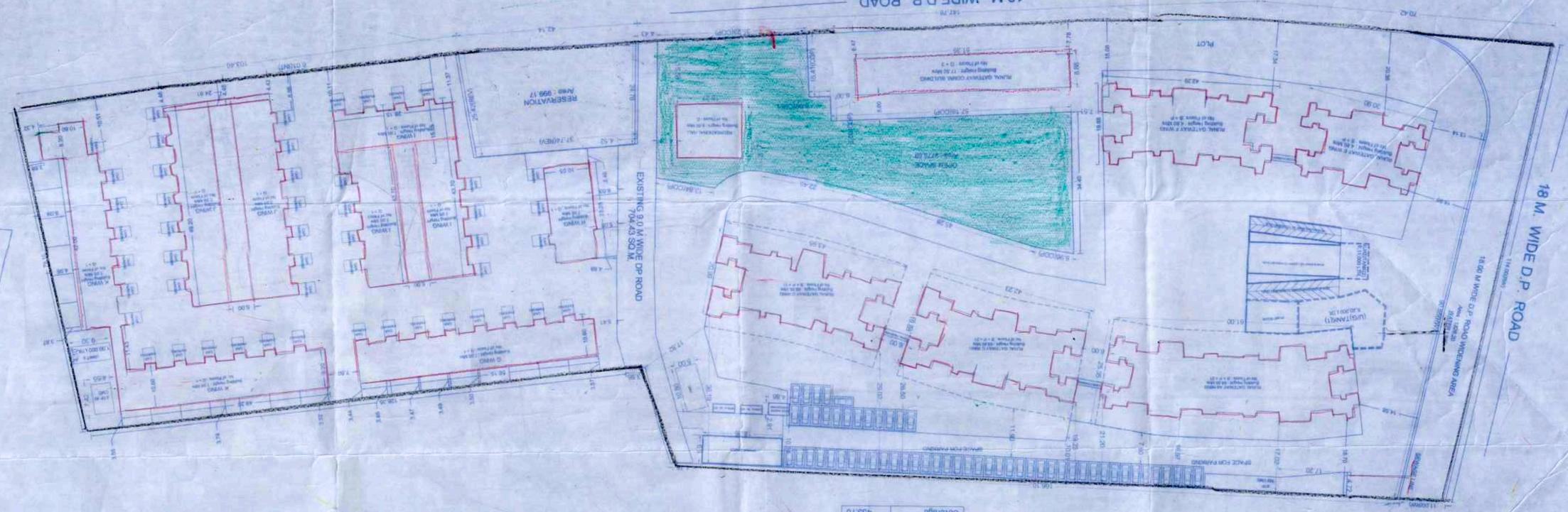
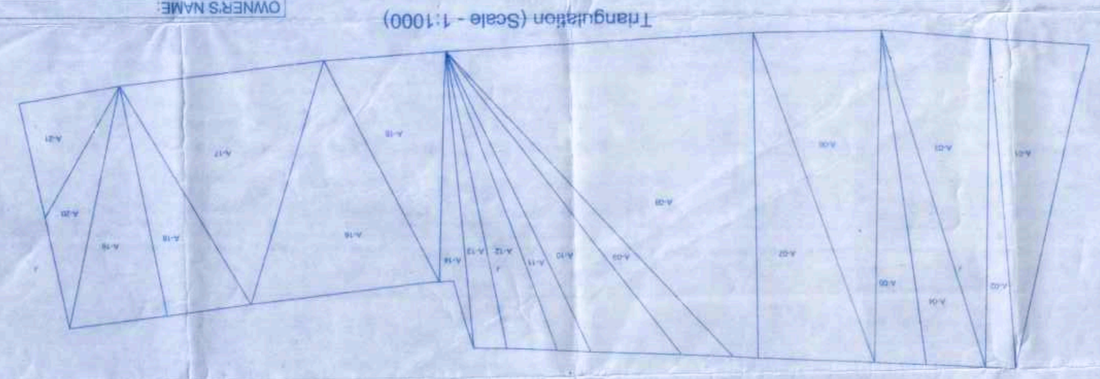
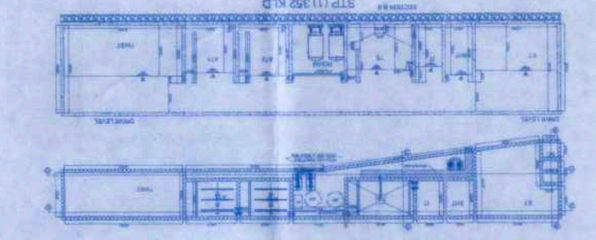






Poly	Area
Coverage	401.30

RUNAL GATEWAY COMM. BUILDING

Poly	Area
Coverage	455.70

G WING

Poly	Area
Coverage	487.23

RUNAL GATEWAY D WING

Poly	Area
Coverage	474.98

RUNAL GATEWAY C WING

Poly	Area
Coverage	599.30

RUNAL GATEWAY AB WING

Poly	Area
Coverage	841.85

K WING

Poly	Area
Coverage	887.10

J WING

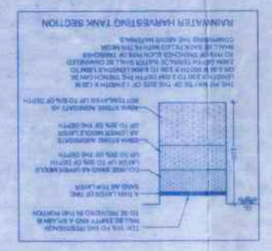
Poly	Area
Coverage	244.07

H WING

Poly	Area
Coverage	092.28

I WING

OWNER'S NAME:	
M/s. RUNAL DEVELOPERS.	OWNER'S SIGN
PROP. :MR. RAJENDRA SURESH JAIN	
PROJECT:	
SURVEY NO : 105(P)&95(P) HISSA NO :	
PLOT NO : CTS NO	
DESCRIPTION : REGULAR TRACK VILLAGE - KIVALE	
ARCHITECT: Usha Rangarajan LIC.NO : CA/97-11423 PLOT NO 12 SECTOR NO 29 JASCON TUBLIE ROAD, NAVI PANDHKAWAN PANE 410206	ARCHITECT'S SIGN
JOB NO. / DRG.NO / SCALE / 1:100	DRAWN BY / CHECKED BY PRATYOOSH
INWARD NO / INWDKV/L/002410	DATE 26 FEB 2019
KEY NO /	SHEET NO 1 / 18



Tremp	Area
A.01	1691.06
A.02	591.70
A.03	1133.92
A.04	2017.31
A.05	806.25
A.06	2434.20
A.07	2215.14
A.08	692.77
A.09	6275.72
A.10	1960.36
A.11	593.11
A.12	868.56
A.13	527.54
A.14	424.44
A.15	1420.57
A.16	2560.96
A.17	1159.06
A.18	1195.30
A.19	1195.30
A.20	899.56
A.21	692.69
A.22	1320.41.56

LEGEND

PLOT BOUNDARY SHOWN BLACK
DIMENSIONS SHOWN RED NOTES
DIMENSIONS SHOWN IN METRES
EXISTING TO BE RETAINED HATCHED
BUILDING SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

OWNER HAS THE RIGHT AND AUTHORITY TO SUBMIT THE PLAN AND DECLARE THAT THE AREA MENTIONED IN THE PLAN IS OWNED BY HIM AND THE AREA MENTIONED IN THE PLAN IS NOT IN DISPUTE. ANY THE OWNERSHIP DISPUTE ARISES IN FUTURE ON THE AREA MENTIONED IN THE PLAN THE OWNER WILL BE RESPONSIBLE AND NOT THE ARCHITECT.

SIGNATURE OF ARCHITECT

SPECIFICATIONS

CONSTRUCTION AREA FOR B.C	5436.15
CONSTRUCTION AREA	5800.04
TOTAL NO OF COMMON UNCLOSING PARKING PROVIDED	0
TOTAL NO OF TRANSPORT VEHICLES PARKING PROVIDED	0

E) TRANSPORT VEHICLES PARKING

(a) TOTAL PARKING PROVIDED	1980/1.25

D) PARKING STATEMENT

	CAR	SCOOTER CYCLE
(i) PARKING REQUIRED PER NULS	3440 00	774 82
(ii) PROVIDED PARKING AREA	2446.00	1003.60
(iii) TOTAL TENEMENTS ON THE PLOT (Unit)	275	
(iv) TENEMENTS EXISTING	0	
(v) TENEMENTS PROPOSED	275	
(vi) TENEMENTS PERMISSIBLE	250 (Units)	763
(vii) PARK AVAILABLE FOR TENEMENTS (i-ii)	31.15 30	
(viii) PER NON PERMISSIBLE AREA	1159.30	
(ix) PROPOSED AREA (C)	3254.67	

C) TENEMENT STATEMENT

(i) PROPOSED BALCONY AREA TOTAL	0.00
(ii) EXCESS BALCONY AREA	4.34 .36
(iii) PROPOSED BALCONY AREA	0.00

B) BALCONY STATEMENT

(i) PROPOSED BALCONY AREA	4836.37
(ii) PERMISSIBLE BALCONY AREA	1 37.15
20 TOTAL BUILT UP AREA PROPOSED WITH BALCONY	0.00
19 TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	3254.67
18 EXCESS BALCONY AREA TAKEN IN F.S.I	0.00
17 EXISTING BUILT UP AREA	0.00
16 BUILT UP AREA PROPOSED (4+9+10)	3254.67
15 BUILT UP AREA DEDUCTION FOR FSI	0.00
14 BUILT UP AREA PROPOSED (1+2+3)	3254.67
13 PROPOSED FSI WITHOUT BALCONY	1 37.15
12 PROPOSED FSI WITH BALCONY	0.0000
11 TOTAL BUILT UP AREA (8+9+10+11+12)	0.00
10 PROPOSED OTHER	0.00
9 PROPOSED ROAD	0.00
8 TOTAL PLOT AREA (A+B+C+D)	3303.23 09
7 PROPOSED COMMERCIAL AREA	1159.30
6 PROPOSED RESIDENTIAL AREA	2143.93
5 PROPOSED INDUSTRIAL AREA	0.00
4 PROPOSED SPECIAL USE AREA	0.00
3 PROPOSED AREA (1+2+3)	3254.67
2 PROPOSED PUBLIC USE AREA	0.00
1 PROPOSED AREA	3254.67

A) AREA STATEMENT

1 PLOT AREA	3303.00	SQ.M
2 DEDUCTIONS FOR		
(a) ROAD SET BACK (Ave)	1326.19	
(b) NAV NE DEDICATION	1000.00	
(c) TENEMENT ROAD (09)	784.43	
(d) ROAD AREA	0.00	
(e) ENCROACHMENT AREA	0.00	
3 TOTAL (1+2+3+4)	3303.00	
4 NET AREA OF PLOT (1-2)	2778.57	
(a) OPEN SPACE	278.57	
(b) AMENITY SPACE	0.00	
6 DEDUCTIONS FOR		
(a) OPEN SPACE	278.57	
(b) AMENITY SPACE	0.00	
7 NET AREA OF THE PLOT (3-6)	2499.43	
(a) INTERNAL ROAD AREA	0.00	
PHASING (3 PROPOSED) +	2778.57	
8 ADDITION FOR F.S.I		
(a) INTERNAL ROAD	0.00	
(b) OPEN SPACE (NOTIONAL)	0.00	
(c) ADDITIONAL FSI NOAD BENEFIT	0.00	
(d) OTHER	0.00	
TOTAL (a+b+c+d)	0.00	
9 TOTAL AREA (3+8)	2499.43	
FSI		
10 PLOT AREA (7 & 9)	2499.43	
11 FLOOR WISE INDEX REQUIRED	1.0000	
12 USE AREA	4000.00	
FSI		
13 PERM FOR AREA	2143.93	
14 SPECIAL CASES FSI	0.00	
15 MODIFIED SET BACK AREA	0	
16 PROPOSED ROAD OPEN	0.00	
17 TOTAL PERM B.A.T UP AREA (8+9+10+11+12)	3303.23 09	
18 PROPOSED COMMERCIAL AREA	1159.30	
19 PROPOSED INDUSTRIAL AREA	0.00	
20 PROPOSED SPECIAL USE AREA	0.00	
21 TOTAL PROPOSED AREA (14+19+20)	3254.67	
22 BUILT STRUCTURE AREA DEDUCTION FOR FSI	0.00	
23 TOTAL BUILT UP AREA PROPOSED (14+19+20-22)	3254.67	
24 EXCESS BALCONY AREA TAKEN IN F.S.I	0.00	
25 TOTAL BUILT UP AREA PROPOSED (14+19+20+24)	3254.67	
26 COMPUTED FSI WITHOUT BALCONY	1.3216	
27 COMPUTED FSI WITH BALCONY	0.0000	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY				TERRACE		STAIR		PASSAGE		LIFT	LIFT MC ROOM	TEMENTS	TOTAL FSI AREA
	CONVENCIONAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERMI	PROP	EXCESS	EXCLDSE	OPEN	AREAS	PAID	PAID	PAID	PAID				
RUNAL GATEWAY AB WING	0.00	10483.19	0.00	0.00	-	1726.01	-	1726.01	0.00	2207.52	746.00	546.63	1393.25	47.38	23.64	0.00	182	10423.19
RUNAL GATEWAY C WING	0.00	7810.34	0.00	0.00	-	1219.98	-	1219.98	0.00	1447.40	373.00	355.63	1424.87	23.64	24.19	0.00	81	7810.13
RUNAL GATEWAY D WING	0.00	7946.16	0.00	0.00	-	1220.07	-	1220.07	0.00	1436.25	373.00	295.89	1505.71	23.64	24.19	0.00	81	7946.16
RUNAL GATEWAY E WING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	11.11	27.00	0.00	0.00	0.00	0.00	0	0.00
RUNAL GATEWAY F WING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	19.64	10.54	0.00	0.00	0.00	31.92	0	0.00
G WING	0.00	6787.00	0.00	0.00	-	1230.20	-	1230.20	0.00	1386.52	320.28	0.00	0.00	0.00	0.00	0.00	8	6787.00
I WING	0.00	1242.87	0.00	0.00	-	78.84	-	78.84	0.00	103.35	30.12	0.00	0.00	0.00	0.00	0.00	12	1287.87
H WING	0.00	4237.22	0.00	0.00	-	35.34	-	35.34	0.00	71.84	7.28	0.00	0.00	0.00	0.00	0.00	3	4237.42
J WING	0.00	1458.44	0.00	0.00	-	91.44	-	91.44	0.00	119.39	32.68	0.00	0.00	0.00	0.00	0.00	14	1549.84
K WING	0.00	1500.82	0.00	0.00	-	92.07	-	92.07	0.00	117.87	32.38	0.00	0.00	0.00	0.00	0.00	14	1592.82
RUNAL GATEWAY COMM BUILDING	0.00	3170.30	0.00	0.00	-	270.44	-	270.44	0.00	498.60	129.81	98.61	39.35	0.44	0.00	0.00	0	3170.30
TMM	1159.30	31172.30	0.00	0.00	0.00	4836.37	0.00	4836.37	0.00	6501.25	2401.34	1183.31	4447.20	139.02	33.02	0.00	375	32411.37

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
RUNAL GATEWAY AB WING	434.08	450.15
RUNAL GATEWAY C WING	338.25	352.37
RUNAL GATEWAY D WING	345.43	365.53

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS / UNIT	CAR (NOS) / PROP	SCOOTER (NOS) / BY RULE	CYCLE (NOS) / REQD	CAR (NOS) / BY RULE	SCOOTER (NOS) / REQD	CYCLE (NOS) / BY RULE

MAHADA AREA STATEMENT

MIN REQ AREA	0.00
PROP. AREA	0.00
PERM BALC AREA	0.00
1) PROP CPER BALC AREA	0.00
2) PROP END BALC AREA	0.00
TOTAL BALC AREA (1+2)	0.00

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (Ltr)	PROPOSED CAPACITY (Ltr)
OHWT	Domestic	2847170.00	
	Fire	710000.00	
	TOTAL	3557170.00	3557000.00
UGWT	Fire	3996002.00	
	TOTAL	3996002.00	3996000.00

COVERAGE DETAILS

	PERM COVERAGE %	PERM COVERAGE IN SQ.M	PROPOSED COVERAGE WITH PREMIUM	EXCESS COVERAGE IN PREMIUM
20.00	45%54	4527.44	5500.83	0.00

FAR STATEMENT

| | | | | | | | |