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KEY NO.	1	SHEET NO.	1 / 3
INWARD NO.	306/03277/19	DATE	03-07-2019
		1:100	
JOB NO.	DRG.NO.	SCALE	DRAWN BY CHECKED BY

ARCHITECT:

ARCHITECT NAME: Sandeep Prabhu (Hemant Mehra, 5th floor,Rami Manuj Road, Village : VADAVALI

ARCHITECT ADDRESS:

Survey No. : 19/7 Gut No :

F. Plot No. : Tika No :

Plot No / CTS No :

PROJECT:

OWNER ADDRESS:413-416,Vardhaman Market, Sector -17, Vashi, Navi Mumbai

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: HAWARE HOUSING

OWNERS Signature with Seal

DEMOLISHION SHOWN HATCHED YELLOW
EXISTING TO BE RETAINED HATCHED
WATERLINE SHOWN BLUE DOTTED
DRAINAGE LINE SHOWN RED DOTTED
PROPOSED WORK SHOWN RED FILLED IN
PLOT BOUNDARY SHOWN THICK BLACK

LEGEND

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

SPECIFICATIONS			
(c) AMBULANCE PARKING PROVIDED			0
(b) LOADING / UNLOADING PARKING PROVIDED			0
(a) TRANSPORT VEHICLES PARKING PROVIDED			0
(v) TOTAL PARKING PROPOSED	1086.40	99.45	00
(ii) PARKING PROVIDED	80	78	41.40
(i) PARKING REQUIRED BY RULE	44	68	4
D) PARKING STATEMENT	CARS	2 WHEELERS	VISITORS
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)			67
(vi) TENEMENTS EXISTING			0
(v) TENEMENTS PROPOSED			67
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.		69.0000
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)			2248.23
(ii) LESS NON RESIDENTIAL AREA			26.82
(i) PROPOSED AREA (12)			2775.05
C) TENEMENT STATEMENT			
(iii) EXCESS BALCONY AREA (TOTAL)			2.78
(ii) PROPOSED BALCONY AREA			268.63
(i) PERMISSIBLE BALCONY AREA			274.82
B) BALCONY STATEMENT			
19. CONSUMED FSI			1.00
18. TOTAL PROPOSED BUP AREA			2779.54
17. SURRENDERED AREA			000.00
16. EXISTING BUILT UP AREA			0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.			2.78
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)			0.00
13. SUB STRUCTURE AREA ADDITION (FOR FSI)			1.71
TOTAL PROPOSED AREA (a+b+c+d)			2775.05
(d) PROPOSED SPECIAL USE AREA			0.00
(c) PROPOSED INDUSTRIAL AREA			0.00
(b) PROPOSED COMMERCIAL AREA			26.82
(a) PROPOSED RESIDENTIAL AREA			2748.23
12. PROPOSED AREAS			
11. TOTAL PERM. BUILT UP AREA (8+9+10)			2784.33
10. SPECIAL CASES FSI			808.27
9. TDR AREA			858.22
PERM. FLOOR AREA (7 x 8)			1419.84
8. FLOOR SPACE INDEX PERMISSIBLE			1.0000
7. NET PLOT AREA (6+6) :			1419.84
TOTAL (a+b+c+d)			0.00
(d) OTHER (CtrZ II Area, Reserv Area ETC.)			0.00
(c) AMENITY SPACE			0.00
(b) PROPOSED ROAD (DP)			0.00
(a) ROAD SET-BACK (R/W)			000.00
6. ADDITION FOR F.S.I.			
5. NET BALANCE PLOT AREA OF PLOT (3-4) :			1419.84
PHYSICAL RG PROVIDED =			000.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)			0.00
(a) AMENITY SPACE (IF DEDUCTABLE)			0.00
4. DEDUCTIONS FOR			
3. BALANCE AREA OF PLOT (1-2)			1419.84
TOTAL (a+b+c+d+e)			190.16
(e) NDZ AREA			000.00
(d) ENCROACHMENT AREA			0.00
(c) ANY RESERVATION			190.16
(b) PROPOSED ROAD (DP)			190.16
(a) ROAD SET-BACK (R/W)			0.00
2. DEDUCTIONS FOR			
1. AREA OF PLOT			1610.00
A) AREA STATEMENT			SQ.M.

STAMP OF APPROVAL

Signature valid

SR. NO	DESCRIPTION	PLOT AREA AS PER TRIANGULATION IN SQ.MT.	PLOT AREA AS PER 7/12 EXTRACT IN SQ.MT.	PLOT AREA CONSIDERED FOR PROPOSAL IN SQ.MT.
A	S.NO. 19/7A			
1	SUB PLOT A (RESI. ZONE)	1427.04	1610.00	1419.84
2	AREA UNDER PG RESERVATION	190.16	-------	190.16
3	S.NO.19/7A (TOTAL 2+3)	1617.20	1610.00	1610.00
B	S.NO. 19/7B			
4	SUB PLOT B (GREEN ZONE)	165.71	-------	165.50
5	AREA UNDER PG RESERVATION	626.39	-------	626.39
6	AREA UNDER ROAD	818.11	-------	818.11
7	S.NO. 19/7B (TOTAL (4+5+6)	1610.21	1610.00	1610.00

	T.D.R LOADING	SLUM T.D.R	ADD.FSI WITH PREMIUM	ROAD WIDENING/ RESERVATION	
a.) PERMISSIBLE LIMIT	1306.23	326.56	425.95	-----	
b.)0.30 ADD.PAYMENT OF PREMIUM	-----	-----	425.95	-----	
c.)SLUM T.D.R UTILISATION	-----	-----	-----	-----	
d.) NON SLUM T.D.R UTILISATION 132.2(E)(1)	558.22	-----	-----	-----	
e.)PROPOSED DR	-----	-----	-----	380.32	
f.)PROPOSED TDR + DR	558.22	-----	425.95	380.32	
g.) TOTAL PROPOSED TDR +DR (b+c+d+e)	1364.49				

	PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	FREE OF FSI	FREE OF FSI	FREE OF FSI				
	000.00	000.00	000.00	000.00	9.24	67	2775.05 + 2.78
	000.00	000.00	707.31	175.56	9.24	67	2775.05 + 2.78
	000.00	000.00	707.31	423.06	9.24	67	2775.05 + 2.78
	000.00	000.00	707.31	423.06	9.24	67	2775.05 + 2.78
	000.00	000.00	247.50	000.00	0.00	0	0.00
	000.00	000.00	000.00	000.00	0.00	0	0.00
	000.00	000.00	000.00	000.00	0.00	0	0.00

BULIDING	FSI AREA			BALCONY					
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		
1-1 (PARKING TOWER)	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
A-1 (BULIDING)	26.82	2248.23	0.00	0.00	0.00	0.00	0.00		
Total	26.82	2248.23	0.00	0.00	0.00	2748.23	268.63	274.82	2.78

BULIDING WISE FSI STATEMENT

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)	CAR (NOS)			SCOOTER (NOS.)			CYCLE (NOS.)		
	UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.	
Residential	BUA: 0 -35	1	0	0	0	0	0	0	0	0	0
Residential	BUA: 35 - 50	2	49	1	25	1	49	1	1	1	1
Residential	BUA: 50 - 75	1	18	1	18	1	18	1	1	1	1
Residential	BUA: > 75	1	0	2	0	1	0	1	1	1	1
Commercial	FSI: 0 - 400	25	26.82	1	1	1	1	1	1	1	1
Commercial	FSI: > 400	50	0	1	0	1	0	1	1	1	1
Total	Required	-	-	-	44	-	68	-	68	-	-
Total	Proposed	-	-	-	80	-	-	-	-	-	-

LOCATION PLAN
NOT TO SCALE

SECTION THROUGH COMPOUND WALL
SCALE - N.T.S.

LAYOUT PLAN (Scale - 1:200)

Triangulation (Scale - 1:200)

Triangle	Area
A-01	96.98
A-02	339.20
A-03	176.23
A-04	611.74
A-05	282.63
A-06	30.52
A-07	78.86
Total (PLOT)	1615.16

PLOT AREA DIAGRAM
SCALE:- 1: 500

PLOT AREA CALCULATION
C.T.S. NO. 19/7/A (SUB PLOT -A)
(RESIDENTIAL AREA)

1	31.01	X 0.37	X 2/3	=	7.66
2	36.26	X 14.95	X 0.50	=	271.04
3	36.26	X 14.78	X 0.50	=	267.96
4	48.80	X 25.55	X 0.50	=	633.18
5	48.80	X 1.75	X 0.50	=	42.70
6	46.96	X 8.2	X 0.50	=	204.76
TOTAL AREA				=	1427.04
AREA AS PER POLYLINE				=	1427.04 S.M.

PLOT AREA CALCULATION
C.T.S. NO. 19/7/A (SUB PLOT -B) GREEN ZONE
ADDITION

1.	34.88	X 7.75	X 0.50	=	135.04
2.	34.74	X 2.97	X 0.50	=	41.12
TOTAL ADDITION				=	176.21
DEDUCTION					
TOTAL DEDUCTION				=	10.51
9.	32.27	X 0.46	X 2/3	=	10.51
AREA AS POLYLINE				=	165.71 S.M.

PLOT AREA CALCULATION
C.T.S. NO. 19/7/A
PLAY GROUND AREA

1	39.78	X 5.78	X 0.50	=	114.96
2	30.85	X 4.87	X 0.50	=	75.12
TOTAL AREA				=	190.08 SQ.M
AREA AS PER POLYLINE				=	190.16 SQ.M

TOTAL PLOT AREA OF S.NO.19/7/A
=1427.04 + 190.16 = 1617.20 SQ.M
TOTAL PLOT AREA OF S.NO.19/7 =1617.20 SQ.M.

PLOT AREA DIAGRAM
SCALE:- 1: 500

TOTAL PLOT AREA OF S.NO.19/7/B
=165.71 + 818.11 + 626.39 = 1610.21 SQ.M
TOTAL PLOT AREA OF S.NO.19/7 =1610.21 SQ.M.

PLOT AREA CALCULATION
C.T.S. NO. 19/7/B
ADDITION

1	32.27	X 0.76	X 2/3	=	10.51
2	43.15	X 20.03	X 0.50	=	432.15
3	43.15	X 17.75	X 0.50	=	383.17
TOTAL ADDITION				=	825.83
DEDUCTION					
8	31.01	X 0.37	X 2/3	=	7.66
TOTAL DEDUCTION				=	7.66
TOTAL AREA (825.83 - 7.66) = 818.17					
AREA AS POLYLINE				=	818.11 SQ.M.

PLOT AREA CALCULATION
C.T.S. NO. 19/7/B
PLAY GROUND AREA

1	27.03	X 3.63	X 0.50	=	49.06
2	21.48	X 9.18	X 0.50	=	98.59
3	30.83	X 14.11	X 0.50	=	217.66
4	30.83	X 16.94	X 0.50	=	261.13
TOTAL AREA				=	626.43
AREA AS PER POLYLINE				=	626.39 SQ.M.

TOTAL PLOT AREA OF S.NO.19/7/B
=165.71 + 818.11 + 626.39 = 1610.21 SQ.M
TOTAL PLOT AREA OF S.NO.19/7 =1610.21 SQ.M.

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