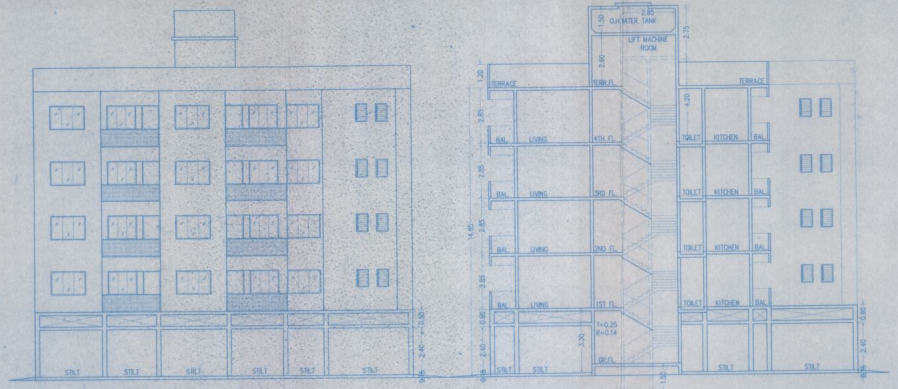
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW.

V.P. - 3606 | BLDG.NO.2

[Issued As per Approved by Commissioner]

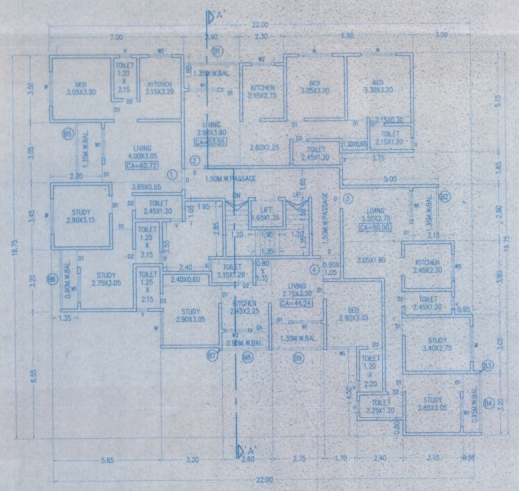
Approved or amended in _____
Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/CC-C VP/3606/2476/2017-18 Dated 30/6/2017

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



ELEVATION
SCALE 1:100

SECTION AT A-A
SCALE 1:100



1ST TO 4TH FLOOR PLAN
SCALE 1:100

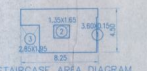
STAIRCASE AREA CALCULATION

1ST TO 4TH FLOOR

A	4.60	X	8.25	X	1NO	=	37.13 SQ.MT.
TOTAL ADDITION						=	37.13 SQ.MT.

DEDUCTIONS

1	3.60	X	0.15	X	1NO	=	0.54 SQ.MT.
2	1.35	X	1.65	X	1NO	=	2.23 SQ.MT.
3	2.85	X	1.95	X	1NO	=	5.56 SQ.MT.
TOTAL DEDUCTION						=	8.33 SQ.MT.
TOTAL ST-CASE AREA						=	28.80 SQ.MT.



STAIRCASE AREA DIAGRAM
1ST TO 4TH FL. SCALE 1:200

BUILT UP AREA CALCULATION

1ST TO 4TH FLOOR

A	22.00	X	19.75	X	1NO	=	434.50 SQ.MT.
TOTAL ADDITION						=	434.50 SQ.MT.

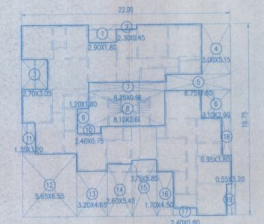
DEDUCTIONS

1	2.90	X	1.80	X	1NO	=	5.22 SQ.MT.
2	2.30	X	0.45	X	1NO	=	1.04 SQ.MT.
3	2.70	X	3.05	X	1NO	=	8.24 SQ.MT.
4	3.00	X	5.15	X	1NO	=	15.45 SQ.MT.
5	6.75	X	1.65	X	1NO	=	11.14 SQ.MT.
6	3.10	X	2.90	X	1NO	=	8.99 SQ.MT.
7	8.25	X	0.90	X	1NO	=	7.43 SQ.MT.
8	8.10	X	3.60	X	1NO	=	29.16 SQ.MT.
9	1.20	X	1.80	X	1NO	=	2.16 SQ.MT.
10	2.40	X	0.75	X	1NO	=	1.80 SQ.MT.
11	1.35	X	3.20	X	1NO	=	4.32 SQ.MT.
12	5.65	X	6.55	X	1NO	=	37.01 SQ.MT.
13	3.20	X	4.65	X	1NO	=	14.88 SQ.MT.
14	2.60	X	5.45	X	1NO	=	14.17 SQ.MT.
15	2.75	X	5.85	X	1NO	=	16.09 SQ.MT.
16	1.70	X	4.50	X	1NO	=	7.65 SQ.MT.
17	2.40	X	0.80	X	1NO	=	1.92 SQ.MT.
18	0.95	X	3.80	X	1NO	=	3.61 SQ.MT.
19	0.55	X	3.20	X	1NO	=	1.76 SQ.MT.
TOTAL DEDUCTION						=	192.04 SQ.MT.
TOTAL BUILT UP AREA						=	242.46 SQ.MT.

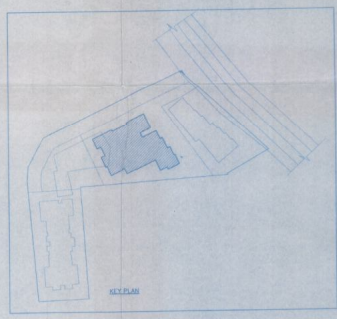
BALCONY AREA CALCULATION

1ST TO 4TH FLOOR

B1	2.90	X	1.35	X	1NO	=	3.92 SQ.MT.
B2	1.35	X	2.90	X	1NO	=	3.92 SQ.MT.
B3	0.40	X	0.15	X	1NO	=	0.06 SQ.MT.
B4	0.95	X	3.20	X	1NO	=	3.04 SQ.MT.
B5	1.35	X	3.05	X	1NO	=	4.12 SQ.MT.
B6	0.90	X	3.20	X	1NO	=	2.88 SQ.MT.
B7	0.15	X	0.15	X	1NO	=	0.02 SQ.MT.
B8	2.60	X	0.95	X	1NO	=	2.47 SQ.MT.
B9	2.75	X	1.35	X	1NO	=	3.71 SQ.MT.
TOTAL BALCONY AREA						=	24.14 SQ.MT.
PERMISSIBLE BALCONY AREA						=	24.24 SQ.MT.
PROPOSED BALCONY AREA						=	24.14 SQ.MT.
EXCESS BALCONY AREA						=	0.00 SQ.MT.



BUILT UP AREA DIAGRAM
1ST TO 4TH FL. SCALE 1:200



KEY PLAN

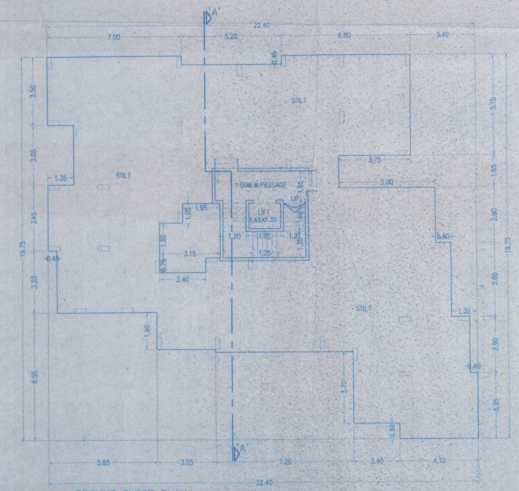
CARPET AREA FOR PARKING	
TYPICAL FLOOR	
Flat.no	Carpet area Without Balcony in sq.m.
1	60.79
2	53.55
3	50.00
4	44.24

SCHEDULE OF DOORS& WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05X2.15	FLUSH DOOR
D1	0.90X2.15	PANELLED DOOR
D2	0.75X2.00	DOOR FOR BATH & W.C
W	1.80X1.50	SLIDING WINDOW
W1	1.50X1.50	SLIDING WINDOW
W2	1.20X1.20	SLIDING WINDOW
W3	1.20X2.00	SLIDING WINDOW
V	0.60X0.90	VENTILATOR

LIGHT & VENTILATION AREA STATEMENT

ROOM	SIZE	CARPET AREA	1/6 REQ. VENT.AREA	WINDOW SIZE	PROPOSED AREA
LIVING	2.75X3.50	10.04	1.67	1.50X1.50	2.25
KITCHEN	2.75X2.75	7.56	1.26	1.80X1.50	2.70
STUDY	2.75X2.75	7.56	1.26	1.80X1.50	2.70
BED	2.45X2.45	6.00	1.00	1.20X1.20	1.44
TOILET	2.15X1.20	2.58	0.43	0.60X0.90	0.54
TOILET	2.15X1.20	2.58	0.43	0.60X0.90	0.54



GROUND FLOOR PLAN
SCALE 1:100

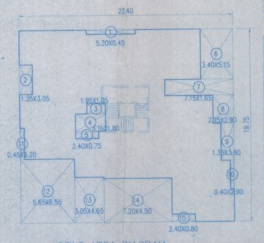
STILT AREA CALCULATION

GROUND FLOOR

A	22.40	X	19.75	X	1NO	=	442.40 SQ.MT.
TOTAL ADDITION						=	442.40 SQ.MT.

DEDUCTIONS

1	5.20	X	0.45	X	1NO	=	2.34 SQ.MT.
2	1.35	X	3.05	X	1NO	=	4.12 SQ.MT.
3	1.95	X	1.05	X	1NO	=	2.05 SQ.MT.
4	3.15	X	1.80	X	1NO	=	5.67 SQ.MT.
5	2.40	X	0.75	X	1NO	=	1.80 SQ.MT.
6	3.40	X	5.15	X	1NO	=	17.51 SQ.MT.
7	7.15	X	1.65	X	1NO	=	11.80 SQ.MT.
8	2.15	X	2.90	X	1NO	=	6.24 SQ.MT.
9	1.35	X	3.80	X	1NO	=	5.13 SQ.MT.
10	0.40	X	2.90	X	1NO	=	1.16 SQ.MT.
11	0.45	X	3.20	X	1NO	=	1.44 SQ.MT.
12	5.85	X	6.55	X	1NO	=	37.01 SQ.MT.
13	3.05	X	4.65	X	1NO	=	14.18 SQ.MT.
14	7.20	X	4.50	X	1NO	=	32.40 SQ.MT.
15	2.40	X	0.80	X	1NO	=	1.92 SQ.MT.
TOTAL DEDUCTION						=	144.77 SQ.MT.
TOTAL BUILT UP AREA						=	297.63 SQ.MT.



STILT AREA DIAGRAM
GR.FL SCALE 1:200

STAIRCASE AREA CALCULATION

GROUND FLOOR

A	4.80	X	5.05	X	1NO	=	24.24 SQ.MT.
TOTAL ADDITION						=	24.24 SQ.MT.

DEDUCTIONS

1	3.00	X	0.40	X	1NO	=	1.20 SQ.MT.
TOTAL DEDUCTION						=	1.20 SQ.MT.
TOTAL ST-CASE AREA						=	23.04 SQ.MT.

STAIRCASE AREA DIAGRAM
GR.FL SCALE 1:200

PARKING STATEMENT AS PER DCR

SR. NO.	DESCRIPTION	NOS OF EMBRYO	CAR PARKING PROVISION REQUIRED	CAR PARKING PROVISION PROVIDED	SCOOTER PARKING PROVISION REQUIRED	SCOOTER PARKING PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQMT.	00 NOS	00 NOS	00 NOS	00 NOS	00 NOS
2	CARPET AREA 30.00 TO 50.00 SQMT.	08 NOS	04 NOS	04 NOS	08 NOS	08 NOS
3	CARPET AREA 50.00 TO 70.00 SQMT.	08 NOS	08 NOS	08 NOS	08 NOS	08 NOS
4	CARPET AREA ABOVE 70.00 SQM	00 NOS	00 NOS	00 NOS	00 NOS	00 NOS
5	1 CAR & 2 SCOOTER FOR CARPET AREA 100 SQM.	(1 NO)-	00 NOS	00 NOS	00 NOS	00 NOS
TOTAL		16 NOS	12 NOS	12 NOS	16 NOS	16 NOS

TOTAL BUILT UP AREA &CONSTRUCTED AREA STATEMENT

FLOOR	COMM.AREA	RESI. AREA	EX. BAL.	TOTAL BUILT-UP AREA	BALCONY AREA	TOTAL CONST. AREA	STILT AREA
GRD.	-	-	-	-	-	23.04	297.63
1ST	-	242.46	0.00	242.46	24.14	295.45	-
2ND	-	242.46	0.00	242.46	24.14	295.45	-
3RD	-	242.46	0.00	242.46	24.14	295.45	-
4TH	-	242.46	0.00	242.46	24.14	295.45	-
TOTAL	-	969.84	0.00	969.84	96.56	1204.64	297.63

PROFORMA -II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BLDG NO.1&2 ON PLOT BEARING S.NO.164,H.NO.1A,2A VILLAGE--SANDOR , TALUKA--VASAI, DIST-PALGHAR.

NAME OF OWNER/APPLICANT
MR.NELSON DIAS,
MR.SYLVESTER LEMOS,
MRS.VILMA GHONSALES

SIGNATURE OF APPLI

DATE	DRN BY
02.06.2017	PANCHALI
SCALE	CHKD BY
As Shown	-
NORTH LINE	DRG. NO
	1 of 1
	JOB NO
	VP NO.-3606 DYFILE-192

SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR /ARCHITECT

AJAY WADE & ASSOCIATES
Architects , Engineers & Surveyors
A/6,1ST FLOOR,"SAI TOWER",AMBADI ROAD , VASAI (WEST),PHONE NO--0250 - 2335504,2335504
email:- wadeajay@gmail.com,ajaywade@rediffmail.com

PC-8\JOB\d drive\PANCHALI\NELSON\1ST FLR\VISED DWG\1BM.DWG 07.06.2017.dwg