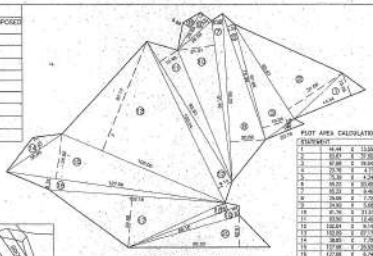
PARKING STATEMENT

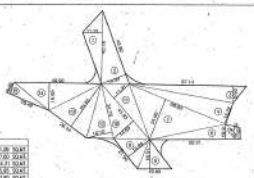
TYPE	PARKING REQD.	PARKING PROPOSED IN STILT
BLDG TYPE A [ST+(3)POD+15]	66	28
BLDG TYPE B [ST+(3)POD+17]	50	12
PARKING REQD.	116	38
TOTAL PARKING REQD.		116
a) PARKING AT GROUND LVL		58
b) PARKING AT 1ST PODIUM		66
b) PARKING AT 2ND PODIUM		105
c) PARKING AT 3RD PODIUM		55
PARKING PROVIDED		376



PLOT AREA DIAGRAM
SCALE :- 1:1000

PLOT AREA CALCULATION

STATEMENT					
1	14.44	X 13.06	X 0.50	=	320.86 SQ.MT.
2	33.67	X 27.95	X 0.50	=	1157.60 SQ.MT.
3	67.88	X 19.84	X 0.50	=	844.21 SQ.MT.
4	75.76	X 4.15	X 0.50	=	80.80 SQ.MT.
5	75.30	X 4.24	X 0.50	=	160.80 SQ.MT.
6	66.31	X 30.65	X 0.50	=	1015.02 SQ.MT.
7	65.22	X 9.46	X 0.50	=	307.66 SQ.MT.
8	24.66	X 7.73	X 0.50	=	95.14 SQ.MT.
9	24.92	X 5.68	X 0.50	=	70.67 SQ.MT.
10	81.74	X 31.61	X 0.50	=	1290.98 SQ.MT.
11	83.92	X 12.45	X 0.50	=	1301.81 SQ.MT.
12	138.84	X 8.14	X 0.50	=	564.37 SQ.MT.
13	153.85	X 47.17	X 0.50	=	3628.09 SQ.MT.
14	36.85	X 7.75	X 0.50	=	142.86 SQ.MT.
15	137.97	X 29.30	X 0.50	=	3324.72 SQ.MT.
16	127.96	X 6.74	X 0.50	=	430.99 SQ.MT.
17	150.16	X 30.48	X 0.50	=	2313.91 SQ.MT.
18	58.16	X 4.46	X 0.50	=	134.83 SQ.MT.
19	88.16	X 3.48	X 0.50	=	136.86 SQ.MT.
20	82.80	X 19.56	X 0.50	=	751.66 SQ.MT.
			TOTAL ADDITION	=	19152.74 SQ.MT.

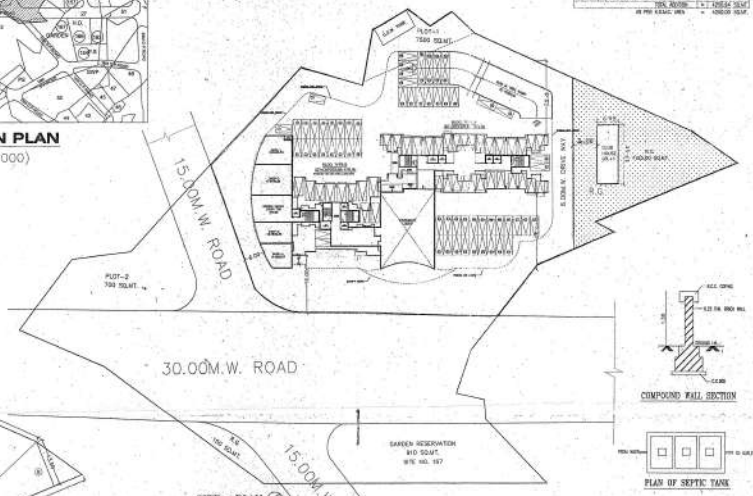


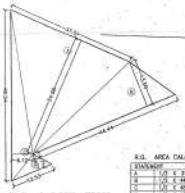
ROAD AREA DIAGRAM
SCALE :- 1:1000

ROAD AREA CALCULATION

STATEMENT					
1	V/S	X 45.76	X 11.21 X 1/2	=	256.52 SQ.MT.
2	V/S	X 43.80	X 14.80 X 1/2	=	324.31 SQ.MT.
3	V/S	X 62.13	X 9.60 X 1/2	=	298.27 SQ.MT.
4	V/S	X 58.63	X 10.12 X 1/2	=	296.25 SQ.MT.
5	V/S	X 12.86	X 4.42 X 1/2	=	28.79 SQ.MT.
6	V/S	X 32.21	X 8.60 X 1/2	=	234.66 SQ.MT.
7	V/S	X 36.63	X 8.00 X 1/2	=	730.72 SQ.MT.
8	V/S	X 51.82	X 9.53 X 1/2	=	369.48 SQ.MT.
9	V/S	X 51.82	X 15.00 X 1/2	=	713.08 SQ.MT.
10	V/S	X 41.83	X 10.63 X 1/2	=	296.72 SQ.MT.
11	V/S	X 41.83	X 11.31 X 1/2	=	316.66 SQ.MT.
12	V/S	X 31.70	X 18.30 X 1/2	=	289.94 SQ.MT.
13	V/S	X 33.49	X 18.83 X 1/2	=	364.75 SQ.MT.
14	V/S	X 41.83	X 18.02 X 1/2	=	384.13 SQ.MT.
15	V/S	X 39.45	X 4.55 X 1/2	=	47.81 SQ.MT.
			TOTAL ADDITION	=	4,239.64 SQ.MT.
			AS PER K.D.M.C. AREA	=	4,250.00 SQ.MT.

LOCATION PLAN
(SCALE 1 : 5000)





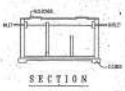
SITE- PLAN
SCALE 1:500

R.G. AREA CALCULATION
SCALE :- 1:500

STATEMENT					
A	1/2	X 31.01	X 34.89 X 1/60	=	899.80 SQ.MT.
B	1/2	X 44.64	X 13.85 X 1/60	=	321.85 SQ.MT.
C	1/2	X 46.56	X 8.13 X 1/60	=	189.53 SQ.MT.
D	1/2	X 10.52	X 4.21 X 1/60	=	29.46 SQ.MT.
			TOTAL ADDITION	=	1,130.14 SQ.MT.
			+ REQUIRED AREA	=	1,125.00 SQ.MT.

COMPOUND WALL SECTION

PLAN OF SEPTIC TANK



SECTION

TYPE	FLOORS	NOS	B/AAREA/BLDG.
BLDG TYPE- A	[ST+(3)POD+15]	01	8524.93 SQ.M.
BLDG TYPE- B	[ST+(3)POD+17]	01	7389.44 SQ.M.
TOTAL B/UP AREA			15914.37 SQ.M.

TENEMENT STATEMENT

TYPE	TENEMENT / BLDG	TOTAL TENEMENT
BLDG TYPE A [ST+(3)POD+15]	120	120
BLDG TYPE B [ST+(3)POD+17]	68	68
TOTAL RESIDENTIAL TENEMENTS		188
TOTAL NUMBER OF SHOPS		04
TOTAL NUMBER OF OFFICES		03

PROFORMA - I

(Refer. 3.1(1)1 & 19 in annexure "C")

A. AREA STATEMENT		IN SQM
1.	AREA OF PLOT (AS PER 1/12 + 1000+1400+200+1210)	13510.00
2.	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA	4200.00
	b) PROPOSED ROAD	------
	c) ANY RESERVATION (GARDEN RESERVATION)	910.00
	d) UNBUILDABLE 'V' ZONE	150.00
	TOTAL (a + b + c)	5310.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	8200.00
4.	AREA OF PLOT-1	7500.00
4A.	DEDUCTION (IF ENCROACHED)	
a)	FOR RECREATIONAL GROUND provided(15 % OF 8200.00 = 1230.00)	1125.00
b)	FOR INTERNAL ROAD	
5.	NET AREA OF PLOT (3 MINUS 4)	6375.00
6.	ADDITIONS FOR FLOOR SPACE INDEX	
	2(i) + 2(ii) 1.4 times of balance area (3)	
	2(i) AREA FROM D.P. ROAD 4200.00 X 2.00 = 8500.00 SQM (7650 SQM USED ON PLOT 2)	7840.00
	2(ii) AREA FROM GARDEN RES. 910.00 X 2.00 = 1820.00 SQM	1820.00
7.	TOTAL AREA (5 PLUS 6)	16135.00
8.	FLOOR SPACE INDEX PERMISSIBLE	ONE
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1.4 TIMES OF THE BALANCE AREA VIDE ITEM 5 ABOVE)	
10.	PERMISSIBLE FLOOR AREA (7&9) PLUS 9 ABOVE	16135.00
11.	EXISTING FLOOR AREA	
12.	PROPOSED FLOOR AREA	15914.37
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	0.00
14.	TOTAL BUILT-UP AREA PROPOSED (11 + 12 +13)	15914.37
15.	FLOOR SPACE INDEX CONSUMED (14/5)	0.99

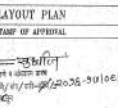
B. BALCONY AREA STATEMENT		REFER STATEMENT
i).	PERMISSIBLE BALCONY AREA PER FLOOR - 10 %	
ii).	PROPOSED BALCONY AREA PER FLOOR	
iii).	EXCESS BALCONY AREA PER FLOOR	
iv).	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	

C. TENEMENT STATEMENT		
i).	PROPOSED AREA (ITEM A-12 ABOVE)	15914.37
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	966.80
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	14947.57
iv).	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	200
v).	TENEMENTS PROPOSED	188
vi).	TENEMENTS EXISTING	NIL
vii).	TOTAL TENEMENTS ON THE PLOT	188

D. PARKING STATEMENT				
i).	PARKING REQUIRED BY REGULATIONS FOR	DWF, SCHEME / MTRP, CIDCO		REFER STATEMENT
		CYCLE		
		OUTSIDERS		
ii).	COVERED GARAGES PERMISSIBLE			
iii).	COVERED GARAGES PROPOSED	DWF, SCHEME / MTRP, CIDCO	200	
		CYCLE		
		OUTSIDERS		
iv).	TOTAL PARKING PROVIDED		372	

LAYOUT PLAN

STAMP OF APPROVAL



PROFORMA - II

CONTENTS OF SHEET

LAYOUT PLAN, DETAIL OF COMPOUND WALL & SEPTIC TANK, B/UP AREA STATEMENT, R.G. AREA STATEMENT, PARKING AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATIONS, TENEMENT STATEMENT, PROFORMA 1 & 2

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... AND THAT THE ENCROACHING OF THE SHEDS/S OF THE PLOT ENDED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WITHHELD OUT IS ..... SQUARE METERS AND TALLIED WITH THE AREA SHOWN IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED ARCHITECTS.

LEGENDS

1)	PLOT LINES	—	THICK BLACK
2)	EXISTING STREET	—	GREEN
3)	FUTURE STREET	—	GREEN DOTTED
4)	POSSESSIBLE BUILDING	—	THICK DOTTED BLACK
5)	OPEN SPACE	—	NO COLOUR
6)	WORK PROPOSED TO BE DEMOLISHED	—	YELLOW HATCHED
7)	PROPOSED WORK	—	RED TILL IN
8)	DRAINAGE & SEWERAGE WORK	—	RED DOTTED
9)	WATER SUPPLY WORK	—	BLUE DOTTED THIN
10)	DEMARCATION	—	RED HATCHED
11)	RECREATION GROUND	—	GREEN WASH
12)	ROADS & SET BACKS	—	GUJRAT SEEMA
13)	RESERVATION	—	APPROPRIATE COLOUR CODE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING PLAN ON PLOT BEARING S.NO.4/2, 4/4,25/6, 26/8 PLOT No.1 AT VILLAGE BAPAVE, TAL: KALYAN, DIST: THANE

M/s THARWANI REALTY
POA : ANIL H. THARWANI

OWNERS SIGN | ARCHITECTS SIGN | REG. COUNCIL STAMP SIGN

DMD ARCHITECTS
'D' BLOCK, SOMAIA SHOPPING CENTRE
SAHAJANAND CHOWK, AGRA ROAD, KALYAN (W)
ph:- 9967975056
EMAIL :- dmdarchitects@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	Priyanka	Shailesh	27/03/18	KDL/COMP/1802	MUM/LAY/01	0-1

Use DWG/MACOPY/2007-27/tharwani/Mumbai/mumbai 2017/New municipal type 4