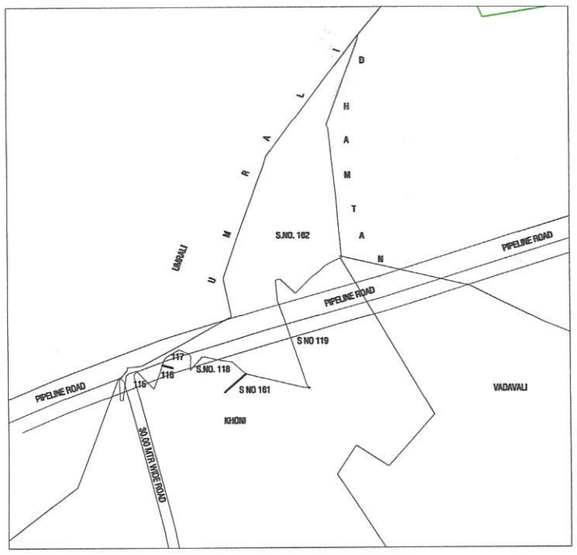
LAYOUT PLAN

KHONI, KALYAN, S.NO.162

SHEET 1 / 5

STAMP OF RECEIPT | STAMP OF APPROVAL OF PLAN



LOCATION PLAN
SCALE 1:2500

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AREA STATEMENT

SR. NO.	TYPE OF BUILDING		STR.	CARPET AREA / TEN. (SQM.)	NO. OF BLDG.	NO. OF TEN. /BLDG	TOTAL NO. OF TEN.	FSI AREA / BLDG	TOTAL FSI AREA (SQ)
1	EWS - 16	RESI.	G+07	29.9	16	127	2032	5777.98	92447.68
TOTAL EWS					16		2032		92,447.68
GRAND TOTAL					16		2032		92,447.68

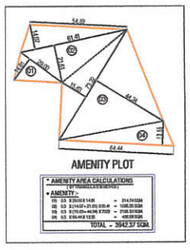
PARKING STATEMENT

STR.	CARPET AREA / TEN. (SQM.)	NO. OF BLDG.	NO. OF TEN. /BLDG.	TOTAL NO. OF TEN.	PARKING REQUIRED		PARKING PROP.
G+07	29.90	16	127	2032	1 SCOOTER FOR 1 TE	2032 NOS	2032 NOS
				2032		2032 NOS	2032 NOS

SR. NO.	AREA STATEMENT		PLOT A	PLOT B	AREA UNDER DP ROAD	TOTAL
1	AREA OF PLOT					
	1a	AS PER 7/12 EXTRACT OF TRINGULATION		171000.00		171000.00
	1b	AS PER MP PLAN (NET PLOT AREA WITHOUT ROAD)	131291.52	39255.66	9452.82	171000.00
2	DEDUCTION FOR		-	-		
	2a	EXISTING DP ROAD AREA	-	-	9452.82	
	2b	TOTAL (a)	-	-	9452.82	9452.82
3	GROSS AREA OF PLOT (1b-2b)		131291.52	39255.66	-	161547.18
4	DEDUCTION FOR				-	-
	4a	AMENITY AREA (5% OF 3)	6564.58	1312.78	-	6877.36
5	BALANCE AREA OF PLOT (3-4a)		124726.94	38142.88	-	153469.82
6	DEDUCTION FOR				-	-
	6a	RECREATIONAL GROUND/ OPEN SPACE (25 % OF 5) NON DEDECTED	31181.74	7185.72	-	38367.46
7	BALANCE PLOT AREA (5-6a)		124726.94	28742.88	-	153469.82
8	ADDITION FOR TDR (DP ROAD)		0.00	0.00	-	0.00
9	NET AREA OF PLOT (7+8)		124726.94	28742.88	-	153469.82
10	F.S.I. PERMISSIBLE		2.50	2.50	-	2.50
11	PERMISSIBLE BUILT-UP AREA	(9 X10)	311817.36	71857.19	-	383674.55
12	EXISTING BUILT-UP AREA		-	-	-	-
13	PROPOSED BUILT-UP AREA		92447.68	0.00	-	92447.68
14	UNDER SRC/CMP TAKEN IN F.S.I. (AS PER B BELOW)		-	-	-	-
15	TOTAL BUILT UP AREA PROPOSED (12+13+14)		92447.68	0.00	-	92447.68
16	F.S.I. CONSUMED (15/9)		0.74	0.00	-	0.60

SR. NO.	OPEN SPACE / R.G AREA STATEMENT	PLOT A	PLOT B	TOTAL
1	NET PLOT AREA	124726.94	28742.88	153469.82
2	25.00 % OPEN SPACE / R.G AREA REQ.	31181.735	7185.72	38367.46
3	OPEN SPACE / R.G AREA PROVIED.	32135.74		

PLOT "A" OPEN SPACE AREA CALCULATIONS			PLOT "A" R.G. AREA CALCULATIONS		
SR. NO.	OPEN SPACE AREA STATEMENT	AREA	SR. NO.	R.G. AREA STATEMENT	AREA
1	OPEN SPACE -1	1674.62	1	R.G.1	2197.94
2	OPEN SPACE -2	6331.39	2	R.G.2	2197.94
3	OPEN SPACE -3	15187.57	3	R.G.3	2197.94
	TOTAL AREA	23193.58	4	R.G.4	2197.94
				TOTAL AREA	8791.76



AMENITY PLOT

* AMENITY AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* AMENITY :-
01) 03 X(50X31)/2 = 2143.50SQM
02) 03 X(14X2+31.05) X 8.45 = 1108.35SQM
03) 03 X(10X2+40.50) X 7.05 = 2108.55SQM
04) 03 X 50 = 450.00SQM
TOTAL = 3842.37 SQM.

R.S.S.

* R.S.S. AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* R.S.S. :-
01) 03 X 54.00X 50.40 = 8640.00SQM
02) 03 X 54.00X 31.50 = 5103.00SQM
03) 03 X 54.00 = 162.00SQM
TOTAL = 2010.58 SQM.

O.W.C

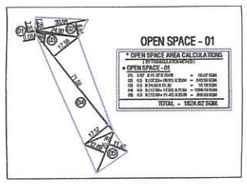
* O.W.C AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* O.W.C :-
01) 03 X 71.77X14.97 = 3224.00SQM
02) 03 X 50.00X7.50 = 1125.00SQM
TOTAL = 774.91 SQM.

STP

* STP AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* STP :-
01) 03 X(30.00+30.00) X 40.00 = 3600.00SQM
TOTAL = 966.95 SQM.

R.G. NO - 01/02/03/04

* R.G. AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* R.G. NO. 01/02/03/04:-
01) 03 X(30.00+30.00) X 20.00 = 2197.94SQM
TOTAL = 2197.94 SQM.



OPEN SPACE - 01

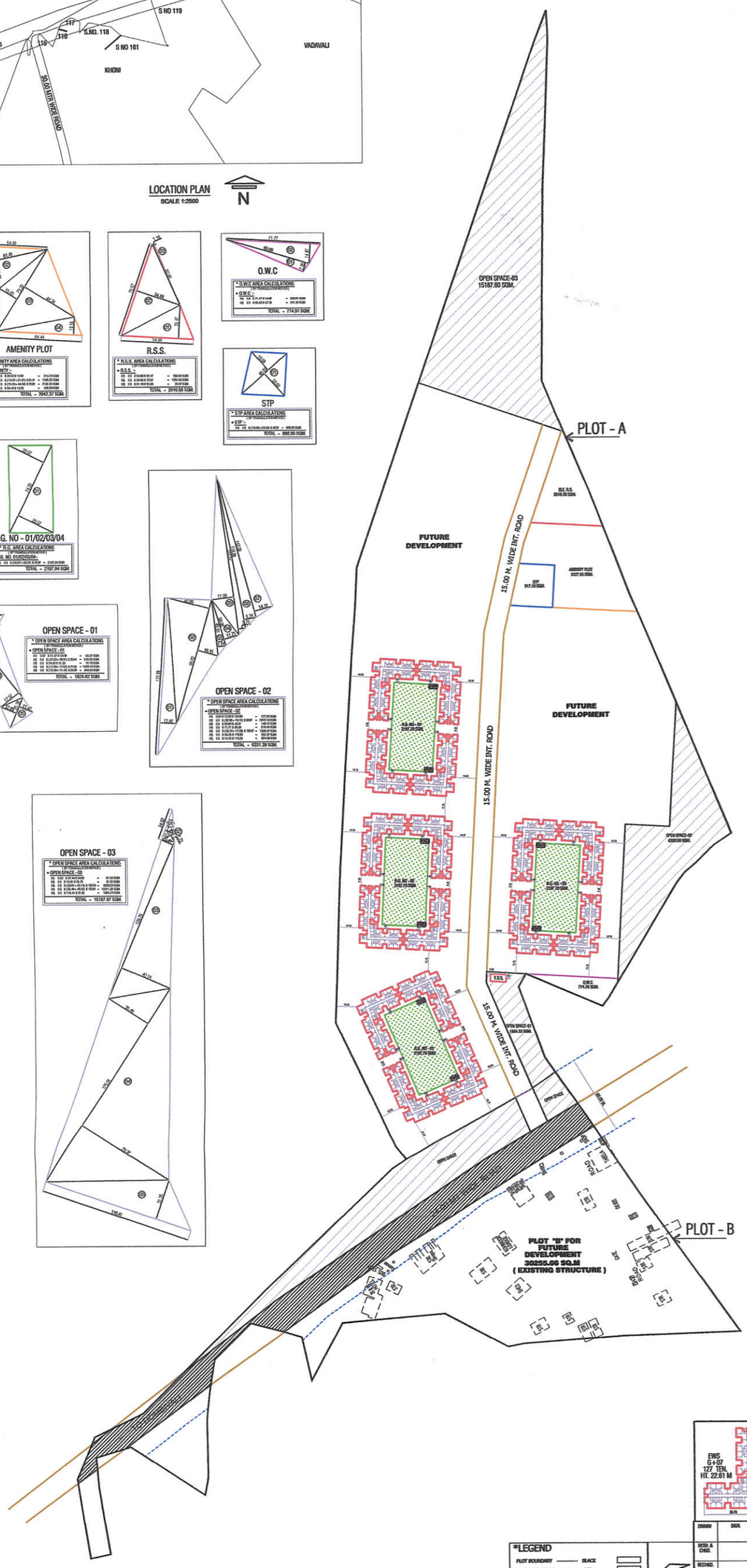
* OPEN SPACE AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* OPEN SPACE -01
01) 0.50* X 31.20*X 0.5X2 = 15.61SQM
02) 0.5 X(12.20+28.00) X 20.00 = 243.00SQM
03) 0.5 X 14.00 X 20.00 = 140.00SQM
04) 0.5 X(12.00+14.00) X 20.00 = 130.00SQM
05) 0.5 X(12.00+11.40) X 20.00 = 236.00SQM
06) 0.5 X 14.00 X 11.00 = 77.00SQM
07) 0.5 X 14.00 X 11.00 = 77.00SQM
08) 0.5 X(12.00+11.40) X 20.00 = 236.00SQM
TOTAL = 1674.62 SQM.

OPEN SPACE - 02

* OPEN SPACE AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* OPEN SPACE -02
01) 0.50X 17.00X 0.50X2 = 17.00SQM
02) 0.5 X(38.00+42.10) X 20.00 = 804.00SQM
03) 0.5 X 20.00 X 20.00 = 140.00SQM
04) 0.5 X(38.00+42.10) X 20.00 = 804.00SQM
05) 0.5 X(12.00+12.00) X 12.00 = 1728.00SQM
06) 0.5 X 20.00 X 11.00 = 220.00SQM
07) 0.5 X 14.00 X 11.00 = 154.00SQM
TOTAL = 6331.39 SQM.

OPEN SPACE - 03

* OPEN SPACE AREA CALCULATIONS
(AS PERMISSIBLE DEVELOPMENT)
* OPEN SPACE -03
01) 0.5 X 20.00 X 20.00 = 200.00SQM
02) 0.5 X 14.00 X 20.00 = 140.00SQM
03) 0.5 X(20.00+40.00) X 20.00 = 1200.00SQM
04) 0.5 X(20.00+40.00) X 20.00 = 1200.00SQM
05) 0.5 X 14.00 X 20.00 = 140.00SQM
TOTAL = 15187.57 SQM.



EWS G+07 127 TEN. HT. 22.61 M

*PROJECT

PROPOSED LAYOUT PLAN AT S.NO.162, KHONI, TAL.-KALYAN FOR KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

SIGNATURE OF LIC.ARCHITECT | SIGNATURE OF OWNER

NITIN R. PRADHAN
ARCHITECT
L.NO.-CV/04/9494

EXECUTIVE ENGINEER- III / THANE
KONKAN HOUSING & AREA
DEVELOPMENT BOARD, MUMBAI

KHONI, KALYAN, S.NO.162

OWNER: म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI-400051
PHONE: 26592000, 26592777, 26592222

*LEGEND

PLOT BOUNDARY	BLACK
PROPOSED WORK	RED
R.G. AREA	GREEN
PROP. ROADS	BURNT SIENNA
STR. TO BE DEMOLISHED	YELLOW

N

DRAWN	SIGN.	DATE		
DESI. & CHECD.			PROJECT	EWS MASS HOUSING SCHEME UNDER P.M.A.Y.
RECOMD.			LOCATION	KHONI, KALYAN, S.NO.162
APPD.			SHEET TITLE	LAYOUT PLAN
SCALE.- 1 : 1000			JOB NO.	ENG. NO. 8025 / MHADB / KALYAN / KHONI / LAY-01 — REV. NO. 00