TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT

BLDG.NO.	TYPE	WING	FLOOR	B.U.AREA	EX.BAL.AREA	TOTAL B.U.AREA	BALCONY AREA	STAIRCASE AREA	CONST.AREA	STILT AREA	PKT.AREA
1	B	A	G+3	673.56	----	673.56	67.20	56.04	796.80	----	----
2	B	A	G+3	673.56	----	673.56	67.20	56.04	796.80	----	----
3	A	A	G+3(PT)	730.38	7.32	737.70	73.04	57.64	868.38	----	----
4	C	A	G+3	641.44	----	641.44	62.96	65.24	769.64	----	----
	D	B	G+3	877.59	10.47	888.06	87.67	126.16	1101.89	----	----
	C1	C	G+3	582.92	----	582.92	54.68	65.24	702.84	----	----
5	E1	A	G+3	655.56	----	655.56	46.32	65.80	767.68	----	----
	E	B	G+3	661.96	----	661.96	46.32	65.80	774.08	----	----
6	C	A	G+3	641.44	----	641.44	62.96	65.24	769.64	----	----
7	F	A	G+4(PT)	1301.96	1.06	1303.02	128.74	224.40	1656.16	42.47	2.61
	G	B	G+3	795.87	1.51	797.38	79.59	133.80	1010.77	42.25	----
	RH-1T03		G+1	294.12	3.00	297.12	----	----	297.12	----	----
TOTAL				8530.36	23.36	8553.72	776.68	981.40	10311.80	84.72	2.61

PARKING AREA STATEMENTS

BLDG. NO.	WING	NOS.OF TENEMENT	CARPET AREA: BELOW 37.50 CAR PARKING	BELOW 37.50 SCOOTER PARKING	37.50SQ.M.TO 50.00SQ.M. CAR PARKING	37.50SQ.M.TO 50.00SQ.M. SCOOTER PARKING	50.00SQ.M.TO 80.00SQ.M. CAR PARKING	50.00SQ.M.TO 80.00SQ.M. SCOOTER PARKING	COMM.AREA/100 CAR PARKING	COMM.AREA/100 SCOOTER PARKING	TOTAL CAR PARKING	TOTAL SCOOTER PARKING
1	A	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
2	A	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
3	A	14 NOS	----	14/1X1=14 NOS.	----	----	----	----	----	----	00 NOS	14 NOS
4	A	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
	B	27 NOS	----	23/1X1=23 NOS.	4/BX1=4 NOS.	4/1X1=4 NOS.	----	----	----	----	01 NOS	27 NOS
	C	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
5	A	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
	B	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
6	A	16 NOS	----	16/1X1=16 NOS.	----	----	----	----	----	----	00 NOS	16 NOS
7	A	31 NOS	----	27/1X1=23 NOS.	7/BX1=1 NO.	7/1X1=7 NOS.	----	----	----	----	01 NOS	31 NOS
	B	19 NOS	----	15/1X1=15 NOS.	4/BX1=1 NO.	4/1X1=4 NOS.	----	----	----	----	01 NOS	19 NOS
RH-1T03		----	----	----	----	----	----	----	----	----	03 NOS	06 NOS
TOTAL		199 NOS	----								06 NOS	209 NOS

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

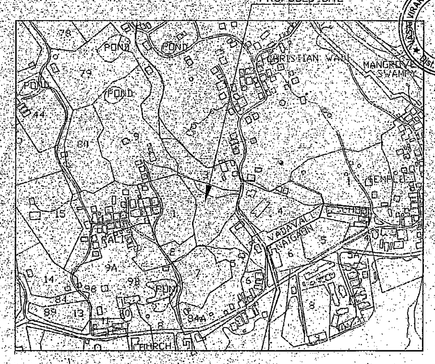
THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP. FOR ANY DISPUTES IN ANY COURT ON LAW.

V.P.NO. –

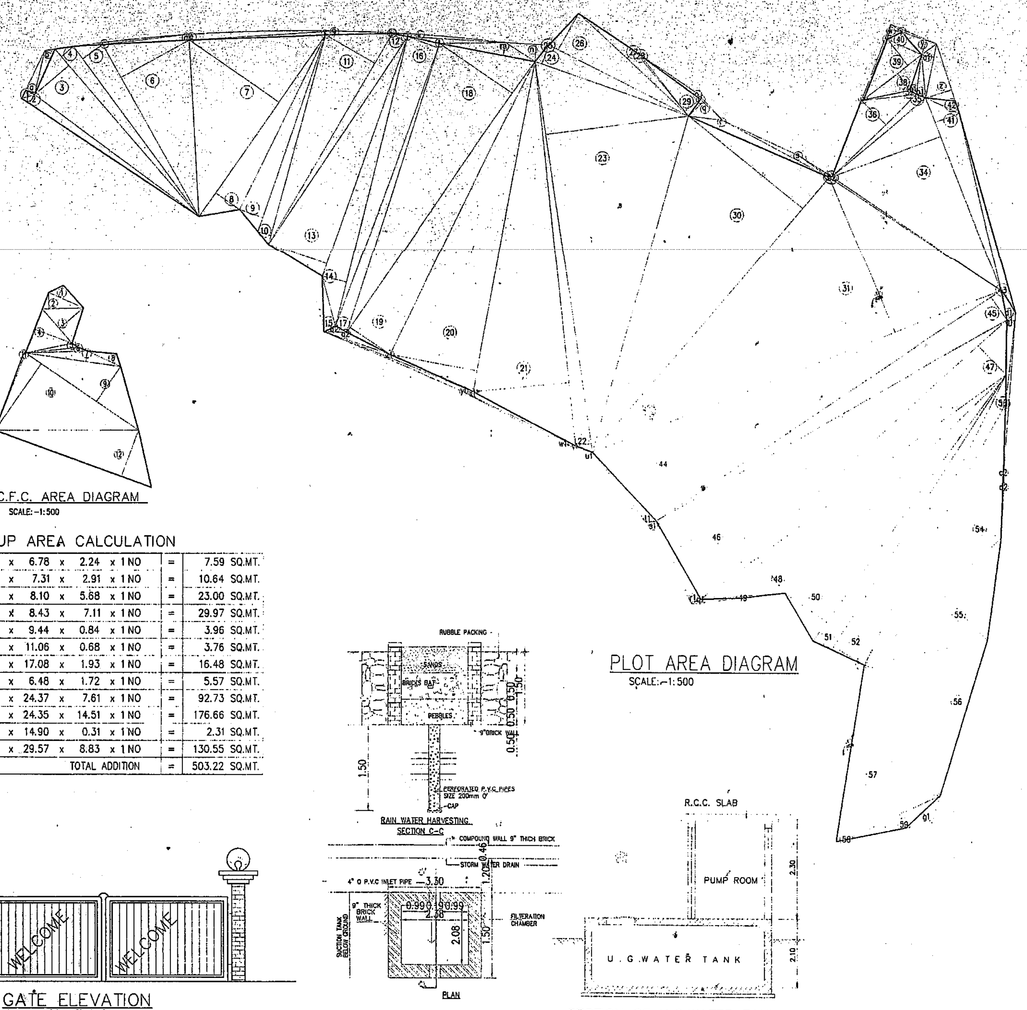
LAYOUT PLAN

Approved as amended In Subject to the Conditions mentioned in this Office Letter No.:VVCMC/T.P/AMENDED/BP – 9664/ VP 1597 0129/2013 DATE 01/07/2013

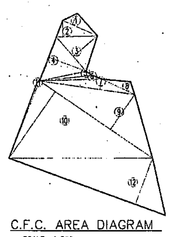
Jeputy Director, Town Planner Vasai-Virar City Municipal Corporation Virar (E)



LOCATION PLAN
SCALE –1:5000



PLOT AREA DIAGRAM
SCALE:–1:500



C.F.C. AREA DIAGRAM
SCALE: –1:500

PLOT AREA CALCULATION

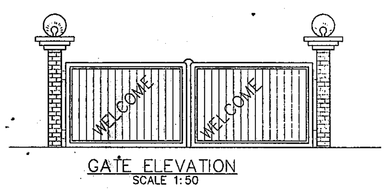
1	1/2	x 2.33	x 1.17	x 1 NO	=	1.36	SQ.MT.
2	1/2	x 36.82	x 1.78	x 1 NO	=	32.77	SQ.MT.
3	1/2	x 38.23	x 7.83	x 1 NO	=	149.67	SQ.MT.
4	1/2	x 38.23	x 2.75	x 1 NO	=	52.57	SQ.MT.
5	1/2	x 36.61	x 4.27	x 1 NO	=	78.16	SQ.MT.
6	1/2	x 34.16	x 13.44	x 1 NO	=	229.56	SQ.MT.
7	1/2	x 38.53	x 18.85	x 1 NO	=	363.15	SQ.MT.
8	1/2	x 38.53	x 5.02	x 1 NO	=	96.71	SQ.MT.
9	1/2	x 36.27	x 4.27	x 1 NO	=	77.44	SQ.MT.
10	1/2	x 37.86	x 2.35	x 1 NO	=	44.49	SQ.MT.
11	1/2	x 42.58	x 9.79	x 1 NO	=	208.43	SQ.MT.
12	1/2	x 43.54	x 2.53	x 1 NO	=	55.08	SQ.MT.
13	1/2	x 44.54	x 10.69	x 1 NO	=	238.07	SQ.MT.
14	1/2	x 52.31	x 4.34	x 1 NO	=	113.51	SQ.MT.
15	1/2	x 9.75	x 1.98	x 1 NO	=	9.65	SQ.MT.
16	1/2	x 52.82	x 5.74	x 1 NO	=	151.59	SQ.MT.
17	1/2	x 53.19	x 2.18	x 1 NO	=	57.98	SQ.MT.
18	1/2	x 57.68	x 15.22	x 1 NO	=	438.94	SQ.MT.
19	1/2	x 57.68	x 8.40	x 1 NO	=	242.26	SQ.MT.
20	1/2	x 58.83	x 15.65	x 1 NO	=	460.34	SQ.MT.
21	1/2	x 67.56	x 16.29	x 1 NO	=	550.28	SQ.MT.
22	1/2	x 69.00	x 2.66	x 1 NO	=	91.77	SQ.MT.
23	1/2	x 69.00	x 23.90	x 1 NO	=	824.55	SQ.MT.
24	1/2	x 27.11	x 3.46	x 1 NO	=	46.90	SQ.MT.
25	1/2	x 3.65	x 0.14	x 1 NO	=	0.26	SQ.MT.
26	1/2	x 26.18	x 7.13	x 1 NO	=	93.33	SQ.MT.
27	1/2	x 25.51	x 1.81	x 1 NO	=	23.09	SQ.MT.
28	1/2	x 14.46	x 0.30	x 1 NO	=	2.17	SQ.MT.
29	1/2	x 13.16	x 3.37	x 1 NO	=	22.17	SQ.MT.
30	1/2	x 62.69	x 25.15	x 1 NO	=	788.33	SQ.MT.
31	1/2	x 74.87	x 29.50	x 1 NO	=	1104.33	SQ.MT.
32	1/2	x 35.39	x 0.32	x 1 NO	=	5.66	SQ.MT.
33	1/2	x 0.46	x 0.28	x 1 NO	=	0.06	SQ.MT.
34	1/2	x 36.05	x 19.95	x 1 NO	=	359.60	SQ.MT.
35	1/2	x 21.21	x 1.52	x 1 NO	=	16.12	SQ.MT.
36	1/2	x 20.44	x 5.93	x 1 NO	=	60.60	SQ.MT.
37	1/2	x 9.58	x 0.83	x 1 NO	=	3.98	SQ.MT.
38	1/2	x 12.73	x 3.64	x 1 NO	=	23.17	SQ.MT.
39	1/2	x 12.73	x 5.83	x 1 NO	=	37.11	SQ.MT.
40	1/2	x 6.60	x 2.18	x 1 NO	=	7.19	SQ.MT.
41	1/2	x 36.05	x 4.36	x 1 NO	=	78.59	SQ.MT.
42	1/2	x 6.31	x 1.68	x 1 NO	=	5.30	SQ.MT.
43	1/2	x 36.32	x 1.32	x 1 NO	=	23.97	SQ.MT.
44	1/2	x 74.87	x 15.10	x 1 NO	=	565.27	SQ.MT.
45	1/2	x 71.13	x 4.80	x 1 NO	=	170.71	SQ.MT.
46	1/2	x 71.33	x 15.08	x 1 NO	=	537.83	SQ.MT.
47	1/2	x 71.33	x 6.88	x 1 NO	=	245.38	SQ.MT.
48	1/2	x 65.08	x 7.71	x 1 NO	=	250.88	SQ.MT.
49	1/2	x 14.40	x 0.30	x 1 NO	=	2.16	SQ.MT.
50	1/2	x 56.87	x 8.78	x 1 NO	=	249.66	SQ.MT.
51	1/2	x 56.88	x 3.48	x 1 NO	=	98.97	SQ.MT.
52	1/2	x 56.39	x 6.12	x 1 NO	=	172.55	SQ.MT.
53	1/2	x 56.09	x 2.11	x 1 NO	=	59.17	SQ.MT.
54	1/2	x 51.58	x 10.29	x 1 NO	=	265.38	SQ.MT.
55	1/2	x 32.12	x 11.39	x 1 NO	=	182.92	SQ.MT.
56	1/2	x 28.36	x 19.01	x 1 NO	=	269.56	SQ.MT.
57	1/2	x 31.21	x 16.42	x 1 NO	=	256.23	SQ.MT.
58	1/2	x 19.57	x 0.40	x 1 NO	=	3.91	SQ.MT.
59	1/2	x 17.81	x 2.52	x 1 NO	=	22.44	SQ.MT.
				TOTAL ADDITION	=	10623.28	SQ.MT.

ENCROACHMENT AREA CALCULATION

a	1/2	x 8.03	x 1.73	x 1 NO	=	6.95	SQ.MT.
b	1/2	x 8.87	x 1.53	x 1 NO	=	6.79	SQ.MT.
c	1/2	x 3.42	x 0.36	x 1 NO	=	0.62	SQ.MT.
d	1/2	x 15.37	x 1.00	x 1 NO	=	7.69	SQ.MT.
e	1/2	x 25.74	x 1.01	x 1 NO	=	13.00	SQ.MT.
f	1/2	x 25.74	x 0.62	x 1 NO	=	7.98	SQ.MT.
g	1/2	x 11.74	x 0.69	x 1 NO	=	4.05	SQ.MT.
h	1/2	x 10.22	x 0.12	x 1 NO	=	0.61	SQ.MT.
i	1/2	x 2.54	x 0.12	x 1 NO	=	0.15	SQ.MT.
j	1/2	x 5.05	x 0.46	x 1 NO	=	1.16	SQ.MT.
k	1/2	x 17.53	x 0.51	x 1 NO	=	4.47	SQ.MT.
l	1/2	x 17.53	x 0.88	x 1 NO	=	7.71	SQ.MT.
m	1/2	x 17.01	x 2.33	x 1 NO	=	19.82	SQ.MT.
n	1/2	x 7.19	x 3.04	x 1 NO	=	10.93	SQ.MT.
o	1/2	x 12.83	x 0.51	x 1 NO	=	3.27	SQ.MT.
p	1/2	x 6.28	x 0.33	x 1 NO	=	1.04	SQ.MT.
q	1/2	x 5.28	x 3.57	x 1 NO	=	9.42	SQ.MT.
r	1/2	x 26.71	x 1.72	x 1 NO	=	22.97	SQ.MT.
s	1/2	x 21.14	x 0.85	x 1 NO	=	8.98	SQ.MT.
t	1/2	x 6.60	x 0.32	x 1 NO	=	1.06	SQ.MT.
u	1/2	x 11.81	x 0.30	x 1 NO	=	1.77	SQ.MT.
v	1/2	x 14.49	x 0.40	x 1 NO	=	2.90	SQ.MT.
w	1/2	x 2.72	x 2.29	x 1 NO	=	3.11	SQ.MT.
x	1/2	x 8.90	x 0.48	x 1 NO	=	2.14	SQ.MT.
y	1/2	x 6.49	x 2.68	x 1 NO	=	8.70	SQ.MT.
z	1/2	x 10.66	x 4.70	x 1 NO	=	25.05	SQ.MT.
a1	1/2	x 9.80	x 2.19	x 1 NO	=	10.73	SQ.MT.
b1	1/2	x 7.70	x 1.59	x 1 NO	=	6.12	SQ.MT.
c1	1/2	x 7.10	x 1.21	x 1 NO	=	4.30	SQ.MT.
d1	1/2	x 5.37	x 1.71	x 1 NO	=	4.59	SQ.MT.
e1	1/2	x 16.15	x 1.40	x 1 NO	=	11.31	SQ.MT.
f1	1/2	x 28.34	x 0.58	x 1 NO	=	8.22	SQ.MT.
g1	1/2	x 8.34	x 2.51	x 1 NO	=	10.47	SQ.MT.
q1	1/2	x 8.96	x 0.61	x 1 NO	=	2.73	SQ.MT.
r1	1/2	x 15.95	x 1.77	x 1 NO	=	14.12	SQ.MT.
s1	1/2	x 16.53	x 1.62	x 1 NO	=	13.39	SQ.MT.
t1	1/2	x 16.39	x 1.42	x 1 NO	=	11.64	SQ.MT.
u1	1/2	x 19.83	x 2.41	x 1 NO	=	23.80	SQ.MT.
v1	1/2	x 5.18	x 0.26	x 1 NO	=	0.67	SQ.MT.
w1	1/2	x 21.70	x 0.61	x 1 NO	=	6.62	SQ.MT.
x1	1/2	x 21.70	x 0.80	x 1 NO	=	8.68	SQ.MT.
y1	1/2	x 28.71	x 0.68	x 1 NO	=	9.76	SQ.MT.
z1	1/2	x 28.71	x 0.52	x 1 NO	=	7.46	SQ.MT.
a2	1/2	x 12.28	x 1.22	x 1 NO	=	7.49	SQ.MT.
b2	1/2	x 3.91	x 1.05	x 1 NO	=	2.05	SQ.MT.
c2	1/2	x 24.09	x 0.09	x 1 NO	=	1.08	SQ.MT.
d2	1/2	x 11.78	x 0.17	x 1 NO	=	1.00	SQ.MT.
				TOTAL ADDITION	=	348.57	SQ.MT.
				NET POLT AREA	=	10971.85	SQ.MT.
				LESS S.NO.3,H.NO.17	=	300.00	SQ.MT.
				BAL PLOT AREA	=	10671.85	SQ.MT.

BUILT UP AREA CALCULATION

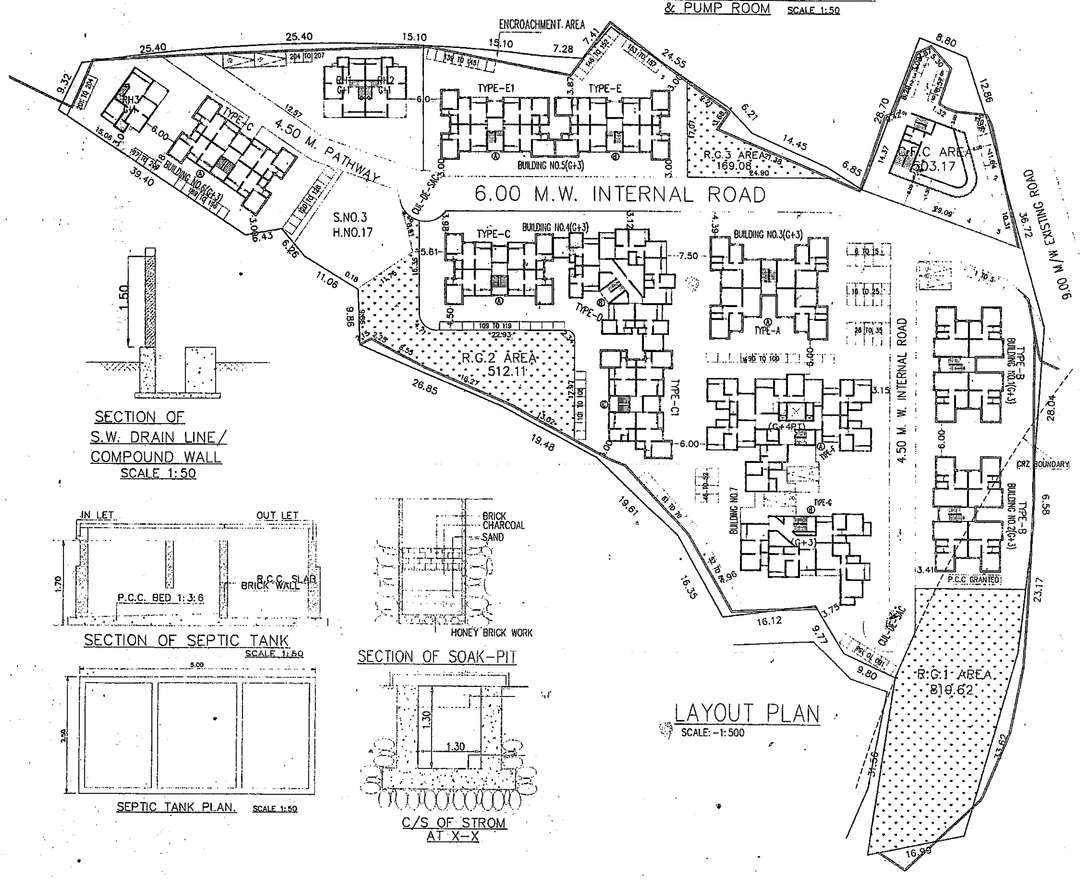
1	1/2	x 6.78	x 2.24	x 1 NO	=	7.59	SQ.MT.
2	1/2	x 7.31	x 2.91	x 1 NO	=	10.64	SQ.MT.
3	1/2	x 8.10	x 5.68	x 1 NO	=	23.00	SQ.MT.
4	1/2	x 8.43	x 7.11	x 1 NO	=	29.97	SQ.MT.
5	1/2	x 9.44	x 0.84	x 1 NO	=	3.96	SQ.MT.
6	1/2	x 11.06	x 0.68	x 1 NO	=	3.76	SQ.MT.
7	1/2	x 17.08	x 1.93	x 1 NO	=	16.48	SQ.MT.
8	1/2	x 6.48	x 1.72	x 1 NO	=	5.57	SQ.MT.
9	1/2	x 24.37	x 7.61	x 1 NO	=	92.73	SQ.MT.
10	1/2	x 24.35	x 14.51	x 1 NO	=	176.66	SQ.MT.
11	1/2	x 14.90	x 0.31	x 1 NO	=	2.31	SQ.MT.
12	1/2	x 29.57	x 8.83	x 1 NO	=	130.55	SQ.MT.
				TOTAL ADDITION	=	503.22	SQ.MT.



GATE ELEVATION
SCALE 1:50

SECTION OF U.G.WATER TANK & PUMP ROOM SCALE 1:50

C.F.C.AREA REQUIRED = 503.17 SQ.MTS
C.F.C.AREA PROPOSED = 305.91 SQ.MTS



SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50

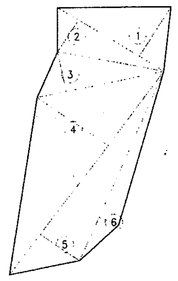
SECTION OF SEPTIC TANK
SCALE 1:50

SEPTIC TANK PLAN. SCALE 1:50

SECTION OF SOAK-PIT

C/S OF STROM AT X–X

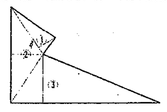
LAYOUT PLAN
SCALE: –1:500



R.G.–1 AREA DIAGRAM
SCALE: –1:500

R.G–1 AREA CALCULATION

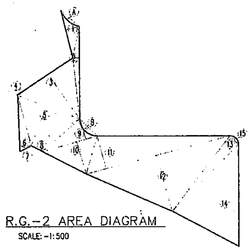
1	1/2	X 21.19	X 10.29	X 1NO	=	109.02	SQ.MT.
2	1/2	X 21.19	X 6.56	X 1NO	=	69.50	SQ.MT.
3	1/2	X 21.79	X 7.23	X 1NO	=	78.77	SQ.MT.
4	1/2	X 44.17	X 14.58	X 1NO	=	322.00	SQ.MT.
5	1/2	X 44.17	X 7.99	X 1NO	=	176.46	SQ.MT.
6	1/2	X 36.29	X 3.52	X 1NO	=	63.87	SQ.MT.
		TOTAL R.G.–1 AREA			=	819.62	SQ.MT.



R.G.–3 AREA DIAGRAM
SCALE: –1:500

R.G–3 AREA CALCULATION

1	1/2	x 10.01	x 3.30	x 1 NO	=	16.52	SQ.MT.
2	1/2	x 17.07	x 5.33	x 1 NO	=	45.49	SQ.MT.
3	1/2	x 25.90	x 8.60	x 1 NO	=	111.37	SQ.MT.
			TOTAL R.G–3 AREA		=	173.38	SQ.MT.
			TOTAL R.G–1+2+3 AREA		=	1509.66	SQ.MT.
			R.G.REQUIRED		=	1509.51	SQ.MT.



R.G.–2 AREA DIAGRAM
SCALE: –1:500

R.G–2 AREA CALCULATION

1	1/2	x 8.61	x 2.42	x 1 NO	=	10.42	SQ.MT.
2	1/2	x 16.36	x 1.14	x 1 NO	=	9.33	SQ.MT.
3	1/2	x 11.67	x 9.58	x 1 NO	=	55.90	SQ.MT.
4	1/2	x 11.75	x 0.17	x 1 NO	=	1.00	SQ.MT.
5	1/2	x 12.25	x 7.44	x 1 NO	=	45.57	SQ.MT.
6	1/2	x 9.86	x 2.01	x 1 NO	=	9.91	SQ.MT.
7	1/2	x 2.20	x 0.06	x 1 NO	=	0.07	SQ.MT.
8	1/2	x 9.66	x 1.90	x 1 NO	=	9.18	SQ.MT.
9	1/2	x 9.89	x 3.72	x 1 NO	=	18.40	SQ.MT.
10	1/2	x 9.89	x 5.93	x 1 NO	=	29.32	SQ.MT.
11	1/2	x 26.04	x 5.99	x 1 NO	=	77.99	SQ.MT.
12	1/2	x 25.74	x 10.22	x 1 NO	=	131.53	SQ.MT.
13	1/2	x 17.60	x 2.10	x 1 NO	=	18.48	SQ.MT.
14	1/2	x 17.97	x 11.46	x 1 NO	=	102.97	SQ.MT.
15	2/3	x 2.12	x 0.44	x 1 NO	=	0.62	SQ.MT.
				TOTAL ADDITION	=	520.69	SQ.MT.
DEDUCTIONS							
A	2/3	x 4.27	x 0.54	x 1 NO	=	1.54	SQ.MT.
B	2/3	x 4.24	x 0.88	x 1 NO	=	2.49	SQ.MT.
				TOTAL DEDUCTION	=	4.03	SQ.MT.
TOTAL R.G–2 AREA					=	516.66	SQ.MT.

A	AREA STATEMENT	SQ.MT
1	AREA OF PLOT(AS PER 7/12 EXTRACT)	10412.00
2	DEDUCTIONS FOR	
	A) ENCROACHMENT AREA	348.57
	B) ROAD SET BACK AREA	
	TOTAL(A+B)	348.57
3	BALANCE PLOT AREA	10063.43
4	DEDUCTION FOR	
	a 15% R.G.AREA	1509.51
	b 5% C.F.C.AREA	503.17
	TOTAL [a+b]	2012.68
5	BUIDABLE PLOT AREA (3 X 0.85)	8553.92
6	FLOOR SPACE INDEX PERMISSIBLE	ONE
8	PERMISSIBLE BUILT UP AREA	8553.92
9	EXISTING FLOOR AREA	---
10	PROPOSED AREA	8530.36
11	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	23.36
12	TOTAL BUILT UP AREA PROPOSED [10+11+12]	8553.72
13	BALCONY AREA STATEMENT	
B	i PERMISSIBLE AREA PER FLOOR	
	ii PROPOSED BALCONY AREA PER FLOOR	
	iii EXCESS BALCONY AREA PER FLOOR	
	iv TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
	PARKING STATEMENT	
C	i PARKING REQUIRED BY RULE	
	CAR	
	SCOOTER/MOTORCYCLE	
	OUTSIDERS [VISITERS]	
	ii LOCK- UP GARGES PERMISSIBLE	
	iii LOCK – UP GARGES PROPOSED	
	iv TOTAL PARKING PROVIDED	

PROFORMA II

CONTENTS OF SHEET

LAYOUT PLAN,LOCATION PLAN,PLOT AREA DIAGRAM & CALCULATION,R.G AREA DIARGRAM & CALOULTION

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BAY ME ON_____ AND THE DIMENSIONS OF THE SIDE ETC.OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO 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 / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED GROUP HOUSING BLDG.ON S.NO.3, H.NO.1,2,3,7,9 TO 13, 15 TO 24, 28 & 29 VILLAGE– VADAVALI, TAL– VASAI, DIST– THANE.

NAME OF OWNER: MR. THOMAS F. MACHADO & OTHERS

SIGNATURE OF OWNER

Date	Job No	FILE NO	Scale	Drn By	Chd By
19/06/13			AS SHOWN	TEJASWI	

NORTH LINE

AJAY WADE & ASSOCIATES
Architects , Engineers & Surveyors.
A/6,1ST FLOOR,"SAI TOWER",AMABADI ROAD
VASAI (West),PHONE NO–0250– 2335504