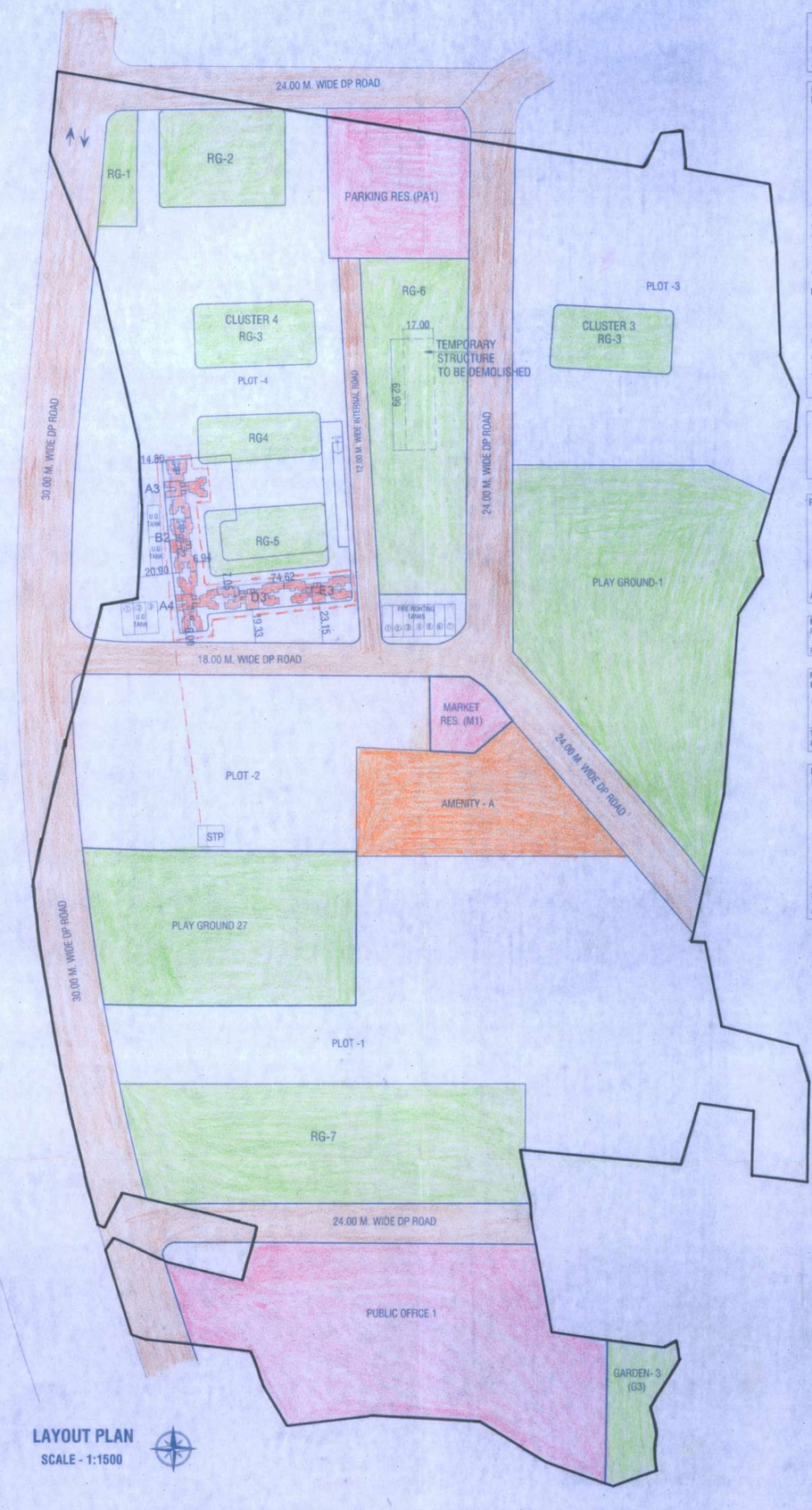


LAYOUT PLAN
SCALE - 1:1500

PARKING RES. AREA CALC. PA-1

1	113.28	X	48.00	X	0.50	=	2718.72
2	113.28	X	55.53	X	0.50	=	3145.21
TOTAL						=	5863.93
AS PER POLYLINE						= 5863.92 SQ.M	

PLOT AREA CALCULATION FOR PLAY GROUND
P.G-1

1	0.50	X	20.93	X	51.17	=	535.49
2	0.50	X	143.84	X	32.60	=	2344.99
3	0.50	X	153.56	X	17.05	=	1309.09
4	0.50	X	153.56	X	38.16	=	2929.92
5	0.50	X	140.51	X	23.59	=	1657.31
6	0.50	X	133.23	X	28.84	=	1921.18
7	0.50	X	227.52	X	28.46	=	1878.36
8	0.50	X	128.07	X	4.09	=	261.90
9	0.50	X	128.07	X	34.35	=	2199.60
10	0.50	X	109.76	X	30.62	=	1680.43
11	0.50	X	101.70	X	73.76	=	3750.69
12	0.50	X	76.66	X	23.44	=	898.45
13	0.50	X	40.90	X	31.10	=	635.99
14	0.50	X	12.32	X	49.63	=	305.72
TOTAL						=	22308.72
AS PER POLYLINE						= 22308.89 SQ.M	

PLAY GROUND AREA CALCULATION PG-27

1	91.21	X	37.39	X	0.50	=	1705.17
2	91.21	X	39.25	X	0.50	=	1790.00
3	144.65	X	61.56	X	0.50	=	4452.23
4	144.65	X	69.31	X	0.50	=	5012.85
TOTAL						=	12960.35
AS PER POLYLINE						**= 12960.37 SQ.M**	

TOTAL PLAY GROUND AREA = PG1+PG27
= 22308.69 +12960.37 = 35269.06 SQ.M

AREA CALCULATION FOR AMENITY- A

1	0.50	X	103.84	X	27.26	=	1415.34
2	0.50	X	151.99	X	58.52	=	4447.23
3	0.50	X	46.34	X	88.37	=	2047.53
TOTAL						=	7910.10
AS PER POLYLINE = 7910.13 SQ.M.							

PLOT AREA CALCULATION FOR MARKET - M1

1	0.50	X	33.47	X	14.02	=	234.62
2	0.50	X	38.85	X	12.51	=	243.00
3	18.31	X	0.98	X	2 /3	=	11.96
4	0.50	X	38.85	X	20.06	=	390.05
5	0.50	X	43.30	X	12.10	=	261.96
6	0.50	X	50.54	X	14.02	=	355.04
TOTAL						=	1496.63
AS PER POLYLINE.						= 1496.56 SQ.M	

R.G. AREA CALCULATION

R.G AREA REQUIRED ON 157965.92 X 0.25%	= 39491.48 SQ.M
R.G AREA PROVIDED	= 39555.37 SQ.M.

R.G. AREA CALCULATION :
R.G.1

1	69.38	X	20.54	X	0.5	=	712.53
2	69.38	X	7.54	X	0.5	=	261.56
3	67.19	X	7.31	X	0.5	=	245.58
4	11.93	X	2.24	X	2/3	=	17.82
TOTAL						=	1237.49 SQ.M.
AREA AS PER POLY LINE						**= 1237.53 SQ.M.**	

R.G. AREA CALCULATION :
R.G.2

1	3.07	X	0.57	X	2/3	=	1.15
2	52.41	X	2.40	X	0.5	=	62.89
3	85.79	X	40.31	X	0.5	=	1730.09
4	2.10	X	85.79	X	0.5	=	90.07
5	2.13	X	0.43	X	2/3	=	0.60
6	85.50	X	39.37	X	0.5	=	1683.06
7	85.50	X	4.17	X	0.5	=	178.26
8	4.23	X	0.82	X	2/3	=	2.28
9	67.07	X	2.86	X	0.5	=	95.91
10	4.24	X	0.86	X	2/3	=	2.40
TOTAL						=	3846.71 SQ.M.
AREA AS PER POLY LINE						**= 3846.80 SQ.M**	

R.G. AREA CALCULATION :
R.G.3 : CLUSTER 3 & 4

1	4.28	X	0.90	X	2/3	=	2.57
2	4.28	X	2.14	X	0.5	=	4.58
3	4.26	X	0.89	X	2/3	=	2.53
4	4.26	X	2.13	X	0.5	=	4.54
5	4.24	X	0.88	X	2/3	=	2.61
6	4.24	X	2.14	X	0.5	=	4.54
7	4.19	X	0.85	X	2/3	=	2.37
8	4.19	X	2.09	X	0.5	=	4.38
9	2.99	X	29.72			=	88.86
10	61.42	X	35.96			=	2208.66
11	3.02	X	30.21			=	91.23
TOTAL						=	2416.67 SQ.M.
AREA AS PER POLY LINE						**= 2418.47 SQ.M**	
TOTAL AREA OF R.G.3 :CLUSTER 3 & 4 = 2418.47 X 2 = 4836.94 SQ.M							

R.G. AREA CALCULATION :
R.G.4

1	4.21	X	0.86	X	2/3	=	2.41
2	4.21	X	2.10	X	0.5	=	4.42
3	62.97	X	3.03			=	190.89
4	4.32	X	0.92	X	2/3	=	2.65
5	4.32	X	2.16	X	0.5	=	6.22
6	71.37	X	20.04	X	0.5	=	715.13
7	71.37	X	17.80	X	0.5	=	635.19
8	4.20	X	0.86	X	2/3	=	2.41
9	4.20	X	2.10	X	0.5	=	4.41
10	62.58	X	2.97			=	185.86
11	3.62	X	2.39	X	0.5	=	4.33
12	3.82	X	0.61	X	2/3	=	1.47
TOTAL						=	1755.30 SQ.M.
AREA AS PER POLY LINE						**= 1756.05 SQ.M.**	

R.G. AREA CALCULATION :
R.G.5

1	4.15	X	0.84	X	2/3	=	2.32
1a	4.15	X	2.08	X	0.5	=	4.32
2	4.24	X	0.88	X	2/3	=	2.49
2a	4.24	X	2.12	X	0.5	=	4.49
3	4.30	X	0.91	X	2/3	=	2.61
3a	4.30	X	2.15	X	2/3	=	4.62
4	4.28	X	0.90	X	2/3	=	2.57
4a	4.28	X	2.14	X	0.5	=	4.58
5	2.96	X	29.47			=	87.23
6	61.18	X	36.26			=	2218.39
7	3.04	X	31.04			=	94.36
TOTAL						=	2427.98 SQ.M.
AREA AS PER POLY LINE						**= 2427.62 SQ.M.**	

R.G. AREA CALCULATION :
R.G.6

1	85.00	X	6.30	X	0.5	=	267.75
2	78.25	X	1.60	X	0.5	=	62.60
3	3.02	X	0.28	X	2/3	=	0.56
4	75.71	X	15.80	X	0.5	=	598.11
TOTAL						=	929.02 SQ.M.
AREA AS PER POLY LINE						**= 928.94 SQ.M.**	

R.G. AREA CALCULATION :
R.G.7

1	197.23	X	59.28	X	0.50	=	5845.90
2	197.23	X	47.24	X	0.50	=	4658.57
TOTAL						=	10504.47 SQ.M.
AREA AS PER POLY LINE						**= 10504.65 SQ.M.**	

R.G. AREA CALCULATION :
R.G.8 :

1	69.26	X	10.13	X	0.50	=	350.80
2	226.82	X	64.03	X	0.50	=	7261.64
3	202.88	X	37.99	X	0.50	=	3853.71
4	92.00	X	25.81	X	0.50	=	1187.26
5	85.24	X	31.99	X	0.50	=	1363.41
TOTAL						=	14016.82 SQ.M.
AREA AS PER POLY LINE						**= 14016.84 SQ.M.**	

TOTAL R.G AREA = (1+2+3 +4+5+6+7+8)
=1237.53+3846.80+4836.94+1756.05+2427.62
+ 928.94 + 10504.65 +14016.84 = 39555.37 SQ.M.
PHYSICAL R.G AREA REQUIRED = 39491.48 SQ.M.
R.G AREA PROVIDED = 39555.37 SQ.M.

Village - Usarghar

Sr. No.	Survey No.	Area as per 7/12 (in Sq.mtr.)	Sr. No.	Survey No.	Area as per 7/12 (in Sq.mtr.)
1	12/1	610.00	36	103/13	16220.00
2	17/2	1330.00	37	103/14/B	500.00
3	17/3/A	1140.00	38	103/15	700.00
4	17/3/B	500.00	39	103/16	500.00
5	17/4	180.00	40	103/17	4300.00
6	17/5	50.00	41	103/18	6800.00
7	37/1	1010.00	42	107/2/A	3800.00
8	37/2	1720.00	43	107/2/B	4600.00
9	38/1	5710.00	44	107/3	22720.00
10	38/2	2860.00	45	107/4	5940.00
11	38/3	380.00	46	107/5	700.00
12	38/4	380.00	47	107/6	5800.00
13	70/9	6780.00	48	107/7	10600.00
14	70/10	1890.00	49	107/8	2900.00
15	70/11	830.00	50	107/9	1800.00
16	71/1	15100.00	51	107/10	200.00
17	71/2	430.00	52	107/11	900.00
18	71/3	1160.00	53	107/12	730.00
19	71/4	150.00	54	107/13	760.00
20	71/8	960.00	55	107/14	600.00
21	91/1	450.00	56	107/15	450.00
22	91/2	150.00	57	107/16	450.00
23	91/4	990.00	58	107/17	3800.00
24	91/3	710.00	59	107/18	3700.00
25	91/5	1340.00	60	107/19	150.00
26	92/1	2350.00	61	107/20	5840.00
27	92/2	80.00	62	108/1	78000.00
28	103/6/A	2170.00	63	108/2	700.00
29	103/6/B	2330.00	64	134/1	2250.00
30	103/7	1100.00	65	134/2	1240.00
31	103/8	700.00	TOTAL (2)		**187850.00**
32	103/9	3400.00	TOTAL (1+2)		**251990.00**
33	103/10	2200.00			
34	103/11	2400.00			
35	103/12	11100.00			
TOTAL (1)		**74340.00**			

Village - Usarghar

Sr. No.	Survey No.	Area as Proposed Subdivision (in Sq.mtr.)	Sr. No.	Survey No.	Area as Proposed Subdivision (in Sq.mtr.)
1	17/1	610.00	36	103/13	16220.00
2	17/2	1330.00	37	103/14/B	500.00
3	17/3/A	800.00	38	103/15	700.00
4	17/3/B	500.00	39	103/16	500.00
5	17/4	160.00	40	103/17	4300.00
6	17/5	50.00	41	103/18	6800.00
7	37/1	1010.00	42	107/2/A	3800.00
8	37/2	1720.00	43	107/2/B	4600.00
9	38/1	5710.00	44	107/3	22720.00
10	38/2	2860.00	45	107/4	5940.00
11	38/3	380.00	46	107/5	700.00
12	38/4	380.00	47	107/6	5800.00
13	70/9	6780.00	48	107/7	10600.00
14	70/10	1590.00	49	107/8	2900.00
15	70/11	830.00	50	107/9	1800.00
16	71/1	14483.00	51	107/10	200.00
17	71/2	430.00	52	107/11	900.00
18	71/3	1160.00	53	107/12	730.00
19	71/4	150.00	54	107/13	760.00
20	71/8	389.00	55	107/14	600.00
21	91/1	450.00	56	107/15	450.00
22	91/2	150.00	57	107/16	450.00
23	91/4	990.00	58	107/17	3800.00
24	91/3	710.00	59	107/18	3700.00
25	91/5	1340.00	60	107/19	150.00
26	92/1	2350.00	61	107/20	5828.00
27	92/2	80.00	62	108/1	77995.00
28	103/6/A	1170.00	63	108/2	14.00
29	103/6/B	1172.00	64	134/1	2250.00
30	103/7	722.00	65	134/2	1240.00
31	103/8	700.00	TOTAL (2)		**186047.00**
32	103/9	3400.00	TOTAL (1+2)		**256303.00**
33	103/10	2200.00			
34	103/11	2400.00			
35	103/12	11100.00			
TOTAL (1)		**70256.00**			

PROPOSED BUILT UP AREA STATEMENT CLUSTER- 4

BLDG.TYPE	DISCRIPTION	NO. OF FLOOR	BUILT UP AREA RESIDENTIAL	BUILT UP AREA PER BLDG.	TOTAL BUILT UP AREA
A3	STILT +PDD.1 + POD.-2 +1ST TO 3RD	TYPICAL 1ST TO 3RD FLR.	258.79 X 3 = 776.37	776.37	776.37 X 1 = **776.37**
A4	STILT +PDD.1 + POD.-2 +1ST TO 3RD	TYPICAL 1ST TO 3RD FLR.	258.79 X 3 = 776.37	776.37	776.37 X 1 = **776.37**
B2	STILT +PDD.1 + POD.-2 +1ST TO 4TH	TYPICAL 1ST TO 3RD FLR. REFUGE 4TH FLOOR	213.09 X 3 = 639.27 160.69 X 1 = 160.69	799.96	799.96 X 1 = **799.96**
D3	STILT +PDD.1 + POD.-2 +1ST TO 4TH	TYPICAL 1ST TO 3RD FLR. REFUGE 4TH FLOOR	247.57 X 3 = 742.71 194.96 X 1 = 194.96	937.67	937.67 X 1 = **937.67**
E3	STILT +PDD.1 + POD.-2 +1ST TO 4TH	TYPICAL 1ST TO 3RD FLR. REFUGE 4TH FLOOR	263.94 X 3 = 791.82 211.43 X 1 = 211.43	1003.25	1003.25 X 1 = 1003.25
TOTAL PROPOSED BUILT UP AREA		**= 4293.62 SQ.M.**			

PROPOSED STAIRCASE & PASSAGE AREA STATEMENT CLUSTER- 4

BLDG. TYPE	DISCRIPTION	STAIRCASE AREA RESIDENTIAL	TOTAL NO OF BUILDING
A3	STILT +PDD.1 + POD.-2 +1ST TO 3RD	299.75	299.75 X 1 = **299.75**
A4	STILT +PDD.1 + POD.-2 +1ST TO 3RD	299.75	299.75 X 1 = **299.75**
B2	STILT +PDD.1 + POD.-2 +1ST TO 4TH	291.82	291.82 X 1 = **291.82**
D3	STILT +PDD.1 + POD.-2 +1ST TO 4TH	290.68	290.68 X 1 = **290.68**
E3	STILT +PDD.1 + POD.-2 +1ST TO 4TH	292.57	292.57 X 1 = **292.57**
TOTAL PROPOSED STAIRCASE AREA		**= 1474.57 SQ.M.**	

COVERED BUILT UP AREA STATEMENT (CLUSTER- 4)

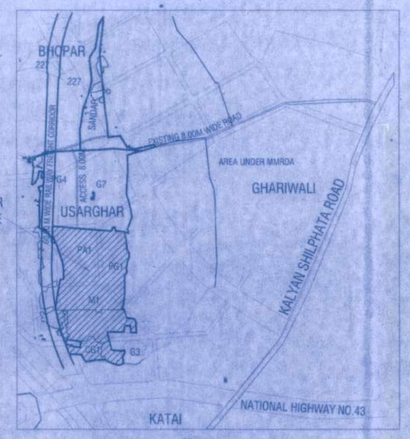
BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA	C.B. (2)	STAIRCASE & PASS.(3)	REFUGE (4)	TOTAL (5)= (2+3+4)	PERMISSIBLE FREE OF F.S.I AREA (6) = (30% OF 1)	ADD. AREA COUNTED IN F.S.I (7) = (5 - 6)	TOTAL BUILT UP AREA (1+7)
A3	STILT +P.1+ P.2+1ST TO 3RD	1	776.37	34.56	299.75	-----	334.31	232.91	101.40	877.77
A4	STILT +P.1+ P.-2+1ST TO 3RD	1	776.37	34.56	299.75	-----	334.31	232.91	101.40	877.77
B2	STILT +P.1+ P.-2+1ST TO 4TH	1	799.96	28.89	291.82	15.00	335.71	239.99	95.72	895.68
D3	STILT +P.1+ P.-2+1ST TO 4TH	1	937.67	30.35	290.68	15.00	336.03	281.30	54.73	992.40
E3	STILT +P.1+ P.-2+1ST TO 4TH	1	1003.25	32.02	292.57	15.00	339.59	300.98		1003.25
PROPOSED COVERED BUILT UP AREA			4293.62	160.38	1474.57	45.00	1679.95	1288.09	391.86	4646.87

COVERED BUILT UP AREA STATEMENT (CLUSTER- 4)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA	BALCONY	C.B.	STAIRCASE & PASS.	REFUGE	STILT	TOTAL COVERED BUILT UP AREA
A3	STILT +P.1+ P.2+1ST TO 3RD	1	776.37	77.25	34.56	299.75	-----	259.26	1447.22
A4	STILT +P.1+ P.-2+1ST TO 3RD	1	776.37	77.25	34.56	299.75	-----	259.26	1447.22
B2	STILT +P.1+ P.-2+1ST TO 4TH	1	799.96	79.86	28.89	291.82	15.00	208.72	1424.25
D3	STILT +P.1+ P.-2+1ST TO 4TH	1	937.67	93.51	30.35	977.36	15.00	242.77	1609.98
E3	STILT +P.1+ P.-2+1ST TO 4TH	1	1003.25	99.76	32.02	292.57	15.00	259.79	1702.39
PROPOSED COVERED BUILT UP AREA									**7631.06 ---(1)**
STILT LEVEL & 1ST PODIUM									**11616.52 ---(2)**
TOTAL PROPOSED COVERED BUILT UP AREA= (1+ 2) 7631.06 + 11616.52 = 19247.58 SQ.M.									

COLOURING OF PLANS

SR. NO	ITEMS	SITE PLAN BUILDING PLAN
1	PLOT LINE	----- THICK BLACK -----
2	EXISTING STRUCTURE TO BE DEMOLISHED	----- YELLOW HATCHED -----
3	PROPOSED WORK	----- RED FILLED IN -----
4	DRAINAGE & SEWERAGE WORK	----- RED DOTTED -----
5	RECREATION GROUND	----- GREEN WASH -----
6	GARDEN	----- GREEN WASH -----
7	ROAD	----- BURNT SIENNA -----
8	MARKET RESERVATION	----- PINK WASH -----
9	PARKING RESERVATION	----- PINK WASH -----
10	PLAY GROUND	----- GREEN WASH -----
11	AMENITY	----- ORANGE -----
12	PUBLIC OFFICE	----- PINK -----
13	RAILWAY FRIGHT CORRIDOR	----- GRAY -----



LOCATION PLAN

NOTES
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
PROPOSED R. G. SHOWN IN GREEN

LAYOUT PLAN

1/12

CONTENTS OF SHEET
LAYOUT, SECTION THRU COMP. WALL, R.G. CALCULATIONS, F.S.I. STATEMENT, ETC.

STAMP OF APPROVAL OF PLAN AS APPROVED (-13- NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / ~~AMENDED COMMENCEMENT CERTIFICATE~~ ISSUED UPTO PLINTH LEVEL BEARING NO. CHOT/2201/Village/1201/BP/Usarghar-02/0001/2016 DATE 23.02.2016 AND THE CONDITIONS MENTIONED THEREIN.

Planner / Architect,
Town & Country Planning Division
MMRDA

PROFORMA 'A'

AREA STATEMENT

SR. NO.	DESCRIPTION	TOTAL IN SQ.M
1.	AREA OF PLOT AS PER 7/12 EXTRACT	261990.00
2.	AREA OF PLOT AS PER PROPOSED SUBDIVISION	256303.00
3.	AREA OF PLOT AS PER TRANGULATION	256982.73
4.	AREA CONSIDERED FOR PROPOSAL AS PER PROPOSED SUBDIVISION	256303.00
5.	DEDUCTION FOR	
	a. AREA UNDER PLAY GROUND (PG1,PG27)	35269.06
	b. AREA UNDER GARDEN (G3)	2354.65
	c. AREA UNDER MARKET (M1)	1496.56
	d. AREA UNDER PARKING RESERVATION (PA1)	5863.92
	e. AREA UNDER ROAD	31720.62
	f. AREA UNDER PUBLIC OFFICE	21632.27
	TOTAL AREA (a to f)	98337.08
6.	NET PLOT AREA (4-5)	157965.92
7.	BUILDABLE PLOT AREA (0.80 X NET PLOT AREA i.e. 0.80 X (6)) (AS PER STRINGENCY)	126372.74
8.	DEDUCTION FOR	
	AMENITY OPEN SPACE REQUIRED 5% OF NET PLOT AREA i. e. 5% OF NET PLOT (6) = 7898.30	7910.13
9.	F.S.I. PERMISSIBLE (OF BUILDABLE PLOT AREA)	0.95
10.	PERMISSIBLE BUILT UP AREA (7 X 9)	120054.10
11.	PROPOSED RESIDENTIAL BUILT UP AREA	4293.62
12.	PROPOSED COMMERCIAL BUILT UP AREA	-----
13.	TOTAL PROPOSED BUILT UP AREA (11+12)	4293.62
14.	F.S.I. CONSUMED	0.034
15.	RECREATIONAL GROUND PROVIDED REQUIRED (25% OF NET PLOT AREA i.e. 25% OF (6) = 157965.92 X 25% = 39491.48	**39555.37**

TENEMENT STATEMENT

PROPOSED BUP AREA	4293.62
LESS DEDUCTION FOR NON RESI. AREA	-----
AREA AVAILABLE FOR TENEMENTS	4293.62
DENSITY OF TENEMENTS	300 / HCT
PERMISSIBLE TENEMENTS	129 NOS
PROPOSED TENEMENTS	81 NOS
TOTAL TENEMENTS OF THE PLOT	81 NOS

BALCONY AREA STATEMENT

PERMISIBLE BALCONY AREA /FLR.	REFER BALCONY AREA CALC.
PROPOSED BALCONY AREA /FLR.	
EXCESS BALCONY AREA /FLR.	

PARKING STATEMENT

REQUIRED 4 WHEELER PARKING REQUIRED	65 NOS
PROPOSED 4 WHEELER PARKING PROVIDED	135 NOS
REQUIRED 2 WHEELER PARKING REQUIRED	168 NOS
PROPOSED 2 WHEELER PARKING PROVIDED	778 NOS
REQUIRED LOADING/ UNLOADING PARKING REQUIRED	-----
PROPOSED LOADING/ UNLOADING PARKING PROVIDED	-----
REQUIRED TRANSPORT VEHICLES PARKING REQUIRED	-----
PROPOSED TRANSPORT VEHICLES PARKING PROVIDED	-----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 03/11/2016 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL DEVELOPMENT AT PLOT BEARING VILLAGE - USARGHAR, S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/2, 134/1, 134/2 DIST- THANE

NAME & ADDRESS OF OWNER / P.O.A.H.

DIRECTOR , S.S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR SQUARE,
5TH FLOOR, OPP. SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER/ P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

SAHAR ARCHITECTS
501 ISHWARPA, OPP NEW GIRLS SCHOOL,
RAM MARUTI ROAD, THANE (W), 400 602
PHONE - 2537 5701 TELEFAX - 2534 4700
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DRG.NO	SCALE	DATE	DRN.BY	CHKD. BY
01	AS SHOWN	12/10/2016	KASHYAP	