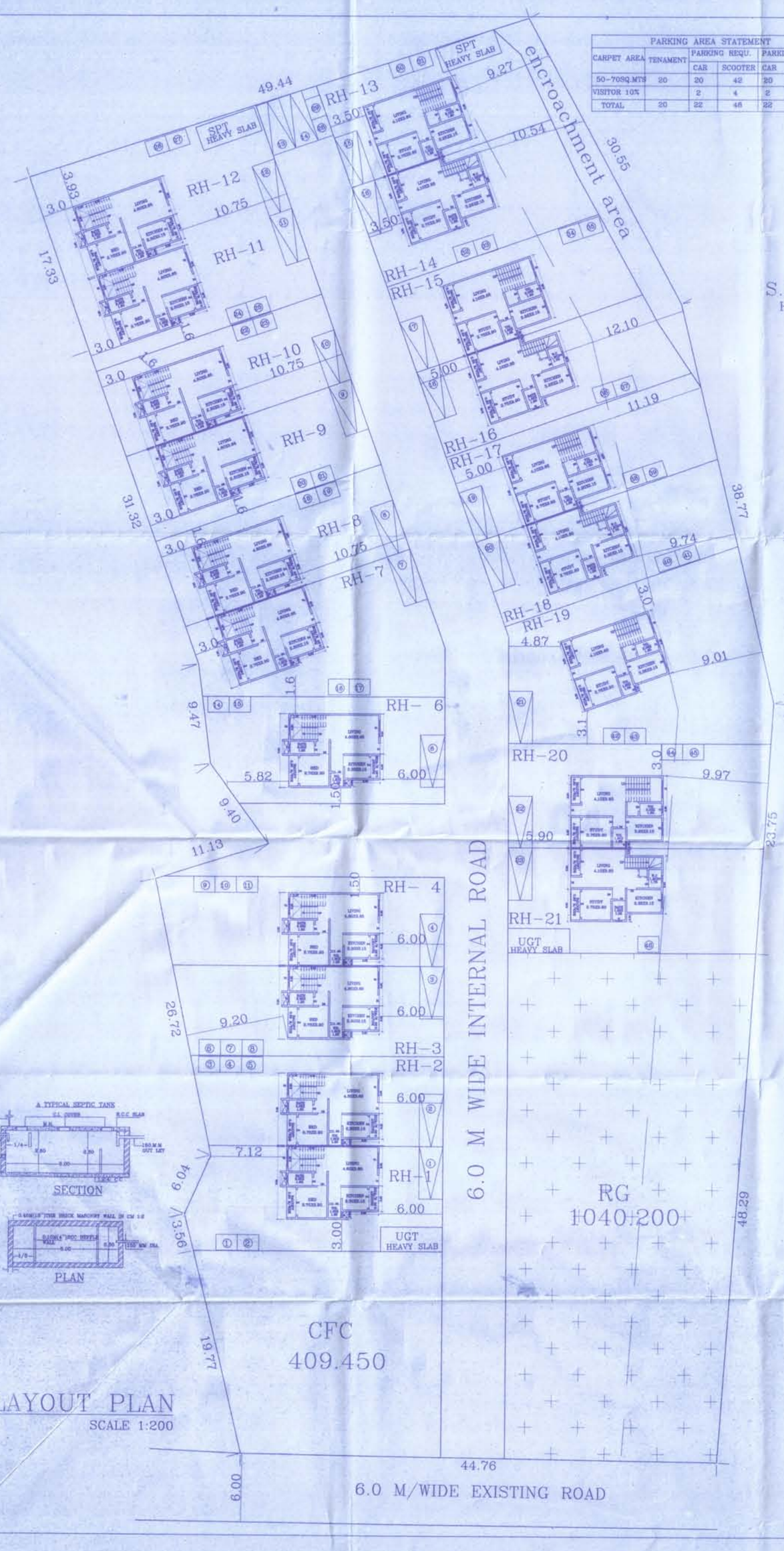
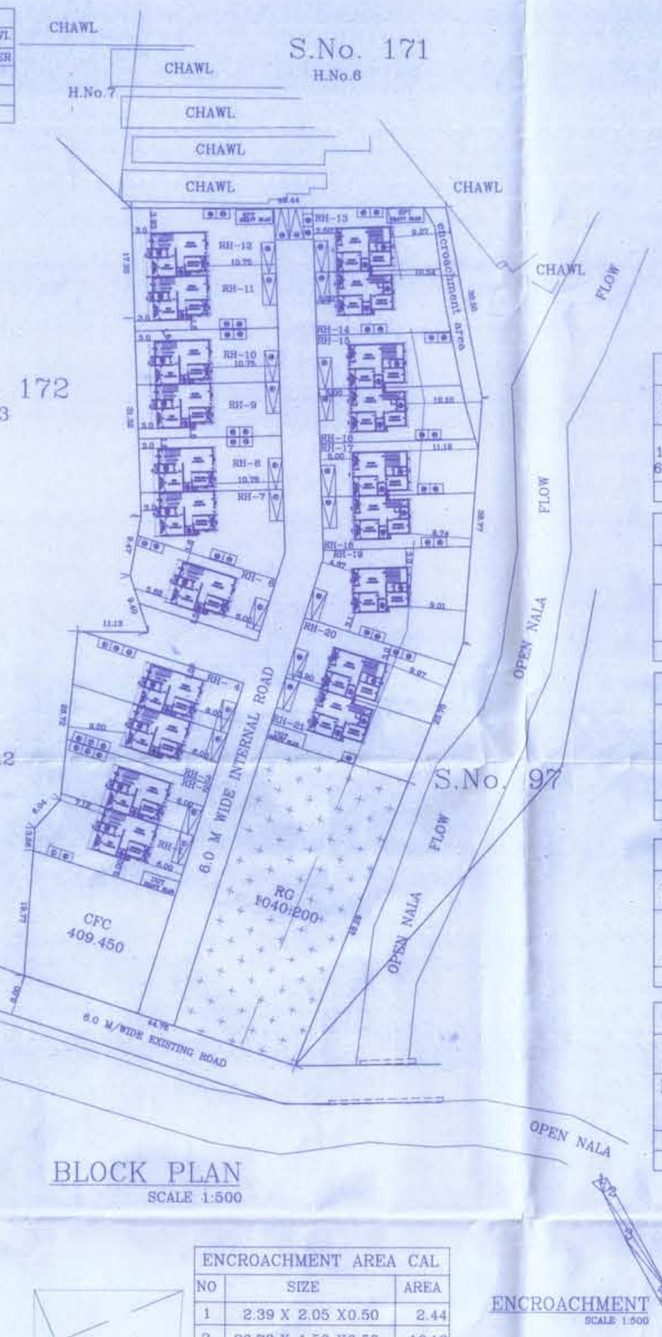
VP:- 5789	SHEET NO.:- 1	LAYOUT



LAYOUT PLAN
SCALE 1:200

PARKING AREA STATEMENT					
CARPET AREA	TENAMENT	PARKING REQU.		PARKING PROVI.	
		CAR	SCOOTER	CAR	SCOOTER
50-70SQ.MTS	20	20	42	20	42
VISITOR 10%		2	4	2	4
TOTAL	20	22	46	22	46



BLOCK PLAN
SCALE 1:500

SITE UNDER REFERENCE

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 ON LAW

[Issued As per Approved by Commissioner]

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/AMENDED- VP-5789 / 0181 / 2017-18 DATED 26/03/2018

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

Town Planning
VASAI VIRAR CITY MUNICIPAL CORPORATION
DIST. PALGHAR

BUILT UP AREA STATEMENT				
RH. NO.	FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
RH- 1 TO 4 & 8 TO 12	GR. FLOOR	53.265	NIL	53.265
	1ST FLOOR	38.262	NIL	38.262
	TOTAL	91.527	NIL	91.527
TOTAL BUILT UP AREA = 91.527 X 11 = 1006.797				

BUILT UP AREA STATEMENT				
	FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
RH- 13	GR. FLOOR	53.085	0.043	53.128
	1ST FLOOR	36.456		36.456
	TOTAL	89.541	0.043	89.584
TOTAL BUILT UP AREA = 89.584				

BUILT UP AREA STATEMENT				
	FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
RH- 17	GR. FLOOR	53.085	0.043	53.128
	1ST FLOOR	22.436	0.957	23.393
	TOTAL	75.521	1.000	76.521
TOTAL BUILT UP AREA = 76.521				

BUILT UP AREA STATEMENT				
RH. NO.	FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
RH- 15 19,20	GR. FLOOR	53.085		53.085
	1ST FLOOR	34.074	NIL	34.074
	TOTAL	87.159	NIL	87.159
TOTAL BUILT UP AREA = 87.159 X 3 = 261.477				

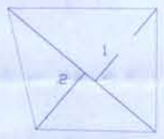
BUILT UP AREA STATEMENT				
RH. NO.	FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
RH- 14,16 18,21	GR. FLOOR	50.535	0.212	50.747
	1ST FLOOR	20.313	0.849	21.162
	TOTAL	70.848	1.061	71.909
TOTAL BUILT UP AREA = 71.909 X 4 = 287.636				
TOTAL BUILT UP AREA 1-21 = 1722.015				

A	AREA STATEMENT	TOTAL
1	GROSS PLOT AREA (AREA AS PER 7/12)	6800.00
2	DEDUCTION FOR:-	
	A) Area Encroachment	44.90
	B) Area In Dp Road	
	c) Area Under Encronchment	
	TOTAL (a+b+c))	44.90
3	NET PLOT AREA (1 - 2)	6755.10
4	a) RECREATION GROUND 15% DEDUCT	1013.27
	b) AREAUNDER 5% CFC	337.76
5	BUILDABLE AREA OF PLOT (3 - 4)	
6	ADDITIONS FOR FSI	
	a) D.P.ROAD AREA	
	b) ANY RESERVATION	
7	TOTAL AREA (5 + 6)	5741.835
8	FSI PERMISSIBL	0.3
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
10	MAXIMUM PERMISSIBLE AREA (8+9)	
11	AVAILABLE T.D.R. AREA	
11	PERMISSIBLE FLOOR AREA ABOVE 8	1722.55
12	EXISTING FLOOR AREA	
13	PROPOSED FLOOR AREA	1722.015
14	EXCESS BALCONY AREA	
15	TOTAL BUILT UP AREA (13 + 14)	
	BALCONY AREA STATE MENT	
	(i).PERMISSIBLE BALCONY AREA PER FLOOR	
	(ii).PROPOSED BALCONY AREA PER FLOOR	
	(iii).EXCESS BALCONY AREA PER FLOOR	
	(iv).TOTAL EXCESS BALCONY AREA	
	TENEMENT STATEMENT	
	(i)PROPOSED AREA (ITEM A,14 ABOVE)	AS PER SCHEDULE
	(ii).LESS DEDUCTION OF NON- RESI. AREA	
	(iii).AREA AVAILABLE FOR TENEMENTS	
	(iv).TENEMENTS PERMISSIBLENSITY OF TENEMENTS/HECTARE	
	(V).TENEMENT PROPOSED	
	(vi)TENEMENT EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
	PARKING AREA STATEMENT	
	(i)PARKING REQUIRED BY RULE	
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
	(ii)LOCK-UP GAREGES PERMISSIBLE	
	(iii)LOCK-UP GAREGES PROPOSED	
	CAR	AS PER SCHEDULE
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS(VISITORS)	
	(v) TOTAL PARKING PROVIDED	
	TRANSPORT VEHICLES PARKING	
	(i)SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	
	(ii)TOTAL TRANSPORT VEHICLES (PARKING PROVIDED)	

STAMB OF DATE OF RECEIPT OF PLANS

RG AREA DIA.
SCALE 1:500

ENCROACHMENT AREA CAL		
NO	SIZE	AREA
1	2.39 X 2.05 X0.50	2.44
2	20.78 X 1.56 X0.50	16.19
3	19.04 X 1.16 X0.50	11.08
4	10.96 X 1.91 X0.50	10.46
5	5.50 X 1.72 X0.50	4.73
TOTAL ENCRO. AREA 44.900		



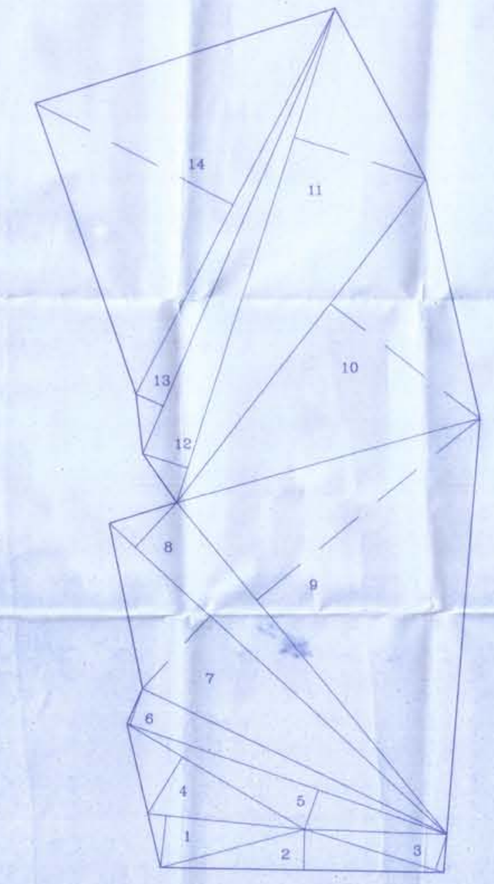
CFC AREA DIA.
SCALE 1:500

ENCROACHMENT
SCALE 1:500

RG CALCULATION		
NO	SIZE	AREA
1	52.13 X 21.59 X 0.50	562.66
2	52.13 X 18.32 X 0.50	477.52
RG PROVID.		1040.20
RG REQUIRED		1013.27

CFC AREA CALCULATION		
NO	SIZE	AREA
1	30.54 X 15.03 X 0.50	229.47
2	30.54 X 11.79 X 0.50	179.98
CFC PROVID.		409.45
CFC REQUIRED		337.76

CONSTRUCTION AREA STATEMENT					
RHS	BUA	BAL	TOTAL	POCKET TERRACE	TOTAL
01	91.527	8.010	99.537	11.180	110.717
02	91.527	8.010	99.537	11.180	114.517
03	91.527	8.010	99.537	11.180	110.717
04	91.527	8.010	99.537	11.180	110.717
06	91.527	8.010	99.537	11.180	110.717
07	91.527	8.010	99.537	11.180	110.717
08	91.527	8.010	99.537	11.180	110.717
09	91.527	8.010	99.537	11.180	110.717
10	91.527	8.010	99.537	11.180	110.717
11	91.527	8.010	99.537	11.180	110.717
12	91.527	8.010	99.537	11.180	110.717
13	89.584	8.508	98.092	16.210	114.302
14	71.909	7.084	78.993	29.615	108.608
15	87.159	8.465	95.624	19.320	114.944
16	71.909	7.084	78.993	29.615	108.608
17	76.521	7.551	84.072	30.230	114.302
18	71.909	7.084	78.993	29.615	108.608
19	87.159	8.465	95.624	19.320	114.944
20	87.159	8.465	95.624	19.320	114.944
21	71.909	7.084	78.993	29.615	108.608
TOTAL	1722.015	157.90	1887.925	345.84	2225.755
TOTAL CONSTRUCTION AREA = 1887.925					



PLOT AREA DIA.
SCALE 1:500

PLOT AREA CALCULATION		
NO	SIZE	AREA
1	24.78 X 8.24 X0.50	102.03
2	44.76 X 6.43 X0.50	143.99
3	23.12 X 5.90 X0.50	68.25
4	32.60 X 10.52 X0.50	171.39
5	53.49 X 6.62 X0.50	176.93
6	53.49 X 6.02 X0.50	160.93
7	72.59 X 15.68 X0.50	569.15
8	72.59 X 9.64 X0.50	349.96
9	67.72 X 45.34 X0.50	1535.35
10	64.32 X 29.88 X0.50	960.87
11	81.94 X 21.78 X0.50	692.31
12	81.94 X 7.47 X0.50	306.14
13	76.61 X 4.72 X0.50	180.72
14	66.56 X 35.14 X0.50	1204.69
TOTAL PLOT AREA 6822.710		

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT/ ENGINEER/STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RES. CUM COMM. BUILDING ON PLOT BEARING S.No.- 172, H.No.- 1 OF VILL :- VIRAR, TAL:- VASAI, DIST:- PALGHAR

DATE	19/03/2018
JOB NO.	005
DRG. NO.	01
SCALE	AS PER DWG.

NAME OF OWNER

Mr. Aniket Bhalachandra Thakur. (P.A. Holder)
B/008, Ankush apartment, near giriraj tower, vartak road, Virar- west, Tal.- Vasai, Dist- Palaghar. Pin-401303.

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KULDEEP
PATIL ARCHITECT