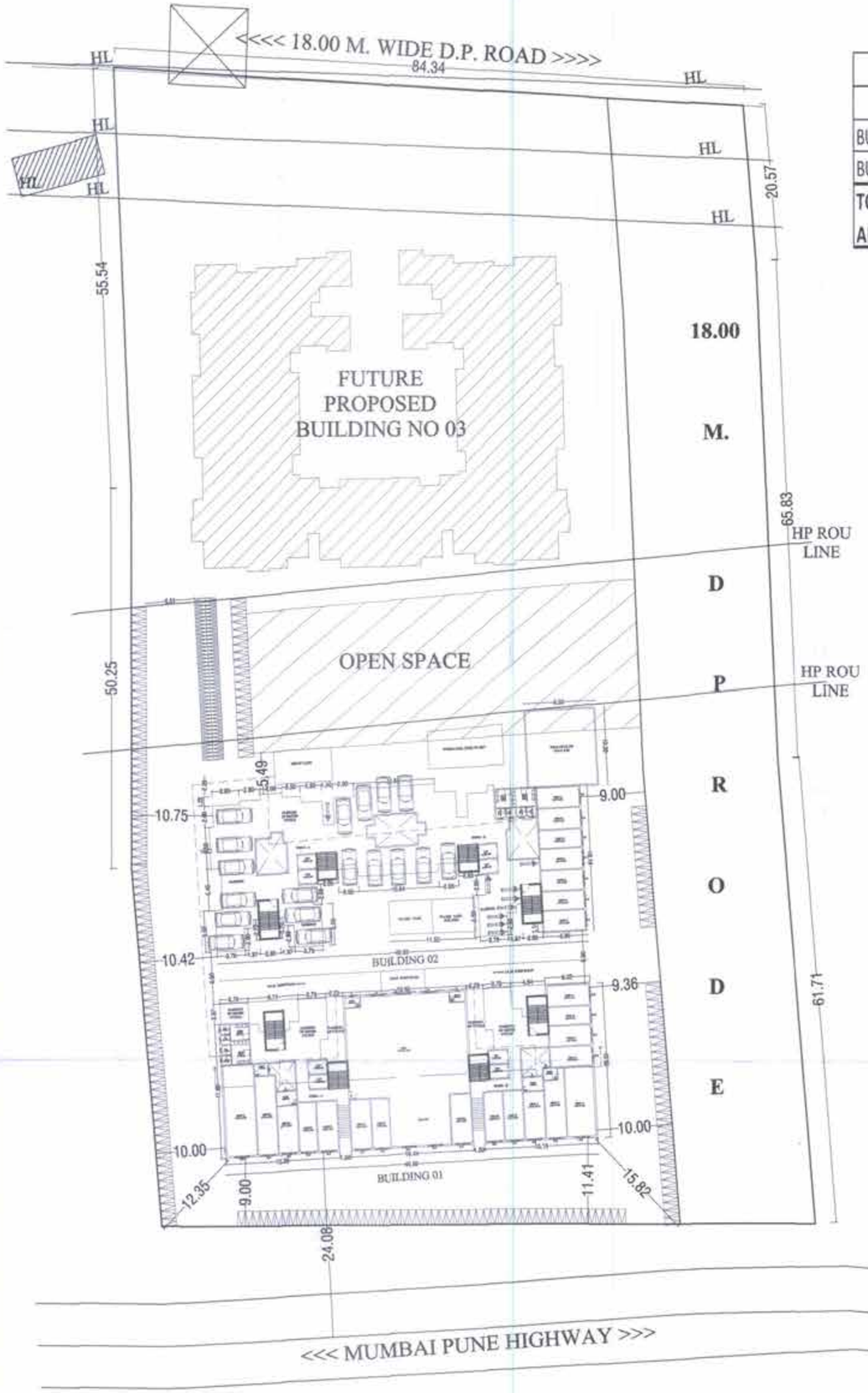
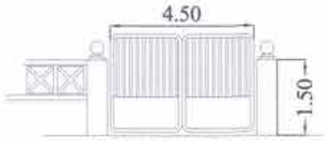


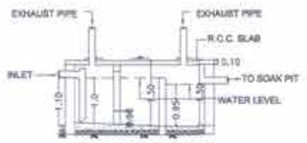
BUILTUP AREA		PROP. BAL					
FLOOR	AREA	PER. BAL 15%	ENC.BAL	BAL BAL	PER. TER. 20%	PRO. TER.	BAL TER.
BUILDING 01	5683.87	742.62	657.04	85.58	990.16	421.16	569.00
BUILDING 02	4812.29	702.65	689.20	13.45	0.00	0.00	0.00
TOTAL BUILT UP AREA	10496.16	1445.27	1346.24	99.03	990.16	421.16	569.00

Sr.No	One parking Space for every		Ratio	Non Congested Area			No. of Flats
				Car	Scooter	Cycle	
1	Residential a) Multi family residential	a) 2 Tenements having built up area more than 100sq.m	1.0 (1,2,2)	1	2	2	2
		b) 3 Tenements having built up area between 50 to 100 sq.m	20 (1,3,3)	20	60	60	60
		c) 4 Tenements having built up area up to 50sq.m	29 (0,5,5)	0	173	173	138
2	Meracantile (markets,department all stores,shops & other commercials users) including wholesale markets	100 sq.m. built up area or fraction thereof	16.46 (1,3,3)	16	49	49	0
	TOTAL			37	284	284	200

BUILTUP AREA OF CLUB HOUSE ON GARDEN PLOT F.S.I. 15 %	
FLOOR	AREA
CLUB HOUSE BUA PERMISSIBLE	150.00
CLUB HOUSE BUA PROPOSED	97.85



150 THK.P.C.C BEDDING
ENTRANCE GATE



SECTION SEPTIC TANK

SECTION T'HG COMPOUND WALL

SITE PLAN

SCALE:- 1:500

		SQ.MT
1	AREA OF PLOT	12690.00
2	DEDUCTION IN AREA	
	(A) ROAD ACQUISITION AREA	0.00
	(B) PROPOSED ROAD D.P. ROAD	2750.00
	(C) ANY RESERVATION N.D.ZONE	0.00
	TOTAL (A+B+C)	2750.00
3	GROSS AREA OF PLOT (1 - 2)	9940.00
4	DEDUCTION FOR	0.00
	(A) RECREATIONAL OPEN SPACE AS PER REDULATION NO 13.3	1010.00
	TOTAL DEDUTION (A+B+C)	1010.00
5	NET PLOT AREA (3 - 4)	8930.00
6	NET AREA OF PLOTS FOR FSI CALCULATION = 1.1 (5)	9823.00
7	ADDTION OF AREA F.S.I,IF ANY	0.00
	(A) PROPOSED D.P. ROAD 2750 X (2 + 0.1)	5775.00
	(B)	0.00
	(C)	0.00
8	TOTAL AREA (6 + 7)	15598.00
10	NORMAL F.S.I PERMISSIBLE + F.S.I PERMISSIBLE WITH PAYMENT OF PRIMIUM 20%	0.00
11	PERMISSIBLE BUILTUP AREA	15598.00
12	TDR	0.00
	(a) PERMISSIBLE (8840.0)	
	(b) PROPOSED TO BE UTILISED	0.00
13	PROPOSED FLOOR AREA	10496.16
14	BALANCEE BUILTUP AREA FOR FUTURE PROPOSED BUILDING NO. 03	5101.84
15	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B(c) BELOW)	0.00
16	TOTAL BUILTUP AREA PROPOSED (10+11+12)	10496.16
17	F.S.I. CONSUMED (5/16)	0.85
B	BALCONY AREA STATEMENT	
	(a) permissible balcony area per floor	1439.63
	(b) proposed balcony area per floor	1423.42
	(a) Balance balcony area (total)	16.21
C	TDR	
	(a) permissible	
	(b) proposed to be utilised	
D	PARKING STATEMENT	
	(a) Parking required	
	Car	37
	scooter/motor cycle,	284
	cycle	284
	(b) Garages Permissible	
	(c) Garages Proposed	
	(d) Total parking provided	
	car	40
	scooter/motor cycle,	290
	cycle	290
E	LOADING/UNLOADING SPACES	
	loading/unloading required	
	Total loading/unloading required	

Plans are approved as per Terms and Conditions mentioned in this office letter No. KMC/PWD/BP/39 186 dt. 21/6/18 and as mentioned in ..... colour.

TOWN PLANER Khopoli Muncipal Counci | CHIEF OFFICER Khopoli Muncipal Council

SCEDULE OF OPNINGS :-

D- 1.00 X 2.10	W - 1.50 X 2.10
D1- 0.90 X 2.10	W1 - 1.20 X 1.20
D2- 0.75 X 2.10	W2 - 1.20 X 2.10
RS - 2.00 X 2.10	V - 0.60 X 0.60

ITEM	
PLOT LINE	
PROPOSED WORK	
EXISTING WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	

NAME ADDRESS AND SIGNATURE OF OWNER

For ASHIYANA DREAM HOMES PVT. LTD.

DIRECTOR

M/S. ASHIYANA DREAM HOMES PVT. LTD.

DESCRIPTION OF THE PROPOSAL & PROPERTY

REVISED RESIDENTIAL BUILDING LAYOUT BEARING, C.T.S.NO.2475,2476,3077,3054, S.NO-9 & 10,H.NO-3C/1,3B/2,3A/1,1A/1, AT:- MULGAUN (KHOPOLI), TAL- KHALAPUR. DIST: - RAIGAD.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document ownership/T.P Scheme Records/ Land Records Department/ City Survey Records.

Signature Of Licensed Architect, Engineer / Structural Engineer.

SIGN OF ARCHITECT: KISHOR V. SHINDE
REG. NO : CA/2010/47869

PROJECT No.		DRG. NO.	06/06
scale	1:100,1200	DATE	19/06/2018
DRAWN BY	MANGESH	CHECKED BY	KISHOR

ARCHITECTS & INTERIOR DESIGNERS
SHOP NO-2, GROUND FLOOR
NAVI BRISH APARTMENTS MGAV KHOPOLI, DIST.- RAIGAD

STAMP