B.P.NO.3861	SHEET NO.1
V.P.NO.–0339	LAYOUT

TOTAL BUILT UP & CONSTRUCTION AREA STATEMENT

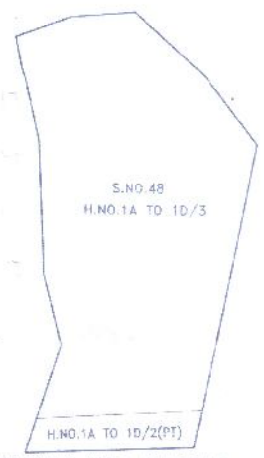
BLDG.NO.	WING	FLOORS	COMM. AREA	RESI. AREA	EXCESS BALCONY AREA	ADDITIONAL E.F AREA ELEVATION FEATURES	TOTAL BUILT-UP AREA	BALCONY AREA	STAIRCASE AREA & PASSAGE AREA	FIRE ESCAPE STAIRCASE AREA	TOTAL CONSTRUCTION AREA	SOCIETY OFFICE/ METER ROOM AREA	STILT AREA	POCKET TERRACE AREA	REFUGE AREA	F.B./D.B. AREA
BLDG.NO.1	A	G+12	174.53 SQMT	2705.96 SQMT	--	74.07 SQMT	2954.56 SQMT	264.18 SQMT	693.41 SQMT	235.61 SQMT	4147.76 SQMT	9.42 SQMT	54.79 SQMT	158.30 SQMT	39.47 SQMT	290.36 SQMT
	B	G+7	84.92 SQMT	938.82 SQMT	45.14 SQMT	--	1068.88 SQMT	93.91 SQMT	178.43 SQMT	115.92 SQMT	1457.14 SQMT	–	77.55 SQMT	28.37 SQMT	39.12 SQMT	0.00 SQMT
	C	G+7	119.50 SQMT	1528.17 SQMT	15.75 SQMT	--	1663.42 SQMT	152.81 SQMT	381.28 SQMT	–	2197.51 SQMT	15.17 SQMT	99.58 SQMT	20.17 SQMT	–	0.00 SQMT
	D	G+4	--	510.40 SQMT	6.25 SQMT	--	516.65 SQMT	51.00 SQMT	80.10 SQMT	–	647.75 SQMT	–	–	–	–	0.00 SQMT
	TOTAL		378.95 SQMT	5683.35 SQMT	67.14 SQMT	74.07 SQMT	6203.51 SQMT	561.90 SQMT	1333.22 SQMT	351.53 SQMT	8450.16 SQMT	24.59 SQMT	231.92 SQMT	206.84 SQMT	78.59 SQMT	0.00 SQMT
BLDG.NO.3	–	G+3	--	369.42 SQMT	6.73 SQMT	--	376.15 SQMT	34.41 SQMT	54.83 SQMT	–	465.39 SQMT	–	87.99 SQMT	–	–	–
TOTAL	–	–	378.95 SQMT	6052.77 SQMT	73.87 SQMT	74.07 SQMT	6579.66 SQMT	596.31 SQMT	1388.05 SQMT	351.53 SQMT	8915.55 SQMT	24.59 SQMT	319.91 SQMT	206.84 SQMT	78.59 SQMT	290.36 SQMT

PARKING AREA STATEMENT (OLD)

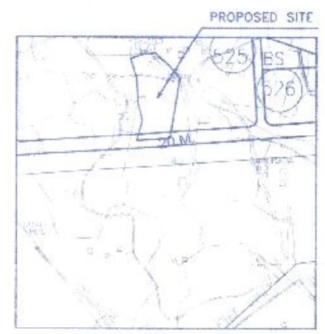
BLDG.NO.	WING	FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEE. PARKING REQUIRED	TWO WHEE. PARKING PROVIDED
BLDG.NO.1	A	41	18.01	18	41	41
	B	27	13.14	13	27	27
	C&D	62	1.19	1	69.17	70
BLDG.NO.3	–	5	5.77	6	5.00	5
TOTAL		135	38.11	38	142.17	143

PARKING AREA STATEMENT WING A(NEW)

BLDG.NO.	WING	FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEE. PARKING REQUIRED	TWO WHEE. PARKING PROVIDED
BLDG.NO.1	A	30	17.27	18	30	30
TOTAL		30	17.27	18	30	30
GRAND TOTAL		165	55.38	56	172.17	173



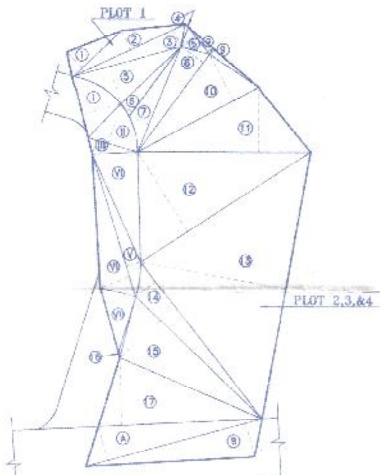
HOLDING AREA DIAGRAM
SCALE 1:1000



LOCATION PLAN
SCALE 1:5000

HOLDING AREA STATEMENT

S.NO	H.NO	AREA
S.NO.48	1A TO 1D/2	472.00 SQMT (OUT OF 944.00 SQMT)
S.NO.48	1A TO 1D/3	5448.00 SQMT
TOTAL		5920.00 SQMT



PLOT AREA DIAGRAM
SCALE 1:1000

PLOT AREA CALCULATION

i) AREA UNDER ENCROACHMENT

a	9.99 X 1.86 X 0.50 =	9.30 SQMT
b	9.99 X 5.35 X 0.50 =	26.73 SQMT
TOTAL	=	36.03 SQMT

ii) AREA UNDER EXISTING ROAD

I	18.14 X 10.50 X 0.50 =	95.24 SQMT
II	14.17 X 11.26 X 0.50 =	79.78 SQMT
III	14.17 X 3.16 X 0.50 =	22.39 SQMT
IV	34.25 X 10.93 X 0.50 =	187.18 SQMT
V	43.14 X 3.87 X 0.50 =	83.48 SQMT
VI	43.14 X 8.88 X 0.50 =	191.55 SQMT
VII	21.23 X 9.10 X 0.50 =	96.60 SQMT
TOTAL	=	756.22 SQMT

iii) AREA UNDER 20.00 M/W ROAD

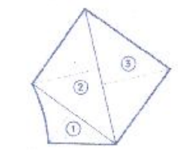
A	50.78 X 9.17 X 0.50 =	232.83 SQMT
B	50.78 X 9.42 X 0.50 =	239.17 SQMT
TOTAL	=	472.00 SQMT

iv) PLOT–1 AREA CALCULATION

1	18.79 X 6.44 X 0.50 =	60.50 SQMT
2	35.37 X 6.16 X 0.50 =	108.94 SQMT
3	35.37 X 4.75 X 0.50 =	84.00 SQMT
4	6.21 X 0.42 X 0.50 =	1.30 SQMT
5	31.72 X 11.28 X 0.50 =	178.90 SQMT
6	24.92 X 4.02 X 0.50 =	50.09 SQMT
TOTAL	=	483.73 SQMT
AS PER 7/12 (CONSIDERED AREA)	=	361.00 SQMT

v) PLOT–2,3&4 AREA CALCULATION

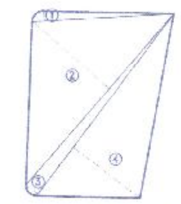
7	32.62 X 6.11 X 0.50 =	99.65 SQMT
8	34.66 X 7.92 X 0.50 =	137.25 SQMT
9	18.26 X 1.74 X 0.50 =	15.89 SQMT
10	38.76 X 15.75 X 0.50 =	305.23 SQMT
11	48.99 X 18.11 X 0.50 =	443.60 SQMT
12	56.81 X 26.79 X 0.50 =	760.97 SQMT
13	76.27 X 41.84 X 0.50 =	1595.57 SQMT
14	56.42 X 7.04 X 0.50 =	198.60 SQMT
15	49.86 X 16.97 X 0.50 =	423.06 SQMT
16	19.60 X 0.84 X 0.50 =	8.23 SQMT
17	46.11 X 17.85 X 0.50 =	411.53 SQMT
TOTAL	=	4399.58 SQMT
AS PER 7/12 (CONSIDERED AREA)	=	4294.75 SQMT
TOTAL 7/12 AREA	=	5920.00 SQMT



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

C.F.C. AREA CALCULATION

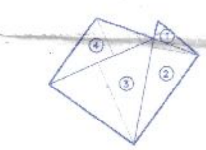
1	14.74 X 5.48 X 0.50 =	40.39 SQMT
2	19.90 X 9.68 X 0.50 =	96.32 SQMT
3	19.90 X 9.88 X 0.50 =	98.31 SQMT
TOTAL	=	235.02 SQMT
C.F.C. PROVIDED	=	235.02 SQMT
C.F.C. AREA REQUIRED	=	232.79 SQMT



R.G.1 AREA DIAGRAM
SCALE 1:500

R.G.–1 AREA CALCULATION

1	20.14 X 1.40 X 0.50 =	14.10 SQMT
2	31.91 X 14.84 X 0.50 =	236.77 SQMT
3	32.18 X 2.15 X 0.50 =	34.59 SQMT
4	32.18 X 12.19 X 0.50 =	196.14 SQMT
TOTAL	=	481.60 SQMT



R.G.2 AREA DIAGRAM
SCALE 1:500

R.G.2 AREA CALCULATION

1	7.71 X 2.44 X 0.50 =	9.41 SQMT
2	15.47 X 6.90 X 0.50 =	53.37 SQMT
3	16.24 X 13.12 X 0.50 =	106.53 SQMT
4	16.24 X 6.23 X 0.50 =	50.59 SQMT
TOTAL	=	219.90 SQMT
R.G. PROVIDED(R.G.1+R.G.2)	=	
(481.60 + 219.90)	=	701.50 SQMT
R.G. AREA REQUIRED	=	698.36 SQMT

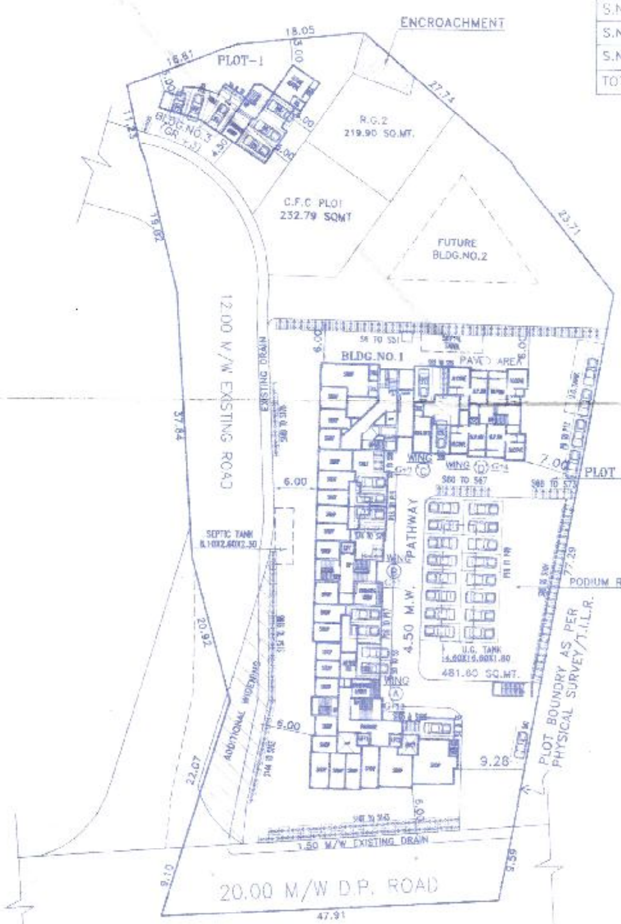
T.D.R. AREA CALCULATION

a) R.R. VALUE OF GENERATING PLOT (2019) S.NO./H.NO.50/2/1/A/1 (SATIVALI) = RS.4110/ PER SQMT.

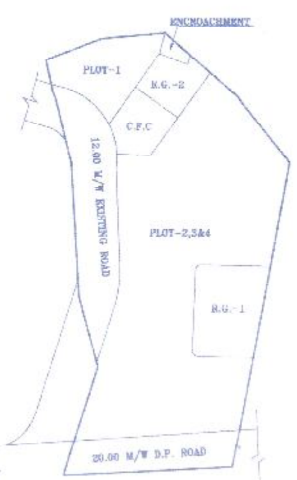
b) R.R. VALUE OF RECEIVING PLOT (2019) S.NO.48 (SATIVALI) = RS.4930/ PER SQMT.

T.D.R. GENERATED

4110.00 / 4930.00 = 0.83 X 2115.43 SQMT. = 1755.81 SQMT.



LAYOUT PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:1000

DISTRIBUTION PLOT AREA

PLOT NO.	PLOT AREA	R.G. AREA	C.F.C AREA	TOTAL PLOT AREA	RATIO	BUILT UP AREA PERMISSIBLE	D.P. RESERVATION D.P.ROAD	D.P. RESERVATION CHANNEL	ADD. T.D.R. AREA DRC NO.135	BUILT UP AREA PERMISSIBLE WITH D.P.RESERVATION & T.D.R
1	361.00 SQ.MT.	--	--	361.00 SQ.MT.	9.68	383.47 SQ.MT.	-	-	-	383.47 SQ.MT.
2,3 & 4	4294.75 SQ.MT.	698.36 SQ.MT.	232.79 SQ.MT.	3363.60 SQ.MT.	90.31	3573.92 SQ.MT.	472.00 SQ.MT.	1068.00 SQ.MT.	1755.81 SQ.MT.	6869.73 SQ.MT.
TOTAL	4655.75 SQ.MT.	698.36 SQ.MT.	232.79 SQ.MT.	3724.60 SQ.MT.	100	3957.39 SQ.MT.	472.00 SQ.MT.	1068.00 SQ.MT.	1755.81 SQ.MT.	7253.20 SQ.MT.

PROFORMA I

		SQMT
A	AREA STATEMENT	
1.	GROSS PLOT AREA (AS PER 7/12)	5920.00
2.	AREA UNDER EXISTING ROAD	756.22
3.	AREA UNDER ENCROACHMENT	36.03
4.	AREA UNDER D.P. ROAD	472.00
5.	AREA UNDER CHANNEL RESERVATION	–
6.	BALANCE PLOT AREA	4655.75
7.	R.G. 15%	698.36
8.	C.F.C 5%	232.79
9.	BUILDABLE PLOT AREA (4655.75 X 0.85%)	3957.39
10.	PERMISSIBLE F.S.I.	1.00
11.	PERMISSIBLE BUILT UP AREA	3957.39
12.	MAX. PERMISSIBLE FSI WITH DR/TDR	1.90
13.	MAX. PERMISSIBLE BUILT UP AREA WITH DR/TDR (0.90 X 4655.75 + 3957.39)	8147.56
14.	ADD. AREA UNDER D.P. ROAD	472.00
15.	ADD. AREA UNDER CHANNEL RESERVATION	1068.00
16.	ADD. TDR FROM D.R.C. NO.134 (4110/4930) X 2115.43	1755.81
17.	TOTAL PERMISSIBLE BUILT UP AREA (11 + 14 + 15 + 16)	7253.20
18.	PROPOSED BUILT UP AREA	6579.66
B.	BALCONY AREA STATEMENT	
	(i) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
	(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.)	6579.66
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,ETC.)	378.95
	(iii) AREA AVAILABLE FOR TENEMENTS(I MINUS II)	6200.71
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	186
	(v) TENAMENTS PROPOSED	185
	(vi) TENEMENTS EXISTING	–
	TOTAL TENEMENTS ON THE PLOT	
D.	PARKING STATEMENT	–
	(i) PARKING REQUIRED BY RULE	
	CAR	56 NOS
	SCOOTER/MOTORCYCLE	173 NOS
	OUTSIDERS (VISITORS)	–
	(ii) LOCK-UP GARAGES PERMISSIBLE	–
	(iii) LOCK-UP GARAGES PROPOSED	–
	(iv) TOTAL PARKING PROVIDED	229 NOS
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,BUILT UP AREA STATEMENT,PARKING STATEMENT,LOCATION PLAN,HOLDING AREA STATEMENT AND ARCHITECTURAL DRAWINGS ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.02.2017 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	STAMP OF APPROVAL OF PLANS
The amended plan duly approved herewith Supercedes all the earlier approved plans. THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW	Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/AMEND/BP VP. 0339/217/2019-20 DATED. 25/11/2019 Deputy Director Town Planning(T&C) Vasai-Virar City Municipal Corporation, Vasai - Virar (E)

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS WITH SHOPLINE ON LAND BEARING S.NO.48,H.NO.1A TO 1D/2(PT) & 1A TO 1D/3, AT VILL-SATIVALI; TAL-VASAI; DIST-PALGHAR.

NAME OF APPLICANT.

MR.RAGHUNATH B. JADHAV & OTHERS

MR.VALERIAN DIAS

SIGNATURE OF APPLICANT

JOB. NO. V.P.–0339 BP.NO– 3861 FILE.NO–305	DATE 02/11/2019
DRAWING NO. S1 OF S3	SCALE AS SHOWN
NORTH LINE	DRAWN BY DARSHAN
	CHECKED BY

EN-CON
Architectural & Structural Works
Project Consultants
G 7/8 "D" WING, SETHI PALACE,AMBADI ROAD, VASAI ROAD (WEST)-401 202
PHONE. 95250-2336318, 2333404
E-mail:encon1@rediffmail.com
SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.:VVCMC/ENG/R01)