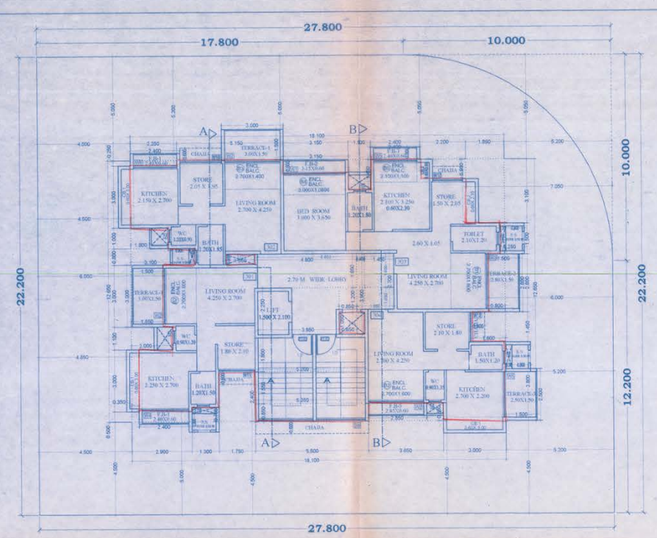
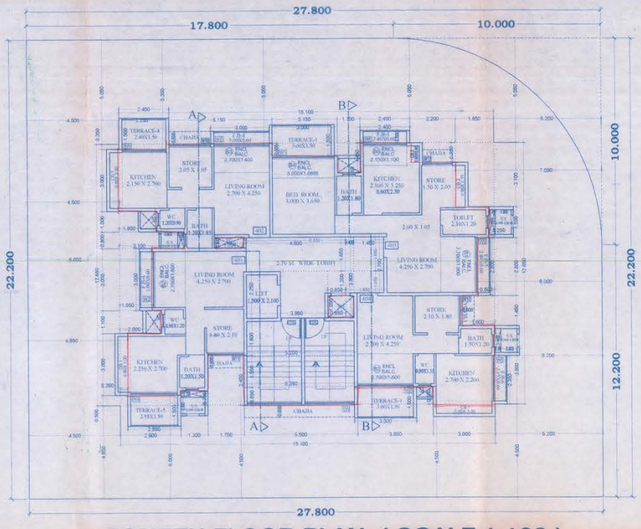
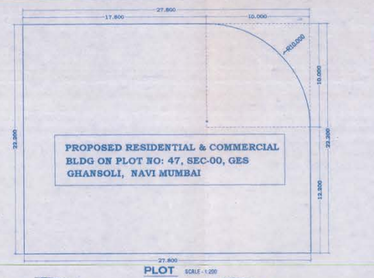


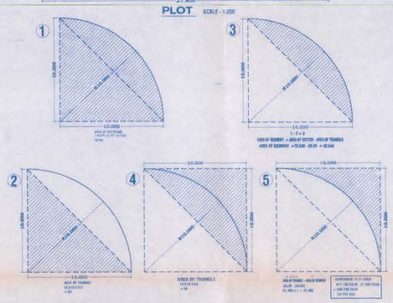
THIRD FLOOR PLAN (SCALE 1:100)



FOURTH FLOOR PLAN (SCALE 1:100)



PLOT SCALE - 1:200



FB. AREA CALCULATION

1ST FLOOR			
FB1.	2.400X0.600X2	=	2.880 SQ.MT.
FB3.	2.850X0.600X1	=	1.710 SQ.MT.
FB7.	2.300X0.600X1	=	1.380 SQ.MT.
		=	5.970 SQ.MT.
2ND FLOOR			
FB2	3.150X0.600X1	=	1.890 SQ.MT.
FB4.	3.000X0.600X2	=	3.600 SQ.MT.
FB5.	2.800X0.600X1	=	1.680 SQ.MT.
FB6.	2.350X0.600X1	=	1.410 SQ.MT.
		=	8.580 SQ.MT.
3RD FLOOR			
FB1.	2.400X0.600X3	=	4.320 SQ.MT.
FB2	3.150X0.600X1	=	1.890 SQ.MT.
FB3.	2.850X0.600X1	=	1.710 SQ.MT.
		=	7.920 SQ.MT.
4TH FLOOR			
FB1.	2.400X0.600X1	=	1.440 SQ.MT.
FB4.	3.000X0.600X2	=	3.600 SQ.MT.
FB5.	2.800X0.600X1	=	1.680 SQ.MT.
FB6.	2.350X0.600X1	=	1.410 SQ.MT.
		=	8.130 SQ.MT.
5TH FLOOR			
FB1.	2.400X0.600X3	=	4.320 SQ.MT.
FB2	3.150X0.600X1	=	1.890 SQ.MT.
FB3.	2.850X0.600X1	=	1.710 SQ.MT.
		=	7.920 SQ.MT.
6TH FLOOR			
FB1.	2.400X0.600X1	=	1.440 SQ.MT.
FB4.	3.000X0.600X2	=	3.600 SQ.MT.
FB5.	2.800X0.600X1	=	1.680 SQ.MT.
FB6.	2.350X0.600X1	=	1.410 SQ.MT.
		=	8.130 SQ.MT.
TOTAL		=	46.650 SQ.MT.

C.B. AREA CALCULATION

FLOOR (1ST, 2ND, 3RD, 4TH, 5TH & 6TH)			
CB1.	3.000X0.600X1X6	=	32.400 SQ.MT.
CB2.	2.150X0.600X1X6	=	7.740 SQ.MT.
CB3.	0.950X0.600X1X6	=	3.420 SQ.MT.
		=	43.560 SQ.MT.
7TH FLOOR			
CB4.	1.650X0.600X1X1	=	0.990 SQ.MT.
CB5.	2.300X0.600X1X1	=	1.380 SQ.MT.
		=	2.370 SQ.MT.
TOTAL	43.560 + 2.370	=	45.930 SQ.MT.

STAMP OF APPROVAL

SHEET NO. 1/2

मे. जयगणेशाणी बांधकाम प्राण प्रकाशन क्रमांक
पावती/क्र: 2014/15214 दि. 07/12/14
मार्फत पाठविलेल्या ऑनलाईन प्रस्ताव
मुख्य वास्तुशिल्पकार ठाणे महानगरपालिका
ठाणे महानगरपालिका / कुळगांव बदलापूर नगरपरिषद

मुख्य वास्तुशिल्पकार
ठाणे महानगरपालिका

SR.NO.	AREA STATEMENT		SQ. M
1	PLOT AREA		595.700
2	PERMISSIBLE F.S.I.		1.5
3	PERMISSIBLE B. U. A.		893.550
4	PROPOSED B.U.A.		892.981
5	NET BUA ON GROUND FLOOR (COMM.)		81.121
6	NET BUA ON FIRST FLOOR		120.161
7	NET BUA ON SECOND FLOOR		120.161
8	NET BUA ON THIRD FLOOR		120.161
9	NET BUA ON FOURTH FLOOR		120.161
10	NET BUA ON FIFTH FLOOR		120.161
11	NET BUA ON SIXTH FLOOR		120.161
12	NET BUA ON SEVENTHTH FLOOR		90.894
13	TOTAL PROPOSED RESI. B.U.A.		811.880
14	TOTAL PROPOSED COMM. B.U.A.		81.121
15	TOTAL PROPOSED B.U.A.		892.981
16	PROPOSED FSI /V.P.R.		1.499
17	BALANCE B.U.A.		0.569
18	STILT AREA		83.605
19	NO OF FLATS		28
20	NO. OF SHOP		06
21	BUILDING HEIGHT		23.450 MTS.
22	TOP BUILDING HEIGHT		28.850 MTS.

BALCONY AREA STATEMENT

FLOOR	NET. B.U.A.	STAIR CASE LIFT & LOBBY	PERMI. BAL.	PROP. BAL.	GROSS B.U.A.
GROUND FLR.	81.121	37.605	12.168	12.168	130.894
FIRST FLR.	120.161	45.148	22.859	22.859	188.168
SECOND FLR.	120.161	45.148	22.859	22.859	188.168
THIRD FLR.	120.161	45.148	22.859	22.859	188.168
FOURTH FLR.	120.161	45.148	22.859	22.859	188.168
FIFTHTH FLR.	120.161	45.148	22.859	22.859	188.168
SIXTH FLR.	120.161	45.148	22.859	36.245	198.168
SEVENTH FLR.	90.894	45.246	18.483	35.430	171.570
TOTAL	892.981	353.739	167.805	197.138	1443.858

LIGHT & VENTILATION SCHEDULE

ROOM	AREA OF ROOM(SQ.M)	AREA OF WIN. REQ.(SQ.M)	AREA OF WIN. PROVIDED(SQ.M)	WIN.
LIVING ROOM	11.475	1.912	5.265	W2
RESI.M.P.ROOM	17.915	2.985	5.265	W2
BED ROOM	10.950	1.825	5.850	W1
KITCHEN	5.940	0.990	4.290	W5
TOILET	2.520	0.420	0.540	V
BATH	1.800	0.300	0.540	V
WC	1.080	0.180	0.540	V

CONTENTS OF SHEET

GROUND, TYPICAL 1TH , 2ND ,3RD FLOOR , 4TH FLOOR, AREA CAL. LINE DIAGRAM & AREA CALCULATION & AREA STATEMENT, PARKING STATEMENT, TERRACE AREA STATEMENT, WATER TANK STATEMENT, CARPET AREA STATEMENT, F.B & C.B AREA STATEMENT, LINE DIAGRAM & AREA CALCULATION FOR GR. FLOOR STILT AREA, LINE DIAGRAM & AREA CALCULATION FOR GR. FLOOR STAIRCASE, PLOT AREA & AREA CALCULATION.

S.NO.	NOTE	NORTH
1)	BOUNDRY WALL OF PLOT SHOWN BLACK.	
2)	PROPOSED STRUCTURE SHOWN RED.	
3)	ROAD SHOWN GREEN.	
4)	DRAINAGE LINE SHOWN RED DOTTED LINE.	
5)	WATER LINE SHOWN BLUE DOTTED LINE.	
6)	INTERNAL WALL (0.10) EXTERNAL WALL (0.15)	

ARCHITECT'S NAME & SIGNATURE:-

CA/2013/59413

Ar.Daksha Gami

OWNER'S NAME & SIGNATURE :-

For SHREE RAMTANU DEVELOPERS

Partner

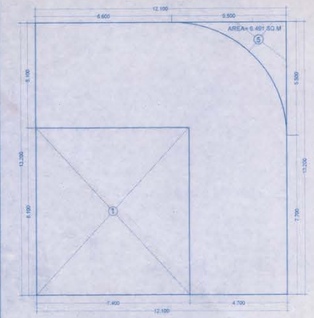
(M/S. RAMTANU DEVELOPERS)
(MR. SACHIN TULSIRAM PATIL +5)

PROJECT :-

PROPOSED RESIDENTIAL & COMMERCIAL BLDG ON PLOT NO: 47, SEC-23, GES GHANSOLI, NAVI MUMBAI

CHECKED BY	Daksha	ARCHITECT
DRAWN BY	NAVNATH	
SCALE	1:100	
DATE	02 / 11 / 2015	

EDGE ARCHITECTS.
SHOP:18, BHOOMI HT PLOT:5/6, SEC.08, OPP.LITTLE WORLD KHARGHAR.



GROUND FLOOR AREA CALC. DIA. FOR SCALE 1:100

BUILT UP AREA CALCULATION - GROUND FLOOR PLAN

AREA OF BLOCK [ABCD] = 12.100 X 13.200 = 159.720 SQ.M.
STANDARD DEDUCTIONS :-

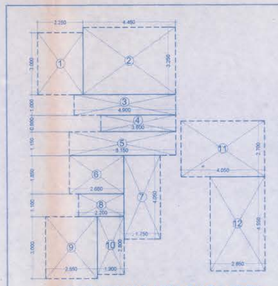
1)	7.400 X 8.100 X 1 NOS	=	59.940 SQ.MT
2)	6.481 / AREA X 1 NOS	=	6.481 SQ.MT
	TOTAL	=	66.431 SQ.MT.

GROSS AREA = A - D = 159.720 - 66.431 = 93.289 SQ.MT.

BALC. AREA PERMISSIBLE
= 93.289 X 15/115 = 12.168 SQ.M.
BALC. AREA PERMISSIBLE = 12.168 SQ.M.
BALC. AREA PROVIDED = 12.168 SQ.M.[BALC.]

B1).	3.650 X 0.7277 X 1	=	2.583 SQ.M
B2).	3.000 X 0.900 X 1	=	2.700 SQ.M.
B3).	2.700 X 0.900 X 1	=	2.430 SQ.M.
B4).	2.750 X 0.900 X 1	=	2.475 SQ.M.
B5).	2.200 X 0.900 X 1	=	1.980 SQ.M.
	TOTAL BALC.	=	12.168 SQ.M.

B.U.A. = GA - BALC. = 93.289 - 12.168 = 81.121 SQ.M.
NET B.U.A.GROUND FLOOR PLAN = 81.121 SQ.M.



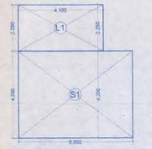
LINE DIAGRAM & AREA CALCULATION FOR GR. FLOOR STILT AREA SCALE 1:100

GROUND FLOOR STILT AREA CALCULATION

STILT AREA :-

1)	2.250 X 3.000 X 1	=	6.750 SQ.M.
2)	4.450 X 3.250 X 1	=	14.462 SQ.M.
3)	4.900 X 1.200 X 1	=	4.900 SQ.M.
4)	3.600 X 0.800 X 1	=	2.880 SQ.M.
5)	5.150 X 1.150 X 1	=	5.922 SQ.M.
6)	2.650 X 1.850 X 1	=	4.902 SQ.M.
7)	1.750 X 4.050 X 1	=	7.087 SQ.M.
8)	2.200 X 1.100 X 1	=	2.420 SQ.M.
9)	2.550 X 3.000 X 1	=	7.650 SQ.M.
10)	1.300 X 2.800 X 1	=	3.640 SQ.M.
11)	4.050 X 2.750 X 1	=	10.938 SQ.M.
12)	2.850 X 4.050 X 1	=	12.097 SQ.M.
	TOTAL	=	83.605 SQ.M.

NET AREA OF GR. FLOOR STILT AREA = 83.605 SQ.MT.



LINE DIAGRAM & AREA CALCULATION GROUND FLOOR STAIRCASE

GROUND FLOOR STAIRCASE AREA CALCULATION

STAIRCASE & LIFT :-

L1).	4.100 X 2.250 X 1	=	9.225 SQ.M.
S1).	5.500 X 4.200 X 1	=	23.100 SQ.M.
TOTAL		=	32.325 SQ.M.

NET AREA OF GR. FLOOR STAIRCASE = 32.325 SQ.M.

BUILT UP AREA CALCULATIONS.

FOR TYPICAL FLOOR (1ST, 2ND, 3RD, & 4TH FLOOR) :-

AREA OF BLOCK [ABCD] = 18.100 X 12.650 = 228.965 SQ.M (A)
STANDARD DEDUCTIONS :-

1	2.250 X 0.250 X 1 NOS	=	0.562 SQ.MT
2	3.150 X 0.600 X 1 NOS	=	1.890 SQ.MT.
3	1.100 X 1.450 X 1 NOS	=	1.595 SQ.MT.
4	2.200 X 0.950 X 1 NOS	=	2.090 SQ.MT.
5	1.850 X 3.100 X 1 NOS	=	5.735 SQ.MT.
6	0.250 X 1.500 X 1 NOS	=	0.375 SQ.MT.
7	0.800 X 2.800 X 1 NOS	=	2.240 SQ.MT.
8	1.600 X 1.450 X 1 NOS	=	2.320 SQ.MT.
9	3.650 X 0.850 X 1 NOS	=	3.102 SQ.MT.
10	0.850 X 1.050 X 1 NOS	=	0.892 SQ.MT.
11	0.400 X 3.900 X 1 NOS	=	1.560 SQ.MT.
12	1.450 X 2.700 X 1 NOS	=	3.915 SQ.MT.
13	4.800 X 1.650 X 1 NOS	=	7.920 SQ.MT.
14	1.550 X 0.500 X 1 NOS	=	0.775 SQ.MT.
15	1.750 X 2.400 X 1 NOS	=	4.200 SQ.MT.
16	1.300 X 0.700 X 1 NOS	=	0.910 SQ.MT.
17	2.900 X 0.500 X 1 NOS	=	1.450 SQ.MT.
18	0.350 X 3.000 X 1 NOS	=	1.050 SQ.MT.
19	2.000 X 1.100 X 1 NOS	=	2.200 SQ.MT.
20	1.050 X 3.000 X 1 NOS	=	4.650 SQ.MT.
21	3.100 X 0.800 X 1 NOS	=	2.480 SQ.MT.
22	1.900 X 1.000 X 1 NOS	=	1.800 SQ.MT.
	TOTAL DEDUCTION	=	53.711 SQ.MT.

GROSS AREA = A - D = 228.965 - 53.711 = 175.254 SQ.M.
BALC. AREA PERMISSIBLE
= 175.254 X 15 / 115 = 22.859 SQ.M.

BALC. AREA PERMISSIBLE = 22.859 SQ.M.
BALC. AREA PROVIDED = 22.859 SQ.M.

B1).	2.700 X 1.800 X 1	=	4.860 SQ.M.
B2).	2.700 X 1.600 X 2	=	8.640 SQ.M.
B3).	2.700 X 1.400 X 1	=	3.780 SQ.M.
B4).	3.000 X 1.0898 X 1	=	3.269 SQ.M.
B5).	2.100 X 1.100 X 1	=	2.310 SQ.M.
	TOTAL BALC.	=	22.859 SQ.M.

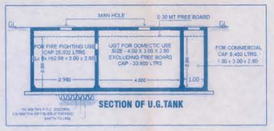
B.U.A. = GA - BALC. = 175.254 - 22.859 = 152.395 SQ.M.

STAIRCASE & LIFT :-

L1).	3.950 X 2.250 X 1	=	8.887 SQ.M.
L2).	0.850 X 1.200 X 1	=	1.020 SQ.M.
S1).	3.200 X 1.800 X 1	=	5.760 SQ.M.
S2).	5.350 X 1.550 X 1	=	8.292 SQ.M.
S3).	5.500 X 0.850 X 1	=	4.675 SQ.M.
TOTAL		=	32.234 SQ.M.

NET B.U.A. FOR TYPICAL FLR = 152.395 - 32.234 = 120.161 SQ.M.

NET B.U.A. FOR TYPICAL FLOOR	=	120.161 X 4
(1ST, 2ND, 3RD & 4TH FLOOR)	=	480.644 SQ.M.



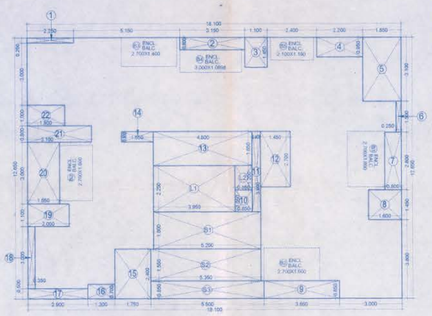
SECTION OF U.G.TANK

WATER TANK STATEMENT

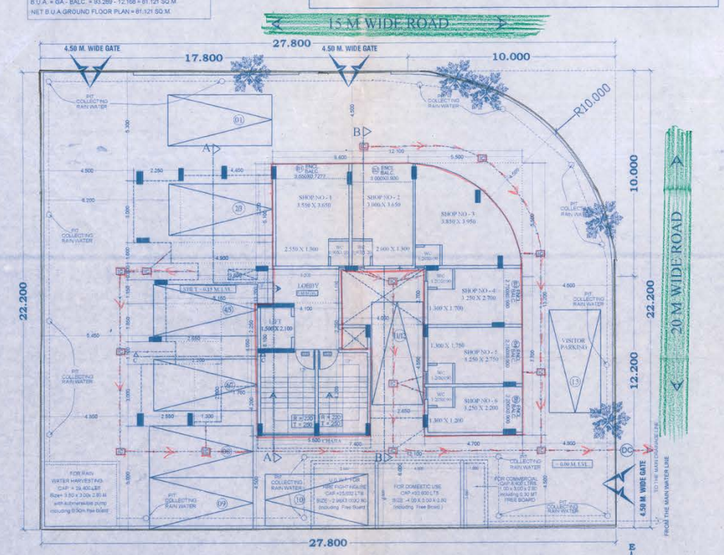
FOR RESIDENTIAL:		
NO OF FLATS	=	28
EACH FLAT 5 PERSONS	=	
200L PER PERSON	=	
TOTAL RESIDENTIAL REQUIREMENT	=	
28 X 5 X 200	=	28,000 Ltrs.
PROVIDED	=	
U.G.T. CAPACITY	=	33,600 Ltrs.
O.H.T. CAPACITY	=	20,600 Ltrs.

TERRACE AREA STATEMENT

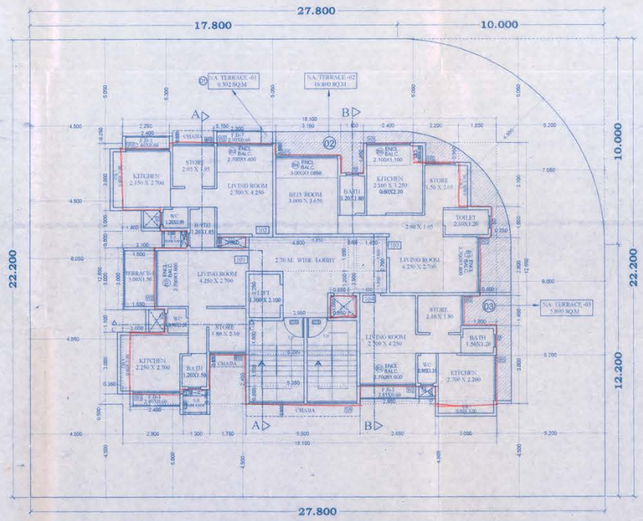
FLOOR	PERM.TERR.AREA 15%	PROV. TERR. SQ.M.	TOTAL AREA SQ.M.
GROUND	12.168	.....	.....
1ST FLOOR	22.859	NA TERRACE - 01 = 0.302 SQ.M. AREA	0.302
		NA TERRACE - 02 = 16.800 SQ.M. AREA	16.800
		NA TERRACE - 03 = 5.890 SQ.M. AREA	5.890
2ND FLOOR	22.859	T1 - 3.000 X 1.500 X 1 =	4.500
		T1 - 3.000 X 1.500 X 1 =	4.500
		T4 - 2.400 X 1.500 X 1 =	3.600
		T5 - 2.550 X 1.500 X 1 =	3.825
3RD FLOOR	22.859	T1 - 3.000 X 1.500 X 2 =	9.000
		T2 - 2.800 X 1.500 X 1 =	4.200
		T3 - 2.500 X 1.500 X 1 =	3.750
4TH FLOOR	22.859	T1 - 3.000 X 1.500 X 2 =	9.000
		T4 - 2.400 X 1.500 X 1 =	3.600
		T5 - 2.550 X 1.500 X 1 =	3.825
5TH FLOOR	22.859	T1 - 3.000 X 1.500 X 2 =	9.000
		T2 - 2.800 X 1.500 X 1 =	4.200
		T3 - 2.500 X 1.500 X 1 =	3.750
6TH FLOOR	22.859	T1 - 3.000 X 1.500 X 2 =	9.000
		T4 - 2.400 X 1.500 X 1 =	3.600
		T5 - 2.550 X 1.500 X 1 =	3.825
7TH FLOOR	18.483	T1 - 3.000 X 1.500 X 1 =	4.500
		NA TERRACE - 04 = 7.591 SQ.M. AREA	7.591
		NA TERRACE - 05 = 0.800 SQ.M. AREA	0.800
		NA TERRACE - 06 = 7.662 SQ.M. AREA	7.662
		NA TERRACE - 07 = 7.278 SQ.M. AREA	7.278
		NA TERRACE - 08 = 1.350 SQ.M. AREA	1.350
		NA TERRACE - 09 = 7.965 SQ.M. AREA	7.965
		TOTAL =	143.113 SQ.M.



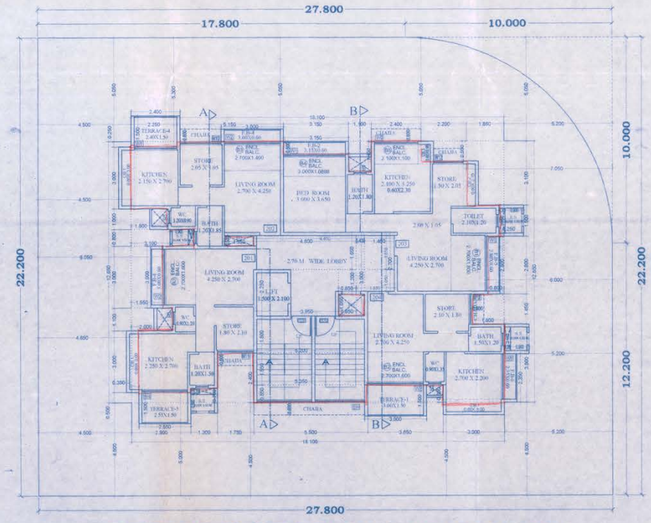
LINE DIAGRAM & AREA CALCULATION 1ST, 2ND, 3RD, & 4TH TYPICAL SCALE 1:100



GROUND FLOOR PLAN (SCALE 1:100)



FIRST FLOOR PLAN (SCALE 1:100)



SECOND FLOOR PLAN (SCALE 1:100)

PARKING STATEMENT

Tenements size Built up Area	Area/ No. of Tenements	Required Parking Rate	Required No. of Parking Spaces	Proposed Parking Spaces
Commercial	93.289 SQ.M	40 sq.m. / 1	03	03
UP TO 35 Sqm	22	4 : 1	06	06
Bet. 35 - 45 Sq.m.	06	2 : 1	03	03
45 - 60 Sq.m.	00	1 : 1	00	00
Above 60 Sq.m.	—	1 : 1/2	—	—
add 10% for visitor parking	—	—	01	01
Total	28	—	13	13

CARPET AREA STATEMENT

FLATS PER FLOOR	NO. OF FLAT	CARPET AREA
GROUND FLOOR	SHOP - 1	17.428
	SHOP - 2	14.704
	SHOP - 3	18.862
	SHOP - 4	12.140
	SHOP - 5	12.387
	SHOP - 6	9.865
1ST,2ND, 3RD, 4TH, 5TH & 6TH FLOOR	101, 201, 301, 401, 501, 601	28.650
	102, 202, 302, 402, 502, 602	28.607
	103, 203, 303, 403, 503, 603	44.873
	104, 204, 304, 404, 504, 604	28.290
7TH FLOOR	701	20.904
	702	20.034
	703	34.725
	704	19.195
NO OF FLATS	28	