

ROAD AREA DIAGRAM :12.00M. D.P. ROAD
SCALE-1:500

12.00 M. W. ROAD AREA STATEMENT

ADDITIONS :-

- 1/2 X 20.95 X 8.20 = 85.90 SQ.M
- 1/2 X 15.33 X 1.66 = 12.72 SQ.M
- 1/2 X 48.19 X 10.12 = 243.84 SQ.M
- 1/2 X 62.13 X 11.92 = 371.94 SQ.M

TOTAL ADDITIONS = 714.90 SQ.M

STANDARD DEDUCTIONS :-

- 2/3 X 11.45 X 2.41 = 18.40 SQ.M

TOTAL DEDUCTIONS = 18.40 SQ.M

NET AREA = 714.90 - 18.40 = 696.00 SQ.M

ROAD AREA DIAGRAM :12.00M. D.P. ROAD
SCALE-1:500

12.0 M. W. ROAD AREA STATEMENT

ADDITIONS :-

- 1/2 X 6.48 X 0.15 = 0.49 SQ.M
- 1/2 X 33.64 X 0.58 = 9.76 SQ.M
- 1/2 X 30.46 X 0.94 = 14.32 SQ.M
- 1/2 X 20.00 X 6.40 = 64.00 SQ.M
- 1/2 X 27.37 X 6.98 = 95.47 SQ.M
- 1/2 X 13.14 X 0.66 = 4.34 SQ.M
- 1/2 X 13.14 X 7.18 = 47.17 SQ.M
- 1/2 X 11.35 X 1.64 = 9.31 SQ.M

TOTAL ADDITIONS = 244.86 SQ.M

STANDARD DEDUCTIONS :-

- 2/3 X 10.79 X 1.73 = 12.44 SQ.M
- 2/3 X 11.21 X 1.95 = 14.42 SQ.M

TOTAL DEDUCTIONS = 26.86 SQ.M

NET AREA = 244.86 - 26.86 = 218.00 SQ.M

18.00 M. W. ROAD AREA STATEMENT

ADDITIONS :-

- 1/2 X 98.95 X 18.75 = 927.69 SQ.M
- 1/2 X 51.90 X 6.54 = 169.71 SQ.M
- 1/2 X 51.90 X 4.16 = 107.95 SQ.M
- 1/2 X 36.48 X 11.22 = 204.65 SQ.M

TOTAL ADDITIONS = 1410.00 SQ.M

NET AREA = 1410.00 = 1410.00 SQ.M

18.00M. D.P. ROAD AREA = 1410.00 SQ.MT
12.00M. D.P. ROAD AREA = 914.00 SQ.MT
TOTAL D.P. ROAD AREA = 2324.00 SQ.MT



ROAD AREA DIAGRAM :18.00M. D.P. ROAD
SCALE-1:500

PARKING AREA STATEMENT

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS				REQUIRED PARKING	
		NOS OF FLATS UPTO 35.00 BELOW	NOS OF FLATS UPTO 35.00 TO 45.00	NOS OF FLATS UPTO 45.00 TO 70.00	NOS OF FLATS UPTO ABOVE 70.00	CAR	CAR
A	60	48	12	-	-	03	03
B	90	63	26	01	-	08	08
COMMERCIAL AREA UP TO 800.00 SQ.MT. 1 CAR REQUIRED FOR 80.0 SQ.M AREA		69.24 + 110.60 = 179.84 SQ.M.				03	03
TOTAL NO. OF PARKING						14	14

PARKING AREA REQUIRED FOR CAR = 14 X 13.75 = 192.50 SQ.MT.

PARKING STATEMENT

CARPET AREA	NO. OF FLATS	PARKING REQD. BY RULE		PARKING PROPOSED
		NOS.	CAR	
HOSPITAL BUILDING				
ONE PARKING SPACE FOR EVERY 600 SQ.MT. OF TOTAL FLOOR AREA IN ADDITION ONE PARKING SPACE FOR AMBULANCE PARKING. TOTAL AREA = 1548.36 SQ.MT.				03
AMBULANCE				01
TOTAL PARKING REQUIRED:				04

PARKING AREA PROVIDE FOR CAR = 03 X 13.75 = 41.25 SQ.MT
PARKING AREA FOR AMBULANCE = 01 X 40 = 40.00 SQ.MT

PATIO, BALCONY & C.B. STATEMENT

BLDG. TYPE	TOTAL NO. OF TENEMENTS	TOTAL NO. OF PATIOS	TOTAL NO. OF BALCONYS	TOTAL NO. OF C.B.S
A	60 NOS	88 NOS	69 NOS	60 NOS
B	90 NOS	88 NOS	114 NOS	75 NOS
TOTAL NO. OF PATIOS & BALCONYS		146 NOS.	183 NOS.	135 NOS.

STAIRCASE PREMIUM AREA

BLDG NO.	AREA
A	451.58 SQ.M.
B	512.91 SQ.M.
TOTAL AREA	964.49 SQ.M.

TOTAL STAIRCASE AREA FOR WHICH PREMIUM IS TO BE PAID IS = 964.49 SQ.MT.

BUILT UP AREA STATEMENT (BLDG. A & B)

FLOORS	BLDG 'A'	BLDG 'B'
GROUND FLOOR	69.24 SQ.M	110.60 SQ.M
FIRST FLOOR	152.12 SQ.M	240.00 SQ.M
SECOND FLOOR	143.86 SQ.M	231.98 SQ.M
THIRD FLOOR	143.86 SQ.M	231.98 SQ.M
FOURTH FLOOR	143.86 SQ.M	231.98 SQ.M
FIFTH FLOOR	136.64 SQ.M	220.77 SQ.M
SIXTH FLOOR	143.86 SQ.M	231.98 SQ.M
SEVENTH FLOOR	143.86 SQ.M	231.98 SQ.M
EIGHTH FLOOR	136.64 SQ.M	220.77 SQ.M
NINETH FLOOR	143.86 SQ.M	231.98 SQ.M
TENTH FLOOR	143.86 SQ.M	231.98 SQ.M
ELEVENTH FLOOR	143.86 SQ.M	231.98 SQ.M
TWELVETH FLOOR	136.64 SQ.M	220.77 SQ.M
THIRTEENTH FLOOR	143.86 SQ.M	231.98 SQ.M
FOURTEENTH FLOOR	143.86 SQ.M	231.98 SQ.M
FIFTEENTH FLOOR	143.86 SQ.M	231.98 SQ.M
EXCESS BALCONY	-	-
TOTAL AREA	2,213.74 SQ.M.	3,564.69 SQ.M.

NET BUILT UP AREA PROPOSED FOR (BLDG. A & B) = 5,778.43 SQ.MT.

TENEMENT STATEMENT

BLDG. TYPE	TENEMENT			
	TOTAL	1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.
A	60 NOS	48 NOS	12 NOS	05 NOS.
B	90 NOS	63 NOS	27 NOS	08 NOS.
TOTAL	150 NOS.	111 NOS.	39 NOS.	13 NOS.

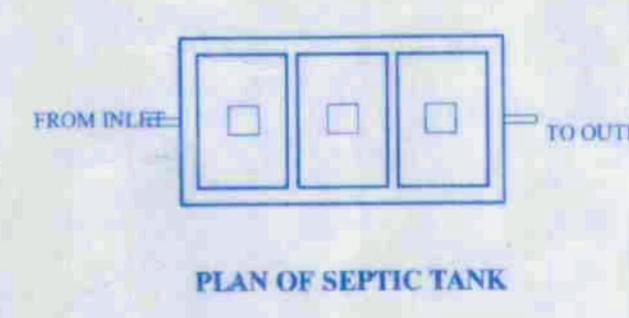
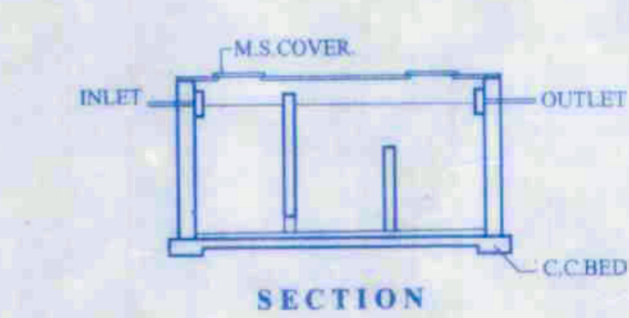
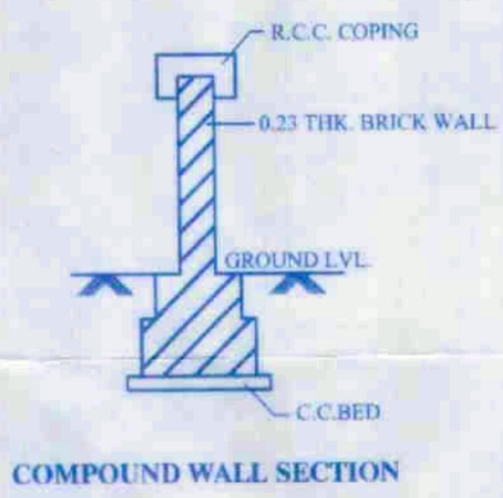
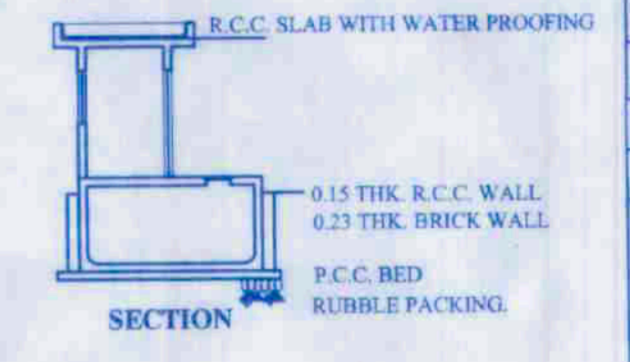
TOTAL NO. OF TENEMENTS = 150 NOS.

BUILT UP AREA STATEMENT FOR HOSPITAL RESV.

FLOORS	AREA IN SQ. MT.
GROUND FLOOR	387.09 SQ.MT.
1ST FLOOR	387.09 SQ.MT.
2ND FLOOR	387.09 SQ.MT.
3RD FLOOR	387.09 SQ.MT.
TOTAL	1548.36 SQ.M.

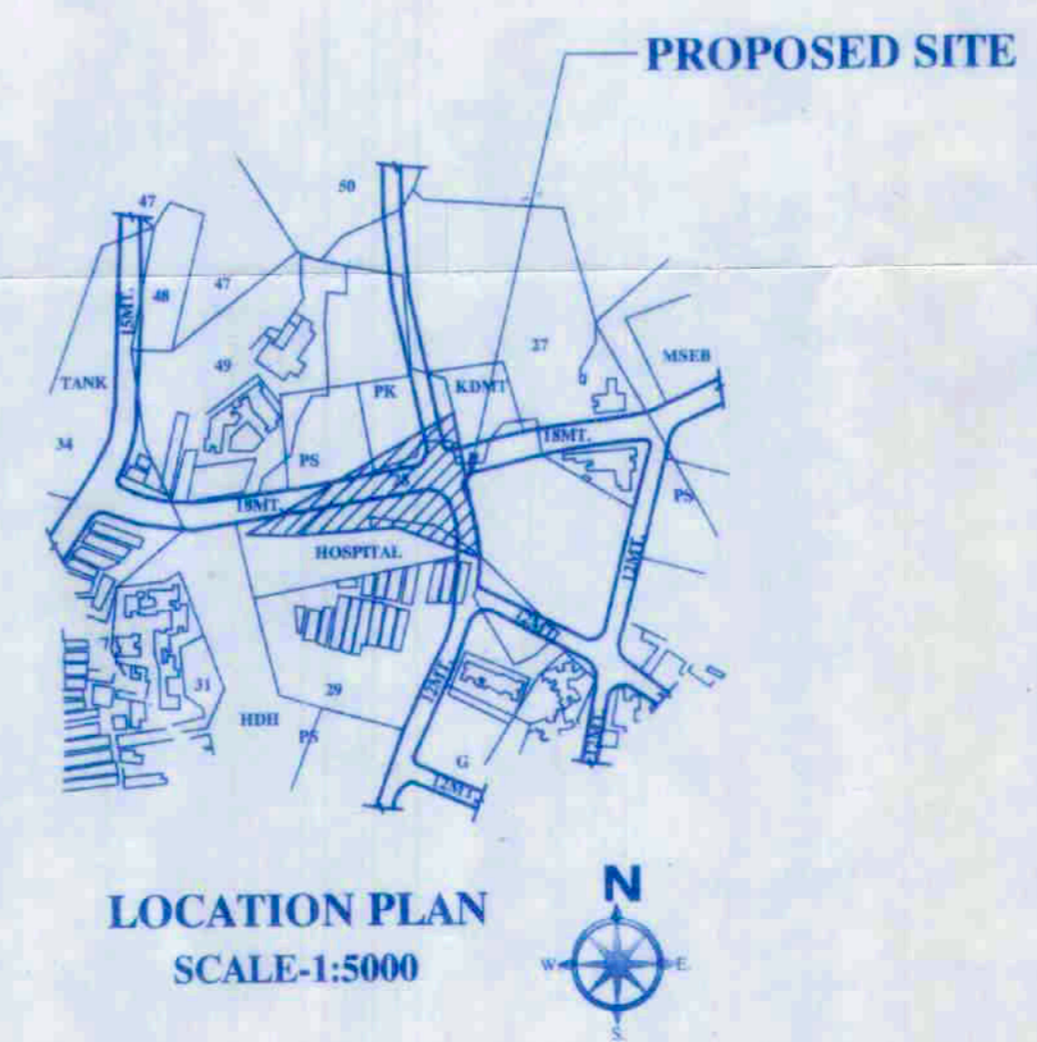
40% OF 3094.00 SQ.M. (balance plot area) (hospital reservation area)	1,237.60 SQ.MT.
PLOT AREA FOR HOSPITAL RESERVATION HANDED OVER TO K.D.M.C.	
50% OF 3094.00 SQ.M. (balance plot area) PERMISSIBLE AREA FOR HOSPITAL RESV. HANDED OVER TO K.D.M.C.	1,547.00 SQ.MT.
PROPOSED AREA FOR HOSPITAL RESERVATION	1,548.36 SQ.MT.

NOTES:
BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWN IN YELLOW

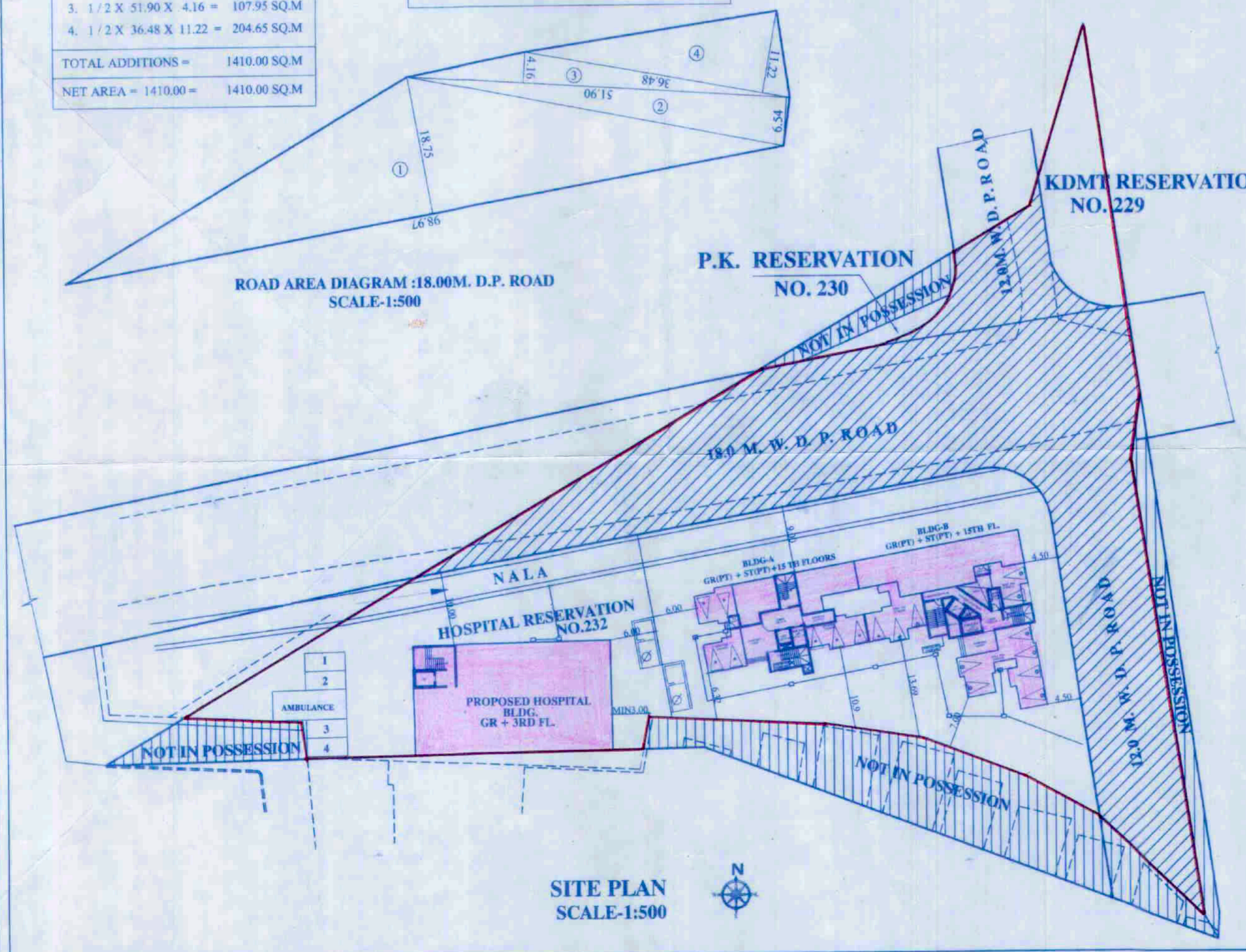


CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17/01/2012 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPT/CITY SURVEY RECORDS.

APPENDIX-C
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.



LOCATION PLAN
SCALE-1:5000



SITE PLAN
SCALE-1:500

STAMP OF APPROVAL OF PLAN LAYOUT SHEET NO 1/5

बोधकाम नकाशे मजुरी
रंगाने दुरुस्ती दाखविल्याप्रमाणे व बोधकाम प्रारंभ
प्रमाणपत्र क्र. कडीमण / सर्वि / बांध / कडि - २०१८ - २९१५०
दिनांक २२/०१/२०१९
दिलेल्या अटीप्रमाणे

महायुक्त संचालक अति
श्री. अशोक चावला

PROFORMA - I

A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLOT (AS PER 7/12)	7,100.00
1A. AREA OF PLOT (AS PER T.I.L.R.)	6,725.00
1B. AREA NOT IN POSSESSION	1,025.00
1C. AREA OF PLOT (AS PER ACTUAL SURVEY)	5,700.00
2. DEDUCTIONS FOR	
a) ROAD SET BACK AREA	
b) PROPOSED ROAD (18.00 & 12.00 MT D.P. ROAD)	2,324.00
c) ANY RESERVATION	
1. HOSPITAL RESERVATION NO- 232 (NOT DEDUCTED) (3,094.00 sq.m.)	
2. PK RESERVATION NO - 230 (DEDUCTED)	35.00
3. KDMT RESERVATION NO - 229 (DEDUCTED)	247.00
TOTAL (a + b + c)	2,606.00
3. BALANCE AREA OF PLOT (1 MINUS 2) (hospital reservation area)	3,094.00
4. DEDUCTION (IF DEDUCTIBLE)	
a) FOR 15% RECREATIONAL GROUND	
5. 40% AREA TO BE HANDED OVER TO KDMC FOR HOSPITAL RESERV. (40% OF 3,094.00)	1,237.60
6. NET AREA OF PLOT (4 MINUS 5)	1,856.40
7. ADDITIONS FOR FLOOR SPACE INDEX AS PER T.D.R. CIRCULAR DATED 29/01/2016 NO. T.P.S-1813/3067/CR-122/12 /MCOBP/KONKONDIV /NRV-13 DOUBLE T.D.R. + 10% INCENTIVE T.D.R. AVAILABLE 18.00 & 12.00 MT. WIDE D.P. ROAD (2,324.00 X 2.10 = 4,880.40) 2,095.80 SQ.MT. BALANCE AREA TO BE USED IN FORM OF T.D.R.	2,784.60
8. ADDITION FOR 40% AREA HANDED OVER TO KDMC	1,237.60
9. TOTAL AREA (6+7+8)	5,878.60
10. FLOOR SPACE INDEX PERMISSIBLE	
11. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 90% OF THE BALANCE AREA OF THE PLOT WIDE 3)	
12. PERMISSIBLE FLOOR AREA (8X9) PLUS 10 ABOVE	5,878.60
13. EXISTING FLOOR AREA	
14. PROPOSED FLOOR AREA	5,778.43
15. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	
16. TOTAL BUILT-UP AREA PROPOSED (12+13+14)	5,778.43
17. FLOOR SPACE INDEX PERMISSIBLE	0.98
B. TENEMENT STATEMENT	
i) NET AREA OF PLOT (ITEM A-10 ABOVE)	5,878.60
ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	179.84
iii) AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	5,698.76
iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	300/HECTARE
v) TENEMENTS PROPOSED	150 NOS
vi) PROPOSED SHOP	13 NOS
vii) TOTAL TENEMENTS ON THE PLOT	150 NOS

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING S.NO. 28 AT VILLAGE - GAURIPADA TAL. - KALYAN DIST.-THANE

OWNERS NAME:
SHRI- ANKUSH RAMCHANDRA PATIL & OTHERS.

P.O.A. HOLDER
SHRI - ASHOK CHAWALA
SHREE LAXMI ENTERPRISES

ARCHITECT SIGNATURE:
SHOBHAMA DESHPANDE

SIGNATURE:
SHREE LAXMI ENTERPRISES

SCALE 1:500 DATE 07/01/2019 DRN. BY SAGAR CHD. BY SD JOB. NO. KYN/BLD/303 DRG. NO. C/903/MUN/LAY

ENGINEER'S SIGNATURE

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD KALYAN (W) 421301 PH NO. 0251-2313140