CONSTRUCTION AREA STATEMENT

	PLOT NO 51				PLOT NO 52 Ancillary bldg	SHOPING CENTER	BLDG NO 24 "D" WING		RSH	PLOT NO 52	PLOT NO 53	PLOT NO 56	PLOT NO 57	
	Wing A,G,H	Wing B&F	Wing C,D,E	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	GRANT TOTAL
Net Built Up														
RESI	489.13	4532.50	5622.03	10643.78	0.00	1998.02	798.21	126.26	1340.17	364.80	1203.68	1094.40	1809.33	
COMM	408.78	209.49	810.05	1128.32	286.02	1831.84	0.00	0.00	0.00	163.30	171.81		3341.78	
Sub Total (a)	897.91	4742.00	6132.08	11772.08	246.02	5496.86	798.21	126.26	1340.17	364.80	1206.68	1268.91	22271.12	
Staircase / Lift/Elt. Lobby	478.95	1309.65	1291.45	3105.05	70.96	1307.00	219.64	0.00	237.25	144.95	158.24	154.75	8398.77	
Staircase (Covrd)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Balcony/UTLA	93.80	492.61	666.00	1252.40	0.00	465.03	74.60	10.50	119.74	84.10	165.52	165.52	2357.56	
Basement (Store)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Lift M/c. Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Fire Escape / Refuge area	71.83	277.08	276.83	625.34	8.84	177.60	0.00	0.00	0.00	0.00	0.00	0.00	812.78	
Ent. Lobby	0.00	0.00	0.00	0.00	0.00	57.69	13.70	0.00	0.00	0.00	0.00	0.00	111.44	
Sub. Off / Servant Toilet	0.00	0.00	0.00	0.00	0.00	0.00	20.00	14.35	13.00	14.00	14.00		61.64	
Water Room / ER/BAX Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Culvert	5.84	17.40	68.65	211.89	0.00	0.00	17.08	0.00	18.82	34.54	31.00	33.12	367.82	
Total Fees of FSI(b)	650.52	2097.27	2292.95	5144.64	79.80	2006.42	325.16	10.50	395.94	278.09	414.14	367.40	9134.14	
Total a + b	1549.53	7533.36	8365.03	16917.62	325.82	7503.11	1123.37	136.76	1736.11	1242.89	1621.12	1633.36	32405.26	
Pocket Terrace	292.08	186.62	324.51	803.21	0.00	302.40	0.00	12.16	0.00	19.14	40.37	39.11	1173.39	
PB/DB	24.65	524.76	834.00	1083.42	0.00	224.76	147.49	0.00	152.18	129.44	121.66	111.58	1870.69	
School / Petro / Dry Yard	30.26	209.47	477.08	716.80	0.00	0.00	0.00	0.00	44.64	0.00	0.00	0.00	760.77	
Podium (Parking) Resi.	4015.48	3817.95	1360.71	9027.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9027.17	
Podium (Parking) Comm.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Basement (Parking) Resi.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Basement (Parking) Comm.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Hdd / Service Floor	1348.05	1989.90	757.98	3851.28	35.80	343.78	110.04	56.78	0.00	0.00	104.00	103.51	4397.39	
Stretcher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.16	24.16	
Total Construction Area	7260.05	13261.47	11752.32	32264.04	361.61	8439.05	1380.90	207.71	1933.73	1389.46	1937.44	1911.52	48753.26	

C.F.C STATEMENT

TOTAL EXISTI PROVIED			
C.F.C-3A	-	1024.97	
C.F.C-3	-	507.82	
C.F.C-1	-	1409.36	
C.F.C-2	-	2000.00	
C.F.C-5	-	1035.82	
C.F.C-4A	ADDITIONAL	1315.00	
TOTAL		8292.33	

5% C.F.C REQUIRED	= 4464.33
C.F.C PROPOSED	= 8464.33

CON.AREA STATEMENT
Primary school(PLOT NO. 52)

FLOOR	TOTAL
NET B.U.AREA	2389.68
STAIR/LIFT	409.56
STILT	256.88
TOTAL	3256.12

TOTAL R.G
13794.98 + 20062.29 = 33857.27

R.G 20%(APPROVIED) -	33857.27
R.G PROVIED	13859.27
EXCESS R.G	2.00

EXIST/APPROVED BUILT - UP AREA STATEMENT

SECTOR NO I				
BLDG. NO.	RES. AREA	COMM. AREA	TOTAL B.U.A	
01 G+4	1619.11	242.16	1861.27	
02 G+4	3351.72	825.48	4177.20	
03 G+4	3656.85	NIL	3656.85	
TOTAL	8627.68	1067.64	9695.32	
SECTOR NO II				
04 G+4	1087.86	188.52	1276.38	
11 G+7	2134.69	767.33	2902.02	
24 G+7	4180.64	137.93	4237.99	
TOTAL	7323.19	1093.80	8416.39	
SECTOR NO III				
05 G+4	2273.70	399.50	2673.20	
06 G+4	1298.78	193.38	1492.16	
07 G+3	2081.36	NIL	2081.36	
TOTAL	5653.84	592.88	6127.72	
SECTOR NO IV				
08 G+4	1491.28	NIL	1491.28	
09 G+4	2081.36	NIL	2081.36	
10 G+4	2081.36	NIL	2081.36	
11 G+4	1480.68	NIL	1480.68	
12 G+4	515.00	NIL	515.00	
23 G+7	2418.31	354.28	2890.56	
23 G+4	2252.86	276.77	2529.63	
TOTAL	12327.34	631.02	12958.36	
SECTOR NO V				
13 G+4pt	1606.81	NIL	1606.81	
14 G+4p	511.00	NIL	511.00	
TOTAL	2117.81	NILL	2117.81	
SECTOR NO VI				
15 G+4pt	1849.68	NIL	1849.68	
TOTAL	1849.68	NILL	1849.68	

SECTOR NO VII				
16 G+4	2524.23	162.52	2686.75	
17 G+4	1901.88	123.12	2024.30	
18 G+4	2882.60	278.41	3161.01	
19 G+4	1557.05	235.60	1792.29	
20 G+4	745.53	91.94	837.47	
21 G+4	3083.99	213.67	3297.66	
22 G+4	2330.38	136.90	2467.28	
TOTAL	14125.10	1272.16	15397.26	
TOTAL	51905.02	4627.50	56532.52	

EXIST/APPROVED BUILT - UP AREA STATEMENT

BLDG. NO.	RES. AREA	COMM. AREA	TOTAL B.U.A EXI. APPRO.	TOTAL B.U.A NOW PRO.
30&31 G+3	1356.11	115.49	1471.60	--
32 G+3	1013.00	NIL	1013.00	--
33 G+3	794.53	39.90	834.43	--
42 G+3	1710.00	NIL	1710.00	--
58 G+3	887.75	71.78	959.53	196.39
59 G+3	1440.44	NIL	1440.44	--
60 G+3	1360.10	NIL	1360.10	--
61 G+3	1442.98	NIL	1442.98	--
70 G+3	1071.48	NIL	1071.48	--
71 G+3	1127.51	NIL	1127.51	--
73&74 G+3	1735.93	NIL	1735.93	--
75&76 G+3	1796.29	NIL	1796.29	--
77&78 G+3	2035.06	290.73	2325.79	--
TOTAL	17662.97	538.09	18,221.06	196.39

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

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

Approved as amended is Subject to the Conditions mentioned in this Office Letter No. VVCMC/ PLANNER/BP-VP-0272/2012-2013 dated 16/11/2013
DATE: 16/11/2013
Deputy Director, Town Planning
Vasai-Virar City Municipal Corporation
Virar (E)

J/15-LAYOUT-5
VP NO-027

EXISTING BUILDINS PLOT AREA

Plot No.	Area	Plot No.	Area
5	1452.00	34	1012.00
6	1452.00	36	1012.00
7	1452.00	37	1012.00
8	1452.00	38	1012.00
9	1452.00	39	1012.00
10	1452.00	40	1012.00
11	1452.00	41	1012.00
12	1452.00	43	1012.00
13	1452.00	44	1012.00
14	1452.00	45	1012.00
15	1452.00	46	1012.00
16	1452.00	47	1012.00
17	1452.00	48	1012.00
18	1452.00	49	1012.00
19	1452.00	50	1012.00
20	1452.00	51	1252.00
21	1452.00	62	1012.00
22	1452.00	63	1012.00
23	1452.00	64	1012.00
24	1452.00	65	1012.00
25	1452.00	66	936.00
26	1452.00	67	877.00
27	1452.00	68	1350.00
28	1452.00	69	846.00
29	1922.00	72	1034.00
33	1012.00		
			63337.00

PROFORMA-I

A	AREA STATEMENT	AREA Sq.M.
1.	AREA OF PLOT AS PER 7/12	21782=95
	a)ADD:LAND AREA	1012=00
	TOTAL	22794=95
2.	DEDUCTIONS:	
	a. ENCROACHMENT AREA	13=21
	b. RAILWAY RESERVATION	122=00
	c. AREA UNDER D.P. ROAD HANDED OVER	4192=25
	d. GARDEN (SITE NO.128)	630=00
	e. "O" RESERVATION (ENCROACHMENT)	253=35
	f. "SC" RESERVATION (ENCROACHMENT)	60=29
	g. "SC" RESERVATION (PLOT-B)	92=36
	h. AREA UNDER D.P. ROAD SET BACK (S.NO.17/PT. & 18/PT.)	272=52
	i. PS	270=00
	TOTAL	5905=51
3.	NET PLOT AREA (1-2)	16888=44
4.	a) R.G.20%	3385=27
	b) 5% C.F.C.	844=33
5.	BUILDABLE PLOT AREA	14658=47
6.	PERMISSIBLE F.S.I (BASIC)	1=00
7.	PERMISSIBLE BUILT UP AREA (BASIC)	14658=47
8.	ADDITION:	
	a) LAND POOLING FSI	1566=88
	b) 100% D.P.ROAD HANDED OVER AS PER 2C	4192=25
	c) ADDITION: D.P.ROAD HANDED OVER AS PER 2H	2723=52
	d) 20% ANCILLARY USE FOR FSI @ 2 FSI AS PER 3i	1038=00
	e) ENCROACHMENT AREA NOW IN POSSESSION	156=21
	f) "SC" RESERVATION (PLOT-B)	92=36
9.	TOTAL PERMISSIBLE BUILT UP AREA	20377=22
10.	LESS: EXISITING BUILDING'S PLOT AREA	63337=00
11.	BALANCE PERMISSIBLE BUILT UP AREA	40042=22
12.	PROPOSED BUILT UP AREA EARLIER APPROVED	13591=62
13.	NOW PROPOSED BUILT UP AREA	4446=46
14.	TOTAL PROPOSED BUILT UP AREA	17992=08
15.	GROSS TOTAL BUILT UP AREA OF THE LAYOUT(10+14)	20257=08
16.	F.S.I NOW CONSUMED (EXCL. LAND POOLING) (15 /8a)/9	0=927

NAME OF APPLICANT
SHRI. DEVENDRA R. LADHANI (PA HOLDER)

JOB NO.	DRAWING NO	SIGNATURE OF APPLICANT
J/15/-1/2008	J/15/-LAYOUT-5	
DATE	SCALE	LICENCED ENGINEER
16/11/2013	AS SHOWN	sanat mehta & associates
NORTH	DRAWN BY REJ	207, PARK VIEW, STATION ROAD, NALLASOPARA (W) DIST.-THANE
	CHECKED	PHONE NO.(022)02402150/TELE FAX (022)02402150/2460