V.P.NO.0059/SHEET NO.1

LAYOUT PLAN

TOTAL BUILTUP & CONSTRUCTION AREA STATEMENT (NORTH SIDE)

BLDG.NO.	FLOORS	FSI AREA: FSI AREA (TOWN HALL AREA) sqmt	FSI AREA: BASIC AREA sqmt	FSI AREA: TOTAL FSI AREA sqmt	FREE OF FSI WITH PREMIUM: BALCONY AREA sqmt	STAIRCASE AREA sqmt	CHIMNEY AREA sqmt (A)	C.B. AREA sqmt	P.S./T.S. AREA sqmt	PATIO sqmt	BASEMENT AREA UNDER OPEN PLOT sqmt	BASEMENT AREA UNDER BUILT UP PLOT sqmt	TOTAL FREE OF FSI AREA sqmt (B)	FREE OF FSI WITHOUT PREMIUM: STAIR CASE AREA sqmt	FASCIA AREA sqmt	LIFT M/C.ROOM sqmt	THE SOLID FUEL/GAS & CHIMNEY sqmt	POCKET BALCONY AREA sqmt	BALCONY AREA UNDER OPEN PLOT sqmt	SERVICE AREA sqmt	TOTAL FREE OF FSI AREA sqmt (C)	GRAND TOTAL (A+B+C) TOTAL BUILT AREA sqmt
41	G+(18)	252.96	5501.38	5754.34	344.66	1211.42	2570.72	42.24	594.36	480.84	–	–	839.39	144.73	12.44	232.84	65.82	–	135.32	661.21	8171.32
42	G+(18)	121.00	5505.00	6727.58	247.68	1209.19	7634.41	76.16	318.16	481.87	–	–	575.89	153.03	–	12.00	212.87	64.95	–	134.80	631.32	9147.72
42a	G+(1)	704.00	–	704.00	–	–	704.00	–	–	–	–	–	–	–	–	–	–	–	–	–	–	704.00
43	G+(18)	216.19	5347.88	5564.07	334.24	1234.28	2333.43	21.80	426.81	437.34	–	–	880.12	207.80	–	9.28	232.84	62.46	–	137.92	650.41	8871.60
44	G+(1)+(P)	211.79	3383.81	3595.51	226.42	870.99	4808.92	54.93	254.57	244.80	–	–	533.91	193.07	–	12.00	157.49	64.11	–	57.92	519.60	5058.43
45	G+(1)	211.74	2405.34	2623.08	237.18	886.81	3445.75	23.47	155.83	203.39	–	–	285.15	210.75	–	15.75	67.28	62.65	–	16.97	423.17	4254.07
46	G+(6)	–	1088.03	1088.03	135.32	275.60	1483.85	9.57	66.47	84.78	–	–	170.82	534.30	–	18.90	49.68	–	–	–	602.88	2335.68
47	G+(6)	–	968.01	968.01	96.12	276.45	1340.58	9.83	67.14	74.16	–	–	150.85	496.45	–	11.60	30.84	–	–	–	538.87	2099.24
48	G+(7)	–	2562.21	2562.21	254.87	557.90	3374.98	35.63	183.59	212.05	–	–	416.77	532.74	–	17.64	101.57	–	–	13.81	665.96	4481.61
49	G+(7)	–	2483.74	2483.74	240.79	554.29	3282.75	21.21	185.96	211.42	–	–	418.59	547.89	–	11.47	112.61	–	–	–	672.04	4184.08
410	G+(7)	–	2208.71	2208.71	216.05	705.89	3123.75	43.47	91.57	192.46	–	–	323.50	327.18	–	–	145.94	109.26	–	51.99	634.24	4006.68
411	G+(1+P)	–	2258.11	2258.11	220.87	725.74	3204.73	38.83	87.35	186.85	–	–	332.23	354.83	–	–	156.88	105.67	–	16.19	633.64	4123.58
TOTAL		1797.35	33751.92	35549.27	3345.06	8414.30	47313.58	404.28	2163.11	3033.23	–	–	5434.70	3789.88	–	132.70	1497.66	641.80	–	587.21	6909.93	58357.91

TOTAL BUILTUP & CONSTRUCTION AREA STATEMENT (SOUTH SIDE)

BLDG.NO.	FLOORS	FSI AREA: FSI AREA (TOWN HALL AREA) sqmt	FSI AREA: BASIC AREA sqmt	FSI AREA: TOTAL FSI AREA sqmt	FREE OF FSI WITH PREMIUM: BALCONY AREA sqmt	STAIRCASE AREA sqmt	CHIMNEY AREA sqmt (A)	C.B. AREA sqmt	P.S./T.S. AREA sqmt	PATIO sqmt	BASEMENT AREA UNDER OPEN PLOT sqmt	BASEMENT AREA UNDER BUILT UP PLOT sqmt	TOTAL FREE OF FSI AREA sqmt (B)	FREE OF FSI WITHOUT PREMIUM: STAIR CASE AREA sqmt	FASCIA AREA sqmt	LIFT M/C.ROOM sqmt	THE SOLID FUEL/GAS & CHIMNEY sqmt	POCKET BALCONY AREA sqmt	BALCONY AREA UNDER OPEN PLOT sqmt	SERVICE AREA sqmt	TOTAL FREE OF FSI AREA sqmt (C)	GRAND TOTAL (A+B+C) TOTAL BUILT AREA sqmt
71	STILT+2PODIUM+(18)+(P)+(2) FLOORS / STILT+2PODIUM+(18)+(P)+(2) FLOORS	–	11515.09	11515.09	1135.18	2881.64	15118.75	–	1095.92	–	–	–	1095.92	2515.16	7172.66	85.18	521.71	–	–	400.50	10695.21	23309.04
72	STILT+2PODIUM+(18)+(P)+(2) FLOORS / STILT+2PODIUM+(18)+(P)+(2) FLOORS	–	11553.89	11553.89	1135.18	2881.64	15569.51	–	1095.92	–	–	–	1095.92	2278.78	6881.93	85.18	521.71	–	–	400.50	10154.07	26921.39
73	STILT+2PODIUM+(18)+(P)+(2) FLOORS / STILT+2PODIUM+(18)+(P)+(2) FLOORS	–	11553.89	11553.89	1135.18	2881.64	15569.51	–	1095.92	–	–	–	1095.92	2160.89	6558.62	85.18	521.71	–	–	400.50	9867.15	25830.15
74	G+(2)	198.84	7815.80	8014.64	786.80	1818.76	10620.24	–	679.80	–	–	–	979.80	495.42	–	–	551.25	–	–	240.00	1955.86	12418.44
75	G+(2)	–	7815.80	7815.80	786.80	1818.76	10620.24	–	679.80	–	–	–	979.80	495.28	–	–	551.25	–	–	240.00	1966.75	12368.43
76	G+(2)	198.84	8090.46	8289.30	852.74	1818.44	10967.22	–	1155.66	–	–	–	1155.66	585.39	–	17.36	564.36	61.45	–	284.24	874.81	13316.69
77	G+(2)	–	7815.80	7815.80	786.80	1818.76	10620.24	–	679.80	–	–	–	979.80	495.28	–	–	551.25	–	–	240.00	1966.75	12368.43
TOTAL		472.52	97588.34	97870.34	8727.88	24713.88	98311.68	–	7973.81	–	–	–	8701.69	8179.60	38855.80	388.84	5983.44	61.45	–	3244.24	54314.93	130322.69
GRAND TOTAL (SUM WISE OF A+B)		2269.75	131340.26	133610.01	12073.77	33199.18	146625.44	404.28	9986.83	3033.23	–	–	14136.59	11969.48	38855.80	520.54	7481.10	703.25	–	3831.45	61224.86	188680.60
				267.43																		

TOTAL PARKING AREA STATEMENT

BLDG NO.	PLATE	CAR PARKING (TO BE PROVIDED)	TWO WHEEL PARKING (TO BE PROVIDED)	TWO WHEEL PARKING (PROVIDED)
A1	126	70.40	71	126.00	126
A2	126	72.64	73	126.00	126
A2a	–	–	–	–	–
A3	126	70.40	71	126.00	126
A4	66	49.63	50	66.00	66
A5	54	53.18	53	66.00	66
A6	24	13.20	14	24.00	24
A7	24	13.20	14	24.00	24
A8	56	30.80	31	56.00	56
A9	56	53.60	54	56.00	56
A10	41	23.55	23	41.00	41
A11	56	31.46	32	56.00	56
TOTAL	765	421.26	426.00	768.00	768
T1	228	167.20	167	228.00	228
T2	228	167.20	167	228.00	228
T3	228	167.20	167	228.00	228
T4	152	121.00	121	152.00	152
T5	152	121.00	121	152.00	152
T6	176	140.80	140	176.00	176
T7	152	121.00	121	152.00	152
TOTAL	1256	1008.80	1100	1256.00	1256
GRAND TOTAL	2021	1442.06	1446.00	2032.00	2032

PROFORMA I

		TOTAL
A	AREA STATEMENT	SQ.MT.
1.	AREA OF PLOT	62745.00
B.	DEDUCTIONS FOR	
	a. AREA UNDER ENCROACHMENT	–
	b. EXISTING ROAD	468.75
	TOTAL DEDUCTIONS (a+b)	468.75
X	BALANCE PLOT AREA	62276.25
A.	a. AREA UNDER 12.00 & 30.00 M. W.P. ROAD	10307.51
	b. AREA UNDER 30.00 M. W.P. ROAD	4803.64
	c. AREA UNDER D.P. RESERVATION	980.00
	d. AREA UNDER T.P. RESERVATION	2813.12
	e. AREA UNDER CHANNEL RESERVATION (SEE DRG.NO.0059/205)	1347.52
	f. AREA UNDER CHANNEL RESERVATION IN MOW (SEE DRG.NO.0059/205)	2199.19
	g. AREA UNDER PUBLIC/SEMI PUBLIC ZONE IN MOW (SEE DRG.NO.0059/205)	2105.18
	h. AREA UNDER PUBLIC/SEMI PUBLIC ZONE IN MOW (SEE DRG.NO.0059/205)	2199.20
	i. AREA UNDER RESIDENTIAL NOTIFIED ZONE IN MOW (SEE DRG.NO.0059/205)	4859.96
	j. AREA UNDER NON BUILDABLE 'R' ZONE IN LIEU (SEE DRG.NO.0059/205)	64.72
	k. AREA UNDER NON BUILDABLE 'P' ZONE IN MOW (SEE DRG.NO.0059/205)	140.00
	TOTAL DEDUCTIONS (a+b+c+d+e+f+g+h+i+j+k)	31784.89
B.	NET PLOT AREA	30491.36
C.	PERMISSIBLE F.S.I.	75854.69
	a. RECREATIONAL GROUND (SEE DRG.NO.0059/202 + 0059/204)	10746.90
	b. F.S.I. 1M	3048.75
1.	AVAILABLE PLOT AREA (B + C SQ.MT.)	91302.97
2.	ALLOWABLE BUILT-UP AREA (BASE FSI)	91302.97
3.	ADDITIONAL FSI PAYABLE (PREMIUM)	91302.97
	No. 3A-ADD 12.00 & 30.00 M. W. P. ROAD AREA	4803.64
	No. 3B-ADD 30.00 M. W.P. ROAD @ 65% on rent	1934.74
	No. 3C-R.G.A. FOR CHANNEL RESERVATION NOW (SEE AREA 2025.19 sq.m+2199.20 sq.m)	3547.00
	No. 3D-R.G.A. FOR PUBLIC/SEMI PUBLIC ZONE NOW (SEE AREA 4859.96 sq.m+2199.20 sq.m)	14059.40
	No. 3E-R.G.A. FOR NON BUILDABLE 'P' ZONE NOW (SEE AREA TO BE = 577.84 sq.m)	1718.20
	No. 3F- 20.00 M.R.P.ROAD (R.M.=0)	13260.14
	No. 3G-PREMIUM FOR LAND PHOTOS (5.0%) OF 3&4	3713.45
4.	TOTAL PERMISSIBLE BUILT UP AREA (1+2+3+3A+3B+3C+3D+3E+3F+3G)	131782.70
5.	MAXIMUM PERMISSIBLE FSI INCLUDING TDR (5)=(4)/(A)=2.1	2.10
6.	EXISTING FLOOR AREA	127307.38
7.	PROPOSED FSI AREA	4475.32
B.	BALCONY AREA STATEMENT	
	(1) PERMISSIBLE BALCONY AREA PER FLOOR	
	(2) PROPOSED BALCONY AREA PER FLOOR	
	(3) EXCESS BALCONY AREA PER FLOOR	
	(4) TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C.	TENEMENT STATEMENT	
	(1) PROPOSED AMENITIES (i.t.o ABOVE)	1534.90
	(2) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SAY)	1281.75
	(3) AREA AVAILABLE FOR TENEMENTS (4)-(2)	1251.15
	(4) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	125144.76
	(5) TENEMENTS PROPOSED	1251
	(6) TENEMENTS EXISTING	1251
	TOTAL TENEMENTS ON THE PLOT	
D.	PARKING STATEMENT	
	(1) PARKING REQUIRED BY RULE	
	CAR	
	SCOOTER/MOTORCYCLE	1446
	BICYCLES (VISITORS)	1446
	(2) LOCK-UP GARAGES PERMISSIBLE	–
	(3) LOCK-UP GARAGES PROPOSED	–
	CAR	–
	SCOOTER/MOTORCYCLE	–
	BICYCLES (VISITORS)	–
	(4) TOTAL PARKING PROVIDED	–
E.	TRANSPORT VEHICLES PARKING	
	(1) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	–
	(2) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	–
F.	LEGEND	

PROFORMA II

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

REVISIONS — DESCRIPTION — SIGNATURE

CERTIFICATE OF AREA

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS WITH SHOP/LINE/COMMERCIAL BUILDING ON LAND BEARING R.S.NO.208, 207,208,209,210,211,212 & 213(P), VILL-MOGRAL, TAL-VASAI, DIST-PALGHAR.

NAME OF PA.HOLDER: MR. DEEPAK D. THAKUR; MR. RAJ D. THAKUR; MR. RAHUL P. SHAH

SIGNATURE OF APPLICANT

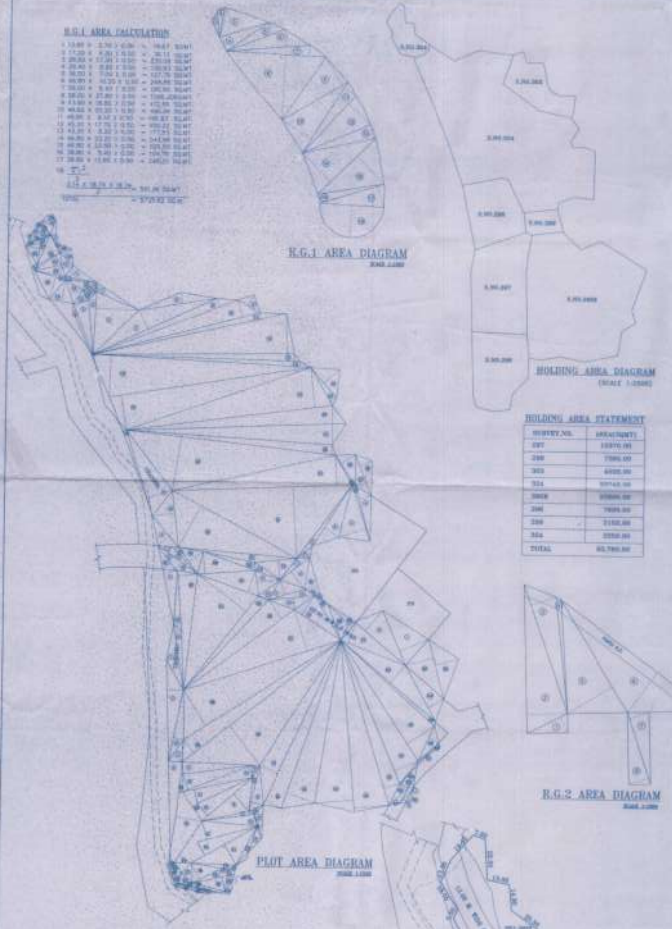
JOB NO. — DATE: 10-10-2013

SCALE: AS SHOWN

DRAWN BY: Sandesh

CHECKED BY

NORTH LINE

EN-CON — Architectural & Structural Works, Project Consultants

SANJAY S. NARANG, REGISTERED ENGINEER (Regn.no.IV/CM/0/0/0888)