



STAMP OF APPROVALS OF PLAN		VP NO-0329 0509,0815
LAYOUT		
Issued As per Approved by Commissioner]		
The amended plan duly approved herewith Supercedes all the earlier approved plans		
Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCM/AMEND/19 VP No. 329, 0509, 0815, 367/2019-20 DATE: 23/03/2020		
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW		
Deputy Director Town Planning (SIC) Vasai-Virar City Municipal Corporation Vasai - Virar (E)		
PROFORMA		
Sr.No	Particulars	Area (In Sq.m)
1	Gross Plot area as per 7/12 extract	427465.00
2	Less: a) 20mt D.P. Road	4599.96
	b) 30mt D.P. Road	26806.66
	c) 40mt D.P. Road	30622.33
	d) M & SC	1904.62
	e) Water body	17851.82
	f) Garden	11551.83
	g) PG	5212.52
	h) DFCC	16411.64
	i) NDZ	214.10
	j) LWC	20908.85
	k) PS	3304.17
	l) HS	13129.96
	m) MAHSR	2901.24
3.a	Net Plot Area	272045.30
3.b	Balance Net Plot Area (excluding CRZ-I)	258554.88
4	R.G. 20%	51710.98
5	C.F.C @ 5%	12927.74
6	Buildable Plot Area	219771.65
7	Permissible FSI	1.00
8	Permissible BUA (Basic)	219771.65
9	Add: Land Pooling FSI	17396.96
10	Add: Inclusive Housing (20%)	20001.87
11	Total Permissible BUA	257170.48
12	Total Proposed BUA	236647.08
13	FSI consumed [(12-9)/8]	0.998
DESCRIPTION OF PROPOSAL & PROPERTY		
LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL, RESIDENTIAL WITH SHOP LINE BUILDINGS, SHOPLINE WITH RESTAURANT, ROW HOUSE, LWC BUILDING NO. 1&2, LWC WELFARE CENTER (NURSING HOME), COMMUNITY CENTER BUILDING NO.2, ANCILLARY BUILDING, HIGH SCHOOL BUILDING, CFC SCHOOL BUILDING NO. 1 & 2, ON LAND BEARING ON LAND BEARING S.NO.62, H.No.1,2pt.3,4,5,7, S.NO.63 H.NO.21,22,3, S.NO.64 H.NO.2,3, S.NO.65, S.NO.68 H.NO.1,2,3, S.NO.69 H.NO.1,2,3,4,5, S.NO.72, S.NO.73, S.NO.75 H.NO.1,2,1,2,2,3,4,5,7, S.NO.76, S.NO.77 H.NO.2,3, 4,5,6,7, S.NO.81 H.NO.2,4,5,6,8,9,10,12,13,14,15,16,17,18,19,21,22,23, S.NO.82 H.NO.3,5,7,8,1,9,10, S.NO.83 H.NO.1pt.1, S.NO.84 H.NO.3,4,6pt.7pt.10, S.NO.85 H.NO.3,6,9,10,12, S.NO.87 H.NO.1A,1B,1C, 2A,2B,3,7, S.NO.88 H.NO.1A,1B,2A,2B, S.NO.89 H.NO.1,2,4, S.NO.271, S.NO.272, S.NO.273, S.NO.274, H.NO.1,2,3, S.NO.275 H.NO.1,2, S.NO.276 H.NO.1,2,3,4,5, S.NO.277 H.NO.2,3, S.NO.278 H.NO.1,2,3,4, S.NO.279 H.NO.1, S.NO.280 H.NO.1,2,3,4,5 AT VILLAGE GOKHIWARE, TALUKA: VASAI, DIST. PALGHAR		
NAME OF APPLICANT SHRI. DEVENDRA R. LADHANI (P.A.HOLDER)		
JOB NO. J/175/2015	DRAWING NO. J/175/2015/LAYOUT	SIGNATURE OF APPLICANT
DATE	SCALE AS SHOWN	
NORTH	DRAWN BY Uday	
	CHECKED	
LICENSED ENGINEER sanat mehta & associates FOR ENGINEERING ARCHITECTURAL, PLANNING, CONSULTANCY RAMESHWAR TOWER, A-103, SHIMPOLI ROAD, NEXT TO GOKHALE SCHOOL, BORIVALI (W) MUMBAI-400 022 EMAIL: sanatmehta@gmail.com PHONE NO. 022-25555555 S. No. VVCMC / ENGR / 09 Licensed Engineer		