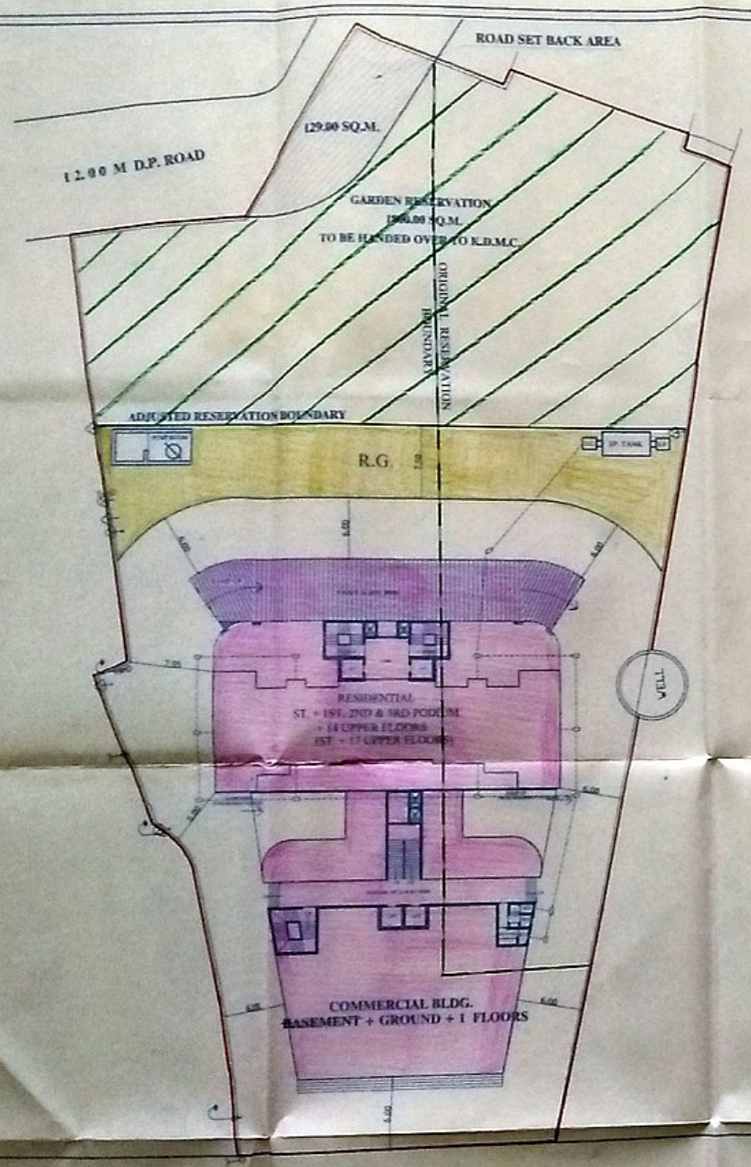
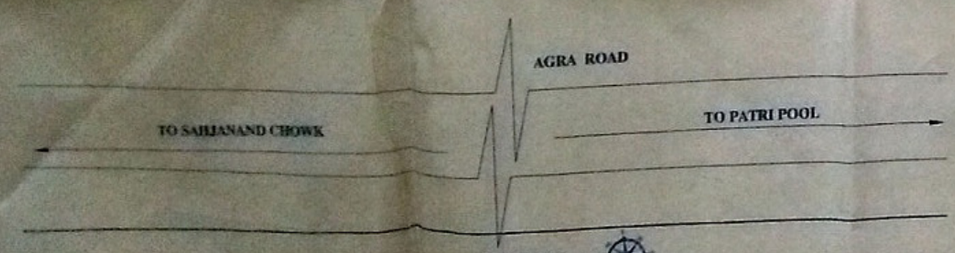


SITE PLAN
SCALE 1:50

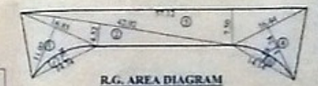


TENEMENT & PATIO STATEMENT									
TENEMENT	1 BHK RM	2 BHK RM	3 BHK RM	4 BHK RM	5 BHK RM	TOTAL	PATIOS	SHOPS	OFFICE
NOS.	09 NOS.	07 NOS.	07 NOS.	11 NOS.	01 NOS.	35 NOS.	27 NOS.	06 NOS.	08 NOS.

PARKING STATEMENT			
TENEMENT	PARKING REQD.BY RULE		PARKING PROPOSED
CARPET AREA	NOS.	CAR	CAR
NO. OF FLATS UPTO 35.00	-	-	-
NO. OF FLATS BET. 35.00 TO 45.00	09	02	02
NO. OF FLATS BET. 45.00 TO 70.00	05	01	01
NO. OF FLATS ABOVE 70.00	26	26	52
COMMERCIAL AREA UP TO 800.00 sq.mt. 1 CAR REQUIRED FOR 80.0 SQ.M. AREA COMMERCIAL = 1,016.79 sq.mt.	-	12	13
TOTAL PARKING REQUIRED		41	68
PARKING AREA PROVIDE FOR CAR = 68 X 13.75 = 935.00 SQ.M.			

BUILT UP AREA STATEMENT		
FLOORS		AREA IN SQ. MT.
GROUND FLOOR	COMMERCIAL	465.79 sq.mt.
1ST FLOOR	COMMERCIAL	550.20 sq.mt.
TOTAL		1,016.79 sq.mt.
PODIUM LEVEL 1	--	--
PODIUM LEVEL 2	--	--
PODIUM LEVEL 3	--	--
4TH FLOOR	RESIDENTIAL	267.63 sq.mt.
5TH FLOOR	RESIDENTIAL	267.63 sq.mt.
6TH FLOOR	RESIDENTIAL	224.35 sq.mt.
7TH FLOOR	RESIDENTIAL	224.35 sq.mt.
8TH FLOOR	RESIDENTIAL	267.63 sq.mt.
9TH FLOOR	RESIDENTIAL	267.63 sq.mt.
10TH FLOOR	RESIDENTIAL	224.35 sq.mt.
11TH FLOOR	RESIDENTIAL	224.35 sq.mt.
12TH FLOOR	RESIDENTIAL	267.63 sq.mt.
13TH FLOOR	RESIDENTIAL	267.63 sq.mt.
14TH FLOOR	RESIDENTIAL	267.63 sq.mt.
15TH FLOOR	RESIDENTIAL	267.63 sq.mt.
16TH FLOOR	RESIDENTIAL	267.63 sq.mt.
17TH FLOOR	RESIDENTIAL	161.33 sq.mt.
EXCESS BALCONY		16.00 sq.mt.
TOTAL		3,483.40 sq.mt.
NET BUILT UP AREA PROPOSED = 1,016.79 + 3,483.40 = 4,500.19 SQ.MT.		

STATEMENT FOR STAIRCASE AREA RESIDENTIAL	
FLOOR	AREA
GROUND FLOOR	25.43 sq.mt.
PODIUM LEVEL 1	14.10 sq.mt.
PODIUM LEVEL 2	14.10 sq.mt.
PODIUM LEVEL 3	14.10 sq.mt.
4TH FLOOR	32.64 sq.mt.
5TH FLOOR	32.64 sq.mt.
6TH FLOOR	32.64 sq.mt.
7TH FLOOR	32.64 sq.mt.
8TH FLOOR	32.64 sq.mt.
9TH FLOOR	32.64 sq.mt.
10TH FLOOR	32.64 sq.mt.
11TH FLOOR	32.64 sq.mt.
12TH FLOOR	32.64 sq.mt.
13TH FLOOR	32.64 sq.mt.
14TH FLOOR	32.64 sq.mt.
15TH FLOOR	32.64 sq.mt.
16TH FLOOR	32.64 sq.mt.
17TH FLOOR	32.64 sq.mt.
TOTAL	524.69 sq.mt.
TOTAL STAIRCASE AREA PROPOSED FOR RESIDENTIAL = 524.69 SQ.M.	



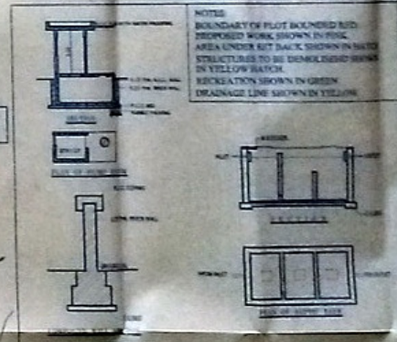
R.G. AREA DIAGRAM
SCALE 1:500

R.G. AREA CALCULATION	
ADDITIONS :-	
i. 0.5 X 16.85 X 11.02 =	92.64 SQ.M
2. 0.5 X 38.75 X 4.52 =	87.58 SQ.M
3. 0.5 X 57.12 X 7.50 =	214.20 SQ.M
4. 0.5 X 16.44 X 11.74 =	96.50 SQ.M
TOTAL ADDITIONS =	491.12 SQ.M
DEDUCTION :-	
i. 0.67 X 14.34 X 1.94 =	18.64 SQ.M
ii. 0.67 X 14.14 X 1.88 =	17.81 SQ.M
TOTAL ADDITIONS =	36.45 SQ.M
NET AREA = 491.12 - 36.45 =	454.67 SQ.M
TOTAL R.G.	
15% OPEN SPACE REQUIRED =	454.67 SQ.M.
15% OPEN SPACE PROPOSED =	454.67 SQ.M.

STATEMENT FOR STAIRCASE AREA COMMERCIAL	
FLOOR	AREA
GROUND FLOOR	88.68 sq.mt.
FIRST FLOOR	80.37 sq.mt.
TOTAL	169.05 sq.mt.
TOTAL STAIRCASE AREA PROPOSED FOR COMMERCIAL = 169.05 SQ.M.	

TOTAL AREA FOR WHICH STAIRCASE PREMIUM TO BE PAID = 524.69 + 169.05 SQ.M. = 693.74 SQ.M.

LOCATION PLAN
SCALE 1:5000



NOTE:
BOUNDARY OF PLOT BOUNDED RED
PROPOSED WORK SHOWN IN PINK
AREA UNDER SET BACK SHOWN IN BLUE
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWN IN YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 06/07/2012 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS AND RECORDS DEPTUATTY SURVEY RECORDS

ARCHITECT SIGNATURE

APPENDEX-C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO SIGLIENCE OF THE STANDARDS

ENGINEER'S SIGNATURE

STAMP OF APPROVAL OF PLANS. | **LAYOUT**

PROFORMA - I		
A.	AREA STATEMENT	IN SQ.M.
1.	AREA OF PLOT (AS PER 7/12)	4,960.00
2.	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA (12.00 M. W. D.P. ROAD)	129.00
	b) PROPOSED ROAD	
	c) ANY RESERVATION	1,300.00
	TOTAL (a + b + c)	1,500.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	3,601.00
4.	DEDUCTION (IF DEDUCTIBLE)	
	a) FOR 15% RECREATIONAL GROUND	454.65
5.	NET AREA OF PLOT (3 MINUS 4)	2,576.35
6.	ADDITIONS FOR FLOOR SPACE INDEX	
	2(a) + 2(c) 100 % OR 80 % OF 5	1,929.00
	2(c) 100 % OR 80 % OF 5	-
7.	TOTAL AREA (5 PLUS 6)	4,505.35
8.	FLOOR SPACE INDEX PERMISSIBLE	(2.0)
9.	FLOOR SPACE INDEX CREDIT AVAILABLE W/ DEVELOPMENT RIGHTS (RESTRICTED TO 80 % OF THE NET AREA OF THE PLOT)	--
10.	PERMISSIBLE FLOOR AREA (7X8 PLUS 9 ABOVE)	4,505.35
11.	EXISTING FLOOR AREA (A+B+C)	-
12.	PROPOSED FLOOR AREA	4,984.19
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER 9 (a) ABOVE)	16.00
14.	TOTAL BUILT-UP AREA PROPOSED (11+12-13)	4,500.19
15.	FLOOR SPACE INDEX CONSUMED (14/5)	0.96
B.	TENEMENT STATEMENT	
16.	NET AREA OF PLOT (ITEM A-10 ABOVE)	4,505.35
16).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC)	1,016.79
16).	AREA AVAILABLE FOR TENEMENTS (MINUS 16)	3,488.56
16 a	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	200 (DENSITY AREA)
17.	TENEMENTS PROPOSED	35 NOS.
17a.	PROPOSED SHOPS & OFFICES	14 NOS.
17b.	TOTAL TENEMENTS ON THE PLOT	35 NOS.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON C.S.NO 2878 A
TAL : KALYAN DISTRICT : THANE.

OWNERS NAME :

SHRI. GAUTAM UDAYKUMAR DIVADKAR

MRS. SHILPA AJAY VARADE

MRS. SHARMILA VINAY TELANG

SIGNATURE

SHARADA DEMPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS

SCALE	DATE	DRN. BY	CHD. BY	JOB NO.	DWG. NO.
1:500	28 - 05 - 2013	SM/SD	SD	CCPS-04/2014	LAYOUT