

THIS PLAN SHALL NOT BE CONSIDERED 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/C/VI/6964-1274-12023-24
Date: 15/12/2023
bpl

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.

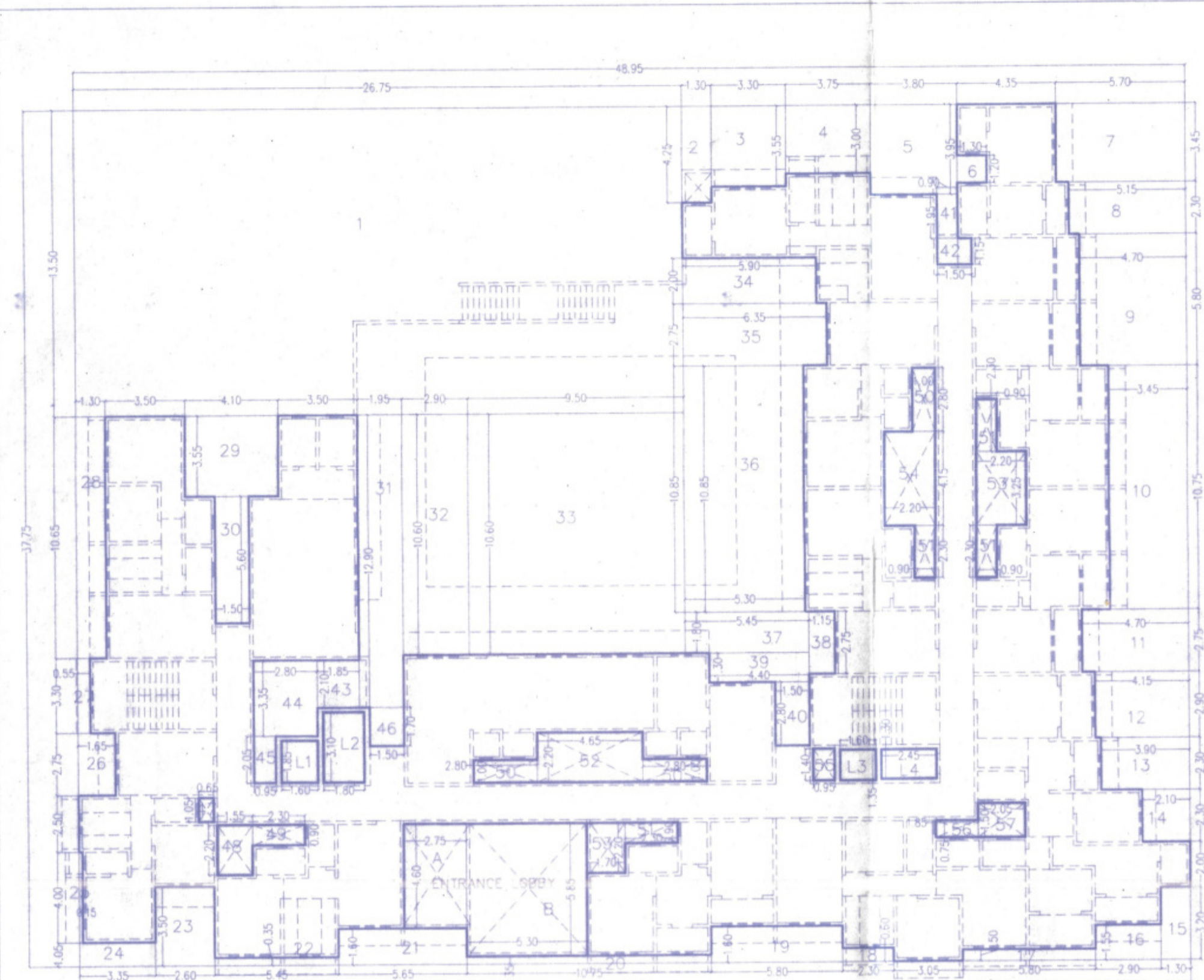
Deputy Director,
VVCMC, Virar.

1ST FLOOR PLINE AREA				
SR.NO	IN METER			AREA
A	48.95	X	37.75	X 1 = 1847.86
DEDUCTION				
1	26.75	X	13.50	X 1 = 361.13
2	1.30	X	4.25	X 1 = 5.53
3	3.30	X	3.55	X 1 = 11.72
4	3.75	X	3.00	X 1 = 11.25
5	3.80	X	3.95	X 1 = 15.01
6	1.30	X	1.20	X 1 = 1.56
7	5.70	X	3.45	X 1 = 19.67
8	5.15	X	2.30	X 1 = 11.85
9	4.70	X	5.80	X 1 = 27.26
10	3.45	X	10.75	X 1 = 37.09
11	4.70	X	2.75	X 1 = 12.93
12	4.15	X	2.90	X 1 = 12.04
13	3.90	X	2.30	X 1 = 8.97
14	2.10	X	2.30	X 1 = 4.83
15	1.30	X	3.20	X 1 = 4.16
16	2.90	X	1.55	X 1 = 4.50
17	5.80	X	0.50	X 1 = 2.90
18	2.30	X	0.60	X 1 = 1.38
19	5.80	X	1.60	X 1 = 9.28
20	10.75	X	0.35	X 1 = 3.76
21	5.65	X	1.60	X 1 = 9.04
22	5.45	X	0.35	X 1 = 1.91
23	2.60	X	3.50	X 1 = 9.10

23	2.60	X	3.50	X 1 = 9.10
24	3.35	X	1.05	X 1 = 3.52
25	0.15	X	4.00	X 1 = 0.60
26	1.65	X	2.75	X 1 = 4.54
27	0.55	X	3.30	X 1 = 1.82
28	10.65	X	1.30	X 1 = 13.85
29	4.10	X	3.55	X 1 = 14.56
30	1.50	X	5.60	X 1 = 8.40
31	1.95	X	12.90	X 1 = 25.16
32	2.90	X	10.60	X 1 = 30.74
33	9.50	X	10.60	X 1 = 100.70
34	5.90	X	2.00	X 1 = 11.80
35	6.35	X	2.75	X 1 = 17.46
36	10.85	X	5.30	X 1 = 57.51
37	5.45	X	1.80	X 1 = 9.81
38	1.15	X	2.75	X 1 = 3.16
39	4.40	X	1.30	X 1 = 5.72
40	1.50	X	2.80	X 1 = 4.20
41	0.90	X	1.95	X 1 = 1.76
42	1.50	X	1.15	X 1 = 1.73
43	1.85	X	2.10	X 1 = 3.89
44	2.80	X	3.35	X 1 = 9.38
45	0.95	X	2.05	X 1 = 1.95

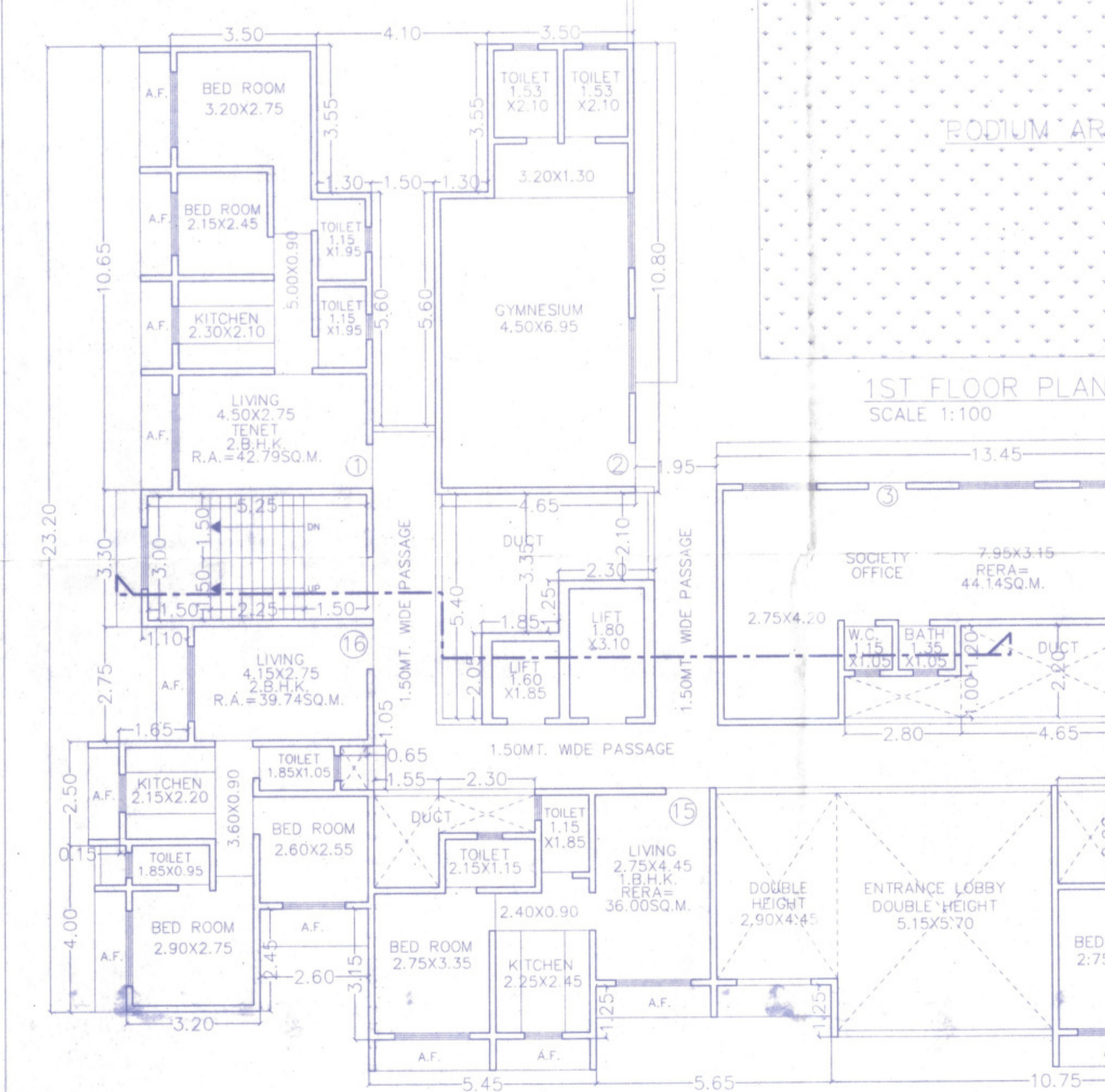
46	1.50	X	1.70	X 1 = 2.55
47	0.65	X	1.05	X 1 = 0.68
48	1.55	X	2.20	X 1 = 3.41
49	2.30	X	0.90	X 1 = 2.07
50	2.80	X	1.00	X 3 = 8.40
51	2.30	X	0.90	X 4 = 8.28
52	4.65	X	2.20	X 1 = 10.23
53	2.20	X	3.25	X 1 = 7.15
53A	1.70	X	2.20	X 1 = 3.74
54	2.20	X	4.15	X 1 = 9.13
55	0.95	X	1.40	X 1 = 1.33
56	1.85	X	0.75	X 1 = 1.39
57	2.05	X	1.50	X 1 = 3.08
L1	1.60	X	1.85	X 1 = 2.96
L2	1.80	X	3.10	X 1 = 5.58
L3	1.60	X	1.35	X 1 = 2.16
L4	2.45	X	1.30	X 1 = 2.78
DEDUCTION AREA = 995.39				
BALANCE PLINE AREA = 852.47				
ENTRANCE LOBBY AREA				
A	2.75	X	4.60	X 1 = 12.65
B	5.30	X	5.85	X 1 = 31.00
TOTAL ENTRANCE LOBBY AREA = 43.65				
BALANCE 1ST FLOOR PLINE AREA = 808.82				

TYPE OF FLAT			NOS. OF FLAT
BELOW 30 SQ.MT AREA			107
30 TO 50 SQ.MT AREA			143
TOTAL			250



1ST FLR. PLINE DIA.
SCALE 1:200

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	DESCRIPTION	
D	1.00 X 2.15	T.W FLUSH DOOR	
D1	0.90 X 2.00	T.W FLUSH DOOR	
D2	0.75 X 1.80	T.W PANNEL DOOR	
W	1.80 X 1.20	T.W. GLAZED WINDOW	
W1	0.90 X 1.20	T.W. GLAZED WINDOW	
W2	1.80 X 1.20	T.W. GLAZED WINDOW	
V	0.60 X 0.90	T.W. LOUVERED WINDOW	



1ST FLOOR PLAN
SCALE 1:100



FLAT NO. - 1 & 2 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	3.20	X	3.55	X 1 = 11.36
2	4.50	X	5.90	X 1 = 26.55
3	4.65	X	1.05	X 1 = 4.88
TOTAL RERA AREA = 42.79				
FLAT NO. - 11 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	3.95	X	1.05	X 1 = 4.15
2	3.80	X	1.85	X 1 = 7.03
3	4.05	X	2.55	X 1 = 10.33
4	1.85	X	2.05	X 1 = 3.79
5	2.00	X	2.30	X 1 = 4.60
6	2.00	X	1.15	X 1 = 2.30
7	2.75	X	3.30	X 1 = 9.08
8	2.90	X	2.25	X 1 = 6.53
9	1.30	X	1.70	X 1 = 2.21
TOTAL RERA AREA = 50.00				
FLAT NO. - 8 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	3.60	X	3.05	X 1 = 3.78
2	3.45	X	1.70	X 1 = 5.87
3	2.30	X	2.45	X 1 = 5.84
4	0.70	X	2.30	X 1 = 1.61
5	0.60	X	2.15	X 1 = 1.29
6	2.75	X	3.30	X 1 = 9.08
7	1.30	X	1.95	X 1 = 2.54
TOTAL RERA AREA = 29.79				
FLAT NO. - 5 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	3.30	X	1.75	X 1 = 5.78
2	4.60	X	3.45	X 1 = 15.87
3	3.30	X	1.85	X 1 = 6.11
4	4.50	X	1.05	X 1 = 4.73
5	1.05	X	3.00	X 1 = 3.15
TOTAL RERA AREA = 35.62				
FLAT NO. - 13 & 14 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	1.05	X	3.40	X 1 = 3.57
2	3.00	X	1.05	X 1 = 3.15
3	1.85	X	2.20	X 1 = 4.07
4	3.45	X	1.30	X 1 = 4.49
5	2.40	X	2.15	X 1 = 5.16
6	2.75	X	3.35	X 1 = 9.21
TOTAL RERA AREA = 29.65				
FLAT NO. - 10 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	1.05	X	3.40	X 1 = 3.57
2	3.00	X	1.05	X 1 = 3.15
3	1.85	X	2.20	X 1 = 4.07
4	3.45	X	1.30	X 1 = 4.49
5	2.40	X	2.15	X 1 = 5.16
6	2.75	X	3.35	X 1 = 9.21
TOTAL RERA AREA = 29.65				
FLAT NO. - 3 & 4 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	0.15	X	1.05	X 1 = 0.16
2	2.75	X	1.15	X 1 = 3.16
3	2.90	X	3.05	X 1 = 8.85
4	2.65	X	3.35	X 1 = 8.88
5	2.40	X	2.15	X 1 = 5.16
6	2.75	X	1.00	X 1 = 2.75
TOTAL RERA AREA = 28.93				
FLAT NO. - 7 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	1.30	X	2.15	X 1 = 2.80
2	3.30	X	2.85	X 1 = 9.41
3	3.45	X	0.95	X 1 = 3.28
4	1.15	X	2.45	X 1 = 2.82
5	2.45	X	2.10	X 1 = 5.15
6	2.75	X	3.40	X 1 = 9.35
7	2.90	X	1.05	X 1 = 3.05
TOTAL RERA AREA = 35.83				
FLAT NO. - 12 RERA CARPET AREA				
SR.NO	IN METER			AREA
1	1.05	X	3.45	X 1 = 3.62
2	2.00	X	2.40	X 1 = 4.80
3	5.90	X	0.90	X 1 = 5.31
4	2.30	X	4.55	X 1 = 10.47
5	2.75	X	5.15	X 1 = 14.16
6	0.90	X	3.40	X 1 = 1.17
7	2.90	X	3.35	X 1 = 9.72
TOTAL RERA AREA = 49.25				

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON... AND DIMENSIONS OF...
DATE: 14/12/2023

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING
S. NO. 89/1/3/2 AT VILLAGE :- NILEMORE,
TAL: VASAI, DIST: PALGHAR
NAME OF OWNER
M/S ADIRAJ J. P. INFRA THROUGH
PARTNER MR. PRAVIN TULSI CHAWDA & OTHERS
ADIRAJ STATUS, SHOP NO.-3 & 4,
NAGARPALIKA ROAD, NILE GAON,
NALLASOPARA - WEST, 401203.

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