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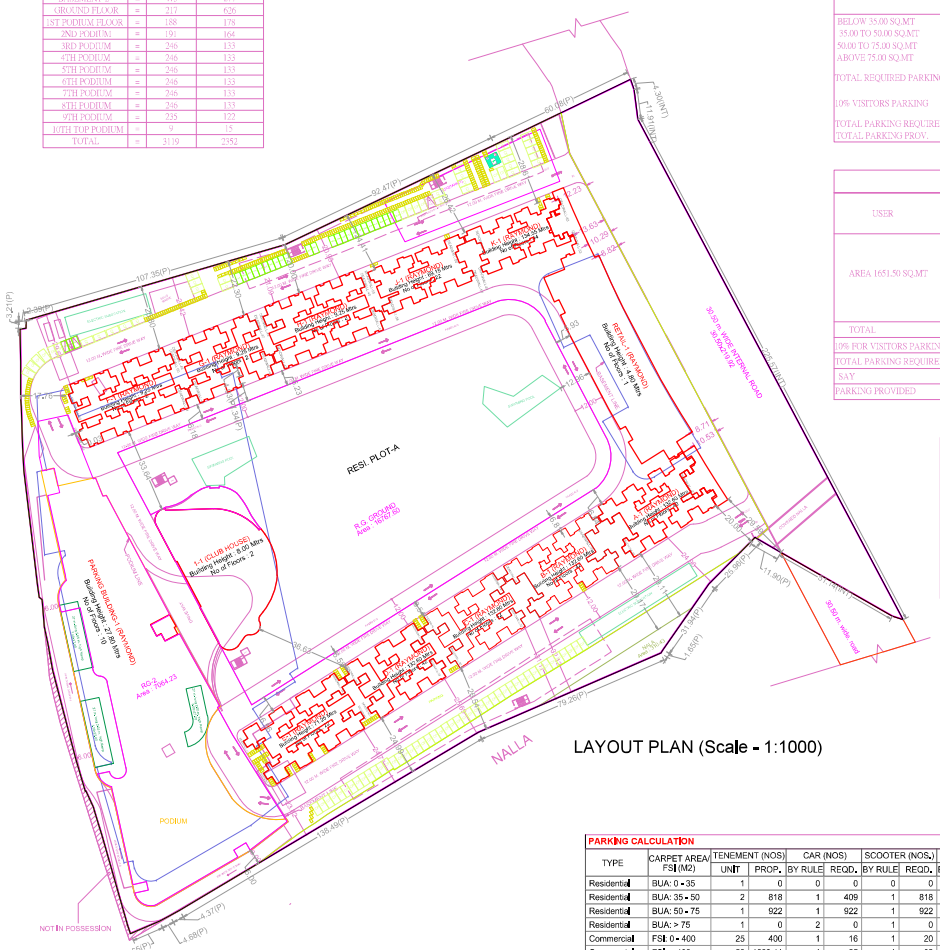
TOTAL PARKING PROVIDED(RESIDENTIAL)			
FLOOR		CAR	TWO WHEELER
BASEMENT-I	=	390	172
BASEMENT-II	=	413	277
GROUND FLOOR	=	217	626
1ST PODIUM FLOOR	=	188	178
2ND PODIUM	=	191	164
3RD PODIUM	=	246	133
4TH PODIUM	=	246	133
5TH PODIUM	=	246	133
6TH PODIUM	=	246	133
7TH PODIUM	=	246	133
8TH PODIUM	=	246	133
9TH PODIUM	=	235	122
10TH TOP PODIUM	=	9	15
TOTAL	=	3119	2352



LAYOUT PLAN (Scale - 1:1000)

PARKING STATEMENT (RESIDENTIAL)						
PLOT-A (WING A, B, C, D, E, F, G, H, J, K)						
(B / A) AREA	CAR PARK. REQD	NO. OF FLATS	REQD. CAR PARK.	TWO WHEELER PARK. REQD.	NO. OF FLATS	REQD. PARK.
BELOW 35.00 SQ.MT	NIL	0		1 FOR 1 FLAT	0	0
35.00 TO 50.00 SQ.MT	1 FOR 2 FLAT	731	365.5	1 FOR 1 FLAT	731	731
50.00 TO 75.00 SQ.MT	1 FOR 1 FLAT	847	847	1 FOR 1 FLAT	847	847
ABOVE 75.00 SQ.MT	2 FOR 1 FLAT	0	0	1 FOR 1 FLAT	-	-
TOTAL REQUIRED PARKING	-	-	1212.5	-	-	1578
10% VISITORS PARKING	-	-	121.25	-	-	-
TOTAL PARKING REQUIRED	-	-	1333.75	-	-	1578
TOTAL PARKING PROV.	-	-	3119	-	-	2352

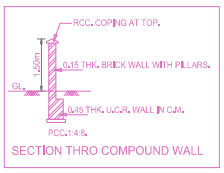
RETAIL PARKING STATEMENT			
USER	PARK.PERM.AS PER D.C. RULES	PARKING REQUIREMENT	TWO WHEELER
AREA 1651.50 SQ.MT	1 PARK. FOR EVERY 25 SQ.MT UPTO 400 SQ.MT.	16.00	82.58
	1 PARK. FOR EVERY 50 SQ.MT OF SPACE FOR AREA EXCEEDING 400 SQ.MT.	25.03	
TOTAL		41.03	82.58
10% FOR VISITORS PARKING		4.10	
TOTAL PARKING REQUIRED (A)		45.14	
SAY		46	83
PARKING PROVIDED		84	168

RETAIL PARKING	
BASEMENT FLOOR	
PARKING	84
TWO WHEELER	168

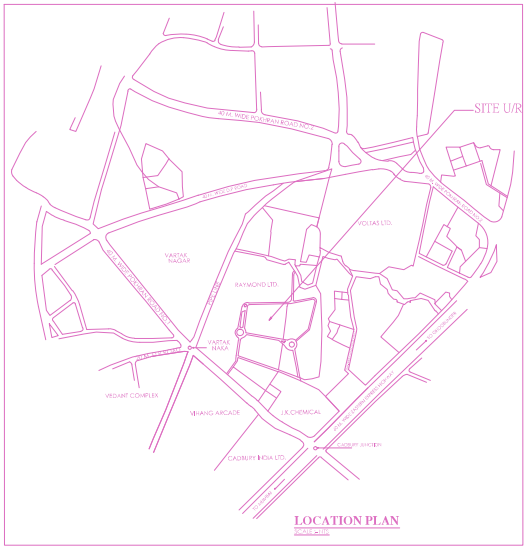
REQUIRED R.G. AREA	=	15624.4	SQ.MT.
PROPOSED R.G. AREA ON GROUND	=	16767.6	SQ.MT.
PROPOSED R.G. AREA ON PODIUM	=	7064.23	SQ.MT.
PERMISSIBLE AREA FOR CLUBHOUSE (15% OF REQUIRED R.G. AREA)	=	2343.66	SQ.MT.
BUILT UP AREA OF CLUBHOUSE LOWER LVL.	=	1517.25	SQ.MT.
BUILT UP AREA OF CLUBHOUSE UPPER LVL.	=	673.40	SQ.MT.
TOTAL PROVIDED AREA FOR CLUBHOUSE	=	2190.65	SQ.MT.

DETAILS OF ADDITIONAL PREMIUM FSI & TDR			
A)	TDR for Pokhran Road No.1 (DRC 295 Road)	=	23540.00
B)	ADDITIONAL PREMIUM F.S.I. (PERMISSIBLE ADDITIONAL FSI = 62497.59 X 0.30 = 18749.28 SQ. M.)	=	6200.00
C)	PERMISSIBLE DR for RG Reservation 8997.80 SQ.MT X 2 = 17995.60 SQ.MT D.R. -RG Reservation ALREADY UTILIZED D.R.- RG Reservation TO BE UTILISED BALANCE D.R. RG Reservation 17995.60-(7000+5500)= 5495.40 SQ.MT	= =	7000.00 5500.00

SPECIAL CASE FSI ADD AREA	
1) ADDITIONAL PREMIUM F.S.I.	6200.00
2) D.R. RG Reservation (7000+5500)	12500.00
TOTAL	18700.00



SECTION THRO COMPOUND WALL



LOCATION PLAN

PARKING CALCULATION										
TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	BUA: 0 - 35	1	0	0	0	0	0	0	0
Residential	BUA: 35 - 50	2	818	1	409	1	818	1	1
Residential	BUA: 50 - 75	1	922	1	922	1	922	1	1
Residential	BUA: > 75	1	0	2	0	1	0	1	1
Commercial	FSI: 0 - 400	25	400	1	16	1	20	1	1
Commercial	FSI: > 400	50	1238.41	1	25	1	62	1	1
Total	Required	-	-	-	1372	-	1822	-	1822
Total	Proposed	-	-	-	3203	-		-	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL	DOUBLE HT.	TOTAL PROPOSED B.U.A.
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		FREE OF FSI	FREE OF FSI				FSI AREA	FSI AREA	AREA
A-1 (RAYMOND)	0,00	16560,46	0,00	0,00	1656,05	1660,06	4,89	000,00	2890,65	1964,47	000,00	0,00	304	16560,46 + 4,89	0,00	16565,35
B-1 (RAYMOND)	0,00	16233,53	0,00	0,00	1623,35	1623,64	0,46	000,00	2821,05	1948,59	000,00	0,00	306	16233,53 + 0,46	0,00	16233,99
C-1 (RAYMOND)	0,00	14635,14	0,00	0,00	1438,43	1430,46	0,00	000,00	2603,67	1662,89	000,00	0,00	233	14635,14	125,41	14760,55
D-1 (RAYMOND)	0,00	14384,34	0,00	0,00	1438,43	1430,42	0,00	000,00	2603,67	1667,82	000,00	0,00	233	14384,34	0,00	14384,34
E-1 (RAYMOND)	0,00	9966,64	0,00	0,00	996,86	950,00	0,00	000,00	1566,44	1103,63	000,00	0,00	162	9966,64	0,00	9966,64
F-1 (RAYMOND)	0,00	648,52	0,00	0,00	64,85	42,63	0,00	000,00	69,49	96,38	000,00	0,00	8	648,52	0,00	648,52
G-1 (RAYMOND)	0,00	505,90	0,00	0,00	50,59	32,79	0,00	000,00	69,49	82,24	000,00	0,00	6	505,90	0,00	505,90
H-1 (RAYMOND)	0,00	642,64	0,00	0,00	64,26	42,40	0,00	000,00	69,49	96,32	000,00	0,00	8	642,64	0,00	642,64
J-1 (RAYMOND)	0,00	6764,66	0,00	0,00	663,57	472,57	0,00	000,00	1526,74	933,35	000,00	0,00	162	6764,66	64,48	6829,14
K-1 (RAYMOND)	0,00	13021,44	0,00	0,00	1302,14	928,85	0,00	000,00	2986,74	1839,06	000,00	0,00	318	13021,44	0,00	13021,44
PARKING BUILDING-1 (RAYMOND)	129,17	0,00	0,00	0,00	0,00	0,00	0,00	000,00	190,08	366,03	000,00	0,00	0	129,17	0,00	129,17
RETAIL-1 (RAYMOND)	1639,41	0,00	0,00	0,00	0,00	0,00	0,00	000,00	0,00	23,84	000,00	0,00	0	1639,41	0,00	1639,41
Total	1639,41	93494,44	0,00	0,00	9298,55	8613,82	5,35	000,00	17999,52	11784,62	000,00	0,00	1740	95133,35 + 5,35	189,90	95329,09

PASSAGE AREA	FIRE STAIR CASE AREA	REGULER STAIR CASE AREA	TOTAL STAIR& PASS. AREA
3640,47	1392,00	1498,65	6531,12
3778,00	1392,00	1429,05	6599,05
3051,44	1376,40	1527,27	5955,11
3051,44	1376,40	1527,27	5955,11
2011,09	720,30	846,14	3577,53
0,00	0,00	69,49	69,49
0,00	0,00	69,49	69,49
0,00	0,00	69,49	69,49
1636,82	685,23	843,51	3165,56
3256,20	1370,46	1616,28	6242,94
0,00	0,00	190,08	190,08
0,00	0,00	0,00	0,00
20425,46	8312,79	9686,73	38424,98

STAMP OF APPROVAL

Signature valid

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	62497,60
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	0,00
(b) PROPOSED ROAD (DP)	0,00
(c) ANY RESERVATION	0,00
(d) ENCROACHMENT AREA	0,00
(e) NDZ AREA	000,00
TOTAL (a+b+c+d+e)	0,00
3. BALANCE AREA OF PLOT (1-2)	62497,59
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0,00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	9374,64
PHYSICAL RG PROVIDED = 000,00	
5. NET BALANCE PLOT AREA OF PLOT (3-4) :	53122,95
6. ADDITION FOR F.S.I.	
(a) ROAD SET-BACK (RW)	000,00
(b) PROPOSED ROAD (DP)	0,00
(c) AMENITY SPACE	0,00
(d) OTHER (NZ if Area, Reserv Area ETC.)	0,00
TOTAL (a+b+c+d)	0,00
7. NET PLOT AREA (5+6) :	53122,95
8. FLOOR SPACE INDEX PERMISSIBLE	1,0000
PERM. FLOOR AREA (7 x 8)	53122,95
9. TDR AREA	23540,00
10. SPECIAL CASES FSI (6200,00 +12500)	18700,00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	95362,95
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	93684,34
(b) PROPOSED COMMERCIAL AREA	1639,41
(c) PROPOSED INDUSTRIAL AREA	0,00
(d) PROPOSED SPECIAL USE AREA	0,00
TOTAL PROPOSED AREA (a+b+c+d)	95323,74
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0,00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0,00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	5,35
16. EXISTING BUILT UP AREA	0,00
17. SURRENDERED AREA	000,00
18. TOTAL PROPOSED B/UP AREA	95328,09
19. CONSUMED FSI	1,00
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	9298,55
(ii) PROPOSED BALCONY AREA	8613,82
(iii) EXCESS BALCONY AREA (TOTAL)	5,35
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	95323,74
(ii) LESS NON_RESIDENTIAL AREA	1639,41
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	93684,34
(iv) TENEMENTS PERMISSIBLE 300,00/Hec.	2812,0000
(v) TENEMENTS PROPOSED	1740
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	1740

D) PARKING STATEMENT	CARS	2 WHEELERS	VISITORS
(i) PARKING REQUIRED BY RULE	1372	1822	133
(ii) PARKING PROVIDED	3203	2520	1459,35
(v) TOTAL PARKING PROPOSED	4356 1,85	3213,00	00
(a) TRANSPORT VEHICLES PARKING PROVIDED			0
(b) LOADING / UNLOADING PARKING PROVIDED			-NA-
(c) AMBULANCE PARKING PROVIDED			0

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: Signature valid

M/s Raymond ltd.

OWNER ADDRESS: M/s Raymond Limited J.K.C.T.Building,Ground floor, Pokharan road No.1, Jekegram, Thane (w)

PROJECT:

Plot No. / F. Plot No. : 122, 126B1/1, 126B/2, 126B1/3, 126B1/4, 127, 126/B, 125/1, 125/3

CTS No :
Tika No :
Gut No :
Village : panchpakhadi

ARCHITECT:

ARCHITECT NAME: License Engineer: Shashikant L.Jadhav

ARCHITECT ADDRESS: B-106, Natraj Bldg. Complex, Mulund-Goregaon(link)road, mulund, Mumbai (W).

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	S04/0161/19	DATE	27-12-2019	
KEY NO.		SHEET NO.	01 / 43	

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