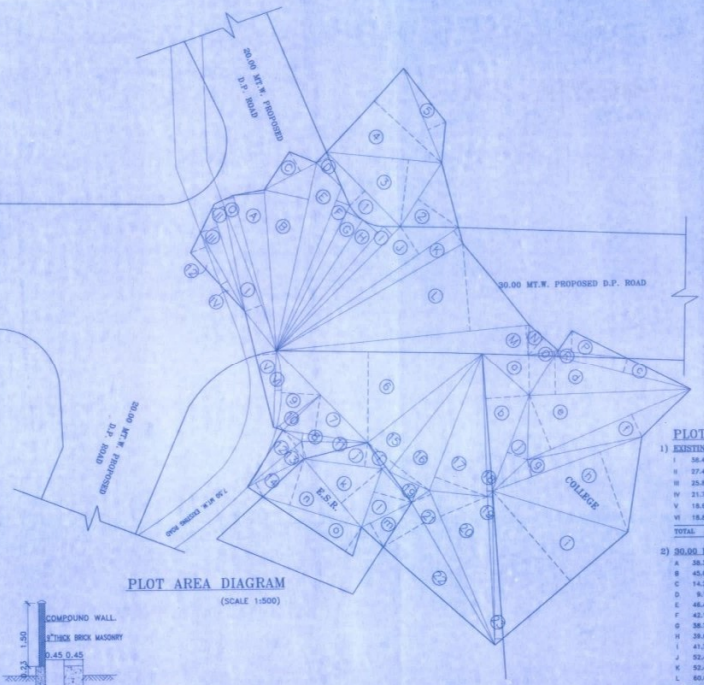
B.P. NO - 4510	SHEET NO.1
V.P. NO - 554	LAYOUT PLAN

TOTAL CONSTRUCTION AREA STATEMENT

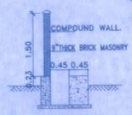
BUILT-UP AREA						FREE OF FSI WITH PREMIUM										
BLDG	WING	FLOORS	BUILT-UP AREA COMM.AREA SQMT	BUILT-UP AREA RESI.AREA SQMT	TOTAL B/U AREA SQMT	BALCONY AREA SQMT	STAIRCASE AREA SQMT	FREE OF F.S.I. SQMT	CONST. AREA SQMT (A)	C.D. AREA SQMT	STILT AREA SQMT	P.B./B.D. AREA SQMT	FIRE ESCAPE STAIR/LIFT & PASSAGE AREA SQMT	SOCIETY OFFICE & TOILET SQMT	REFUGE AREA SQMT	TERRACE AREA SQMT
1		GR+7	422.97	1111.98	1534.95	110.28	184.16	222.15	2051.54	–	–	125.56	–	–	–	44.73
TOTAL			422.97	1111.98	1534.95	110.28	184.16	222.15	2051.54	–	–	125.56	–	–	–	44.73
2	A	G+7	165.04	1373.33	1521.37	133.07	167.25	–	1821.67	–	–	46.62	204.85	–	–	–	21.92
	B	G+10PT	106.84	2018.55	2125.39	199.29	438.90	–	2763.58	–	–	128.47	288.68	–	–	30.91	15.90
TOTAL			254.88	3391.88	3646.76	332.36	606.13	–	4585.25	–	–	175.09	493.53	–	–	30.91	37.82
GRAND TOTAL			677.85	4503.86	5181.71	442.64	790.29	222.15	6636.79	–	–	175.09	619.09	–	–	30.91	82.55

TOTAL PARKING AREA STATEMENT

BLDG NO.	WING	FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEEL PARKING REQUIRED	TWO WHEEL PARKING PROVIDED
1	–	18	16.14	17	43.38	44
2	'A&B'	64	29.84	30	79.23	80
TOTAL	–	82	45.98	47	122.61	124



PLOT AREA DIAGRAM
(SCALE 1:500)



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

LOCATION PLAN
(SCALE 1:5000)

PLOT AREA CALCULATION

1) EXISTING ROAD

I	56.40 X 4.50 X 0.50	=	88.41	SQ.MT.
II	27.40 X 2.85 X 0.50	=	39.05	SQ.MT.
III	25.80 X 4.45 X 0.50	=	57.40	SQ.MT.
IV	21.75 X 2.00 X 0.50	=	21.75	SQ.MT.
V	18.60 X 4.90 X 0.50	=	45.58	SQ.MT.
VI	18.85 X 1.75 X 0.50	=	16.50	SQ.MT.
TOTAL		=	286.69	SQ.MT.

2) 30.00 M.W.PROPOSED D.P.ROAD

A	38.35 X 7.25 X 0.50	=	139.02	SQ.MT.
B	45.60 X 10.40 X 0.50	=	237.15	SQ.MT.
C	14.20 X 5.45 X 0.50	=	38.69	SQ.MT.
D	8.10 X 3.25 X 0.50	=	14.87	SQ.MT.
E	48.40 X 7.05 X 0.50	=	183.57	SQ.MT.
F	42.10 X 3.35 X 0.50	=	70.52	SQ.MT.
G	38.70 X 4.25 X 0.50	=	82.23	SQ.MT.
H	28.00 X 4.70 X 0.50	=	91.85	SQ.MT.
I	41.25 X 2.80 X 0.50	=	58.45	SQ.MT.
J	52.40 X 8.05 X 0.50	=	210.91	SQ.MT.
K	52.40 X 3.70 X 0.50	=	96.94	SQ.MT.
L	80.60 X 20.70 X 0.50	=	827.73	SQ.MT.
M	60.65 X 7.20 X 0.50	=	218.34	SQ.MT.
N	8.30 X 5.60 X 0.50	=	28.04	SQ.MT.
O	7.25 X 1.20 X 0.50	=	4.35	SQ.MT.
P	16.70 X 5.10 X 0.50	=	42.59	SQ.MT.
Q	38.55 X 2.90 X 0.50	=	55.89	SQ.MT.
R	17.40 X 1.35 X 0.50	=	11.75	SQ.MT.
TOTAL		=	2190.66	SQ.MT.

3) AREA UNDER COLLEGE

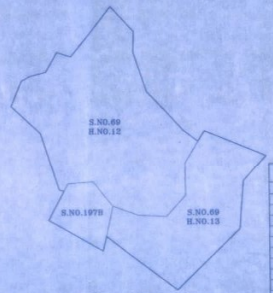
a	17.10 X 9.40 X 0.50	=	80.38	SQ.MT.
b	53.20 X 10.15 X 0.50	=	167.73	SQ.MT.
c	33.25 X 3.50 X 0.50	=	58.19	SQ.MT.
d	38.25 X 9.10 X 0.50	=	174.04	SQ.MT.
e	42.10 X 13.35 X 0.50	=	281.02	SQ.MT.
f	42.10 X 5.35 X 0.50	=	112.62	SQ.MT.
g	37.80 X 4.10 X 0.50	=	77.49	SQ.MT.
h	37.00 X 20.10 X 0.50	=	376.88	SQ.MT.
i	39.05 X 28.10 X 0.50	=	548.66	SQ.MT.
j	24.30 X 5.10 X 0.50	=	61.97	SQ.MT.
TOTAL		=	1938.98	SQ.MT.

4) AREA UNDER E.S.R.

I	17.80 X 1.00 X 0.50	=	8.90	SQ.MT.
J	18.80 X 5.75 X 0.50	=	54.06	SQ.MT.
k	21.20 X 12.60 X 0.50	=	133.57	SQ.MT.
l	14.95 X 9.45 X 0.50	=	70.63	SQ.MT.
m	13.50 X 6.60 X 0.50	=	44.55	SQ.MT.
n	24.70 X 11.50 X 0.50	=	142.02	SQ.MT.
o	25.85 X 6.90 X 0.50	=	89.18	SQ.MT.
TOTAL		=	542.91	SQ.MT.

5) AREA UNDER R.ZONE

1	25.40 X 5.25 X 0.50	=	66.67	SQ.MT.
2	18.20 X 11.80 X 0.50	=	107.38	SQ.MT.
3	27.90 X 16.50 X 0.50	=	312.44	SQ.MT.
4	27.75 Y 22.80 X 0.50	=	316.35	SQ.MT.
5	24.60 X 4.80 X 0.50	=	59.04	SQ.MT.
6	49.80 X 22.70 X 0.50	=	562.98	SQ.MT.
7	20.70 X 9.90 X 0.50	=	102.48	SQ.MT.
8	20.45 X 2.00 X 0.50	=	20.45	SQ.MT.
9	18.90 X 9.50 X 0.50	=	89.77	SQ.MT.
10	13.20 X 1.35 X 0.50	=	8.91	SQ.MT.
11	15.70 X 4.25 X 0.50	=	33.36	SQ.MT.
12	16.90 X 4.90 X 0.50	=	41.40	SQ.MT.
13	18.90 X 3.60 X 0.50	=	30.42	SQ.MT.
14	15.00 X 3.75 X 0.50	=	28.12	SQ.MT.
15	36.80 X 8.70 X 0.50	=	159.21	SQ.MT.
16	38.40 X 10.95 X 0.50	=	200.38	SQ.MT.
17	35.45 X 13.70 X 0.50	=	242.83	SQ.MT.
18	34.40 X 1.20 X 0.50	=	20.64	SQ.MT.
19	36.90 X 1.20 X 0.50	=	22.14	SQ.MT.
20	40.00 X 12.40 X 0.50	=	251.10	SQ.MT.
21	40.50 X 5.15 X 0.50	=	104.29	SQ.MT.
22	38.75 X 11.55 X 0.50	=	229.55	SQ.MT.
23	36.90 X 1.90 X 0.50	=	35.05	SQ.MT.
TOTAL		=	3044.91	SQ.MT.
TOTAL PLOT AREA (1+2+3+4+5)		=	7664.15	SQ.MT.
TOTAL PLOT AREA AS PER 7/12		=	7932.14	SQ.MT.



HOLDING AREA DIAGRAM
SCALE 1:1000

HOLDING AREA STATEMENT
(AS PER 7/12)

1	S.NO. 69 H.NO 12	=	4530.00	SQMT
2	S.NO. 69 H.NO 13	=	2692.14	SQMT
3	S.NO. 197B	=	710.00	SQMT
TOTAL		=	7932.14	SQMT

SEPTIC TANK PLAN
(SCALE 1:50)

PROFORMA I

		TOTAL
A.	AREA STATEMENT	
1.	AREA OF PLOT (AS PER 7/12 EXTRACT)	7932.14
2.	AREA UNDER EXISTING ROAD.	266.69
3.	PLOT AREA CONSIDERED.	7665.45
4.	DEDUCTIONS FOR.	
	a. 30.00 M/W PROPOSED D.P. ROAD	2190.66
	b. D.P. RESERVATION COLLEGE.	1938.98
	c. D.P. RESERVATION E.S.R.	542.91
5.	TOTAL (a+b+c)	4672.55
6.	BALANCE AREA OF THE PLOT. (3 MINUS 5)	2992.90
7.	DEDUCTIONS FOR.	
	a. R.G. 10% PHYSICAL ONLY.	299.29
8.	NET AREA OF PLOT.	2992.90
9.	FLOOR SPACE INDEX PERMISSIBLE	1.00
10.	BUILT UP AREA PERMISSABLE	2992.90
11.	MAX. B.U.AREA PERMISSIBLE AS (TDR) 2992.90X1.40=2992.90	7182.96
12.	FLOOR SPACE INDEX CREDIT AVAILABLE AS DEVELOPMENT RIGHTS (RESTRICTED	
	a. 30.00 M/W PROPOSED D.P. ROAD	2190.66
13.	BUILT UP AREA PERMISSABLE INCLUDING D.P.ROAD (10+12a)	5183.56
14.	TOTAL BUILT UP AREA PROPOSED	5181.71
B.	BALCONY AREA STATEMENT	AS PER DRAWING
	(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	
	(i) PROPOSED AREA(ITEM A,14 ABOVE.)	5181.71
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,ETC.)	677.85
	(iii) AREA AVAILABLE FOR TENEMENTS(MINUS 3)	4503.86
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	135 NOS
	(v) TENAMENTS PROPOSED	82 NOS
	(vi) TENEMENTS EXISTING	–
	TOTAL TENEMENTS ON THE PLOT	–
D.	PARKING STATEMENT	
	(i) PARKING REQUIRED BY RULE	–
	CAR	47 NOS
	SCOOTER/MOTORCYCLE	124 NOS
	OUTDOERS (VISITORS)	–
	(ii) LOCK-UP GARAGES PERMISSIBLE	–
	(iii) LOCK-UP GARAGES PROPOSED	–
	CAR	–
	SCOOTER/MOTORCYCLE	–
	OUTDOERS (VISITORS)	–
	(iv) TOTAL PARKING PROVIDED	–
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
BLOCK PLAN,LOCATION PLAN,ARCHITECTURAL DETAILS,PLOT AREA DIAGRAM&CALCULATION, PARKING AREA STATEMENT,TOTAL BUILT UP AREA STATEMENT

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE, WAS SURVEYED BY ME ON 14.1.2019 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

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 R.C.C(VIA) OR EQUIVALENT As per Approved LICENSED SURVEYOR

SIGNATURE OF
STRUCTURAL ENGINEER / SUPERVISOR

STAMP OF DATE OF RECEIPT OF PLANS
The amended plan duly approved herewith Supersedes all the earlier approved plans.

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

STAMP OF APPROVAL OF PLANS
Approved as amended in/ Subject to the Conditions mentioned in the Office Letter
No. VVCMC/TP/RP/
VP. - 554/115/2-019 - 2-0
DATED. 25.05.2019

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

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTAL/COMMERICAL BLDG. WITH SHOP LINE ON LAND BEARING S.NO.69,H.NO.12&13, S.NO.197B, VILL-CHINCHNE, TAL-VASAI, DIST-PALGHAR.

NAME OF APPLICANT
MR. PIYUSH MEHTA DIRECTOR
DIRECTOR OF M/S. UNIQUE LAND REALTY PVT.LTD.

SIGNATURE OF APPLICANT

JOB NO.	DATE
CITY PLN0-1036	25/05/2019
IHP.NO-4510	
VP.NO-554	
DRAWING NO.	SCALE
	AS SHOWN
NORTH LINE	DRAWN BY
	SUPRIYA
	CHECKED BY

SANJAY S.MARANG
REGISTERED ENGINEER
Regn.No.:VVCMC/ENGG/III

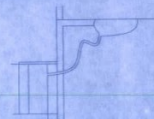
EN-CON
Architectural & Structural Works
Project Consultants

C/16 "D" WING, SETHI PALACE,AMBADI ROAD, VASAI ROAD (WEST) 401 202
PHONE. 9423068888, 2344868
E-mail:encon1@rediffmail.com

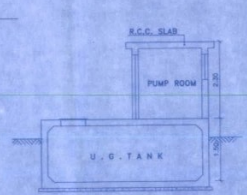
BLOCK PLAN
(SCALE 1:500)

GATE ELEVATION
SCALE 1:100

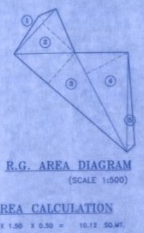
SECTION OF SOAK PIT
SCALE 1:50



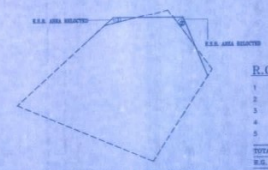
DET. OF GR. FL.W.C. CONNECTION TO INSPECTION CHAMBER
SCALE 1:50



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



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



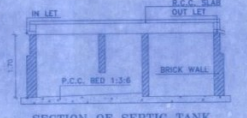
E.S.R. AREA DIAGRAM AS PER RELOCATED
SCALE 1:1000

R.G. AREA CALCULATION

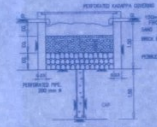
1	13.50 X 1.50 X 0.50	=	10.12	SQ.MT.
2	13.50 X 13.25 X 0.50	=	89.44	SQ.MT.
3	33.40 X 7.60 X 0.50	=	126.92	SQ.MT.
4	25.70 X 8.20 X 0.50	=	105.37	SQ.MT.
5	23.50 X 1.80 X 0.50	=	21.15	SQ.MT.
TOTAL		=	355.00	SQ.MT.
R.G. AREA REQUIRED		=	299.29	SQ.MT.

AREA UNDER E.S.R. AS PER RELOCATED

1	7.85 X 1.35 X 0.50	=	5.30	SQMT
2	8.90 X 2.05 X 0.50	=	9.12	SQMT
TOTAL		=	14.42	SQMT



SECTION OF SEPTIC TANK
(SCALE 1:50)



DETAILS OF RAINWATER HARVESTING PIT.
(SCALE 1:50)