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SHEET 02/02 | VP -5596

STAMP OF APPROVAL OF PLANS

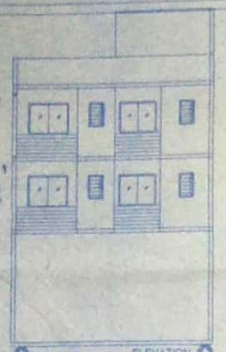
[Issued As per Approved by Commissioner]

The amended plan duly approved herewith Supercedes all the earlier approved plans

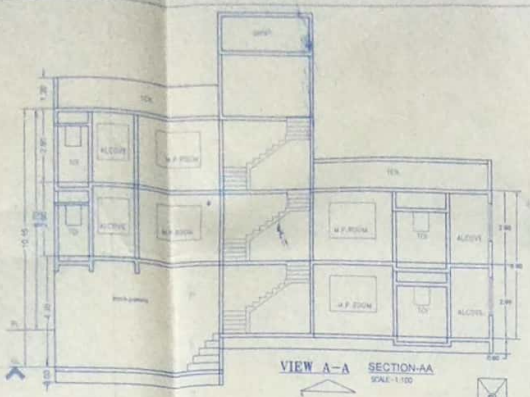
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

Approved as amended in Subject to the Conditions mentioned to this Office Letter No. VVCMC/AMLENDRP VP. 5596/0 to 21 2017-18 DATED 28/04/2018

Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)



VIEW A-A ELEVATION
SCALE-1:100



VIEW A-A SECTION-AA
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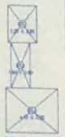
STAIR CASE AREA DIAGRAM
GROUND FLOOR (SCALE 1:200)



STAIR CASE AREA DIAGRAM
1ST & 2ND FLOOR (SCALE 1:200)

TOTAL BUILT UP AREA STATEMENT

FLOOR	BUA AREA	BUA AREA	EXCESS BALCONY	TOTAL BUILT UP AREA
GR. FLOOR	---	56.31 SQMT	---	56.31 SQMT
1ST FLOOR	---	125.26 SQMT	---	125.26 SQMT
2ND FLOOR	---	71.00 SQMT	---	71.00 SQMT
TOTAL	---	252.57 SQMT	---	252.57 SQMT

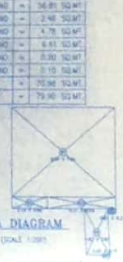
CONSTRUCTION AREA STATEMENT

FLOOR	TOTAL BUILT UP AREA	BALCONY AREA	STAIR/CASE AREA	TOTAL CON.AREA	STILT AREA	SOC.OFFICE
GR. FLOOR	56.31 SQMT	---	17.19 SQMT	73.50 SQMT	70.98 SQMT	6.40 SQMT
1ST FLOOR	125.26 SQMT	8.22 SQMT	24.80 SQMT	160.08 SQMT	---	---
2ND FLOOR	71.00 SQMT	6.99 SQMT	26.40 SQMT	104.39 SQMT	---	---
TOTAL	252.57 SQMT	15.21 SQMT	70.39 SQMT	338.17 SQMT	70.98 SQMT	6.40 SQMT

STILT AREA CALCULATION

GROUND FLOOR

R1	8.07	X 7.04	X 1NO	=	56.81 SQ.MT.
R2	2.78	X 0.90	X 1NO	=	2.49 SQ.MT.
R3	5.31	X 0.90	X 1NO	=	4.78 SQ.MT.
R5	1.83	X 3.81	X 1NO	=	6.97 SQ.MT.
R6	0.63	X 0.31	X 1NO	=	0.20 SQ.MT.
R7	0.65	X 0.15	X 1NO	=	0.10 SQ.MT.
TOTAL RESIDE AREA				=	70.98 SQ.MT.
TOTAL BUILT UP AREA [X + (Y1+Y2)]				=	70.98 SQ.MT.



STILT AREA DIAGRAM
(SCALE 1:200)

BUILT UP AREA CALCULATION

GROUND FLOOR

1	8.07	X 22.29	X 1NO	=	179.91 SQ.MT.
			TOTAL ADDITION	=	179.91 SQ.MT.

DEDUCTIONS

1	0.29	X 3.76	X 1NO	=	1.09 SQ.MT.
2	0.63	X 3.45	X 1NO	=	2.17 SQ.MT.
3	1.26	X 3.55	X 1NO	=	4.47 SQ.MT.
4	1.83	X 7.04	X 1NO	=	12.88 SQ.MT.
5	0.97	X 7.04	X 1NO	=	6.83 SQ.MT.
6	0.43	X 3.55	X 1NO	=	1.53 SQ.MT.
			TOTAL DEDUCTION	=	28.97 SQ.MT.

STILT AREA CALCULATION

GROUND FLOOR

R1	8.07	X 7.04	X 1NO	=	56.81 SQ.MT.
R2	2.78	X 0.90	X 1NO	=	2.49 SQ.MT.
R3	5.31	X 0.90	X 1NO	=	4.78 SQ.MT.
R5	1.83	X 3.81	X 1NO	=	6.97 SQ.MT.
R6	0.63	X 0.31	X 1NO	=	0.20 SQ.MT.
R7	0.65	X 0.15	X 1NO	=	0.10 SQ.MT.
TOTAL RESIDE AREA				=	70.98 SQ.MT.
TOTAL BUILT UP AREA [X + (Y1+Y2)]				=	70.98 SQ.MT.

STAIRCASE AREA CALCULATION

GROUND FLOOR

ST1	2.50	X 1.05	X 1NO	=	2.63 SQ.MT.
ST2	4.10	X 3.55	X 1NO	=	14.56 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TY. FLOOR)				=	17.19 SQ.MT.

SOCIETY OFFICE AREA CALCULATION

GROUND FLOOR

SO1	2.50	X 2.58	X 1NO	=	6.40 SQ.MT.
TOTAL SOCIETY OFFICE AREA PER FL. (TY. FL.)				=	6.40 SQ.MT.
NET BUILT UP AREA				=	56.31 SQ.MT.

STAIRCASE LOBBY AREA CALCULATION

TYPICAL FLOOR(1ST & 2ND)

STL1	2.25	X 2.90	X 1NO	=	6.54 SQ.MT.
STL2	1.50	X 3.60	X 1NO	=	5.40 SQ.MT.
STL3	4.10	X 3.55	X 1NO	=	14.56 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (TYPICAL FLOOR)				=	26.60 SQ.MT.

LIGHT AND VENTILATION STATEMENT

ROOM	SIZE	AREA	REQ.VENT.1/6	TYPE	WINDOW SIZE	PROP.AREA
M.P.ROOM	2.78X3.83	13.85 SQ.MT.	2.66 SQ.MT.	W1	1.80X1.50	2.70SQ.MT.
	1.60X2.00					
ALCOVE	2.60X1.60	4.16 SQ.MT.	0.94 SQ.MT.	W2	1.20X1.50	1.80SQ.MT.
BATH	1.85X1.20	2.22 SQ.MT.	0.37 SQ.MT.	V	0.60X0.90	0.54SQ.MT.
W.C	1.20X0.90	1.08 SQ.MT.	0.18 SQ.MT.	V	0.60X0.90	0.54SQ.MT.

BUILT UP AREA CALCULATION

FIRST FLOOR

1	8.07	X 23.75	X 1NO	=	191.66 SQ.MT.
			TOTAL ADDITION	=	191.66 SQ.MT.

DEDUCTIONS

1	2.91	X 0.90	X 1NO	=	2.62 SQ.MT.
2	1.28	X 3.55	X 1NO	=	4.54 SQ.MT.
3	0.42	X 3.55	X 1NO	=	1.49 SQ.MT.
4	0.29	X 3.76	X 1NO	=	1.09 SQ.MT.
5	1.84	X 7.00	X 1NO	=	12.88 SQ.MT.
6	0.97	X 7.00	X 1NO	=	6.79 SQ.MT.
7	0.63	X 3.45	X 1NO	=	2.17 SQ.MT.
			TOTAL DEDUCTION	=	31.58 SQ.MT.

BALCONY AREA CALCULATION

FIRST FLOOR

B1	1.20	X 2.75	X 1NO	=	3.30 SQ.MT.
B2	1.20	X 4.10	X 1NO	=	4.92 SQ.MT.
TOTAL BALCONY AREA PER FLOOR (TYPICAL FLOOR)				=	8.22 SQ.MT.
TOTAL BUILT UP AREA [X + (Y1+Y2)]				=	151.86 SQ.MT.

STAIRCASE LOBBY AREA CALCULATION

FIRST FLOOR

STL1	2.25	X 2.95	X 1NO	=	6.64 SQ.MT.
STL2	1.50	X 3.60	X 1NO	=	5.40 SQ.MT.
STL3	4.10	X 3.55	X 1NO	=	14.56 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (TYPICAL FLOOR)				=	26.60 SQ.MT.

NET BUILT UP AREA [X1 + Y3]	=	125.26 SQ.MT.
PERMISSIBLE BALCONY AREA (10% OF 125.26)	=	12.53 SQ.MT.
PROPOSED BALCONY AREA	=	8.22 SQ.MT.
EXCESS BALCONY AREA	=	NIL SQ.MT.
TOTAL BUILT UP AREA [NET BUILT UP AREA + EXCESS BALCONY AREA]	=	125.26 SQ.MT.

BUILT UP AREA CALCULATION

SECOND FLOOR

1	8.07	X 23.75	X 1NO	=	191.66 SQ.MT.
			TOTAL ADDITION	=	191.66 SQ.MT.

DEDUCTIONS

1	2.91	X 0.90	X 1NO	=	2.62 SQ.MT.
2	1.28	X 3.55	X 1NO	=	4.54 SQ.MT.
3	0.42	X 3.55	X 1NO	=	1.49 SQ.MT.
4	0.29	X 3.76	X 1NO	=	1.09 SQ.MT.
5	1.84	X 7.00	X 1NO	=	12.88 SQ.MT.
6	0.97	X 7.00	X 1NO	=	6.79 SQ.MT.
7	0.63	X 3.45	X 1NO	=	2.17 SQ.MT.
8	5.26	X 7.00	X 1NO	=	36.83 SQ.MT.
9	3.27	X 3.55	X 1NO	=	8.06 SQ.MT.
10	2.53	X 3.80	X 1NO	=	10.19 SQ.MT.
11	0.63	X 0.16	X 1NO	=	0.42 SQ.MT.
			TOTAL DEDUCTION	=	87.07 SQ.MT.

BALCONY AREA CALCULATION

SECOND FLOOR

B1	1.20	X 2.75	X 1NO	=	3.30 SQ.MT.
B2	0.90	X 4.10	X 1NO	=	3.69 SQ.MT.
TOTAL BALCONY AREA PER FLOOR (TYPICAL FLOOR)				=	6.99 SQ.MT.
TOTAL BUILT UP AREA [X + (Y1+Y2)]				=	87.80 SQ.MT.

STAIRCASE LOBBY AREA CALCULATION

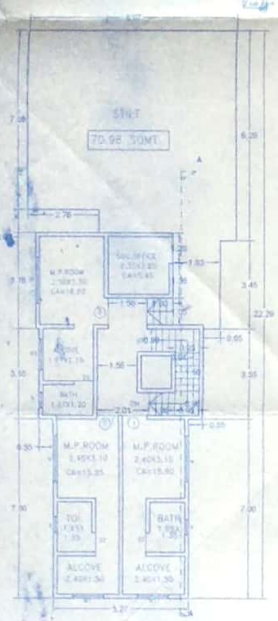
SECOND FLOOR

STL1	2.25	X 2.95	X 1NO	=	6.64 SQ.MT.
STL2	1.50	X 3.60	X 1NO	=	5.40 SQ.MT.
STL3	4.10	X 3.55	X 1NO	=	14.56 SQ.MT.
TOTAL STAIRCASE LOBBY AREA PER FL. (TYPICAL FLOOR)				=	26.60 SQ.MT.

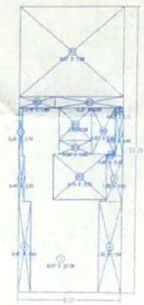
NET BUILT UP AREA [X1 + Y3]	=	71.00 SQ.MT.
PERMISSIBLE BALCONY AREA (10% OF 71.00)	=	7.10 SQ.MT.
PROPOSED BALCONY AREA	=	6.99 SQ.MT.
EXCESS BALCONY AREA	=	NIL SQ.MT.
TOTAL BUILT UP AREA [NET BUILT UP AREA + EXCESS BALCONY AREA]	=	71.00 SQ.MT.

SCHEDULE OF DOORS AND WINDOWS

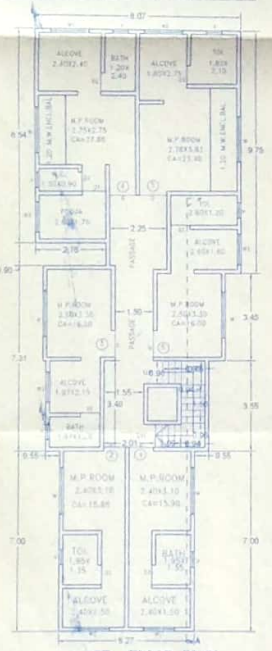
NAME	SIZE	DESCRIPTION
D	1.00 X 2.10	T.W. PANNELED DOOR
D1	0.90 X 2.10	T.W. PANNELED DOOR
D2	0.80 X 2.00	T.W. PANNELED DOOR
W	1.40 X 1.20	ALUMINIUM GLAZED WINDOW
W1	1.90 X 1.20	ALUMINIUM GLAZED WINDOW
V	0.60 X 0.90	LOUVERD WINDOW



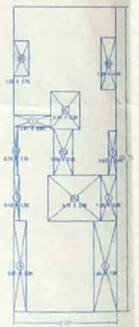
GROUND FLOOR PLAN
VIEW A-A
SCALE 1:100



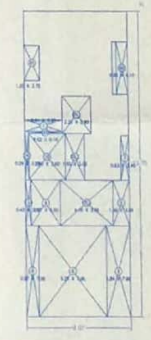
BUILT-UP AREA DIAGRAM
GROUND FLOOR (SCALE 1:200)



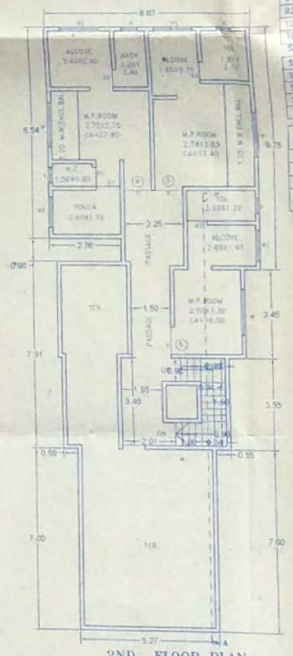
1ST FLOOR PLAN
VIEW A-A



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



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



2ND FLOOR PLAN
VIEW A-A

PROFORMA-II

Contents of Sheet

CERTIFICATE

Certified that the building plan submitted for approval satisfy the safety requirements for structural having constructed in seismic zone III. It is also certify that structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.Civil or equ.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON_____ AND THE DIMENSIONS OF THE SIDE ETC.OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA DO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer
Structural Engineer / Signature

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL WITH SHOPLINE ON LAND BEARING C.S.NO. 3002/C AT VILLAGE -DHOWLI , TALUKA -VASAI, DIST:THANE

Uday S. Kerkar
Licence No. CA/2010/50070

NAME OF OWNER	P/A HOLDER	SIGNATURE OF OWNER/APPLICANT
	Mis. CLERA SAMSON DCRUZ.	

DATE	FILE NO	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR /ARCHITECT
26-03-2017	F-31	ARCHITECT
SCALE	DRN. BY	
AS SHOWN	VIJAY	
NORTH LINE	CHKD BY	
	DRG. NO	
	SHEET 2/2	

A-203, SURENDRA SMRUTI SOCIETY,ANAND NAGAR, VASAI(WEST) TQ. VASAI,DISTRICT-THANE PIN-401202.
Mob.- 9324-0-9324-0-

RENDER POINT
ARCHITECTURAL CONSULTANT
Architect/Planner/Project Consultant

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