SHEET 01/01 LAYOUT PLAN — VP.NO.6054

STAMP OF APPROVAL OF PLANS

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

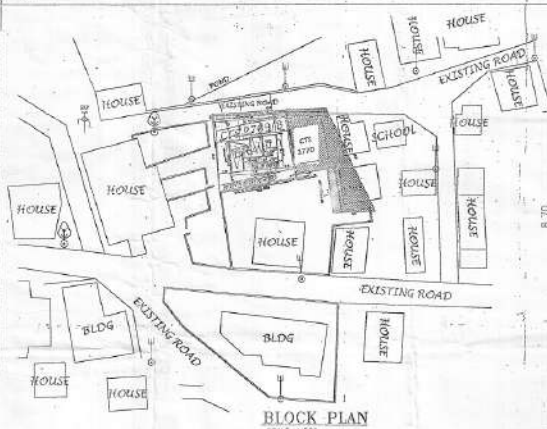
[Issued As per Approved by C ommissioner]

Approved as amended in _____
Subject to the Conditions mentioned in this Office Letter No. VMC/CITY/ C.C. VP.. 6054 /1662 /2019-20 Dated 17/09/2019

Town Planning Deptt.

Deputy Director of Town Planning (City)
Vasai-Virar City Municipal Corporation
Vasai - 401 201 (M.S.)

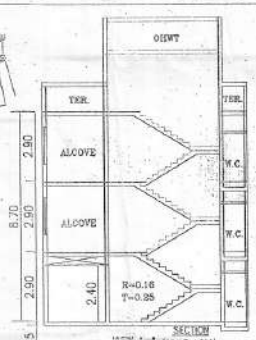
BLOCK PLAN
SCALE-1:500

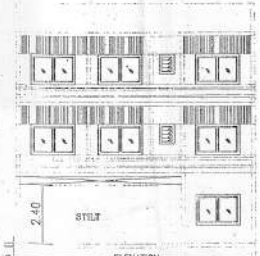


EXISTING ROAD AREA DIAGRAM
SCALE 1:200

EXISTING ROAD AREA CALCULATION

1	1/2 X 8.16 X 1.06 X 1 NO	=	4.32	SQ.MT.
2	1/2 X 7.94 X 0.63 X 1 NO	=	2.50	SQ.MT.
3	1/2 X 12.17 X 0.64 X 1 NO	=	3.89	SQ.MT.
4	1/2 X 14.14 X 1.16 X 1 NO	=	8.20	SQ.MT.
5	1/2 X 1.23 X 0.35 X 1 NO	=	0.22	SQ.MT.
	TOTAL ADDITION	=	19.13	SQ.MT.



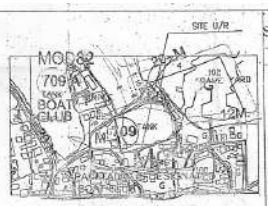


TOTAL BUILT UP AREA STATEMENT

FLOOR	BUA AREA	BUA AREA	EXCESS BALCONY	TOTAL BUILT UP AREA
GR. FLOOR	---	20.39 SQMT	---	20.39 SQMT
1ST FLOOR	---	54.99 SQMT	---	54.99 SQMT
2ND FLOOR	---	54.99 SQMT	---	54.99 SQMT
TOTAL	---	130.37 SQMT	---	130.37 SQMT

CONSTRUCTION AREA STATEMENT

FLOOR	TOTAL BUILT UP AREA	BALCONY AREA	STAIR/CASE AREA	TOTAL CON.AREA	STILT	EF AREA
GR. FLOOR	20.39 SQMT	-	12.59 SQMT	32.98 SQMT	34.33 SQMT	
1ST FLOOR	54.99 SQMT	5.43 SQMT	16.00 SQMT	76.42 SQMT	-	6.87 SQMT
2ND FLOOR	54.99 SQMT	5.43 SQMT	16.00 SQMT	76.42 SQMT		6.87 SQMT
TOTAL	130.37 SQMT	20.86 SQMT	44.59 SQMT	185.82 SQMT	34.33 SQMT	13.74 SQMT

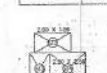


LOCATION PLAN
SCALE-1:5000

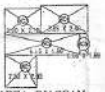
STAIRCASE AREA CALCULATION

TYPICAL FLOOR(1ST TO 2ND)

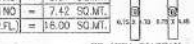
ST2	2.90	X 1.59	X 1 NO	=	4.61	SQ.MT.
ST3	1.55	X 2.56	X 1 NO	=	3.97	SQ.MT.
ST4	2.90	X 2.56	X 1 NO	=	7.42	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYP.FL)				=	16.00	SQ.MT.



STAIR CASE AREA DIAGRAM
1ST TO 2ND SCALE-1:200



STILT AREA DIAGRAM
SCALE-1:200

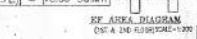


EF AREA DIAGRAM
(1ST & 2ND FLOOR)SCALE-1:200

EF AREA CALCULATION

1ST & 2ND FLOOR

FB1	0.75	X 4.70	X 1 NO	=	3.53	SQ.MT.
FB2	0.75	X 4.45	X 1 NO	=	3.34	SQ.MT.
TOTAL ADDITION				=	6.87	SQ.MT.



STAIR CASE AREA DIAGRAM
(GROUND FLOOR)SCALE-1:200

STILT AREA CALCULATION

GROUND FLOOR

WC1	2.53	X 2.65	X 1 NO	=	6.70	SQ.MT.
WC2	6.05	X 1.80	X 1 NO	=	10.89	SQ.MT.
WC3	2.90	X 2.15	X 1 NO	=	6.24	SQ.MT.
WC4	3.85	X 2.40	X 1 NO	=	9.24	SQ.MT.
WC5	0.70	X 1.80	X 1 NO	=	1.26	SQ.MT.
TOTAL STILT AREA PER FL. (GR. FL.)				=	34.33	SQ.MT.

STAIRCASE AREA CALCULATION

GROUND FLOOR

ST1	4.75	X 2.65	X 1 NO	=	12.59	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (GR. FLOOR)				=	12.59	SQ.MT.

BUILT UP AREA CALCULATION

GROUND FLOOR						
AH1	9.80	X 7.15	X 1 NO	=	70.07	SQ.MT.
TOTAL ADDITION				=	70.07	SQ.MT.

DEDUCTIONS

1	2.90	X 0.55	X 1 NO	=	1.60	SQ.MT.
2	3.65	X 0.30	X 1 NO	=	1.16	SQ.MT.
TOTAL DEDUCTION				=	2.76	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]				=	67.31	SQ.MT.

STAIRCASE AREA CALCULATION

GROUND FLOOR

ST1	4.75	X 2.65	X 1 NO	=	12.59	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (GR. FL.)				=	12.59	SQ.MT.

STILT AREA CALCULATION

GROUND FLOOR

WC1	2.53	X 2.65	X 1 NO	=	6.70	SQ.MT.
WC2	6.05	X 1.80	X 1 NO	=	10.89	SQ.MT.
WC3	2.90	X 2.15	X 1 NO	=	6.24	SQ.MT.
WC4	3.85	X 2.40	X 1 NO	=	9.24	SQ.MT.
WC5	0.70	X 1.80	X 1 NO	=	1.26	SQ.MT.
TOTAL STILT AREA PER FL. (GR. FL.)				=	34.33	SQ.MT.
NET BUILT UP AREA				=	20.39	SQ.MT.

BUILT UP AREA CALCULATION

TYPICAL FLOOR(1ST TO 2ND)						
1	9.47	X 8.07	X 1 NO	=	76.42	SQ.MT.
TOTAL ADDITION				=	76.42	SQ.MT.

BALCONY AREA CALCULATION

TYPICAL FLOOR(1ST TO 2ND)

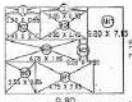
B1	2.37	X 1.26	X 1 NO	=	2.99	SQ.MT.
B2	0.87	X 2.80	X 1 NO	=	2.44	SQ.MT.
TOTAL BALCONY AREA PER FLOOR (TYPI. FL)				=	5.43	SQ.MT.
TOTAL BUILT UP AREA [X + Y1]				=	70.09	SQ.MT.

STAIRCASE AREA CALCULATION

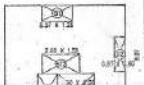
TYPICAL FLOOR(1ST TO 2ND)

ST2	2.90	X 1.59	X 1 NO	=	4.61	SQ.MT.
ST3	1.55	X 2.56	X 1 NO	=	3.97	SQ.MT.
ST4	2.90	X 2.56	X 1 NO	=	7.42	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYP.FL)				=	16.00	SQ.MT.

NET BUILT UP AREA	=	54.99 SQ.MT.
PERMISSIBLE BALCONY AREA (10% OF 54.99)	=	5.50 SQ.MT.
PROPOSED BALCONY AREA	=	5.43 SQ.MT.
EXCESS BALCONY AREA	=	NIL SQ.MT.
TOTAL BUILT UP AREA (NET BUILT UP AREA + EXCESS BAL. AREA)	=	54.99 SQ.MT.

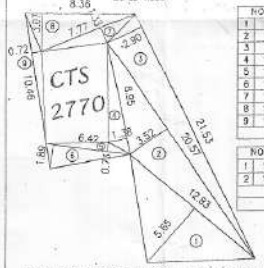


BUILT UP AREA DIAGRAM
GROUND FLOOR SCALE-1:200



BUILT UP AREA DIAGRAM
1ST & 2ND FLOOR SCALE-1:200

NOT IN POSSESSION AREA DIAGRAM-1
SCALE 1:200



NOT IN POSSESSION AREA CALCULATION-1

1	1/2 X 12.83 X 5.60 X 1 NO	=	35.24	SQ.MT.
2	1/2 X 20.57 X 3.52 X 1 NO	=	36.20	SQ.MT.
3	1/2 X 21.53 X 2.90 X 1 NO	=	31.22	SQ.MT.
4	1/2 X 8.66 X 1.38 X 1 NO	=	6.18	SQ.MT.
5	1/2 X 6.43 X 0.73 X 1 NO	=	2.35	SQ.MT.
6	1/2 X 6.43 X 1.69 X 1 NO	=	5.08	SQ.MT.
7	1/2 X 7.78 X 1.33 X 1 NO	=	5.17	SQ.MT.
8	1/2 X 8.36 X 3.07 X 1 NO	=	11.83	SQ.MT.
9	1/2 X 10.46 X 0.72 X 1 NO	=	3.77	SQ.MT.
	TOTAL ADDITION	=	140.04	SQ.MT.

NOT IN POSSESSION AREA CALCULATION-2

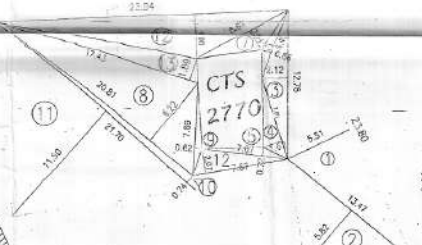
1	1/2 X 15.00 X 0.38 X 1 NO	=	2.85	SQ.MT.
2	1/2 X 15.01 X 0.15 X 1 NO	=	1.13	SQ.MT.
	TOTAL ADDITION	=	3.98	SQ.MT.
	TOTAL 1+2	=	144.02	SQ.MT.

NOT IN POSSESSION AREA DIAGRAM-2
SCALE 1:200

PLOT AREA CALCULATION

1	1/2 X 23.80 X 5.51 X 1 NO	=	65.57	SQ.MT.
2	1/2 X 13.52 X 5.82 X 1 NO	=	39.34	SQ.MT.
3	1/2 X 12.79 X 2.12 X 1 NO	=	13.56	SQ.MT.
4	1/2 X 7.03 X 1.62 X 1 NO	=	5.69	SQ.MT.
5	1/2 X 7.09 X 0.72 X 1 NO	=	2.55	SQ.MT.
6	1/2 X 6.45 X 0.86 X 1 NO	=	2.77	SQ.MT.
7	1/2 X 8.77 X 2.04 X 1 NO	=	8.95	SQ.MT.
8	1/2 X 20.89 X 6.22 X 1 NO	=	64.97	SQ.MT.
9	1/2 X 7.69 X 0.62 X 1 NO	=	2.38	SQ.MT.
10	1/2 X 21.79 X 0.74 X 1 NO	=	8.06	SQ.MT.
11	1/2 X 21.79 X 11.50 X 1 NO	=	125.29	SQ.MT.
12	1/2 X 23.94 X 4.06 X 1 NO	=	48.84	SQ.MT.
12	1/2 X 7.87 X 2.07 X 1 NO	=	8.15	SQ.MT.
13	1/2 X 17.49 X 1.89 X 1 NO	=	16.53	SQ.MT.
	TOTAL ADDITION	=	412.65	SQ.MT.
	AS PER PROPERTY CARD AREA	=	362.28	SQ.MT.

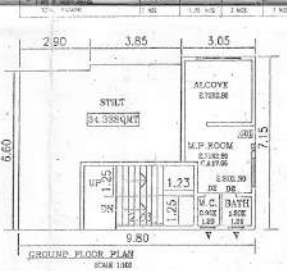
LAYOUT PLAN
SCALE-1:200

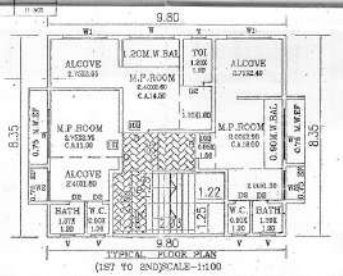


PLOT AREA DIAGRAM
SCALE 1:200

TOTAL PARKING AREA STATEMENT

SR. NO.	DESCRIPTION	AREA UNDER	2 WHEELER PARKING REQUIRED	2 WHEELER PARKING PROVIDED	4 WHEELER PARKING REQUIRED	4 WHEELER PARKING PROVIDED
1	UPTO AREA 150.00 SQ.M.	1 NOS	1/No. 1 NOS	2 NOS	1 NOS	11 NOS
2	ABOVE AREA 150.00 TO 10000 SQ.M.	- NOS	/2= - NOS	- NOS	- NOS	- NOS
3	ABOVE AREA 10000 TO 20000 SQ.M.	NIL	NIL	NIL	NIL	NIL
4	ABOVE AREA ABOVE 20000 SQ.M.	NIL	NIL	NIL	NIL	NIL
5	FOR VISITOR PARKING		- NOS	1 NOS		-
6	10% OF THE TOTAL SLOT	SUB-TOTAL	- NOS	- NOS	-	-
	TOTAL	1 NOS	1 NOS	3 NOS	1 NOS	11 NOS





PROFORMA -I

		SQMT
A	AREA STATEMENT	
1.-	AREA OF PLOT PROPERTY CARD	362.28
1.	AREA OF CTS SKETCH	412.65
2.	DEDUCTION FOR (NOT IN POSSESSION AREA)	14.02
	a.EXISTING ROAD AREA	19.13
	b.12.00M.W.D.P.ROAD	---
	TOTAL (a+b+c)	163.15
3.	BALANCE AREA OF PLOT (1 MINUS 2)	
4.	DEDUCTIONS FOR :-	
	a.RECREATION GROUND (IF NOT DEDICTABLE) 10 % GARDEN	
	b.RECREATION GROUND (NOT DEDICTABLE) @ R.C.F.C	---
	TOTAL (a+b)	
5.	NET AREA OF PLOT (1 MINUS 2)	199.13
6.	ADDITIONS FOR FLOOR SPACE INDE	
	2a. 100% (EXTG. BLDG)	0.00
	2b 100%	---
7.	TOTAL AREA (5 PLUS 6)	199.13
8.	FLOOR SPACE INDEX PERMISSIBLE	1.00
9.	FLOOR SPACE INDEX CREDIT AVAILABLE AS PER DEVELOPMENT RIGHTS RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM NO.3 ABOVE)	---
10.	PERMISSIBLE FLOOR AREA (7 PLUS 8)	199.13
11.	NON PERMISSIBLE FLOOR AREA	---
12.	EXISTING AREA	130.37
13.	EXCESS STAIRCASE AREA TAKEN IN FLOOR SPACE INDEX(AS PER B/W BELOW)	---
14.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX(AS PER B/W BELOW)	---
15.	TOTAL BUILT UP AREA PROPOSED (11+12+13)	130.37
	Parking Statement	
	a) Parking Required	
	By Regulation	
	Car	5NOS
	Scooter / Motor Cycle	7NOS
	Cycle	
	Out Siders	
	b) Garages Permissible	---
	d) Total Parking Provided	14

PROFORMA-II

Contents of Sheet

CERTIFICATE

Certified that the building plan submitted for approval satisfy the safety requirements for structural having constructed in seismic zone III. It is also certify that structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.Civil or equ.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE SIDE BOUNDARY OF THE PLOT SHOWN ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA AS SHOWN OUT TALLIES WITH THE AREA AS SHOWN IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME DEEDS LAND DISTRICT CODE, CITY SURVEY NUMBER

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING C.T.S.NO.2769/B AT VILLAGE :BHOVALI TALUKA :VASAI, DIST:PALGHAR.

NAME OF OWNER	P/A HOLDER	SIGNATURE OF OWNER/APPLICANT
M/S. VIVAN ENTERPRISES THROUGH MRS.NAMRATA MASHELKAR		For VIVAAN ENTERPRISES Partner

DATE	VP.NO.	FILE NO.	DRG NO	SCALE	DRAWN BY	CHECKED BY
27/09/2019				AS SHOWN	VIJAY	

NORTH LINE

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

UMESH KEKRE
Architect & project consultant
Shop.08, K.T. Center,NearK.T. Vision,Opp.Panchal Nagar, Vasai (W) 401202.