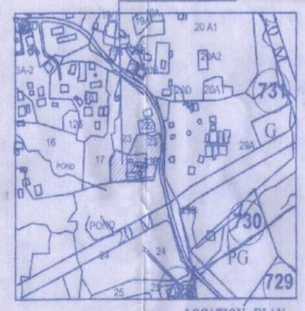
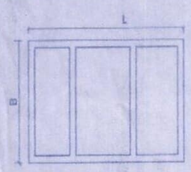
TENEMENT STATEMENT (WING A,B&C)

FLOOR	BELOW 30.00 SQ.MT.	ABOVE 30.00 SQ.MT.	TOTAL
1ST FLOOR	8 NOS	9 NOS	17 NOS
2ND FLOOR	8 NOS	9 NOS	17 NOS
3RD FLOOR	8 NOS	9 NOS	17 NOS
4TH FLOOR	8 NOS	9 NOS	17 NOS
5TH FLOOR	8 NOS	9 NOS	17 NOS
6TH FLOOR	8 NOS	9 NOS	17 NOS
7TH FLOOR	8 NOS	6 NOS	14 NOS
8TH FLOOR	8 NOS	9 NOS	17 NOS
9TH FLOOR	8 NOS	9 NOS	17 NOS
10TH FLOOR	8 NOS	9 NOS	17 NOS
11TH FLOOR	8 NOS	9 NOS	17 NOS
12TH FLOOR	8 NOS	6 NOS	14 NOS
13TH FLOOR	8 NOS	9 NOS	17 NOS
14TH FLOOR	8 NOS	9 NOS	17 NOS
15TH FLOOR	8 NOS	9 NOS	17 NOS
16TH FLOOR	8 NOS	9 NOS	17 NOS
17TH FLOOR	2 NOS	2 NOS	4 NOS
TOTAL	130 NOS 48.15 %	140 NOS 51.85 %	270 NOS

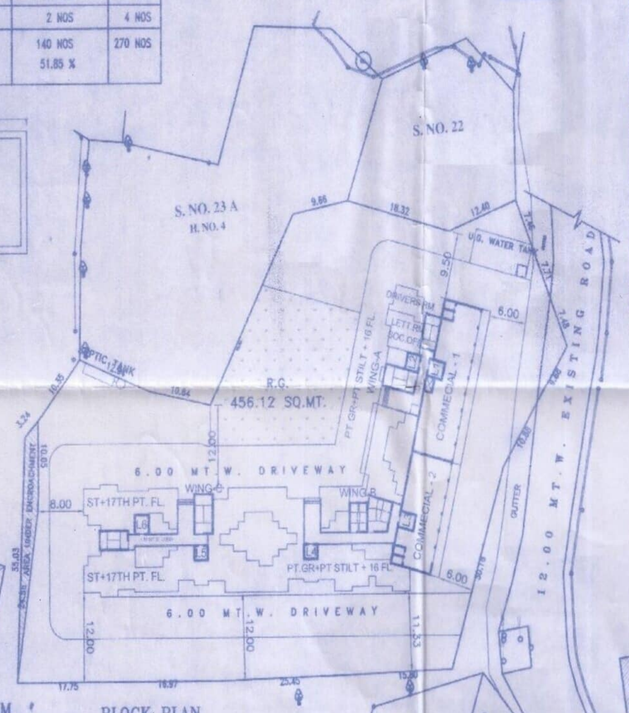
PROPOSED SITE



LOCATION PLAN
SCALE 1:5000



SEPTIC TANK PLAN
SCALE 1:50

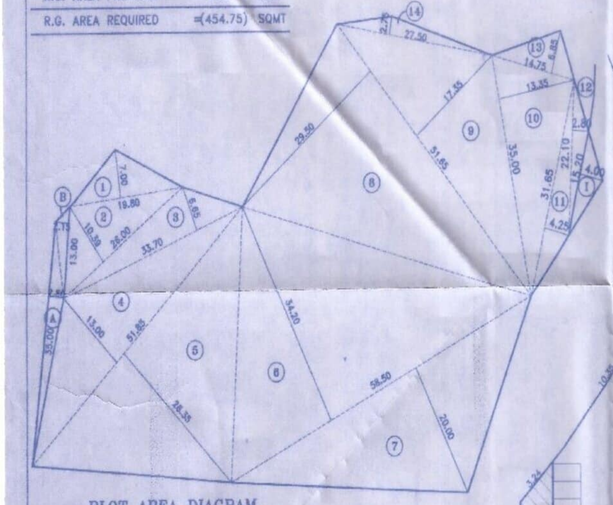


BLOCK PLAN
SCALE 1:500

R.G. AREA DIAGRAM
SCALE 1:500

R.G. AREA CALCULATION

1	21.75	X 6.00 X 0.50	=	65.25 SQMT
2	26.50	X 16.25 X 0.50	=	215.31 SQMT
3	26.50	X 13.25 X 0.50	=	175.56 SQMT
R.G. AREA PROVIDED			=	456.12 SQMT
R.G. AREA REQUIRED			=	(454.75) SQMT



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

AREA UNDER ENCROACHMENT

A	35.00	X 2.50 X 0.50	=	43.75 SQMT
B	13.00	X 2.15 X 0.50	=	13.98 SQMT
TOTAL			=	57.73 SQMT

AREA UNDER EXISTING ROAD

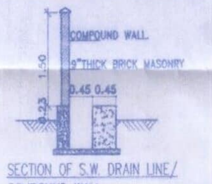
1	4.00	X 15.20 X 0.50	=	30.40 SQMT
TOTAL			=	30.40 SQMT

BALANCE PLOT AREA

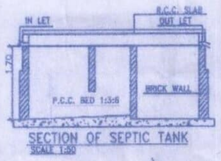
1	7.00	X 19.80 X 0.50	=	69.30 SQMT
2	26.00	X 10.39 X 0.50	=	135.07 SQMT
3	33.70	X 6.65 X 0.50	=	112.05 SQMT
4	51.85	X 13.00 X 0.50	=	337.03 SQMT
5	51.85	X 26.35 X 0.50	=	683.12 SQMT
6	58.50	X 34.20 X 0.50	=	1000.35 SQMT
7	58.50	X 20.00 X 0.50	=	585.00 SQMT
8	51.65	X 29.50 X 0.50	=	761.84 SQMT
9	51.65	X 17.35 X 0.50	=	448.06 SQMT
10	35.00	X 13.35 X 0.50	=	233.63 SQMT
11	31.65	X 4.25 X 0.50	=	67.26 SQMT
12	22.10	X 2.80 X 0.50	=	30.94 SQMT
13	14.75	X 6.85 X 0.50	=	50.52 SQMT
14	27.50	X 2.75 X 0.50	=	37.81 SQMT
TOTAL			=	4551.98 SQMT
TOTAL PLOT AREA			=	4640.11 SQMT
AREA AS PER 7/12			=	4640.00 SQMT

TOTAL AREA STATEMENT

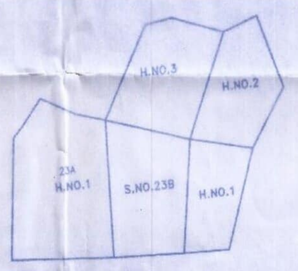
FLOOR	P.LINE AREA COMMERCIAL (A) WING -A	WING -B	WING -C	TOTAL	P.LINE AREA RESIDENTIAL (B) WING -A	WING -B	WING -C	P.LINE AREA A + B	STILT AREA (X) WING -A	WING -B	WING -C	TOTAL	REFUGE AREA (Y) WING -A	WING -B	WING -C	TOTAL	RECREATION AREA (Z)	TOTAL CON. AREA W+X+Y+Z	POCKET TERRACE AREA
	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT
GR FL.	178.27	135.48	–	313.75	33.98+17.73	–	–	–	365.46	101.51	358.38	404.68	864.57	–	–	–	–		1230.03	–
1ST FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	99.08
2ND FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
3RD FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
4TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
5TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
6TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
7TH FL.						206.05	338.34	294.15	838.54	–	–	–	–	53.93	53.81	58.93	166.67		1005.21	–
8TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
9TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
10TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
11TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
12TH FL.						206.05	338.34	294.15	838.54	–	–	–	–	53.93	53.81	58.93	166.67		1005.21	–
13TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–						1005.21	–
14TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
15TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
16TH FL.						259.98	392.15	353.08	1005.21	–	–	–	–	–	–	–	–		1005.21	–
17TH FL.					21.22			256.53	277.75	–	–	–	–	–	–	–	–	727.45	1005.20	–
TOTAL				313.75	72.93	4051.82	6166.78	5787.95	16393.23	101.51	358.38	404.68	864.57	107.86	107.62	117.86	333.34	727.45	18318.59	99.08



SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50



SECTION OF SEPTIC TANK
SCALE 1:50



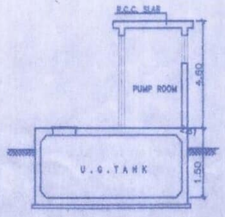
HOLDING AREA DIGRAM
SCALE 1:1000

HOLDING AREA STATEMENT

S.NO.	H.NO.	AREA AS PER 7/12
23A	1	1520.00 SQ.MT.
23A	2	1060.00 SQ.MT.
23A	3	960.00 SQ.MT.
23B		1100.00 SQ.MT.
TOTAL		4640.00 SQ.MT.

PARKING AREA STATEMENT WING

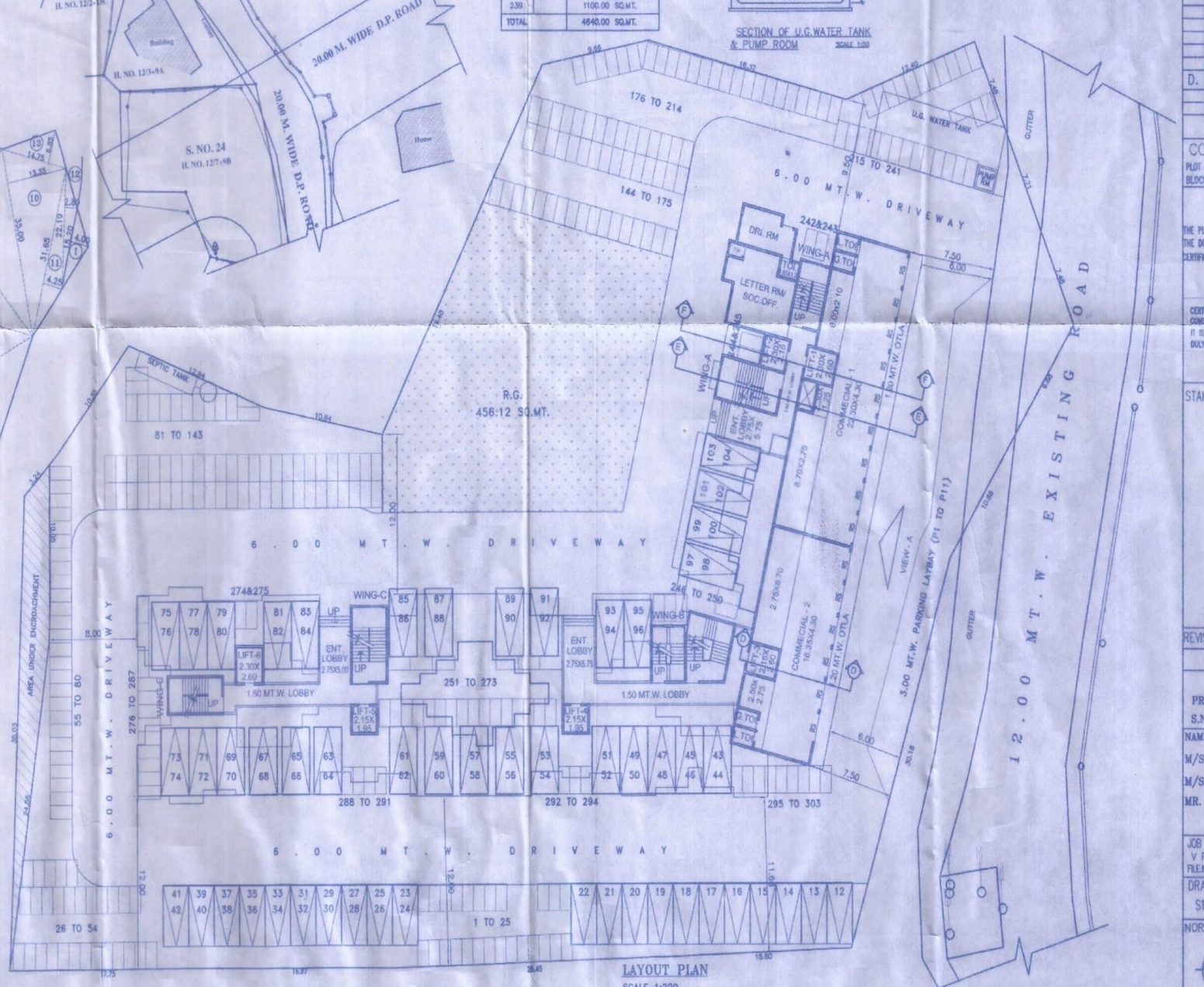
AREAS	TENEMENT	CAR PARKING REQUIRED	CAR PARKING PRO.	TWO WHEELER PARKING REQUIRED	TWO WHEELER PARKING PRO.
COMM. CARPET AR. -	249.49 SQ.MT.	EVERY 100 SQ.MT. 2 PARK= 4.98 NOS		EVERY 100 SQ.MT. 8 PARK=14.96	
TENEMENT BELOW 30.00 SQ.MT.	130 NOS	NILL		130 / 2 X 4 = 260 NOS	
TENEMENT BETWEEN 40.00 TO 80.00 SQ.MT.	140 NOS	140/2 = 70.00 NOS		140 / 2 X 5 = 350 NOS	
ADD. VISITORS		5% OF 74.98 = 3.75 NOS		5% OF 624.96 = 31.25 NOS	
TOTAL	270 FLATS	78.73 NOS		656.21 NOS	
		78.73 X 0.80 = 62.98 NOS	104	656.21 X 0.80 = 524.97 NOS	303
222 TWO WHEELER PARKING REMAIN = 222/6 = 37.00 CAR PROVIDED (TOTAL EXTRA CAR PROVIDED = 40)					



SECTION OF U.G.WATER TANK & PUMP ROOM
SCALE 1:50

COMMERCIAL AREA STATEMENT

(A) PROPOSED BUILT UP AREA.	(AS PER 'P-LINE')	313.75
(B) BUILT-UP AREA	(313.75 / 1.80)	174.31
(C) 80% ANCILLARY AREA	(313.75-174.31)	139.44



LAYOUT PLAN
SCALE 1:200

V P -6061 | LAYOUT | 1/8

PROFORMA-I

			SQ.MTS.
A.	AREA STATEMENT		
1.	AREA OF PLOT (MINIMUM AREA OF a, b, c & d TO BE CONSIDERED)		4547.47
	(a) AS PER OWNERSHIP DOCUMENT (7/12)		4640.00
	(b) AS PER MEASUREMENT SHEET		
	(c) AS PER SITE (AREA UNDER ENCROACHMENT & EXISTING RD)	(4640 - 82.13+30.40)	4547.47
	(d) AS PER SITE		
2.	DEDUCTIONS FOR		
	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING		
	(b) ANY D.P. RESERVATION AREA		
	TOTAL (a+b)		
3.	BALANCE AREA OF THE PLOT(1 - 2)		4547.47
4.	AMENITY SPACE (IF APPLICABLE)		
	(a) REQUIRED--		---
	(b) ADJUSTMENT OF 2(a),IF ANY--		---
	(C) BALANCE PROPOSED--		---
5.	NET PLOT AREA (3-4)		4547.47
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		---
	(a) REQUIRED--	(5 X 10% = 454.75)	---
	(b) PROPOSED--		---
7.	INTERNAL ROAD AREA		---
8.	PLOTABLE AREA (IF APPLICABLE)		---
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	(5 X 1.10)	5002.22
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM		---
	(a) MAXIMUM PREMIUM AREA PERMISSIBLE.	(1e X 0.50)	2273.74
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.		---
11.	IN-SITU FSI/TDR LOADING		---
	(a) IN-SITU AREA D.P.ROAD [2.0 X SR.NO.2(a)], IF ANY		---
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR].85 X SR.NO.4 (b)AND /OR[e)].		---
	(c) MAXIMUM TDR AREA PERMISSIBLE	(1a X 0.65)	2955.86
	(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))		---
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		---
13.	MAXIMUM ENTITLEMENT OF FSI IN THE PROPOSAL	(9+10a+11c)	10231.82
14.	(A) COMMERCIAL AREA = 174.31 X 0.80		139.44
	(B) RESIDENTIAL AREA = 10057.51 X 0.80		6034.51
	(C) TOTAL ANCILLARY AREA =		6173.95
15.	TOTAL ENTITLEMENT BUILT-UP AREA =	(14+15C)	16405.77
16.	TOTAL PROPOSED =	(AS PER 'P-LINE')	16393.23
17.	(A) PROPOSED COMMERCIAL AREA (AS PER 'P-LINE') = 313.75)		313.75
	(B) BUILT-UP AREA = (313.75 / 1.80)		174.31
	(C) 80% ANCILLARY AREA = (313.75 - 174.31)		139.44
18.	(A) PROPOSED RESIDENTIAL AREA (AS PER 'P-LINE') = 16079.48)		16079.48
	(B) BUILT-UP AREA = (16079.48 / 1.60)		10049.68
	(C) 60% ANCILLARY AREA = (16079.48-10049.68)		6029.80
19.	(I) BUILT-UP AREA	(17B + 18B)	10223.99
	(II) ANCILLARY AREA	(17C + 18C)	6169.24
B.	TENEMENT STATEMENT		
	(I) PROPOSED AREA(ITEM A,14 ABOVE.)		16393.23
	(II) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,ETC.)		313.75
	(III) AREA AVAILABLE FOR TENEMENTS(I MINUS II)		16079.48
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		482
	(v) TENAMENTS PROPOSED		270
	(vi) TENEMENTS EXISTING		---
	TOTAL TENEMENTS ON THE PLOT		---
C.	PARKING STATEMENT		---
	(I) PARKING REQUIRED BY RULE		62.98 NOS
	CAR		
	SCOOTER/MOTORCYCLE		525 NOS
	OUTSIDERS (VISITORS)		---
	(II) LOCK-UP GARAGES PERMISSIBLE		---
	(III) LOCK-UP GARAGES PROPOSED		---
	CAR		
	SCOOTER/MOTORCYCLE		
	OUTSIDERS (VISITORS)		---
	(iv) TOTAL PARKING PROVIDED		104 NOS
D.	TRANSPORT VEHICLES PARKING		---
	(I) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES		---
	(II) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)		-

PROFORMA II

CONTENTS OF SHEET

PLOT AREA DIAGRAM, PLOT AREA CALCULATION, HOLDING AREA DIAGRAM & STATEMENT
BLOCK PLAN, LOCATION PLAN AND ARCHITECTURAL DRAWINGS.

CERTIFICATE OF AREA

26/08/2020

THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE SIDE ETC.OF

Signature of Registered Engineer

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 Registered Engineer

STAMP OF DATE OF RECEIPT OF PLANS

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

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

NAME OF APPROVAL OF PLANS

Approved as amended in ...
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP(CC)/ VP/ 6061 / 320 / 2022-23
Dated : 20/10/2022

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 Director, VVCMC, Virar.

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING WITH SHOPLINE ON LAND BEARING S.NO.23A H.NO.1,2,3; S.NO.23B VILLAGE-UMELE, TAL-VASAI, DIST-PALGHAR.

NAME OF OWNER/APPLICANT

M/S. RUBY LIFESPACES THROUGH PARTNER
M/S. RUBY STRUCTURES PVT.LTD.-DIRECTOR
MR. JUDE S. PEREIRA

SIGNATURE OF APPLICANT

JOB NO. V P-6061 FILE.NO-2038	DATE 24-05-22
DRAWING NO. S1 OF S7	SCALE AS SHOWN
NORTH LINE	DRAWN BY DINESH
	CHECKED BY

SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.VVCMC/ENGR/01)

EN-CON
Architectural & Structural Works
Project Consultants
G 7/8 "D" WING, SETHI PALACE AMBADI ROAD, VASAI ROAD (WEST) 401 202
PHONE. 0250-3303318, 333404
E-mail:encon4@gmail.com

133/D/PROJET/VASAI VIRAR/JUDE PEREIRA/UMELE/05 09 2022.DWG