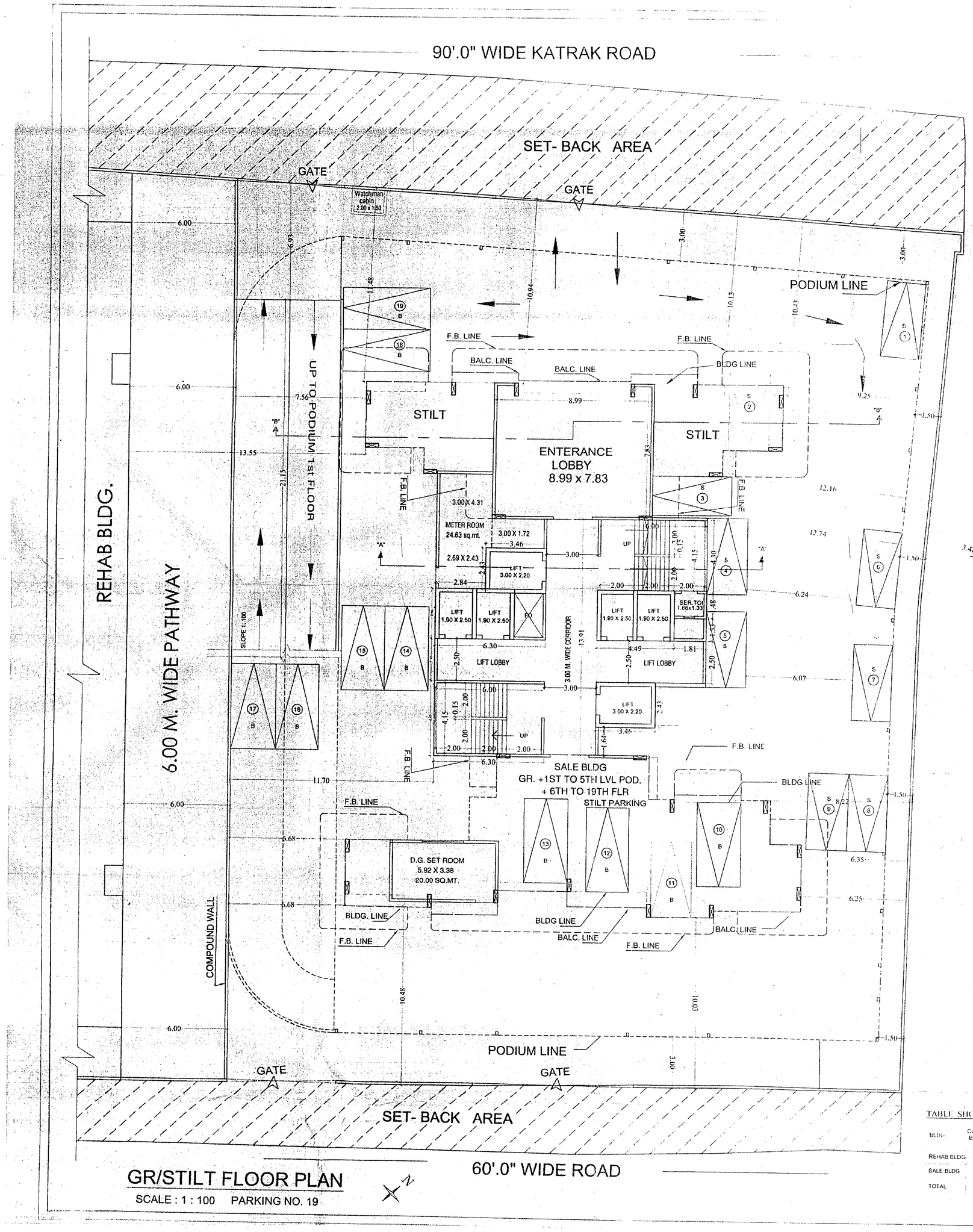
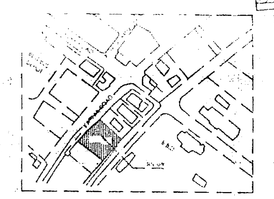


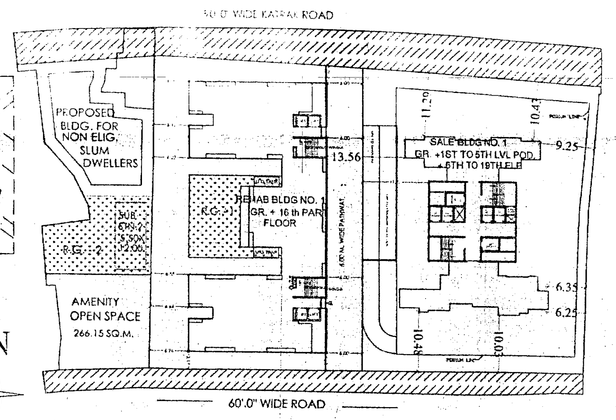
GR/STILT FLOOR PLAN

SCALE : 1 : 100 PARKING NO. 19



LOCATION PLAN

SCALE : 1 : 2500



BLOCK PLAN

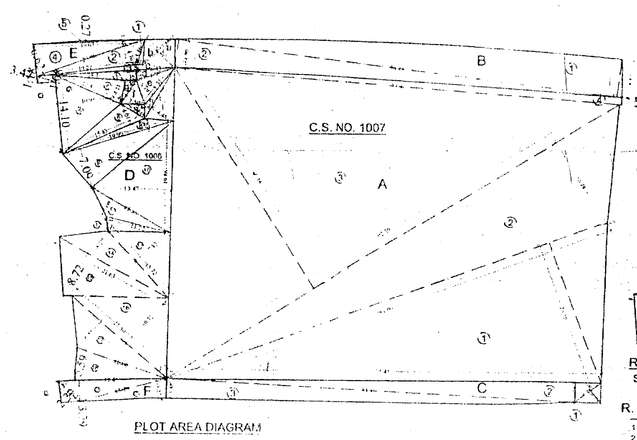
SCALE :- 1:500

PROFORMA-III

SR.NO.	DESCRIPTIONS (COMPOSITE BLDG)	AREA IN SQMT
01	PLOT AREA CONSIDERATION FOR F.S.I. CALCULATIONS	5322.92
02	MAX. BUA PERMISSIBLE ON PLOT WITH [3.00 F.S.I.]	15968.76
03	REHABILITATION COMPONENT	10046.18
04	AREA OF BALWADI, WELFARE CENTRE, SOCIETY OFFICE, COMMON PASSAGE AREA	1859.43
05	REHAB BUA FOR F.S.I. PURPOSE [3 - 4]	8186.75
06	SALE COMPONENT BUA PERMISSIBLE (3 X 0.75)	7534.64
07	TOTAL BUA PERMISSIBLE FOR THE PROJECT [5 + 6]	15720.42
08	F.S.I. PERMISSIBLE FOR THE PROJECT [7/1]	2.95
09	SALE COMPONENT PROPOSED ON SITE	4414.95
10	TOTAL BUA PROPOSED ON SITE [5 + 9]	12616.74
11	F.S.I. CONSUMED ON SITE [10/1]	2.369

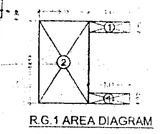
PARKING STATEMENT

CARPET AREA OF APARTMENTS	NO OF APARTMENTS	RULE NO.	REQUIRED PARK/ APARTMENTS	PARKING REQUIRED
UP TO 35 SQ.MT	NIL	36(2)1(B)a	NIL	NIL
35 TO 45 SQ.MT	4 FLAT 1	36(2)1(B)b	NIL	NIL
45 TO 70 SQ.MT	2 FLAT 1	36(2)1(B)c	70/2	35.00
ABOVE 70 SQ.MT	1 FLAT 1		25/1	25.00
TOTAL				60.00 NOS.
25% VISITORS				15.00
TOTAL				75.00 NOS.
			SAY	75.00
			TOTAL PARKING REQUIRED	75.00 NOS.
			TOTAL PARKING PROVIDED	131.00



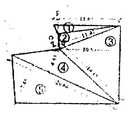
PLOT AREA DIAGRAM

SCALE : 1 : 500



R.G.1 AREA DIAGRAM

SCALE : - 1: 500



R.G.2 AREA DIAGRAM

SCALE : - 1: 500

PLOT AREA CALCULATION
C.S. NO. 1008

D

						SQ.M.
1.	14.17	X	1.85	X	0.50	= 13.11
2.	3.47	X	1.06	X	0.50	= 1.87
3.	3.47	X	1.18	X	0.50	= 2.05
4.	12.57	X	4.11	X	0.50	= 25.83
5.	10.95	X	14.10	X	0.50	= 77.20
6.	15.43	X	4.01	X	0.50	= 30.94
7.	2.30	X	4.70	X	0.50	= 5.41
8.	19.90	X	1.87	X	0.50	= 18.61
9.	19.90	X	7.09	X	0.50	= 70.55
10.	13.47	X	19.86	X	0.50	= 133.75
11.	15.55	X	3.09	X	0.50	= 24.02
12.	11.22	X	2.54	X	0.50	= 14.25
13.	15.72	X	7.82	X	0.50	= 61.47
14.	21.63	X	5.20	X	0.50	= 56.24
15.	21.63	X	8.72	X	0.50	= 94.31
16.	21.56	X	10.72	X	0.50	= 115.55
17.	21.56	X	6.15	X	0.50	= 66.30
18.	16.08	X	5.59	X	0.50	= 44.94
			TOTAL			= 656.41 --(A)

(E) ROAD SET BACK AREA CAL. 60'

1.	5.46	X	1.00	X	0.50	= 2.73
2.	23.86	X	4.76	X	0.50	= 57.07
3.	19.22	X	1.08	X	0.50	= 10.38
4.	23.86	X	6.62	X	0.50	= 79.37
5.	19.03	X	0.27	X	0.50	= 2.57
			TOTAL			= 152.12 SQ.MT --(I)

(F) ROAD SET BACK AREA CAL. 60'

1.	15.29	X	3.35	X	0.50	= 25.61
2.	18.41	X	3.79	X	0.50	= 34.89
3.	5.06	X	2.39	X	0.50	= 6.08
			TOTAL			= 66.58 SQ.MT. --(II)

C.S. NO. 1008 AREA (A + I + II)
(656.41 + 152.12 + 66.58) = 1075.11 SQ.MT --(Z)

PLOT AREA CALCULATION
C.S. NO. 1007

(A)

						SQ.M.
1.	81.00	X	25.55	X	0.50	= 1034.78
2.	92.00	X	16.76	X	0.50	= 770.15
3.	92.39	X	45.14	X	0.50	= 2131.44
4.	77.46	X	1.29	X	0.50	= 49.86
			TOTAL			= 3991.53 SQ.MT. --(A)

(B) ROAD SET BACK AREA CAL. 60'

1.	78.21	X	6.63	X	0.50	= 259.06
2.	78.21	X	4.89	X	0.50	= 192.14
			TOTAL			= 451.40 SQ.MT --(I)

(C) ROAD SET BACK AREA CAL. 60'

1.	5.59	X	2.70	X	0.50	= 7.80
2.	75.45	X	3.50	X	0.50	= 132.04
3.	71.10	X	3.52	X	0.50	= 125.14
			TOTAL			= 264.78 SQ.MT --(II)

C.S. NO. 1007 AREA (A + I + II)
(3991.53 + 451.40 + 264.78) = 4710.71 SQ.MT (X)

HANUMAN TEMPLE AREA

a	7.20	X	3.60	X	0.50	= 13.26	SET BACK
b	7.20	X	3.36	X	0.50	= 12.10	28.43 SQ.MT.
c	6.43	X	0.85	X	0.50	= 3.05	
d	6.68	X	1.70	X	0.50	= 5.94	
e	8.31	X	3.76	X	0.50	= 15.62	PLOT
f	4.82	X	3.50	X	0.50	= 8.65	63.49 SQ.MT
g	4.62	X	1.50	X	0.50	= 3.62	
h	10.37	X	1.27	X	0.50	= 6.33	
i	10.37	X	4.46	X	0.50	= 23.23	
			TOTAL			= 91.92 SQ.M (Y)	

TOTAL PLOT AREA (X + Y + Z)
4710.71 + 1075.11 + 91.92 = 5877.74 sq.m.
USE AREA ON SITE = 462.90 sq.m
5877.74 - 462.90 = 5414.84 sq.m.
NET PLOT AREA
5414.84 - 91.92 = 5322.92 sq.m.

R. G. 1 AREA CALCULATION

1.	7.17	x	1.50	x 2NO	=	21.51	SQ.MT.
2.	6.78	x	14.95	x 1NO	=	101.10	SQ.MT.
TOTAL ADDITION					=	155.63	SQ.MT. --A

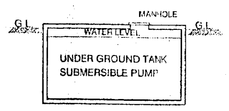
R. G. 2 AREA CALCULATION

1.	11.65	x	1.50	x 1/2	=	8.74	SQ.MT.
2.	11.41	x	2.64	x 1/2	=	15.05	SQ.MT.
3.	14.15	x	10.53	x 1/2	=	74.50	SQ.MT.
4.	20.66	x	4.50	x 1/2	=	46.79	SQ.MT.
5.	20.66	x	7.45	x 1/2	=	76.96	SQ.MT.
TOTAL ADDITION					=	222.05	SQ.MT. --B

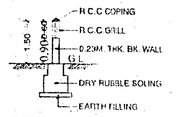
TOTAL R.G. AREA (A + B)
155.63 + 222.05 = 377.68 sq. m.

REQUIRED R.G. (8 % OF 4385.04 SQ.M.) = 350.80 SQ.M

PROVIDED R.G. = 377.68 SQ.M



SECTION THROUGH UNDER GROUND TANK



SECTION THRO. COMPOUND WALL

TABLE SHOWING REHAB COMPONENT AREA OF REHAB BLDG & SALE BLDG

BLDG.	CONSTRUCTED BUILT UP AREA	STR. AREA	REFUGE AREA	BALCONY AREA	SALE AREA (B) RESI.	SALE AREA (B) COMM.	SALE AREA (B) CARPET	SALE AREA (B) PASS.	TOTAL REHAB COMPONENT AREA	AREA OF BALWADI 1	AREA OF WELFARE CENTRE 2	AREA OF SOCIETY OFFICE 3	AREA OF PASSAGE REHAB 4	FREE AREA 1+2+3+4	REHAB AREA FOR F.S.I PURPOSE (C) RESI.	REHAB AREA FOR F.S.I PURPOSE (C) COMM.	TOTAL BUA (B + C)
REHAB BLDG	12884.79	1468.66	267.54	564.65		449.95	0.00	105.28	10046.18	73.44	73.44	70.60	1632.92	1850.40	8086.46	109.32	8742.51
SALE BLDG	6921.88	2453.92	220.23	369.50	3868.23												3868.23
TOTAL	19806.67	3923.61	487.77	934.15		4414.95			10046.18	73.44	73.44	70.60	1632.92	1850.40	8195.78		12610.74

PROFORMA - A

1	AREA STATEMENT	
	AREA OF PLOT	
2	DEDUCTION FOR	
a	SET BACK AREA (EXCEPT TEMPLE AREA)	
b	PART AREA OF C.S.NO. 1008 (pt.)	
c	HANUMAN TEMPLE (including SET BACK)	
	TOTAL (a + b + c)	
3	NET AREA OF PLOT (1 - 2)	
4	DEDUCTION FOR	
a	RECREATION GROUND	
b	INTERNAL ROAD	
	TOTAL (a + b)	
5	BALANCE AREA OF PLOT (3 - 4)	
6	ADDITIONS FOR F.S.I. 2a 100% RESTRICTED TO 40% OF N.P.A. 2b 100% (AS PER 10 (2) ADV.)	
7	TOTAL AREA (5 + 6)	
8	F.S.I. PERMISSIBLE	
9	PERMISSIBLE FLOOR AREA	
10	EXISTING BUA REHAB BLDG. (R-8195.78 + S-540.72)	
11	PROPOSED FLOOR AREA PROPOSED FLOOR AREA SALE BLDG. 3868.23	
12	EXCESS BAL. AREA TAKEN INTO F.S.I.	
13	TOTAL B.U.A. PROPOSED (10 + 11 + 12)	
14	F.S.I. CONSUMED [13/1]	
15	F.S.I. BALANCE [9 - 13]	
B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCONY AREA PER FLOOR	
2	PROPOSED BALCONY AREA PER FLOOR	
3	EXCESS BALCONY AREA	
C	TENEMENT STATEMENT	
1	NET AREA OF PLOT ITEM A-7 ABOVE	
2	LESS DEDUCTION OF NON RESI. AREA (SHOP ETC.)	
3	AREA OF TENEMENT	
4	TENEMENTS PERMISSIBLE DENSITY OF 1/ 12	
5	TENEMENTS EXISTING	
6	TENEMENTS PROPOSED	
7	TOTAL TENEMENTS	
D	PARKING STATEMENT	
	PARKING REQUIRED BY RULES.	60.00 NOS.
1	CAR	
2	SCOOTER / MOTOR CYCLE	
3	OUTSIDERS (VISITORS)	
	TOTAL PARKING (PROPOSED)	131.00 NOS.
E	TRANSPORT VEHICLES PARKING	
1	SPACES FOR TRANSPORT VEHICLES PARK. REQ.	
2	TOTAL PROVIDED	
	CERTIFICATE OF AREA	

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE BOUNDARIES OF THE PLOT STATED HEREIN ABOVE AS MEASURED THE AREA HAVE TALLIED ON SITE AND OUT OF 5322.92 SQ.M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PLANNING SCHEME REPORT.

SIGNATURE OF ARCHITECT

PROFORMA- B

CONTENTS OF SHEET

GROUND FLOOR PLAN, PODIUM FLOOR PLAN, PLOT AREA LINE DIAGRAM, PLOT AREA CALCULATION, AREA STATEMENT, PROFORMA - III.

STAMP OF DATE OF RECEIPT OF PLANS

1 DEC 2011

STAMP OF DATE OF APPROVAL OF PLANS

NAME OF OWNER

M / S. NEUMEC & REODAN BUILDERS J.V

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED S.R.SCHEME ON PLOT BEARING C.S. NO. 1007 & 1008 (pt), NAIGAON DIVISION, WADALA (W), MUMBAI - 400 031.

PROJ.NO.	DRAWN BY	DATE
	GEETA	
DRG.NO.	CHKED BY	
NORTH	REMARKS	

NAME & ADDRESS OF ARCHITECT

CONSULTANTS COMBINED

D:\WORK\GEETA DATA\FINAL\GHR-1.DWG