

VP - 6704 SHEET NO-1 LAYOUT
 STAMP OF DATE OF RECEIPT OF PLANS

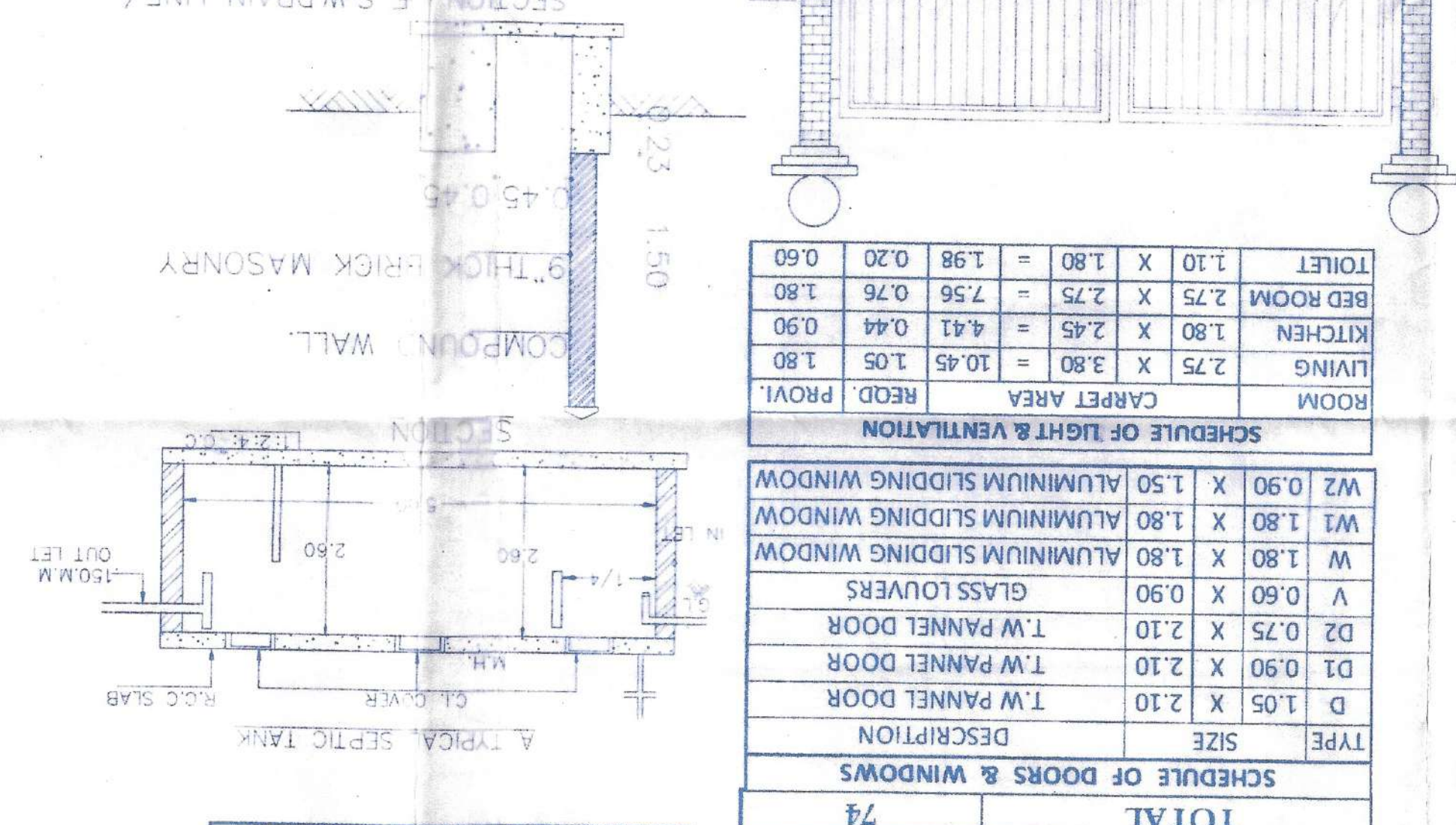
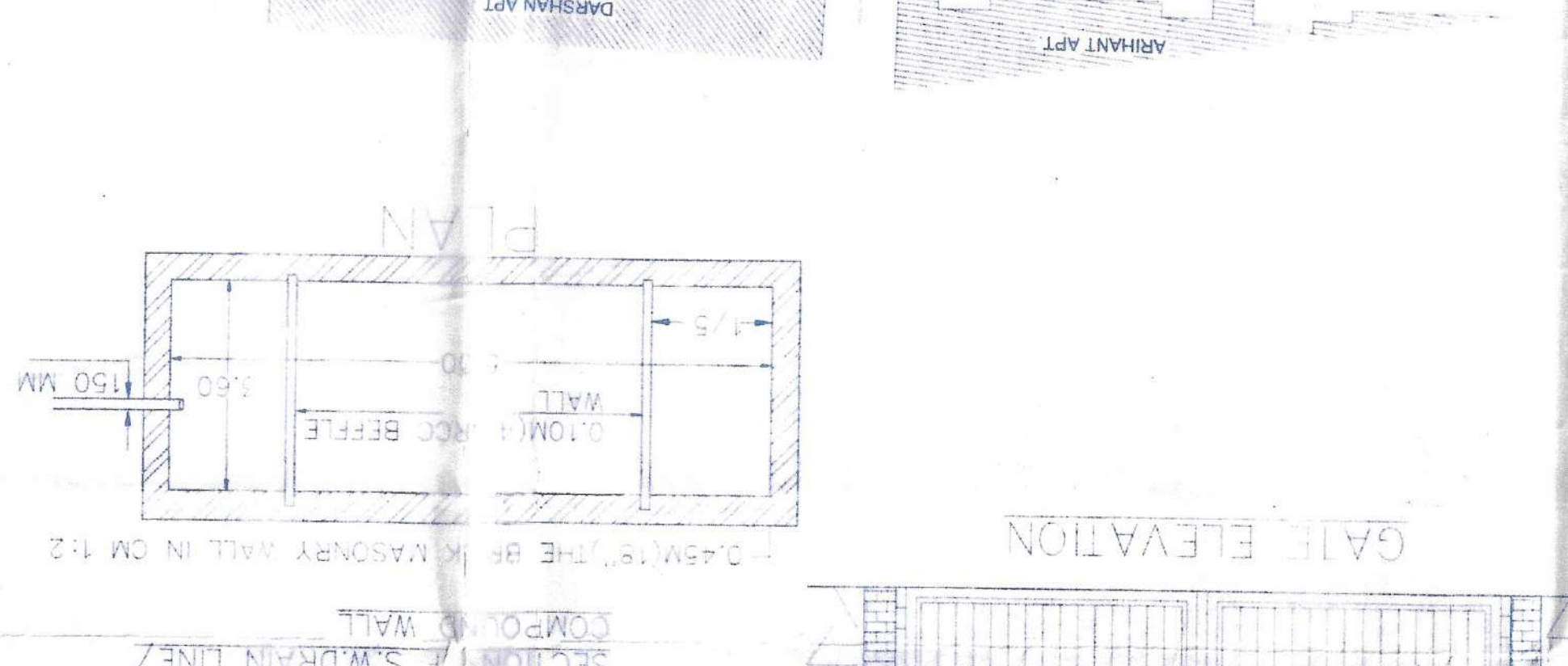
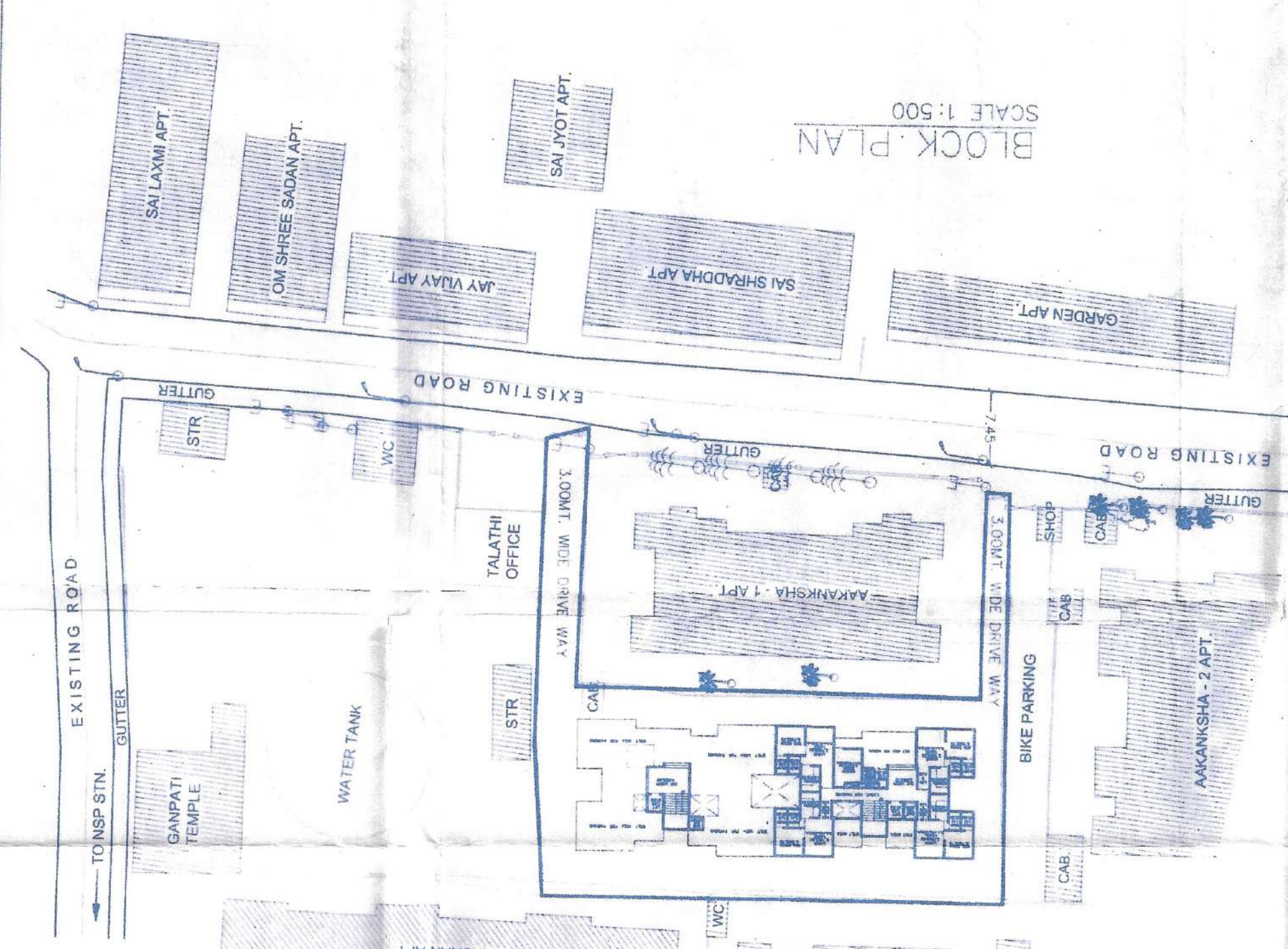
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW.
 Approved as amended in
 Subject to the conditions mentioned in the office letter No. VCMC/TP/CL/VP/5754/118/2023-24
 Dated: 21/05/2023
 COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Issued by Commissioner VCMC, Virar.
 Deputy Director VCMC, Virar.



PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING, S. NO. 97/7/8, PLOT NO. 1/2, AT VILLAGE - ACHOLE, TAL. - VASAI, DISTRICT :-

Sr. No.	Description	Area in (sq.mt)
1	Area of Plot (minimum area of a, b, c To be (a) as per ownership document (7/1CTS Extract) (b) as per measurement sheet (c) as per site	1000.00 1138.78 1138.78
2	Dedication For Balance Area of Plot (1-2)	---
3	Amenity Space (if Applicable)	1000.00
4	Net Plot Area (3-4 (c))	1000.00
5	Recreation open space (if applicable)	---
6	Internal Road Area	---
7	Plot Area (if applicable)	1000.00
8	Built up Area with reference to basic F.S.I as per front road width (5r no. 5 x basic F.S.I)	500.00
10	Addition of FSI Payment of Premium (0.5)	400.00
11	In - Situ FSI / TDR loading (0+)	400.00
12	Addition of FSI payment of premium under chapter No. - (71000 x 0.90)	900.00
13	Approved Built-up Area	300.00
14	Total Entitlement of FSI in the proposal	2000.00
15	Maximum Utilization limit of FSI (building potential) permissible as per road width	3200.00
16	Total Proposed Built up area in proposal	3199.82
	(b) Total BUA in proposal	3199.82

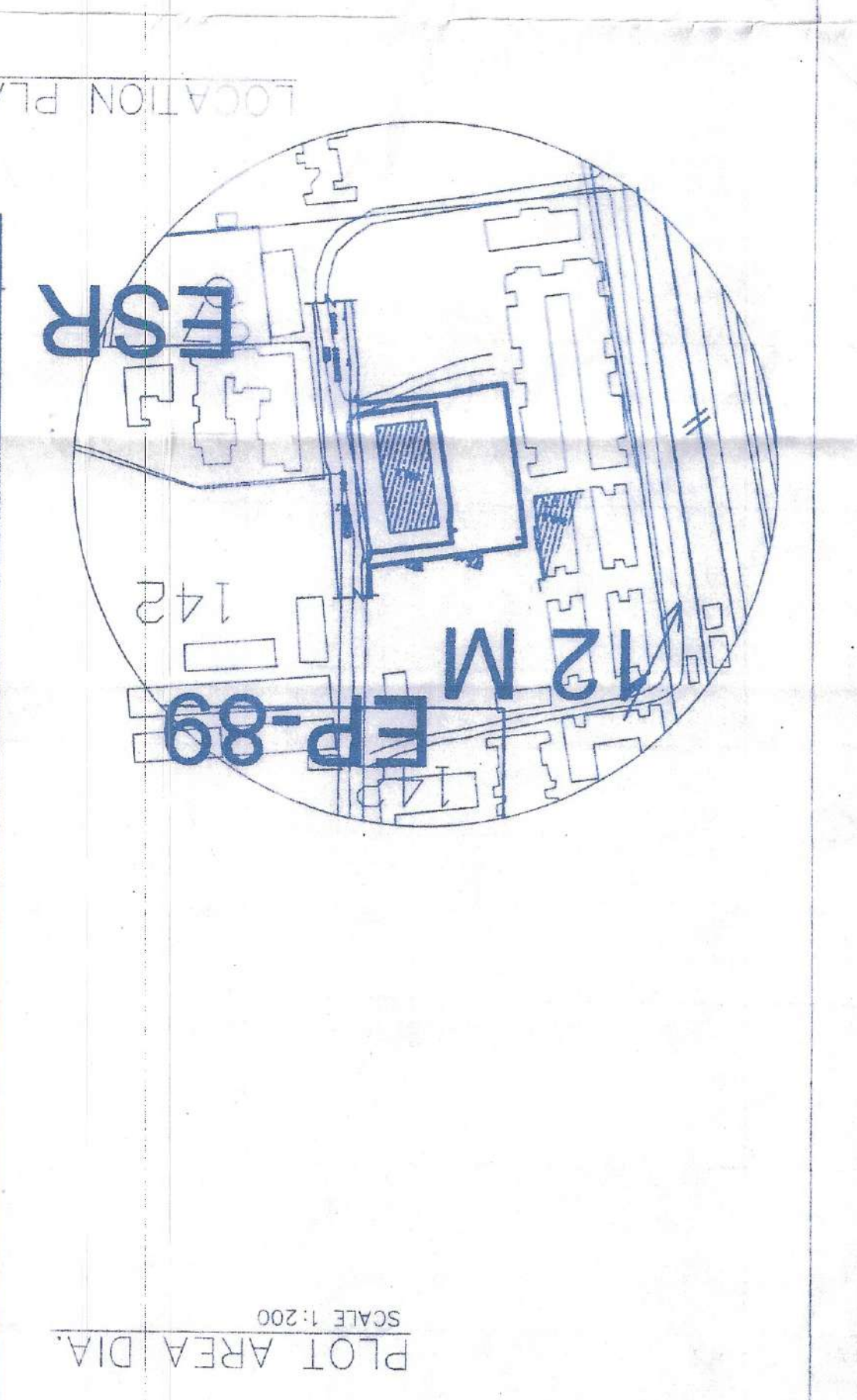
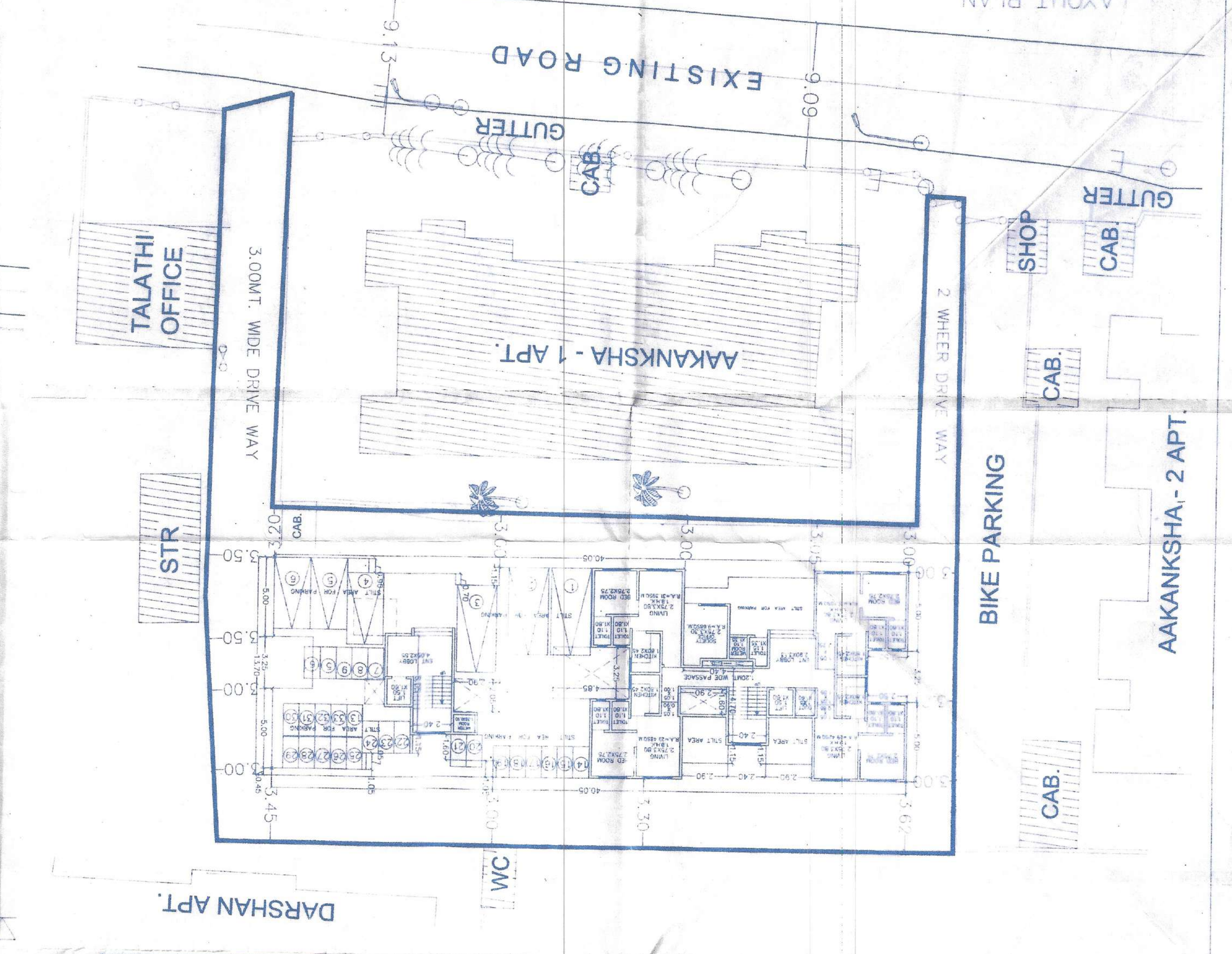
DATE: 07/08/2023
 JOB NO: 098
 DRG. NO: 01
 SCALE: AS PER DMC
 NAME OF OWNER: M/S SEEMA WDH. REALTORS THROUGH RUSHIKESH V. PAWAR, CHETAN C. PAWAR, KESHAV P. KAMBI
 SHOP NO.-A/03, SEEMA WIMAS, ACHOLE ROAD, NALLASOPARA-EAST, KESAR PAK, AMBANI
 PATIL ARCHITECT
 001, B-Wing, 2nd Floor, Alharam Park Building, Near N. Highway, Vasai, Virar (N) - 401303, Maharashtra
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 kulddeeparchitect@gmail.com



P LINE AREA STATEMENT	
Sr. No.	Size in Mtr.
1	48.42 X 19.84 X 1/2 = 480.33
2	48.42 X 17.77 X 1/2 = 430.21
3	41.32 X 1.42 X 1/2 = 29.48
4	46.14 X 0.88 X 1/2 = 20.30
5	46.14 X 3.38 X 1/2 = 75.67
6	41.32 X 2.28 X 1/2 = 47.33
7	26.16 X 4.24 X 1/2 = 55.46
TOTAL	1138.78
TYPE OF FLAT NOS. OF FLAT	
BELOW 30.0 SQ.M AREA	
30 TO 50 SQ.MT AREA	
TOTAL	
TOTAL PLINE AREA = 3199.82 SQ.M.	

TYPE	SIZE	DESCRIPTION	NO. OF	PARKING REQD.	PARKING PROVI.
D	1.05 X 2.10	T.W PANNEL DOOR	0	0	0
D1	0.90 X 2.10	T.W PANNEL DOOR	0	0	0
D2	0.90 X 2.10	T.W PANNEL DOOR	0	0	0
V	0.60 X 0.90	GLASS LOUVERS	0	0	0
W	1.80 X 1.80	ALUMINIUM SLIDING WINDOW	30	30	0
W1	1.80 X 1.80	ALUMINIUM SLIDING WINDOW	0	0	0
W2	0.90 X 1.50	ALUMINIUM SLIDING WINDOW	0	0	0
SCHEDULE OF LIGHT & VENTILATION					
ROOM	CARPET AREA	REQD.	PROVI.		
LIVING	2.75 X 3.80 = 10.45	1.05	1.80		
KITCHEN	1.80 X 2.45 = 4.41	0.44	0.90		
BED ROOM	2.75 X 2.75 = 7.56	0.76	1.80		
TOILET	1.10 X 1.80 = 1.98	0.20	0.60		

PARKING AREA STATEMENT	
HAVING CARPET AREA	NO. OF CAR SCOOTER CAR SCOOTER
BELOW 30.00 SQ.MT. 0 FOUR WHEELER & 4 SCOOTER FOR EVERY 2 TENAMENT	30
30 - 40 SQ.MTS 1 FOUR WHEELER & 2 SCOOTER FOR EVERY 2 TENAMENT	0
TOTAL	30
VISITORS 5% TOTAL	1.50
RECD. PARKING NOS = 80% OF TOTAL PARKING	24
COMPOSITE PARKING - 326	32
TOTAL CAR PARKING REQD.	32
TOTAL CAR PARKING PROP.	32



SCALE: 1:200
 PLOT AREA DIA.