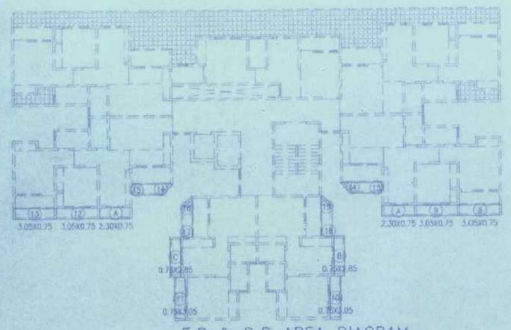
SEC-III,B-9, WING-D | TYPE-5J

The amended plan duly approved herewith Supercedes all the earlier approved plans

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/T.P./AMEND/BP-4486 VP-0330/0331/2014-15 DATE 15/5/2014
Deputy Director, Town Planning Vasai-Virar City Municipal Corporation Virar (E)

THIS PLAN SHALL NOT BE CONSIDER AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

VASAI VIRAR CITY MUNICIPAL CORPORATION DIST. THANE



F.B & D.B AREA DIAGRAM
1ST FL SCALE - 1:200

F.B AREA CALCULATION

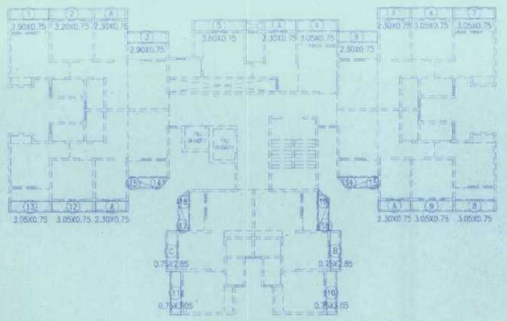
1ST FLOOR PLAN

8	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
9	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
10	0.75	X	3.05	X	1NO	=	2.29 SQ.MT.
11	0.75	X	3.05	X	1NO	=	2.29 SQ.MT.
12	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
13	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
14	1/2 x 2.90	x	0.76	x	2NOS	=	2.20 SQ.MT.
15	1/2 x 2.27	x	0.71	x	2NOS	=	1.61 SQ.MT.
16	1/2 x 2.90	x	0.75	x	1NO	=	1.09 SQ.MT.
17	1/2 x 2.27	x	0.70	x	1NO	=	0.79 SQ.MT.
18	1/2 x 2.15	x	0.75	x	1NO	=	0.81 SQ.MT.
19	1/2 x 2.90	x	0.75	x	1NO	=	1.09 SQ.MT.
					TOTAL ADDITION	=	21.33 SQ.MT.

D.B AREA CALCULATION

1ST FLOOR PLAN

A	2.30	X	0.75	X	2NO	=	3.45 SQ.MT.
B	0.75	X	2.85	X	1NO	=	2.14 SQ.MT.
C	0.75	X	2.85	X	1NO	=	2.14 SQ.MT.
TOTAL ADDITION						=	7.73 SQ.MT.



F.B & D.B AREA DIAGRAM
2ND TO 7TH&9TH TO 12TH FL
SCALE-1:200

F.B AREA CALCULATION

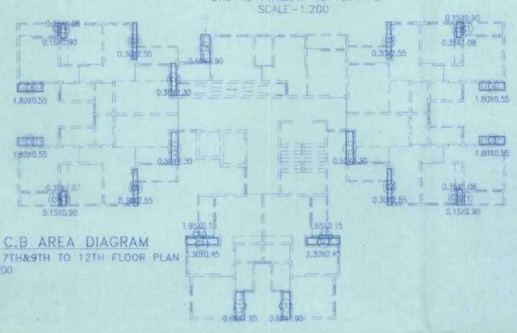
2ND TO 7TH&9TH TO 12TH FLOOR PLAN

1	2.90	X	0.75	X	1NO	=	2.18 SQ.MT.
2	3.20	X	0.75	X	1NO	=	2.40 SQ.MT.
3	2.90	X	0.75	X	1NO	=	2.18 SQ.MT.
4	3.05	X	0.75	X	2NOS	=	4.58 SQ.MT.
5	3.80	X	0.75	X	1NO	=	2.85 SQ.MT.
6	2.90	X	0.75	X	1NO	=	2.18 SQ.MT.
7	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
8	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
9	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
10	0.75	X	3.05	X	1NO	=	2.29 SQ.MT.
11	0.75	X	3.05	X	1NO	=	2.29 SQ.MT.
12	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
13	3.05	X	0.75	X	1NO	=	2.29 SQ.MT.
14	1/2 x 2.90	x	0.76	x	2NOS	=	2.20 SQ.MT.
15	1/2 x 2.27	x	0.71	x	2NOS	=	1.61 SQ.MT.
16	1/2 x 2.90	x	0.75	x	1NO	=	1.09 SQ.MT.
17	1/2 x 2.27	x	0.70	x	1NO	=	0.79 SQ.MT.
18	1/2 x 2.15	x	0.75	x	1NO	=	0.81 SQ.MT.
19	1/2 x 2.90	x	0.75	x	1NO	=	1.09 SQ.MT.
					TOTAL ADDITION	=	39.99 SQ.MT.

D.B AREA CALCULATION

2ND TO 7TH&9TH TO 12TH FLOOR PLAN

A	2.30	X	0.75	X	5NO	=	8.63 SQ.MT.
B	0.75	X	2.85	X	1NO	=	2.14 SQ.MT.
C	0.75	X	2.85	X	1NO	=	2.14 SQ.MT.
					TOTAL ADDITION	=	12.91 SQ.MT.

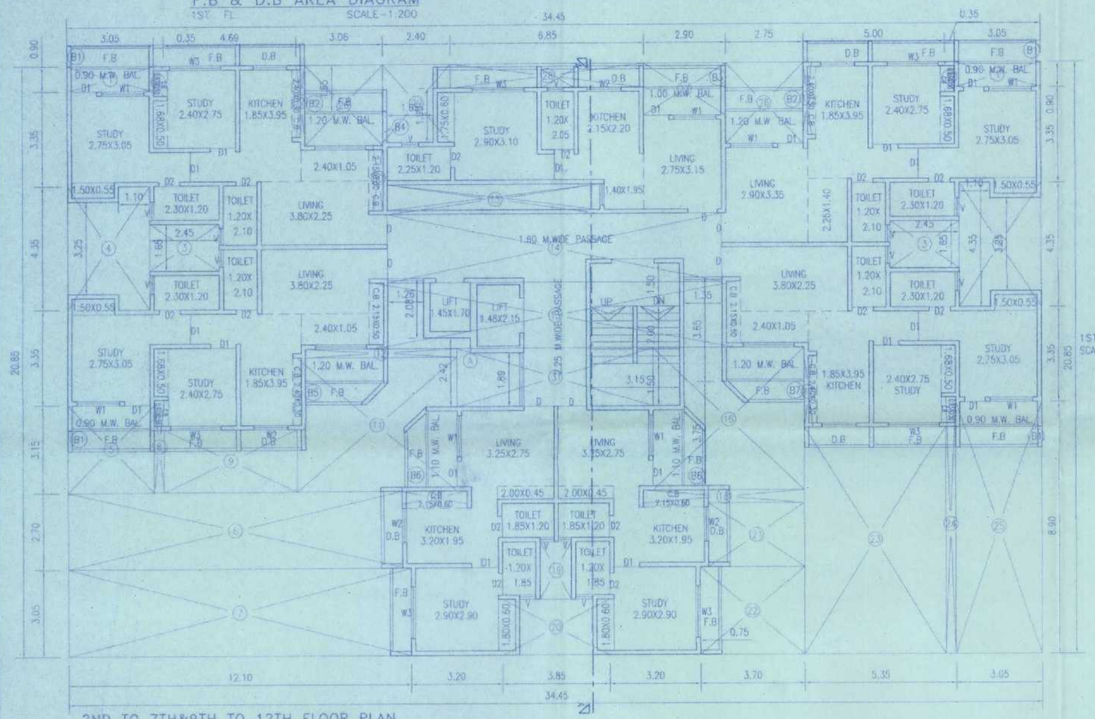


C.B AREA DIAGRAM
1ST TO 7TH&9TH TO 12TH FLOOR PLAN
SCALE 1:200

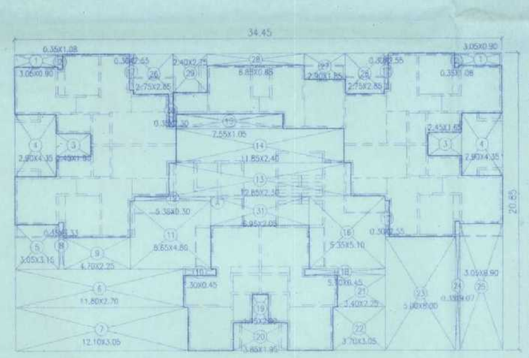
C.B AREA CALCULATION

1ST TO 7TH&9TH TO 12TH FLOOR PLAN

C1	0.15	X	0.90	X	4 NOS	=	0.54 SQ.MT.
C2	0.35	X	1.08	X	4 NOS	=	1.51 SQ.MT.
C3	0.30	X	2.55	X	3 NOS	=	2.30 SQ.MT.
C4	0.35	X	2.30	X	1NO	=	0.80 SQ.MT.
C5	0.60	X	1.90	X	1NO	=	1.14 SQ.MT.
C6	1.80	X	0.55	X	4 NOS	=	3.96 SQ.MT.
C7	0.50	X	2.30	X	1NO	=	1.15 SQ.MT.
C8	0.50	X	2.30	X	1NO	=	1.15 SQ.MT.
C9	0.30	X	2.55	X	1NO	=	0.77 SQ.MT.
C10	1.95	X	0.15	X	2 NOS	=	0.59 SQ.MT.
C11	2.30	X	0.45	X	2 NOS	=	2.07 SQ.MT.
C12	0.60	X	1.95	X	2 NOS	=	2.34 SQ.MT.
					TOTAL C.B AREA	=	18.32 SQ.MT.



2ND TO 7TH&9TH TO 12TH FLOOR PLAN
SCALE 1:100



BUILT UP AREA DIAGRAM
(1ST TO 7TH & 9TH TO 12TH FLOOR PLAN) SCALE 1:200

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST TO 7TH & 9TH TO 12TH FLOOR PLAN)

A	34.45	X	20.85	X	1NO	=	718.28 SQ.MT.
					TOTAL ADDITION	=	718.28 SQ.MT.

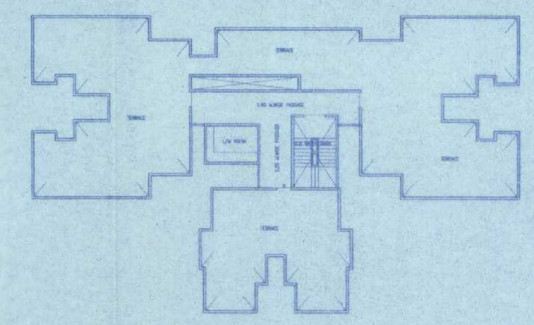
DEDUCTIONS

1	3.05	X	0.90	X	2 NOS	=	5.49 SQ.MT.
2	0.35	X	1.08	X	2 NOS	=	0.76 SQ.MT.
3	2.45	X	1.65	X	2 NOS	=	8.09 SQ.MT.
4	2.90	X	4.35	X	2 NOS	=	25.23 SQ.MT.
5	3.05	X	3.15	X	1NO	=	9.61 SQ.MT.
6	11.80	X	2.70	X	1NO	=	31.86 SQ.MT.
7	12.10	X	3.05	X	1NO	=	36.91 SQ.MT.
8	0.35	X	3.33	X	1NO	=	1.17 SQ.MT.
9	4.70	X	2.25	X	1NO	=	10.58 SQ.MT.
10	2.30	X	0.45	X	1NO	=	1.04 SQ.MT.
11	5.65	X	4.80	X	1NO	=	27.12 SQ.MT.
12	5.35	X	0.30	X	1NO	=	1.61 SQ.MT.
13	12.85	X	2.30	X	1NO	=	29.56 SQ.MT.
14	11.85	X	2.40	X	1NO	=	28.44 SQ.MT.
15	7.55	X	1.05	X	1NO	=	7.93 SQ.MT.
16	5.35	X	5.10	X	1NO	=	27.29 SQ.MT.
17	0.30	X	2.55	X	3 NOS	=	2.30 SQ.MT.
18	5.70	X	0.45	X	1NO	=	2.57 SQ.MT.
19	1.15	X	2.00	X	1NO	=	2.30 SQ.MT.
20	3.85	X	1.95	X	1NO	=	7.51 SQ.MT.
21	3.40	X	2.25	X	1NO	=	7.65 SQ.MT.
22	3.70	X	3.05	X	1NO	=	11.29 SQ.MT.
23	5.00	X	8.00	X	1NO	=	40.00 SQ.MT.
24	0.35	X	9.08	X	1NO	=	3.18 SQ.MT.
25	3.05	X	8.90	X	1NO	=	27.15 SQ.MT.
26	2.75	X	2.85	X	2 NOS	=	15.68 SQ.MT.
27	2.90	X	1.85	X	1NO	=	5.37 SQ.MT.
28	6.85	X	0.85	X	1NO	=	5.82 SQ.MT.
29	2.40	X	2.75	X	1NO	=	6.60 SQ.MT.
30	0.35	X	2.30	X	1NO	=	0.80 SQ.MT.
31	6.95	X	2.05	X	1NO	=	14.25 SQ.MT.
					TOTAL DEDUCTION	=	405.16 SQ.MT.
					TOTAL BUILT UP AREA	=	313.12 SQ.MT.

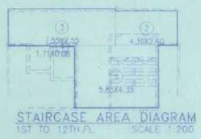
BALCONY AREA CALCULATION

(1ST TO 7TH & 9TH TO 12TH FLOOR PLAN)

B1	2.90	X	0.90	X	4NOS	=	10.44 SQ.MT.
B2	2.75	X	1.20	X	2NOS	=	6.60 SQ.MT.
B3	2.90	X	1.00	X	1NO	=	2.90 SQ.MT.
B4	0.15	X	1.10	X	1NO	=	0.17 SQ.MT.
B5	2.90	X	1.20	X	1NO	=	3.48 SQ.MT.
B6	1.10	X	2.90	X	2NOS	=	6.38 SQ.MT.
B7	2.90	X	1.20	X	1NO	=	3.48 SQ.MT.
TOTAL ADDITION						=	33.45 SQ.MT.
PERMISSIBAL BAL. AREA						=	31.31 SQ.MT.
PROPOSED BAL. AREA						=	33.45 SQ.MT.
EXCESS BAL. AREA						=	2.14 SQ.MT.



TERRACE FLOOR PLAN
SCALE 1:200

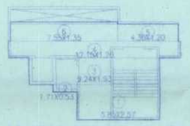


STAIRCASE AREA DIAGRAM
1ST TO 12TH.FL SCALE 1:200

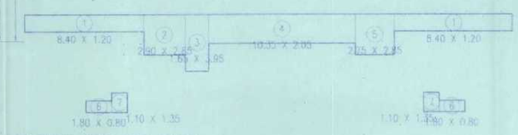
ST.CASE AREA CALCULATION

1ST TO 12TH.FL.

1	5.85	X	4.35	X	1NO	=	25.45 SQ.MT.
2	4.30	X	2.40	X	1NO	=	10.32 SQ.MT.
3	7.55	X	2.55	X	1NO	=	19.25 SQ.MT.
4	1.71	X	0.08	X	1NO	=	0.14 SQ.MT.
TOTAL ADDITION						=	55.16 SQ.MT.



STAIRCASE AREA DIAGRAM
GR.FL SCALE 1:200



POCKET TERRACE AREA

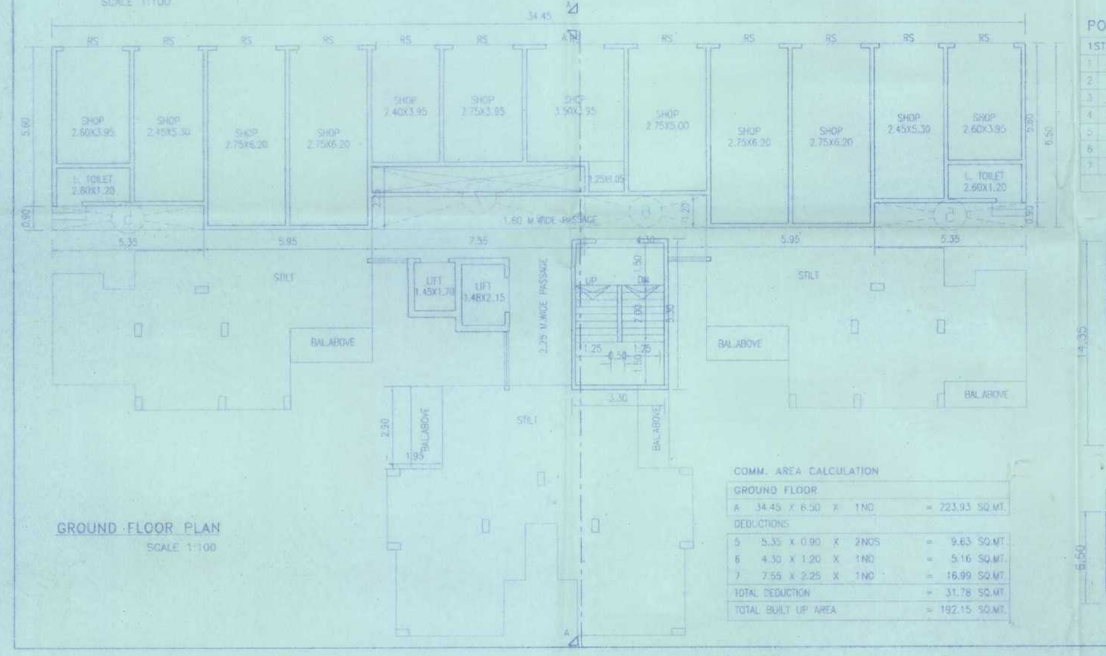
1ST FLOOR

1	8.40	X	1.20	X	2 NOS	=	20.16 SQ.MT.
2	2.90	X	2.85	X	1NO	=	8.27 SQ.MT.
3	1.65	X	3.95	X	1NO	=	6.52 SQ.MT.
4	10.35	X	2.05	X	1NO	=	21.22 SQ.MT.
5	2.75	X	2.85	X	1NO	=	7.84 SQ.MT.
6	1.80	X	0.80	X	2 NOS	=	2.88 SQ.MT.
7	1.10	X	1.35	X	2 NOS	=	2.97 SQ.MT.
TOTAL ADDITION						=	69.86 SQ.MT.

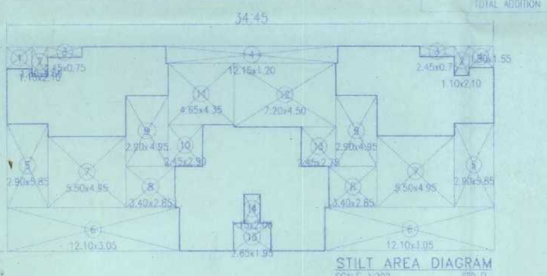
ST.CASE AREA CALCULATION

GROUND FLOOR

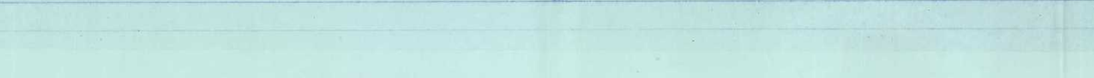
1	5.85	X	2.57	X	1NO	=	15.03 SQ.MT.
2	1.71	X	0.53	X	1NO	=	0.91 SQ.MT.
3	9.24	X	1.93	X	1NO	=	17.83 SQ.MT.
4	12.15	X	1.20	X	1NO	=	14.58 SQ.MT.
5	4.30	X	1.20	X	1NO	=	5.16 SQ.MT.
6	7.55	X	1.35	X	1NO	=	10.19 SQ.MT.
TOTAL ADDITION						=	63.70 SQ.MT.



FIRST FLOOR PLAN
SCALE 1:100



STILT AREA DIAGRAM
SCALE 1:200 GRD FL

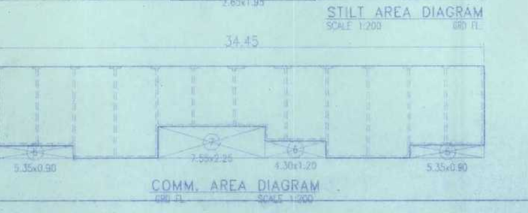


GROUND FLOOR PLAN
SCALE 1:100

COMM. AREA CALCULATION

GROUND FLOOR

A	34.45	X	6.50	X	1NO	=	223.93 SQ.MT.
DEDUCTIONS							
5	5.35	X	0.90	X	2NOS	=	9.63 SQ.MT.
6	4.30	X	1.20	X	1NO	=	5.16 SQ.MT.
7	7.55	X	2.25	X	1NO	=	16.99 SQ.MT.
TOTAL DEDUCTION						=	31.78 SQ.MT.
TOTAL BUILT UP AREA						=	192.15 SQ.MT.



COMM. AREA DIAGRAM
GRD FL SCALE 1:200

STILT AREA CALCULATION

GROUND FLOOR

A	34.45	X	14.35	X	1NO	=	494.36 SQ.MT.
DEDUCTIONS							
1	1.80	X	1.55	X	2NOS	=	5.58 SQ.MT.
2	1.10	X	2.10	X	2NOS	=	4.62 SQ.MT.
3	2.45	X	0.75	X	2NOS	=	3.68 SQ.MT.
4	12.15	X	1.20	X	1NO	=	14.58 SQ.MT.
5	2.90	X	5.85	X	2NOS	=	33.93 SQ.MT.
6	12.10	X	3.05	X	2NOS	=	73.81 SQ.MT.
7	5.50	X	4.95	X	2NOS	=	54.46 SQ.MT.
8	3.40	X	2.85	X	2NOS	=	19.38 SQ.MT.
9	2.90	X	4.95	X	2NOS	=	28.72 SQ.MT.
10	2.45	X	2.90	X	1NO	=	7.11 SQ.MT.
11	4.65	X	4.35	X	1NO	=	20.23 SQ.MT.
12	7.20	X	4.50	X	1NO	=	32.40 SQ.MT.
13	2.45	X	2.75	X	1NO	=	6.74 SQ.MT.
14	1.15	X	2.00	X	1NO	=	2.30 SQ.MT.
15	2.65	X	1.95	X	1NO	=	5.17 SQ.MT.
TOTAL DEDUCTION						=	312.71 SQ.MT.
TOTAL BUILT UP AREA						=	181.65 SQ.MT.

PARKING AREA STATEMENT

SL NO.	DESCRIPTION	NOS.OF TENEMENT	CAR PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 37.50 SQM	36 NOS	- NOS	- NOS	36 NOS	36 NOS
2	CARPET AREA 37.50 TO 50.00 SQMT	47 NOS	06 NOS	06 NOS	47 NOS	47 NOS
3	CARPET AREA 50.00 TO 80.00 SQMT	- NOS	- NOS	- NOS	- NOS	- NOS
4	TOTAL SHOP AREA 192.15/100 sqmt		02 NOS	02 NOS	04 NOS	04 NOS
	TOTAL	83 NOS	08 NOS	08 NOS	87 NOS	87 NOS

TOTAL BUILT UP AREA &CONSTRUCTED AREA STATEMENT

FLOOR	NET B.U.AREA COMM.AREA	NET B.U.AREA RESI.AREA	EX. BAL	TOTAL B.U.AREA	BAL.AREA	STAIR AREA	C.B AREA	TOTAL AREA	REFUGE AREA	STILT AREA	P.T.AREA	F.B.AREA	D.B.AREA
GROUND	192.15	-	-	192.15	-	63.70		255.85	-	181.65	-	-	-
FIRST	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	69.86	21.33	7.73
SECOND	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
THIRD	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
FOURTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
FIFTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
SIXTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
SEVENTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
EIGHTH	-	211.19	0.35	211.54	21.11	55.16	12.99	300.80	119.31	-	-	20.91	6.46
NINTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
TENTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
ELEVENTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
TWELFTH	-	313.12	2.14	315.26	31.31	55.16	18.32	420.05	-	-	-	39.99	12.91
TOTAL	192.15	3655.51	23.89	3871.55	365.52	725.62	214.51	5177.20	119.31	181.65	69.86	447.14	146.29
	3847.66												

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DISCRIPTION
RS	2.45x2.15	ROLLING SHUTTER
D	1.00x2.10	FLUSH DOOR
D1	0.90x2.10	PANELLED DOOR
D2	0.75x2.10	DOOR FOR BATH & WC
W1	1.50x1.50	GLAZED ALU. SLIDING WINDOW
W2	1.20x1.20	GLAZED ALU. SLIDING WINDOW
W3	1.80x1.20	GLAZED ALU. SLIDING WINDOW
V	0.60x0.90	VENTILATION FOR BATH & WC

LIGHT & VENTILATION AREA STATEMENT

ROOM	SIZE	CARPET AREA	1/6 REQ. VENT.AREA	WINDOW SIZE	PROPOSED AREA
LIVING	3.25X2.75 2.00X0.45	9.83	1.64	1.50X1.50	2.25
KITCHEN	3.20X2.55	8.16	1.36	1.20X1.20	1.44
STUDY	2.90X2.90	8.41	1.40	1.60X1.50	2.70
TOILET	1.85X1.20	2.22	0.37	0.60X0.90	0.54

PROFORMA -II

CONTENTS OF SHEET

GROUND TO FIRST FLOOR & TERRACE FLOOR PLAN,BUILT UP AREA STATEMENT&DIAGRAM, ST.CASE AREA DIAGRAM& CALCULATION,CONSTRUCTION AREA STATEMENT,PARKING AREA STATEMENT,ETC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED HOUSING PROJECT AT VILL:-DONGRE, CHIKAL-DONGRE & BOLINJ, TAL:-VASAI, DIST.- THANE.

NAME OF OWNER/APPLICANT: M/S. HOUSING DEV. & INFR. LIMITED

SIGNATURE OF OWNER

DATE	DRN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR /ARCHITECT
	Rajesh/Tejas/ JANARDH	AJAY WADE & ASSOCIATES Architects , Engineers & Surveyors. A/6,1ST FLOOR,"SAI TOWER",AMABADI ROAD VASAI (WEST),PHONE NO.-0250- 2332504
SCALE	CHKD BY	
AS SHOWN		
NORTH LINE	DRG. NO	
	9 OF 9	
	JOB NO	
	BP-4486/R	