LAYOUT PLAN

BP.NO.4622(E)/SPA/VP-060

SHEET NO.- 01 OF 02

STAMP OF DATE OF RECEIPT OF PLANS

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY LEGAL PURPOSE

Approved as Amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/RDP/VP-060/2022-23 Date 20/05/2022

COMMISSIONER
VASAI VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar

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

Deputy Director
VVCMC, Virar.

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	COMMON PASSAGE AREA	STAIR CASE AREA	FIRE STAIR CASE AREA	TOTAL AREA	F.B.	D.B.	TOTAL CONSTR. AREA	METER RM/ ENT.LOOBY/ PANNEL/LV AREA	REFUGE AREA	STILT	POCKET TERR.	BASEM AREA	GRAND TOTAL AREA
	2	3	4	5	6	7 = 4+5+6	8	9	10	11	12 = 7+8+9+10+11	13	14	15 = 12+13+14	17	18	19	20	21	22 = 15+16+17+18+19+20+21
1	I		4543.554	115044.031	152.454	119736.539	11272.111	34850.086			165858.136	6352.974	2720.300	174932.410	1377.983	4431.576	4583.851	2498.012	0	189981.952
	II		5881.273	161380.724	1306.298	168277.283	15041.866	40603.796	3624.217	800.009	228347.212	21504.435	7588.849	254941.406	1700.296	7216.948	6756.738	935.786	2314.372	273814.625
2		IV	1457.060	27735.000	31.860	29223.920	2772.960	6373.109			38369.990	3765.010	1716.860	43851.730	207.270	777.109	0.000	906.200	0.000	45402.330
GRAND TOTAL			11790.887	294159.725	1279.520	307238.122	29086.938	40603.796	43547.403	800.009	430274.328	30672.919	12526.369	473325.838	3285.529	12395.634	10886.389	3960.280	2314.372	506178.978

NOW PROPOSED P-LINE AREA		
APPROVED AREA		307236.12 SQMT
PLOT NO-1	PHASE-II	877.592 SQMT
PLOT NO-2	SECTOR-I	103989.738 SQMT
TOTAL GROSS BUILT-UP AREA (APPROVED+NOW PROPOSED)		411905.450 SQMT

R-ZONE TENAMENTS STATEMENT

PLOT	PHASE/SECTOR	BELOW TO 30.00 SQ.MT.	ABOVE 30.00 SQ.MT.	SHOPS
1	PHASE-I	1005	1080	53
TOTAL		1005	1080	53
GRAND TOTAL		2485		

SR ZONE TENAMENTS STATEMENT

PLOT	PHASE/SECTOR	BELOW TO 30.00 SQ.MT.	ABOVE 30.00 SQ.MT.	SHOPS
1	PHASE-II [illegible]	[illegible]	[illegible]	[illegible]
2	SECTOR-I	[illegible]	[illegible]	[illegible]
	SECTOR-IV	1195	0	54
TOTAL		4785	2316	213
GRAND TOTAL		7485		213

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

R.G. AREA STATEMENT

PLOT NO-1/		PHASE-I
R.G-1	=	6742.24 SQ.MT.
R.G-2	=	10325.41 SQ.MT.
TOTAL R.G	=	[illegible]

PLOT NO-1/		PHASE-II
R.G-1	=	3105.47 SQ.MT.
R.G-2	=	517.55 SQ.MT.
R.G-3	=	669.16 SQ.MT.
R.G-4	=	690.55 SQ.MT.
TOTAL R.G	=	4980.73 SQ.MT.

PLOT NO-2/		SECTOR-I
R.G-1	=	953.05 SQ.MT.
R.G-2	=	1834.66 SQ.MT.
R.G-3	=	1211.18 SQ.MT.
R.G-4	=	5687.51 SQ.MT.
TOTAL R.G	=	9686.60 SQ.MT.

PLOT NO-2/		SECTOR-II
R.G-1	=	5329.94 SQ.MT.
R.G-2	=	14160.23 SQ.MT.
R.G-3	=	362.25 SQ.MT.
[illegible]		[illegible]
R.G-5	=	785.79 SQ.MT.
R.G-6	=	65.41 SQ.MT.
TOTAL R.G	=	23842.77 SQ.MT.

PLOT NO-2/		SECTOR-III
R.G-1	=	4096.66 SQ.MT.
TOTAL R.G	=	4096.66 SQ.MT.

PLOT NO-2/		SECTOR-IV
R.G-1	=	414.77 SQ.MT.
R.G-2	=	135.61 SQ.MT.
R.G-3	=	402.16 SQ.MT.
R.G-4	=	339.87 SQ.MT.
R.G-5	=	45.50 SQ.MT.
R.G-6	=	96.45 SQ.MT.
R.G-7	=	48.52 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	=	3478.35 SQ.MT.	
CFC-2	=	1329.72 SQ.MT.	
[illegible]		[illegible]	
CFC-4	=	960.55 SQ.MT.	855.80 SQ.MT.
CFC-5	=	3731.46 SQ.MT.	
CFC-6	=	2036.06 SQ.MT.	
CFC-7	=	2087.54 SQ.MT.	
TOTAL C.F.C	=	19786.43 SQMT	855.80 SQMT

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	=	56074.10 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

LEGENDS-
- EXISTING/APPROVED
- NOW PROPOSED

LAYOUT PLAN
(SCALE :- 1: 2000)

LOCATION PLAN
SCALE 1: 5000

PROFORMA-II

M/S. COPL GLOBAL INFRASTRUCTURES PVT. LTD.

AJAY WADE & ASSOCIATES