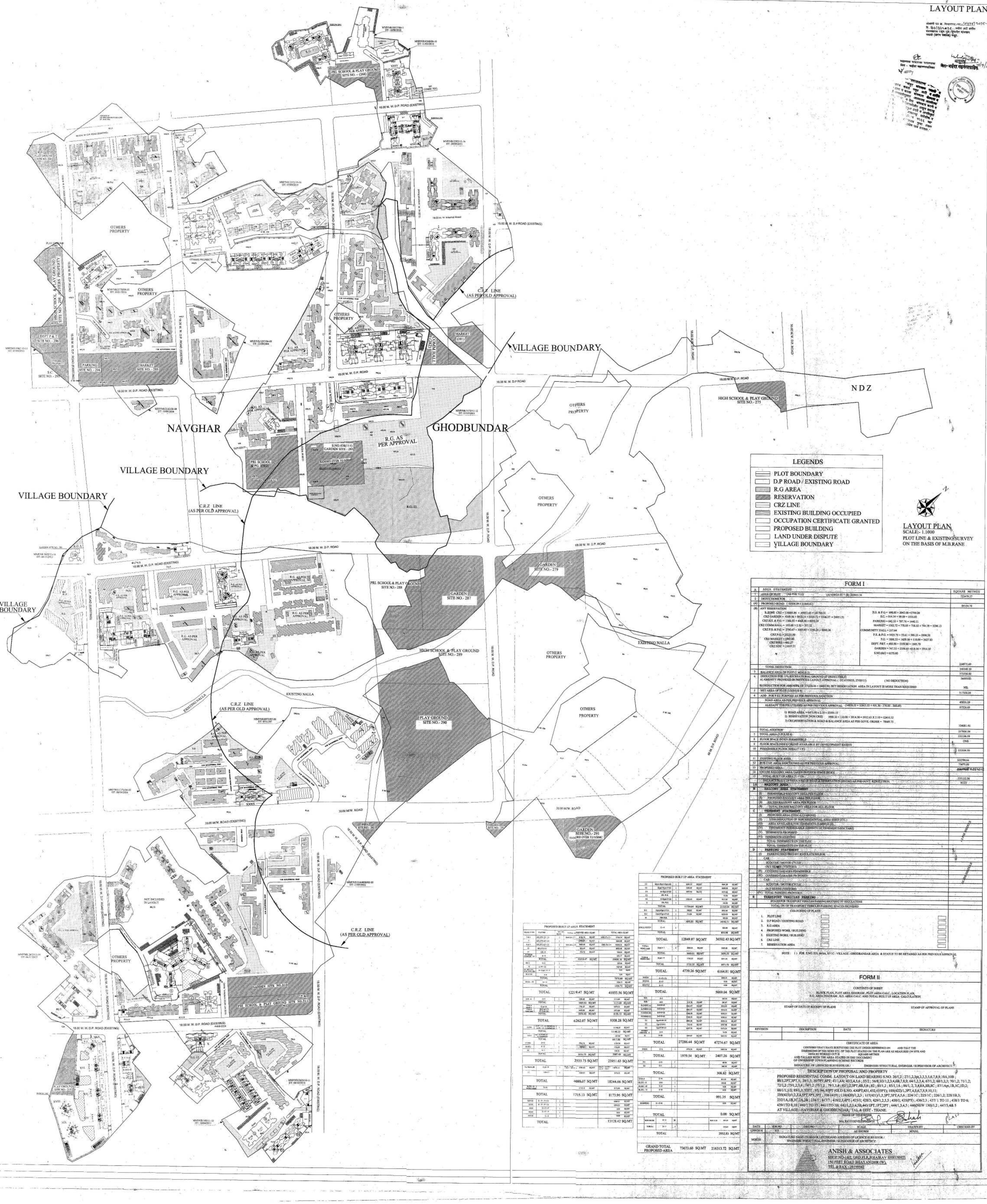
LAYOUT PLAN



LEGENDS

- PLOT BOUNDARY
- D.P ROAD / EXISTING ROAD
- R.G AREA
- RESERVATION
- CRZ LINE
- EXISTING BUILDING OCCUPIED
- OCCUPATION CERTIFICATE GRANTED
- PROPOSED BUILDING
- LAND UNDER DISPUTE
- VILLAGE BOUNDARY

LAYOUT PLAN

SCALE:- 1.1000

PLOT LINE & EXISTING SURVEY ON THE BASIS OF M.B.RANE

FORM I

A	AREA STATEMENT	SQUARE METRES
1	AREA OF PLOT (AS PER 7/12) (A)=428625.93 + (B) 288933.34	723479.27
2	DEDUCTIONS FOR	
(A)	PROPOSED ROAD (52334.29 + 31840.41)	84164.70
(B)	ANY RESERVATION	
	R.ZONE CRZ = 176685.86 + 45023.65 = 161709.51	H.S. & P.G.= 698.00 + 2642.00 =3340.00
	CRZ GARDEN = 4349.36 + 8926.14 + 6335.72 + 3326.27 = 24951.51	S.C. = 914.34 + 99.69 = 1014.03
	CRZ H.S. & P.G. = 1566.53 + 4668.46 = 6035.39	PARKING = 642.35 + 797.76 = 1440.11
	CRZ COMM.HALL = 355.00 + 2.52 = 357.52	MARKET = 1502.72 + 770.85 + 718.12 + 744.38 = 3296.13
	CRZ P.S. & P.G. = 2790.67 + 3005.93 + 3245.24 = 1040.36	COMMUNITY HALL = 217.64
	CRZ P.G. = 20210.50	P.S. & P.G. = 5425.72 + 55.61 + 509.25 = 5990.58
	CRZ MARKET = 1593.06	P.G. = 1888.33 + 1629.50 + 110.00 = 3627.83
	CRZ BISES = 481.27	DEPT. P&T = 481.80 + 1359.90 = 1845.70
	CRZ NDZ = 31007.31	GARDEN = 747.31 + 2356.60 +418.34 + 3914.30
		S.NO.86/2 = 6170.60
	TOTAL DEDUCTION	264975.69
3	BALANCE AREA OF PLOT (1 MINUS 2)	340140.39
4	DEDUCTION FOR 15% RECREATIONAL GROUND (IF DEDUCTIBLE)	173338.88
	A) AMENITY PROVIDED IN PREVIOUS LAYOUT APPROVAL (DT.03/08/15, 27/05/11) (NO DEDUCTION)	56000.83
	B) DEDUCTION FOR AMENITY OF 373258.56 - 184662.92, BUT RESERVATION AREA IN LAYOUT IS MORE THAN REQUIRED	NIL
5	NET AREA OF PLOT (3 MINUS 4)	317338.05
6	ADD . FOR F.S.I. PURPOSE AS PER PREVIOUS SANCTION	
	ROAD AREA AS PER PREVIOUS APPROVAL	45810.39
	ALREADY TDR UTILISED AS PER PREVIOUS APPROVAL (54858.35 + 13813.33 + 491.50 - 270.00 - 568.69)	67324.69
	1) ROAD AREA = 6473.90 x 2.10 = 13593.19 2) RESERVATION (NON CRZ) 3888.33 + 110.00 = 3914.30 = 3912.63 X 3.10 = 12461.52 3) CRZ RESERVATION & ROAD & BALANCE AREA AS PER GOVE. ORDER = 78669.75	104681.46
	TOTAL ADDITION	217816.54
7	TOTAL AREA (5 PLUS 6)	535154.59
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
10	PERMISSIBLE FLOOR AREA (7 + 9)	535154.59
11	EXISTING FLOOR AREA	318798.64
12	BUILT UP AREA SANCTIONED AS PER PREVIOUS APPROVAL	73673.60
13	PROPOSED AREA	216313.72
14	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
15	TOTAL BUILT UP AREA (11+12+13)	535132.56
	2% ADDITIONAL BUILT UP AREA IN LIEU OF ROAD RESERVATION (INCAZ) AS PER GOVT. RESOLUTION.	8221
16	BALCONY AREA	
B	BALCONY AREA STATEMENT	
(I)	PERMISSIBLE BALCONY AREA PER FLOOR	
(II)	PROPOSED BALCONY AREA PER FLOOR	
(III)	EXCESS BALCONY AREA PER FLOOR	
(IV)	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C	TENEMENT STATEMENT	
(I)	PROPOSED AREA (ITEM A (2) ABOVE)	
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP,ETC.)	
(III)	AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	
(IV)	TENEMENTS PERMISSABLE (DENSITY OF TENEMENTS/HECTARE)	
(V)	TENEMENTS PROPOSED	
(VI)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
(I)	PARKING REQUIRED BY REGULATIONS FOR	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS (VISITOR'S)	
(II)	COVERED GARAGES PERMISSIBLE	
(III)	COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
(IV)	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING	
	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	TOTAL ON OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

COLOURING OF PLANS

1. PLOT LINE
2. D.P ROAD / EXISTING ROAD
3. R.G AREA
4. PROPOSED WORK / BUILDING
5. EXISTING WORK / BUILDING
6. CRZ LINE
7. RESERVATION AREA

NOTE : 1) FOR S.NO. 225, 16/9A, 8/1/C : VILLAGE - GHODBANDAR AREA & STATUS TO BE RETAINED AS PER PREVIOUS APPROVAL

PROPOSED BUILT UP AREA STATEMENT

C1	G(pt+3)+(1+2+3+4)	1	3389.15	SQ.MT	3389.28 SQ.MT
C2	G(pt+3)+(1+2+3)	1	3346.05	SQ.MT	4688.08 SQ.MT
C4	S+(pt+3)+(1+2+3)	1	3687.64	SQ.MT	5455.66 SQ.MT
C5	OS, P.S.	1			5126 SQ.MT
C6	S+(pt+3)+(1+2+3)	1	3456.46	SQ.MT	4610.86 SQ.MT
D	OS, P.S.	1			1830 SQ.MT
	TOTAL		11754.04	SQ.MT	21550.04 SQ.MT
B1	G(pt+3)+(1+2+3)	1	3620.1	SQ.MT	3854.40 SQ.MT
B2	G(pt+3)+(1+2+3)	1	712.86	SQ.MT	8220.93 SQ.MT
B	OS, P.S.	1			800.00 SQ.MT
	TOTAL		3895.85	SQ.MT	14142.33 SQ.MT
SOCIETY OFFICE	G+4	1			833.94 SQ.MT
	TOTAL				833.94 SQ.MT
	TOTAL		12849.87	SQ.MT	36502.43 SQ.MT
TYPE-A WING-A&B	Stilt+7	4	3808.01	SQ.MT	3695.28 SQ.MT
	TOTAL		3808.01	SQ.MT	3695.28 SQ.MT
TYPE-B WING-C&D	Stilt+7	1	1735.35	SQ.MT	3071.53 SQ.MT
	TOTAL		1735.35	SQ.MT	3071.53 SQ.MT
	TOTAL		4739.26	SQ.MT	6164.81 SQ.MT
NOOH	S+(P+2+3)	-			3869.9 SQ.MT
ROOH	S+3	-			0.00 SQ.MT
XROOF	S+3	-			0.00 SQ.MT
	TOTAL				5069.04 SQ.MT
RH	G+3	1			0.00 SQ.MT
RH1	G+3	1	320.78	SQ.MT	280.65 SQ.MT
B-WING-A1	S+P+3+RT	1	4567.47	SQ.MT	5910.55 SQ.MT
B-WING-D	S+P+3+RT	1	4567.47	SQ.MT	5910.55 SQ.MT
C-WING-B1	S+P+3+RT	1	5469.39	SQ.MT	6958.31 SQ.MT
C-WING-C	S+P+3+RT	1	5469.39	SQ.MT	6958.31 SQ.MT
G1	G+P+3+RT	1	4960.26	SQ.MT	6958.31 SQ.MT
G2	G+P+3+RT	1	732.43	SQ.MT	4757.98 SQ.MT
G3	G+P+3+RT	1	4457.76	SQ.MT	5975.24 SQ.MT
SOCIETY OFFICE-1	G+4	1			74.20 SQ.MT
SK	S+20	1	1004.87	SQ.MT	1043.93 SQ.MT
	TOTAL		27286.44	SQ.MT	47274.67 SQ.MT
ESES	G+3	1	1979.54	SQ.MT	2407.26 SQ.MT
	TOTAL		1979.54	SQ.MT	2407.26 SQ.MT
P1	G+3	1			40.96 SQ.MT
G3	G+3	1			268.66 SQ.MT
	TOTAL				308.62 SQ.MT
ESES-4	G+3	1			813.01 SQ.MT
OLD-G	G+3	1			178.66 SQ.MT
OLD-G1	S+3	1			0.00 SQ.MT
OLD-G2	S+3	1			0.00 SQ.MT
	TOTAL				991.35 SQ.MT
BSNPSG	S+3+R	1			0.00 SQ.MT
	TOTAL				0.00 SQ.MT
SOCIETY OFFICE	S+3	1			0.00 SQ.MT
TOILET	S+3	1			0.00 SQ.MT
	TOTAL				2932.83 SQ.MT
	GRAND TOTAL PROPOSED AREA		73673.60	SQ.MT	216313.72 SQ.MT

PROPOSED BUILT UP AREA STATEMENT

BLDG TYPE	FLOOR	NO. OF BLDG.	TOTAL AREA OCCUPIED AREA SQ.MT		TOTAL AREA SQ.MT
T-A/3	GROUND (P+3)	2	3660.24 + 4382.76	SQ.MT	16085.72 SQ.MT
T-A/1	GROUND (P+3+4)	1	2192.50	SQ.MT	5660.00 SQ.MT
T-A/2	GROUND (P+3+5)	2	3041.88 x 2 =	6083.76 SQ.MT	17083.76 SQ.MT
S1	GROUND (S+3)	1	800.49	SQ.MT	4000.46 SQ.MT
S2	GROUND (S+3)	1	776.72	SQ.MT	3884.60 SQ.MT
POWER CHANGE-OVER	S+3	1			105.77 SQ.MT
	TOTAL		13218.67	SQ.MT	35908.31 SQ.MT
B1/2	G+3	1	-		3854.40 SQ.MT
B1, B2, C1, C2, C3, C4, C5, C6	G+P+3+4+5	4	-		29858.80 SQ.MT
B1 & B2	S+4	1	-		820.00 SQ.MT
	TOTAL		-		34533.20 SQ.MT
SOCIETY OFFICE	G+4	1	-		833.94 SQ.MT
	TOTAL		-		1226.72 SQ.MT
TOTAL			1221.9.47	SQ.MT	41855.56 SQ.MT
OSR - 8	G+3	1	1080.60	SQ.MT	1110.00 SQ.MT
	TOTAL		1605.62	SQ.MT	1115.00 SQ.MT
TOILET BLOCK	G per fl	1	756.35	SQ.MT	1059.21 SQ.MT
TOILET BLOCK	G+P+3+4+5	1	3455.88	SQ.MT	4973.88 SQ.MT
	TOTAL		3250.45	SQ.M.T	8193.19 SQ.MT
TOTAL			6262.07	SQ.M.T	9308.28 SQ.MT
G1/B2	G+P+3+4+5+6	1	-		1146.25 SQ.MT
	TOTAL		-		1146.25 SQ.MT
TOILET	G+P+3+4+5 (BASEMENT + G.+1ST+2ND+3RD+4TH+5TH FLOOR)		-		687.00 SQ.MT
	TOTAL		-		687.00 SQ.MT
LIFT(SE)	S+22	1	294.84	SQ.MT	6199.94 SQ.MT
LIFT(SE)	S+22	1	1880.91	SQ.MT	1726.84 SQ.MT
SE	S+22	1			1826.56 SQ.MT
TOTAL			2533.75	SQ.MT	3887.49 SQ.MT
TOTAL			2533.75	SQ.MT	23951.63 SQ.MT
CLUBHOUSE	G+P+3+4+5+6	1	2392.60	SQ.MT	14751.18 SQ.MT
ST	S+P+3+4+5+6	1	1695.07	SQ.MT	3493.48 SQ.MT
	TOTAL		4088.07	SQ.MT	18244.66 SQ.MT
SUB-STATION	S+3A	1	1715.13	SQ.MT	8173.96 SQ.MT
	TOTAL		1715.13	SQ.MT	8173.96 SQ.MT
NOOH	S+(P+3+4)	1			6869.21 SQ.MT
NOOH	S+(P+3+4)	1			6869.21 SQ.MT
NOOH	S+4+P+3	1			0.00 SQ.MT
NOOH	S+4+P+3	1			0.00 SQ.MT
NOOH	S+3	1			0.00 SQ.MT
TOTAL					13738.42 SQ.MT

FORM II

CONTENTS OF SHEET

BLOCK PLAN, PLOT AREA DIAGRAM , PLOT AREA CALC., LOCATION PLAN,
R.G. AREA DIAGRAM , R.G. AREA CALC. AND TOTAL BUILT UP AREA CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

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

SIGNATURE OF LICENCED SURVEYOR, GR./ ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL COMM. LAYOUT ON LAND BEARING S.NO. 26/1,2 ; 27/1,2,3pt,3,3,3,5,6,7,8,9,10A,10B ; 88/1,2PT,3PT,5; 29/1,3; 30/7PT,8PT; 41/1,4A; 43/2,4,5,6 ; 55/2 ; 56/8; 63/1,2,3,4,6B,7,8,9; 64/1,2,3,4; 67/1,2; 68/1,2,3; 70/1,2; 71/1,2; 72/1,2 ;73/1,2,3,4 ; 74/1,2 ;75/1,2 ; 79/1,3,4 ; 83/1,2,3PT,4B,5,6 ; 82 ; 85/1,2 ; 85/1,1A ; 86/1, 2, 3,4,8A,8B,8C ; 87/1Apt,1B,1C,1D,2; 88/1/1,1/3; 89/1,3; 92PT ; 93; 94; 95PT (OLD S.NO. 430PT,431,432,433PT); 103/422/1,3PT,4,5,6,7,8,9,10,11; 105/425/1,2,3,4,5PT,5PT,5PT ; 106/419) ; 116/420/1,2,3 ; 117/421)/1,2,3PT,3PT,4,5,6 ; 224/1C ; 225/1C ; 226/1,2; 228/1B,3; 232/1A,1B,1C,2A,2B ; 234/1; 417/1 ; 418/2,3,4PT ; 423/1; 428/3; 429/1,2,3,5 ; 430/1; 435(PT) ; 436/2,3 ; 437/ 1 TO 11 ; 458/1 TO 6; 439/1TO 8,10 ; 440/1 TO 13 ; 441/1TO 5B; 442/1,2,3,4,5B,443/1PT,1PT,2PT ; 444/1,3,4,5 ; 446(NEW 130)/1,2 ; 447/3,4& 5 AT VILLAGE - NAVGHAR & GHODBUNDAR, TAL & DIST - THANE.

NAME OF DEVELOPER: M/s. RAVI DEVELOPMENTS

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
12/09/2018	815		AS SHOWN	MNAL	

NOTE: SIGNATURE NAME IN BLOCK LETTER AND ADDRESS OF LICENCE SURVEYOR / ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

ANISH & ASSOCIATES
SHOP NO.-162, GRD FLR,B.HARAV SHRUSHTI
150 FEET ROAD BHAYANDER (W).
TEL & FAX : 28199942