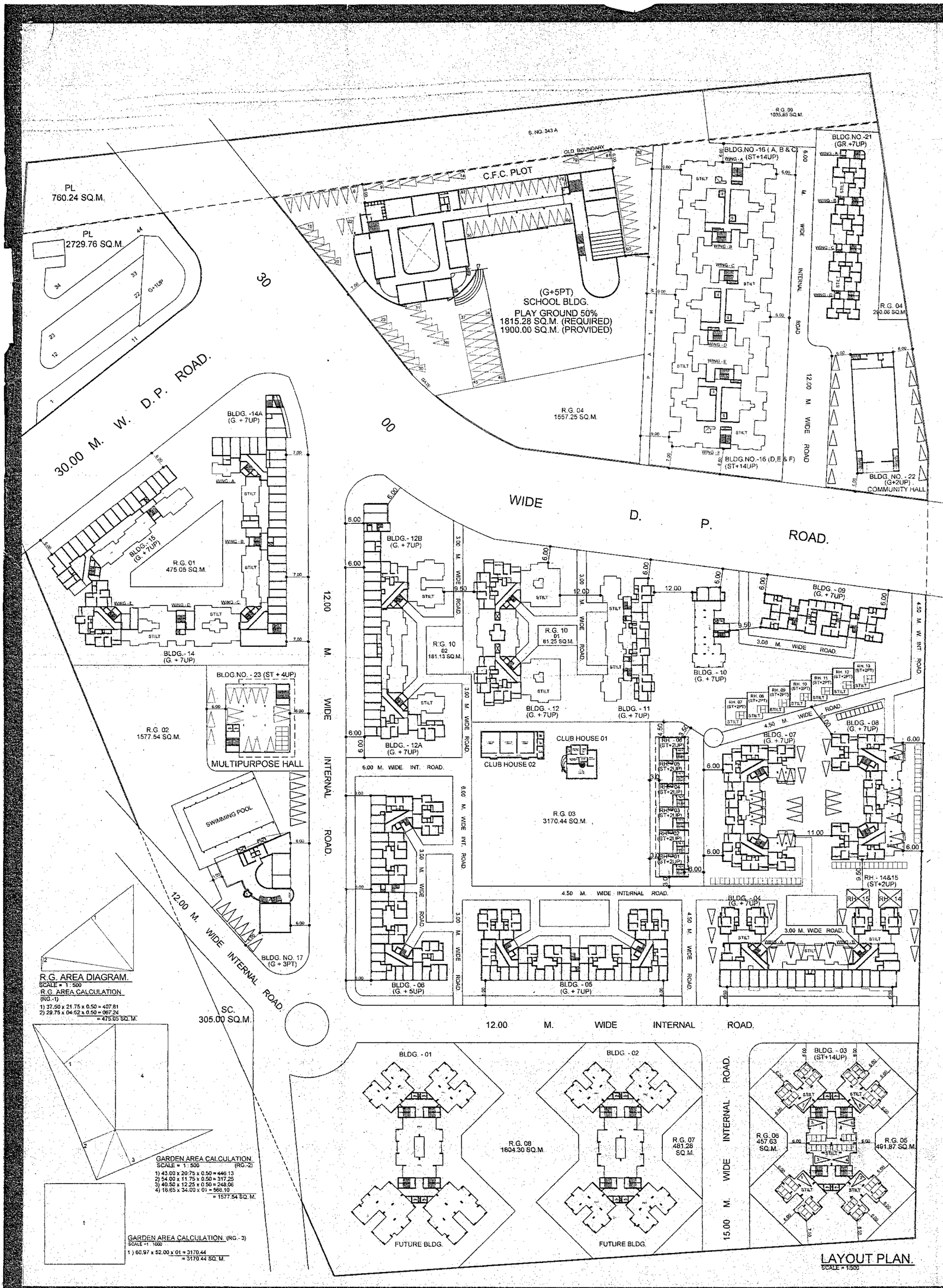
BP - 2762
VP - 0147



LAYOUT PLAN.
SCALE = 1:500

R.G. AREA CALCULATION.
(RG.- 5)
1) 23.00 x 11.75 x 0.50 = 135.13
2) 31.00 x 13.00 x 0.50 = 201.50
3) 22.25 x 03.10 x 0.50 = 034.49
4) 23.00 x 10.50 x 0.50 = 120.75
= 491.87 SQ. M.

R.G. AREA CALCULATION.
(RG.- 6)
1) 06.36 X 01.32 X 0.50 = 004.20
2) 15.59 X 03.01 X 0.50 = 023.46
3) 21.11 X 07.38 X 0.50 = 077.90
4) 29.24 X 11.94 X 0.50 = 174.56
5) 21.05 X 03.05 X 0.50 = 032.10
6) 23.34 X 12.48 X 0.50 = 145.41
TOTAL = 457.53 SQ. M.

R.G. AREA CALCULATION.
(RG.- 7)
1) 06.36 X 01.32 X 0.50 = 004.20
2) 15.63 X 03.02 X 0.50 = 023.63
3) 21.20 X 07.42 X 0.50 = 078.65
4) 24.17 X 04.21 X 0.50 = 050.58
5) 33.21 X 12.55 X 0.50 = 208.39
6) 22.26 X 10.38 X 0.50 = 115.53
TOTAL = 481.28 SQ. M.

R.G. AREA CALCULATION.
(RG.- 8)
1) 42.24 X 16.07 X 0.50 = 333.39
2) 30.56 X 05.19 X 0.50 = 079.36
3) 27.26 X 04.94 X 0.50 = 067.31
4) 31.78 X 05.47 X 0.50 = 086.92
5) 37.85 X 15.91 X 0.50 = 301.10
6) 37.93 X 07.96 X 0.50 = 150.64
7) 37.11 X 13.78 X 0.50 = 255.52
8) 27.94 X 06.82 X 0.50 = 081.31
9) 28.86 X 05.67 X 0.50 = 064.72
10) 42.70 X 16.76 X 0.50 = 358.25
TOTAL = 1854.30 SQ. M.

R.G. AREA CALCULATION.
(RG.- 9)
1) 35.00 x 10.50 x 0.50 = 183.75
= 183.75 SQ. M.

R.G. AREA CALCULATION.
(RG.- 10)
1) 12.50 x 06.50 x 01 = 081.25
2) 11.75 x 15.50 x 01 = 181.13
= 262.38 SQ. M.

BUILT UP AREA STATEMENT.

BLDG NO.	NO. OF FLOOR	B.U.A. SQ.M.	NO. OF BLDG	TOTAL B.U.A. SQ.M.
01	---	---	---	---
02	---	---	---	---
03	ST+ 14	10115.98	01	10115.98
04	G + 7	6210.20	01	6210.20
05	G + 7	5671.57	01	5671.57
06	G + 6	4311.79	01	4311.79
07	G + 7	3673.82	01	3673.82
08	G + 7	3641.44	01	3641.44
09	G + 7	2515.82	01	2515.82
10	G + 7	1472.91	01	1472.91
11	G + 7	2994.31	01	2994.31
12	G + 7	5068.11	01	5068.11
12A	G + 7	5874.10	01	5874.10
12B	G + 7	531.71	01	531.71
14	G + 7	9036.45	01	9036.45
14A	G + 7	653.04	01	653.04
15	G + 7	3493.39	01	3493.39
16	ST+14PT	19099.64	01	19099.64
17	G +3PT	1577.17	01	1577.17
21	G + 7	2976.08	01	2976.08
22	G + 2	1344.75	01	1344.75
23	ST + 4UP	1526.68	01	1526.68
RH 11TO13	ST + 2	144.92	06	869.52
RH 7TO10	ST + 2	132.54	07	927.78
RH 14 & 15	ST + 2	80.98	02	161.96
TOTAL BUILT UP AREA = 93718.25 SQ.M.				

Doors Windows & Light Ventilation Schedule

Doors

TYPE	DISCRIPTION	SIZE IN METER	DETAIL OF DOORS
D1	PANELLED DOOR	1.00 X 2.13	MAIN DOOR
D2	DO	0.90 X 2.13	INTERNAL DOOR
D3	FLUSHED DOOR	0.75 X 2.00	TOILET DOOR

Window Light & Ventilation

TYPE	ROOM	AREA OF ROOM IN SQ.M.	REQUIRED L/V IN OF AREA SQ.M.	PROPOSED LIGHT & VENTILATION SIZE OF WINDOW SQ.M.	PROPOSED LIGHT & VENTILATION AREA OF WINDOW SQ.M.
W1	LIV.	9.52	1.59	2.13 X 1.20	2.56
W2	STUDY	8.36	1.39	1.83 X 1.20	2.20
W3	KIT.	5.56	0.93	1.20 X 1.20	1.44
W4	WC/BT	1.85	0.31	0.60 X 0.90	0.54

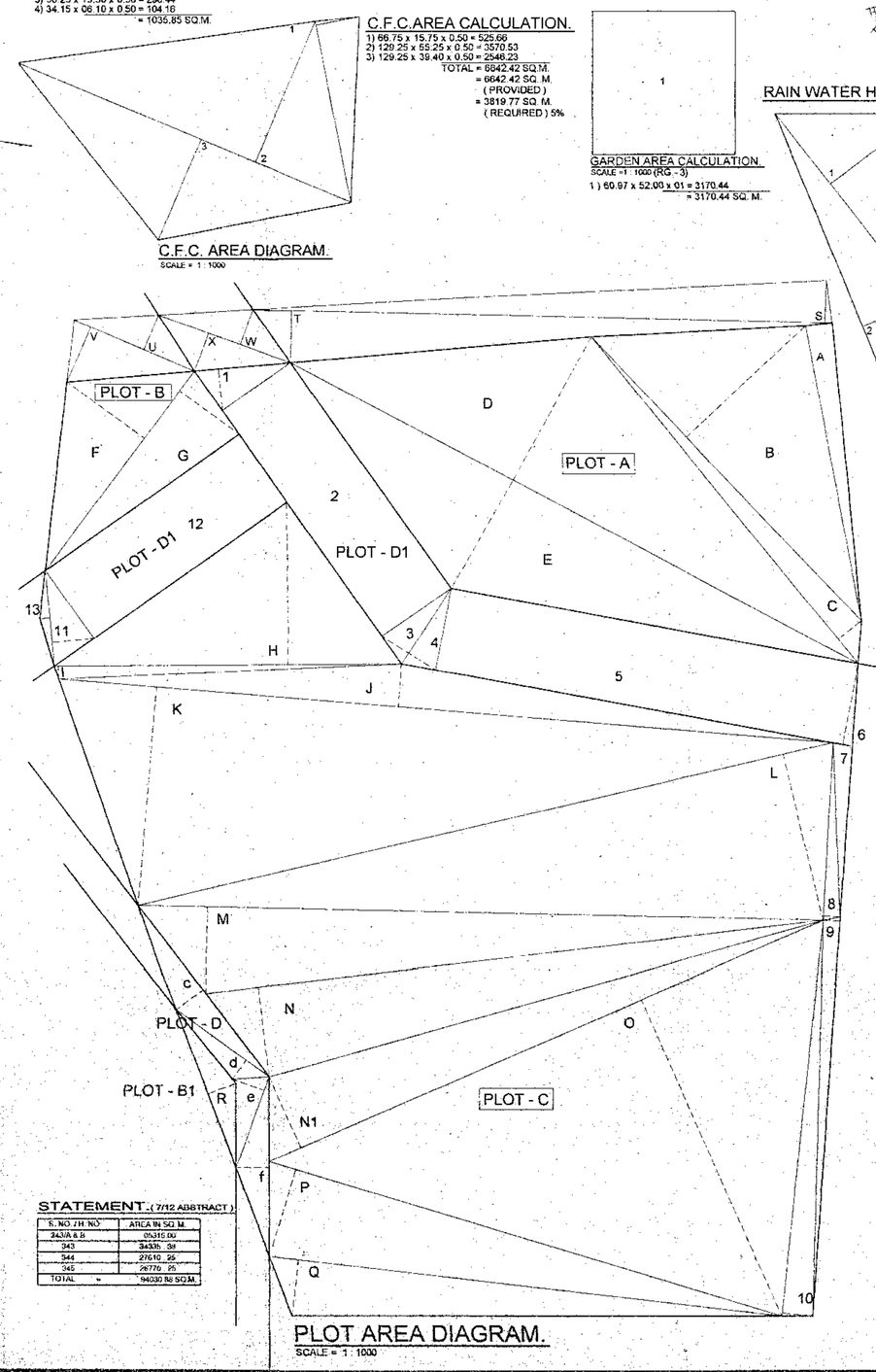
R.G. AREA STATEMENT

R.G. NO.	AREA SQ.M.
01	475.05
02	1577.54
03	3170.44
04	1847.31
05	491.87
06	1067.95
07	1037.33
08	637.33
09	1035.85
10	262.38
TOTAL PROPOSED	11603.05 SQ.M.
REQUIRED	11459.32 SQ.M.

R.G. AREA CALCULATION.
(RG.- 4)
1) 70.00 x 16.15 x 0.50 = 565.25
2) 94.00 x 31.00 x 0.50 = 992.00
3) 55.25 x 10.50 x 0.50 = 290.06
= 1847.31 SQ.M.

R.G. AREA CALCULATION.
(RG.- 9)
1) 57.75 x 18.00 x 0.50 = 519.75
2) 57.75 x 04.00 x 0.50 = 115.50
3) 38.25 x 15.50 x 0.50 = 296.44
4) 34.15 x 06.10 x 0.50 = 104.16
= 1035.85 SQ.M.

C.F.C. AREA CALCULATION.
1) 66.75 x 15.75 x 0.50 = 525.66
2) 120.25 x 55.25 x 0.50 = 3570.53
3) 129.25 x 39.40 x 0.50 = 2546.23
TOTAL = 6642.42 SQ.M.
= 6642.42 SQ. M.
(PROVIDED)
= 3819.77 SQ. M.
(REQUIRED) 5%



C.F.C. AREA DIAGRAM.
SCALE = 1: 1000

GARDEN AREA CALCULATION.
SCALE =1 1000 (RG.- 3)
1) 60.97 x 52.00 x 01 = 3170.44
= 3170.44 SQ. M.

R.G. AREA DIAGRAM.
SCALE = 1: 500

R.G. AREA CALCULATION.
(RG.-1)
1) 37.50 x 21.75 x 0.50 = 407.81
2) 29.75 x 04.52 x 0.50 = 067.24
= 475.05 SQ.M.

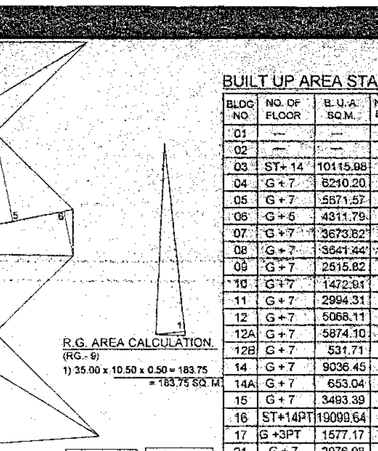
GARDEN AREA CALCULATION.
SCALE = 1: 500 (RG.-2)
1) 43.00 x 20.75 x 0.50 = 446.13
2) 54.00 x 11.75 x 0.50 = 317.25
3) 40.50 x 12.25 x 0.50 = 248.06
4) 16.65 x 34.00 x 01 = 566.10
= 1577.54 SQ.M.

GARDEN AREA CALCULATION.
SCALE = 1: 500 (RG.-2)
1) 43.00 x 20.75 x 0.50 = 446.13
2) 54.00 x 11.75 x 0.50 = 317.25
3) 40.50 x 12.25 x 0.50 = 248.06
4) 16.65 x 34.00 x 01 = 566.10
= 1577.54 SQ.M.

GARDEN AREA CALCULATION.
SCALE =1 1000 (RG.- 3)
1) 60.97 x 52.00 x 01 = 3170.44
= 3170.44 SQ. M.

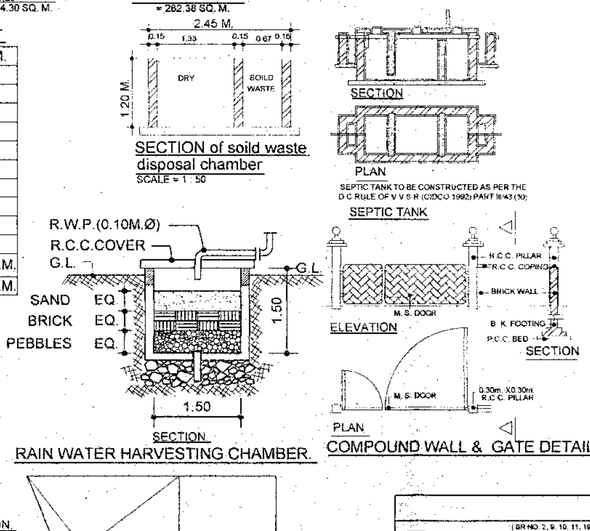
STATEMENT. (7/12 ABSTRACT)

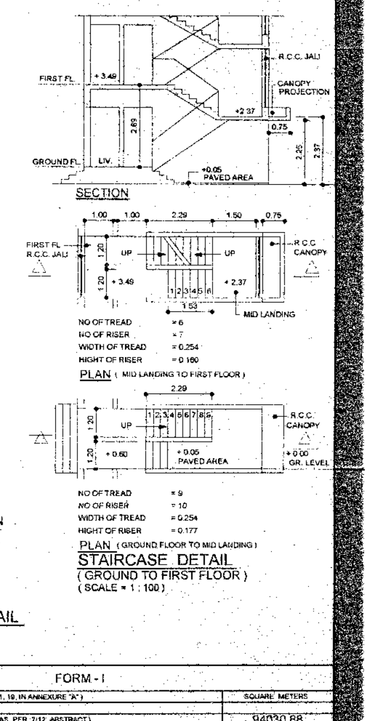
S. NO. / H. NO	AREA IN SQ.M.
343/A & B	25215.00
343	3453/1 .59
344	27670 .25
345	2677/1 .25
TOTAL =	94030.50 SQ.M.



R.G. AREA DIAGRAM.
SCALE = 1: 500

R.G. AREA CALCULATION.
(RG.-1)
1) 37.50 x 21.75 x 0.50 = 407.81
2) 29.75 x 04.52 x 0.50 = 067.24
= 475.05 SQ.M.





PLOT AREA DIAGRAM.
SCALE = 1: 1000

PLOT AREA CALCULATION.

PLOT - "A"
A) 108.50 x 010.00 x 0.50 = 0542.50
B) 141.00 x 059.00 x 0.50 = 4159.50
C) 152.00 x 011.00 x 0.50 = 0768.00
D) 230.00 x 059.00 x 0.50 = 6785.00
E) 230.00 x 045.00 x 0.50 = 5175.00
F) 206.10 x 16.00 x 0.50 = 1647.36
1) 206.10 x 19.85 x 0.50 = 2045.54 = 21247.00 SQ.M.

PLOT - "B" (PL)
F) 089.50 x 034.50 x 0.50 = 1543.88
G) 069.50 x 025.50 x 0.50 = 1185.60
U) 044.20 x 13.00 x 0.50 = 0287.30
V) 044.20 x 21.40 x 0.50 = 0472.94 = 3490.00 SQ.M.

PLOT - "B1" (SC)
R) 61.00 x 10.00 x 0.50 = 305.00 SQ. M.

PLOT - "C"
7) 62.99 x 06.87 x 0.50 = 0216.37
8) 62.99 x 05.85 x 0.50 = 0183.34
9) 143.00 x 0.63 x 0.50 = 0410.90
10) 143.00 x 10.94 x 0.50 = 782.21
H) 124.00 x 059.00 x 0.50 = 3658.00
I) 124.00 x 003.50 x 0.50 = 0341.00
J) 277.50 x 016.00 x 0.50 = 2220.00
K) 277.50 x 80.00 x 0.50 = 11100.00
L) 253.00 x 062.00 x 0.50 = 7874.00
M) 244.50 x 032.00 x 0.50 = 3912.00
N) 222.50 x 033.00 x 0.50 = 3671.25
O) 216.50 x 125.0 x 0.50 = 13531.25
P) 191.50 x 033.00 x 0.50 = 3159.75
Q) 164.50 x 401.00 x 0.50 = 16431.25
N1) 261.50 x 28.00 x 0.50 = 3031.00 = 56039.27 SQ.M.

12.00 M. W. D.P. ROAD PLOT - "D"
c) 39.75 x 11.50 x 0.50 = 0228.56
d) 64.50 x 12.00 x 1.00 = 0774.00
e) 34.00 x 11.25 x 0.50 = 0191.25
f) 65.00 x 12.00 x 0.50 = 0390.00 = 1643.81 SQ.M.

30.00 M. W. D.P. ROAD PLOT - "D1"
1) 34.64 x 15.00 x 0.50 = 0259.80
2) 99.57 x 30.00 x 1.00 = 2987.10
3) 32.30 x 11.30 x 0.50 = 0163.48
4) 32.30 x 11.36 x 0.50 = 0183.40
5) 147.46 x 30.0 x 1.00 = 4423.80
6) 30.00 x 03.42 x 0.50 = 0513.00
11) 34.50 x 14.50 x 0.50 = 0250.13
12) 84.75 x 30.00 x 1.00 = 2542.50
13) 3.0 x 4.00 x 0.50 = 0060.00
W) 49.75 x 14.65 x 0.50 = 0363.99
X) 49.75 x 16.20 x 0.50 = 0402.68 = 12196.62 SQ.M.

FORM - I

		(SR NO. 2, 9, 10, 11, 12, IN ANNEXURE "A")	SQUARE METERS
A		AREA STATEMENT	
1		AREA OF PLOT (AS PER 7/12 ABSTRACT)	94030.88
2		DEDUCTIONS FOR	
	(A)	ROAD SET- BACK AREA (30.00 M. W. D. P. ROAD)	12158.62
	(B)	PROPOSED ROAD (12.00 M. W. ROAD)	1643.81
	(C)	ANY RESERVATION (P) + (A) + (B) C)	3255.00
		TOTAL AREA (A + B + C)	17057.43
3		BALANCE AREA OF PLOT	76973.45
4		DEDUCTION FOR RECREATIONAL GROUND (P DEDUCTABLE 10%)	11459.32
5		LESS 5% C.F.C. AREA	3816.77
6		TOTAL (4 PLUS 5)	
7		TOTAL AREA (3 MINUS 6)	
8		FLOOR SPACE INDEX PERMISSIBLE (0.65 OF 3)	54936.13
8A		INCENTIVE FSI FOR LAND POOLING AS PER G.O.R. 2001 (4.4) TABLE - 2 (5.5%) OF NO - 8	3021.49
9		F.S.I. CREDIT AVAILABLE BY D. P. ROADS (15%) REF. SCHEDULE	18540.43
10		F.S.I. CREDIT AVAILABLE BY P.L.	760.24
11		F.S.I. CREDIT AVAILABLE BY T.D.R.CERTIFICATE NO 12, 13 & 14 (2537.24 + 722.76 + 7584.34)	10844.34
12		PERMISSIBLE FLOOR AREA (8 + 8A + 9 + 10+11)	93982.63
13		EXISTING FLOOR AREA	
14		PROPOSED AREA	91897.79
15		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER SI BELOW)	1829.46
16		TOTAL BUILT UP AREA PROPOSED (12 + 13 + 14)	93718.25
16		BALCONY AREA STATEMENT	
	(i)	PERMISSIBLE BALCONY AREA PER FLOOR	
	(ii)	PROPOSED BALCONY AREA PER FLOOR	
	(iii)	EXCESS BALCONY AREA PER FLOOR	
	(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	AS PER SI STATEMENT
C		TENEMENT STATEMENT	
	(i)	PROPOSED AREA (ITEM 14 ABOVE)	91897.79
	(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (S.CHOP, ETC.)	4347.88
	(iii)	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))	87549.91
	(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE) 350	
	(v)	TENEMENTS PROPOSED	
	(vi)	TENEMENTS EXISTING	
		TOTAL TENEMENTS ON THE PLOT	
D		PARKINGS STATEMENT	
	(i)	PARKING REQUIRED BY REGULATIONS FOR	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		OUTSEDERS (VISITORS)	
	(ii)	COVERED GARAGES PERMISSIBLE	
	(iii)	COVERED GARAGES PROPOSED	
		CAR	
		SCOOTER/ MOTOR CYCLE	
		OUTSEDERS (VISITORS)	
	(iv)	TOTAL PARKING PROVIDED	
E		TRANSPORT VEHICLES PARKING	
	(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	(ii)	TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

COLOURING OF PLANS

1	PLOT LINES THICK BLACK	8	DRAINAGE AND SEWERAGE WORK RED DOTTED
2	EXISTING STREET GREEN	9	WATER SUPPLY WORK BLUE DOTTED THIN
3	FUTURE STREET GREEN DOTTED	10	DEVIATIONS REDWASHED
4	PERMISSIBLE BUILDING THICK DOTTED BLACK	11	RECREATION GROUND GREEN WASH
5	OPEN SPACES NO COLOUR	12	ROADS AND SET BACKS BURNT SIENNA
6	WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED	13	RESERVATION APPROPRIATE COLOUR CODE
7	PROPOSED WORK RED FILLED IN		

FORM - II

CONTENTS OF SHEET

GROUND FLOOR PLAN , FIRST, SECOND, THIRD FLOOR PLAN, AREA DIAGRAM , AREA CAL. OF STAIRCASE , BALCONY AREA CAL. , BALCONY AREA STATEMENT , ELEVATION, SECTION, BUILT UP AREA STATEMENT & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans.

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VC/CHIEF/PLANNING/BP VP- 0147/2015/ 545/14
DATE- 23/09/2015

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

Deputy Director, Town Planning
Navi Mumbai City Municipal Corporation

SIGNATURE OF OWNER

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE 04 - 14 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN HAVE BEEN MEASURED ON SITE AND AREA SO WORKED OUT IS 92715.88 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED ARCHITECT

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIK ZONE III AND STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. (CIVIL) OR EQUIVALENT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL COMPLEX ON PLOT BEARING S. NO.- 343, H.NO. - A & B, (S.NO.- 343,344 & 345) AT VILLAGE - SOJINI, TALUKA - VASAI, DIST - THANE.

NAME OF OWNER

M/S. AMEYA BUILDERS & PROPERTY DEVELOPERS.

DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY FOR : LAYOUT S.NO.-343, H.NO. - A , B ADDED AT THE REQUEST OF OF THE APPLICANT AS PER THE TE.S. 7/12 & SA. KAMA JASTA PATRA S.T.C. GIVEN BY THEM.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
18/08/2014		01	AS SHOWN AS		

NORTH LINE

SIGNATURE , NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT.

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTRE
L.T. ROAD, BORIVALI (W), MUMBAI - 92.
TEL :- 2885 4247, 9322773593.

LAYOUT PLAN