SHEET NO. 01/06 LAYOUT VP NO : 5764

STAMP OF APPROVAL OF PLAN

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

STAMP OF DATE OF RECEIPT OF PLAN

[Named As per Approved by Commissioner]

Approved as per Letter mentioned in Subject to the Conditions mentioned in the Office No. VMC/town Plan. C.C. vide 5764 / 234 / 2018-19 Date: 02/02/2019

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

TOTAL BUILT UP AREA STATEMENT

FLOOR	TOTAL B/U AREA COMM.	RESI.	EXCESS BAL. AREA	TOTAL AREA
GR. FL.	67.73	NIL	NIL	67.73 SQ.MT.
1ST FL.	67.78	NIL	NIL	67.78 SQ.MT.
2ND FL.	67.78	NIL	NIL	67.78 SQ.MT.
TOTAL	198.29		NIL	198.29 SQ.MT.

TOTAL CONSTRUCTION AREA STATEMENT

FLOOR	TOTAL B/U AREA COMM.	RESI.	BALCONY AREA	STAIRCASE, LIFT & PASSAGE AREA	TOTAL CONST. AREA
GR. FL.	67.73	NIL	NIL	16.57 SQMT	82.30 SQMT
1ST FL.	67.78	NIL	NIL	46.28 SQMT	114.06 SQMT
2ND FL.	67.78	NIL	NIL	46.28 SQMT	114.06 SQMT
TOTAL	198.29		NIL	111.13 SQMT	310.02 SQMT

PARKING AREA STATEMENTS C.F.C. BLDG.

TENEMENT	NO. OF UNIT	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL.	PROVIDED TWO WHEL.
1 CAR C.F.C. = PARKING FOR EVERY 50.00 SQ.MT C.F.C. AREA = 198.29 SQMTS	02	04	04	04	04
TOTAL	03	04	04	04	04

NO. OF SHOPS STATEMENT (2 FL.)

FLOOR	SHOPS	MARKET	H.C./GYM
GR. FL.	03	NIL	NIL
1ST FL.	NIL	01	NIL
2ND FL.	NIL	NIL	01
TOTAL	03	01	01

TOTAL BUILT UP AREA STATEMENT (A-WING)

FLOOR	TOTAL B/U AREA COMM.	RESI.	EXCESS BAL. AREA	TOTAL AREA
GR. FL.	NIL	NIL	NIL	NIL
1ST FL.	NIL	175.71	NIL	175.71 SQ.MT.
2ND FL.	NIL	175.71	NIL	175.71 SQ.MT.
3RD FLOOR	NIL	80.08	NIL	80.08 SQ.MT.
TOTAL	433.50		NIL	432.50 SQ.MT.

TOTAL BUILT UP AREA STATEMENT (B-WING)

FLOOR	TOTAL B/U AREA COMM.	RESI.	EXCESS BAL. AREA	TOTAL AREA
GR. FL.	NIL	NIL	NIL	NIL
1ST FL.	NIL	274.22	NIL	274.22 SQ.MT.
2ND FL.	NIL	274.22	NIL	274.22 SQ.MT.
TOTAL	548.44		NIL	548.44 SQ.MT.

TOTAL BUILT UP AREA STATEMENT (A-WING)

FLOOR	TOTAL B/U AREA COMM.	RESI.	EXCESS BAL. AREA	TOTAL AREA
GR. FL.	NIL	NIL	NIL	NIL
1ST FL.	NIL	293.03	NIL	293.03 SQ.MT.
2ND FL.	NIL	293.03	NIL	293.03 SQ.MT.
3RD FL.	NIL	293.03	NIL	293.03 SQ.MT.
4TH FL.	NIL	293.03	NIL	293.03 SQ.MT.
5TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
6TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
7TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
8TH FL.	NIL	283.75	NIL	283.75 SQ.MT.
9TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
10TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
11TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
12TH FL.	NIL	283.75	NIL	283.75 SQ.MT.
13TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
14TH FL.	NIL	317.33	NIL	317.33 SQ.MT.
TOTAL	4257.83		NIL	4257.83 SQ.MT.

TOTAL BUILT UP AREA STATEMENT (FOR MHADA) (B-WING, EWS)

FLOOR	TOTAL B/U AREA COMM.	RESI.	EXCESS BAL. AREA	TOTAL AREA
GR. FL.	NIL	NIL	NIL	NIL
1ST FL.	NIL	263.05	NIL	263.05 SQ.MT.
2ND FL.	NIL	263.05	NIL	263.05 SQ.MT.
3RD FL.	NIL	263.05	NIL	263.05 SQ.MT.
4TH FL.	NIL	263.05	NIL	263.05 SQ.MT.
TOTAL	1052.20		NIL	1052.20 SQ.MT.

(FOR MHADA) NO. OF FLATS STATEMENT FOR (EWS) (B-WING)

FLOOR	FLAT NO. B WING	TOTAL
GR. FLR.	NIL	NIL
1ST FLR.	01,02,03,04,05,06,07	07
2ND FLR.	01,02,03,04,05,06,07	07
3RD FLR.	01,02,03,04,05,06,07	07
4TH FLR.	01,02,03,04,05,06,07	07
TOTAL	28	28

PLOT AREA CALCULATION

1	1/2	X	13.81	X	7.75	X	1NO	= 53.87 SQ.MT
2	1/2	X	30.36	X	3.84	X	1NO	= 58.31 SQ.MT
3	1/2	X	29.85	X	6.43	X	1NO	= 95.92 SQ.MT
4	1/2	X	38.30	X	12.10	X	1NO	= 232.32 SQ.MT
5	1/2	X	26.46	X	16.00	X	1NO	= 211.45 SQ.MT
6	1/2	X	33.90	X	16.21	X	1NO	= 273.34 SQ.MT
7	1/2	X	33.50	X	16.03	X	1NO	= 270.31 SQ.MT
8	1/2	X	69.63	X	13.16	X	1NO	= 457.44 SQ.MT
9	1/2	X	48.00	X	12.41	X	1NO	= 302.99 SQ.MT
10	1/2	X	54.98	X	13.82	X	1NO	= 379.76 SQ.MT
11	1/2	X	54.92	X	13.16	X	1NO	= 361.04 SQ.MT
12	1/2	X	50.54	X	6.50	X	1NO	= 131.52 SQ.MT
13	1/2	X	54.34	X	11.34	X	1NO	= 307.39 SQ.MT
14	1/2	X	56.02	X	12.51	X	1NO	= 350.47 SQ.MT
15	1/2	X	56.03	X	11.48	X	1NO	= 321.05 SQ.MT
16	1/2	X	61.53	X	11.88	X	1NO	= 365.86 SQ.MT
17	1/2	X	60.50	X	10.01	X	1NO	= 318.77 SQ.MT
18	1/2	X	49.51	X	6.42	X	1NO	= 142.89 SQ.MT
19	1/2	X	65.28	X	7.23	X	1NO	= 235.51 SQ.MT
20	1/2	X	65.28	X	7.80	X	1NO	= 254.51 SQ.MT
21	1/2	X	67.14	X	8.56	X	1NO	= 287.69 SQ.MT
22	1/2	X	67.93	X	2.57	X	1NO	= 87.36 SQ.MT
23	1/2	X	44.16	X	5.71	X	1NO	= 125.93 SQ.MT
24	1/2	X	45.10	X	2.19	X	1NO	= 49.38 SQ.MT
25	1/2	X	43.01	X	4.19	X	1NO	= 90.18 SQ.MT
26	1/2	X	43.80	X	3.49	X	1NO	= 76.43 SQ.MT
27	1/2	X	41.00	X	20.02	X	1NO	= 410.11 SQ.MT
28	1/2	X	28.45	X	15.66	X	1NO	= 222.81 SQ.MT
29	1/2	X	31.8	X	14.59	X	1NO	= 231.67 SQ.MT
							TOTAL AREA	= 6247.90 SQ.MT

R.G. AREA CALCULATION

1	1/2	X	3.47	X	0.02	X	1NO	= 0.08 SQ.MT
2	1/2	X	8.46	X	0.12	X	1NO	= 0.51 SQ.MT
3	1/2	X	7.48	X	0.21	X	1NO	= 0.78 SQ.MT
4	1/2	X	0.95	X	0.49	X	1NO	= 1.16 SQ.MT
5	1/2	X	1.04	X	0.88	X	1NO	= 0.92 SQ.MT
6	1/2	X	5.16	X	0.29	X	1NO	= 0.75 SQ.MT
7	1/2	X	5.19	X	1.20	X	1NO	= 3.11 SQ.MT
8	1/2	X	4.85	X	0.83	X	1NO	= 2.01 SQ.MT
9	1/2	X	5.19	X	0.79	X	1NO	= 2.05 SQ.MT
10	1/2	X	5.19	X	2.07	X	1NO	= 5.37 SQ.MT
11	1/2	X	3.73	X	0.41	X	1NO	= 1.53 SQ.MT
12	1/2	X	8.48	X	3.10	X	1NO	= 14.65 SQ.MT
13	1/2	X	11.39	X	3.88	X	1NO	= 22.02 SQ.MT
14	1/2	X	5.24	X	1.75	X	1NO	= 4.58 SQ.MT
15	1/2	X	4.70	X	1.30	X	1NO	= 3.05 SQ.MT
16	1/2	X	3.73	X	1.48	X	1NO	= 2.76 SQ.MT
17	1/2	X	4.54	X	1.19	X	1NO	= 2.70 SQ.MT
18	1/2	X	18.85	X	3.84	X	1NO	= 36.16 SQ.MT
19	1/2	X	18.72	X	2.33	X	1NO	= 21.80 SQ.MT
20	1/2	X	9.07	X	1.94	X	1NO	= 17.60 SQ.MT
21	1/2	X	8.44	X	1.9	X	1NO	= 16.03 SQ.MT
22	1/2	X	6.54	X	0.93	X	1NO	= 3.09 SQ.MT
23	1/2	X	7.25	X	0.85	X	1NO	= 3.07 SQ.MT
24	1/2	X	6.50	X	0.57	X	1NO	= 1.85 SQ.MT
25	1/2	X	8.85	X	0.39	X	1NO	= 1.73 SQ.MT
26	1/2	X	16.04	X	1.19	X	1NO	= 9.57 SQ.MT
27	1/2	X	28.47	X	11.78	X	1NO	= 167.17 SQ.MT
28	1/2	X	21.04	X	10.32	X	1NO	= 108.80 SQ.MT
29	1/2	X	17.63	X	1.34	X	1NO	= 8.66 SQ.MT
30	1/2	X	18.02	X	5.42	X	1NO	= 48.79 SQ.MT
31	1/2	X	18.02	X	8.25	X	1NO	= 74.33 SQ.MT
32	1/2	X	11.34	X	6.59	X	1NO	= 37.35 SQ.MT
33	1/2	X	10.47	X	1.32	X	1NO	= 6.91 SQ.MT
34	1/2	X	9.88	X	1.02	X	1NO	= 5.04 SQ.MT
35	1/2	X	8.88	X	1.23	X	1NO	= 5.33 SQ.MT
36	1/2	X	8.04	X	1.38	X	1NO	= 5.55 SQ.MT
37	1/2	X	8.27	X	1.12	X	1NO	= 4.63 SQ.MT
38	1/2	X	8.87	X	1.03	X	1NO	= 4.57 SQ.MT
39	1/2	X	24.84	X	5.60	X	1NO	= 69.31 SQ.MT
40	1/2	X	21.88	X	5.33	X	1NO	= 57.87 SQ.MT
41	1/2	X	13.16	X	0.87	X	1NO	= 5.38 SQ.MT
42	1/2	X	12.46	X	0.97	X	1NO	= 6.04 SQ.MT
43	1/2	X	12.11	X	1.25	X	1NO	= 7.57 SQ.MT
44	1/2	X	13.56	X	4.50	X	1NO	= 30.53 SQ.MT
45	1/2	X	13.58	X	3.45	X	1NO	= 23.44 SQ.MT
46	1/2	X	5.30	X	3.61	X	1NO	= 9.62 SQ.MT
47	1/2	X	9.00	X	3.10	X	1NO	= 14.00 SQ.MT
48	1/2	X	8.55	X	4.94	X	1NO	= 14.24 SQ.MT
49	1/2	X	8.54	X	4.93	X	1NO	= 21.05 SQ.MT
50	1/2	X	8.54	X	4.77	X	1NO	= 20.37 SQ.MT
51	1/2	X	8.73	X	4.38	X	1NO	= 21.31 SQ.MT
52	1/2	X	11.79	X	4.91	X	1NO	= 41.63 SQ.MT
53	1/2	X	12.78	X	1.16	X	1NO	= 7.40 SQ.MT
54	1/2	X	11.84	X	6.11	X	1NO	= 36.48 SQ.MT
55	1/2	X	12.28	X	1.13	X	1NO	= 6.93 SQ.MT
56	1/2	X	9.40	X	1.16	X	1NO	= 5.77 SQ.MT
57	1/2	X	9.40	X	1.5	X	1NO	= 7.11 SQ.MT
58	1/2	X	10.50	X	1.33	X	1NO	= 7.00 SQ.MT
59	1/2	X	11.84	X	2.65	X	1NO	= 15.69 SQ.MT
60	1/2	X	11.13	X	0.58	X	1NO	= 3.21 SQ.MT
61	1/2	X	11.28	X	2.80	X	1NO	= 15.79 SQ.MT
62	1/2	X	4.75	X	2.99	X	1NO	= 7.09 SQ.MT
							TOTAL ADDITION	= 1120.00 SQ.MT

C.F.C. AREA CALCULATION

1	1/2	X	11.00	X	7.08	X	1NO	= 39.17 SQ.MT
2	1/2	X	18.00	X	3.91	X	1NO	= 35.19 SQ.MT
3	1/2	X	19.91	X	5.52	X	1NO	= 54.89 SQ.MT
4	1/2	X	20.08	X	4.81	X	1NO	= 48.68 SQ.MT
5	1/2	X	22.08	X	11.28	X	1NO	= 124.43 SQ.MT
6	1/2	X	26.25	X	2.53	X	1NO	= 33.17 SQ.MT
7	1/2	X	11.00	X	2.56	X	1NO	= 28.16 SQ.MT
8	1/2	X	17.41	X	14	X	1NO	= 121 SQ.MT
							TOTAL ADDITION	= 357.61 SQ.MT

WATER BODY AREA CALCULATION

1	1/2	X	45.44	X	4.10	X	1NO	= 94.50 SQ.MT
2	1/2	X	40.91	X	6.77	X	1NO	= 137.62 SQ.MT
3	1/2	X	46.06	X	2.37	X	1NO	= 54.51 SQ.MT
							TOTAL ADDITION	= 286.71 SQ.MT

PROFORMA - I

		AREA STATEMENT	AREA
		GROSS AREA OF PLOT (7/12 AREA)	6450.00
1		DEDUCTION FOR	
2	(a)	WATER BODIES AREA	281.71
	(b)	NOT IN POSSESSION AREA	----
	(c)	ANY 12.00M WIDE D.P.ROAD	----
		TOTAL (a+b+c)	281.71
3		NET GROSS AREA OF PLOT (1-2)	6168.29
4	(a)	RECREATION GROUND (15% STRUCTURABLE)	925.24
	(b)	AREA UNDER INTERNAL ROAD	----
	(c)	AREA UNDER C.F.C. 5%	308.41
5		NET AREA OF PLOT (3-(4(a)+b+c))	5243.05
6		ADDITIONS FOR FLOOR SPACE INDEX	
	(a)	D.P. INFORMATION	
	(b)	RECREATION GROUND	
	(c)	FOR EWS 20% OF ITEM NO-31	1048.61
7		TOTAL AREA (5 PLUS 6)	6291.66
8		FLOOR SPACE INDEX PERMISSIBLE	1.00
9		FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	----
		VIDE ITEM 2 ABOVE	----
10		PERMISSIBLE FLOOR AREA	6291.66
11		EXISTING FLOOR AREA	
12		PROPOSED FLOOR AREA	6290.97
13		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14		TOTAL BUILT-UP AREA PROPOSED (11+12+13)	
15		BALCONY AREA STATEMENT	
	(a)	PERMISSIBLE BALCONY AREA PER FLOOR	
	(b)	PROPOSED BALCONY AREA PER FLOOR	
	(c)	EXCESS BALCONY AREA (TOTAL)	
16		DEDUCTIONS STATEMENT	
	(a)	NET AREA OF PLOT ITEM 5(12) ABOVE	
	(b)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	
	(c)	AREA OF TENEMENT (a-b)	
	(d)	TENEMENTS PERMISSIBLE	
	(e)	TENEMENTS PROPOSED	
	(f)	TENEMENTS EXISTING	
		TOTAL TENEMENTS	
17		PARKING STATEMENT	
	(a)	PARKING REQUIRED (AS REGULATION)	
		CAR	98
		SCOOTER/MOTOR CYCLE	185
		OUTSIDERS	
	(b)	GARAGES PERMISSIBLE	
	(c)	GARAGES PROPOSED	
		CAR	75
		SCOOTER/MOTOR CYCLE	185
		OUTSIDERS	
	(d)	TOTAL PARKING PROVIDED	

NOTE: EXISTING WORK TO BE HATCHED BLACK FOR LAND DEVELOPMENT/SUB-DIVISION/TOWN-SHIP SUITABLE COLOURING NOTATIONS SHALL BE LINCH DULY ADDED.

PERFORMA - II

CONTENTS OF SHEET

LAYOUT PLAN, AREA DIAGRAM & CAL., BLOCK PLAN, PLOT DIA. & CALCULATION,LOCATION PLAN.

CONTENTS OF SHEET

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE AND THE DIMENSION OF THE PLOT SHOWN ON THE PLAN AND AREA TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG 02 PLOT (FARM) 1,83-47 H 0.63-0

VILLAGE-NALIV TALUKA-VASAI DISTRICT-PALGHAR

NAME OF P.A.HOLDER/OWNER

MR. MOHAMMAD FAISAL MALIK & OTHER

SIGNATURE OF P.A.HOLDER/OWNER

NORTH LINE

SIGNATURE (NAME IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OR ARCHITECT

NORTH

HIMESH GUPTA & ASSOCIATES