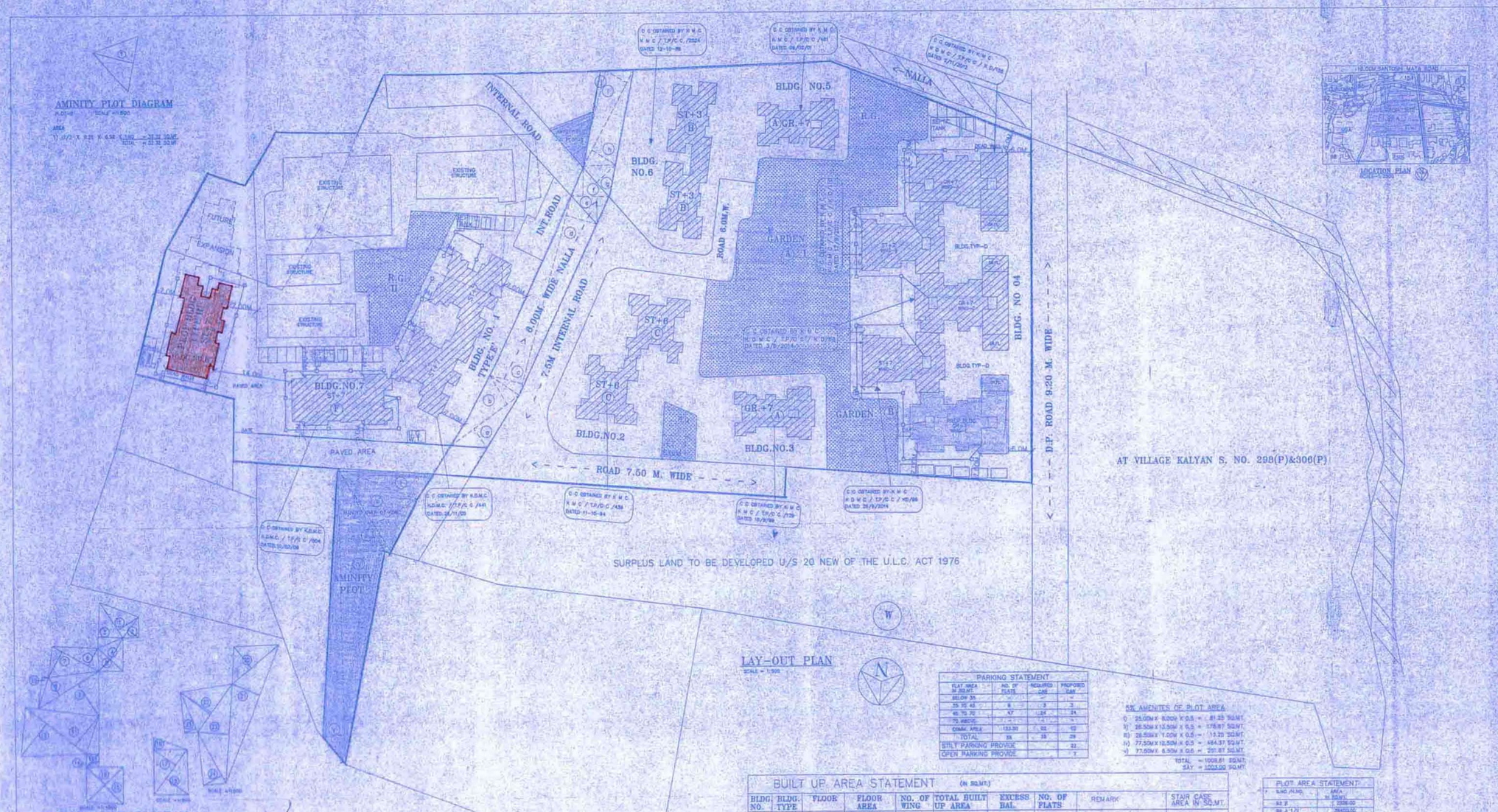

PARKING STATEMENT			
FLAT AREA IN SQ.MT	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 55	-	-	-
55 TO 45	6	3	3
45 TO 70	47	1.24	34
70 ABOVE	-	-	-
COMM. AREA	133.00	02	02
TOTAL	53	33	39
STILT PARKING PROVIDE			22
OPEN PARKING PROVIDE			7

5% AMENITES OF PLOT AREA

i) 25.00M X 8.00M X 0.5 = 81.25 SQ.MT.
ii) 26.50M X 13.50M X 0.5 = 178.87 SQ.MT.
iii) 26.50M X 1.00M X 0.5 = 13.25 SQ.MT.
iv) 77.50M X 10.50M X 0.5 = 484.37 SQ.MT.
v) 77.50M X 6.50M X 0.5 = 251.87 SQ.MT.

TOTAL = 1008.61 SQ.MT.
SAY = 1003.00 SQ.MT.

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLDG. NO.	BLDG. TYPE	FLOOR	FLOOR AREA	NO. OF WING	TOTAL BUILT UP AREA	EXCESS BAL.	NO. OF FLATS	REMARK	STAIR CASE AREA IN SQ.MT.
1	E	ST+7	ST. 10.61 TYP. 415.34	2	2917.99	42.28	56 FLATS	C.C. OBTAINED	206.92
2	FC	ST+6	ST. 17.50 TYP. 187.10	2	2280.20		48 FLATS	C.C. OBTAINED	
3	A	GR+7	GR. 206.52 TYP. 204.22	1	1636.08		32 FLATS	C.C. OBTAINED	
4	D	GR+7 WING-A TO D	GR. 294.86 TYP. 1008.11	4	7351.63	57.26	88 FLATS 13 SHOPS	C.C. OBTAINED	464.69
		GR+7 WING-E	GR. 133.70 TYP. 295.49	1	2202.13		28 FLATS 5 SHOPS	PROPOSED	117.74
5	A	GR+7	GR. 206.52 TYP. 204.22	1	1638.08		32 FLATS	C.C. OBTAINED	
6	B	ST+3	ST. TYP. 370.05	2	1111.95		24 FLATS	C.C. OBTAINED	
7	F	ST+7	ST. 6.16 TYP. 246.51	1	1731.73		28 FLATS	C.C. OBTAINED	115.16
8	H	ST+7	ST. 6.16 TYP. 219.25 6&7TH 210.53	1	1523.47		28 FLATS	PROPOSED	122.42
TOTAL				EXISTING PROPOSED	18865.62 3725.60	99.54	374 FLATS 19 SHOPS		1026.93

PLOT AREA STATEMENT	
S.NO.H.NO.	AREA IN SQ.MT.
93 B	2336.00
99 A 1/2	28400.00
95/C 1A(P)	1338.00
95/ 1A /1/4	200.00
95/1/1 1/1A	100.00
TOTAL	32374.00 SQ.M.

NALLA AREA CALCULATION	
a) 22.00M X 8.00M X 0.5 =	88.00 SQ.MT.
b) 22.00M X 8.50M X 0.5 =	93.50 SQ.MT.
c) 25.00M X 8.50M X 0.5 =	225.00 SQ.MT.
d) 53.00M X 8.00M X 0.5 =	212.00 SQ.MT.
e) 10.00M X 7.00M X 0.5 =	35.00 SQ.MT.
f) 10.00M X 7.50M X 0.5 =	37.50 SQ.MT.
g) 10.00M X 8.50M X 0.5 =	42.50 SQ.MT.
h) 30.00M X 7.50M X 0.5 =	112.50 SQ.MT.
i) 30.00M X 7.50M X 0.5 =	112.50 SQ.MT.
j) 15.00M X 2.50M X 0.5 =	18.75 SQ.MT.
TOTAL	= 945.00 SQ.MT.

AREA CALCULATION OF PLOT WHERE EXISTING STRUCTURE ARE STANDING	
1) 28.00M X 13.41M X 0.5 =	375.48 SQ.MT.
2) 15.83M X 5.78M X 0.5 =	91.05 SQ.MT.
3) 24.22M X 11.43M X 0.5 =	276.82 SQ.MT.
4) 38.40M X 20.75M X 0.5 =	796.80 SQ.MT.
5) 38.40M X 7.00M X 0.5 =	134.40 SQ.MT.
6) 35.00M X 4.00M X 0.5 =	70.00 SQ.MT.
7) 12.00M X 3.65M X 0.5 =	22.81 SQ.MT.
8) 6.00M X 2.15M X 0.5 =	6.39 SQ.MT.
9) 9.00M X 1.85M X 0.5 =	8.33 SQ.MT.
10) 37.80M X 14.93M X 0.5 =	282.17 SQ.MT.
11) 37.80M X 17.67M X 0.5 =	333.98 SQ.MT.
TOTAL	= 2346.98 SQ.MT.

LAY-OUT PLAN SHEET NO. 1/5

STAMP OF APPROVAL OF PLAN

सहायक संचालक नगररचना

PROFORMA - I (S.No. 3,7,11,18,19 & ANNEXURE T.I.)

	A. AREA STATEMENT	AREA (IN SQ.MT.)
1	AREA OF PLOT AS PER 7/12	42284.00
a	AREA OF PLOT AS PER APPROVAL	42185.33
2	DEDUCTION FOR	
a	NALLA SET BACK AREA	645.50
b	REMAINING AREA	40539.94
c	TOTAL (a+b+c)	41185.44
3	BALANCE AREA PLOT (1 MINUS 2)	20999.89
4	DEDUCTION (IF DEVEVIBLE)	
a	FOR RECREATIONAL GROUND 10% ESIS	3104.88
b	5% AMENITIES AREA	1034.99
5	NET AREA PLOT (3 MINUS 4)	18559.92
6	ADDITIONS FOR FLOOR SPACE INDEX	
	25% 5% AMENITIES AREA	1034.99
	50% NALLA AREA	645.50
7	TOTAL AREA PLOT (5 PLUS 6)	18540.41
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA INC. ITEM 3 ABOVE) AS LETTER NO.J-1/2/MC/TP/Misc/4643 DATED 20/02/01, AREA STATEMENT AT VILLAGE KALYAN S. NO. 298(P)&306(P) (LINKING CASE =PROCORD) AT OUT OF THIS PERMISSIBLE TO 0.60 = 6300 sq.mt. (0.60 BALANCE FSI - 1.60 = 0.60 SQ.MT.	6300.00
10	PERMISSIBLE FLOOR AREA (7 PLUS 9 ABOVE)	24840.41
11	EXISTING FLOOR AREA AS PER SANCTIONED PLAN	2328.95
12	C.C. OBTAINED AREA	18765.16
13	UNDER CONSTRUCTION AREA	-
14	PROPOSED FLOOR AREA	3725.60
15	TRANSFER ON FSI AREA TAKEN IN TO FSI	-
16	TOTAL BUILT AREA PROPOSED (11+12+13+14+15)	24839.71
17	FLOOR SPACE INDEX CONSUMED (14/7)	
B	BALCONY STATEMENT	
	PERMISSIBLE BALCONY AREA PER FLOOR	
	PROPOSED BALCONY AREA PER FLOOR	
	EXCESS BALCONY AREA PER FLOOR	
	TOTAL EXCESS BALCONY AREA ALL FLOORS	SHOWN IN TABLE
C	TENEMENTS STATEMENT	
	PROPOSED AREA (ITEM A-12 ABOVE)	24839.71
	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	366.47
	TOTAL AVAILABLE FOR TENTEMENTS (TENTS)	24451.24
	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTORS)	133 FLATS
	TENEMENTS PROPOSED 6 SHOPS	355 FLATS
	TENEMENTS EXISTING 13 SHOPS	309 FLATS
	TOTAL TENEMENTS ON THE PLOT 19 SHOPS	374 FLATS
D	TRANSPORT VEHICLES PARKING	
	SPACES FOR TRANSPORT VEHICLES PARKING	
	REQUIRED BY REGULATIONS	
	TOTAL NO. OF TRANSPORT VEHICLES PARKING	
	SPACES PROVIDED	

DOORS & WINDOWS SCHEDULE

	SIZE W X H	AREA IN SQ.MTS.	DESCRIPTION
D1	1.00M X 2.10M	2.10	T.W.PANELLED DOOR
D2	0.90M X 2.10M	1.89	T.W.PANELLED DOOR
D3	0.75M X 2.00M	1.50	T.W.PANELLED DOOR
W	1.50M X 1.20M	1.80	ALUMINIUM SLIDING WINDOW
W1	1.20M X 1.20M	1.44	ALUMINIUM SLIDING WINDOW
W2	0.90M X 1.20M	1.08	ALUMINIUM SLIDING WINDOW
V	0.60M X 0.60M	0.36	GLASS LOUVERS

LEGENDS

PLOT BOUNDARY SHOWN IN RED
ROAD WIDENING SHOWN IN PINK
DRAINAGE NOTE SHOWN IN YELLOW
EXISTING ROAD TO BE DEVELOPED SHOWN IN DOTTED YELLOW
ROAD SET BACK LINE SHOWN IN GREEN
RESERVATION APPROPRIATE COLOUR CODE
EXISTING STREET SHOWN IN DOTTED YELLOW
EXISTING BUILDING SHOWN IN BLUE

DESCRIPTION OF PROPOSED & PROPERTY

PROPOSED RESIDENTIAL DEVELOPEMENT ON PLOT BEARING ON S. NO. 99A/1/2, 99B, 95/1/1/1A, 99/1A/1/A, 95/C/1A AT RAMBAGH CHIKANGHAR, KALYAN DIST. THANE

NAME OF OWNER

SHRI. V.H. BHUJBAL, H.U.F. AND OTHERS C.A.HOLDER : R.

SIGNATURE, NAME & ADDRESS OF ARCHITECTS

m/s. c.m.belekar

ARCHITECT AND PROJECT MANAGEMENT CONSULTANTS
Surveyor, Town Planners, Engineers, Interior Designers
INDRAVADAN CO. OP. HSG. SOCIETY, B BLOCK, GROUND FLOOR
PARAMPHAL THAKOUR ROAD, MAHIM, MUMBAI - 400 016
TELEX : 11-71755, BELANTEL : 2430 2258, 2430 7690
FAX : 91-22-2430 0831

MUMBAI

M. R. PATIL

JOB NO.	DRG. NO.	SCALE	DATE
	01	AS SHOWN	02/10/15

DRAWN BY MANSI CHECKED BY ANIL

NORTH LINE

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11/01/2007 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA DO WORKED OUT IS BALANCE WORKS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS