AREA STATEMENTS

GROUND COVERAGE

BLDG NO	TYPE (1)	No.Of Type (2)	No of Floors (3)	Height of bldg (4)	BUILTUP AREA: GROUND FLOOR COMMERCIAL (5)	GROUND FLOOR RESIDENTIAL (6)	1ST FLOOR COMMERCIAL (8)	1ST FLOOR RESIDENTIAL (9)	TOTAL OF 1ST (7+9+8)	2ND FLOOR RESIDENTIAL (11)	3RD FLOOR RESIDENTIAL (12)	4TH FLOOR RESIDENTIAL (13)	TOTAL B.U.A (4+5+6+7+8+9+11+12+13) (14)	GRANT TOTAL BUILTUP (15=2X14)	GRAND TOTAL	GRD COVERAGE COMMERCIAL (16=2X5)	GRD COVERAGE RESIDENTIAL (17=2X6)	1ST FLOOR COMMERCIAL (18=2X8)	1ST FLOOR RESIDENTIAL (19=2X9)	2ND FLOOR RESIDENTIAL (20=2X11)	3RD FLOOR RESIDENTIAL (21=2X12)	4TH FLOOR RESIDENTIAL (22=2X13)	BALCONY AREA (23)	BALCONY AREA (24=2X23)	SOUTH ROOM AREA (25)	CONSTRUCTION AREA (26=15+24+25)	STILT AREA (GRD FLR) (27)	TOTAL STILT AREA (28=2X27)
BLDG NO-1	B2	1	GROUND & 1ST FLOOR	7.80	196.17	14.26	210.43	0.00	164.91	164.91	----	----	----	375.34	375.34	196.17	14.26	0.00	164.91	----	----	----	24.72	24.72	----	400.06	0.00	0.00
BLDG NO-2	B1	1	GR.(PT)/ST.(PT)+4TH FLOOR	14.85	154.71	55.54	210.25	144.68	119.32	264.00	225.88	225.88	225.88	1151.89	1151.89	154.71	55.54	144.68	119.32	225.88	225.88	225.88	117.24	117.24	10.69	1779.82	75.20	75.20
BLDG NO-3	B1a	1	GR.(PT)/ST.(PT)+4TH FLOOR	14.85	128.43	55.54	183.97	0.00	225.88	225.88	225.88	225.88	225.88	1087.49	1087.49	128.43	55.54	0.00	225.88	225.88	225.88	225.88	135.32	135.32	10.69	1233.50	75.20	75.20
BLDG NO-4	B2	1	GR.(PT)/ST.(PT)+4TH FLOOR	14.85	128.43	55.54	183.97	0.00	225.88	225.88	225.88	225.88	225.88	1087.49	1087.49	128.43	55.54	0.00	225.88	225.88	225.88	225.88	135.32	135.32	10.69	1233.50	75.20	75.20
BLDG NO-5	B2a	1	GR.(PT)/ST.(PT)+3RD FLOOR	12.00	154.71	55.54	210.25	144.68	119.32	264.00	225.88	225.88	----	926.01	926.01	154.71	55.54	144.68	119.32	225.88	225.88	----	83.41	83.41	10.69	1020.11	75.20	75.20
BLDG NO-6	B2b	1	GR.(PT)/ST.(PT)+3RD FLOOR	12.00	154.71	54.89	209.60	144.68	119.32	264.00	225.88	225.88	----	925.36	925.36	154.71	54.89	144.68	119.32	225.88	225.88	----	83.41	83.41	10.69	1019.11	75.20	75.20
TOTAL		8													5553.58	912.78	291.31	434.04	974.63	1129.40	1129.40	1129.40	677.64	677.64	53.45	6196.62		376.20

CLUB HOUSE IN OPEN SPACE: ST+2ND FLOOR BUILT UP AREA ---- 100.66 SQ.MTR.

TOTAL PARKING AREA STATEMENT

No	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	TOTAL NOS OF FLAT OR SHOP BUILT UP AREA	NOS OF CAR REQ.	NOS OF CAR PRO.	NOS OF SCOOTER REQ.	NOS OF SCOOTER PRO.	NOS OF CycLE REQ.	NOS OF CycLE PRO.
1	MIXED FAMILY RESIDENTIAL	UP TO 50 SQ. MT. 4 TENEMENTS BUILT UP AREA	104 NOS	00	00	130	130	130	130
		BETWEEN 50 TO 100 SQ. MT. 3 TENEMENTS HAVING BUILT UP AREA	02 NOS	02	02	04	04	04	04
2	SHOP	100 sq.mt. BUILT UP AREA OR FRACTION THEROF	1351.20 sq.mt.	14	14	41	41	41	41
3	CLUB HOUSE	100 sq.mt. BUILT UP AREA OR FRACTION THEROF	100.66 sq.mt.	02	02	04	04	06	06
		TOTAL		18	18	179	179	181	181

TOTAL FLAT BUILT UP AREA STATEMENT

TYPE (1)	NOS OF TYPE (2)	NO OF FLAT (3)	TOTAL NO OF FLAT (4=2X3)	BUILT UP AREA UP TO 50.00 SQ.MT. (5)	BUILT UP AREA 50 TO 100 SQ.MT. (6)
B2	1	02	02	00	02
B1	1	22	22	22	00
B1a	1	25	25	25	00
B2	1	25	25	25	00
B2a	1	16	16	16	00
B2b	1	16	16	16	00
TOTAL	6		106	104	02

ENCLOSED BALCONY AREA STATEMENT

TYPE	NOS OF TYPE (1)	ENCLOSED BALCONY AREA (2)	(3=2X1)
B2	1	24.85X1 =	24.85
B1	1	15.75+(34.20X3) =	118.35
B1a	1	34.20X4 =	136.80
B2	1	34.20X4 =	136.80
B2a	1	15.75+(34.20X2) =	84.15
B2b	1	15.75+(34.20X2) =	84.15
TOTAL			585.10

TOTAL COMM. BUILT UP AREA STATEMENT

TYPE (1)	NOS OF TYPE (2)	COMM. NOS OF SHOP (3)	TOTAL COMM. BUILT UP AREA (4=2X3)
B2	1	1	196.17
B1	1	1	154.91
B1a	1	1	128.43
B2	1	1	128.43
B2a	1	1	154.71
B2b	1	1	154.71
TOTAL			917.36

STILT PARKING

TYPE	NOS OF UNIT	MOTOR VEHICLE (UNIT)
B2	1	18
B1	1	18
B1a	1	18
B2	1	18
B2a	1	14
B2b	1	14
TOTAL		95

PARKING	NOS	OPEN	STILT	TOTAL
CAR	02	20	18	
SCOOTER	95	84	179	
BICYCLE	96	175	181	

AREA AS PER 7/12 EXTRACT

VILLAGE -UMROLI

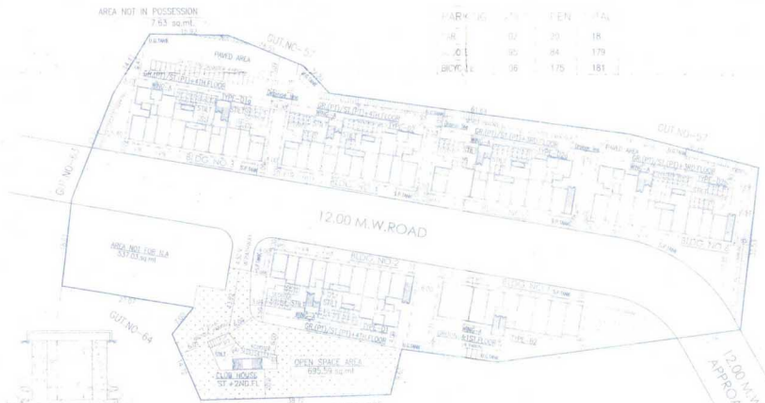
G.No.	H.No.	NAME OF OWNER	AREA AS PER 7/12 SQ.MT.
61		Mr.Hemant Narayan Patil	37.00
61	1	Mr.Hemant Narayan Patil	4455.00
62		Mr.Ganshyam Ramchandra Raut	2228.00
		TOTAL	6720.00

AREA NOT IN POSSESSION DIAGRAM
SCALE-1:500

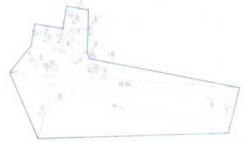
AREA NOT FOR N.A DIAGRAM
SCALE-1:500

PLOT AREA DIAGRAM
SCALE-1:500

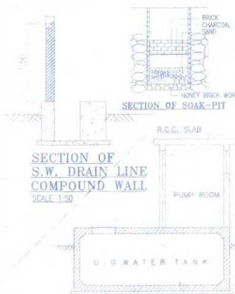
LOCATION PLAN
SCALE - NTS



LAYOUT PLAN
SCALE - 1:500



OPENSPACE AREA DIAGRAM
SCALE-1:500

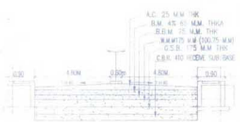


SECTION OF S.W. DRAIN LINE COMPOUND WALL
SCALE 1:50

SECTION OF U.G.WATER TANK & PUMP ROOM
SCALE 1:50

PLAN

SEPTIC TANK PLAN.



12.00M.W. ROAD SECTION

PLOT AREA CALCULATION

1	1/2 X 19.12	X 4.90	X 1NO	=	47.32	SQ.MT.
2	1/2 X 29.02	X 6.18	X 1NO	=	88.32	SQ.MT.
3	1/2 X 37.69	X 5.51	X 1NO	=	103.84	SQ.MT.
4	1/2 X 42.40	X 5.16	X 1NO	=	117.87	SQ.MT.
5	1/2 X 41.10	X 26.15	X 1NO	=	536.10	SQ.MT.
6	1/2 X 33.72	X 19.26	X 1NO	=	325.06	SQ.MT.
7	1/2 X 7.35	X 3.42	X 1NO	=	12.63	SQ.MT.
8	1/2 X 36.13	X 4.40	X 1NO	=	79.49	SQ.MT.
9	1/2 X 81.24	X 12.13	X 1NO	=	980.16	SQ.MT.
10	1/2 X 81.24	X 28.51	X 1NO	=	1158.38	SQ.MT.
11	1/2 X 36.82	X 8.28	X 1NO	=	152.95	SQ.MT.
12	1/2 X 7.15	X 3.48	X 1NO	=	12.44	SQ.MT.
13	1/2 X 41.75	X 4.60	X 1NO	=	96.02	SQ.MT.
14	1/2 X 41.75	X 17.14	X 1NO	=	370.32	SQ.MT.
15	1/2 X 18.42	X 4.57	X 1NO	=	42.08	SQ.MT.
16	1/2 X 40.82	X 8.19	X 1NO	=	167.16	SQ.MT.
17	1/2 X 61.86	X 14.83	X 1NO	=	458.69	SQ.MT.
18	1/2 X 64.04	X 20.10	X 1NO	=	646.80	SQ.MT.
19	1/2 X 64.04	X 23.52	X 1NO	=	753.11	SQ.MT.
			TOTAL ADDITION	=	6176.74	SQ.MT. X
DEDUCTIONS						
C	2/3 X 4.95	X 1.13	X 1NO	=	3.40	SQ.MT.
			TOTAL DEDUCTION	=	3.40	SQ.MT. Y1
TOTAL PLOT AREA (X				=	6176.34	SQ.MT. X1

NOT FOR N.A. AREA CALCULATION

A	1/2 X 33.97	X 15.31	X 1NO	=	259.87	SQ.MT.
B	1/2 X 35.55	X 4.51	X 1NO	=	81.23	SQ.MT.
C	2/3 X 4.95	X 1.11	X 1NO	=	3.72	SQ.MT.
D	1/2 X 35.55	X 5.86	X 1NO	=	104.52	SQ.MT.
E	1/2 X 10.48	X 4.8	X 1NO	=	25.26	SQ.MT.
F	1/2 X 27.50	X 4.51	X 1NO	=	62.43	SQ.MT.
			TOTAL NOT FOR N.A. AREA	=	537.03	SQ.MT. X2

AREA NOT IN POSSESSION CALCULATION

A	1/2 X 12.93	X 1.18	X 1NO	=	7.63	SQ.MT.
			TOTAL ADDITION	=	7.63	SQ.MT. X3

TOTAL PLOT AREA (X1+X2+X3) = 6720.00 SQ.MT.

OPEN SPACE AREA CALCULATION

1	1/2 X 6.50	X 3.25	X 1NO	=	10.56	SQ.MT.
2	1/2 X 7.37	X 3.61	X 1NO	=	13.30	SQ.MT.
3	1/2 X 8.70	X 5.13	X 1NO	=	23.32	SQ.MT.
4	1/2 X 11.53	X 4.25	X 1NO	=	24.50	SQ.MT.
5	1/2 X 16.35	X 4.19	X 1NO	=	34.25	SQ.MT.
6	1/2 X 17.22	X 1.68	X 1NO	=	14.46	SQ.MT.
7	1/2 X 46.84	X 3.82	X 1NO	=	89.46	SQ.MT.
8	1/2 X 46.16	X 11.50	X 1NO	=	265.42	SQ.MT.
9	1/2 X 46.84	X 9.47	X 1NO	=	221.79	SQ.MT.
			TOTAL ADDITION	=	696.06	SQ.MT. X
DEDUCTIONS						
a	2/3 X 1.94	X 0.36	X 1NO	=	0.47	SQ.MT.
			TOTAL DEDUCTION	=	0.47	SQ.MT. Y1
TOTAL OPENSPACE AREA (X – Y1)				=	695.59	SQ.MT. X1
REQUIRED OPENSPACE				=	672.00	SQ.MT.
PROPOSED OPENSPACE				=	695.59	SQ.MT.

SHEET NO - 1 OF 8

LAYOUT PLAN

STAMP OF APPROVAL OF PLANS

रा.उर्वरलयाचे पत्र क्र.बिपी/रचांनिव/नगर/सी.७मरेपी/ा०पालघर२/न क्र.९३७ ६२/शहिवाप्र व पालिका/
रा.यं.र.र.७९५६/९७१२१५ अन्वये प्रदान
राहू हिस्या रंगाने इमारी बुधविलाकामाने शहिपास व पालिका
वापरासाठी नकाशास मंजुरी देणेबाबत शिफारस.

य. सहायक संचालक, नगर रचना,
पालघर.

मंजूर
आदेश क्र.महसूल/कक्ष.१/मेज ९..../एनएपी/
एसआर ८२२१७ दिनांक ३१.१२.२०१७
प्रयोजन - रहिवास / वाणिज्य / औद्योगिक / सुविधा क्षेत्र
जिल्हाधिकारी पालघर

PROFORMA -1

A	AREA STATEMENT	SQMTS TOTAL LAND
1.	AREA OF PLOT AS PER 7/12	6720.00
	a. AREA NOT FOR N.A	537.03
2.	AREA OF PLOT AS T.I.L.R	6182.97
3.	DEDUCTION FOR	
	a.AREA UNDER VILLAGE ROAD WIDENING	------
	b.D.P.ROAD 12.00M.W.	------
	c.D.P.ROAD 18.00M.W.	------
	d. ENCROACHMENT	7.63
	TOTAL (a+b+c+d)	7.63
4.	BALANCE AREA OF PLOT(2-3d)	6175.34
5.	DEDUCTIONS FOR	
	a.REQUIRDED OPENSPACE AREA 10%	672.00
	b.PROPOSED OPENSPACE AREA	695.59
6.	NET AREA OF PLOT	6175.34
7.	NORMAL F.S.I. PERMISSBLE	0.90
8.	PERMISSBLE BUILT UP AREA	5557.81
9.	PROPOSED BUILT UP AREA	5553.58
10.	PROPOSED CLUB HOUSE IN OPEN SPACE BUILTUP AREA	100.66
B	BALCONY AREA STATEMENT	
a.	PROPOSED ENCLOSED BALCONY AREA	579.42
b.	EXCESS BALCONY AREA	5.68
c.	TOTAL PROPOSED ENCLOSED BALCONY AREA FOR PREMIUM	585.10

CONTENTS OF SHEET

GROUND & TYPICAL FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, BUILT UP AREA & CONS. AREA STATEMENT, PARKING STATMENT,STAIRCASE AREA DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, SECTION & ELEVATION, STILT AREA DIAGRAM & CALCULATION.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BAY ME ON_____ AND THE DIMENSIONS OF THE SIDE ETC.OF THE PLOT STAIED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA 50 WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer/
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED GROUP HOUSING RESIDENTIAL BLDG. & COMMERCIAL(SHOPPING),CLUBHOUSE
ON LAND BEARING GUT.NO. 61,61/1 & 62, AT VILLAGE– UMROLI ,TALUKA– PALGHAR, DIST–PALGHAR

FILE NO – F-73	NAME OF OWNER:– Mr.Hemant Narayan Patil, Mr.Ganshyam Ramchandra Raut,
DATE –	POA. HOLDER:– Mr.Vedprokash Girijashakar Pandey, Mr.Devendra Ashok Dubey, Mr.Rajesh Yadaneshwar Satghare, Mr.Amit Yadaneshwar Satghare.
SCALE AS SHOWN	
DRN. BY	Name and Add.of Architect/Engineer/Licensed Surveyor:
BHAVESH	Mr.Manoj D.Sharma B.Arch — A-003, SURENDRA SMRUTI, SOCIETY,ANAND NAGAR, VASAI(W)–401202, email: renderpoint1@gmail.com, Ph. : 0250– 2348844 Mob.9823616198
CHKD BY R.S	RAJESH Y. SATGHARE Reg. No. ADTP Pol. Br./C-3/1925 CA/2013/58659

RENDER POINT
ARCHITECTURAL CONSULTANT
Architect/Engineer/Licensed Surveyor/Project Consultant