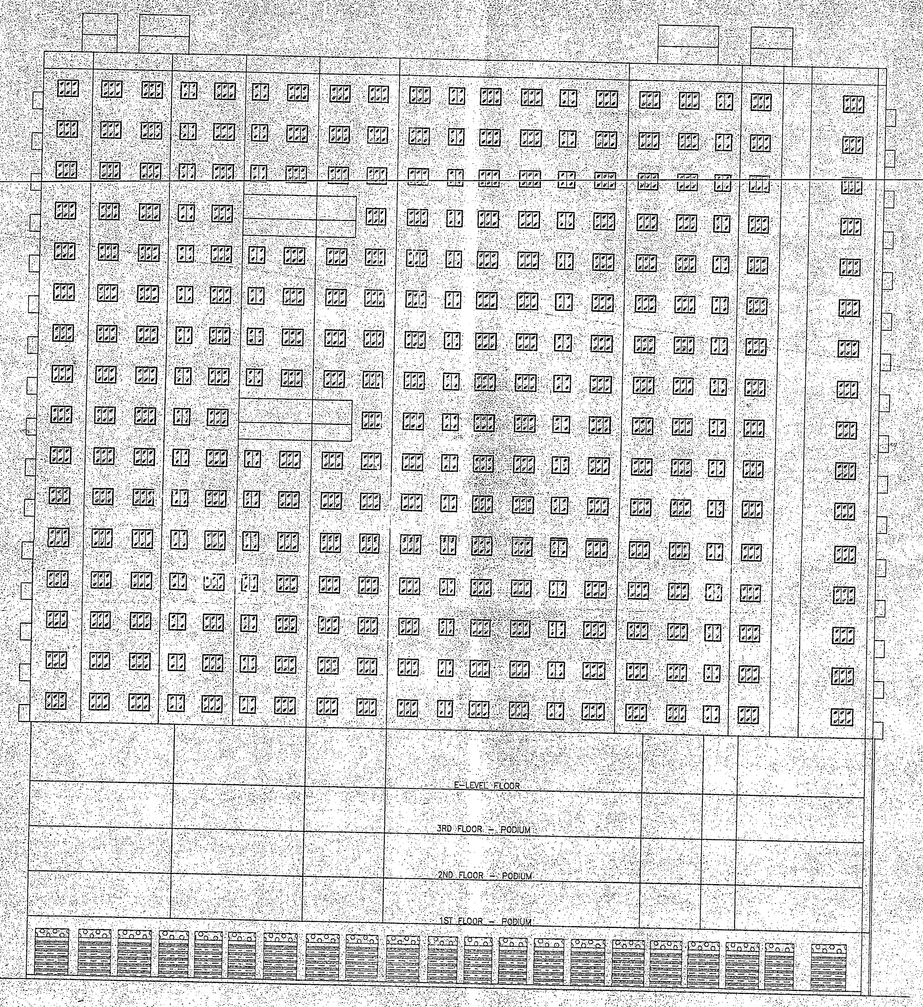


LINE DIA. TYP(16TH) SCALE 1:200



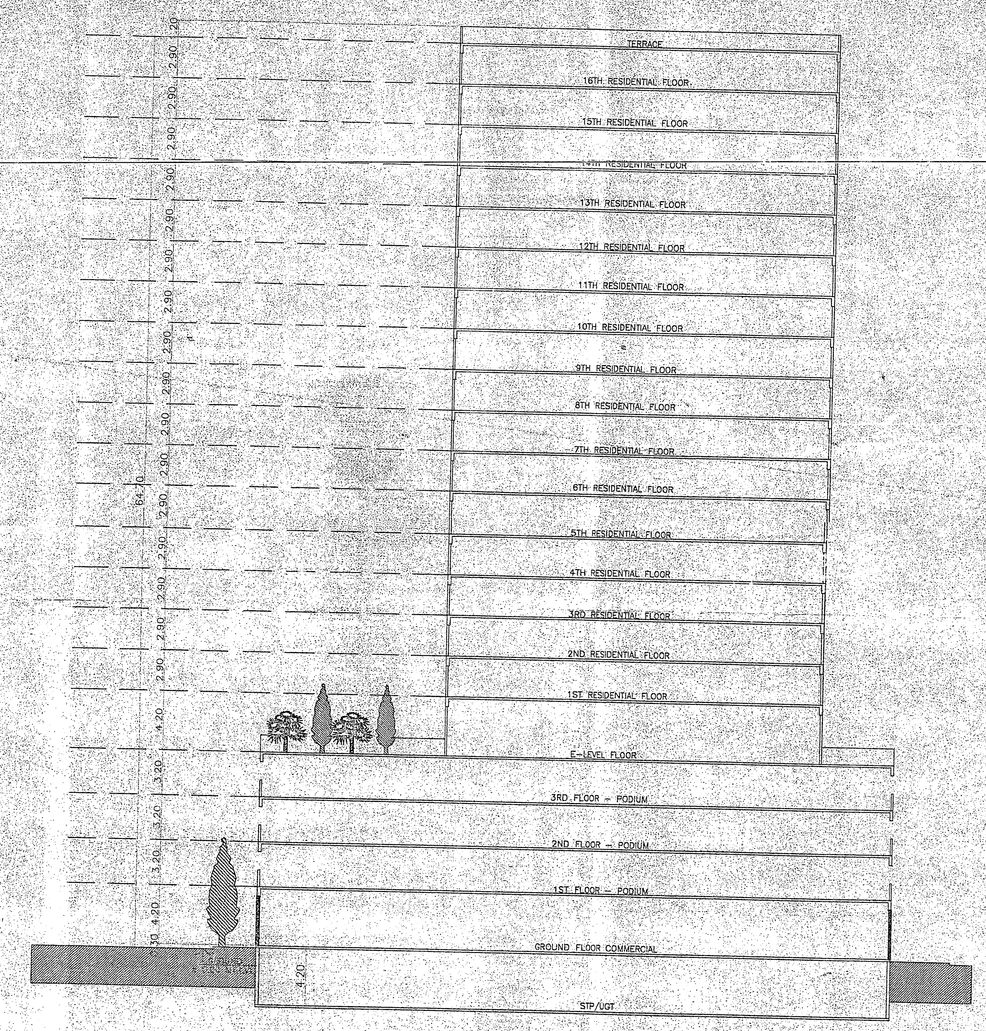
TYP FLOOR PLAN (16TH) SCALE 1:200

P LINE AREA CAL. 16TH FL.			
BLOCK	SIZE IN MTS.		AREA M²
A	61.40 X	18.90 X 1	1160.800
	TOTAL		1160.800
	DEDUCT		
1	0.65 X	2.55 X 1	1.66
2	1.40 X	1.20 X 1	1.68
3	38.69 X	4.10 X 1	158.81
4	7.61 X	0.30 X 1	2.25
5	4.56 X	0.74 X 1	3.40
6	1.17 X	3.06 X 1	3.58
7	2.72 X	2.25 X 1	6.12
8	2.30 X	0.90 X 1	2.07
9	3.05 X	0.90 X 1	2.74
10	3.05 X	0.90 X 1	2.74
11	1.96 X	2.52 X 1	4.94
12	4.69 X	1.27 X 1	5.96
13	6.65 X	1.58 X 1	10.54
14	1.50 X	2.85 X 1	4.29
15	4.90 X	1.58 X 1	7.76
16	5.71 X	2.85 X 1	16.30
17	4.90 X	1.27 X 1	6.22
18	3.45 X	1.55 X 1	5.35
19	2.10 X	1.95 X 1	4.09
20	1.50 X	2.82 X 1	4.23
21	2.91 X	1.57 X 1	4.57
22	1.20 X	5.65 X 1	6.78
23	0.60 X	5.00 X 1	3.00
24	5.75 X	0.46 X 1	2.18
25	1.35 X	0.75 X 1	1.01
26	2.09 X	1.35 X 1	2.82
27	5.10 X	2.15 X 1	10.94
28	16.65 X	0.85 X 1	14.15
29	5.35 X	0.90 X 1	4.82
30	5.65 X	2.45 X 1	13.84
31	2.17 X	1.80 X 1	3.91
32	1.35 X	0.75 X 1	1.02
33	2.15 X	1.65 X 1	3.56
34	2.51 X	3.00 X 1	7.54
35	1.35 X	0.75 X 1	1.02
36	1.20 X	0.75 X 1	0.91
37	2.95 X	3.00 X 1	8.86
38	1.35 X	0.75 X 1	1.02
39	2.63 X	1.80 X 1	4.73
40	2.63 X	1.80 X 1	4.73
41	3.00 X	[illegible] X 1	4.00
42	7.55 X	0.90 X 1	6.79
43	7.25 X	2.10 X 1	15.22
44	1.35 X	0.75 X 1	1.02
45	3.15 X	3.00 X 1	9.46
46	2.10 X	1.65 X 1	3.47
47	1.35 X	1.35 X 1	1.83
48	3.98 X	0.60 X 1	2.39
49	2.27 X	2.07 X 1	4.70
50	0.80 X	0.59 X 1	0.47
51	2.60 X	2.03 X 1	5.28
52	2.60 X	2.03 X 1	5.28
TOTAL DEDUCTION			416.100
1160.800-416.100			744.700
TOTAL P-LINE TYP. FL.			744.700

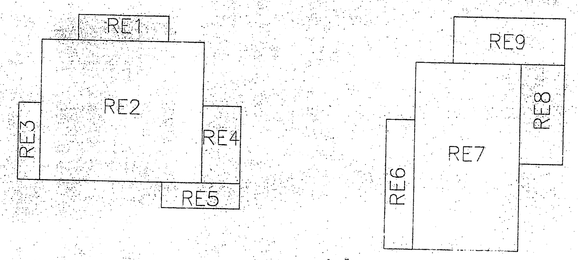


ELEVATION SCALE 1:200

FB AREA CAL 8TH FL.			
BLOCK	SIZE IN MTS.		AREA M²
FB- 1	3.95 X	0.75 X 1	2.96
FB- 2	3.05 X	0.75 X 1	2.29
FB- 3	1.88 X	0.75 X 1	1.41
FB- 4	5.35 X	0.75 X 1	4.01
FB- 5	3.05 X	0.75 X 1	2.29
FB- 6	5.95 X	0.75 X 1	4.46
FB- 7	3.05 X	0.75 X 1	2.29
FB- 8	13.75 X	0.75 X 1	10.31
FB- 9	0.75 X	16.58 X 1	12.43
FB-10	0.75 X	2.45 X 1	1.84
FB-11	0.75 X	11.30 X 1	8.47
FB-12	0.75 X	6.45 X 1	4.84
FB-13	1.80 X	0.75 X 1	1.35
FB-14	3.10 X	0.75 X 1	2.32
FB-15	0.75 X	1.20 X 1	0.90
FB-16	3.90 X	0.75 X 1	2.92
FB-17	1.20 X	0.75 X 1	0.90
FB-18	0.75 X	4.55 X 1	3.41
FB-19	0.75 X	2.90 X 1	2.17
FB-20	0.75 X	8.41 X 1	6.31
FB-21	1.65 X	0.75 X 1	1.24
FB-22	0.75 X	16.45 X 1	12.34
FB-24	1.20 X	0.75 X 1	0.90
FB-25	0.75 X	5.75 X 1	4.31
FB-26	0.75 X	5.65 X 1	4.24
FB-27	0.75 X	2.10 X 1	1.57
FB-28	0.75 X	1.20 X 1	0.90
FB-29	4.25 X	0.75 X 1	3.19
FB-30	1.55 X	0.75 X 1	1.16
FB-31	3.05 X	0.75 X 1	2.29
FB-32	8.25 X	0.75 X 1	6.19
FB-33	16.65 X	0.75 X 1	12.49
FB-34	2.90 X	0.75 X 1	2.17
FB-36	5.36 X	0.75 X 1	4.02
FB-37	5.65 X	0.75 X 1	4.24
FB-38	3.60 X	0.75 X 1	2.70
FB-39	0.75 X	1.95 X 1	1.47
FB-40	0.75 X	7.55 X 1	5.66
FB-41	1.32 X	0.60 X 1	0.79
FB-42	1.89 X	0.60 X 1	1.13
FB-43	0.75 X	1.88 X 1	1.41
FB-44	1.65 X	0.60 X 1	0.99
FB-45	0.80 X	0.59 X 1	0.47
FB-46	0.60 X	1.27 X 1	0.76
FB-47	0.60 X	1.27 X 1	0.76
FB-48	0.75 X	1.26 X 1	0.94
FB-49	0.68 X	2.15 X 1	1.46
FB AREA CAL. 8TH FL.			157.670



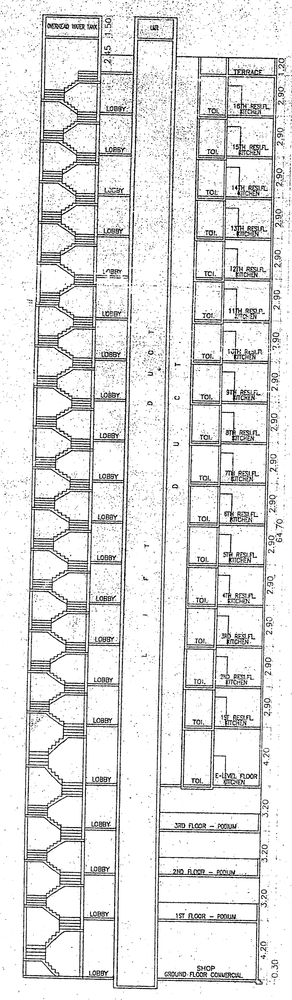
SECTION : A - A SCALE 1:200



8TH&13TH FLOOR LINE DIA SCALE 1:200

REFUGE AREA CAL 8TH&13TH FL.			
BLOCK	SIZE IN MTS.		AREA M²
RE- 1	3.35 X	0.90 X 1	3.03
RE- 2	6.05 X	5.00 X 1	30.25
RE- 3	0.80 X	2.75 X 1	2.20
RE- 4	1.40 X	2.75 X 1	3.85
RE- 5	2.90 X	0.90 X 1	2.61
RE- 6	1.05 X	4.63 X 1	4.86
RE- 7	3.85 X	6.68 X 1	25.72
RE- 8	1.50 X	3.55 X 1	5.33
RE- 9	4.00 X	1.65 X 1	6.60
PROPOSED REFUGE AREA			84.450
PERMISIBLE REFUGE AREA			60.000
[illegible] IN FSI. AREA			24.450

REFUGE AREA STATEMENT	
TOTA. REFUGE 8TH&13TH FL.	84.450
REFUGE AREA REQUIRED=2.50 SQMT. PER PERSON NO OF TENENTS=PERSONS 2.50 SQMT PER PERSON 20 X 3 X 1.5 = 90.00 TENANENT 40 X 3 X 1.5 = 30.00	60.00
PROPOSED REFUGE AREA	84.450
EXCESS REFUGE AREA (A-B)	24.450



SECTION : B - B SCALE 1:200

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CAL.,LOCATION PLAN,FLOOR PLAN,LINE DIA.,AREA CAL.,SAL AREA STATEMENT,DOORS AND WINDOW SHEDULE,VENTILATION STATEMENT,SECTION,ELEVATION,CONSTRUCTION AREA STATEMENT,ETC.

STAMP OF APPROVAL

The amended plan duly approved herewith Supersedes 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/AMENDI. VP: 0019 & 5062/ADS/2022-23 Dated :- 04/11/2022

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

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

Deputy Director,
VVCMC, Virar.

PART OF PROFORMA - I

Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone-III is correct to the best of our knowledge and understanding.
It is also certified that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer of least B.E.(Civil) or equivalent.

SIGNATURE OF OWNER/APPLICANT. | SIGNATURE OF STRUCTURAL ENGINEER. | SIGNATURE OF LICENSED SURVEYOR.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
S.NO.242, H.NO.81,82 & 83
VILLAGE: VIRAR, TALUKA: VASAI, DISTRICT: PALGHAR.

NAME OF OWNER
SHRI ASHUTOSH JOSHI

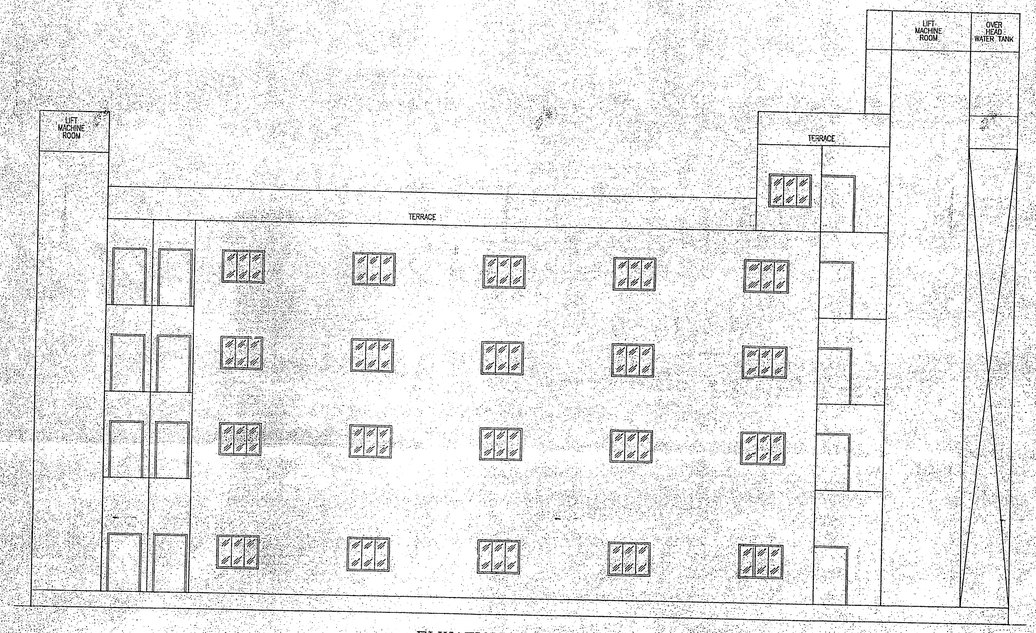
DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	376	04			

NORTH LINE

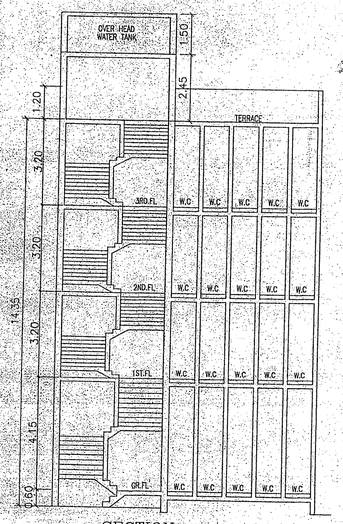
SIGNATURE, NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/ STRUCTURAL ENGINEER.

LICENSE SURVEYOR & ENGINEERS
PRITHVI ASOCIA CONSULTANTS
122 GAURI COMPLEX,1st. FLOOR,
NEAR BANK OF BARODA,
VASAI (E), DIST - THANE.
PHONE - 95250 2393435/36/37

03 / 04 / 318



ELIVATION SCALE 1:100

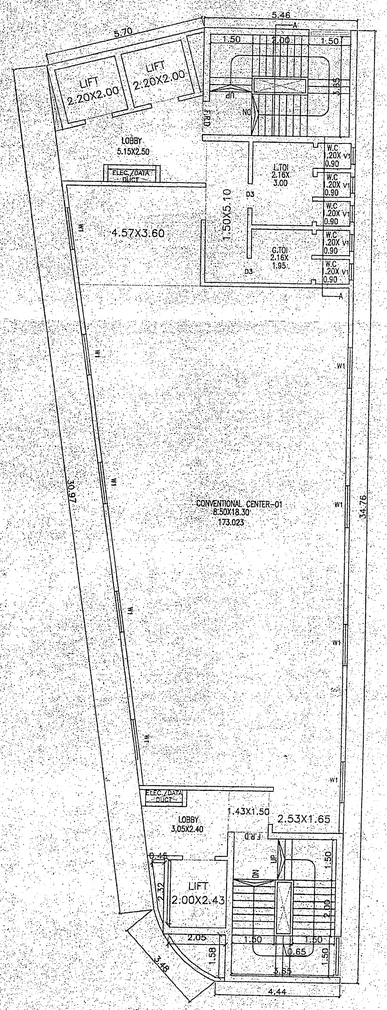


SECTION SCALE 1:100

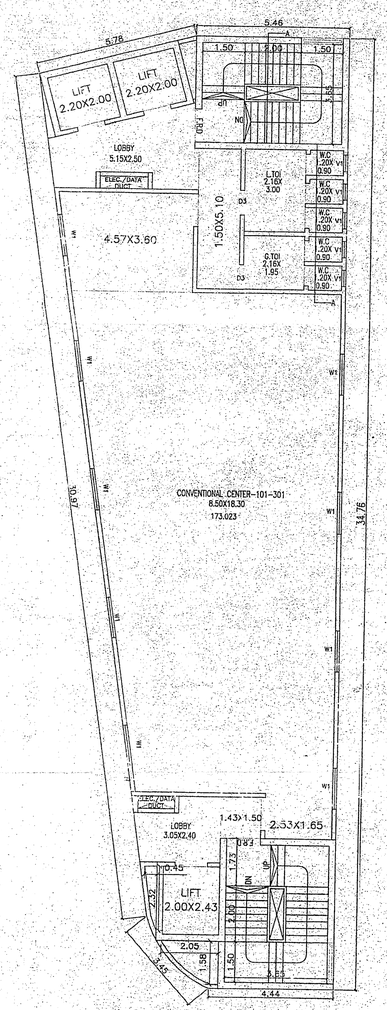
P LINE AREA CAL. GR TO 3RD FLOOR		
BLOCK	SIZE IN MTS.	AREA M^2
A	11.05 X 34.76 X 1	383.97
	TOTAL	383.97
	DEDUCT	
1	5.64X 0.72X0.50	2.02
2	5.64X 0.73X0.50	2.07
3	2.38X 0.14X0.50	0.17
4	2.38X 0.14X0.50	0.17
5	2.18X 0.62X0.50	0.68
6	2.18X 0.09X0.50	0.10
7	33.44X 3.29X0.50	54.97
8	33.44X 1.31X0.50	21.85
9	3.30X 1.31X0.50	2.16
10	3.07X 0.98X0.50	1.51
11	2.33X 0.22X0.50	0.26
12	2.33X 0.23X0.50	0.26
13	1.74X 0.81X0.50	0.70
13A	1.02X 0.54X0.50	0.28
14	1.74X 0.66X0.50	0.57
15	2.00 X 2.43 X 1	4.86
16	0.49 X 1.84 X 1	0.90
17	2.20 X 2.00 X 1	4.400
18	2.20 X 2.00 X 1	4.400
19	1.84 X 0.49 X 1	0.90
20	0.30 X 1.58 X 1	0.474
21	1.70 X 0.45 X 1	0.76
22	1.31 X 0.45 X 1	0.59
B	TOTAL DEDUCTION	105.050
C	TOTAL P LINE AREA(A–B) 383.97–105.050	278.920
D	TOTAL P LINE ARE GR–3RD FL	278.920

P LINE AREA CAL.4TH FL.		
BLOCK	SIZE IN MTS.	AREA M^2
1	7.63 X 8.56 X 1	65.310
	TOTAL	65.310
	DEDUCTION	
1	2.00 X 2.45 X 1	4.90
2	0.49 X 1.84 X 1	0.90
3	0.30 X 1.58 X 1	0.47
4	2.33X 0.23X0.50	0.26
5	2.33X 0.22X0.50	0.26
6	1.74X 0.66X0.50	0.57
7	1.74X 0.81X0.50	0.70
8	1.02X 0.54X0.50	0.27
9	3.19X 1.24X0.50	1.98
10	2.78X 1.16X0.50	1.61
11	2.78X 0.89X0.50	1.24
12	0.47X 0.07X0.50	0.02
13	6.66X 0.47X0.50	1.55
14	5.96X 0.47X0.50	1.40
15	1.31 X 0.45 X 1	0.590
B	TOTAL DEDUCTION	16.720
C	TOTAL P LINE AREA(A–B) 70.68–16.720	48.590
D	TOTAL P LINE ARE 4TH FL	48.590

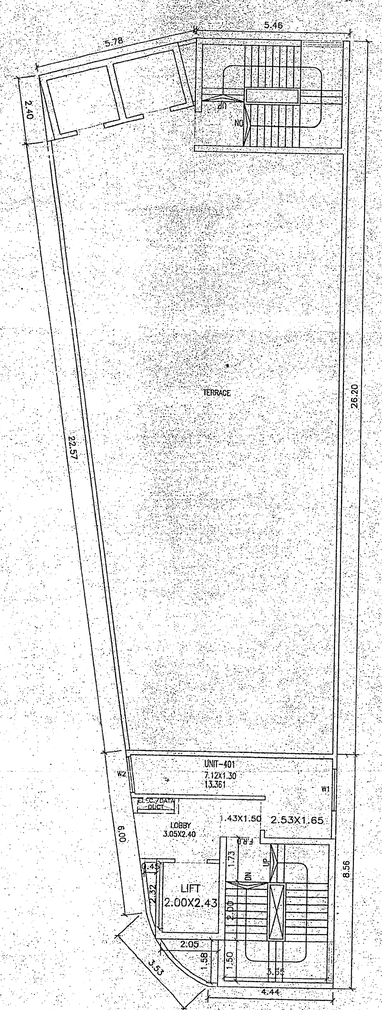
SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE IN MTS.	REMARKS
DOOR		
D1	1.00 X 2.10	T.W. FLUSH DOOR
D2	0.90 X 2.10	T.W. FLUSH DOOR
D3	0.75 X 2.00	T.W. PANNELLED DOOR
D4	2.40 X 2.10	T.W. FOLDING DOOR
WINDOW		
W1	1.50 X 1.20	GLAZED WINDOW
W2	1.70 X 1.20	GLAZED WINDOW
V1	0.60 X 0.90	LOUVERED VENTILATOR



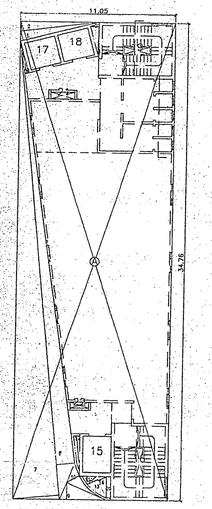
GROUND FLOOR PLAN SCALE 1:100



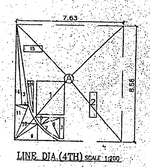
TYPICAL FLOOR PLAN SCALE 1:100
(1ST TO 3RD)



TYPICAL FLOOR PLAN SCALE 1:100
(4TH FL)



GROUND FLOOR PLAN SCALE 1:200



LINE D/A (4TH) SCALE 1:200

V E N T I L A T I O N S T A T E M E N T				
ROOM	CARPET AREA	VENT. REQUIRED	VENT. PROVIDED	REMARKS
LIV. [W1]	2.75X3.50=9.625	9.625/10 = 1	2.25	OK
BED [W1]	2.75X3.50=9.625	9.625/10 = 1	2.25	OK
KIT. [W2]	2.00X2.75=5.500	5.500/10 = 1	1.80	OK

P LINE AREA STATEMENT (IN SQ.MT.)				
BLDG. NO.	FLOOR	B/U AREA	ANCILLARY AREA 80%	TOTAL P. LINE AREA
BLDG. CFC	GR.FLOOR	154.960	123.960	278.920
	1ST FLOOR	154.960	123.960	278.920
	2ND FLOOR	154.960	123.960	278.920
	3RD FLOOR	154.960	123.960	278.920
	4TH FLOOR	26.590	21.600	48.590
	TOTAL	646.830	517.440	1164.270
TOTAL P LINE AREA = 1164.270				
CONVENTIONAL CENTER = 4 NOS.				

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CAL.,LOCATION PLAN,FLOOR PLAN,LINE D/A AREA CAL.,BAL. AREA STATEMENT,DOORS AND WINDOW SHEDULE,VENTILATION STATEMENT,SECTION,ELEVATION,CONSTRUCTION AREA STATEMENT,ETC.

STAMP OF APPROVING AUTHORITY

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/..5019.19..5062/2021/2022-23 Dated :..04/11/2022.....

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 Direotor,
VVCMC, Virar.

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

PART OF PROFORMA – A

Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone–III is correct to the best of our knowledge and understanding.

I/ We also certify that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.(Civil) or equivalent.

SIGNATURE OF OWNER/APPLICANT. SIGNATURE OF STRUCTURAL ENGINEER. SIGNATURE OF LICENSED SURVEYOR

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO.242, H.NO.B1,B2 & B3
VILLAGE: VIRAR, TALUKA: VASAI, DISTRICT: PALGHAR.

NAME OF OWNER
SHRI ASHUTOSH JOSHI

DATE	F.S. NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	376	05			

NORTH LINE

SIGNATURE: NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/ STRUCTURAL ENGINEER.

LICENSE SURVEYOR & ENGINEERS
PRITHVI ARCH CONSULTANTS.
122 GAURI COMPLEX,1st FLOOR,
NIRAR BANK OF BARODA,
VASAI (E), DIST – THANE.
PHONE – 95250 2393435/36/37

P LINE AREA CAL. E LEVEL FL.

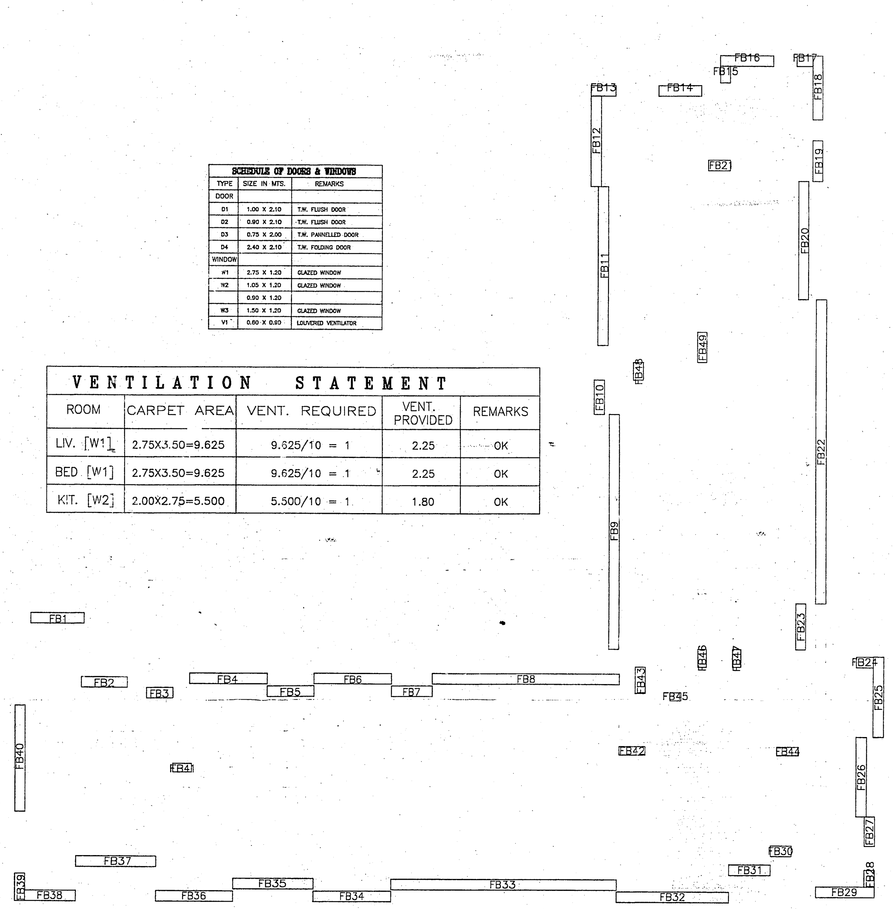
BLOCK	SIZE IN MTS.	AREA M²
A	61.40 X 18.90 X 1	1160.800
B	15.93 X 39.81X 1	634.170
	TOTAL	1794.970
	DEDUCT	
1	0.65 X 2.55 X 1	1.66
2	1.40 X 1.20 X 1	1.68
3	38.69 X 4.10 X 1	158.81
4	7.61 X 0.30 X 1	2.25
5	4.56 X 0.74 X 1	3.40
6	1.17 X 3.06 X 1	3.58
7	2.72 X 2.25 X 1	6.12
8	2.30 X 0.90 X 1	2.07
9	3.05 X 0.90 X 1	2.74
10	3.05 X 0.90 X 1	2.74
11	1.96 X 2.52 X 1	4.94
12	4.46 X 1.27 X 1	5.67
13	1.89 X 5.07 X 1	9.58
14	5.65 X 2.45 X 1	13.84
15	5.35 X 0.90 X 1	4.82
16	16.65 X 0.85 X 1	14.15
17	5.14 X 1.95 X 1	10.03
18	2.09 X 1.35 X 1	2.82
19	1.35 X 0.75 X 1	1.01
20	5.45 X 0.40 X 1	2.18
21	0.60 X 5.00 X 1	3.00
22	1.20 X 5.65 X 1	6.78
23	2.91 X 1.57 X 1	4.57
24	1.50 X 2.82 X 1	4.23
25	2.10 X 1.95 X 1	4.09
26	3.45 X 1.55 X 1	5.35
27	4.67 X 1.27 X 1	5.93
28	5.71 X 2.85 X 1	16.30
29	1.50 X 1.55 X 1	2.32
30	1.35 X 8.41X 1	11.35
31	0.30 X 8.20 X 1	2.46
32	9.53 X 2.15 X 1	20.49
33	2.18 X 3.15 X 1	6.87
34	2.78 X 2.15 X 1	5.98
35	0.85 X 1.20 X 1	1.02
36	0.53 X 11.30 X 1	5.99
37	3.15 X 2.46 X 1	7.75
38	1.18 X 1.20 X 1	1.42
39	1.43 X 1.85 X 1	2.64
40	2.13 X 6.09 X 1	12.97
41	0.28 X 2.45 X 1	0.69
42	1.38 X 15.00 X 1	20.67
43	2.04 X 1.85 X 1	3.78
44	2.00 X 2.00 X 1	4.00
45	0.90 X 2.55 X 1	2.29
TOTAL(1-35)		417.030
46	2.25 X 4.95 X 1	11.14
47	2.25 X 3.20 X 1	7.20
48	0.90 X 2.05 X 1	1.84
49	0.90 X 7.55 X 1	6.80
50	1.35 X 3.35 X 1	4.52
51	0.80 X 0.59 X 1	0.47
52	2.60 X 2.03 X 1	5.28
53	2.60 X 2.03 X 1	5.28
54	2.27 X 2.07 X 1	4.70
55	1.35 X 1.35 X 1	1.83
56	2.10 X 1.65 X 1	3.47
57	3.98 X 0.60 X 1	2.39
58	3.15 X 3.00 X 1	9.46
59	1.35 X 0.75 X 1	1.02
60	7.25 X 2.10 X 1	15.22
61	7.55 X 0.90 X 1	6.79
62	3.00 X 1.35 X 1	4.05
63	1.35 X 0.75 X 1	1.02
64	2.95 X 3.00 X 1	8.86
65	1.20 X 0.75 X 1	0.91
66	1.35 X 0.75 X 1	1.02
67	2.51 X 3.00 X 1	7.54
68	2.15 X 1.65 X 1	3.56
69	1.35 X 0.75 X 1	1.02
70	2.17 X 1.80 X 1	3.91
71	2.63 X 1.80 X 1	4.73
72	2.63 X 1.80 X 1	4.73
73	5.35 X 0.90 X 1	4.81
74	1.55 X 3.20 X 1	4.96
75	6.85 X 4.55 X 1	31.17
76	4.55 X 1.05 X 1	4.78
77	0.23 X 1.20 X 1	0.28
78	5.95 X 3.20 X 1	19.04
79	0.23 X 1.20 X 1	0.28
80	4.55 X 1.05 X 1	4.78
81	6.85 X 4.55 X 1	31.17
82	3.00 X 3.20 X 1	9.60
83	13.75 X 0.90 X 1	12.37
84	6.95 X 4.55 X 1	31.62
85	4.70 X 0.90 X 1	4.23
86	1.05 X 4.63 X 1	4.86
87	5.60 X 6.73 X 1	37.69
88	4.25 X 3.35 X 1	14.24
89	5.60 X 6.50 X 1	36.40
90	1.05 X 4.40 X 1	4.62
91	2.87 X 2.45 X 1	7.03
TOTAL(39-78)		392.690
TOTAL DEDUCTION (417.030+392.690)		809.720
1794.970-809.720		985.250
TOTAL P-LINE E-LEVEL FL.		985.250
E LEVEL AREA(73-91)		263.930
TOTAL E-LEVEL AREA		1249.180

SCHEDULE OF DOORS & WINDOWS

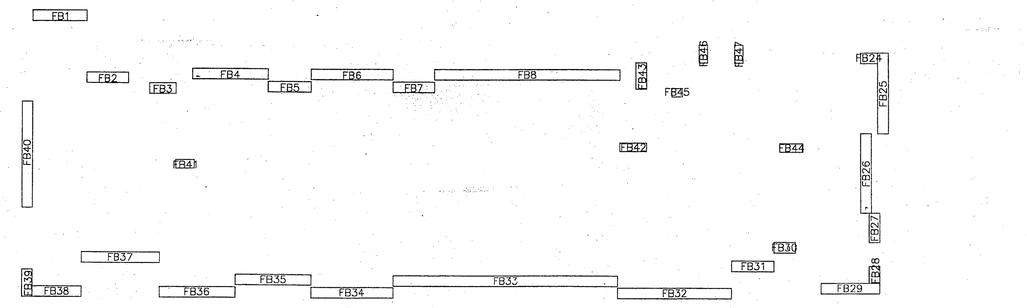
TYPE	SIZE IN MTS.	REMARKS
DOOR		
D1	1.05 X 2.10	T.K. FLUSH DOOR
D2	0.90 X 2.10	T.K. FLUSH DOOR
D3	0.75 X 2.00	T.K. PANELLED DOOR
D4	3.40 X 3.10	T.K. FOLDING DOOR
WINDOW		
W1	2.75 X 1.20	GLAZED WINDOW
W2	1.05 X 1.20	GLAZED WINDOW
	0.90 X 1.20	
W3	1.50 X 1.20	GLAZED WINDOW
V1	0.60 X 0.60	LOUVERED VENTILATION

VENTILATION STATEMENT

ROOM	CARPET AREA	VENT. REQUIRED	VENT. PROVIDED	REMARKS
LIV. [W1]	2.75X3.50=9.625	9.625/10 = 1	2.25	OK
BED [W1]	2.75X3.50=9.625	9.625/10 = 1	2.25	OK
KIT. [W2]	2.00X2.75=5.500	5.500/10 = 1	1.80	OK

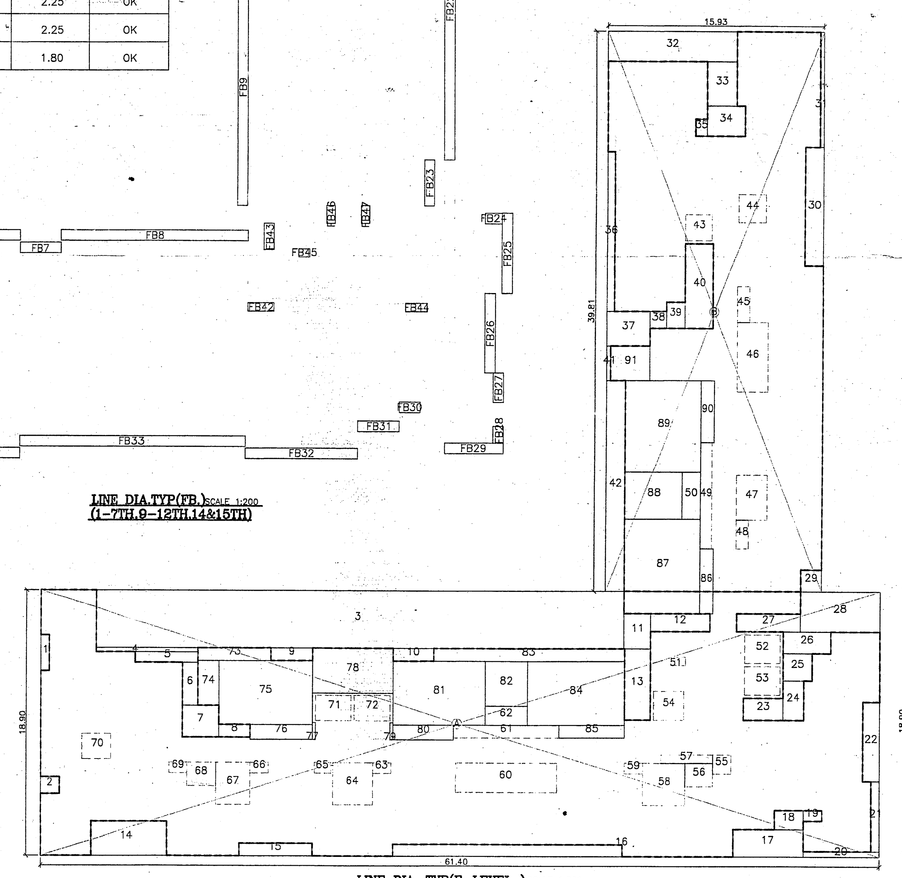


LINE DIA.TYP(FB.) SCALE 1:200
(1-7TH,9-12TH,14&15TH)

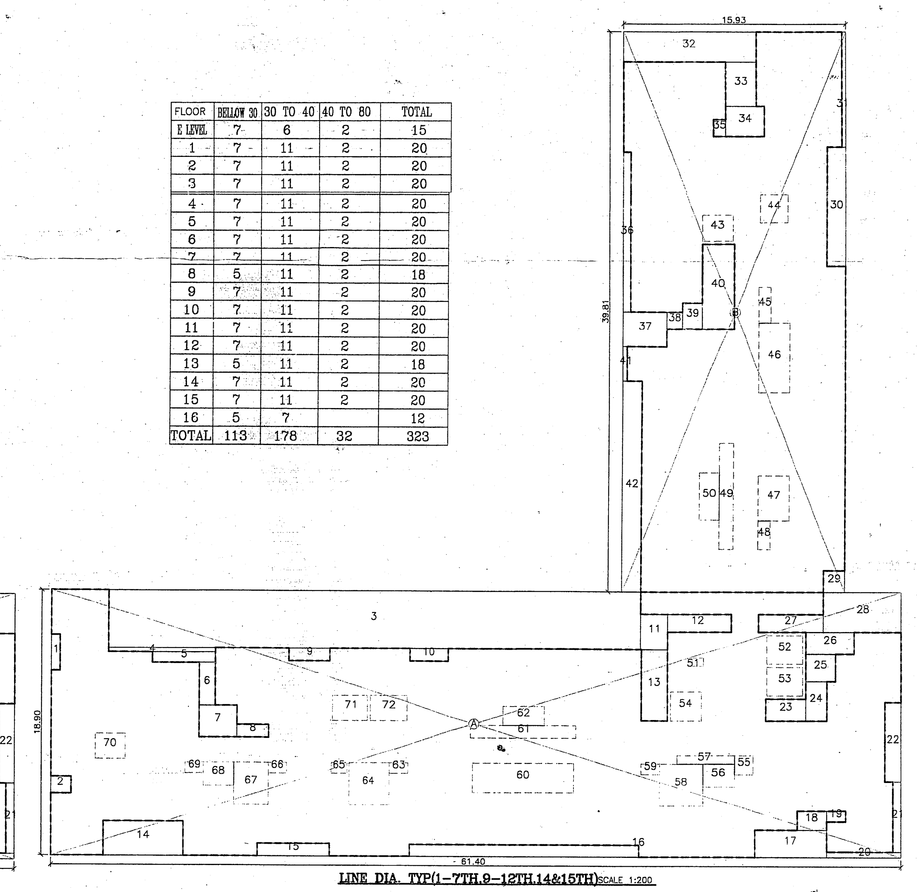


LINE DIA.16TH(FB.) SCALE 1:200

FLOOR	BELOW 30	30 TO 40	40 TO 80	TOTAL
E LEVEL	7	6	2	15
1	7	11	2	20
2	7	11	2	20
3	7	11	2	20
4	7	11	2	20
5	7	11	2	20
6	7	11	2	20
7	7	11	2	20
8	5	11	2	18
9	7	11	2	20
10	7	11	2	20
11	7	11	2	20
12	7	11	2	20
13	5	11	2	18
14	7	11	2	20
15	7	11	2	20
16	5	7		12
TOTAL	113	178	32	323



LINE DIA.TYP(E-LEVEL) SCALE 1:200



LINE DIA. TYP(1-7TH,9-12TH,14&15TH) SCALE 1:200

P LINE TYP AREA CAL 1-7TH,9-12TH,14&15TH FL.

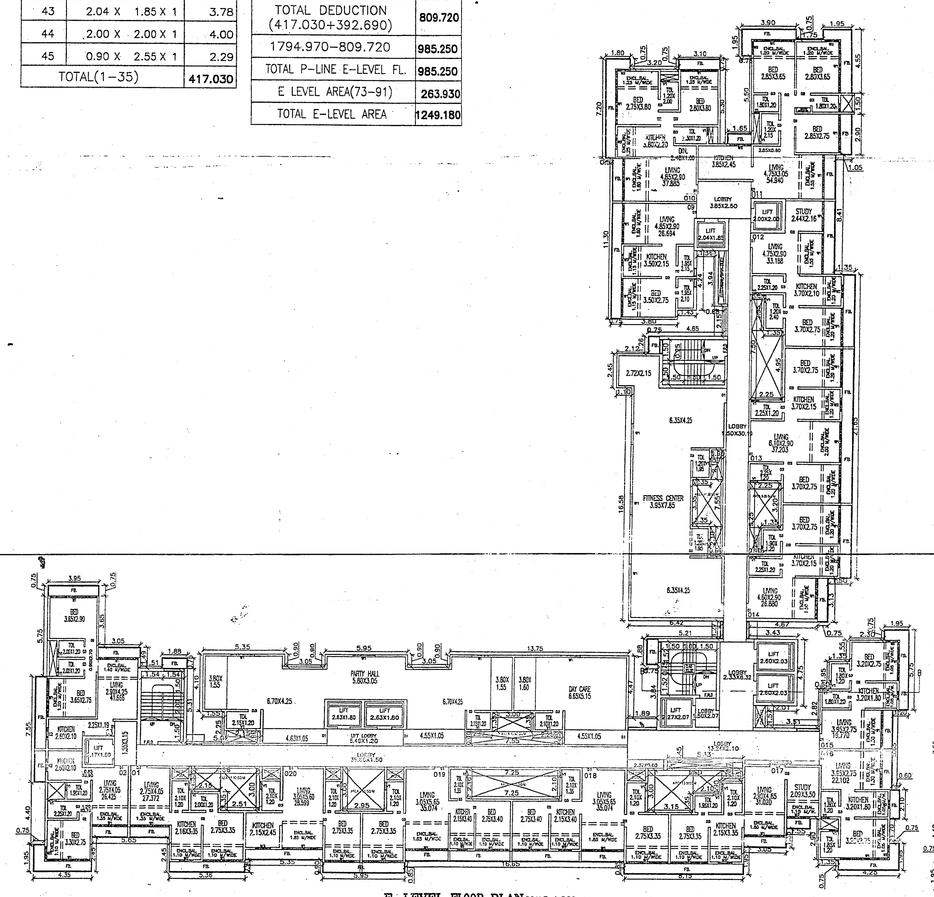
BLOCK	SIZE IN MTS.	AREA M²
A	61.40 X 18.90 X 1	1160.800
B	15.93 X 39.81X 1	634.170
	TOTAL	1794.970
	DEDUCT	
1	0.65 X 2.55 X 1	1.66
2	1.40 X 1.20 X 1	1.68
3	38.69 X 4.10 X 1	158.81
4	7.61 X 0.30 X 1	2.25
5	4.56 X 0.74 X 1	3.40
6	1.17 X 3.06 X 1	3.58
7	2.72 X 2.25 X 1	6.12
8	2.30 X 0.90 X 1	2.07
9	3.05 X 0.90 X 1	2.74
10	3.05 X 0.90 X 1	2.74
11	1.96 X 2.52 X 1	4.94
12	4.46 X 1.27 X 1	5.67
13	1.89 X 5.07 X 1	9.58
14	5.65 X 2.45 X 1	13.84
15	5.35 X 0.90 X 1	4.82
16	16.65 X 0.85 X 1	14.15
17	5.14 X 1.95 X 1	10.03
18	2.09 X 1.35 X 1	2.82
19	1.35 X 0.75 X 1	1.01
20	5.45 X 0.40 X 1	2.18
21	0.60 X 5.00 X 1	3.00
22	1.20 X 5.65 X 1	6.78
23	2.91 X 1.57 X 1	4.57
24	1.50 X 2.82 X 1	4.23
25	2.10 X 1.95 X 1	4.09
26	3.45 X 1.55 X 1	5.35
27	4.67 X 1.27 X 1	5.93
28	5.71 X 2.85 X 1	16.30
29	1.50 X 1.55 X 1	2.32
30	1.35 X 8.41X 1	11.35
31	0.30 X 8.20 X 1	2.46
32	9.53 X 2.15 X 1	20.49
33	2.18 X 3.15 X 1	6.87
34	2.78 X 2.15 X 1	5.98
35	0.85 X 1.20 X 1	1.02
TOTAL(1-35)		354.830
36	0.53 X 11.30 X 1	5.99
37	3.15 X 2.46 X 1	7.75
38	1.18 X 1.20 X 1	1.42
39	1.43 X 1.85 X 1	2.64
40	2.13 X 6.09 X 1	12.97
41	0.28 X 2.45 X 1	0.69
42	1.38 X 15.00 X 1	20.67
43	2.04 X 1.85 X 1	3.78
44	2.00 X 2.00 X 1	4.00
45	0.90 X 2.55 X 1	2.29
46	2.25 X 4.95 X 1	11.14
47	2.25 X 3.20 X 1	7.20
48	0.90 X 2.05 X 1	1.84
49	0.90 X 7.55 X 1	6.80
50	1.35 X 3.35 X 1	4.52
51	0.80 X 0.59 X 1	0.47
52	2.60 X 2.03 X 1	5.28
53	2.60 X 2.03 X 1	5.28
54	2.27 X 2.07 X 1	4.70
55	1.35 X 1.35 X 1	1.83
56	2.10 X 1.65 X 1	3.47
57	3.98 X 0.60 X 1	2.39
58	3.15 X 3.00 X 1	9.46
59	1.35 X 0.75 X 1	1.02
60	7.25 X 2.10 X 1	15.22
61	7.55 X 0.90 X 1	6.79
62	3.00 X 1.35 X 1	4.05
63	1.35 X 0.75 X 1	1.02
64	2.95 X 3.00 X 1	8.86
65	1.20 X 0.75 X 1	0.91
66	1.35 X 0.75 X 1	1.02
67	2.51 X 3.00 X 1	7.54
68	2.15 X 1.65 X 1	3.56
69	1.35 X 0.75 X 1	1.02
70	2.17 X 1.80 X 1	3.91
71	2.63 X 1.80 X 1	4.73
72	2.63 X 1.80 X 1	4.73
TOTAL(39-78)		190.960
TOTAL DEDUCTION (354.830+190.960)		545.790
1794.970-545.790		1249.180
TOTAL P-LINE TYP. FL.		1249.180
P LINE AREA CAL. 8TH & 14TH FL.		
P LINE AREA TYPICAL FLOOR		1249.180
8&13TH FL.PERMISSIBLE REFUGE AREA		60.000
TOTAL P LINE AREA 8TH&13TH FL.		1189.180

FB CAL 1-7TH,9-12TH,14&15TH FL.

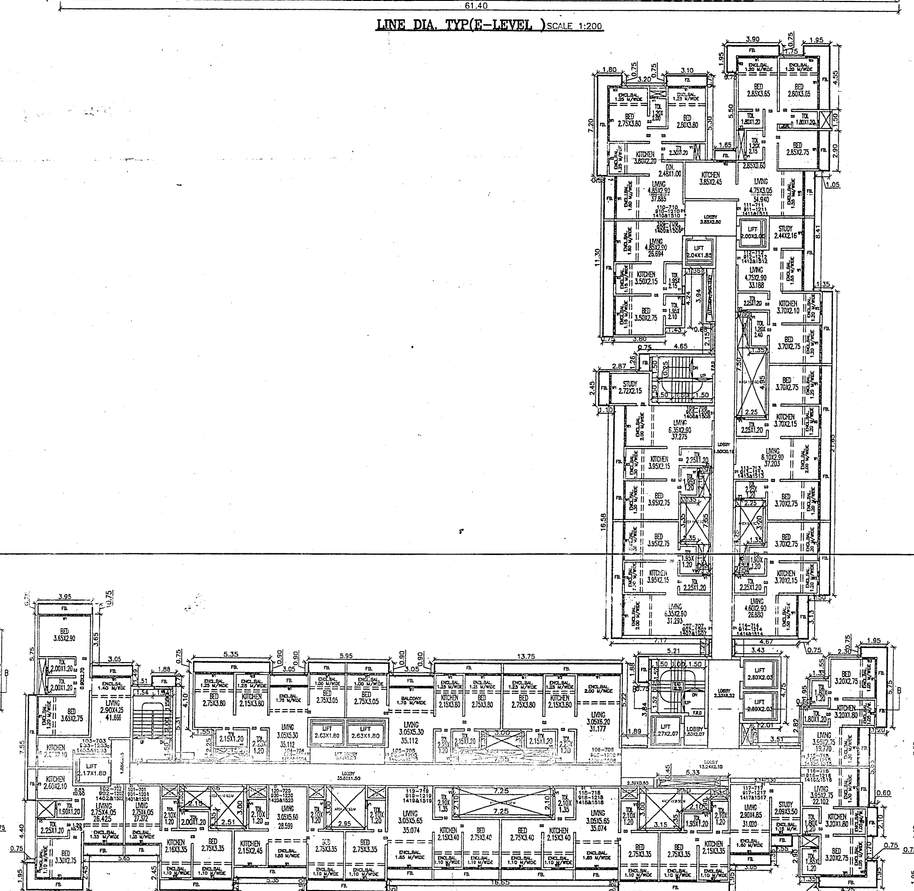
BLOCK	SIZE IN MTS.	AREA M²
FB- 1	3.95 X 0.75 X 1	2.96
FB- 2	3.05 X 0.75 X 1	2.29
FB- 3	1.88 X 0.75 X 1	1.41
FB- 4	5.35 X 0.75 X 1	4.01
FB- 5	3.05 X 0.75 X 1	2.29
FB- 6	5.95 X 0.75 X 1	4.46
FB- 7	3.05 X 0.75 X 1	2.29
FB- 8	13.75 X 0.75 X 1	10.31
FB- 9	0.75 X 16.58 X 1	12.43
FB-10	0.75 X 2.45 X 1	1.84
FB-11	0.75 X 11.30 X 1	8.47
FB-12	0.75 X 6.45 X 1	4.84
FB-13	1.80 X 0.75 X 1	1.35
FB-14	3.10 X 0.75 X 1	2.32
FB-15	0.75 X 1.20 X 1	0.90
FB-16	3.90 X 0.75 X 1	2.92
FB-17	1.20 X 0.75 X 1	0.90
FB-18	0.75 X 4.55 X 1	3.41
FB-19	0.75 X 2.90 X 1	2.17
FB-20	0.75 X 8.41 X 1	6.31
FB-21	1.65 X 0.75 X 1	1.24
FB-22	0.75 X 21.65 X 1	16.24
FB-23	0.75 X 3.13 X 1	2.35
FB-24	1.20 X 0.75 X 1	0.90
FB-25	0.75 X 5.75 X 1	4.31
FB-26	0.75 X 5.65 X 1	4.24
FB-27	0.75 X 2.10 X 1	1.57
FB-28	0.75 X 1.20 X 1	0.90
FB-29	4.25 X 0.75 X 1	3.19
FB-30	1.55 X 0.75 X 1	1.16
FB-31	3.05 X 0.75 X 1	2.29
FB-32	8.25 X 0.75 X 1	6.19
FB-33	16.65 X 0.75 X 1	12.49
FB-34	5.95 X 0.75 X 1	4.46
FB-35	5.35 X 0.75 X 1	4.01
FB-36	5.36 X 0.75 X 1	4.02
FB-37	5.65 X 0.75 X 1	4.24
FB-38	3.60 X 0.75 X 1	2.70
FB-39	0.75 X 1.95 X 1	1.47
FB-40	0.75 X 7.55 X 1	5.66
FB-41	1.32 X 0.60 X 1	0.79
FB-42	1.89 X 0.60 X 1	1.13
FB-43	0.75 X 1.88 X 1	1.41
FB-44	1.65 X 0.60 X 1	0.99
FB-45	0.80 X 0.59 X 1	0.47
FB-46	0.60 X 1.27 X 1	0.76
FB-47	0.60 X 1.27 X 1	0.76
FB-48	0.75 X 1.26 X 1	0.94
FB-49	0.68 X 2.15 X 1	1.46
FB AREA CAL. TYP. FL.		170.220

FB AREA CAL. 16TH FL.

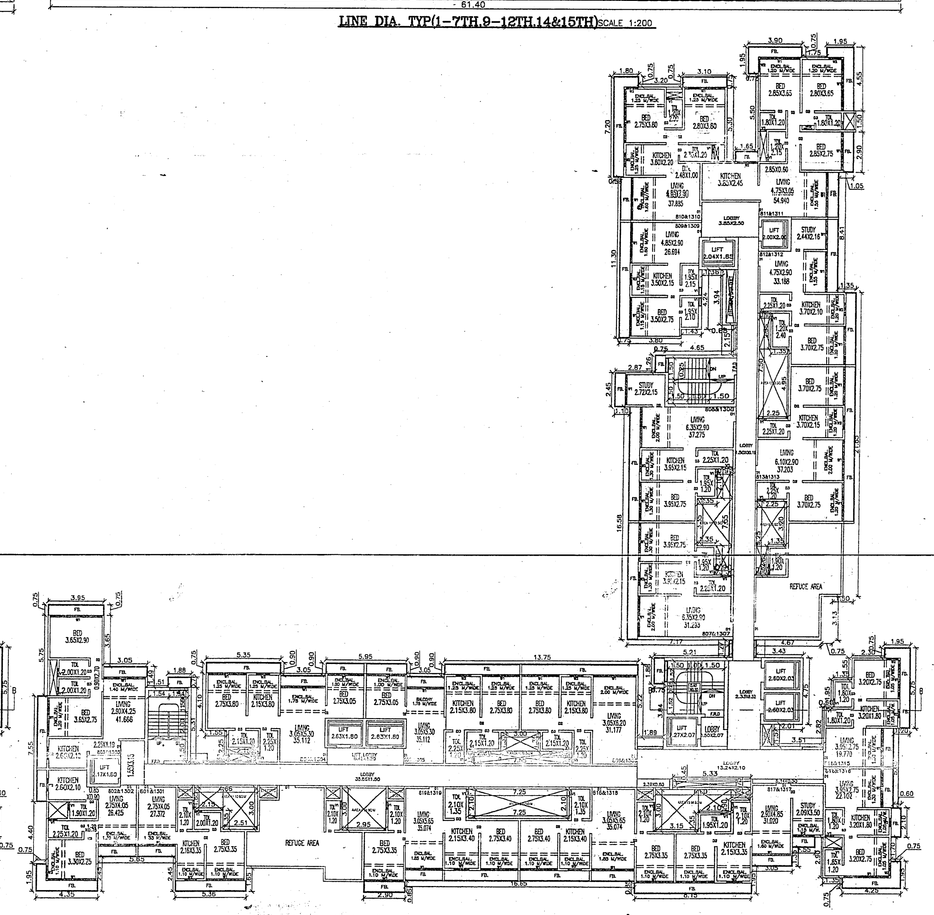
BLOCK	SIZE IN MTS.	AREA M²
FB- 1	3.95 X 0.75 X 1	2.96
FB- 2	3.05 X 0.75 X 1	2.29
FB- 3	1.88 X 0.75 X 1	1.41
FB- 4	5.35 X 0.75 X 1	4.01
FB- 5	3.05 X 0.75 X 1	2.29
FB- 6	5.95 X 0.75 X 1	4.46
FB- 7	3.05 X 0.75 X 1	2.29
FB- 8	13.75 X 0.75 X 1	10.31
FB-24	1.20 X 0.75 X 1	0.90
FB-25	0.75 X 5.75 X 1	4.31
FB-26	0.75 X 5.65 X 1	4.24
FB-27	0.75 X 2.10 X 1	1.57
FB-28	0.75 X 1.20 X 1	0.90
FB-29	4.25 X 0.75 X 1	3.19
FB-30	1.55 X 0.75 X 1	1.16
FB-31	3.05 X 0.75 X 1	2.29
FB-32	8.25 X 0.75 X 1	6.19
FB-33	16.65 X 0.75 X 1	12.49
FB-34	5.95 X 0.75 X 1	4.46
FB-35	5.35 X 0.75 X 1	4.01
FB-36	5.36 X 0.75 X 1	4.02
FB-37	5.65 X 0.75 X 1	4.24
FB-38	3.60 X 0.75 X 1	2.70
FB-39	0.75 X 1.95 X 1	1.47
FB-40	0.75 X 7.55 X 1	5.66
FB-41	1.32 X 0.60 X 1	0.79
FB-42	1.89 X 0.60 X 1	1.13
FB-43	0.75 X 1.88 X 1	1.41
FB-44	1.65 X 0.60 X 1	0.99
FB-45	0.80 X 0.59 X 1	0.47
FB-46	0.60 X 1.27 X 1	0.76
FB-47	0.60 X 1.27 X 1	0.76
FB AREA CAL. 16TH FL.		100.130



E-LEVEL FLOOR PLAN SCALE 1:200



TYPICAL FLOOR PLAN (1-7TH,9-12TH,14&15TH) SCALE 1:200



REFUGE FLOOR PLAN (8TH&13RD) SCALE 1:200

PROFORMA II

CONTENTS OF SHEET
PLOT AREA CAL.,LOCATION PLAN,FLOOR PLAN,LINE DIA.,AREA CAL.,BAL. AREA STATEMENT,DOORS AND WINDOW SHEDULE,VENTILATION STATEMENT,SECTION,ELEVATION,CONSTRUCTION AREA STATEMENT,ETC.

The amended plan duly approved herewith Supercedes all the earlier approved plans.

STAMP OF

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMENDED/ VP/0613 & 5062/406&362/2022-23 Dated : 04/11/2022

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

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

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

Town Planning

Deputy Director,
VVCMC, Virar.

PART OF PROFORMA - I
Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone-III is correct to the best of our knowledge and understanding.
It is also certified that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.(Civil) or equivalent.

SIGNATURE OF OWNER/APPLICANT. | SIGNATURE OF STRUCTURAL ENGINEER. | SIGNATURE OF LICENSED SURVEYOR.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
S.NO.242, H.NO.81,82 & 83
VILLAGE: VIRAR, TALUKA: VASAI, DISTRICT: PALGHAR.

NAME OF OWNER
SHRI ASHUTOSH JOSHI

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	376	03			

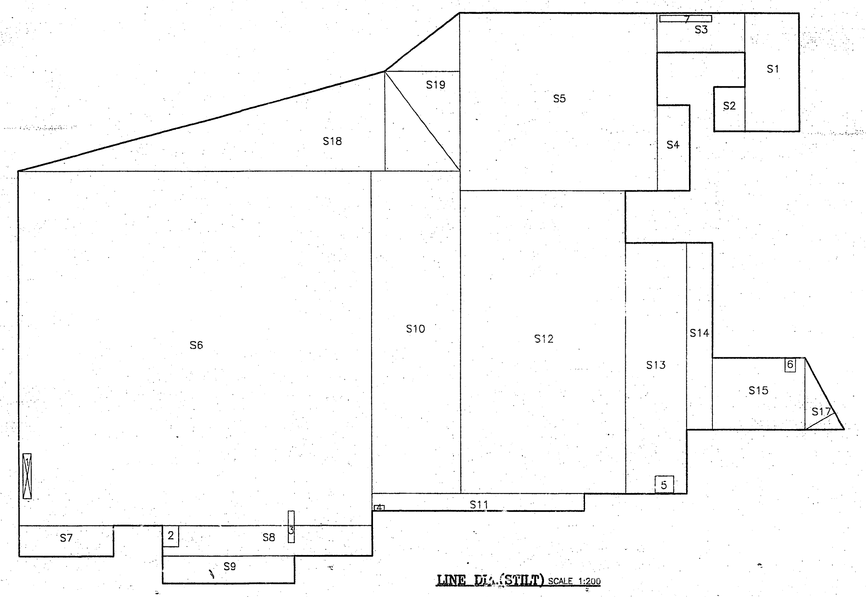
NORTH LINE

SIGNATURE, NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/ STRUCTURAL ENGINEER.
LICENSE SURVEYOR & ENGINEERS
PRITHVI ARCH CONSTRUCTION
182 GAURI COMPLEX,1st FLOOR,
NEAR BANK OF BARODA,
VASAI (E), DIST - THANE.
PHONE - 95250 2393435/36/37

03

BLDG. NO-06 VP NO.-0019-5062

SHEET NO - 01



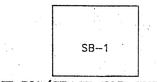
LINE DIA.(SVILT) SCALE 1:200

STILT AREA GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
S- 1	3.94 X 8.41 X 1	33.14
S- 2	2.31 X 3.15 X 1	7.28
S- 3	6.46 X 2.80 X 1	18.09
S- 4	2.35 X 6.09 X 1	14.31
S- 5	14.46 X 12.65 X 1	182.95
S- 6	25.76 X 25.24 X 1	650.07
S- 7	6.85 X 2.20 X 1	15.04
S- 8	15.37 X 2.16 X 1	33.20
S- 9	9.57 X 1.95 X 1	18.66
S-10	6.57 X 22.95 X 1	150.73
S-11	15.59 X 1.25 X 1	19.49
S-12	12.08 X 21.56 X 1	260.53
S-13	4.50 X 17.85 X 1	80.27
S-14	1.88 X 13.30 X 1	25.05
S-15	6.80 X 5.13 X 1	34.84
S-17	5.86X 2.49X0.50	7.31
S-18	32.33X 7.10X0.50	114.79
S-19	11.26X 5.54X0.50	31.18
STILT AREA GR. FL.		1696.930
DEDUCT		
1	0.60 X 3.20 X 1	1.92
2	1.17 X 1.50 X 1	1.76
3	0.45 X 2.25 X 1	1.01
4	0.75 X 0.35 X 1	0.28
5	1.35 X 1.20 X 1	1.62
6	0.80 X 1.00 X 1	0.80
7	3.77 X 0.45 X 1	1.72
TOTAL DEDUCTION		9.110
1696.930-9.110		1687.820
TOTAL STILT AREA		1687.820
DRIVER ROOM + SOC.OFFICE + SERV.ROOM GR. FL. 13.300+21.740+14.750		49.790
1687.820-49.790		1638.030
TOTAL STILT AREA		1638.030

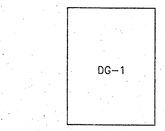
SUBSTATION SET GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
SB- 1	6.25 X 5.00 X 1	31.250
SB AREA GR. FL.		31.250

DG SET GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
DG- 1	6.40 X 8.33 X 1	53.310
DG AREA GR. FL.		53.310

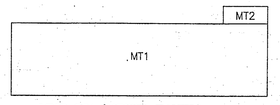
METER PANELS SET GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
MT-1	18.69 X 5.15 X 1	96.26
MT-2	3.25 X 1.25 X 1	4.06
METER PANELS GR. FL.		100.320



LINE DIA.(SPACE FOR SUB.) SCALE 1:200



LINE DIA.(DG SET) SCALE 1:200

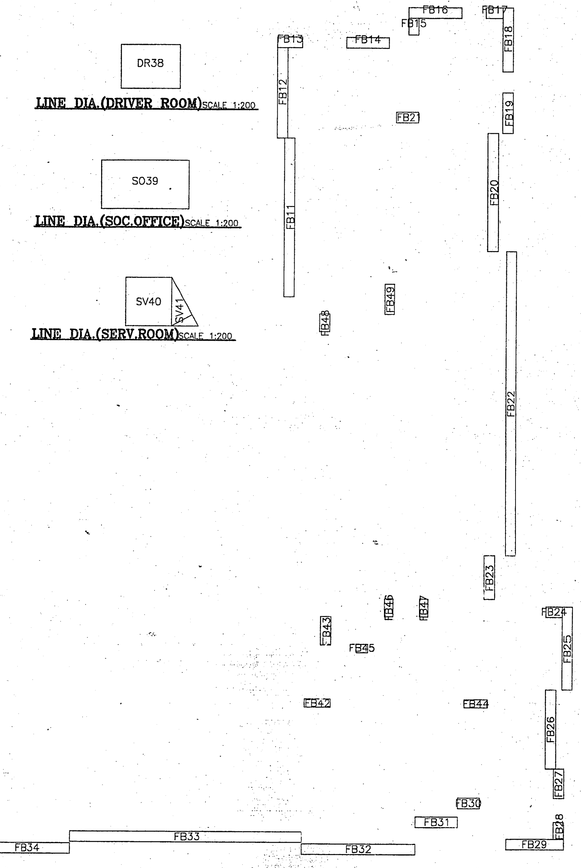


LINE DIA.(METER PANEL) SCALE 1:200

DRIVER ROOM GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
DR- 1	4.25 X 3.13 X 1	13.30
DRIVER RM. AREA GR.FL.		13.300

SOC.OFFICE GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
SO- 1	6.30 X 3.45 X 1	21.74
SO AREA GR. FL.		21.740

SERV.ROOM GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
SV- 1	3.31 X 3.45 X 1	11.43
SV- 2	3.95 X1.68 X0.50	3.32
SERV.ROOM GR. FL.		14.750



LINE DIA.(DRIVER ROOM) SCALE 1:200

LINE DIA.(SOC.OFFICE) SCALE 1:200

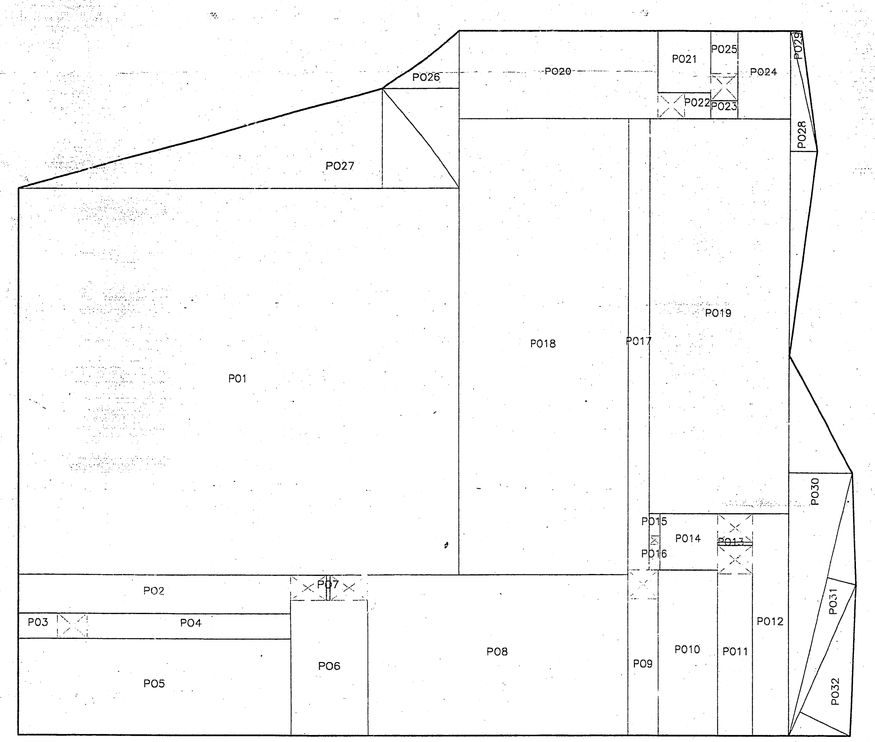
LINE DIA.(SERV.ROOM) SCALE 1:200

LINE DIA.E-LEVEL(FB.) SCALE 1:200

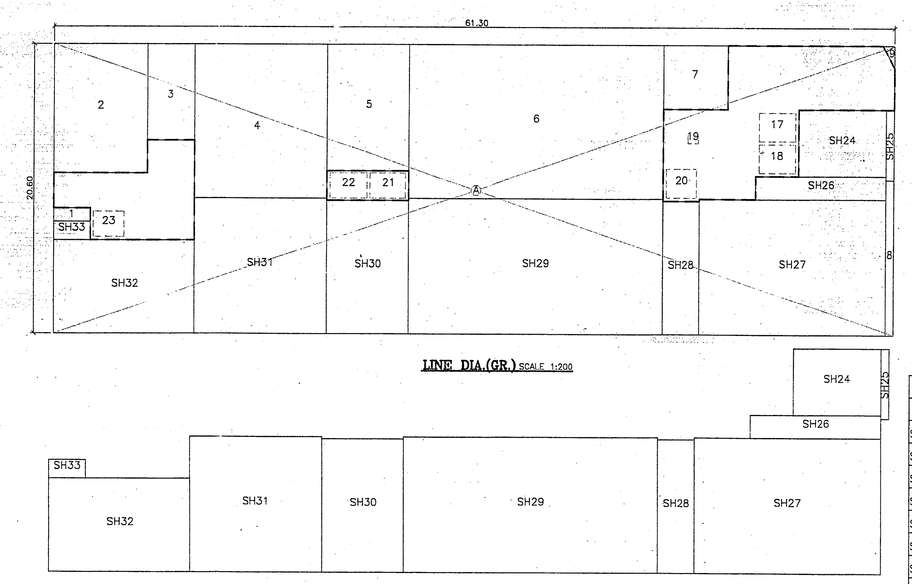
P LINE(REC.) AREA GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
A	61.30 X 20.60 X 1	1262.780
B	13.56 X 12.78 X 1	173.300
TOTAL		1436.080
DEDUCT		
1	2.65 X 0.95 X 1	2.52
2	6.75 X 9.19 X 1	62.00
3	3.54 X 6.84 X 1	24.21
4	9.57 X 10.95 X 1	104.79
5	5.95 X 9.00 X 1	53.55
6	18.69 X 10.95 X 1	204.66
7	4.69 X 4.55 X 1	21.35
8	0.60 X 11.05 X 1	6.63
9	1.80 X0.77 X0.50	0.69
10	6.10 X 5.15 X 1	31.42
11	6.25 X 3.15 X 1	19.69
12	3.94 X 2.46 X 1	9.69
13	4.73 X 6.09 X 1	28.79
14	2.38 X 3.76 X 1	8.95
15	2.04 X 1.85 X 1	3.78
16	2.00 X 2.00 X 1	4.00
17	2.60 X 2.03 X 1	5.28
18	2.60 X 2.03 X 1	5.28
19	0.80 X 0.59 X 1	0.47
20	2.27 X 2.07 X 1	4.70
21	2.63 X 1.80 X 1	4.73
22	2.63 X 1.80 X 1	4.73
23	2.17 X 1.80 X 1	3.91
SH-24	6.35 X 4.75 X 1	30.16
SH-25	0.60 X 5.00 X 1	3.00
SH-26	9.41 X 1.65 X 1	15.53
SH-27	13.47 X 9.65 X 1	130.02
SH-28	2.73 X 9.50 X 1	25.93
SH-29	18.69 X 9.65 X 1	180.36
SH-30	5.95 X 9.50 X 1	56.52
SH-31	9.57 X 9.65 X 1	92.35
SH-32	10.29 X 6.65 X 1	68.48
SH-33	2.65 X 1.31 X 1	3.47
TOTAL DEDUCTION		1221.640
1436.080-1221.640		214.440
P LINE (REC.)GR. FL.		214.440
SHOP AREA (24-33)		605.820

FB AREA CAL E-LEVEL FL.		
BLOCK	SIZE IN MTS.	AREA M²
FB- 1	3.95 X 0.75 X 1	2.96
FB- 2	3.05 X 0.75 X 1	2.29
FB- 3	1.88 X 0.75 X 1	1.41
FB-11	0.75 X 11.30 X 1	8.47
FB-12	0.75 X 6.45 X 1	4.84
FB-13	1.80 X 0.75 X 1	1.35
FB-14	3.10 X 0.75 X 1	2.32
FB-15	0.75 X 1.20 X 1	0.90
FB-16	3.90 X 0.75 X 1	2.92
FB-17	1.20 X 0.75 X 1	0.90
FB-18	0.75 X 4.55 X 1	3.41
FB-19	0.75 X 2.90 X 1	2.17
FB-20	0.75 X 8.41 X 1	6.31
FB-21	1.65 X 0.75 X 1	1.24
FB-22	0.75 X 21.65 X 1	16.24
FB-23	0.75 X 3.13 X 1	2.35
FB-24	1.20 X 0.75 X 1	0.90
FB-25	0.75 X 5.75 X 1	4.31
FB-26	0.75 X 5.65 X 1	4.24
FB-27	0.75 X 2.10 X 1	1.57
FB-28	0.75 X 1.20 X 1	0.90
FB-29	4.25 X 0.75 X 1	3.19
FB-30	1.55 X 0.75 X 1	1.16
FB-31	3.05 X 0.75 X 1	2.29
FB-32	8.25 X 0.75 X 1	6.19
FB-33	16.65 X 0.75 X 1	12.49
FB-34	5.95 X 0.75 X 1	4.46
FB-35	5.35 X 0.75 X 1	4.01
FB-36	5.36 X 0.75 X 1	4.02
FB-37	5.65 X 0.75 X 1	4.24
FB-38	3.60 X 0.75 X 1	2.70
FB-39	0.75 X 1.95 X 1	1.47
FB-40	0.75 X 7.55 X 1	5.66
FB-41	1.32 X 0.60 X 1	0.79
FB-42	1.89 X 0.60 X 1	1.13
FB-43	0.75 X 1.88 X 1	1.41
FB-44	1.65 X 0.60 X 1	0.99
FB-45	0.80 X 0.59 X 1	0.47
FB-46	0.60 X 1.27 X 1	0.76
FB-47	0.60 X 1.27 X 1	0.76
FB-48	0.75 X 1.26 X 1	0.94
FB-49	0.68 X 2.15 X 1	1.46
FB AREA E-LEVEL FL.		132.590

BASEMENT AREA. CAL.		
BLOCK	SIZE IN MTS.	AREA M²
A	23.76 X 22.66 X 1	538.400
B	14.19 X 14.15 X 1	200.790
TOTAL		739.190
DEDUCT		
1	11.28 X 3.56 X 1	40.16
2	7.60 X 3.71 X 1	28.20
3	9.95 X 6.09 X 1	60.61
4	3.64 X 3.76 X 1	13.69
5	2.46 X 1.30 X 1	3.20
6	1.50 X 3.76 X 1	5.65
7	2.35 X 1.45 X 1	3.40
8	9.95 X 2.65 X 1	26.37
9	1.70 X 0.85 X 0.50	0.72
10	2.00 X 2.00 X 1	4.00
11	2.04 X 1.85 X 1	3.78
12	14.64X 3.63X0.50	26.53
13	7.99X 1.98X0.50	7.90
14	4.95X 1.09X0.50	2.71
15	6.56X 3.37X0.50	11.06
16	6.92X 1.73X0.50	5.99
17	5.92X 2.11X0.50	7.31
18	1.83X 0.71X0.50	0.65
TOTAL DEDUCTION		251.930
(739.190-251.930)		487.260
TOTAL BS. AREA FL.		487.260

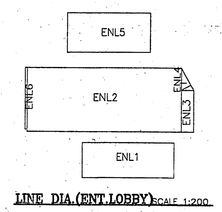


LINE DIA. PODIUM(1,2&3) SCALE 1:200



LINE DIA.(GR.) SCALE 1:200

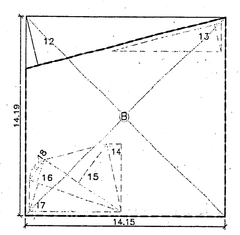
ENT.LOBBY AREA GR.FL.		
BLOCK	SIZE IN MTS.	AREA M²
ENL- 1	6.75 X 2.50 X 1	16.87
ENL- 2	11.47 X 4.55 X 1	52.19
ENL- 3	0.88 X 2.97	2.61
ENL- 4	1.80 X0.77 X0.50	0.69
ENL- 5	6.25 X 2.80 X 1	17.50
ENL- 6	4.40 X 0.15 X 1	0.60
ENT- AREA GR. FL.		90.460

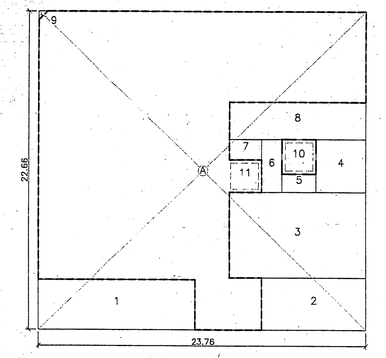


LINE DIA.(ENT.LOBBY) SCALE 1:200

SHOP (COM.) GR. FL.		
BLOCK	SIZE IN MTS.	AREA M²
SH-24	6.35 X 4.75 X 1	30.16
SH-25	0.60 X 5.00 X 1	3.00
SH-26	9.41 X 1.65 X 1	15.53
SH-27	13.47 X 9.65 X 1	130.02
SH-28	2.73 X 9.50 X 1	25.93
SH-29	18.69 X 9.65 X 1	180.36
SH-30	5.95 X 9.50 X 1	56.52
SH-31	9.57 X 9.65 X 1	92.35
SH-32	10.29 X 6.65 X 1	68.48
SH-33	2.65 X 1.31 X 1	3.47
SHOP AREA GR. FL.		605.820

LINE DIA.(SHOP) SCALE 1:200





LINE DIA.(BASEMENT) SCALE 1:200

P LINE AREA STATEMENT (IN SQ.MT.)				
BLDG. NO.	FLOOR	B/U AREA	ANCILLARY AREA 80% /60%	TOTAL P LINE AREA
BLDG. NO.06	GR.FL COMM	336.570	269.250	605.820
	GR.FL RESI	134.030	80.410	214.440
	E-LEVFLOOR	780.740	468.440	1249.180
	1ST FLOOR	780.740	468.440	1249.180
	2ND FLOOR	780.740	468.440	1249.180
	3RD FLOOR	780.740	468.440	1249.180
	4TH FLOOR	780.740	468.440	1249.180
	5TH FLOOR	780.740	468.440	1249.180
	6TH FLOOR	780.740	468.440	1249.180
	7TH FLOOR	780.740	468.440	1249.180
	8TH FLOOR	743.240	445.940	1189.180
	9TH FLOOR	780.740	468.440	1249.180
	10TH FLOOR	780.740	468.440	1249.180
	11TH FLOOR	780.740	468.440	1249.180
	12TH FLOOR	780.740	468.440	1249.180
	13TH FLOOR	743.240	445.940	1189.180
	14TH FLOOR	780.740	468.440	1249.180
	15TH FLOOR	780.740	468.440	1249.180
	16TH FLOOR	465.440	279.260	744.700
	TOTAL	1352.880	8078.960	21431.840
	TOTAL P LINE AREA = 21431.840			

TOTAL BASEMENT AREA = 487.260

STILT AREA = 1638.030 SHOP AREA(22 NOS.)=605.820 ENT LOBBY AREA = 90.460

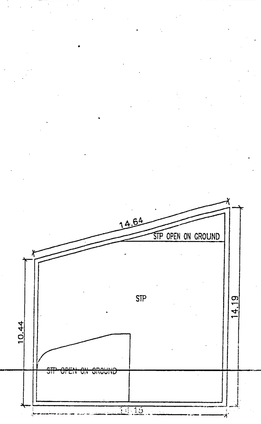
NO. OF FLAT(1BHK-115,2BHK-192,3BHK-16)= 323NOS.

REFUGE AREA 6th & 13th FL = (60.00X2) = 120.000

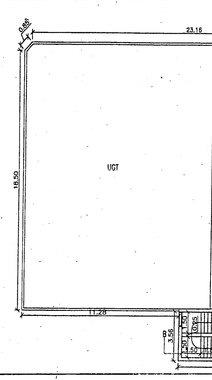
TOTAL PODIUM AREA (2735.980X3) = 8207.940 TOTAL FB. AREA = 2760.920

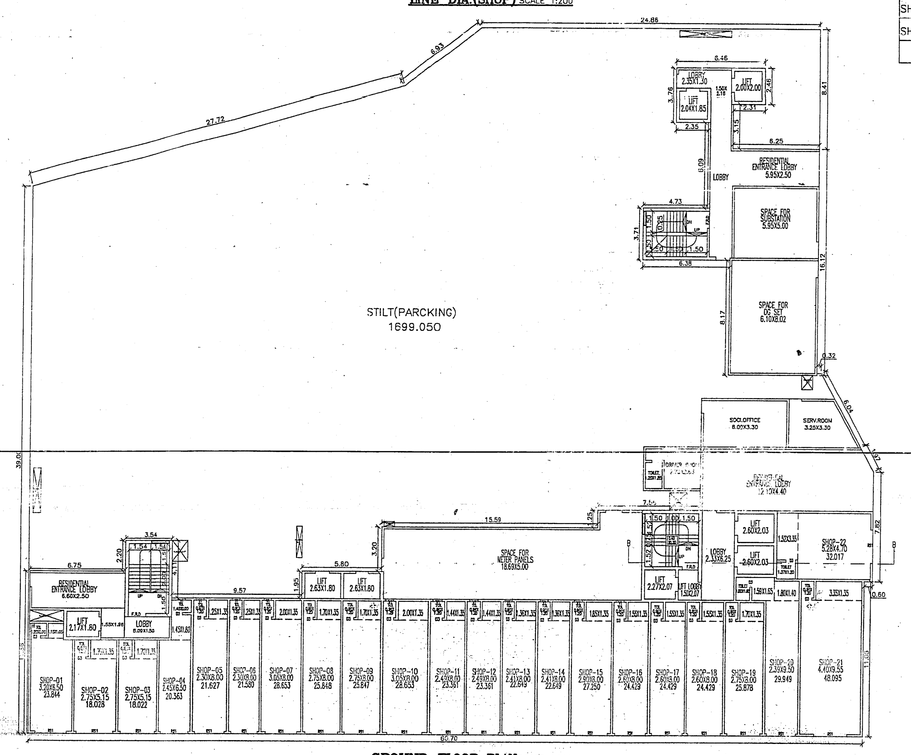
DG SET AREA = 53.310 SUBSTATION SET AREA = 31.250 METER PANELS AREA = 100.320

DRIVER ROOM AREA = 13.300 SOC.OFFICE AREA = 21.740 SERV.ROOM AREA = 14.750



BASEMENT FLOOR PLAN SCALE 1:200




STILT(PARCKING)
1699.050
LIFT
LOBBY
SOC.OFFICE
SERV.ROOM
DRIVER ROOM
RESIDENTIAL SWIMMING POOL
SHOP COM.
SHOP COM.
SHOP COM.