LAYOUT PLAN

BP.NO.4922(E)/SPA.VP.006
SHEET NO- 01 OF 02

STAMP OF DATE OF RECEIPT OF PLANS

This PLAN SHALL NOT BE QUALIFICIENT AS A PROOF OF OWNERSHIP FOR ANY CONSTRUCTION

Approved as intimated in Subject & the Condition mentioned in this Office Letter No. VVCMC/TP/CC/VP-1056/E&Desk-23 dated 20/10/2023

ASSISTANT COMMISSIONER
VASAI VIRAR CITY MUNICIPAL CORPORATION
Corporation, Virar, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

LOCATION PLAN
SCALE 1: 5000

SITE LIR

LAYOUT PLAN
(SCALE :- 1: 2000)

PLOT NO-1 PHASE-I

PLOT NO-1 PHASE-II

PLOT NO-2

PROPOSED D.F.C.C. CORRIDOR

VASAI - DIWA RAILWAY LINE

MUMBAI - BARODA EXPRESS HIGHWAY

TO VASAI

TO DIWA

P.ST & QUT

SECTOR-I

SECTOR-II

SECTOR-III

SECTOR-IV

SECTOR-V

NALLA

ESS

ESR

HS

PS

FB

PG

G

LEGENDS-
EXISTING/APPROVED
NOW PROPOSED

NA LAND

SURVEY NO.	HISSA NO.	TYPE	AREA AS PER 7/12	NEW SURVEY NO.	HISSA NO.	AREA	TOTAL AREA	TYPE	CE	TOTAL AREA UNDER DEVELOPMENT	DEDUCTION UNDER D.P.	NET AREA	PROPOSED ROAD	PROPOSED RESERVATION
1	1		4900.00	1	1	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	2		4900.00	1	2	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	3		4900.00	1	3	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	4		4900.00	1	4	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	5		4900.00	1	5	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	6		4900.00	1	6	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	7		4900.00	1	7	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	8		4900.00	1	8	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	9		4900.00	1	9	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
1	10		4900.00	1	10	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	1		4900.00	2	1	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	2		4900.00	2	2	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	3		4900.00	2	3	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	4		4900.00	2	4	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	5		4900.00	2	5	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	6		4900.00	2	6	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	7		4900.00	2	7	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	8		4900.00	2	8	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	9		4900.00	2	9	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
2	10		4900.00	2	10	4900.00	4900.00			4900.00	0.00	4900.00	0.00	0.00
TOTAL			98000.00			98000.00	98000.00			98000.00	0.00	98000.00	0.00	0.00

A) PLOT NO-1, PHASE-I, BUILT UP AREA & CONSTRUCTION AREA STATEMENT (Approved)

PLOT-1 PHASE-I BUILT UP & CONSTRUCTED AREA STATEMENT

B) PLOT NO-1, PHASE-II, BUILT UP AREA & CONSTRUCTION AREA STATEMENT (Approved)

PLOT-1 PHASE-II BUILT UP & CONSTRUCTED AREA STATEMENT

D) PLOT NO-2, SECTOR-IV, BUILT UP AREA & CONSTRUCTION AREA STATEMENT (Approved)

PLOT NO. 2 SECTOR-IV, BUILT UP & CONSTRUCTED AREA STATEMENT

GRAND TOTAL BUILT UP AREA & CONSTRUCTION AREA STATEMENT (Approved) (A + B + D)

TOTAL BUILT UP & CONSTRUCTED AREA STATEMENT

PLOT NO.	PHASE NO	SECTOR NO	COMM.	RESI.	EX.BAL	TOTAL B.U.A.	BALCONY	PASSAGE/STAIR CASE AREA	LIFT AREA	TOTAL AREA	F.S.	O.S.	TOTAL CONSTR. AREA	METER RM/ ENT.LOBBY/ PARKING/ V.SPACE	REFUGE AREA	STILT	POCKET TERR.	BASEM. AREA	GRAND TOTAL AREA
1	I		4543.650	110494.031	1157.434	116195.539	11272.111			34950.088			185554.138	1352.975	2720.350	174532.813	1077.983	6431.670	4102.951	3480.312	0	189567.352
1	II		5911.273	151360.724	1306.206	158577.203	15341.995	8163.736	3624.217	800.309	226947.213	21804.435	7309.840	264961.488	1700.398	7216.948	8748.728	855.788	834.370	373816.828	
2		IV	1482.082	37709.300	31.860	39223.242	3772.469			3370.165	46365.876	4.000	4.000	46369.876	297.270	272.916	0.000	406.200	0.000	47346.262	
GRAND TOTAL			11976.997	299159.725	2579.500	313916.222	30386.575	8163.736	3624.217	39120.562	473325.638	2995.529	12395.154	488716.321	3069.643	10389.211	9826.711	7366.246	7314.373	934678.518	

NOW PROPOSED P-LINE AREA

APPROVED AREA		307206.12 SQMT
PLOT NO-1	PHASE-II	677.582 SQMT
PLOT NO-2	SECTOR-I	103699.738 SQMT
TOTAL GROSS BUILT-UP AREA (APPROVED+NOW PROPOSED)		411905.450 SQMT

PLOT NO-3, VERTICAL TOTAL P-LINE AREA STATEMENT (NOW PROPOSED)

PLOT NO-4, PHASE-I, TOTAL P-LINE AREA STATEMENT (NOW PROPOSED)

PLOT NO-5, PHASE-I, TOTAL P-LINE AREA STATEMENT (NOW PROPOSED)

R-ZONE TENAMENTS STATEMENT

PLOT	PHASE/SECTOR	BELOW 30.00 MTS. ROAD	ABOVE 30.00 MTS. ROAD	SHOPS
1	PHASE-I	1000	52	52
	PHASE-II	1000	53	53
GRAND TOTAL		2000	105	105

ER ZONE TENAMENTS STATEMENT

PLOT	PHASE/SECTOR	BELOW 30.00 MTS. ROAD	ABOVE 30.00 MTS. ROAD	SHOPS
1	PHASE-I (EXCEPT VERTICAL EXTENSION)	0	0	0
	PHASE-I (VERTICAL EXTENSION)	0	0	0
	PHASE-II	0	0	0
2	SECTOR-I	0	0	0
	SECTOR-IV	1700	1000	54
TOTAL		1700	1000	54
GRAND TOTAL		3400		419

BELOW 30.00 SQMT	=	64.69 %
ABOVE 30.00 SQMT	=	35.31 %

R.G. AREA STATEMENT

PLOT-NO-1/ PHASE-I			PLOT NO-2/ SECTOR-II		
R.G-1	=	8742.24 SQ.MT.	R.G-1	=	5309.94 SQ.MT.
R.G-2	=	10175.41 SQ.MT.	R.G-2	=	14140.23 SQ.MT.
			R.G-3	=	2892.29 SQ.MT.
TOTAL R.G	=		TOTAL R.G	=	22342.27 SQ.MT.
PLOT NO-1/ PHASE-II			PLOT NO-2/ SECTOR-III		
R.G-1	=	3107.47 SQ.M	R.G-1	=	1483.48 SQ.MT.
R.G-2	=	1137.65 SQ.M			
R.G-3	=	669.15 SQ.M			
R.G-4	=	1085.55 SQ.M			
TOTAL R.G	=	4980.75 SQ.MT	TOTAL R.G	=	4099.66 SQ.MT.
PLOT NO-2/ SECTOR-I			PLOT NO-2/ SECTOR-IV		
R.G-1	=	353.05 SQ.M	R.G-1	=	414.27 SQ.MT.
R.G-2	=	1135.60 SQ.M	R.G-2	=	1135.60 SQ.MT.
R.G-3	=	1311.19 SQ.M	R.G-3	=	402.16 SQ.MT.
R.G-4	=	5907.97 SQ.M	R.G-4	=	336.87 SQ.MT.
			R.G-5	=	1135.60 SQ.MT.
			R.G-6	=	96.40 SQ.MT.
			R.G-7	=	48.80 SQ.MT.
TOTAL R.G	=	9666.80 SQ.MT	TOTAL R.G	=	1483.48 SQ.MT.
			GRAND TOTAL	=	61154.96 SQMT

C.F.C. AREA STATEMENT

C.F.C AREA			BUILT UP AREA
CFC-1	=	3476.35 SQ.MT.	
CFC-2	=	1329.72 SQ.MT.	
CFC-3	=	2940.50 SQ.MT.	855.80 SQ.MT.
CFC-4	=	3731.46 SQ.MT.	
CFC-5	=	2018.66 SQ.MT.	
CFC-6	=	2087.51 SQ.MT.	
TOTAL C.F.C	=	19785.43 SQMT	855.80 SQMT

NON NA LAND

SURVEY NO.	HISSA NO.	TYPE	AREA
1	1		500
1	2		500
1	3		500
1	4		500
1	5		500
1	6		500
1	7		500
1	8		500
1	9		500
1	10		500
2	1		500
2	2		500
2	3		500
2	4		500
2	5		500
2	6		500
2	7		500
2	8		500
2	9		500
2	10		500
TOTAL			10000

NA + NON NA C.F.C AREA		
TOTAL C.F.C REQUIRED	=	19675.11 SQ.MT.
TOTAL C.F.C PROVIDED	=	19785.43 SQ.MT.

NA + NON NA R.G. AREA		
TOTAL R.G REQUIRED	=	59074.10 SQMT
TOTAL R.G PROVIDED	=	61154.96 SQMT

NA + NON NA 7/12 AREA		
NA LAND	=	496134.00 SQMT
NON-NA LAND	=	106366.00 SQMT
TOTAL NA+ NON NA AREA	=	602500.00 SQMT

PROFORMA-I

Sr. No.	Area Statement	Sub Division	NAN N.A. Division	Total Proposed
1	Area of the Entire Property as per 7/12 / Property Card	496134.00	106366.00	602500.00
2	Area Under Reservation			
3	Area Under Road	98000.00		98000.00
4	Area Under Nallah			
5	Area Under Nallah Buffer			
6	Area Under Water Body			
7	Area Under Hill Slope			
8	Area Under Hill Top			
9	Area Under Existing Road			
10	Area Under Existing Reservation			
11	Area Under Proposed Road	0.00	0.00	0.00
12	Area Under Proposed Reservation	0.00	0.00	0.00
13	Area Under Amenity			
14	Area Under Proposed Reservation Set Back			
15	Area Under Proposed Road Set Back			
16	Area Under Existing Reservation Set Back			
17	Area Under Existing Road Set Back			
18	Area Under Nallah Set Back			
19	Area Under Water Body Set Back			
20	Area Under Hill Slope Set Back			
21	Area Under Hill Top Set Back			
22	Area Under Proposed Reservation Set Back			
23	Area Under Proposed Road Set Back			
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359	Area Under Proposed Road Set Back			
360	Area Under Existing Reservation Set Back			
361	Area Under Existing Road Set Back			
362	Area Under Nallah Set Back			
363	Area Under Water Body Set Back			
364	Area Under Hill Slope Set Back			
365	Area Under Hill Top Set Back			
366	Area Under Proposed Reservation Set Back			
367	Area Under Proposed Road Set Back			
368	Area Under Existing Reservation Set Back			
369	Area Under Existing Road Set Back			
370	Area Under Nallah Set Back			
371	Area Under Water Body Set Back			
372	Area Under Hill Slope Set Back			
373	Area Under Hill Top Set Back			
374	Area Under Proposed Reservation Set Back			
375	Area Under Proposed Road Set Back			
376	Area Under Existing Reservation Set Back			
377	Area Under Existing Road Set Back			
378	Area Under Nallah Set Back			
379	Area Under Water Body Set Back			
380	Area Under Hill Slope Set Back			
381	Area Under Hill Top Set Back			
382	Area Under Proposed Reservation Set Back			
383	Area Under Proposed Road Set Back			
384	Area Under Existing Reservation Set Back			
385	Area Under Existing Road Set Back			
386	Area Under Nallah Set Back			
387	Area Under Water Body Set Back			
388	Area Under Hill Slope Set Back			
389	Area Under Hill Top Set Back			
390	Area Under Proposed Reservation Set Back			
391	Area Under Proposed Road Set Back			
392	Area Under Existing Reservation Set Back			
393	Area Under Existing Road Set Back			
394	Area Under Nallah Set Back			
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396	Area Under Hill Slope Set Back			
397	Area Under Hill Top Set Back			
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399	Area Under Proposed Road Set Back			
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401	Area Under Existing Road Set Back			
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407	Area Under Proposed Road Set Back			
408	Area Under Existing Reservation Set Back			
409	Area Under Existing Road Set Back			
410	Area Under Nallah Set Back			
411	Area Under Water Body Set Back			
412	Area Under Hill Slope Set Back			
413	Area Under Hill Top Set Back			
414	Area Under Proposed Reservation Set Back			
415	Area Under Proposed Road Set Back			
416	Area Under Existing Reservation Set Back			
417	Area Under Existing Road Set Back			
418	Area Under Nallah Set Back			
419	Area Under Water Body Set Back			