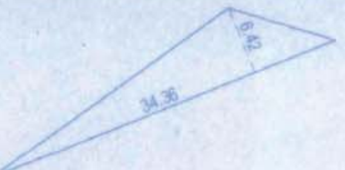
SITE U/R
GUT.NO.145/A1,145/A2,
145/B1,145/B2

LOCATION PLAN
N.T.S

AREA CALCULATION FOR NOT IN POSSESSION						
NO.	CALCULATION					
1	34.36	X	6.42	X	0.5	110.30

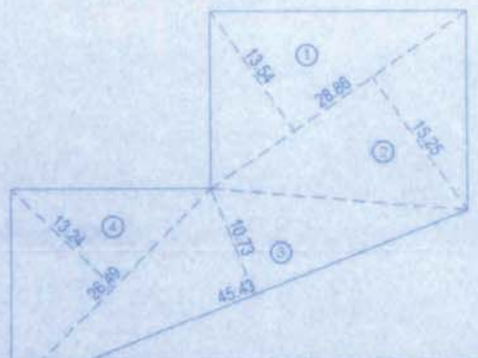
AREA CALCULATION DIAGRAM FOR OPEN SPACE-01
SCALE-1:500



AREA CALCULATION DIAGRAM FOR NOT IN POSSESSION
SCALE-1:500

AREA CALCULATION FOR OPEN SPACE-01							
NO.	CALCULATION						AREA
1	21.10	X	10.12	X	0.5	106.77	765.51
2	45.24	X	10.80	X	0.5	244.30	
3	45.24	X	15.93	X	0.5	360.34	
4	17.71	X	6.11	X	0.5	54.10	

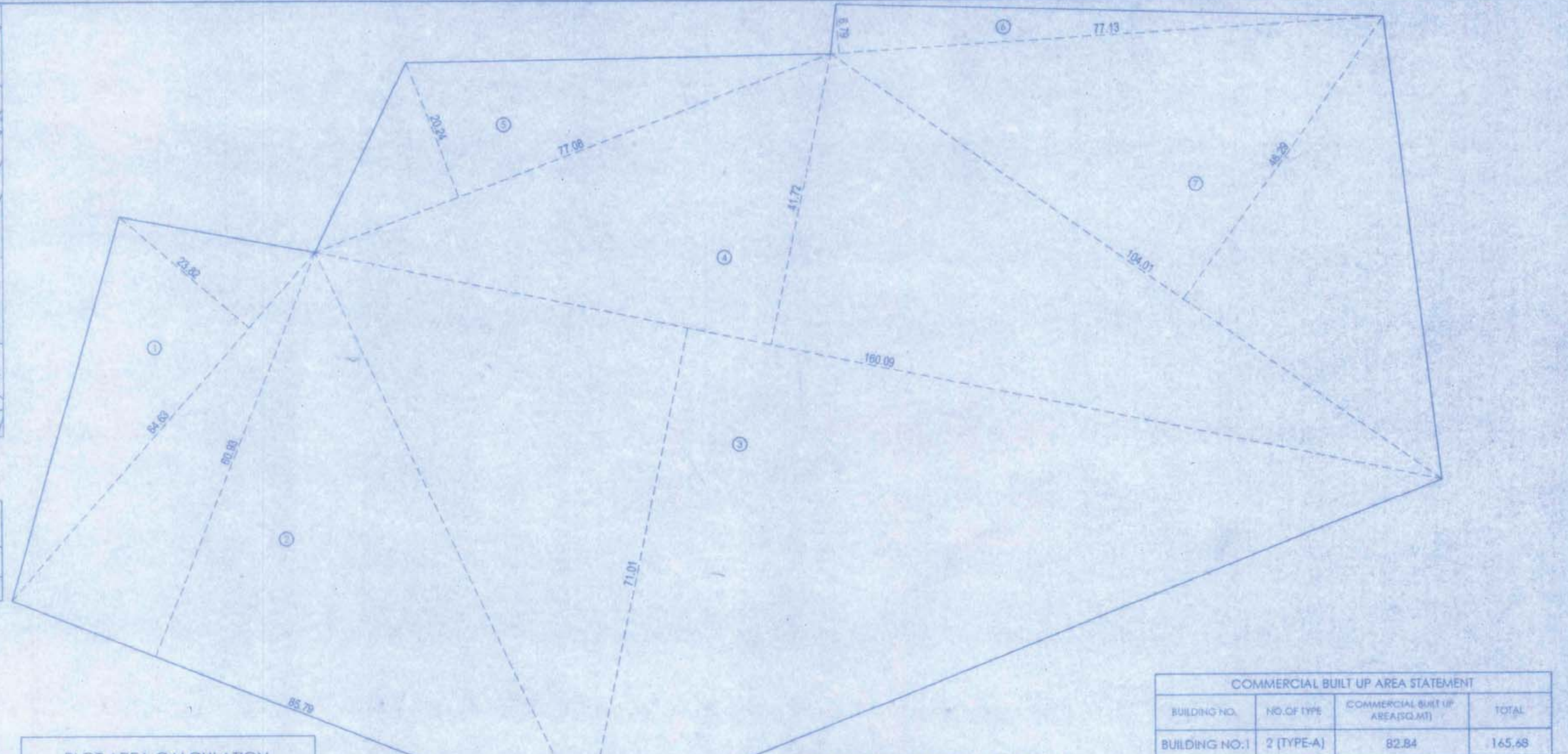
AREA CALCULATION FOR OPEN SPACE-02							
NO.	CALCULATION						AREA
1	28.86	X	13.54	X	0.5	195.38	834.53
2	28.86	X	15.25	X	0.5	220.06	
3	45.43	X	10.73	X	0.5	243.73	
4	26.49	X	13.24	X	0.5	175.36	



AREA CALCULATION DIAGRAM FOR OPEN SPACE-02
SCALE-1:500

TOTAL OPEN SPACE AREA
1 = 765.51 SQ.MT
2 = 834.53 SQ.MT
TOTAL AREA =1600.04 SQ.MT

PLOT AREA CALCULATION						
NO.	CALCULATION					AREA
1	64.63	X	23.82	X	0.5	769.74
2	85.79	X	60.93	X	0.5	2613.59
3	160.09	X	71.01	X	0.5	5684.00
4	160.09	X	41.72	X	0.5	3339.48
5	77.08	X	20.24	X	0.5	780.05
6	77.13	X	6.79	X	0.5	261.86
7	104.01	X	48.29	X	0.5	2511.32
TOTAL PLOT AREA						15960.04



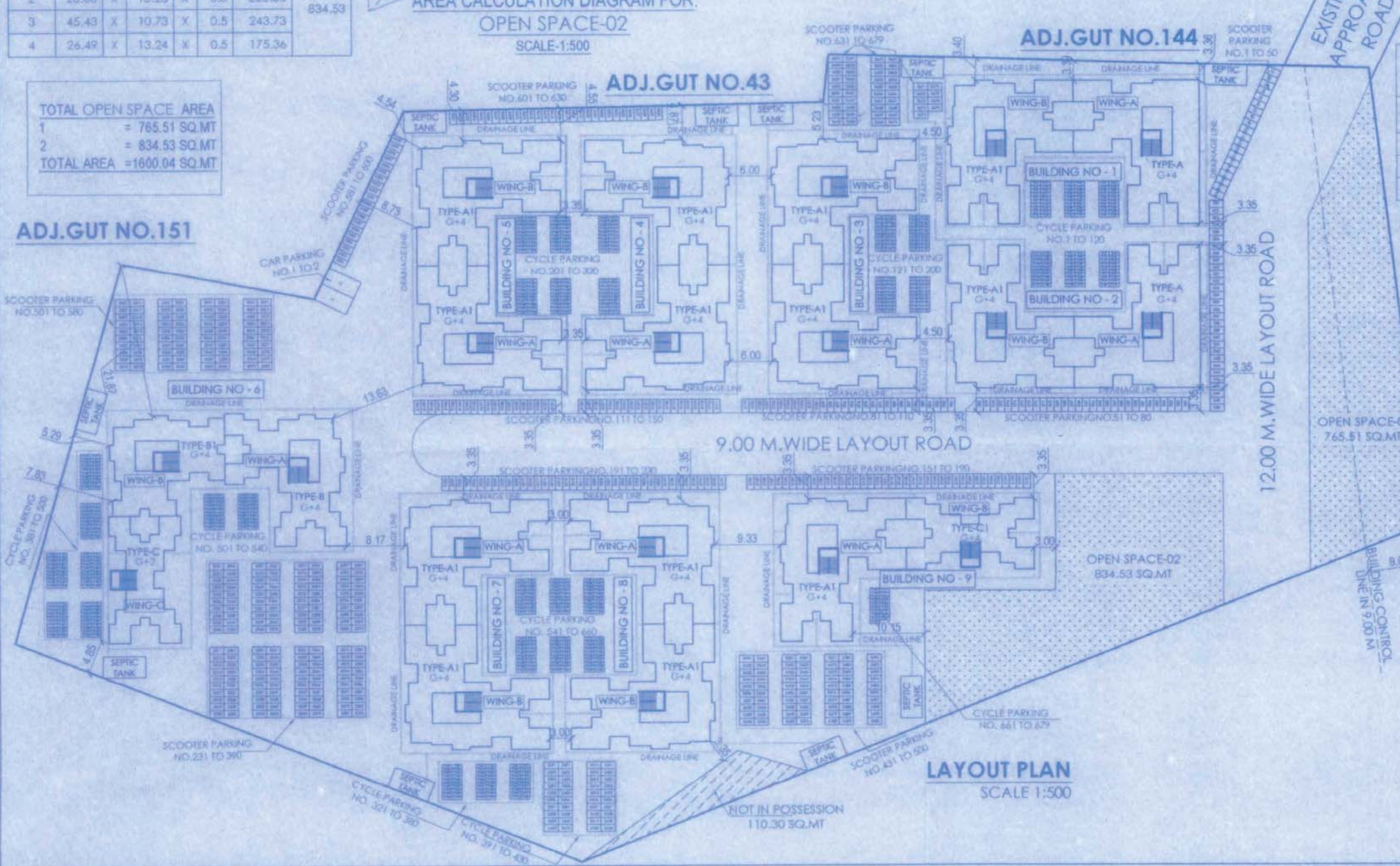
PLOT AREA CALCULATION DIAGRAM
SCALE-1:500

COMMERCIAL BUILT UP AREA STATEMENT			
BUILDING NO.	NO.OF TYPE	COMMERCIAL BUILT UP AREA(SQ.MT)	TOTAL
BUILDING NO.1	2 (TYPE-A)	82.84	165.68
TOTAL			165.68

PARKING AREA STATEMENT AS PER NEW DCR									
S.NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	TOTAL NO.OF FLAT OR SHOP BUA	CAR PARKING PROVISION		SCO. PARKING PROVISION		CYCLE PARKING PROVISION	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	MULTI FAMILY RESIDENTIAL	B.U.A AREA UP TO 50.00 MT 4 TENEMENTS BUILT UP AREA	538 NOS	0	0	673	673	673	673
		B.U.A AREA BETWEEN 50.00 TO 100.00 MT 3 TENEMENTS BUILT UP AREA	0 NOS	0	0	0	0	0	0
2	SHOP	100.00 MT BUILT UP AREA OR FRACTION THEREOF	165.68	2	2	6	6	6	6
	TOTAL		538 NOS	2	2	679	679	679	679

TOTAL PARKING			
	CAR	SCOOTER	CYCLE
UNDER STILT	----	----	----
OPEN PARKING	2	679	679
TOTAL	2	679	679

TOTAL FLAT AREA CALCULATIONS							
BUILDING TYPE (1)	BUILT UP AREA UP TO 50 SQ.MT (2)	BUILT UP AREA 50 TO 100 SQ.MT (3)	NO. OF FLAT (4)=(2+3)	NO. OF TYPE (5)	TOTAL BUILT UP AREA UP TO 50 SQ.MT (6=2X5)	TOTAL BUILT UP AREA 50 TO 100 SQ.MT (7=3X5)	TOTAL NO. OF FLAT (8=6+7)
TYPE-A	28	0	28	2	56	0	56
TYPE-A1	30	0	30	13	390	0	390
TYPE-B	30	0	30	1	30	0	30
TYPE-B1	30	0	30	1	30	0	30
TYPE-C	12	0	12	1	12	0	12
TYPE-C1	20	0	20	1	20	0	20
TOTAL				19	538	0	538



LAYOUT PLAN
SCALE 1:500

BUILT UP AREA STATEMENT											
BUIDING NO	BUIDING TYPE	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	FOURTH FLOOR AREA	TOTAL BUILT UP AREA	NO. OF UNITS	TOTAL BUILT UP AREA	BALCONY AREA	BUILDING HEIGHT
BUIDING NO.1 (G+4)	TYPE-A	214.57	194.44	194.44	194.44	194.44	992.33	1	992.33	114.80	14.70
	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	1	974.92	114.80	14.70
TOTAL BUILT UP AREA		411.73	388.88	388.88	388.88	388.88			1967.25	229.60	
BUIDING NO.2 (G+4)	TYPE-A	214.57	194.44	194.44	194.44	194.44	992.33	1	992.33	114.80	14.70
	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	1	974.92	114.80	14.70
TOTAL BUILT UP AREA		411.73	388.88	388.88	388.88	388.88			1967.25	229.60	
BUIDING NO.3 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	2	1949.84	114.80	14.70
TOTAL BUILT UP AREA		394.32	388.88	388.88	388.88	388.88			1949.84	229.60	
BUIDING NO.4 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	2	1949.84	114.80	14.70
TOTAL BUILT UP AREA		394.32	388.88	388.88	388.88	388.88			1949.84	229.60	
BUIDING NO.5 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	2	1949.84	114.80	14.70
TOTAL BUILT UP AREA		394.32	388.88	388.88	388.88	388.88			1949.84	229.60	
BUIDING NO.6 (G+4),(G+2)	TYPE-B	169.74	167.01	167.01	167.01	167.01	837.78	1	837.78	88.00	14.70
	TYPE-B1	152.26	149.53	149.53	149.53	149.53	750.38	1	750.38	67.20	14.70
	TYPE-C	108.07	108.36	108.36	0.00	0.00	324.79	1	324.79	33.00	9.00
TOTAL BUILT UP AREA		430.07	424.90	424.90	316.54	316.54			1912.95	188.20	
BUIDING NO.7 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	2	1949.84	114.80	14.70
TOTAL BUILT UP AREA		394.32	388.88	388.88	388.88	388.88			1949.84	229.60	
BUIDING NO.8 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	2	1949.84	114.80	14.70
TOTAL BUILT UP AREA		394.32	388.88	388.88	388.88	388.88			1949.84	229.60	
BUIDING NO.9 (G+4)	TYPE-A1	197.16	194.44	194.44	194.44	194.44	974.92	1	974.92	114.80	14.70
	TYPE-C1	110.81	108.36	108.36	108.36	108.36	544.25	1	544.25	66.00	14.70
TOTAL BUILT UP AREA		307.97	302.80	302.80	302.80	302.80			1519.17	180.80	
TOTAL AREA		3533.10	3449.86	3449.86	3341.50	3341.50		19	17115.82	1976.20	

LAYOUT — SHEET NO. 1/7

STAMP OF APPROVAL

या कार्यालयाचे पत्र क्र.बिशे/रेखांकन/बाप/ मौ. माकणे /ता. पालघर/स.क्र. १४५/अ/१ व इतर/
स.सं.न.र./२६५४ दि.३/३/१७ मधील शर्तीं
राहून हिरव्या रंगाने दुरुस्ती सुचविल्याप्रमाणे रहिवास व वाणिज्य (तळ मजल्यावर रस्त्यासंमुख दुकाने)
वापरासाठी नकाशाला मंजूरीसाठी शिफारस.

प्र. सहायक संचालक, नगर रचना,
शाखा पालघर.

मंजूर
आदेश क्र.महसूल/कक्ष १/मेज ९.../एनएपी/
एसआर/०8/१६ दिनांक २७/०७/२०१७
प्रयोजन - रहिवास / वाणिज्य / औद्योगिक / विनशेतीसह बांध
अपर जिल्हाधिकारी पालघर करिता

AREA STATEMENT FOR PREMIUM

TOTAL PROPOSED BUILT UP AREA	17115.82 SQ.MT
COMMERCIAL AREA - 165.68	[165.68 / 17115.82]= 0.010 %
RESIDENTIAL AREA - 16950.14	[16950.14 / 17115.82]= 0.990 %
TOTAL BUILT UP AREA FOR PREMIUM	2851.09
COMMERCIAL AREA FOR PREMIUM	[0.010X 2851.09]= 28.51
RESIDENTIAL AREA FOR PREMIUM	[0.990X 2851.09]= 2822.58

AREA STATEMENT

		Sq.mts.
1.	AREA OF PLOT (AS PER 7/12) GUT.NO.145/A1,145/A2,145/B1,145/B2	15960.00
2.	DEDUCTION FOR	
	a) AREA UNDER EXISTING STATE HIGHWAY NO.4	N/A
	b) AREA NOT IN POSSESSION	110.30
	c) AREA UNDER ROAD WIDENING FOR STATE HIGHWAY NO.4	N/A
3.	TOTAL DEDUCTION	110.30
4.	BALANCE PLOT AREA	15849.70
5.	NET PLOT AREA FOR FSI CALCULATIONS [(0.90)X4]	14264.73
6.	ADDITION OF AREA FOR FSI	
	a) FSI WITH PAYMENT OF PREMIUM (20% OF 5) [20%X14264.73]	2852.95
7.	**TOTAL PERMISSIBLE BUILT UP AREA** (5+6)	**17117.68**
8.	**PROPOSED TOTAL BUILT UP AREA**	**17115.82**
9.	TOTAL PROPOSED BUILT UP AREA FOR PREMIUM	2851.09
	COMMERCIAL - 28.51	
	RESIDENTIAL - 2822.58	
10.	F.S.I CONSUMED	1.07
11.	REQUIRED OPEN SPACE (10%)	1596.00
12.	PROPOSED OPEN SPACE	1600.00
13.	**BALCONY AREA STATEMENT**	
	a) TOTAL PROPOSED BALCONY AREA	1976.20
	b) EXCESS BALCONY AREA TAKEN IN FSI	1.74

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING LAYOUT ON LAND BEARING GUT.NO.145/A1,145/A2,145/B1,145/B2 AT ,VILLAGE : MAKANE DIST & TAL:- PALGHAR

OWNER

MRS.ABHA MILIND SAPRE

NAME OF OWNER / P.A.H
Ambsapre
SIGNATURE OF OWNER

NAME OF ARCHITECT
Ar. PARESH MAHADEV GHARAT
B. Arch
Registration No.-CA/2011/51844
Ar. Paresh Mahadev Gharat.

ARCHITECTS

Empire Architects
6 , cente point , kacheri road ,
Palghar (w), 401 403.

NORTH
N

JOB NO.	DATE	DRAWN BY	CHECK BY	SCALE	REVISION
----		AMAR	PARESH	AS PER SHEET	R0