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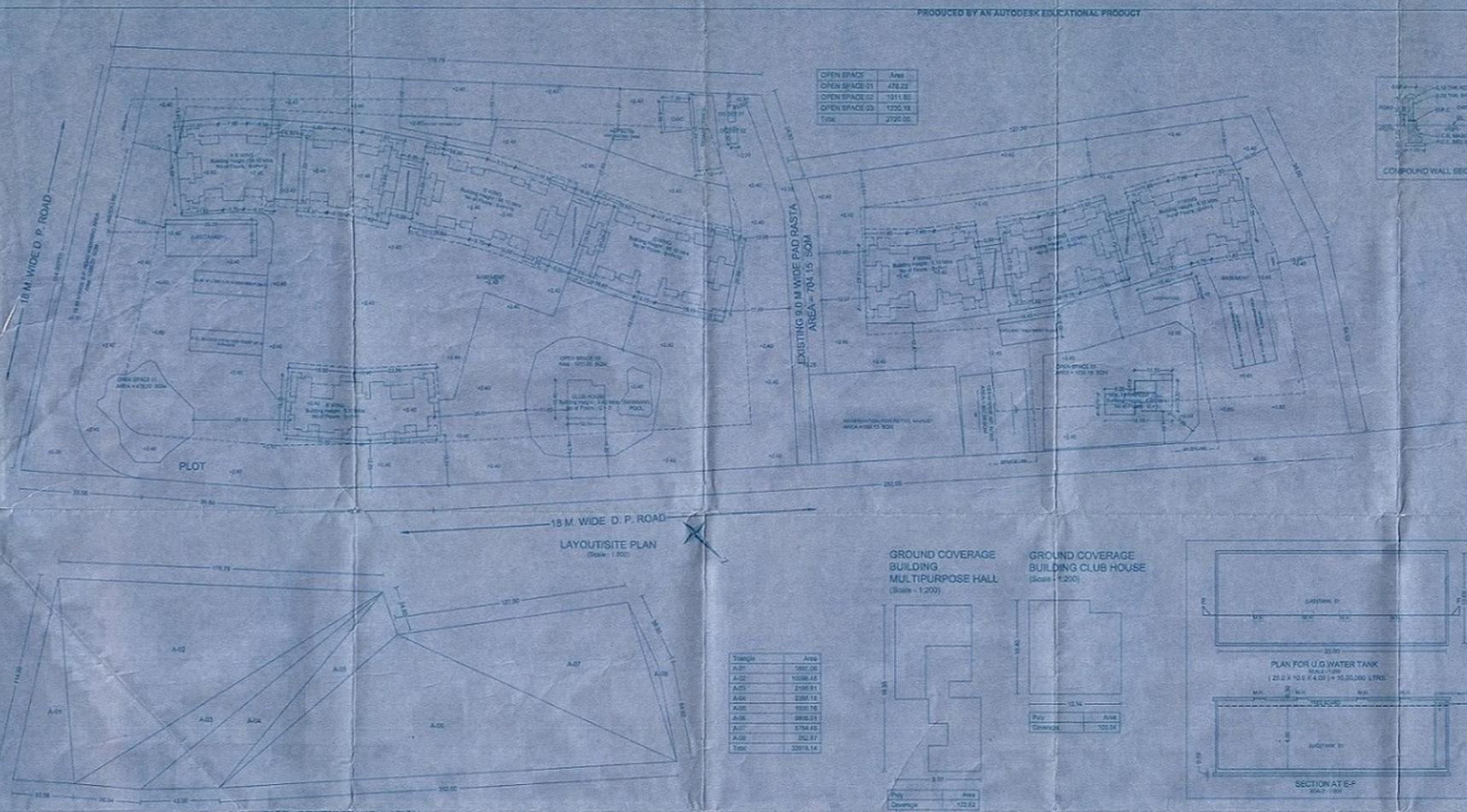


LAYOUT/SITE PLAN
(Scale - 1:500)

OPEN SPACE	Area
OPEN SPACE 01	478.52
OPEN SPACE 02	1311.80
OPEN SPACE 03	1230.18
Total:	2720.00

COMPOUND WALL SECTION

AREA DETAILS FOR CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEIAA-2014/CR, 02/TC-3 DT. 30/02/2014.

A	AREA STATEMENT		
1	AREA OF PLOT	10000.00	sq.m.
2	DEDUCTIONS FOR		
a	ROAD SET BACK AREA	1336.39	sq.m.
b	PROPOSED ROAD (DP)	1230.18	sq.m.
c	ANY RESERVATION	0.00	sq.m.
d	NET AREA	7433.43	sq.m.
e	ENCROACHMENT AREA	0.00	sq.m.
f	OTHS	0.00	sq.m.
	TOTAL (a+b+c+d+e+f)	2566.57	sq.m.
3	BALANCE AREA OF PLOT (1-2)	7433.43	sq.m.
4	DEDUCTIONS FOR		
a	AMNITY SPACE	0.00	sq.m.
b	OPEN SPACE	2720.00	sq.m.
	PHYSICAL OP PROVIDED = 2720.00 SQM	2720.00	sq.m.
c	INTERNAL ROD AREA	1402.80	sq.m.
	TOTAL (a+b+c+d)	4122.80	sq.m.
5	NET BALANCE PLOT AREA OF PLOT (3-4)	3310.63	sq.m.
6	ADDITION FOR F.S.I.		
a	OPEN SPACE (IN ADDNAL)	0.00	sq.m.
b	INTERNAL ROAD AREA	701.40	sq.m.
c	ADDITIONAL INT. ROAD BENEFIT	0.00	sq.m.
d	OTHER	0.00	sq.m.
	TOTAL (a+b+c+d)	701.40	sq.m.
7	NET PLOT AREA (5+6)	4012.03	sq.m.
8	FLOOR SPACE INDEX PERMISSIBLE	1.00	
	PERMISSIBLE FLOOR AREA (7 X 8)	4012.03	sq.m.
9	FSI AREA	0.00	sq.m.
10	SPECIAL CASES F.S.I.	0.00	sq.m.
11	NON DU SET BACK AREA	1336.39	sq.m.
12	PROPOSED ROAD (DP)	704.25	sq.m.
13	TOTAL PERMISSIBLE BUILT UP AREA (9+10+11+12)	6052.67	sq.m.
14	NON FSI AREA		
	PROPOSED PARKING AREA	3079.39	sq.m.
	PERMISSIBLE BALCONY AREA	3566.47	sq.m.
	PROPOSED DUCT AREA	613.00	sq.m.
	PROPOSED ELECTRICAL SUBSTATION AREA	1434.00	sq.m.
	PROPOSED FIRE STAIRCASE AREA	1355.46	sq.m.
	PROPOSED BUMPER + COMP. AREA	8192.47	sq.m.
	PROPOSED CLUB HOUSE - M.PURP. AREA	291.20	sq.m.
	PROPOSED NURSERY AREA	91.81	sq.m.
	OVER GROUND WATER TANK AREA	240.00	sq.m.
	PROPOSED S.T.P. AREA	315.38	sq.m.
	PROPOSED DG SET AREA	100.00	sq.m.
	PROPOSED TRANSFORMER + GAS MANIFOLD AREA	191.16	sq.m.
	PROPOSED SECURITY CABIN AREA	9.00	sq.m.
	PROPOSED LIFT AREA	139.56	sq.m.
	TOTAL NON F.S.I. AREA	20791.13	sq.m.
15	TOTAL (14 + NON F.S.I. AREA)	20791.13	sq.m.

STAMP OF APPROVAL

01/16

Revision to BP/Kiwale/Layout/16/2010 dt. 03/11/2010

TRUE COPY CERTIFICATE
UMA RAMANAJAN

Registered Architect have examined original sanctioned vide letter No. BP/Kiwale/Layout/16/2015 dated 01/07/2015 and the hereby certify that have personally verified and found the copies of the same & all the documents from 1 to 6 are found to be correct & as per the originally approved.

Name of Architect : UMA RAMANAJAN
Registration No. (C. O. A.) (CA/98/1342)
Valid upto Dec. / 2016
Date - 03/09/2016

Signature of Architect

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10000.00
2. DEDUCTIONS FOR	
(a) ROAD SET BACK AREA	1336.39
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	266.57
(d) NET AREA	7433.43
(e) ENCROACHMENT AREA	0.00
(f) OTHS	0.00
TOTAL (a+b+c+d+e+f)	2566.57
3. BALANCE AREA OF PLOT (1-2)	7433.43
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2720.00
PHYSICAL OP PROVIDED = 2720.00 SQM	
(c) INTERNAL ROAD AREA	1402.80
5. NET AREA OF THE PLOT (3-4)	3310.63
6. ADDITION FOR F.S.I.	
(a) OPEN SPACE (IN ADDNAL)	0.00
(b) INTERNAL ROAD AREA	701.40
(c) ADDITIONAL INT.ROAD BENEFIT	0.00
(d) OTHERS	0.00
TOTAL (a+b+c+d)	701.40
7. TOTAL AREA (5+6)	4012.03
8. FLOOR SPACE INDEX PERMISSIBLE	1.00
9. PERM. FLOOR AREA (7 X 8)	4012.03
10. FSI AREA	0.00
11. SPECIAL CASES F.S.I.	0.00
12. NON DU SET BACK AREA	1336.39
13. PROPOSED ROAD (DP)	0.00
14. TOTAL PERM. BUILT UP AREA (9+10+11+12)	5348.42
15. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	19444.91
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INSTITUTIONAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d+e)	19444.91
16. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
17. SUB STRUCTURE AREA REDUCTION (FOR FSI)	0.00
18. EXCESS BALCONY AREA TAKEN IN F.S.I.	98.46
19. EXISTING BUILT UP AREA	0.00
20. FSI AREA (15-14)	14096.49
21. TOTAL BUILT UP AREA PROPOSED (14+15+17+18+19)	20890.79
22. TOTAL BUILT UP AREA PROPOSED (0.5 WITH MRADA)	0.00
23. CONSUMED FSI WITHOUT MRADA	19.9993
24. CONSUMED FSI WITH MRADA	0.000
B) BALCONY STATEMENT	
(i) PROPOSED BALCONY AREA	3566.65
(ii) PERMISSIBLE BALCONY AREA	3566.47
(iii) EXCESS BALCONY AREA (TOTAL)	98.46
C) TENEMENT STATEMENT	
(a) PROPOSED AREA (1)	19444.91
(b) LESS NON RESIDENTIAL AREA	0.00
(c) AREA AVAILABLE FOR TENEMENTS (1)	19444.91
(d) TENEMENTS PERMISSIBLE 250.00/sqm	612
(e) TENEMENTS PROPOSED	262
(f) TENEMENTS EXISTING	0
(g) TOTAL TENEMENTS ON THE PLOT (e+f)	262

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	131	524	524
(ii) REQUIRED PARKING AREA	3310.63	1310.50	817.82
(iii) TOTAL PARKING PROVIDED	3079.39		
E) TRANSPORT VEHICLES PARKING			
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED			0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED			0
CONSTRUCTION AREA			32193.13
CONSTRUCTION AREA FOR EC			32193.13
SPECIFICATIONS			

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT BEARING REFERENCE WAS SURVEYED BY MS/ DIR ... AND THE AREA OF THE PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TITLE DEED / RECORD / LAST RECORD REF - CITY SURVEYS RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BLACK/LIGHT BROWN BLACK
PROPOSED WORK SHOWN RED
DEMARCATED BROWN REFLECTED
NATURAL SHOWN BLACK DOTTED
EXISTING TO BE REMAINED
DEMOLISHED SHOWN DASHED YELLOW

Triangle	Area
A-01	1881.08
A-02	10396.48
A-03	2195.91
A-04	2287.18
A-05	1930.76
A-06	3898.01
A-07	5784.48
A-08	252.87
Total:	33915.14

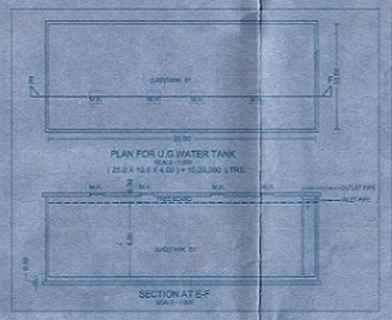
PLOT AREA BY TRIANGULATION
(Scale - 1:200)

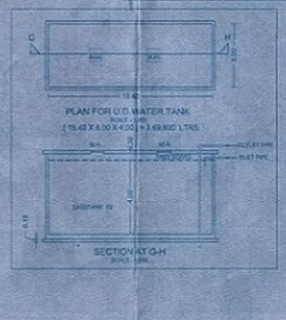
GROUND COVERAGE BUILDING MULTIPURPOSE HALL
(Scale - 1:200)

Poly	Area
Coverage	122.62

GROUND COVERAGE BUILDING CLUB HOUSE
(Scale - 1:200)

Poly	Area
Coverage	100.04





GROUND COVERAGE BUILDING A & B WING
(Scale - 1:200)

Poly	Area
Coverage	658.14

GROUND COVERAGE BUILDING C WING
(Scale - 1:200)

Poly	Area
Coverage	471.54

GROUND COVERAGE BUILDING D WING
(Scale - 1:200)

Poly	Area
Coverage	475.65

GROUND COVERAGE BUILDING E WING
(Scale - 1:200)

Poly	Area
Coverage	379.99

GROUND COVERAGE BUILDING F WING
(Scale - 1:200)

Poly	Area
Coverage	355.35

GROUND COVERAGE BUILDING G WING
(Scale - 1:200)

Poly	Area
Coverage	308.62

GROUND COVERAGE BUILDING H WING
(Scale - 1:200)

Poly	Area
Coverage	304.97

COVERAGE DETAILS

PERM COVERAGE 30%	%	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
4008.53	-	-	3501.21	0.00

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	151650.00	
	FIRE REQUIREMENT	90000.00	
	TOTAL	257100.00	1000000.00
		2956630.00	
UGWT	FIRE REQUIREMENT	225000.00	
	TOTAL	5226650.00	1000000.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A & B WING	163.79	328.91
C WING	117.89	240.32
D WING	118.91	240.45

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	UNIT	TENEMENT (NOS)	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 30	2	184		1	92	4	368	4	368
Residential	60 - 100	1	107		1	107	2	214	2	214
Residential	> 100	1	1		2	2	3	3	2	2
TOTAL REQD. (NOS.)						201		584		584
TOTAL REQD. AREA						2512.50		1752.00		817.82
TOTAL PROP. AREA								1647.00		

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PRO	FIRE	PASSAGE PAID	PAD	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A & B WING	0.00	4503.04	0.00	0.00	-	1163.16	-	1163.16	0.00	1862.23	638.70	523.40	1203.99	26.22	0.00		140	4503.04
C WING	0.00	6585.11	0.00	0.00	-	1061.51	-	1061.51	0.00	1190.99	328.81	261.70	1374.33	13.11	0.00		70	6585.11
D WING	0.00	6319.73	0.00	0.00	-	1162.36	-	1162.36	0.00	1190.99	330.28	261.82	1405.40	13.11	0.00		70	6319.73
E WING	0.00	243.33	0.00	0.00	-	35.79	-	35.79	0.00	35.50	32.58	42.75	55.53	13.11	0.00		2	243.33
F WING	0.00	269.48	0.00	0.00	-	40.90	-	40.90	0.00	54.99	34.79	39.27	39.74	13.11	0.00		4	269.48
G WING	0.00	255.88	0.00	0.00	-	41.40	-	41.40	0.00	54.63	34.79	39.27	39.74	13.11	0.00		4	255.88
H WING	0.00	267.70	0.00	0.00	-	58.06	-	17.67	0.00	64.27	34.37	39.27	39.47	13.11	0.00		2	267.70
Total	0.00	23944.31	0.00	0.00	1046.85	3602.10	98.46	3602.82	0.00	4453.16	1454.06	1267.46	4032.49	104.94	0.00		262	23944.31 + 98.46

LOCATION PLAN
(Scale - N.T.S.)

OWNER'S NAME	OWNER'S SIGN
M/S. RUNAL DEVLOPERS. PROP. - VIR. RAJENDRA SURESH JAIN	
PROJECT	
SURVEY NO - 169/1, 69/P1 HISSA NO -	
VILLAGE - KIWALE CTS NO -	
DESCRIPTION - REGULAR TRACK, VILLAGE - KIVALE	
ARCHITECT	CONSULTING ENGINEER
USHA RAMANAJAN — CA/98/1342 LAND MARK DESIGN GROUP 6/A BLUE DIAMOND, NEAR GROUND FLOOR, P.O.N.T.D.A. WAGHOLI, DIST. PUNE - 412207.	

JOB NO.	DRAWN BY	SCALE	CHKD BY
		1:100	SMITA
DATE			SURVEYED
DRAWING NO.	REVISION NO.	DATE	
REV NO.	SHEET NO.	01 / 16	

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