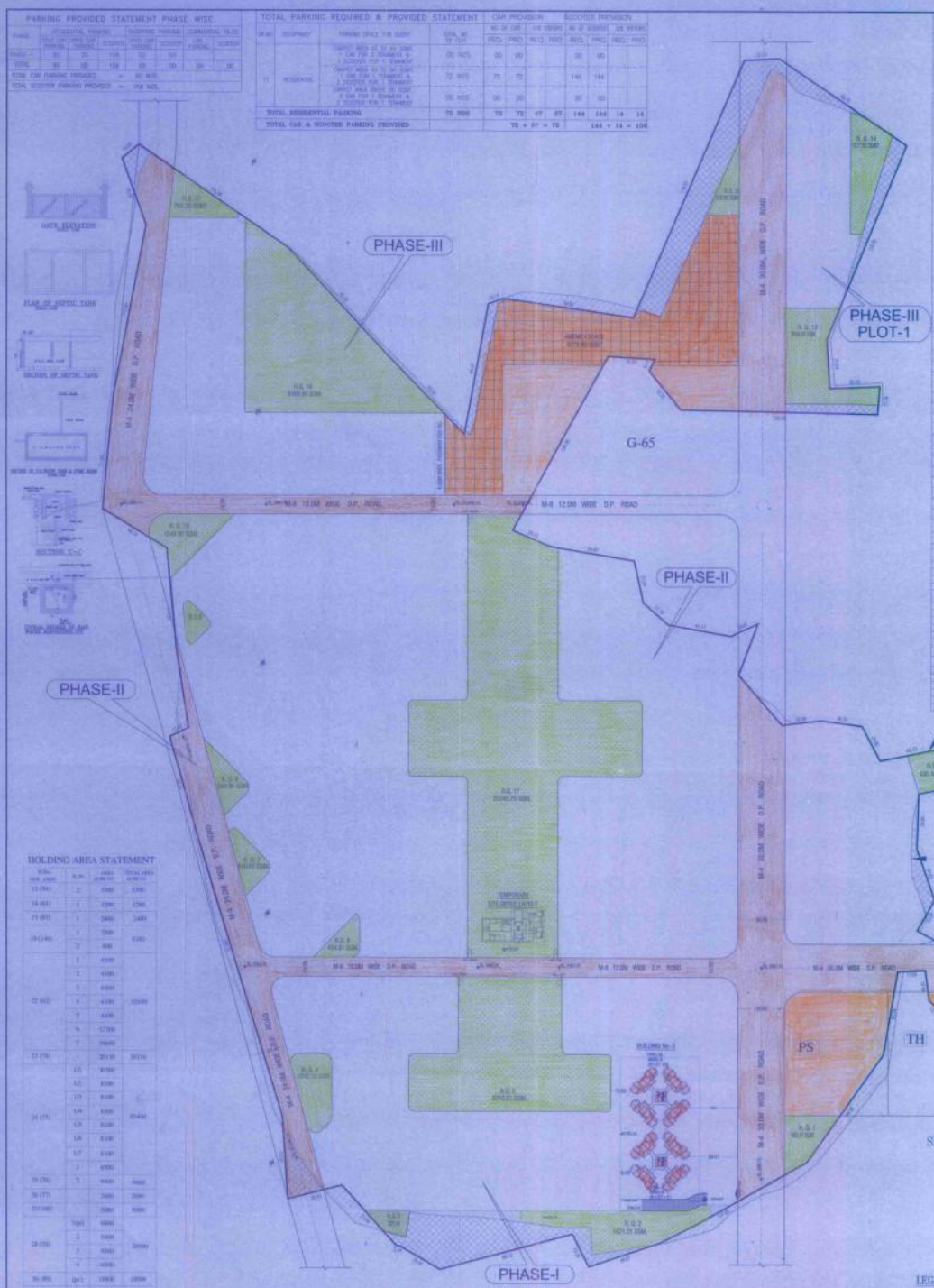
LAYOUT PLAN

SHEET No. 01 OF 08

PLANS APPROVED I.E. NOC OF DRAWINGS WHICH HAS TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPTO PLATH LEVEL REQUIRED
NO. CHE/1209/2019/NA/CCMC/N/1893/2019
DATE 02.07.2019
AND THE CONDITIONS MENTIONED THEREIN

Planner / Architect
Planning Division
MMRDA



LAYOUT PLAN

PARKING PROVIDED STATEMENT PHASE WISE

PHASE	RESIDENTIAL PARKING			SHOPPING PARKING		COMMERCIAL PARKING	
	REQ. CAR PARKING	REQ. SCOOTER	PROVIDED	REQ. CAR PARKING	PROVIDED	REQ. CAR PARKING	REQ. SCOOTER
PHASE-I	80	70	116	50	50		
TOTAL	80	70	116	50	50	00	00

TOTAL CAR PARKING PROVIDED = 00 NOS.
TOTAL SCOOTER PARKING PROVIDED = 116 NOS.

TOTAL PARKING REQUIRED & PROVIDED STATEMENT

SR.NO.	OCCUPANCY	PARKING SPACE FOR EVERY	TOTAL NO. OF UNIT	CAR PROVISION REQ.	CAR PROVISION PROVIDED	SCOOTER PROVISION REQ.	SCOOTER PROVISION PROVIDED
11	RESIDENTIAL	CARPET AREA UP TO 40 SQM. 1 CAR FOR 2 TENEMENT & 1 SCOOTER FOR 1 TENEMENT	00 NOS.	00	00	00	00
		CARPET AREA 40 TO 60 SQM. 1 CAR FOR 1 TENEMENT & 1 SCOOTER FOR 1 TENEMENT	72 NOS.	72	72	144	144
		CARPET AREA ABOVE 60 SQM. 2 CAR FOR 1 TENEMENT & 2 SCOOTER FOR 1 TENEMENT	00 NOS.	00	00	00	00
	TOTAL RESIDENTIAL PARKING		72 NOS.	72	72	144	144
	TOTAL CAR & SCOOTER PARKING PROVIDED			72 + 0 = 72		144 + 14 = 158	

AREA STATEMENT

		AREA IN SQMTS
1.	AREA OF PLOT AS PER 7/12	248290.00
2.	LESS:- AREA NOT IN POSSESSION	8928.92
3.	BALANCE PLOT AREA (1 MINUS 2)	239361.08
4.	REDUCTION FOR	
	a) AREA IN OP. ROAD	34607.33
	b) AREA IN G-65	4547.14
	c) AREA IN PS	4544.00
	d) AREA IN TH	168.48
	TOTAL (a+b+c+d)	43867.95
5.	NET PLOT AREA (3 MINUS 4)	195493.13
6.	PROVISION FOR OPENSPACE (RG) & AMENITY	
	a) 25% OPEN SPACE (RG)	48873.28
	b) SP. OPE	9774.66
	TOTAL (a+b)	58647.94
7.	FLOOR SPACE INDEX PERMISSIBLE	0.85
8.	PERMISSIBLE BUILT UP AREA (5 X 7)	166118.47
9.	PROPOSED BUILT UP AREA	4383.887
10.	BALANCE BUILT UP AREA (10-11)	181334.573

B. BALCONY AREA STATEMENT

(1)	PERMISSIBLE BALCONY AREA (10% OF RESIDENTIAL BUILT)	4383.887
(2)	PROPOSED BALCONY AREA	161.100
(3)	TOTAL EXISTING BALCONY	NIL
(4)	EXCESS BALCONY AREA	NIL

C. TENEMENT STATEMENT

(1)	PROPOSED AREA (ITEM 11 ABOVE)	4383.887
(2)	20% REDUCTION AS PER RESIDENTIAL AREA (SHOP ETC.)	
(3)	BALANCE RESIDENTIAL	4383.887
(4)	MINIMUM PERMISSIBLE SIZE TENEMENT PER HECTARE	109494.000
(5)	TENEMENTS EXISTING	NIL
(6)	TENEMENTS PROPOSED	72 NOS.
	TOTAL TENEMENT ON THE PLOT	

D. PARKING STATEMENT

(1) PARKING REQUIRED BY RULE	
a) CAR	72 NOS.
b) SCOOTER	144 NOS.
(2) TOTAL PARKING PROVIDED	
a) CAR	00 NOS.
b) SCOOTER	116 NOS.

HOLDING AREA STATEMENT

BLDG. NO. (WING)	FLOOR	AREA IN SQMTS	TOTAL AREA IN SQMTS
11 (RA)	2	1300	1300
14 (RA)	1	1300	1300
15 (RT)	1	1400	1400
19 (14A)	1	1300	6300
	2	800	
	3	4000	
22 (RT)	1	4300	32430
	2	4300	
	3	4300	
	4	4300	
	5	4300	
	6	17000	
	7	19000	
23 (TH)	-	30130	30130
24 (TP)	1/S	8000	62400
	1/S	8000	
	1/S	8000	
	1/S	8000	
	1/S	8000	
	1/S	8000	
	1/S	8000	
	1/S	8000	
25 (TH)	3	9400	9400
26 (TT)		7000	7000
27 (RG)		5000	5000
28 (TP)	1/S	6000	30000
	2	6000	
	3	6000	
	4	6000	
30 (RT)	Gr+1	10000	10000
31 (TH)	Gr+1	4000	4000
32 (RG)	1	3000	3000
GRAND TOTAL		246200	246200

PHASE-I BUA & CONSTRUCTION AREA STATEMENT

BLDG. NO.	WING	TYPE	FLOORS	CARPET AREA UP TO 40 SQMT.			CARPET AREA 40 TO 60 SQMT.			CARPET AREA ABOVE 60 SQMT.			TOTAL PARKING REQD.		VISITOR PARKING		TOTAL PARKING	
				TOTAL NO.OF TENAMENT	No. OF TENAMENT	CAR REQUIRED 1 CAR FOR 2 TENAMENT	No. OF TENAMENT	CAR REQUIRED 1 CAR FOR 1 TENAMENT	SCOOTER REQUIRED 1 SCOOTER FOR 1 TENAMENT	No. OF TENAMENT	CAR REQUIRED 2 CAR FOR 1 TENAMENT	SCOOTER REQUIRED 2 SCOOTER FOR 1 TENAMENT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2	A	14	17+6	54	0	0	0	54	54	0	0	0	54	54	5	12	59	66
	B		17+1	18	0	0	0	18	18	0	0	0	18	18	1	2	19	20
	TOTAL			72	0	0	0	72	72	144	0	0	0	72	144	7	14	79	158
GRAND TOTAL PHASE-I				72	0	0	0	72	72	144	0	0	0	72	144	7	14	79	158

PARKING AREA STATEMENT (PHASE-I)

R.G AREA STATEMENT

R.G. AREA 1	=	822.41 SQ.MT.
R.G. AREA 2	=	1027.52 SQ.MT.
R.G. AREA 3	=	321.81 SQ.MT.
R.G. AREA 4	=	1042.32 SQ.MT.
R.G. AREA 5	=	1010.01 SQ.MT.
R.G. AREA 6	=	401.31 SQ.MT.
R.G. AREA 7	=	424.81 SQ.MT.
R.G. AREA 8	=	540.92 SQ.MT.
R.G. AREA 9	=	564.88 SQ.MT.
R.G. AREA 10	=	295.80 SQ.MT.
R.G. AREA 11	=	2030.70 SQ.MT.
R.G. AREA 12	=	630.40 SQ.MT.
R.G. AREA 13	=	2040.02 SQ.MT.
R.G. AREA 14	=	1271.00 SQ.MT.
R.G. AREA 15	=	510.02 SQ.MT.
R.G. AREA 16	=	630.00 SQ.MT.
R.G. AREA 17	=	710.00 SQ.MT.
TOTAL R.G. AREA PROVIDED	=	16994.57 SQ.MT.
TOTAL R.G. AREA REQUIRED	=	16873.73 SQ.MT.

AMENITY AREA STATEMENT

AMENITY PROVIDED	=	9775.00 SQ.MT.
5% AMENITY REQUIRED	=	9774.66 SQ.MT.

LEGENDS:

- PLOT BOUNDARY
- COMPOUND WALL
- ROAD SHOWN THUS
- NOT IN POSSESSION
- RG SHOWN THUS
- AMENITY SHOWN THUS
- BUILDING SHOWN THUS
- PS -S
- G-65
- TH-6

LOCATION PLAN

PROFORMA -II

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, BUILT UP & CONSTRUCTION AREA STATEMENT, NO. & OFF. AREA STATEMENT, HOLDING AREA STATEMENT & PROFORMA.

CERTIFIED AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT AREA REFERENCE ON 18-12-2019 AND THAT THE DIMENSIONS OF THE PLOT ABOVE ARE BASED ON THE PLAN AS MEASURED ON SITE AND AREA IS WORKED OUT IN 24/08/18 SQUARE METRES AND FALLS WITH THE AREA SHOWN IN THE STATEMENT OF OWNERSHIP FORM.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR OWNER

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AREA FOR TENEMENT & COMMERCIAL BUILDING IN CASE HAVING CAR PARKING FOR 2 TENEMENTS FALLING BELOW 40 SQ.MT. CARPET AREA, 1 CAR PARKING FOR 1 TENEMENT FALLING BETWEEN 40 TO 60 SQ.MT. CARPET AREA, 1 CAR PARKING FOR 1 TENEMENT & 1 SCOOTER PARKING FOR 1 TENEMENT FALLING ABOVE 60 SQ.MT. CARPET AREA, 2 CAR PARKING FOR 1 TENEMENT & 2 SCOOTER PARKING FOR 1 TENEMENT.

NAME OF OWNER/APPLICANT
M/S. AMBIKA BROCKWELL PVT.LTD.
CHANDRA SHEKHAR AMBIPE CHAIRMAN

SIGNATURE OF OWNER/APPLICANT

DATE | SIGN. | SIGNATURE: THIS AND ABOVE IS ARCHITECT SIGNATURE

AJAY WADE & ASSOCIATES
Architects, Engineers & Surveyors