LAYOUT PLAN — V.P. NO.-5568/5287

STAMP OF DATE OF RECEIPT OF PLANS | SHEET NO – 1 OF 2

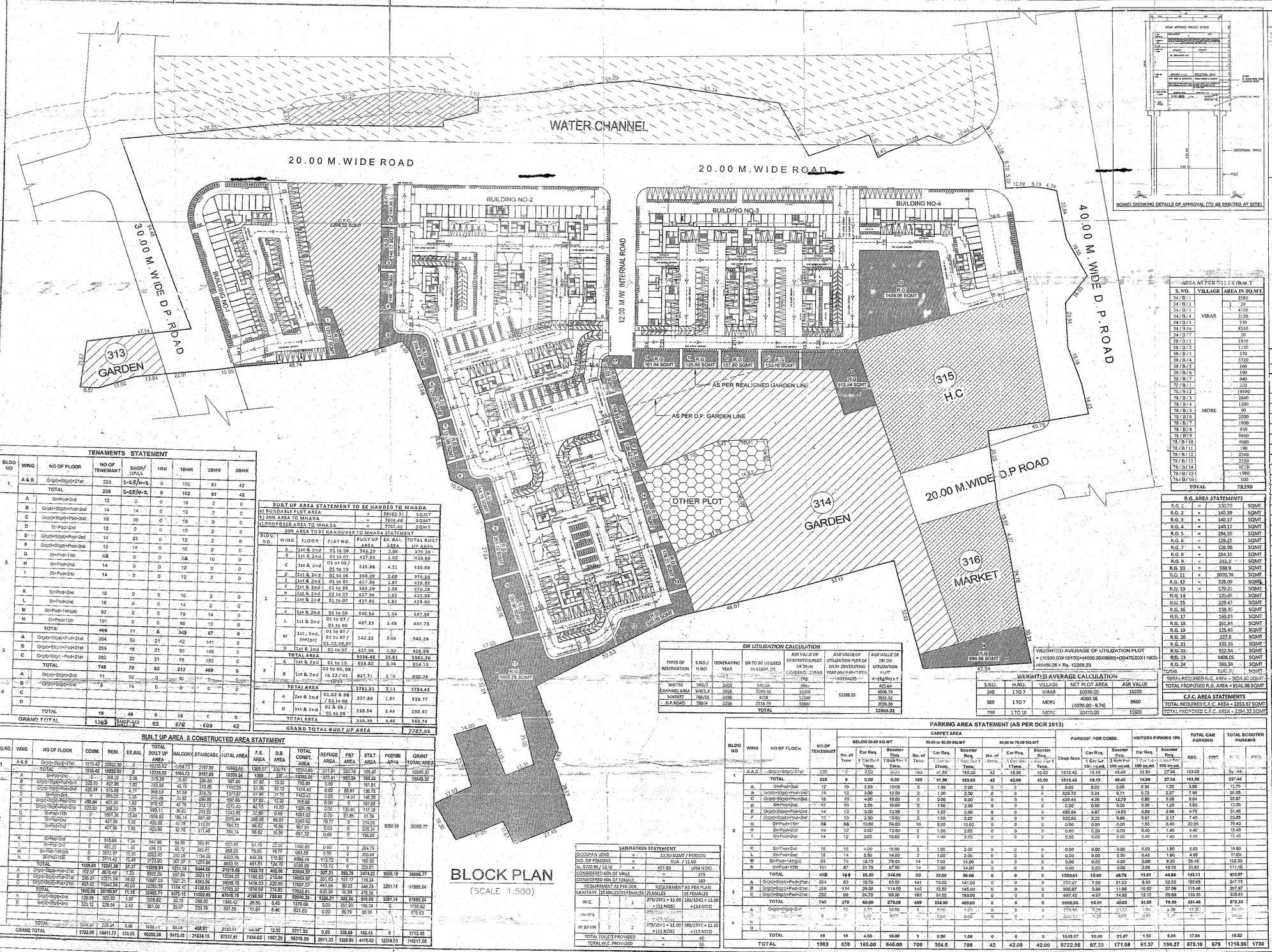
The amended plan duly approved herewith Supercedes all the earlier approved plan's

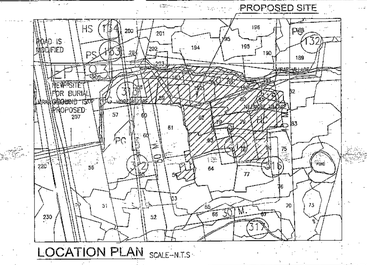
THIS PLAN SHALL NOT BE CONSIDERED IS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

[Issued As per Approved by Commissioner]

Approved as amended as Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMENDED/ VP-5568/5287/1191/2018-19 DATED 04/07/2019

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





PROFORMA-I

SR.NO	DISCRIPTION	TOTAL
1	AREA OF PLOT (AS PER 7/12) S.NO.59 & 62 AREA KEPT IN ABEYANCE OF 1/56TH AREA = 186.96 SQMT (78390 - 186.96)	78203.04
2	DEDUCTION FOR	0.00
	a. D. P. ROAD	11911.14
	b. HC	4671.97
	c. GARDEN - 313 & 314	10301.36
	d. MARKET	1981.14
	e. WATER CHANNEL	4064.13
	TOTAL (a TO e)	32929.74
3	NET PLOT AREA (1-2)	45273.30
4	a. 20% RG.	9054.66
	b. 5% AMENITY	2263.67
	TOTAL (4a TO 4b)	11318.33
5	BUILDABLE PLOT AREA (0.85 OF 3)	38482.31
6	FLOOR SPACE INDEX PERMISSIBLE	1.00
7	BUA PERMISSIBLE	38482.31
8	ADD 5.5% LANDPOOLING AREA (5.5% OF 5)	2116.53
9	TOTAL BUA. PERMISSIBLE (7 + 8)	40598.83
10	ADDITIONAL AREA	
	a) DR / TDR PERMISSIBLE AREA (3 X 1.40)	63382.62
11	TOTAL BUA. PERMISSIBLE WITH DR/TDR (9+10)	103981.45
12	ADDITIONAL BUA. PERM. for MAHADA (20% OF 5)	7696.46
13	GRANT TOTAL BUA. (11+12)	111677.91
14	ADDITIONAL DR AVAILABLE	
	a) WATER CHANNEL AREA	6934.42
	b) D.P. ROAD AREA	2003.38
	c) MARKET AREA	3931.52
	TOTAL (a+b+c)	12869.32
15	TOTAL BUA. AVAILABLE [SALE + MAHADA] (9+12+14)	61164.61
16	PROPOSED BUA AREA	60194.73
17	EXCESS BALCONY	133.55
18	PROPOSED BUA. AREA [SALE + MAHADA] (16+17)	60268.28

PROFORMA –II

CONTENTS OF SHEET

LAYOUT PLAN, LOCATION PLAN, HOLDING AREA STATEMENT, TYPICAL SECTION & DETAILS

CERTIFIED AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSION OF THE SITE ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGG.SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG ON LAND BEARING OLD S.NO.192, H.NO.1,2,3,4, S.NO.193(pt) NEW S.NO.34/B/1 TO 7 VILLAGE– VIRAR, OLD S.NO.54, H.NO.6, S.NO.58 H.NO.2(pt), S.NO.59 H.NO.1, S.NO.62, S.NO.63, S.NO.78, H.NO.1,2,3,5,6,8,9,10, S.NO.79, H.NO.1,2,3,4,5,6,7,8,9,10,11, S.NO.80,H.NO.1(P), 1(P),1(P),2,3, S.NO.81,S.NO.82,H.NO.4, S.NO.83,H.NO.3, NEW S.NO.58/B/1 TO 7, S.NO. 78/B/1 TO 16 VILLAGE–MORE TALUKA– VASAI, DIST– PALGHAR.

NAME OF OWNER/APPLICANT: MR. SAGAR PRAVIN RAUT.

SIGNATURE OF OWNER

DATE	DRN BY
	WASIM .
SCALE	CHKD BY
AS SHOWN	
NORTH LINE	DRG. NO
NORTH LINE	JOB NO

AJAY WADE & ASSOCIATES

Ground floor, Sai Ram Ambadi road, Vasai (west), phone no–0250– 2335504

TENAMENTS STATEMENT

BLDG NO	WING	NO OF FLOOR	NO OF TENEMANT	SHOP/ HALL	1RK	1BHK	2BHK	3BHK
1	A&B	Gr(pt)+St(pt)+21st	225	S-28/H-3	0	102	81	42
		TOTAL	225	S-28/H-3	0	102	81	42
2	A	St+Pod+2nd	12	0	0	10	2	0
	B	Gr(pt)+St(pt)+Pod+2nd	14	14	0	12	2	0
	C	Gr(pt)+St(pt)+Pod+2nd	18	20	0	18	0	0
	D	St+Pod+2nd	12	0	0	10	2	0
	E	Gr(pt)+St(pt)+Pod+2nd	14	23	0	12	2	0
	F	Gr(pt)+St(pt)+Pod+2nd	12	14	0	10	2	0
	G	St+Pod+19th	62	0	0	52	10	0
	H	St+Pod+2nd	14	0	0	12	2	0
	I	St+Pod+2nd	14	0	0	12	2	0
	K	St+Pod+2nd	18	0	0	16	2	0
	L	St+Pod+2nd	16	0	0	14	2	0
	M	St+Pod+14th(pt)	92	0	0	79	14	0
	N	St+Pod+15th	101	0	0	88	13	0
	TOTAL		409	71	0	343	67	0
3	A	Gr(pt)+St(pt)+Pod+2nd	204	32	21	42	141	0
	B	Gr(pt)+St(pt)+Pod+2nd	259	18	21	93	145	0
	C	Gr(pt)+St(pt)+Pod+2nd	282	20	21	78	183	0
	TOTAL		745	70	63	213	469	0
4	A	Gr(pt)+St(pt)+2nd	11	32	0	10	1	0
	B	Gr(pt)+St(pt)+2nd	8	14	0	8	0	0
	C							
	D							
	TOTAL		19	46	0	18	1	0
	GRAND TOTAL		1385	SHOP=115 HALL=3	63	676	698	42

BUILT UP AREA STATEMENT TO BE HANDED TO MHADA

a) BUILDABLE PLOT AREA	=	38482.31	SQMT
b) 20% AREA TO MHADA	=	7696.46	SQMT
c) PROPOSED AREA TO MHADA	=	7707.46	SQMT

20% AREA TO BE HANDOVER TO MHADA STATEMENT

BLDG. NO.	WING	FLOOR	FLAT NO.	BUILT UP AREA	EX. BAL. AREA	TOTAL BUILT UP AREA
2	A	1st & 2nd	01 to 06	368.20	2.08	370.28
	B	1st & 2nd	01 to 07	427.56	1.92	429.48
	C	1st & 2nd	01 of 09 / 01 to 10	515.98	4.11	520.09
	D	1st & 2nd	01 to 06	368.20	2.08	370.28
	E	1st & 2nd	01 to 07	427.56	1.92	429.48
	F	1st & 2nd	01 to 06	368.20	2.08	370.28
	H	1st & 2nd	01 to 07	427.56	1.92	429.48
	I	1st & 2nd	01 to 07	427.56	1.92	429.48
	TOTAL AREA			5316.49	25.81	5382.30
3	A	1st & 2nd	01 to 09	546.04	1.34	547.38
	L	1st & 2nd	01 to 07 / 01 to 09	487.25	1.48	488.73
	M	1st, 2nd, 3rd(pt)	01 to 07 / 01 to 07 / 01,02,03,07	542.22	3.04	545.26
	N	1st & 2nd	01 to 07	427.96	1.92	429.88
	TOTAL AREA			5316.49	25.81	5382.30
3	A	1st & 2nd	01 to 08	853.80	0.36	854.16
	B	1st & 2nd	02 to 06, 08 to 13 / 01 to 05	927.71	2.75	930.46
	TOTAL AREA			1781.51	3.11	1784.62
4	A	2nd & 3rd	01,02 & 08 / 01 to 08	327.80	1.67	329.47
	B	3rd & 2nd	01 to 06 / 01 to 06	228.54	2.43	230.97
	TOTAL AREA			556.34	4.10	560.44
	GRAND TOTAL BUILT UP AREA					7707.46

BUILT UP AREA & CONSTRUCTED AREA STATEMENT

BLDG.NO.	WING	NO OF FLOOR	COMM.	RESI.	EX.BAL.	TOTAL BUILT UP AREA	BALCONY	STAIRCASE	TOTAL AREA	F.S. AREA	D.S. AREA	TOTAL CONST. AREA	REFUGE AREA	PKT AREA	STILT AREA	PODIUM AREA	GRANT TOTAL AREA
1	A&B	Gr(pt)+St(pt)+21st	1513.42	20822.50	0	10235.92	2054.73	3197.56	16560.66	1365.57	330.74	18256.96	1377.91	262.24	586.32	0	19545.20
		TOTAL	1513.42	19822.50	0	12235.92	1864.73	3197.56	16598.66	1369	337	18304.96	1377.91	262.24	586.32	0	19545.20
2	A	St+Pod+2nd	0	358.20	2.08	360.28	72.92	200.56	697.65	57.92	13.52	769.09	0.00	0	161.81	0	930.90
	B	Gr(pt)+St(pt)+Pod+2nd	323.70	427.96	1.92	753.58	42.76	313.46	1110.00	51.06	10.12	1171.18	0.00	0	197.65	0	1368.83
	C	Gr(pt)+St(pt)+Pod+2nd	425.44	515.98	4.11	946.63	51.59	379.75	1377.97	57.80	11.77	1447.43	0.00	80.87	136.72	0	1665.02
	D	St+Pod+2nd	0	368.20	2.08	370.28	51.82	200.56	622.66	57.92	13.52	694.10	0.00	0	114.31	0	808.41
	E	Gr(pt)+St(pt)+Pod+2nd	458.64	427.96	1.92	918.52	42.76	310.12	1272.43	42.13	11.80	1326.36	0.00	130.91	117.18	0	1574.45
	F	Gr(pt)+St(pt)+Pod+2nd	322.83	368.20	2.08	693.11	36.83	313.92	1043.85	37.89	9.69	1091.43	0.00	81.85	61.56	0	1234.84
	G	St+Pod+19th	0	1891.36	13.48	1904.84	189.14	847.46	2975.44	268.88	66.80	3340.92	79.77	0	214.53	9055.19	36006.77
	H	St+Pod+2nd	0	427.96	1.92	429.88	42.76	311.48	784.13	66.62	16.56	867.31	0.00	0	225.34		
	I	St+Pod+2nd	0	427.96	1.92	429.88	42.76	311.48	784.13	66.62	16.56	867.32	0.00	0	184.85		
	K	St+Pod+2nd	0	545.64	1.34	547.98	54.56	360.81	963.35	84.48	23.00	1050.83	0.00	0	264.79		
	L	St+Pod+2nd	0	487.25	1.48	488.73	48.72	360.81	898.26	75.55	19.77	993.58	0.00	0	300.64		
	M	St+Pod+14th(pt)	0	542.22	3.04	545.26	54.22	360.81	960.29	84.48	23.00	1067.77	0.00	0	162.96		
	N	St+Pod+15th	0	427.96	1.92	429.88	42.80	311.48	784.16	66.62	16.56	867.34	0.00	0	225.01		
	TOTAL		1530.61	12241.96	37.37	13809.94	1211.15	6444.56	21219.65	1522.72	462.60	23204.97	307.21	393.76	2474.22	9055.19	36006.77
3	A	Gr(pt)+St(pt)+Pod+2nd	707.57	8678.49	7.23	9393.29	867.84	3023.12	13284.25	1186.63	218.84	14689.72	357.63	151.77	115.24	3291.74	57885.54
	B	Gr(pt)+St(pt)+Pod+2nd	596.57	9701.54	18.52	10687.03	1027.21	4343.84	16058.18	1419.53	220.85	17697.57	441.54	80.23	348.23		
	C	Gr(pt)+St(pt)+Pod+2nd	497.42	11540.84	45.03	12083.29	1164.91	4138.63	17386.83	1614.56	374.95	19376.34	533.04	90.84	478.56		
	TOTAL		1800.96	30769.97	71.78	32463.71	3059.15	11505.60	47169.75	4190.92	814.64	52069.33	1332.21	322.84	942.05	3291.74	57885.54
4	A	Gr(pt)+St(pt)+2nd	726.65	327.80	1.67	1056.62	32.78	266.02	1346.42	26.80	6.46	1379.68	0.00	231.90	156.04	0	1735.62
	B	Gr(pt)+St(pt)+2nd	320.12	228.54	2.43	551.09	22.67	233.79	807.55	17.64	6.46	831.65	0.00	86.79	60.93	0	979.53
	C																
	D																
	TOTAL		1046.97	556.34	4.10	1607.71	55.45	499.81	2153.97	44.44	12.92	2211.33	0.00	318.69	216.43	0	2715.15
	GRAND TOTAL		5722.96	54611.77	133.55	60268.28	5415.68	21634.15	87317.91	7434.65	1627.29	96319.85	2011.33	1338.85	4170.02	12346.93	116217.06

SANITATION STATEMENT

OCCUPANTS LOAD	=	12.50 SQMT / PERSON	
NO. OF PERSONS	=	BUA. / 12.50	
ie, 5722.96 / 12.50	=	457.83	(458 NOS)
CONSIDERED 60% OF MALE	=		275
CONSIDERED 40% OF FEMALE	=		183
REQUIREMENT AS PER DCR		REQUIREMENT AS PER PLAN	
SANITARY	25 MALES / 15 FEMALES	25 MALES	15 FEMALES
W.C.	1 / 2	275/25X1 = 11.00 = (11 NOS)	183/15X1 = 12.20 = (13 NOS)
URINAL	1 / 2	275/25X1 = 11.00 = (11 NOS)	
W.BASIN	1 / 2	275/25X1 = 11.00 = (11 NOS)	183/15X1 = 12.20 = (13 NOS)
TOTAL TOILETS PROVIDED	=	46	
TOTAL W.C. PROVIDED	=	36	

DR UTILIZATION CALCULATION

TYPES OF RESERVATION	S.NO./ H.NO.	GENERATING YEAR	DR TO BE UTILISED IN SQMT. (Y)	ASR VALUE OF GENERATING PLOT OF DR IN CORRESPONDING YEAR (X)	ASR VALUE OF UTILIZATION PLOT OF DR IN GENERATING YEAR (X) (UNPUTED AVERAGE)	ASR VALUE OF DR ON UTILIZATION PLOT = (Rs/Sq.) x Y
WATER CHANNEL	59/3	2023	5805.6	9860	12268.23	425.64
	34/B/1,2	2018	5268.16	15200		6506.79
MARKET	78/B/16	2018	4158	12000		3563.52
D.P.ROAD	78/B/4	2016	2116.79	11600		3008.39
TOTAL						12869.32

PARKING AREA STATEMENT (AS PER DCR 2013)

BLDG NO	WING	NO OF FLOOR	NO OF TENEMANT	CARPET AREA BELOW 20.00 SQ.MT		CARPET AREA 20.00 to 60.00 SQ.MT		CARPET AREA 60.00 to 70.00 SQ.MT		PARKING FOR COMM.		VISITORS PARKING 10%		TOTAL CAR PARKING		TOTAL SCOOTER PARKING	
				No. of Tene.	Car Req. 1 Car/5 Tene.	No. of Tene.	Car Req. 1 Car for 2 Tene.	No. of Tene.	Car Req. 1 Car for 1 Tene.	Shop Area	Car Req. 1 Car for 100 sq.mt.	Car Req. 2 Car For 100 sq.mt.	Scooter Req. 1 Car for 100 sq.mt.	REQ.	PRO.	REQ.	PRO.
1	A&B	Gr(pt)+St(pt)+21st	225	0	0.00	183	91.50	42	42.00	1513.42	15.13	45.40	14.80	27.04	183.50	297.44	
	TOTAL		225	0	0.00	183	91.50	42	42.00	1513.42	15.13	45.40	14.80	27.04	183.50	297.44	
2	A	St+Pod+2nd	12	10	2.00	2	1.00	0	0	0	0	0	0	3.00	3.85	13.20	
	B	Gr(pt)+St(pt)+Pod+2nd	14	12	3.00	2	1.00	0	0	0	0	0	0	4.00	7.98	26.08	
	C	Gr(pt)+St(pt)+Pod+2nd	18	16	4.00	2	1.00	0	0	0	0	0	0	5.00	9.64	33.87	
	D	St+Pod+2nd	12	10	2.00	2	1.00	0	0	0	0	0	0	3.00	3.85	13.20	
	E	Gr(pt)+St(pt)+Pod+2nd	14	12	3.00	2	1.00	0	0	0	0	0	0	4.00	9.75	31.46	
	F	Gr(pt)+St(pt)+Pod+2nd	12	10	2.50	2	1.00	0	0	0	0	0	0	3.50	8.67	29.85	
	G	St+Pod+19th	92	84	19.50	84	42.00	19	19.00	0.00	0.00	0.00	0.00	1.85	20.35	70.40	
	H	St+Pod+2nd	14	12	3.00	2	1.00	0	0	0.00	0.00	0.00	0.00	0.40	1.40	4.40	
	I	St+Pod+2nd	14	12	3.00	2	1.00	0	0	0.00	0.00	0.00	0.00	0.40	1.40	4.40	
	K	St+Pod+2nd	18	16	4.00	2	1.00	0	0	0.00	0.00	0.00	0.00	0.55	1.80	5.80	
	L	St+Pod+2nd	16	14	3.50	2	1.00	0	0	0.00	0.00	0.00	0.00	0.45	1.60	4.95	
	M	St+Pod+14th(pt)	93	79	19.75	79	79.00	14	7.00	14.00	0.00	0.00	0.00	2.66	9.30	29.43	
	N	St+Pod+15th	101	87	21.75	87	87.00	14	7.00	14.00	0.00	0.00	0.00	2.85	10.10	31.85	
	TOTAL		409	344	86.50	346.00	55	28.00	56.00	0	0	0	0	1550.61	15.60	46.79	13.01	44.86	143.11	403.67	
3	A	Gr(pt)+St(pt)+Pod+2nd	204	63	15.75	63.00	141	70.50	141.00	0	0	0	0	707.57	7.09	21.23	6.33	22.52	102.65	247.75	
	B	Gr(pt)+St(pt)+Pod+2nd	259	114	28.50	114.00	145	72.50	145.00	0	0	0	0	596.57	5.90	17.88	10.50	27.09	115.46	297.67	
	C	Gr(pt)+St(pt)+Pod+2nd	282	99	24.75	99.00	183	91.50	183.00	0	0	0	0	497.42	4.97	14.92	12.12	29.59	133.35	309.61	
	TOTAL		745	276	69.00	276.00	469	234.50	469.00	0	0	0	0	1800.96	18.01	54.03	31.95	79.20	351.46	872.33	
4	A	Gr(pt)+St(pt)+2nd	11	10	2.50	10.00	1	0.50	1.00	0	0	0	0	726.65	7.26	21.80	6.38	11.32		86.16	
	B	Gr(pt)+St(pt)+2nd	8	8	2.00	8.00	0	0.00	0.00	0	0	0	0	320.12	3.20	9.60	2.60	4.61		19.20	
	C																				
	D																				
	TOTAL		19	18	4.50	18.00	1	0.50	1.00	0	0	0	0	1046.97	10.46	31.47	8.98	15.93		105.36	
	GRAND TOTAL		1383	638	160.00	640.00	709	354.5	709	42	42.00	42.00	42.00	5722.96	57.23	171.69	61.37	156.27	675.10	679	1718.96	1730

WEIGHTED AVERAGE OF UTILIZATION PLOT = (10930.00X15100)+(4060.26X9660)+(30470.00X11600) /45490.26 = Rs. 12268.23

WEIGHTED AVERAGE CALCULATION

S.NO.	H.NO.	VILLAGE	NET PLOT AREA	ASR VALUE
348	1 TO 7	VIRAR	10930.00	15100
588	1 TO 7	MORE	4060.26 (4070.00 - 9.74)	9660
788	1 TO 16	MORE	30470.00	11600

AREA AS PER 7/12 EXTRACT

S.NO.	VILLAGE	AREA IN SQ.MT.
34/B/1	VIRAR	3580
34/B/2		20
34/B/3		4700
34/B/4		2120
34/B/5		230
34/B/6		8550
34/B/7		30
58/B/1	MORE	1870
58/B/2		1130
58/B/3		370
58/B/4		3720
58/B/5		160
58/B/6		190
58/B/7		640
78/B/1		200
78/B/2		19930
78/B/3		2640
78/B/4		1200
78/B/5		90
78/B/6		2000
78/B/7		1900
78/B/8		950
78/B/9		9660
78/B/10		4060
78/B/11		190
78/B/12		2340
78/B/13		2330
78/B/14		1010
78/B/15		1980
78/B/16		500
TOTAL		78390

R.G. AREA STATEMENTS

R.G. 1	=	3920.78	SQMT
R.G. 2	=	140.39	SQMT
R.G. 3	=	140.17	SQMT
R.G. 4	=	140.17	SQMT
R.G. 5	=	294.59	SQMT
R.G. 6	=	129.25	SQMT
R.G. 7	=	126.98	SQMT
R.G. 8	=	254.15	SQMT
R.G. 9	=	251.3	SQMT
R.G. 10	=	330.9	SQMT
R.G. 11	=	3020.78	SQMT
R.G. 12	=	328.09	SQMT
R.G. 13	=	179.21	SQMT
R.G. 14	=	125.05	SQMT
R.G. 15	=	129.47	SQMT
R.G. 16	=	158.35	SQMT
R.G. 17	=	163.03	SQMT
R.G. 18	=	161.84	SQMT
R.G. 19	=	125.66	SQMT
R.G. 20	=	127.8	SQMT
R.G. 21	=	132.15	SQMT
R.G. 22	=	512.54	SQMT
R.G. 23	=	1408.05	SQMT
R.G. 24	=	590.56	SQMT
TOTAL	=	9345.86	SQMT

TOTAL REQUIRED R.G. AREA = 9054.66 SQMT

TOTAL PROPOSED R.G. AREA = 9345.86 SQMT

C.F.C. AREA STATEMENTS

TOTAL REQUIRED C.F.C. AREA = 2253.67 SQMT

TOTAL PROPOSED C.F.C. AREA = 2294.33 SQMT

BLOCK PLAN (SCALE 1:500)

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