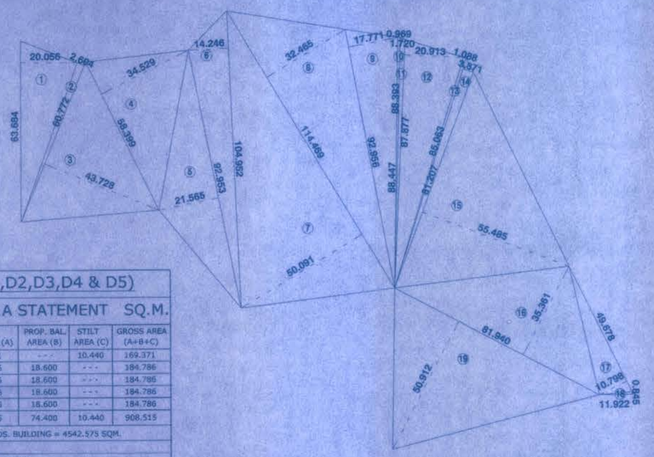


PLOT AREA CALCULATION :

SCALE- 1:1000

BUILT UP AREA CALCULATION

TYPICAL FLOOR							
1	1/2	X 63.684	X 20.056	X 1 NO	=	638.523	SQ.MT.
2	1/2	X 60.772	X 2.604	X 1 NO	=	79.125	SQ.MT.
3	1/2	X 60.772	X 43.728	X 1 NO	=	1328.719	SQ.MT.
4	1/2	X 58.399	X 34.529	X 1 NO	=	1008.230	SQ.MT.
5	1/2	X 92.953	X 21.565	X 1 NO	=	1002.268	SQ.MT.
6	1/2	X 104.952	X 14.246	X 1 NO	=	747.573	SQ.MT.
7	1/2	X 114.489	X 50.091	X 1 NO	=	2866.933	SQ.MT.
8	1/2	X 114.489	X 32.465	X 1 NO	=	1856.118	SQ.MT.
9	1/2	X 92.956	X 17.771	X 1 NO	=	825.961	SQ.MT.
10	1/2	X 88.447	X 0.969	X 1 NO	=	42.863	SQ.MT.
11	1/2	X 88.393	X 1.720	X 1 NO	=	76.018	SQ.MT.
12	1/2	X 87.878	X 20.913	X 1 NO	=	918.896	SQ.MT.
13	1/2	X 85.063	X 1.086	X 1 NO	=	46.274	SQ.MT.
14	1/2	X 85.063	X 3.871	X 1 NO	=	164.639	SQ.MT.
15	1/2	X 81.207	X 55.485	X 1 NO	=	2252.885	SQ.MT.
16	1/2	X 81.941	X 35.361	X 1 NO	=	1446.758	SQ.MT.
17	1/2	X 49.678	X 10.798	X 1 NO	=	268.212	SQ.MT.
18	1/2	X 11.922	X 0.845	X 1 NO	=	5.037	SQ.MT.
19	1/2	X 81.941	X 50.912	X 1 NO	=	2085.890	SQ.MT.
				TOTAL ADDITION	=	17665.000	SQ.MT.

INTERNAL ROAD AREA CALCULATION :

12.00	X	(80.769+158.40)	=	2870.03	SQ.M.
29.00	X	82.221	=	559.98	SQ.M.
36.00	X	62.78	=	376.68	SQ.M.
		TOTAL =		3806.69	SQ.M.

(INTERNAL ROAD AREA PROVIDED = 20%)

SUMMERY OF BUILT-UP AREA

		EXISTING						PROPOSED								
FLOORS	BUILDING	GROUND	1ST	2ND	3RD	4TH	TOTAL	GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	TOTAL
G+4	1 D1	93.894	166.186	166.186	166.186	166.186	758.638	65.037	——	——	——	——	——	——	——	65.037
G+4	2 D2	93.894	166.186	166.186	166.186	166.186	758.638	65.037	——	——	——	——	——	——	——	65.037
G+4	3 D3	93.894	166.186	166.186	166.186	166.186	758.638	65.037	——	——	——	——	——	——	——	65.037
G+4	4 D4	93.894	166.186	166.186	166.186	166.186	758.638	65.037	——	——	——	——	——	——	——	65.037
G+4	5 D5	93.894	166.186	166.186	166.186	166.186	758.638	65.037	——	——	——	——	——	——	——	65.037
G+4	6 E1	143.307	253.963	253.963	253.963	253.963	1159.159	——	——	——	——	——	——	——	——	——
G+4	7 E2	143.307	253.963	253.963	253.963	253.963	1159.159	103.930	——	——	——	——	——	——	——	103.930
G+4	8 E3	143.307	253.963	253.963	253.963	253.963	1159.159	103.930	——	——	——	——	——	——	——	103.930
G+4	9 E4	143.307	253.963	253.963	253.963	253.963	1159.159	——	——	——	——	——	——	——	——	——
G+4	10 F1	76.002	176.782	176.782	176.782	176.782	783.130	37.912	——	——	——	——	——	——	——	37.912
G+4	11 F2	76.002	176.782	176.782	176.782	176.782	783.130	37.912	——	——	——	——	——	——	——	37.912
G+4	12 F3	76.002	176.782	176.782	176.782	176.782	783.130	37.912	——	——	——	——	——	——	——	37.912
G+7	13 G	——	——	——	——	——	——	523.565	533.667	533.667	533.667	533.667	533.667	533.667	533.667	4269.234
G+4	14 H	——	——	——	——	——	——	350.573	360.984	360.984	360.984	360.984	——	——	——	1794.509
TOTAL		1270.704	2377.128	2377.128	2377.128	2377.128	10779.216	1520.919	894.651	894.651	894.651	894.651	533.667	533.667	533.667	6700.524
							10779.216									6700.524
							17479.740									

SEAL & STAMP OF APPROVAL

वा कार्यालयाचे पत्र क्र. विशे/रेखांकन/वा.शा.ता.शहापूर/ता.शहापूर/ सस्तठाणे/२०.७. दिनांक ८/१२/१५ सधील शर्तीना अधीन राहून हिरव्या रंगाने दुरुस्ती सुचविल्याप्रमाणे २ हितीय वापरासाठी नकाशाला मंजूरीसाठी शिफारस.

सहायक संचालक,
नगर रचना, ठाणे.

1. PLOT AREA STATEMENT

GUT NO.	AREA IN SQ.M.(AS PER 7/12)	TOTAL
183	19000.00	19000.00

2. AREA STATEMENT

	SQ.M.
1. TOTAL PLOT AREA (AS PER TILR)	17665.000
2. AREA UNDER OPEN SPACE (10% OF 1)	1766.500
PROPOSED OPEN SPACE AREA	2052.500
3. AREA UNDER AMENITY SPACE (5% OF 1)	----
4. ALLOWABLE B/UP AREA FOR GROUP HOUSING (0.90 % OF 1)	15898.500
5. PREMIUM F.S.I. 20% ON (4)	3179.70
6. TOTAL PERMISSIBLE B/UP AREA (4+5)	19078.20
7. OLD PROPOSED BUILDINGS	
PROPOSED BUILT-UP AREA	
a. D-TYPE BUILDING (758.638 x 5 Nos.) (Part Ground + 4th Floors)	3793.190
b. E-TYPE BUILDING (1159.159 x 4 Nos.) (Part Ground + 4th Floors)	4636.636
c. F-TYPE BUILDING (783.130 x 3 Nos.) (Part Ground + 4th Floors)	2349.390
TOTAL AREA	10779.216
8. NEW PROPOSED BUILDING	
a. D-TYPE BUILDING (65.037 x 5 Nos.) (Part Ground)	325.185
b. E-TYPE BUILDING (103.930 x 2 Nos.) (Part Ground)	207.860
c. F-TYPE BUILDING (37.912 x 3 Nos.) (Part Ground)	113.736
d. g-TYPE BUILDING (4310.483 x 1 Nos.) (Part Ground + 7th Floors)	4259.234
e. h-TYPE BUILDING (1794.509 x 1 Nos.) (Part Ground + 4th Floors)	1794.509
TOTAL AREA	6700.524
9. TOTAL PROPOSED BUILT-UP AREA OLD PROPOSED + NEW PROPOSED	17479.740
10. BALANCE AREA	1598.460

(TYPE- D1,D2,D3,D4 & D5)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	158.931	- - -	10.440	169.371
1ST. FL.	166.186	18.600	- - -	184.786
2ND. FL.	166.186	18.600	- - -	184.786
3RD. FL.	166.186	18.600	- - -	184.786
4TH. FL.	166.186	18.600	- - -	184.786
TOTAL	823.675	74.400	10.440	908.515

GROSS AREA X 5 NOS. BUILDING = 4542.575 SQM.

(TYPE- E2,E3)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	247.237	- - -	10.147	257.384
1ST. FL.	253.963	31.000	- - -	284.963
2ND. FL.	253.963	31.000	- - -	284.963
3RD. FL.	253.963	31.000	- - -	284.963
4TH. FL.	253.963	31.000	- - -	284.963
TOTAL	1263.089	124.000	10.147	1397.236

GROSS AREA X 2 NOS. BUILDING = 2794.472 SQM.

(TYPE- E1,E4)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	143.307	- - -	113.069	256.376
1ST. FL.	253.963	31.000	- - -	284.963
2ND. FL.	253.963	31.000	- - -	284.963
3RD. FL.	253.963	31.000	- - -	284.963
4TH. FL.	253.963	31.000	- - -	284.963
TOTAL	1159.159	124.000	113.069	1396.228

GROSS AREA X 2 NOS. BUILDING = 2792.456 SQM.

(TYPE- F1,F2 & F3)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	113.914	- - -	60.970	174.884
1ST. FL.	176.782	16.700	- - -	193.482
2ND. FL.	176.782	16.700	- - -	193.482
3RD. FL.	176.782	16.700	- - -	193.482
4TH. FL.	176.782	16.700	- - -	193.482
TOTAL	821.042	66.800	60.970	948.812

GROSS AREA X 3 NOS. BUILDING = 2846.436 SQM.

(TYPE- G)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	523.565	- - -	15.362	538.927
1ST. FL.	533.667	79.873	- - -	613.540
2ND. FL.	533.667	79.873	- - -	613.540
3RD. FL.	533.667	79.873	- - -	613.540
4TH. FL.	533.667	79.873	- - -	613.540
5TH. FL.	533.667	79.873	- - -	613.540
6TH. FL.	533.667	79.873	- - -	613.540
7TH. FL.	533.667	79.873	- - -	613.540
TOTAL	4269.234	559.111	15.362	4833.707

GROSS AREA X 1NO. BUILDING = 4833.707 SQM.

(TYPE- H)

GROSS B.U.A STATEMENT SQ.M.

FLOOR	NET B.U.AREA (A)	PROP. BAL. AREA (B)	STILT AREA (C)	GROSS AREA (A+B+C)
GR. FL.	350.573	- - -	15.362	365.935
1ST. FL.	360.984	54.090	- - -	415.074
2ND. FL.	360.984	54.090	- - -	415.074
3RD. FL.	360.984	54.090	- - -	415.074
4TH. FL.	360.984	54.090	- - -	415.074
TOTAL	1794.509	216.360	15.362	2026.231

GROSS AREA X 1NO. BUILDING = 2026.231 SQM.

TOTAL GROSS BUILT-UP AREA	
TYPE - D1,D2,D3,D4,D5	4542.575 SQM.
TYPE - E2,E3	2794.472 SQM.
TYPE - E1,E4	2792.456 SQM.
TYPE - F1,F2,F3	2846.436 SQM.
TYPE - G	4833.707 SQM.
TYPE - H	2026.231 SQM.
TOTAL	19835.877 SQM.

FLAT NOS. STATEMENT

	TYPE OF BLDG.	TOTAL UNITS PER BLDG.	NO. OF BLDG.	TOTAL NO. OF FLATS
EXISTING BUILDINGS	TYPE - D1,D2,D3,D4,D5 (P)STILT+(P)GR+4TH FLR	20	05	100
	TYPE - E1,E4 (P)STILT+(P)GR+4TH FLR	27	02	54
	TYPE - E2,E3 (P)STILT+(P)GR+4TH FLR	30	02	60
	TYPE - F1,F2,F3 (P)STILT+(P)GR+4TH FLR	27	03	81
PROPOSED BUILDINGS	TYPE - G (P)STILT+(P)GR+7TH FLR	136	01	136
	TYPE - H (P)STILT+(P)GR+4TH FLR	60	01	60
	TOTAL		14	491
	TOTAL NO OF FLATS = 491 NOS			

PARKING STATEMENT

	TOTAL NOS OF TENAMENTS	TOTAL NOS CAR PARK. REQ.	TOTAL NOS OF SCOOTER REQ.	TOTAL NOS OF CYCLES REQ.
1. NOS OF TENAMENTS, 50 TO 100 SQM 3 TENENTS 1 CAR, 3 SCOOTERS & 3 CYCLES	---	---	---	---
2. NOS OF TENAMENTS BELOW 50 SQM 4 TENENTS 1 SCOOTERS & 5 CYCLES	491	---	614	614
TOTAL REQUIRED		---	614	614
TOTAL PROVIDED		---	615	615

PARKING AREA

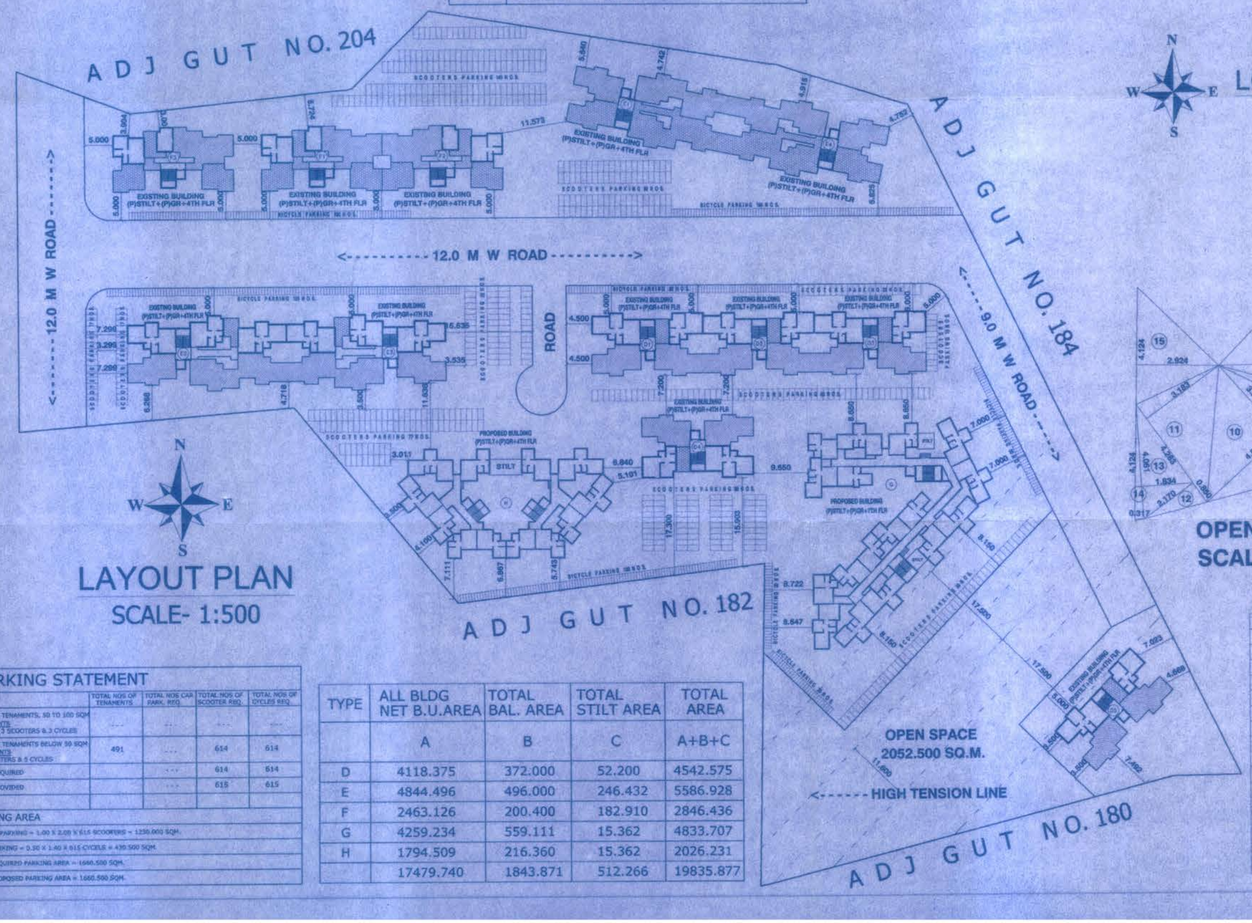
SCOOTER PARKING = 1.00 X 2.00 X 615 SCOOTERS = 1230.000 SQM.

CYCLE PARKING = 0.30 X 1.40 X 615 CYCLES = 430.500 SQM.

TOTAL REQUIRED PARKING AREA = 1660.500 SQM.

TOTAL PROPOSED PARKING AREA = 1660.500 SQM.

TYPE	ALL BLDG NET B.U.AREA	TOTAL BAL. AREA	TOTAL STILT AREA	TOTAL AREA
	A	B	C	A+B+C
D	4118.375	372.000	52.200	4542.575
E	4844.496	496.000	246.432	5586.928
F	2463.126	200.400	182.910	2846.436
G	4259.234	559.111	15.362	4833.707
H	1794.509	216.360	15.362	2026.231
	17479.740	1843.871	512.266	19835.877

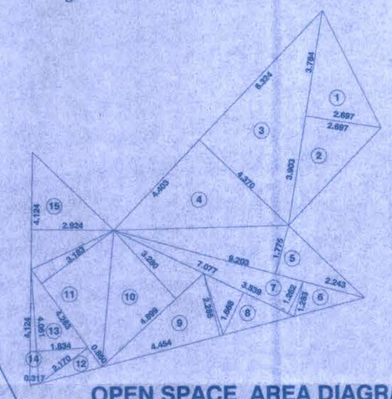


LAYOUT PLAN

SCALE- 1:500

LOCATION PLAN

SCALE- 1:3000



OPEN SPACE AREA DIAGRAM :

SCALE- 1:500

OPEN SPACE AREA STATEMENT :

TYPICAL FLOOR							
1	1/2	X 13.484	X 18.922	X 1 NO	=	127.872	SQ.MT.
2	1/2	X 13.484	X 19.514	X 1 NO	=	131.563	SQ.MT.
3	1/2	X 31.620	X 21.850	X 1 NO	=	345.449	SQ.MT.
4	1/2	X 23.014	X 21.850	X 1 NO	=	240.503	SQ.MT.
5	1/2	X 46.014	X 8.878	X 1 NO	=	204.256	SQ.MT.
6	1/2	X 11.214	X 6.415	X 1 NO	=	35.969	SQ.MT.
7	1/2	X 35.386	X 6.309	X 1 NO	=	111.825	SQ.MT.
8	1/2	X 17.693	X 8.342	X 1 NO	=	73.798	SQ.MT.
9	1/2	X 22.270	X 11.424	X 1 NO	=	127.205	SQ.MT.
10	1/2	X 24.497	X 16.401	X 1 NO	=	200.886	SQ.MT.
11	1/2	X 21.414	X 15.917	X 1 NO	=	170.423	SQ.MT.
12	1/2	X 10.650	X 4.250	X 1 NO	=	23.058	SQ.MT.
13	1/2	X 20.306	X 9.171	X 1 NO	=	93.113	SQ.MT.
14	1/2	X 20.622	X 1.586	X 1 NO	=	16.353	SQ.MT.
15	1/2	X 20.622	X 14.618	X 1 NO	=	150.726	SQ.MT.
				TOTAL ADDITION	=	2052.500	SQ.MT.

PROJECT

LAYOUT FOR PROPOSED RESIDENTIAL BUILDINGS, TYPES - D, E, F, G, & H ON LAND BEARING, GUT NO.- 183 OF VILLAGE:- KALAMBHE, TALUKA,- SHAHAPUR, DIST.- THANE

*CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED BY ME ON AND THE DIMENTIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P SCHEME RECORDS/LAND RECORD DEPARTMENT/CITY SURVEY RECORDS.

SIGN OF ARCHITECT

OWNERS / P.A.H.

ROYAL URBAN SPACE L. L. P.

MR. BINAL M. SELARKA

ARCHITECTS

1/5

Ar. VINAY WADEKAR

TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
HEAD OFF. : BHAGHATI BHAVAN, SARASWATI BAUG, JOGESHWARI (E), MUMBAI 400 060. TEL: 28364441.
BRANCH OFF. : 18, GAURI COMMERCIAL COMPLEX, PLOT NO 16, SECTOR 11, C.B.D., BELAPUR, NAVI MUMBAI. TEL: 27580810/27580807