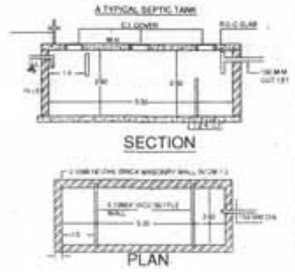
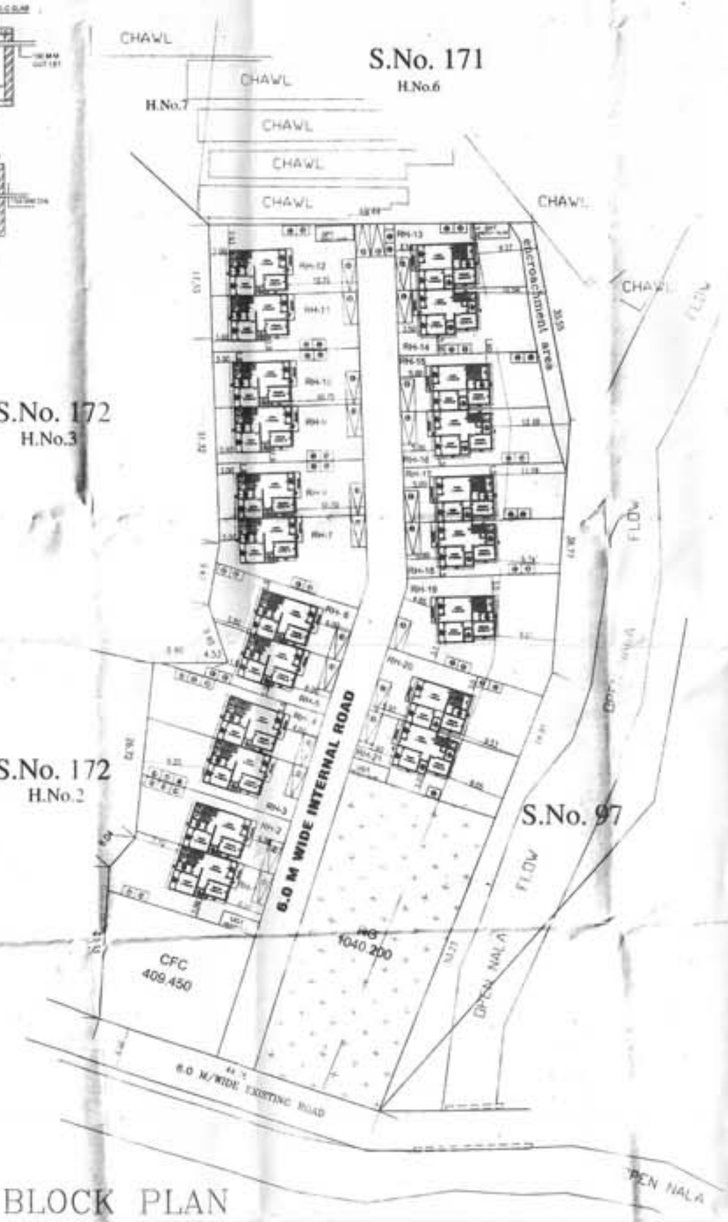
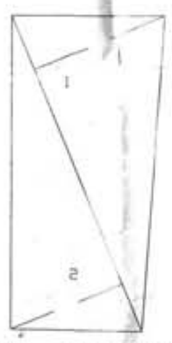
VP-5789

LAYOUT PLAN
SCALE 1:200

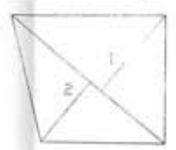




BLOCK PLAN
SCALE 1:500

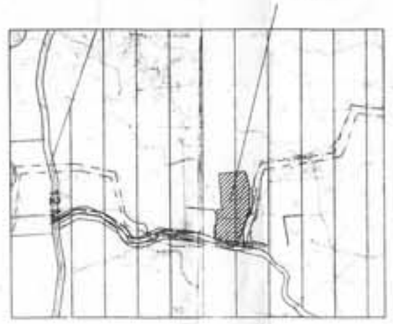


RG AREA DIA.
SCALE 1:500

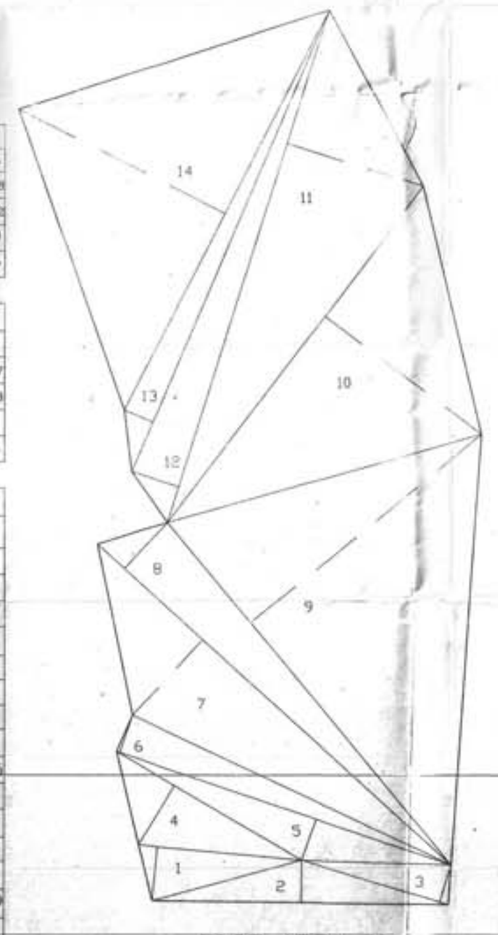


CFC AREA DIA.
SCALE 1:500

SITE U/R



ENCROACHMENT
SCALE 1:500



PLOT AREA DIA
SCALE 1:500

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

[Issued As per Appointed by Commissioner]

Approved as per noted in _____
Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/C.C. VP/5789/2019 dt. 01/07/2019
Dated 01/07/2019
Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - West (M)

BUILT UP AREA STATEMENT				
	FLOOR	BUILT UP AREA	EX.BALCONY	TOTAL BUILT UP AREA
RHS 1 TO 12	GR. FLOOR	53.080	-	53.080
	1ST. FLOOR	28.410	-	28.410
	TOTAL	81.490	-	81.490
TOTAL BUILT UP AREA = 81.490 X 12 = 977.880				

BUILT UP AREA STATEMENT (IN SQ.MT.)				
	FLOOR	BUILT UP AREA	EX.BALCONY	TOTAL BUILT UP AREA
RHS 13,15,17 19,20	GR. FLOOR	53.220	-	53.220
	1ST. FLOOR	28.410	0.359	28.769
	TOTAL	81.630	0.359	81.989
TOTAL BUILT UP AREA = 81.989 X 5 = 409.945				

BUILT UP AREA STATEMENT				
	FLOOR	BUILT UP AREA	EX.BALCONY	TOTAL BUILT UP AREA
RHS 14,16,18,21	GR. FLOOR	50.670	0.063	50.733
	1ST FLOOR	29.850	0.065	29.915
	TOTAL	81.630	0.359	80.648
TOTAL BUILT UP AREA = 80.648 X 4 = 322.592				
TOTAL BUILT UP AREA 1 TO 21 = 1710.417				

PARKING AREA STATEMENT					
CARPET AREA	TENAMENT	PARKING REQU		PARKING PROVI.	
		CAR	SCOOTER	CAR	SCOOTER
50-70SQ.MTS	21	21	42	21	42
VISITOR 10%		2	4	2	4
TOTAL	64	23	46	23	46

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		

RG CALCULATION		
NO	SIZE	AREA
1	52.13 X 21.[illegible] X 0.50	562.68
2	52.13 X 18.[illegible] 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	VERANDAH	TOTAL	
01	81.490	8.010	89.500	27.190	3.950	120.640	
02	81.490	8.010	89.500	27.190	3.950	120.640	
03	81.490	8.010	89.500	27.190	3.950	120.640	
04	81.490	8.010	89.500	27.190	3.950	120.640	
05	81.490	8.010	89.500	27.190	3.950	120.640	
06	81.490	8.010	89.500	27.190	3.950	120.640	
07	81.490	8.010	89.500	27.190	3.950	120.640	
08	81.490	8.010	89.500	27.190	3.950	120.640	
09	81.490	8.010	89.500	27.190	3.950	120.640	
10	81.490	8.010	89.500	27.190	3.950	120.640	
11	81.490	8.010	89.500	27.190	3.950	120.640	
12	81.490	8.010	89.500	27.190	3.950	120.640	
13	81.989	7.971	89.960	31.340	3.950	125.250	
14	80.648	8.052	88.700	29.880	3.950	122.530	
15	81.989	7.971	89.960	31.340	3.950	125.250	
16	80.648	8.052	88.700	29.880	3.950	122.530	
17	81.989	7.971	89.960	31.340	3.950	125.250	
18	80.648	8.052	88.700	29.880	3.950	122.530	
19	81.989	7.971	89.960	31.340	3.950	125.250	
20	81.989	7.971	89.960	31.340	3.950	125.250	
21	80.648	8.052	88.700	29.880	3.950	122.530	
TOTAL	1710.417	168.183	1678.600	602.500	82.950	2564.050	
TOTAL CONSTRUCTION AREA = 1878.600							

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	87.72 X 45.34 X0.50	1535.35
10	84.32 X 29.88 X0.50	960.87
11	81.94 X 21.78 X0.50	892.31
12	81.94 X 7.47 X0.50	306.14
13	76.61 X 4.72 X0.50	180.72
14	68.56 X 35.14 X0.50	1204.69
TOTAL PLOT AREA 6822.710		

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	1710.42
14	EXCESS BALCONY AREA	
15	TOTAL BUILT UP AREA (13 + 14)	
	BALCONY AREA STATEMENT	
	(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)	
	(ii).LESS DEDUCTION OF NON- RESI. AREA	
	(iii) AREA AVAILABLE FOR TENEMENTS	
	(iv) TENEMENTS PERMISSIBLE(DENSITY 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	
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS(VISITORS)	
	(iv) 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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND DIMENTIONS 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 01/07/2017	NAME OF OWNER
JOB NO. 005	Mr. Aniket Bhalachandra Thakur (P.A. Holder)
DRG. NO. 01	B/008, Ankush apartment, near girirej tower, vartak road,
SCALE AS PER DRG	Virar- west, Tal.- Vasai, Dist- Palaghar, Pin-401303.

207, Sool Arcade, 2nd Floor,
Opp. Railway Subway,
Virar (East) Thane - 401 305
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kuldeeppatilarchitect@gmail.com

KULDEEP PATIL ARCHITECT