V.P. NO:- 6147

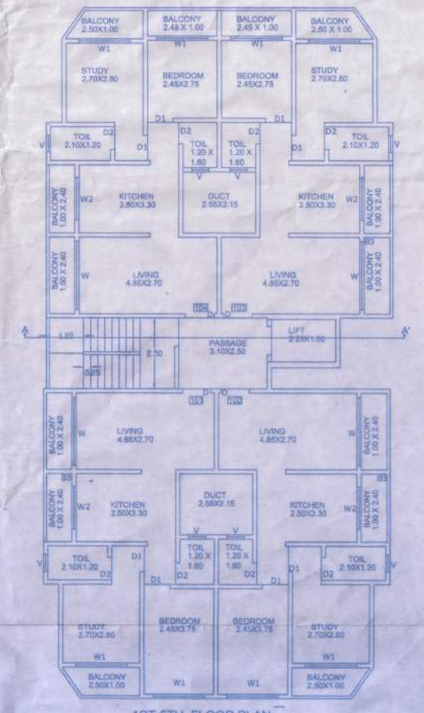
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.

Approved as amended in.....
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CR/ VP/ 6147 / 394 / 2021-22 Dated :- 06/12/2021

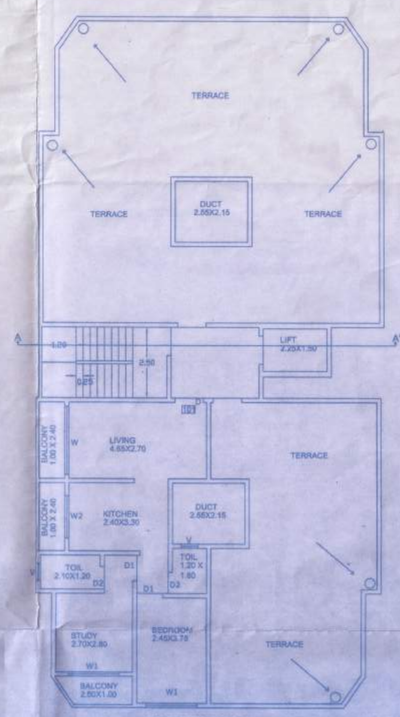
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305. Dist. Palghar.

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

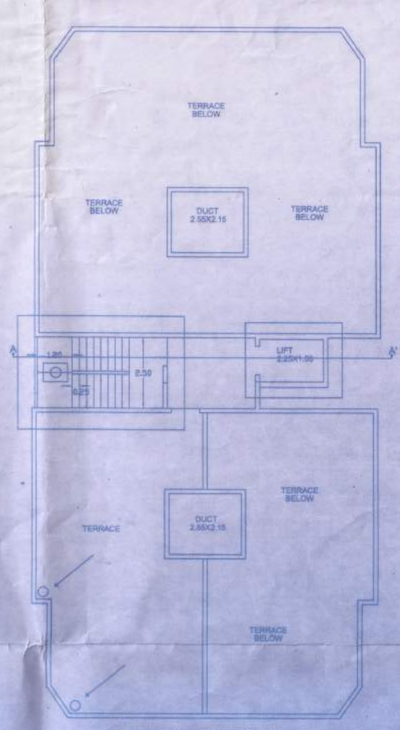
Deputy Director,
VVCMC, Virar.



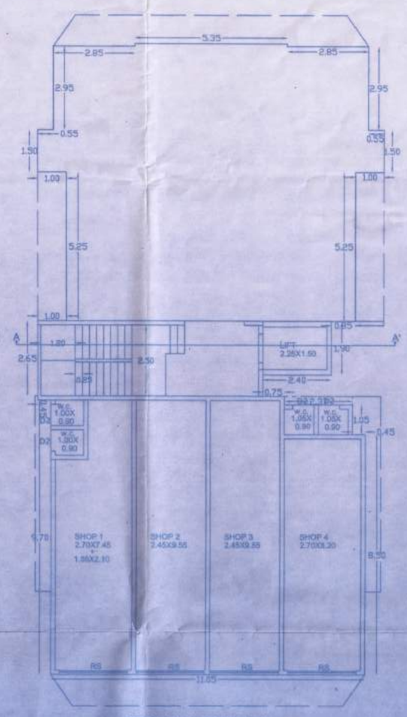
1ST-5TH FLOOR PLAN
Scale 1:100



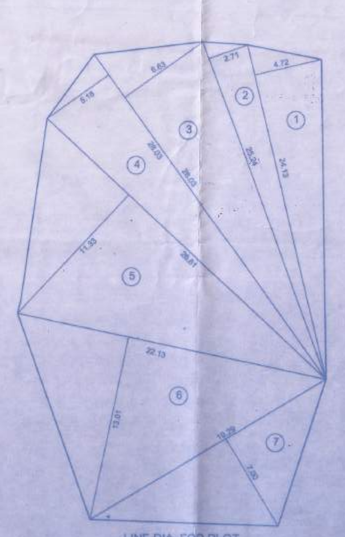
6TH FLOOR PLAN
Scale 1:100



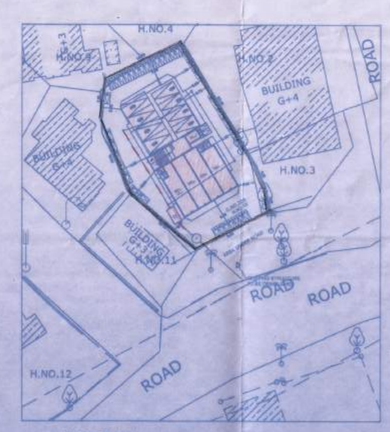
TERRACE FLOOR PLAN
Scale 1:100



GROUND FLOOR PLAN
Scale 1:100



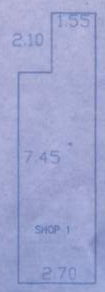
LINE DIA. FOR PLOT
SCALE 1:200

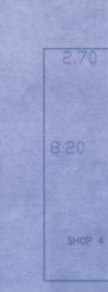


BLOCK PLAN
SCALE 1:500

LINE DIA. OF ENCROACHMENT AREA

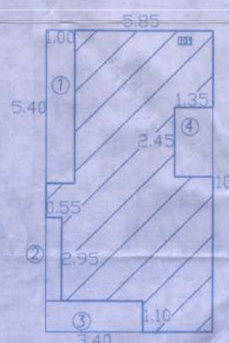
AREA UNDER ENCROACHMENT		
1	3.19 X 0.23 X 0.50	0.37
2	9.38 X 0.47 X 0.50	1.40
3	3.73 X 0.47 X 0.50	0.87
TOTAL		2.29





CARPET AREA CALCULATION:-

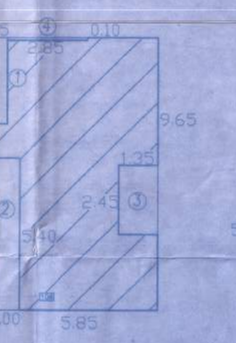
SHOP-1(2)(3)(4)			
SHOP 1	2.70 X 7.45		
	1.55 X 2.10	=	23.37 SQ.MT.
SHOP 2	2.45 X 9.55	=	23.40 SQ.MT.
SHOP 3	2.45 X 9.55	=	23.40 SQ.MT.
SHOP 4	2.70 X 8.20	=	22.14 SQ.MT.



CARPET AREA DIAGRAM
(101)–(201)–(301)–(401)–(501)–(601)
(102)–(202)–(302)–(402)–(502) (SCALE 1:100)

CARPET AREA CALCULATION

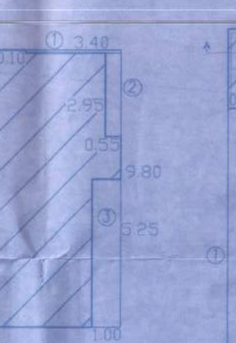
(101)–(201)–(301)–(401)–(501)–(601) (102)–(202)–(302)–(402)–(502)			
A | 5.85 X 10.65	=	62.30 SQM.T.	
RECTANGLE AREA	=	62.30 SQM.T.	
DEDUCTION			
1	2.00 X 5.40	=	5.40 SQMT
2	0.55 X 2.85	=	1.62 SQMT
3	3.40 X 1.10	=	3.74 SQMT
4	1.35 X 2.45	=	3.31 SQMT
TOTAL DEDUCTION		=	14.07 SQMT
CARPET AREA			
62.30 – 14.07	=	48.23 SQMT	



CARPET AREA DIAGRAM
(103)–(203)–(303)–(403)–(503)
(104)–(204)–(304)–(404)–(504) (SCALE 1:100)

CARPET AREA CALCULATION

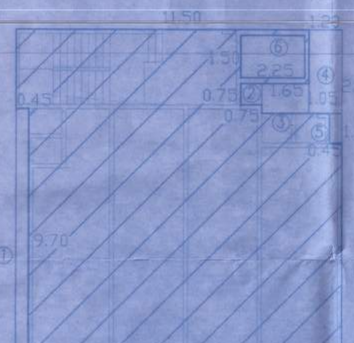
(103)–(203)–(303)–(403)–(503) (104)–(204)–(304)–(404)–(504)			
A | 5.85 X 9.65	=	56.45 SQMT	
RECTANGLE AREA	=	56.45 SQMT	
DEDUCTION			
1	0.55 X 3.65	=	1.68 SQMT
2	1.00 X 5.40	=	5.40 SQMT
3	1.35 X 2.45	=	3.31 SQMT
4	2.85 X 0.10	=	0.28 SQMT
TOTAL DEDUCTION		=	10.67 SQMT
CARPET AREA			
56.45 – 10.67	=	45.78 SQMT	



STILT AREA DIAGRAM
(SCALE 1:100)

STILT AREA CALCULATION

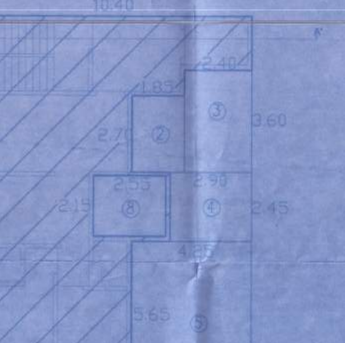
A | 12.15 X 9.80	=	119.07 SQMT	
RECTANGLE AREA	=	119.07 SQMT	
DEDUCTION			
1	3.40 X 0.10 X 2	=	0.68 SQMT
2	2.95 X 0.55 X 2	=	3.24 SQMT
3	1.00 X 5.25 X 2	=	10.5 SQMT
TOTAL DEDUCTION		=	14.42 SQMT
CARPET AREA			
119.07 – 14.42	=	104.65 SQMT	



BUILT-UP AREA DIAGRAM
(GROUND FLOOR)(SCALE 1:100)

BUILT-UP AREA CALCULATION
(GROUND FLOOR)

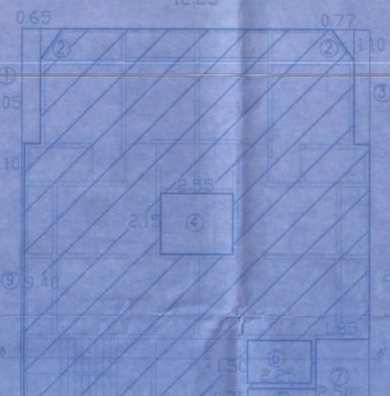
TOTAL ADDITIONS			
A1	11.50x12.30	=	141.45
	AREA	=	141.45
TOTAL DEDUCTIONS			
1	0.45 x 8.70	=	4.36
2	0.45 x 8.75	=	3.28
3	1.65 x 1.05	=	1.75
4	1.20 x 2.90	=	3.54
5	0.40 x 1.20	=	0.48
6	2.25 x 1.50	=	3.37
	TOTAL	=	25.81
ADD:- DEDC. = 141.45 - 25.81			
TOTAL =			129.96



BUILT-UP AREA DIAGRAM
(6TH FLOOR)(SCALE 1:200)

BUILT-UP AREA CALCULATION
(6TH FLOOR)

TOTAL ADDITIONS			
A1	10.40x12.60	=	131.04
	AREA	=	131.04
TOTAL DEDUCTIONS			
1	0.10 x 2.65	=	0.26
2	1.80 x 2.81	=	4.99
3	2.40 x 1.80	=	4.32
4	2.98 x 2.40	=	7.15
5	2.59 x 5.65	=	14.61
6	2.15 x 2.15	=	4.62
7	0.55 x 4.05	=	2.22
8	2.65 x 2.65	=	6.62
	TOTAL	=	44.79
ADD:- DEDC. = 131.44 - 44.79			
TOTAL =			86.65



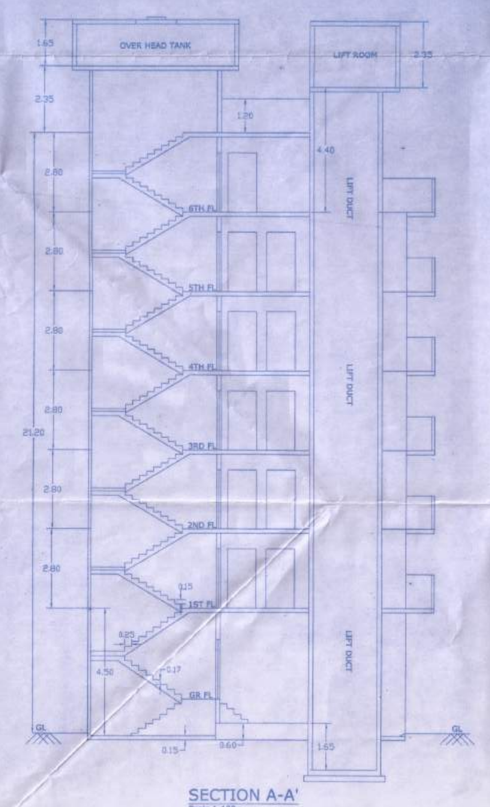
BUILT-UP AREA DIAGRAM
(1ST -5TH FLOOR)(SCALE 1:100)

BUILT-UP AREA CALCULATION
(1ST-5TH FLOOR)

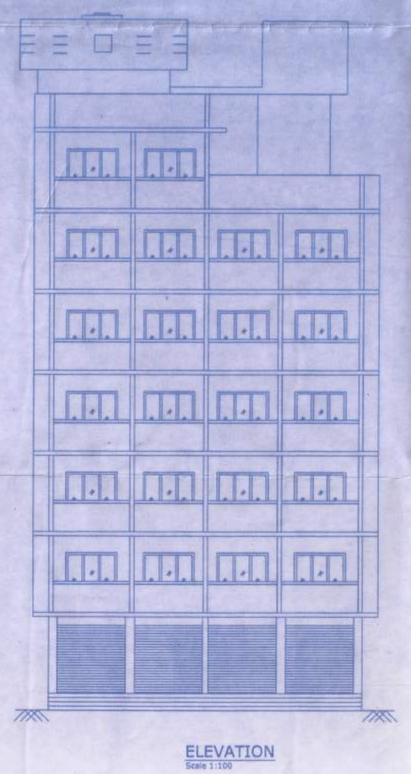
TOTAL ADDITIONS			
A1	12.25x9.40	=	115.19
	AREA	=	115.19
TOTAL DEDUCTIONS			
1	0.65 x 4.05 x 2	=	5.25
2	0.77 x 1.10 x 0.5 x 2	=	0.85
3	0.50 x 4.05 x 2	=	4.05
4	2.85 x 2.15 x 2	=	15.06
5	2.43 x 5.75	=	13.80
6	2.21 x 1.50	=	3.32
7	1.50 x 1.50	=	2.25
8	5.70 x 6.95	=	39.62
9	5.10 x 0.40	=	2.04
	TOTAL	=	85.76
ADD:- DEDC. = 115.19 - 85.76			
TOTAL =			29.43

SCHEDULE OF DOORS & WINDOW

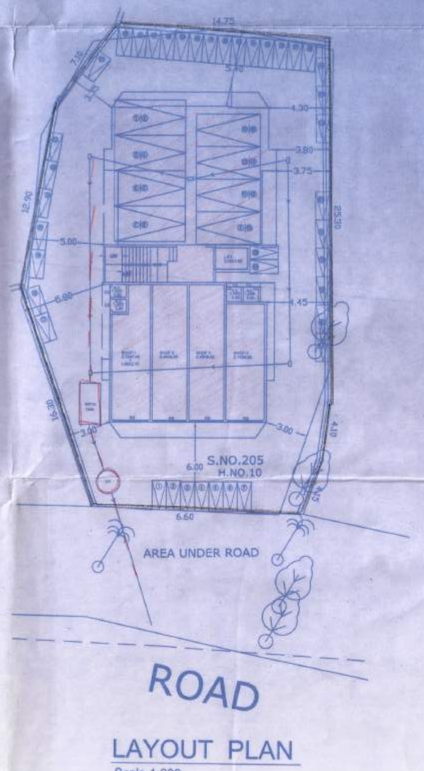
TYPE	DESCRIPTION	SIZE
W	GLAZED WINDOW	2.4 X 1.80
W1	GLAZED WINDOW	1.80X1.65
W2	GLAZED WINDOW	1.80X1.80
W	LOUVERED WINDOW	0.60X0.90
D	FLUSHED DOOR	0.90X2.10
D1	PANELED DOOR	0.90X2.10
D2	PANELED DOOR	0.75X2.10
RS	ROLLING SHUTTER	2.43X3.48



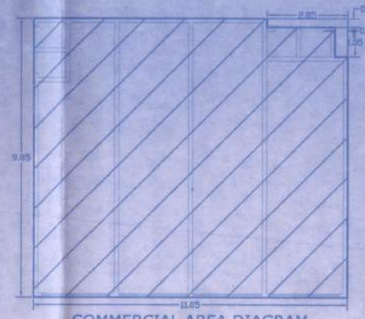
SECTION A-A'
Scale 1:100



ELEVATION
Scale 1:100



LAYOUT PLAN
Scale 1:200



COMMERCIAL AREA DIAGRAM.
SCALE 1:100

COMMERCIAL AREA CAL.

TOTAL ADDITIONS			
A1	11.05x9.85	=	108.84
	AREA	=	108.84
TOTAL DEDUCTIONS			
1	0.85 x 0.55	=	0.89
2	0.45 x 1.05	=	0.47
	TOTAL	=	0.38
ADD:- DEDC. = 108.84 - 0.38			
TOTAL =			108.46

PARKING AREA STATEMENT

SR. NO	Tenements		Parking Required				Total		Parking Prop.	
	Size	Nos.	CAR	M/CY	GUEST CAR	GUEST M/CY	MULTIPLYING FACTOR	CAR	M/CY	CAR	M/CY
RES.	40-60	21	11		53	1	2	53	42	19	40
COM.	60-80	4	2		6	0	0	0.8	2	0	

TOTAL BUILT UP AREA STATEMENT

DESCRIPTION	RESIDENTIAL BUILDING						
	GR. FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	TOTAL
BUILT UP AREA	120.94	265.12	265.12	265.12	265.12	265.12	99.32	1543.86

CONSTRUCTION AREA STATEMENT

BLDG. NO.	B.U.A. RES.	CONSTRUCTION AREA	POCKET TERRACE	STILT	LIFT AREA
1	1543.86	1543.86	-	104.65	23.625

SANITARY STATEMENT (shop)

CARPET AREA	(CAR)	no. of pers.	WATER REQD.	WC REQD.	URINALS PROVIDED	WC PROVIDED	WB PROVIDED
92.30	1/3	31	1/3	4	4	4	4

TOTAL ENTITLEMENT AREA STATEMENT

	BASE F.S.I (1.1) (A)	PREM. F.S.I (0.5) (B)	TOTAL PER. (A+B)	ANCIL. F.S.I PERMISSIBLE	PROP. PRE. (C)	PROP.ANC (D)	TOTAL ENT. (A+C+D)	PRE. TAKEN (E)	ANC.TAKEN (F)	TOTAL PROP (A+E+F)
RESI.	626.57	284.80	911.37	546.82 (0.6)	278.10	542.80	1447.47	270.55	538.28	1435.40
COMM.	41.42	18.83	60.25	48.21 (0.8)	18.83	48.21	108.46	18.83	48.21	108.46
TOTAL	667.99	303.63			296.93	591.01	1555.93	289.38	586.49	1543.86

LIGHT & VENTILATION AREA STATEMENT

ROOM	TYPE	ROOM AREA	L/10SQM. AREA	PROVIDED VENTILATION	WINDOW SIZE
LIVING	1	13.09	1.30	4.32	2.4 X 1.80
KITCHEN	1	8.29	0.82	1.80	1.80X1.00
BEDROOM	1	9.10	0.91	3.24	1.80X1.80
	2	7.56	0.75	3.24	1.80X1.80
	3	6.73	0.67	3.24	1.80X1.80
TOI	1	2.52	0.25	0.54 *	0.60X0.90
	2	1.92	0.19	0.54	0.60X0.90

NOTES

Sr.No.	Item	Site Plan	Building Plan
1	Plot Lines	Thick Black	Thick Black
2	Work Proposed to be demolished	Yellow hatched	Yellow hatched
3	Proposed work	Red filled in	Red filled in
4	Drainage and Sewerage work	Red dotted	Red dotted
5	Roads and set backs	Burnt sienna	Burnt sienna

PROFORMA-I

PROPOSED RESIDENTIAL BUILDING WITH SHOP LINE ON GROUND S.NO-NO/HISSA NO-39/43 MAUJE- SANDOR	EXISTING USE NO.	-
SITINGS OF APPROVAL OF PLAN		
1. AREA STATEMENT		AREA IN S.M.
AREA OF PLOT (Minimum area not to be considered)		
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		810.00
(B) AS PER MEASUREMENT SHEET		818.97
(C) AS PER SITE (ENDROACHMENT) 9.08 S.M.)		807.97
2. DEDUCTION FOR,		
(a) PROPOSED D.P./T.P.R ROAD WIDENING AREA/SERVICES ROAD /HIGHWAY WIDENING		
(b) ANY OLR, RESERVATION AREA		
TOTAL (a+b)		
3. BALANCE AREA OF PLOT (1-2)		807.97
4. AMENITY SPACE (IF APPLICABLE)		
(a) RECREATIONAL OPEN SPACE (IF APPLICABLE)		
(b) PARKING		
(c) PROPOSED		
5. INTERNAL ROAD AREA		
6. PLOT AREA (IF APPLICABLE)		
7. NET PLOT AREA (3-4+5+6)		807.97
8. (a) PERMISSIBLE F.S.I ON PLOT AREA AS PER D.C.R. 30 PER TECHNICAL REPORT		969.56
(b) PREMIUM (1.1 TO 1.5)		
9. ADDITION OF F.S.I ON PAYMENT OF PREMIUM		
(a) MAXIMUM PERMISSIBLE ENDROACHMENT ON ROAD DUE ROAD WIDTH		323.63
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		776.93
10. FSI ON TDR		
11. FSI ON FUNGIBLE COMPENSATORY AREA		
12. TOTAL PERMISSIBLE FSI		
13. ENTITLEMENT OF FSI (8+9+10+11+12)		1746.49
14. TOTAL BUILT-UP AREA IN PROPOSAL		
(a) EXISTING BUILT-UP AREA		
(b) PROPOSED BUILT-UP AREA (AS PER P-LINE)		1543.86
(c) TOTAL (a+b)		1543.86
15. F.S.I CONSUMED (13/12)		99.10%
16. AREA OF EXCLUSIVE HOUSING, IF ANY		
17. NO. OF DWELLING UNITS		

PROFORMA-II

CONTENTS OF SHEET

ALL FLOOR PLANS,B.U.A. CALCULATION,LINE DIAGRAM'S,SCHEDULE OF DOOR'S&WINDOWS, PLOT DIAGRAM & CALCULATIONS, ELEVATION,SECTION,BLOCK PLAN , LOCATION PLAN, CONSTRUCTION & PARKING AREA STATEMENT ETC.

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

Certified that the plot under reference ..... was surveyed by me on ..... and dimensions on sides etc. of plot stated on plan are as measured on site and the are worked out tallies with the area stated as document/T.P.Scheme Records ,land Records,Deptd/City Survey Records.

Signature Of Architect.

DESCRIPTION OF PROPOSAL&PROPERTY

PROPOSED RESI+SHOPLINE BUILDING ON PLOT BEARING NEW S.NO.-205 (OLD S. NO. 199) H.NO. 10 OF VILLAGE-SANDOR, TAL:-VASAI, DIST:-PALGHAR FOR Shri. RAJMAL BHAVARLAL CHAPLOT

OWNER'S 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 PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE

OWNER'S NAME AND SIGNATURE

JOB NO	DRG NO	SCALE	DRAWN BY	CHD BY	NORTH LINE
					N

ARCHITECT
JAMES A. DIAS.
8-B,SURAM COMPLEX,
AZAD ROAD; OPP SHANI MANDIR,