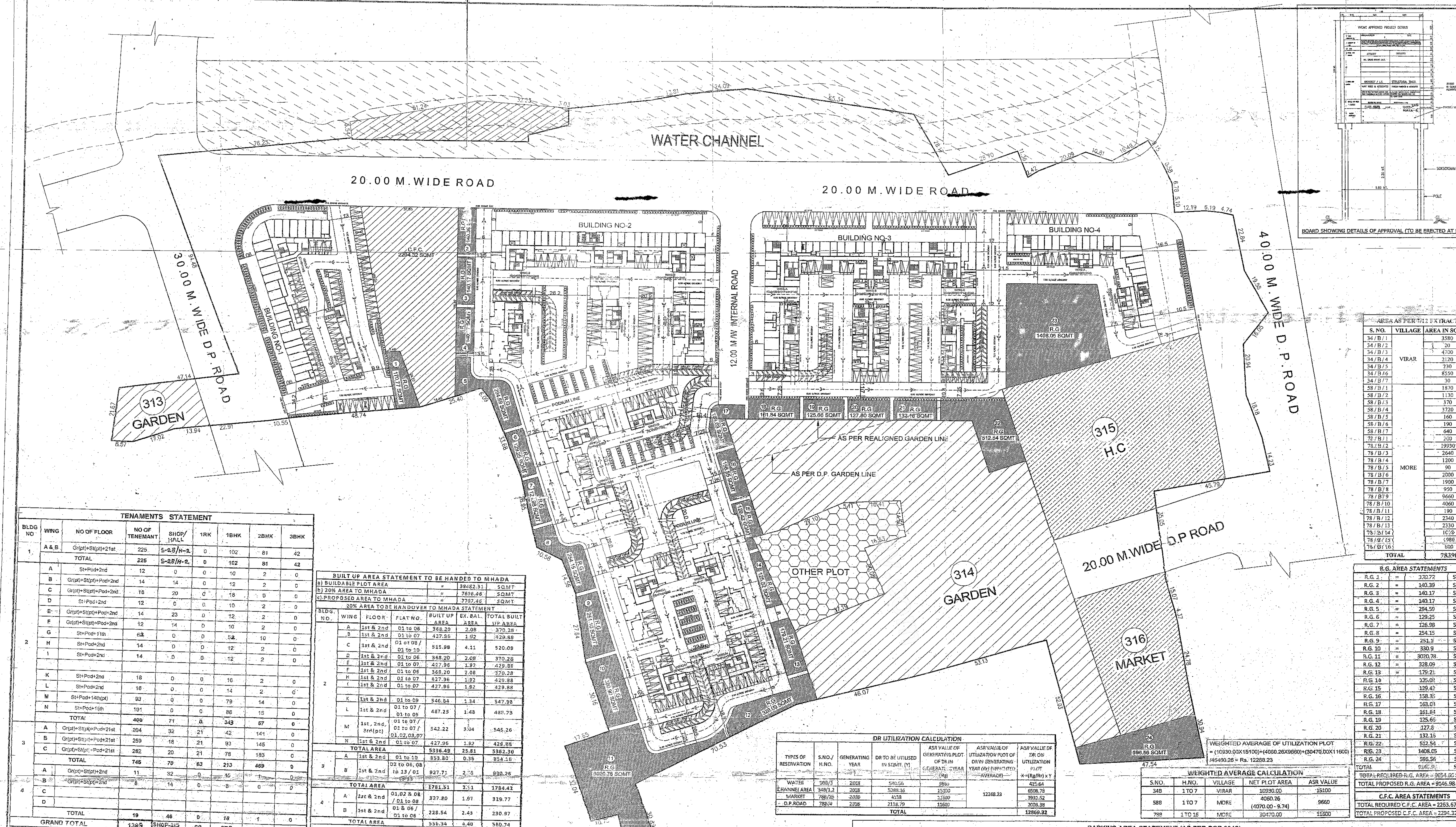
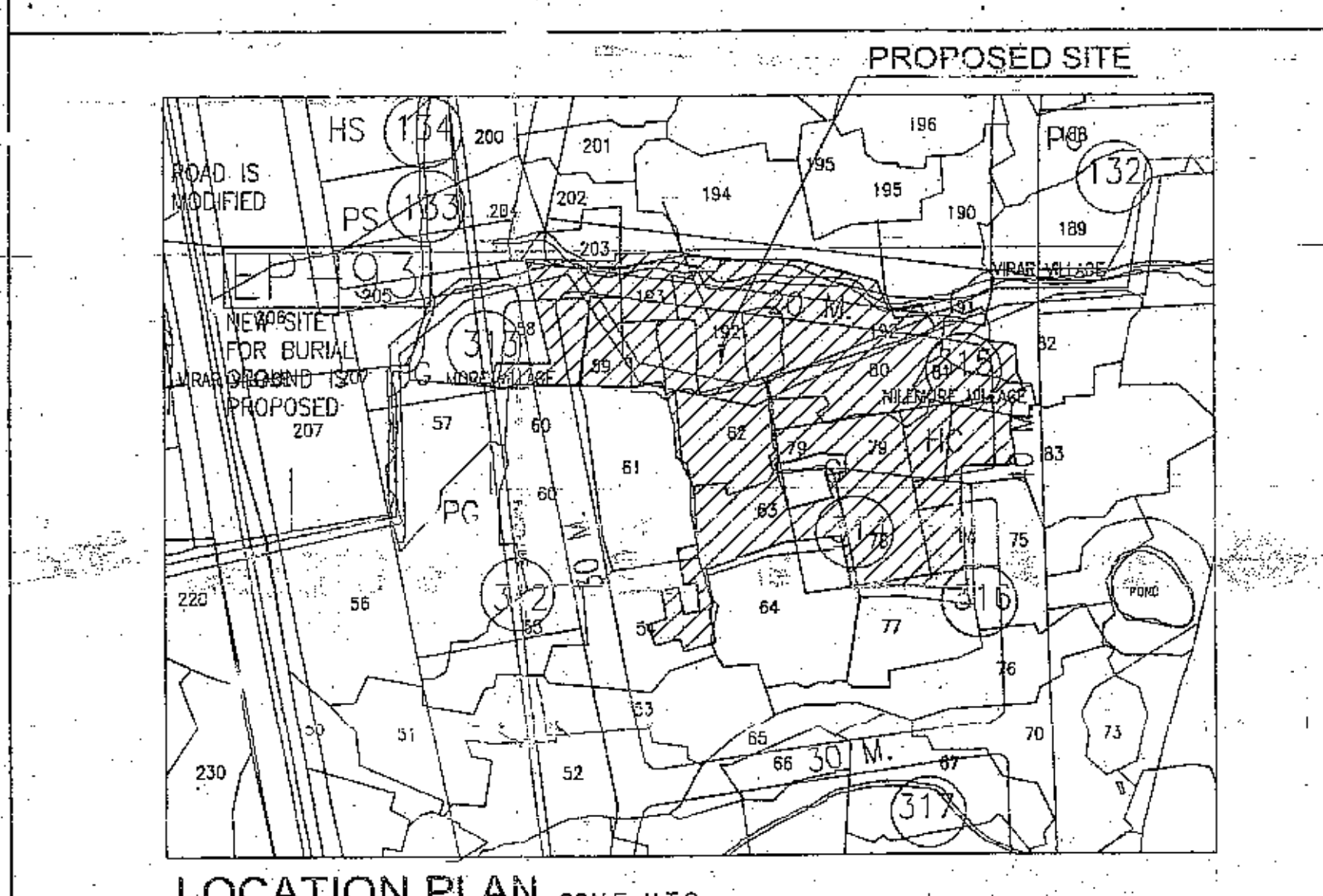




LAYOUT PLAN V.P. NO.-5568/5287
STAMP OF DATE OF RECEIPT OF PLANS SHEET NO - 1 OF 2
The applicant plan duly approved
herein Supercedes all the earlier
approved plans
THIS PLAN SHALL NOT BE CONSIDERED
AS PROOF OF OWNERSHIP FOR ANY
PURPOSES IN ANY COURT OF LAW
Approved as amended in Submittal No. 5568/5287
Consent recorded in this Office Letter
No. VCP/5568/5287
Dated 03/11/2019
Deputy Engineer Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)



PROFORMA - I		
SR.NO	DISCRPTION	TOTAL
1	AREA OF PLOT (AS PER 7/12) S.NO.59 & 62 AREA KEPT IN ABEYANCE OF 1/56TH A/E AREA = 186.96 SQMT (78390 - 186.96)	78203.04
2	DEDUCTION FOR	0.00
a.	d. P. ROAD	11911.14
b.	HC	4671.97
c.	GARDEN - 313 & 314	10301.36
d.	MARKET	1981.14
e.	WATER CHANNEL	4064.13
TOTAL (a to e)		32929.74
3	NET PLOT AREA (1/2)	45273.30
4	a. 20% R.G.	9054.66
b.	5% AMENITY	2263.67
TOTAL (4a to 4b)		11318.33
5	BUILDABLE PLOT AREA (0.85 OF 3)	38482.31
6	FLOOR SPACE INDEX PERMISSIBLE	1.00
7	BUA PERMISSIBLE	38482.31
8	ADD 5.5% LANDPOOLING AREA (5.5% OF 5)	2116.53
9	TOTAL BUA. PERMISSIBLE (7 + 8)	40598.83
10	ADDITIONAL AREA	
a)	DR / TDR PERMISSIBLE AREA (3 X 1.40)	63382.62
11	TOTAL BUA. PERMISSIBLE WITH DR/TDR (9+10)	103981.45
12	ADDITIONAL BUA. PERM. for MAHADA (20% OF 5)	7896.46
13	GRANT TOTAL BUA. (11+12)	111677.91
14	ADDITIONAL DR AVAILABLE	
a)	WATER CHANNEL AREA	6934.42
b)	D.P. ROAD AREA	2003.38
c)	MARKET AREA	3931.52
TOTAL (a+b+c)		12869.32
15	TOTAL BUA. AVAILABLE [SALE + MAHADA] (9+12+14)	61164.61
16	PROPOSED BUA AREA	60134.73
17	EXCESS BALCONY	133.55
18	PROPOSED BUA. AREA [SALE + MAHADA] (16+17)	60268.28

TENANTS STATEMENT									
BLDG NO	WING	NO OF FLOOR	NO OF TENANT	SHOP/HALL	1RK	1BHK	2BHK	3BHK	
1	A & B	GrpH+StpH+Pod+2st	225	5-28/H-2	0	102	81	42	
TOTAL		225	5-28/H-2	0	102	81	42		
A	St+Pod+2nd	12	0	0	10	2	0	0	
B	GrpH+StpH+Pod+2nd	14	14	0	12	2	0	0	
C	GrpH+StpH+Pod+2nd	18	20	0	18	0	0	0	
D	St+Pod+2nd	12	0	0	10	2	0	0	
E	GrpH+StpH+Pod+2nd	14	23	0	12	2	0	0	
F	GrpH+StpH+Pod+2nd	12	14	0	10	2	0	0	
G	St+Pod+1st	62	0	0	52	10	0	0	
H	St+Pod+2nd	14	0	0	12	2	0	0	
I	St+Pod+2nd	14	0	0	12	2	0	0	
K	St+Pod+2nd	18	0	0	10	2	0	0	
L	St+Pod+2nd	16	0	0	14	2	0	0	
M	St+Pod+14th	93	0	0	79	14	0	0	
N	St+Pod+1st	101	0	0	86	15	0	0	
TOTAL		400	71	0	343	67	0	0	
A	GrpH+StpH+Pod+2st	204	32	21	42	141	0	0	
B	GrpH+StpH+Pod+2st	259	18	21	93	145	0	0	
C	GrpH+StpH+Pod+2st	282	20	21	78	183	0	0	
TOTAL		745	70	63	213	469	0	0	
A	GrpH+StpH+2nd	11	32	0	30	1	0	0	
B	GrpH+StpH+2nd	8	14	0	8	0	0	0	
C									
TOTAL		19	46	0	38	1	0	0	
GRAND TOTAL		1365	145	63	576	608	0	0	

BUILT UP AREA STATEMENT TO BE HANDLED TO MHADA									
a) BUILDABLE PLOT AREA				AREA	37483.31	SQM			
b) 20% AREA TO MHADA					7496.66	SQM			
c) PROPOSED AREA TO MHADA					39802.65	SQM			
20% FLOOR TO FLOOR HANDOVER TO BUILT UP STATEMENT									
BLDG. NO.	WING	FLOOR	FLAT NO.	BUILT UP AREA	EX. BAL. AREA	TOTAL BUILT UP AREA	AREA	AREA	UP AREA
1	A	1st & 2nd	01 to 06	368.20	2.08	370.28			
	B	1st & 2nd	01 to 07	427.86	1.92	429.78			
	C	1st & 2nd	01 to 08	515.98	4.11	520.09			
	D	1st & 2nd	01 to 06	368.20	2.08	370.28			
	E	1st & 2nd	01 to 07	427.86	1.92	429.78			
	F	1st & 2nd	01 to 06	368.20	2.08	370.28			
	G	1st & 2nd	01 to 07	427.86	1.92	429.78			
	H	1st & 2nd	01 to 07	427.86	1.92	429.78			
	K	1st & 2nd	01 to 09	546.54	1.34	547.88			
	L	1st & 2nd	01 to 07	427.86	1.92	429.78			
	M	1st & 2nd	01 to 07	427.86	1.92	429.78			
	N	1st & 2nd	01 to 07	427.86	1.92	429.78			
TOTAL AREA				5336.49	25.81	5362.30			
3	A	1st & 2nd	01 to 10	833.80	0.35	834.15			
	B	1st & 2nd	02 to 06, 08 15 13 / 01	927.73		927.73			
TOTAL AREA				1761.53	2.51	1764.04			
4	A	2nd & 2nd	01, 02 & 08 / 01 to 08	327.80	1.91	319.77			
	B	2nd & 2nd	01 & 06 /	228.54	2.43	230.97			
	TOTAL AREA				335.34	4.40	360.74		