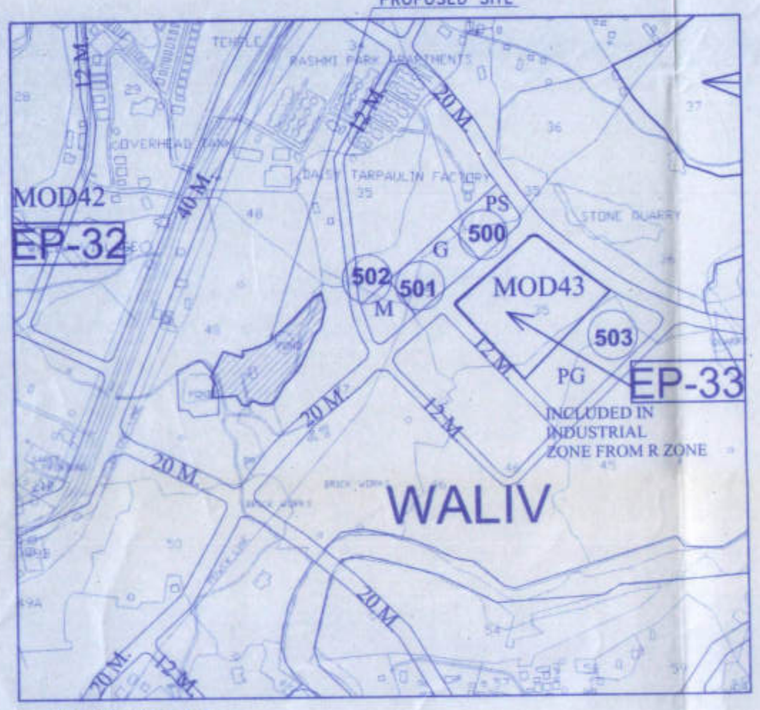
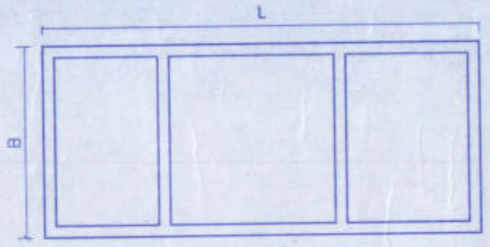
V.P.NO-5812 | SHEET NO.1

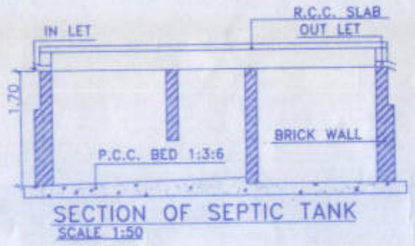
LAYOUT PLAN



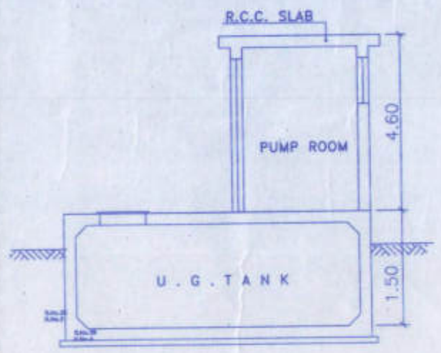
LOCATION PLAN
SCALE 1:5000



SEPTIC TANK PLAN.
SCALE 1:50



SECTION OF SEPTIC TANK
SCALE 1:50



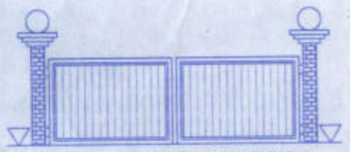
SECTION OF U.G.WATER TANK & PUMP ROOM SCALE 1:50

TOTAL BUILT-UP & CONSTRUCTION AREA STATEMENT

BUILT-UP AREA							FREE OF FSI WITH PREMIUM						
BLDG	WING	FLOORS	BUILT-UP AREA: COMM.AREA SQMT	BUILT-UP AREA: RESI.AREA SQMT	BUILT-UP AREA: EXCESS AREA SQMT	TOTAL B/U AREA SQMT	BALCONY AREA SQMT	STAIRCASE AREA SQMT	CONST. AREA SQMT (A)	STILT AREA SQMT	M.ROOM B.G.ROOM SQMT	FIRE ESCAPE STAIR/CASE & PASSAGE AREA SQMT	REFUGE AREA SQMT
2	A&B	ST+7TH FLR.	---	2052.26	0.35	2052.61	205.24	380.10	2637.95	350.68	-	125.60	31.32
3	C	ST+7TH FLR.	---	1770.02	19.32	1789.34	177.03	353.84	2320.21	279.02	-	120.56	30.51
TOTAL			---	3822.28	19.67	3841.95	382.27	733.94	4958.16	629.70	-	246.16	61.83

PARKING AREA STATEMENT

			CAR PARKING		TWO WHEELER	
BLDG NO	WING NO	NO. OF FLATS	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLDG.NO.2	A&B	56 NOS	23.10 NOS	23.00	56.00 NOS	56.00
BLDG.NO.3	C	56 NOS	15.40 NOS	16.00	56.00 NOS	56.00
TOTAL		112 NOS	38.50 NOS	39.00	112.00 NOS	112.00

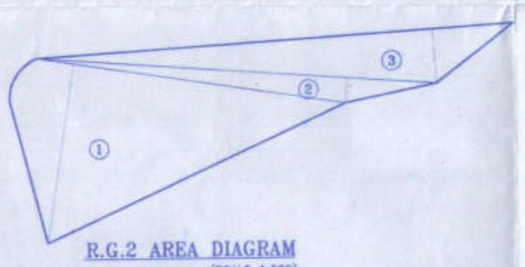


GATE ELEVATION
SCALE 1:50

R.G.1 AREA DIAGRAM
(SCALE 1:500)

R.G.1 AREA CALCULATION

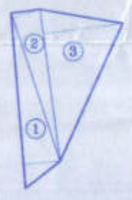
1	29.05 X 11.85 X 0.50	=	172.12 SQMT
2	30.95 X 3.25 X 0.50	=	50.29 SQMT
3	29.05 X 8.90 X 0.50	=	129.27 SQMT
TOTAL		=	351.68 SQMT



R.G.2 AREA DIAGRAM
(SCALE 1:500)

R.G.2 AREA CALCULATION

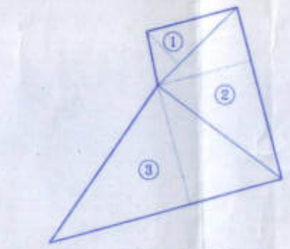
1	23.70 X 43.05 X 0.50	=	510.14 SQMT
2	52.35 X 3.25 X 0.50	=	85.07 SQMT
3	62.55 X 7.10 X 0.50	=	222.05 SQMT
TOTAL		=	817.26 SQMT



R.G.3 AREA DIAGRAM
(SCALE 1:500)

R.G.3 AREA CALCULATION

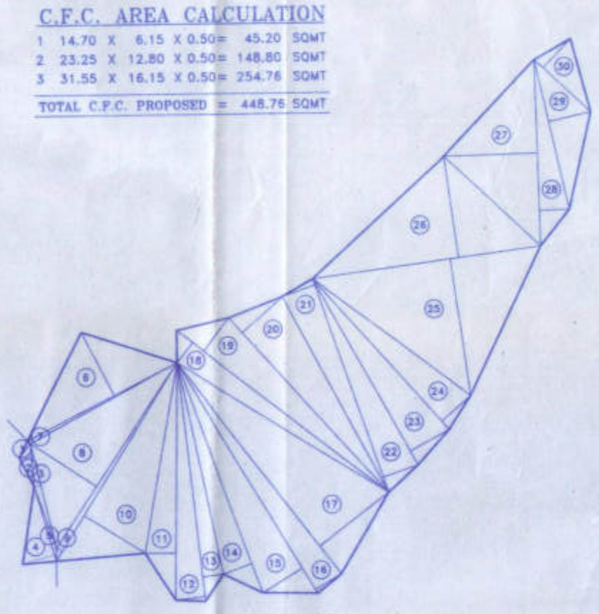
1	23.05 X 4.85 X 0.50	=	55.89 SQMT
2	20.45 X 3.10 X 0.50	=	31.70 SQMT
3	20.10 X 10.45 X 0.50	=	105.02 SQMT
TOTAL		=	192.61 SQMT
TOTAL R.G. PROPOSED		=	1361.55 SQMT
TOTAL R.G. REQUIRED		=	1344.81 SQMT



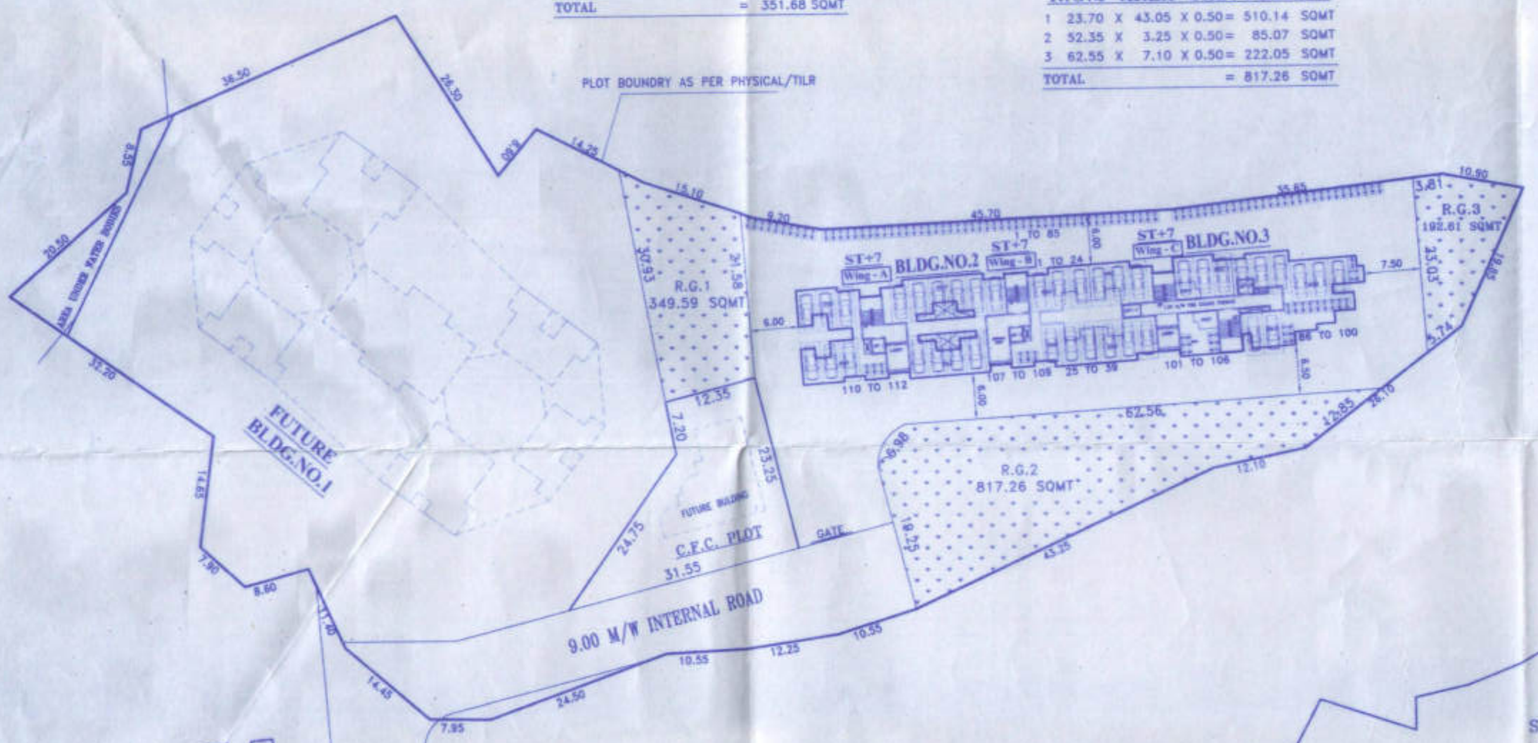
C.F.C. AREA DIAGRAM
(SCALE 1:500)

C.F.C. AREA CALCULATION

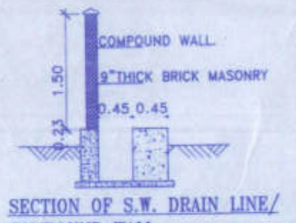
1	14.70 X 6.15 X 0.50	=	45.20 SQMT
2	23.25 X 12.80 X 0.50	=	148.80 SQMT
3	31.55 X 16.15 X 0.50	=	254.76 SQMT
TOTAL C.F.C. PROPOSED		=	448.76 SQMT



PLOT AREA DIAGRAM
(SCALE 1:1000)



LAYOUT PLAN
(SCALE 1:500)



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

HOLDING AREA DIGRAM
(SCALE 1:1000)

HOLDING AREA STATEMENT

S.NOS	H.NOS	AREA AS PER 7/12
48	5	9100.00 SQ.MT.
TOTAL		9100.00 SQ.MT.

PLOT AREA CALCULATION

(I) AREA UNDER WATER BODIES

1	4.94 X	0.50 X 0.50	=	1.24	SQMT
2	10.82 X	3.09 X 0.50	=	16.72	SQMT
3	28.45 X	1.03 X 0.50	=	14.65	SQMT
4	21.15 X	8.37 X 0.50	=	88.51	SQMT
5	10.04 X	2.68 X 0.50	=	13.45	SQMT
TOTAL AREA			=	134.57	SQMT

(II) BALANCE PLOT AREA

6	44.10 X	18.65 X 0.50	=	411.23	SQMT
7	44.10 X	0.95 X 0.50	=	20.94	SQMT
8	57.80 X	20.65 X 0.50	=	596.78	SQMT
9	60.70 X	1.80 X 0.50	=	54.63	SQMT
10	60.70 X	18.75 X 0.50	=	569.06	SQMT
11	62.05 X	8.05 X 0.50	=	249.75	SQMT
12	62.80 X	7.80 X 0.50	=	244.92	SQMT
13	62.80 X	5.70 X 0.50	=	178.98	SQMT
14	64.25 X	7.95 X 0.50	=	255.39	SQMT
15	70.75 X	12.25 X 0.50	=	433.34	SQMT
16	70.75 X	7.90 X 0.50	=	279.46	SQMT
17	70.05 X	22.70 X 0.50	=	795.06	SQMT
18	69.90 X	6.75 X 0.50	=	235.91	SQMT
19	69.90 X	11.00 X 0.50	=	384.45	SQMT
20	61.85 X	14.15 X 0.50	=	437.58	SQMT
21	59.30 X	9.05 X 0.50	=	268.33	SQMT
22	59.30 X	9.65 X 0.50	=	286.12	SQMT
23	55.90 X	11.50 X 0.50	=	321.42	SQMT
24	53.10 X	10.15 X 0.50	=	269.48	SQMT
25	60.00 X	36.15 X 0.50	=	1084.50	SQMT
26	60.00 X	26.70 X 0.50	=	801.00	SQMT
27	48.70 X	24.35 X 0.50	=	592.92	SQMT
28	48.70 X	7.75 X 0.50	=	188.71	SQMT
29	40.20 X	11.25 X 0.50	=	226.12	SQMT
30	20.10 X	10.40 X 0.50	=	104.52	SQMT
TOTAL AREA			=	9290.60	SQMT
TOTAL PLOT AREA (I+II)			=	9425.17	SQMT
AREA AS PER 7/12			=	9100.00	SQMT

PROFORMA I

		TOTAL
A	AREA STATEMENT	
1.	AREA OF PLOT AS PER 7/12.	9100.00
2.	DEDUCTIONS FOR.	
	a) AREA UNDER WATER BODIES	134.57
	b)	-
	c)	-
3.	TOTAL (a+b+c.)	134.57
4.	NET PLOT AREA (1 MINUS 3)	8965.43
5.	DEDUCTIONS FOR.	
	a) R.G. 15%	1344.81
	b) C.F.C. 5%	448.27
6.	BUILDABLE PLOT AREA (8965.43 X 0.85)	7620.61
7.	FLOOR SPACE INDEX PERMISSIBLE	1.00
8.	AREA PERMISSIBLE	7620.61
9.	EXISTING FLOOR AREA	-
10.	TOTAL AREA PERMISSIBLE	7620.61
11.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (III) BELOW)	-
12.	TOTAL BUILT UP AREA PROPOSED	3841.95
B.	BALCONY AREA STATEMENT	AS PER STATEMENT
	(I) PERMISSIBLE BALCONY AREA PER FLOOR	
	(II) PROPOSED BALCONY AREA PER FLOOR	
	(III) EXCESS BALCONY AREA PER FLOOR	
	(iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C.	TENEMENT STATEMENT	3841.95
	(I) PROPOSED AREA(ITEM A,14 ABOVE.)	-
	(II) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,ETC.)	3841.95
	(III) AREA AVAILABLE FOR TENEMENTS(I MINUS II)	115.00
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	112.00
	(v) TENAMENTS PROPOSED	-
	(vi) TENEMENTS EXISTING	-
	TOTAL TENEMENTS ON THE PLOT	-
D.	PARKING STATEMENT	-
	(I) PARKING REQUIRED BY RULE	-
	CAR	39
	SCOOTER/MOTORCYCLE	112
	OUTSIDERS (VISITORS)	-
	(II) LOCK-UP GARAGES PERMISSIBLE	-
	(III) LOCK-UP GARAGES PROPOSED	-
	CAR	-
	SCOOTER/MOTORCYCLE	-
	OUTSIDERS (VISITORS)	-
	(iv) TOTAL PARKING PROVIDED	151
E.	TRANSPORT VEHICLES PARKING	-
	(I) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	-
	(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	-

PROFORMA II

CONTENTS OF SHEET

LAYOUT PLAN ,LOCATION PLAN,ARCHITECTURAL DETAILS,PLOT AREA DIAGRAM&CALCULATION, PARKING AREA STATEMENT,TOTAL BUILT UP AREA STATEMENT,PREMIUM CALCULATION, ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24.06.2016 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 Registered Engineer
Licensed Surveyor/Engineer/Structural Engineer / Supervisor

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E.(CIVIL) OR EQUIVALENT.

[Issued As per Approved by Commissioner]

SIGNATURE OF REGISTERED ENGINEER

STAMP OF DATE OF RECEIPT OF PLANS

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

VASAI-VIRAR CITY MUNICIPAL CORPORATION * Town Planning Dept. * DIST.PALGHAR

STAMP OF APPROVAL OF PLANS

Approved as amended in.....
Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/- CC VP/- 5812 / 8197 / 2017-18
Dated 17/03/2018

Deputy Director Town Planning
Vasai-Virar City Municipal Corporation,
Vasai DIST. PALGHAR.

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO.48, H.NO.5 AT VILL-WALIV; TAL-VASAI; DIST-PALGHAR.

NAME OF OWNERS

Mr. KASHINATH M. PATIL &
Mr. VINAYAK M. PATIL

SIGNATURE OF APPLICANT

JOB. NO. V.P.NO.5812 FILE.NO.1888B

DATE 05-03-2018

DRAWING NO.

SCALE AS SHOWN

NORTH LINE

DRAWN BY NABI

CHECKED BY

SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.:VVCMC/ENGR/01)

EN-CON
Architectural & Structural Works
Project Consultants

G-7/8 "D" WING, SETHI PALACE,AMBADI ROAD, VASAI ROAD (WEST)-401 202
PHONE: 912-336318, 333404
E-mail:encon1@rediffmail.com