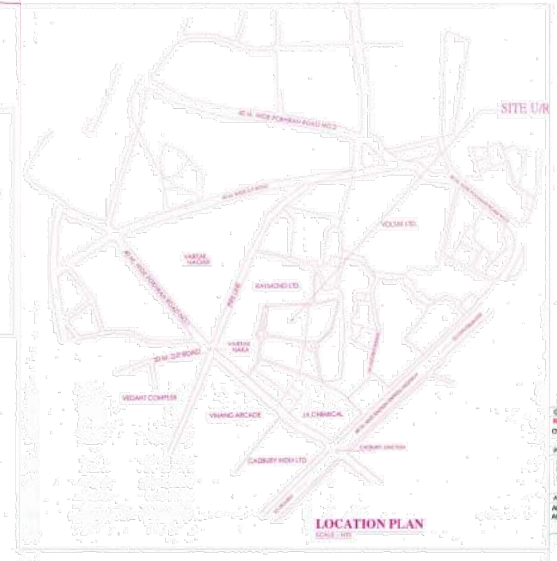
LAYOUT PLAN (Scale - 1:500)

SECTION THRO COMPOUND WALL



LOCATION PLAN

STAMP OF APPROVAL

REQUIRED R.G. AREA	=	15624.4	SQ.MT.
PROPOSED R.G. AREA ON GROUND	=	16767.6	SQ.MT.
PROPOSED R.G. AREA ON PODIUM	=	7481.02	SQ.MT.
PERMISSIBLE AREA FOR CLUBHOUSE (10% 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) PROPOSED ADDITIONAL PREMIUM F.S.I. (PERMISSIBLE ADDITIONAL FSI = 62497.59 X 0.30 = 18749.28 SQ. M.)	=	9250.00
B) TDR for Pokhran Road No.1 (DRC 255 Road)	=	23540.00
C) DR for RG Reservation	=	7930.00

TOTAL PARKING PROVIDED(RESIDENTIAL)			
FLOOR		CAR	TWO WHEELER
BASEMENT I	=	96	123
BASEMENT II	=	63	37
GROUND FLOOR	=	24	62
1ST FLOOR PLATFORM	=	24	14
2ND FLOOR	=	10	164
3RD FLOOR	=	26	13
4TH FLOOR	=	26	13
5TH FLOOR	=	26	13
6TH FLOOR	=	26	13
7TH FLOOR	=	26	13
8TH FLOOR	=	26	13
9TH FLOOR	=	26	13
10TH FLOOR	=	26	13
10TH TOP PARKING	=	0	13
TOTAL	=	328	297

PARKING STATEMENT (RESIDENTIAL)								
	PLOT-A (TOWER A, B,C, D, E, F, G, H, I, J)							
UNITS AREA	CAR (TUTUL BAUD)	NO. OF PLACES	WEIGHT CAR PARK.	TWO WHEELER (WEIGHT)	NO. OF PLATE	WEIGHT PARK.
BELOW 70.00 SQ.MT.	NIL	0		1 FOR 1 FLAT	0	0
70.00 TO 90.00 SQ.MT.	1 FOR 1 FLAT	370	365.5	1 FOR 1 FLAT	370	370
90.00 TO 110.00 SQ.MT.	1 FOR 1 FLAT	347	307	1 FOR 1 FLAT	347	307
ABOVE 110.00 SQ.MT.	1 FOR 1 FLAT	10	10	3 FOR 1 FLAT	3	3
TOTAL REQUIRED PARKING			672.5			678
10% VISITORS PARKING			67.25			67.8
TOTAL PARKING REQUIRED			739.75			745.8
TOTAL PARKING PROV.			738			297

DETAILS PARKING	
* BASEMENT FLOOR	
1 PARKING	61
TWO WHEELER	100

DETAIL PARKING STATEMENT			
USES	PARK PERMISSIBLE PER D.C. RULES	PARKING REQUIREMENT	TWO WHEELER
AREA (SQ.M.)	1 PARK. FOR EVERY 25 SQ.MT (CEILING HEIGHT)	36.00	72.00
	1 PARK. FOR EVERY 50 SQ.MT OF SPACE FOR AREA EXCEEDING 500 SQ.MT.	20.00	
TOTAL		51.00	72.00
10% FOR VISITORS PARKING		5.10	
TOTAL PARKING REQUIRED (+)		51.10	
5%		48	03
PARKING PROVIDED		54	100

CERTIFICATE OF AREA
CERTIFIED THAT HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE FALSE AND ARE ON THE SITE AND THE AREA DO WORKED OUT IS IN 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	
PATHLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHON SHOWN HATCHED YELLOW	

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	62497.59
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (BW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	0.00
(e) NOZ AREA	800.00
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
PAVIGAL RG PROVIDED = 300.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	53122.95
6. ADDITION FOR F.S.I.	
(a) ROAD SET-BACK (BW)	800.00
(b) PROPOSED ROAD (DP)	0.00
(c) AMENITY SPACE	0.00
(d) OTHER (CRZ 1 Area, Reserv. Area ETC.)	0.00
TOTAL (a+b+c+d)	0.00
7. NET PLOT AREA (5+6)	53922.95
8. FLOOR SPACE INDEX PERMISSIBLE	1.00000
PERM. FLOOR AREA (7 x 8)	53922.95
9. TDR AREA	23540.00
10. SPECIAL CASES FSI	13380.00
11. TOTAL PERM. BUILT UP AREA (9+9+10)	90862.95
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	88117.19
(b) PROPOSED COMMERCIAL AREA	1950.77
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	90067.96
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.	5.36
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	800.00
18. TOTAL PROPOSED BUP AREA	90773.32
19. CONSUMED FSI	1.00
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	8664.36
(ii) PROPOSED BALCONY AREA	8782.40
(iii) EXCESS BALCONY AREA (TOTAL)	5.36
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	88167.96
(ii) LESS NON RESIDENTIAL AREA	1950.77
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	86117.19
(iv) TENEMENTS PERMISSIBLE 300.00/Nos.	2047.0000
(v) TENEMENTS PROPOSED	1582
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	1582

D) PARKING STATEMENT	CARS	2 WHEELERS	VISITORS
(i) PARKING REQUIRED BY RULE	1332	1980	129
(ii) PARKING PROVIDED	1010	4712	1924.00
(iii) TOTAL PARKING PROPOSED	43702.39	6012.36	90
(iv) TRANSPORT VEHICLES PARKING PROVIDED			0
(v) LOADING / UNLOADING PARKING PROVIDED			3
(vi) AMBULANCE PARKING PROVIDED			0

SPECIFICATIONS

DUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	PASSAGE	STAIR FREE OF FSI	LIFT FREE OF FSI	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA	DOUBLE HT. FSI AREA	TOTAL PROPOSED B.U.A. AREA
A-1 (RAYMOND)	0.00	16992.46	0.00	3.00	1696.06	1696.06	4.90	806.06	2850.77	2012.83	806.06	0.00	304	16992.46 + 4.90	0.00	16992.36
B-1 (RAYMOND)	0.00	16257.80	0.00	0.00	1623.32	1623.64	0.40	806.06	2604.80	1996.74	806.06	0.00	308	16257.80 + 0.40	12.36	16270.72
C-1 (RAYMOND)	0.00	14846.86	0.00	0.00	1430.47	1430.46	0.00	806.06	2663.86	1997.82	806.06	0.00	239	14846.86	132.60	14783.46
D-1 (RAYMOND)	0.00	14408.69	0.00	0.00	1438.47	1438.46	0.00	806.06	2663.86	1997.82	806.06	0.00	239	14408.69	12.52	14422.21
E-1 (RAYMOND)	0.00	9861.15	0.00	0.00	986.44	950.06	0.00	806.06	1589.40	1103.83	806.06	0.00	162	9861.15	8.36	9869.51
F-1 (RAYMOND)	0.00	623.32	0.00	0.00	60.43	42.63	0.00	806.06	271.04	52.23	806.06	0.00	5	623.32	0.00	623.32
G-1 (RAYMOND)	0.00	543.83	0.00	0.00	54.36	32.78	0.00	806.06	86.49	44.31	806.06	0.00	9	543.83	0.00	543.83
H-1 (RAYMOND)	0.00	686.35	0.00	0.00	66.83	42.40	0.00	806.06	69.49	52.63	806.06	0.00	9	686.35	0.00	686.35
J-1 (RAYMOND)	0.00	7264.62	0.00	0.00	663.57	470.57	0.00	806.06	1523.92	833.35	806.06	0.00	162	7264.62	209.64	7264.62
K-1 (RAYMOND)	0.00	6866.49	0.00	0.00	666.41	487.36	0.00	806.06	1528.76	834.84	806.06	0.00	160	6866.49	72.70	6772.19
RETAIL-1 (RAYMOND)	1650.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.91	806.06	0.00	0	1650.77	0.00	1650.77
Total	1650.77	87868.01	0.00	0.00	8884.36	8152.49	5.30	806.06	16852.43	10475.53	806.06	0.00	1582	89515.78 + 5.30	448.18	89773.32

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (NOS)	TENEMENT (NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	BUA: 0 - 35	1	4	0	0	0	0	1	0
Residential	BUA: 35 - 50	2	583	1	292	1	583	1	1
Residential	BUA: 50 - 75	1	999	1	999	1	999	1	1
Residential	BUA: > 75	1	4	2	8	2	8	1	1
Commercial	FSI: 0 - 400	25	400	1	16	1	20	1	1
Commercial	FSI: > 400	50	1250.77	1	25	1	63	1	1
Total	Required				1342		1673		1673
Total	Proposed				3010				

OWNERS NAME / DEVELOPER NAME / POA HOLDER: OWNERS SIGN
M/s Raymond Ltd.
OWNER ADDRESS: M/s Raymond Limited J.K.T.T Building Devanar Rd. Pokhran road No 1 Jekegram Thane (w)

PROJECT:
Plot No. : CTS No. :
F. Plot No. : Tika No. :
Survey No. : 125, 126(1), 126(2), 126(3), 128(1), 128(2), 128(3-4), 127, 129(1), 129(2-4), 127, 128(1-2)(P) Gut No. : Village : panchpakhadi

ARCHITECT: ARCH 2075 SIGN
ARCHITECT NAME: License Engineer Shashikant L. Jadhav
ARCHITECT ADDRESS: S- 06, Maitry Bldg. Complex, Mulund Goregaon Link road, Mulund, Mumbai (W)

JOB NO.	DWG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

DRAWING NO. SDA/016/19 DATE 19-10-2019
KEY NO. - SHEET NO. 1 / 27

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