

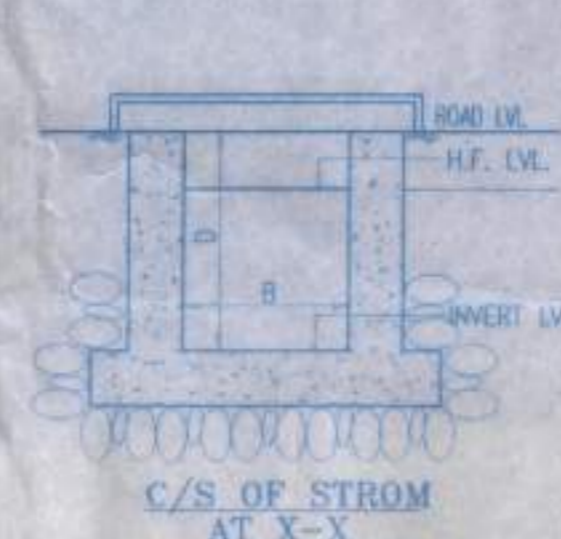
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DEPUTIES IN ANY COURT OF LAW.

[Issued As per Approved by Commissioner]

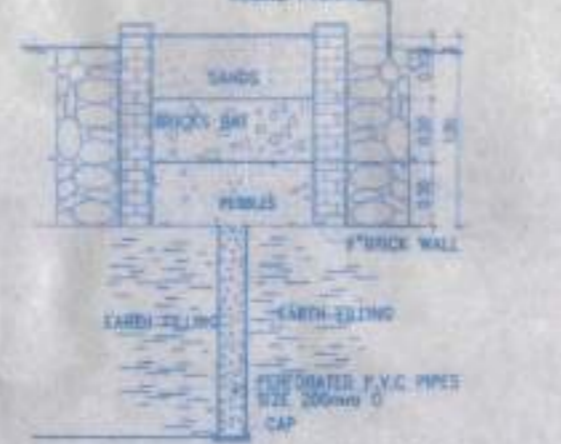
Approved as amended in _____
Subject to the Conditions mentioned in this Office Order No. VVCM/TP/10/17-18
Vp. 5718 / 14472 / 2017-18
Date: 13/09/2017
Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)



LOCATION PLAN
SCALE-1:15



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



SECTION OF SOAK-PIT

PARKING STATEMENT AS PER NEW DCR
PROVISION OF PARKING FOR G+7TH FLOORS (BASIC FSI)

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	00 NOS	00 NOS	00 NOS	00 NOS	00 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	44 NOS	22 NOS	22 NOS	44 NOS	44 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	2 NOS	2 NOS	5 NOS	5 NOS
6	PARKING FOR COMM. AREA 702.18/10001= 7.02	7 NOS	7 NOS	14 NOS	14 NOS	14 NOS
TOTAL			44 NOS	31 NOS	63 NOS	63 NOS

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	55 NOS	14 NOS	14 NOS	28 NOS	28 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	12 NOS	06 NOS	06 NOS	12 NOS	12 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	2 NOS	2 NOS	4 NOS	4 NOS
6	PARKING FOR COMM. AREA 179.03/10001= 1.79	2 NOS	2 NOS	4 NOS	4 NOS	4 NOS
TOTAL			67 NOS	24 NOS	48 NOS	48 NOS

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	27 NOS	07 NOS	07 NOS	27 NOS	27 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	26 NOS	13 NOS	13 NOS	26 NOS	26 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	2 NOS	2 NOS	06 NOS	06 NOS
6	PARKING FOR COMM. AREA 179.03/10001= 1.79	2 NOS	2 NOS	4 NOS	4 NOS	4 NOS
TOTAL			53 NOS	24 NOS	63 NOS	63 NOS

PARKING STATEMENT AS PER NEW DCR
PARKING FOR G+2 FLOORS

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	00 NOS	00 NOS	00 NOS	00 NOS	00 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	11 NOS	06 NOS	06 NOS	11 NOS	11 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	01 NOS	01 NOS	02 NOS	02 NOS
6	PARKING FOR COMM. AREA 179.03/10001= 1.79	2 NOS	2 NOS	4 NOS	4 NOS	4 NOS
TOTAL			11 NOS	14 NOS	27 NOS	27 NOS

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	16 NOS	04 NOS	04 NOS	08 NOS	08 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	04 NOS	02 NOS	02 NOS	04 NOS	04 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	01 NOS	01 NOS	02 NOS	02 NOS
6	PARKING FOR COMM. AREA 179.03/10001= 1.79	2 NOS	2 NOS	4 NOS	4 NOS	4 NOS
TOTAL			20 NOS	09 NOS	18 NOS	18 NOS

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	08 NOS	02 NOS	02 NOS	04 NOS	04 NOS
2	CARPET AREA 30.00 TO 50.00 SQ.MT	08 NOS	04 NOS	04 NOS	08 NOS	08 NOS
3	CARPET AREA 50.00 TO 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
4	CARPET AREA ABOVE 70.00 SQ.MT	- NOS	- NOS	- NOS	- NOS	- NOS
5	ADDITIONAL VISITORS PARKING 10%	- NOS	01 NOS	01 NOS	02 NOS	02 NOS
6	PARKING FOR COMM. AREA 179.03/10001= 1.79	2 NOS	2 NOS	4 NOS	4 NOS	4 NOS
TOTAL			16 NOS	09 NOS	18 NOS	18 NOS

TOTAL BUILT UP AREA & CONSTRUCTION AREA STATEMENT

FLOOR	BUILT UP AREA COMM.	BUILT UP AREA RESI.	EXCESS BAL. AREA	C.B. AREA	B.U.A. AREA	BAL. AREA	ST.CASE AREA	TOTAL CONLA.	REFUGE A.	STILT AREA	PKT. AREA
GRD	380.51				380.51		89.84	470.35		115.73	
1ST	321.67	172.47	0.00	9.78	503.92	18.36	98.48	618.76			37.24
2ND		336.83	0.00	15.59	352.59	33.68	80.32	466.59			141.99
TOTAL	702.18	509.30	0.17	25.37	1237.02	50.04	268.64	1685.70	0.00	115.73	179.23

FLOOR	BUILT UP AREA COMM.	BUILT UP AREA RESI.	EXCESS BAL. AREA	C.B. AREA	B.U.A. AREA	BAL. AREA	ST.CASE AREA	TOTAL CONLA.	REFUGE A.	STILT AREA	PKT. AREA
GRD	179.03				179.03		73.57	252.60		297.03	
1ST		389.16	0.37	13.58	383.12	36.92	97.31	517.25			64.05
2ND		389.16	0.37	13.59	383.12	36.92	97.31	517.25			64.05
TOTAL	179.03	738.32	0.74	27.16	945.27	73.84	267.39	1287.10	0.00	297.03	64.05

FLOOR	BUILT UP AREA COMM.	BUILT UP AREA RESI.	EXCESS BAL. AREA	C.B. AREA	B.U.A. AREA	BAL. AREA	ST.CASE AREA	TOTAL CONLA.	REFUGE A.	STILT AREA	PCKET TERR.
GROUND	213.36		0.00		213.36	0.00	73.42	286.78		222.53	
1ST		334.69	0.55	14.07	349.31	33.47	81.68	464.46			80.58
2ND		334.69	0.55	14.07	349.31	33.47	81.68	464.46			80.58
TOTAL	213.36	669.38	1.10	28.14	911.98	66.94	236.78	1215.70	0.00	222.53	80.58

TOTAL(A+B+C)	1094.57	1917.00	2.01	80.69	3094.27	190.82	773.41	4058.50	0.00	635.29	323.86
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BUILT UP AREA PROPOSED FOR SALE = 2578.56 SQ.MT.
MINIMUM REQUIRED 20% AREA TO MHADA = 515.71 SQ.MT.
TOTAL PROPOSED B.U.AREA TO MHADA = 518.92 SQ.MT.
(81.92 + 437.00)

20% AREA TO BE HANDOVER TO MHADA

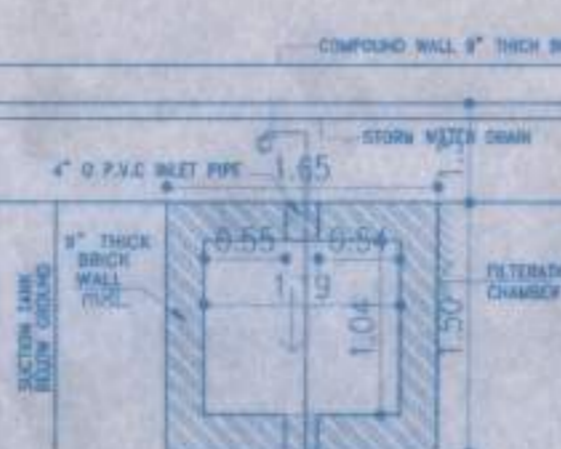
WING	FLOOR	FLAT NO	BUILT UP AREA	EX BAL. AREA	TOTAL BUILT UP AREA
A	1ST	101	40.96	0.00	40.96
		106	34.87	0.00	34.87
		107	35.72	0.00	35.72
		108	46.77	0.00	46.77
		109	46.77	0.00	46.77
TOTAL AREA			204.72	1.64	206.36
TOTAL AREA(1ST & 2ND)			433.72	3.28	437.00

WING	FLOOR	FLAT NO	BUILT UP AREA	EX BAL. AREA	TOTAL BUILT UP AREA		
B	1ST	101	34.87	0.00	34.87		
		106	34.87	0.00	34.87		
		107	35.72	0.00	35.72		
		108	46.77	0.00	46.77		
		109	46.77	0.00	46.77		
		110	35.72	0.00	35.72		
		TOTAL AREA			234.72	1.64	236.36
		TOTAL AREA(1ST & 2ND)			433.72	3.28	437.00

TOTAL NUMBER OF FLATS PROPOSED = 2 NOS.

TOTAL NUMBER OF FLATS PROPOSED = 11 NOS.

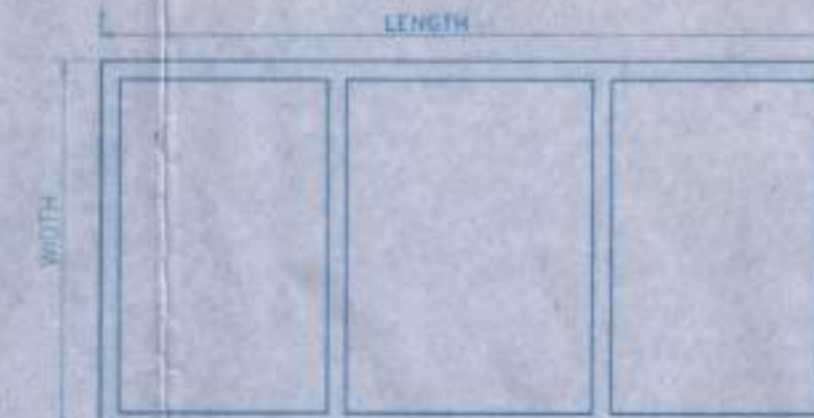
SECTION C-C



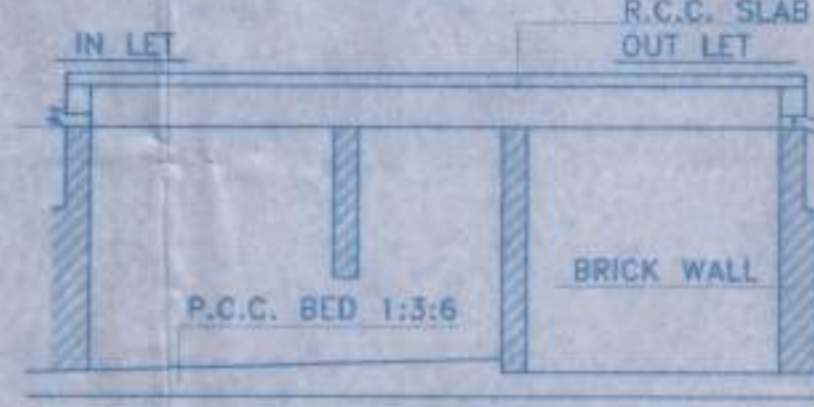
TYPICAL DETAILS OF RAIN WATER HARVESTING PIT



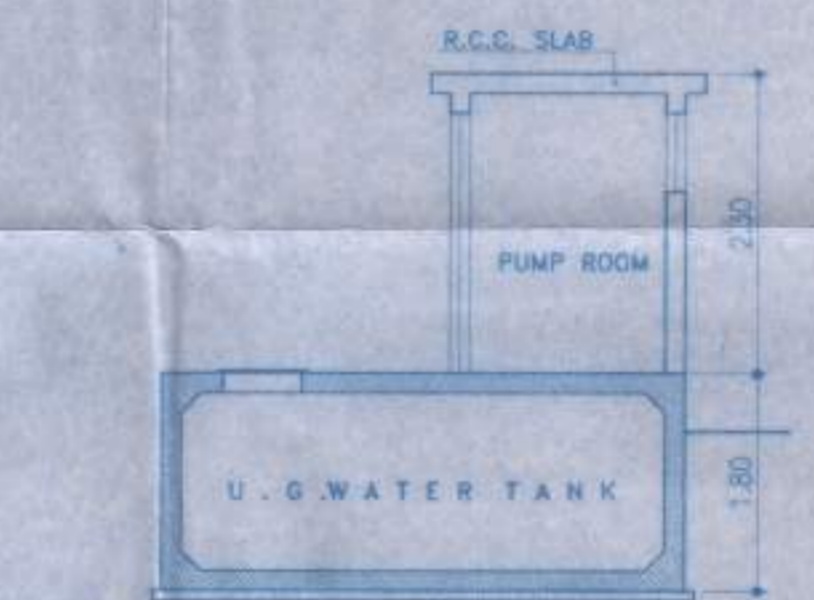
GATE ELEVATION
SCALE 1:50



SEPTIC TANK PLAN

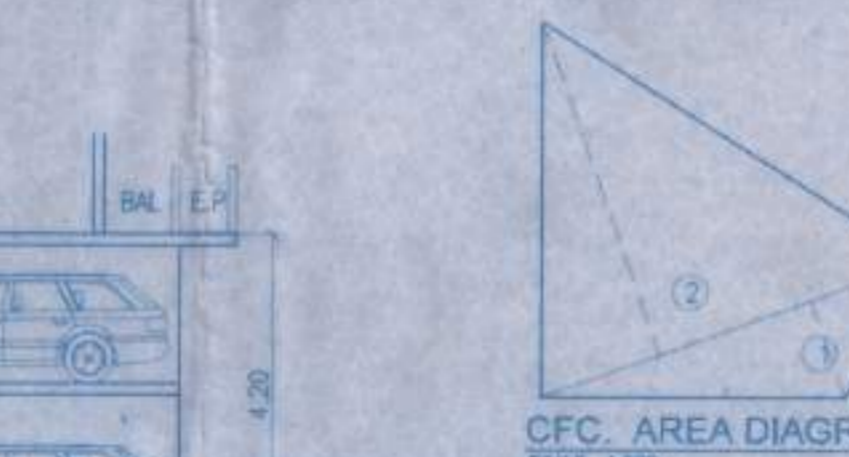


SECTION OF SEPTIC TANK
SCALE 1:50

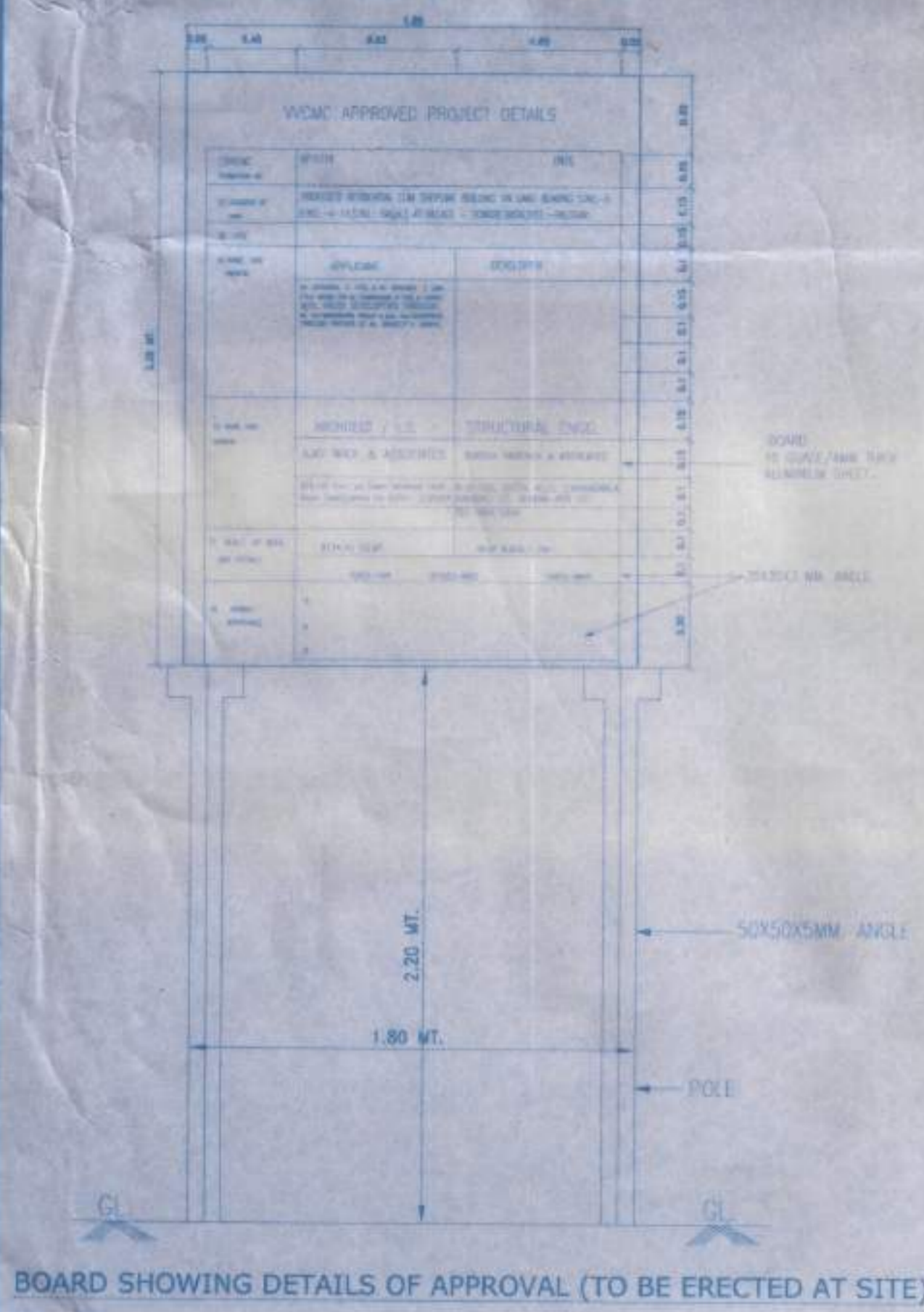


SECTION OF PUMP ROOM & U.G. TANK

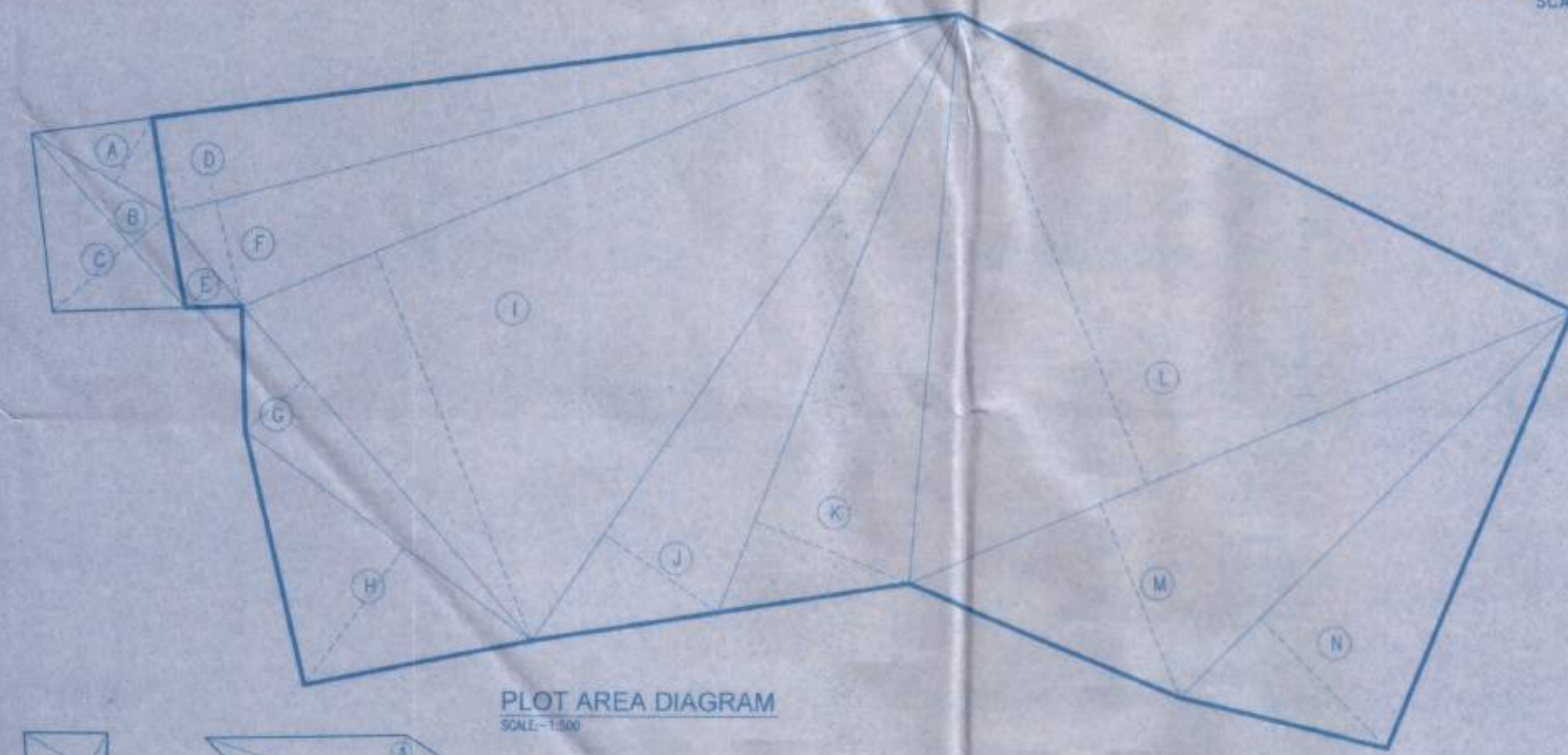
SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION PROVIDED
1	1/2 X 26.85 X 6.80 X 1NO		00 NOS	04 NOS	00 NOS	08 NOS
2	1/2 X 26.85 X 23.30 X 1NO		00 NOS	02 NOS	00 NOS	04 NOS
TOTAL CFC PROVIDED			00 NOS	06 NOS	00 NOS	12 NOS
TOTAL CFC REQUIRED			00 NOS	06 NOS	00 NOS	12 NOS



CFC AREA DIAGRAM
SCALE-1:500



BOARD SHOWING DETAILS OF APPROVAL (TO BE ERRECTED AT SITE)



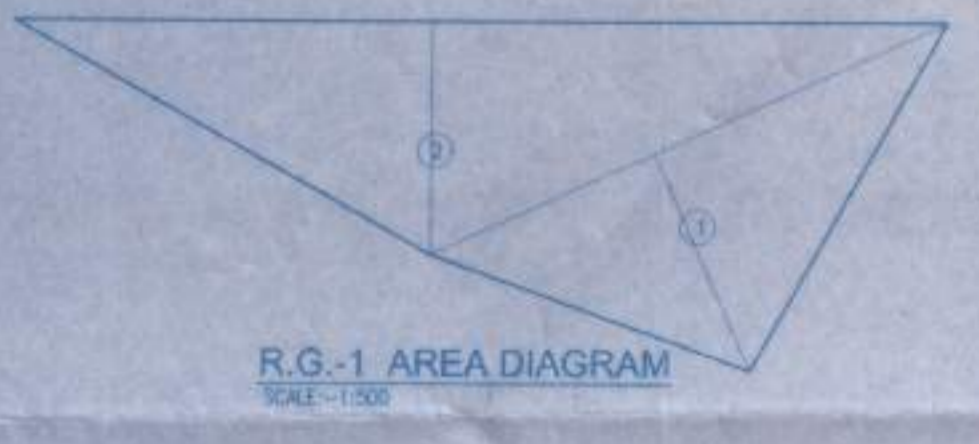
PLOT AREA DIAGRAM
SCALE-1:500



R.G.-3 AREA DIAGRAM
SCALE-1:500



R.G.-2 AREA DIAGRAM
SCALE-1:500



R.G.-1 AREA DIAGRAM
SCALE-1:500

R.G. AREA CALCULATION

RG 1

1	1/2 X 37.40 X 15.68 X 1NO	=	293.22 SQ.MT
2	1/2 X 61.78 X 15.31 X 1NO	=	472.93 SQ.MT
TOTAL ADDITION		=	766.15 SQ.MT

RG 2

3	1/2 X 46.46 X 6.81 X 1NO	=	158.20 SQ.MT
4	1/2 X 46.46 X 8.29 X 1NO	=	192.58 SQ.MT
5	1/2 X 31.22 X 1.06 X 1NO	=	16.55 SQ.MT
6	2/3 X 2.67 X 0.28 X 1NO	=	0.50 SQ.MT
TOTAL ADDITION		=	367.83 SQ.MT

RG 3

7	2/3 X 2.52 X 0.41 X 1NO	=	0.69 SQ.MT
8	2/3 X 2.89 X 0.60 X 1NO	=	1.16 SQ.MT
9	1/2 X 6.66 X 1.34 X 1NO	=	4.46 SQ.MT
10	1/2 X 15.40 X 1.27 X 1NO	=	9.78 SQ.MT
11	1/2 X 15.99 X 8.37 X 1NO	=	50.93 SQ.MT
12	1/2 X 15.99 X 7.88 X 1NO	=	63.00 SQ.MT
TOTAL ADDITION		=	130.02 SQ.MT
TOTAL R.G. PROPOSED (-1+2+3)		=	1264.00 SQ.MT
TOTAL R.G. PERMISSIBLE		=	1200.37 SQ.MT

PLOT AREA CALCULATION

1/30 ROAD WID. P. ROAD

A	1/2 X 16.86 X 7.53 X 1NO	=	66.85 SQ.MT
B	1/2 X 24.84 X 5.26 X 1NO	=	65.33 SQ.MT
C	1/2 X 24.84 X 10.90 X 1NO	=	135.38 SQ.MT
TOTAL ADDITION		=	267.56 SQ.MT

ii) BALANCE PLOT AREA

D	1/2 X 87.03 X 10.24 X 1NO	=	445.59 SQ.MT
E	1/2 X 12.73 X 4.82 X 1NO	=	30.66 SQ.MT
F	1/2 X 87.03 X 11.55 X 1NO	=	502.60 SQ.MT
G	1/2 X 47.15 X 8.46 X 1NO	=	199.44 SQ.MT
H	1/2 X 37.87 X 18.00 X 1NO	=	340.83 SQ.MT
I	1/2 X 82.53 X 44.57 X 1NO	=	1838.96 SQ.MT
J	1/2 X 80.59 X 14.70 X 1NO	=	592.34 SQ.MT
K	1/2 X 68.59 X 17.77 X 1NO	=	609.42 SQ.MT
L	1/2 X 78.44 X 51.14 X 1NO	=	2009.23 SQ.MT
M	1/2 X 78.44 X 22.29 X 1NO	=	851.92 SQ.MT
N	1/2 X 58.45 X 19.18 X 1NO	=	5