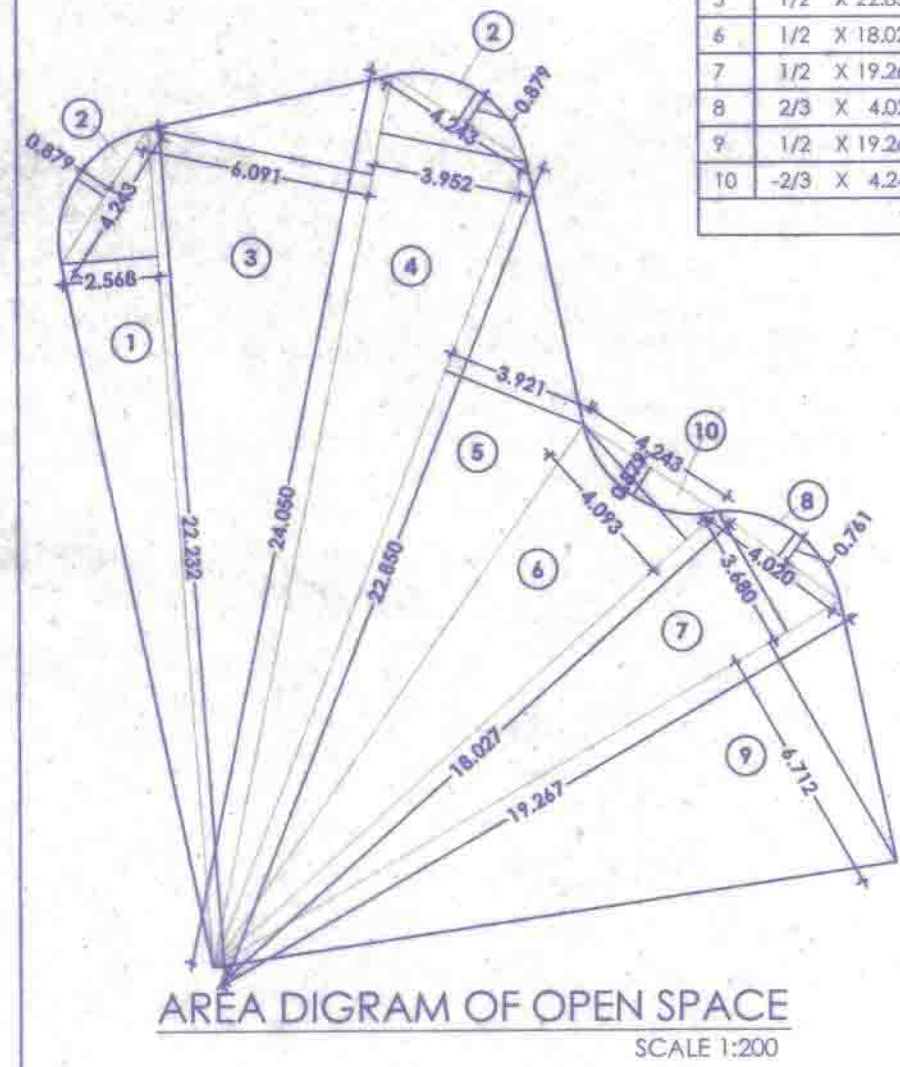


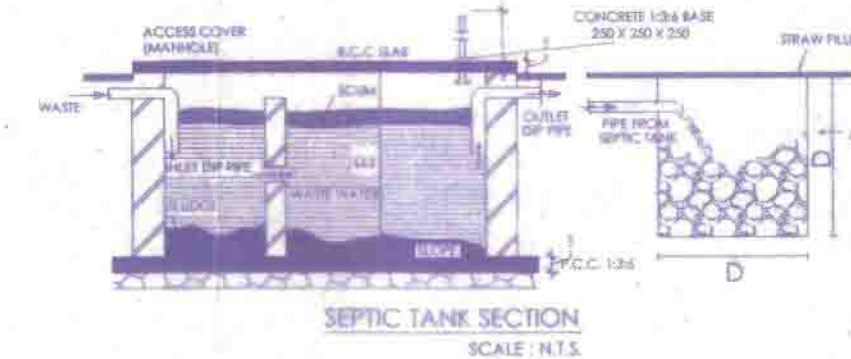


NO.	AREA (SQ.MT.)	AREA (SQ.MT.)
1	1/2 X 22.232 X 2.568 X 1 NO.	= 28.546
2	2/3 X 4.243 X 0.979 X 2 NOS.	= 4.973
3	1/2 X 24.050 X 6.091 X 1 NO.	= 73.244
4	1/2 X 24.050 X 3.952 X 1 NO.	= 47.523
5	1/2 X 22.850 X 3.921 X 1 NO.	= 44.797
6	1/2 X 18.027 X 4.093 X 1 NO.	= 36.892
7	1/2 X 19.267 X 3.680 X 1 NO.	= 35.451
8	2/3 X 4.020 X 0.761 X 1 NO.	= 2.039
9	1/2 X 19.267 X 6.712 X 1 NO.	= 64.660
10	-2/3 X 4.243 X 0.879 X 1 NOS.	= -2.486
TOTAL ADDITION		= 335.639



FLOOR	BUILT UP AREA	TOTAL
GROUND (COMMERCIAL)	280.122	280.122
FIRST	722.242	722.242
SECOND	722.242	722.242
THIRD	722.242	722.242
FOURTH	722.242	722.242
FIFTH	722.242	722.242
SIXTH	722.242	722.242
SEVENTH	722.242	722.242
EIGHTH	672.943	672.943
NINTH	722.242	722.242
TENTH	722.242	722.242
TOTAL	7453.243	7453.243

FLOOR	PERMISSIBLE BALCONY	PROPOSED BALCONY	TOTAL PROP. BALC.
GROUND (COMMERCIAL)	---	---	---
FIRST	108.336	107.320	107.320
SECOND	108.336	107.320	107.320
THIRD	108.336	107.320	107.320
FOURTH	108.336	107.320	107.320
FIFTH	108.336	107.320	107.320
SIXTH	108.336	107.320	107.320
SEVENTH	108.336	107.320	107.320
EIGHTH	100.941	102.420	102.420
NINTH	108.336	107.320	107.320
TENTH	108.336	107.320	107.320
TOTAL	1075.965	1068.300	1068.300



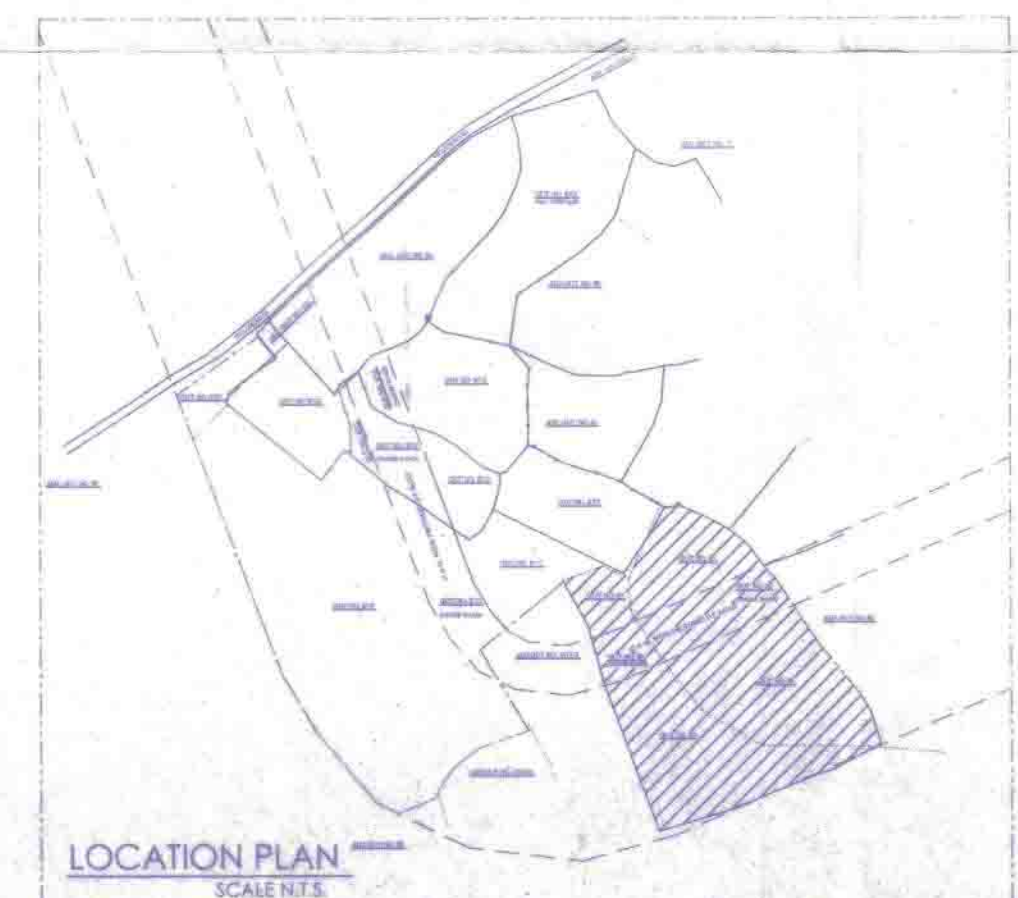
TENANT SIZE	NO. OF TENANTS	REQUIRED CAR PARKING	PROPOSED CAR PARKING	REQUIRED MOTOR CYCLE SPACES	PROPOSED MOTOR CYCLE PARKING	REQUIRED BICYCLE SPACES	PROPOSED BICYCLE PARKING
ABOVE 100 SQ.M.	00	(02 FLATS - 01)	00	(02 FLATS - 02)	00	(02 FLATS - 02)	00
50 TO 100 SQ.M.	00	(03 FLATS - 03)	00	(03 FLATS - 03)	00	(03 FLATS - 03)	00
UPTO 50 SQ.M.	218	(04 FLATS - 00)	00	(04 FLATS - 05)	274	(04 FLATS - 05)	274
100.000 SQ.M. COMMERCIAL	269.787 SQ.M. (100.00 SQ.M. - 01)	03	(100.00 SQ.M. - 03)	09	(100.00 SQ.M. - 03)	09	09
TOTAL	03	TOTAL	283	TOTAL	283	TOTAL	283
REQUIRED CAR PARKING SPACE	03 X 12.5 SQ. MT. TOTAL = 37.50 SQ. MT.						
REQUIRED MOTOR CYCLE PARKING SPACE	283 X 2.0 SQ. MT. TOTAL = 566.00 SQ. MT.						
REQUIRED BICYCLE PARKING SPACE	283 X 0.7 SQ. MT. TOTAL = 198.10 SQ. MT.						
TOTAL REQUIRED STILT PARKING SPACE	801.600 SQ. MT.						
TOTAL PROPOSED STILT PARKING SPACE	301.839 SQ. MT.						

FLOOR	PERMISSIBLE TERRACE	PROPOSED TERRACE	TOTAL PROP. TERR.
GROUND (COMMERCIAL)	---	---	---
FIRST	144.448	76.340	76.340
SECOND	144.448	11.550	11.550
THIRD	144.448	29.250	29.250
FOURTH	144.448	11.550	11.550
FIFTH	144.448	29.250	29.250
SIXTH	144.448	11.550	11.550
SEVENTH	144.448	29.250	29.250
EIGHTH	134.598	11.550	11.550
NINTH	144.448	29.250	29.250
TENTH	144.448	11.550	11.550
TOTAL	1434.620	251.090	251.090

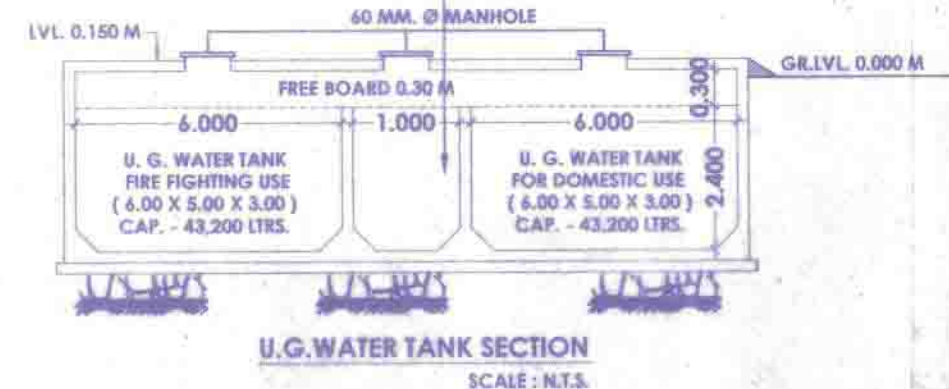
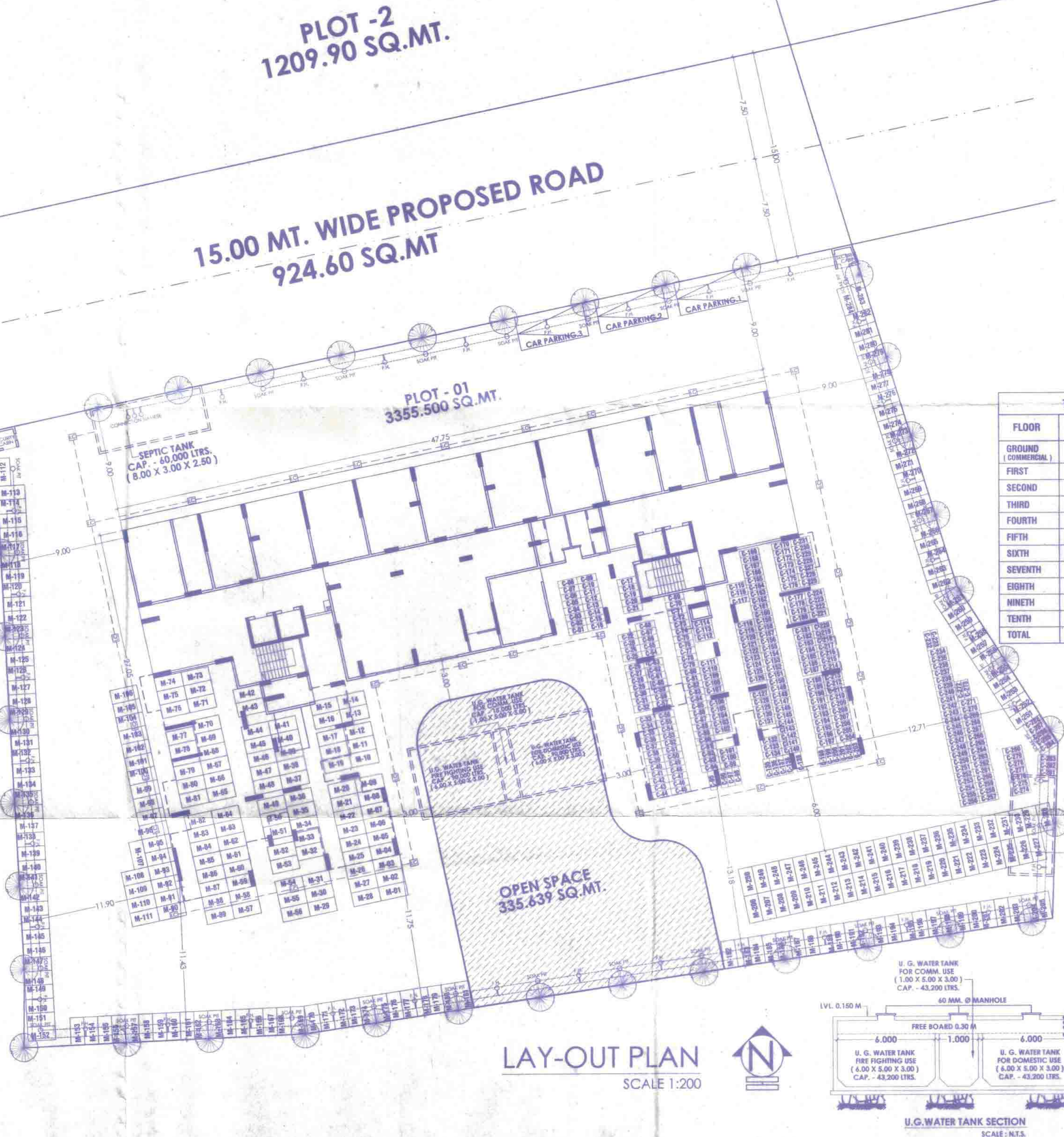
WING	FLOOR	NO. OF TYPES	GROUND COVERAGE (SQ.M.)	TOTAL GROUND COVERAGE (SQ.M.)	STILT AREA (SQ.M.)	TOTAL STILT AREA (SQ.M.)
PART GROUND + PART STILT + 10 FLOORS	1	722.242	722.242	722.242	301.839	301.839
TOTAL			722.242	722.242	301.839	301.839
PERMISSIBLE GROUND COVERAGE	3355.500 / 3 = 1118.500					
PROPOSED GROUND COVERAGE	= 722.242					

WATER TANK	DOMESTIC IN LTRS.	COMMERCIAL IN LTRS.	FIRE FIGHTING IN LTRS.
U/G (60%) O/H (40%)	U/G	U/G	O/H
TOTAL REQUIREMENT	29,430	58,860	2,925
TOTAL PROPOSED	90,000	61,687	15,000
RESIDENTIAL	NO. OF FLATS X 5 PERS. X 135 LTRS. = 218 X 5 X 135 = 1,47,150 LTRS.		
COMMERCIAL	NO. OF COMMERCIAL X 5 PERS. X 45 LTRS. = 13 X 5 X 45 = 2,925 LTRS.		

WING	COMMERCIAL UNITS	RESIDENTIAL UNITS	TOTAL UNITS
	13	218	218



1) D.R.C.NO.KBMC/TPD/TDR/343/2018-2019 D.24-08-2018 S.NO.67/H.NO. 3/2, VILLAGE :BELAVALI, TAL :AMBERNATH, DIST :THANE
GENERATING YEAR = 2018-2019 A.S.R. RATE IN GENERATING YEAR = 5790 RECEIVING PLOT VALUE IN GENERATING YEAR = 2018-2019 S.NO. - 83/1, 85, VILLAGE :SONIVALI, BADLAPUR A.S.R. RATE IN GENERATING YEAR = 3670 PURCHASE AREA FROM ABOVE MENTION USE T.D.R.AREA AS VALUE BASE = 814.31 FORMULA $X = \frac{R.G.}{R.R.} \times Y$ $1284.701 = \frac{5790}{3670} \times 814.310 = 1284.701$ AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE DEDUCTION AREA FROM D.R.C. CERTIFICATE = 814.31 TOTAL PROPOSED D.R.C. AREA = 814.310 TDR PERMISSIBLE = 1284.701 TDR PROPOSED TO BE UTILISED = 1241.893 BALANCE TDR = 42.808



STAMPS OF APPROVAL

सहायक नगर रचनाकार
सहायक नगर रचनाकार

सहायक नगर रचनाकार
सहायक नगर रचनाकार

AREA STATEMENT

A	AREA OF PLOT AS PER T1/2	5490.000
B	AREA OF 83/1	2400.000
C	AREA OF 85	3090.000
D	DEDUCTION FOR	
E	ROAD ACQUISITION AREA D.P. ROAD	924.600
F	PROPOSED INTERNAL ROAD	
G	ANY RESERVATION	
H	AREA UNDER OF PLOT - 2	1209.90
I	TOTAL (A+B+C+D+E+F+G+H)	2134.500
J	GROSS AREA OF PLOT	3355.500
K	DEDUCTIONS FOR AMENITY SPACE, IF ANY	
L	RECREATIONAL OPEN SPACE	335.639
M	PHYSICAL R.G. PROVIDED	
N	NET AREA OF PLOT	3355.500
O	ADDITION OF AREA FOR F.S.I. IF ANY	
P	ROAD ACQUISITION AREA D.P. ROAD	924.600
Q	PROPOSED ROAD	
R	AMENITY SPACE	
S	RESERVE AREA	
T	TOTAL AREA	924.600
U	a) NORMAL F.S.I. PERMISSIBLE ON 15.00 M. WIDE D.P. ROAD 3355.50 X 1.10	3691.05
V	b) PERMISSIBLE T.D.R. (3355.50 X 0.85%)	2181.075
W	c) PERMISSIBLE PREMIUM F.S.I. (3355.50 X 0.20)	671.100
X	d) ADDITION FOR D.P. ROAD (924.600 X 2)	1849.200
Y	e) PERMISSIBLE BUILT UP AREA (7a + 7b + 7c + 7d)	8382.425
Z	f) PROPOSED BUILT UP AREA	7453.243
AA	EXCESS BALCONY AREA TAKEN IN F.S.I. (As per B, C) below	0.000
AB	11) TOTAL BUILT UP AREA (9 + 10)	7453.243
AC	12) F.S.I. CONSUMED (11/1)	1.357
AD	13) BALANCE BUILT UP AREA (8 - 11)	939.182
AE	BALCONY AREA STATEMENT	
AF	a) PERMISSIBLE BALCONY AREA PER FLOOR	1075.965
AG	b) PROPOSED BALCONY AREA PER FLOOR	1068.300
AH	c) EXCESS BALCONY AREA (TOTAL)	0.000
AI	TDR	
AJ	a) TDR PERMISSIBLE	2181.075
AK	b) TDR PROPOSED TO BE UTILISED	1241.893
AL	PARKING STATEMENT	
AM	a) PARKING REQD.	
AN	CAR	03
AO	SCOOTER/MOTOR CYCLE	283
AP	CYCLE	283
AQ	b) PROPOSED REQD.	
AR	CAR	03
AS	SCOOTER/MOTOR CYCLE	284
AT	CYCLE	288
AU	PROPOSED UNITS STATEMENT	
AV	PROPOSED COMMERCIAL UNITS	13
AW	PROPOSED RESIDENTIAL UNITS	218

CERTIFICATE OF AREA

CERTIFIED THAT I/HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06TH OF SEPTEMBER 2017 AT LAND BEARING S.NO.- 83/1, 85, VILL: SONIVALI, BADLAPUR, TAL: AMBERNATH, DIST: THANE. AND THAT THE DIMENSIONS OF THE SIDES ETC. ARE SO WORKED OUT IS 5490.000 SQ.MT.

Signature of Owner
 Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON LAND BEARING SURVEY NO.- 83/1, 85, VILLAGE :SONIVALI, BADLAPUR, TALUKA : AMBERNATH, DIST : THANE.

NAME & SIGNATURE OF THE OWNERS

M/S. - A PLUS LIFE SPACE THROUGH PARTNER MR. RAHULKUMAR S. PATEL AND OTHER ONE

ARCHITECT

A. RAHULKUMAR V CHHABHAYA
 CA/2012/55320

DESTINATION

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