LAYOUT

SANITATION STATEMENT FOR DEPARTMENTAL STORE AT GR. FLR.

FLOOR	TOTAL BUILT-UP AREA	TOTAL NO. OF PERSONS REQD.		NO. OF W.C. REQD. FOR MALE		NO. OF W.C. REQD. FOR FEMALE		NO. OF URINALS REQD. FOR MALE	
GR. FLR. COMM.	580.50 SQ.MT	33.30 % PER 100.00 SQ.MT 580.50 X 33.30% / 100.00 = 193 NOS.		1 FOR 25 PERSONS 97 PERSONS / 25 PERSONS		1 FOR 15 PERSONS 96 PERSONS. / 15 PERSONS		1 FOR 25 PERSONS 97 NOS. / 25 PERSONS	
		MALE	FEMALE	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
		97 NOS.	96 NOS.	4 NOS.	4 NOS.	6 NOS.	6 NOS.	4 NOS.	4 NOS.

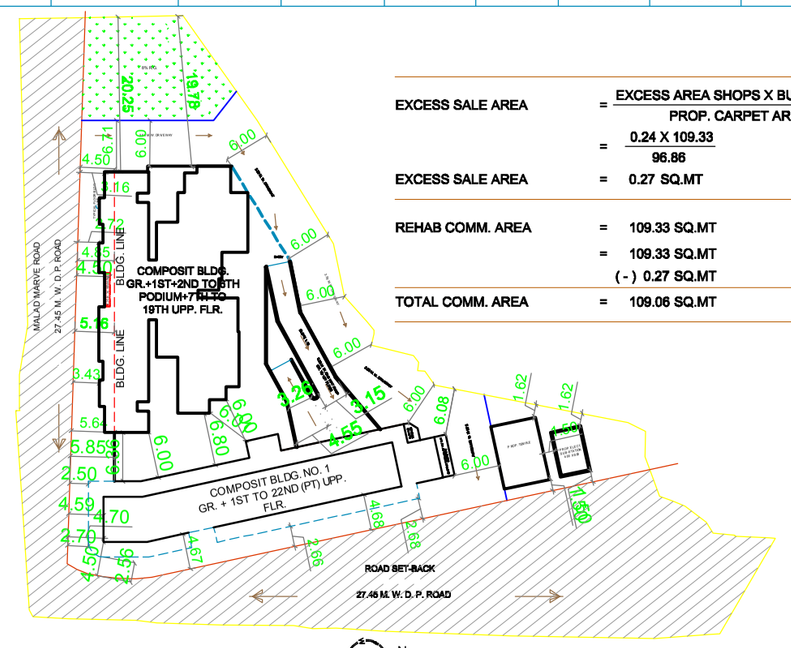
SANITATION STATEMENT FOR DEPARTMENTAL STORE AT 1ST FLR.

FLOOR	TOTAL BUILT-UP AREA	TOTAL NO. OF PERSONS REQD.		NO. OF W.C. REQD. FOR MALE		NO. OF W.C. REQD. FOR FEMALE		NO. OF URINALS REQD. FOR MALE	
1ST FLR. COMM.	584.38 SQ.MT	33.30 % PER 100.00 SQ.MT 584.38 X 33.30% / 100.00 = 195 NOS.		1 FOR 25 PERSONS 98 PERSONS / 25 PERSONS		1 FOR 15 PERSONS 97 PERSONS. / 15 PERSONS		1 FOR 25 PERSONS 98 NOS. / 25 PERSONS	
		MALE	FEMALE	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
		98 NOS.	97 NOS.	4 NOS.	4 NOS.	6 NOS.	6 NOS.	4 NOS.	4 NOS.

TOTAL PROPOSED BUILT UP AREA COMM.

TOTAL PROP. COMM. NET B.U.A. (in sale wing.) = 1392.64 SQ.MT.
TOTAL PROP. COMM. NET B.U.A. (in rehab wing.) = 126.82 SQ.MT.

TOTAL PROP. COMM. B.U.A. = 1519.46 SQ.MT.



BLOCK PLAN SCALE : - 1 : 500

EXCESS SALE AREA = EXCESS AREA SHOPS X BUILT-UP AREA COMM. / PROP. CARPET AREA SHOPS
= 0.24 X 109.33 / 96.86
EXCESS SALE AREA = 0.27 SQ.MT

REHAB COMM. AREA = 109.33 SQ.MT
= 109.33 SQ.MT
(-) 0.27 SQ.MT
TOTAL COMM. AREA = 109.06 SQ.MT

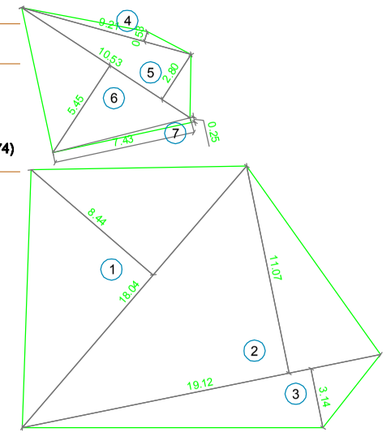
EQUILVALENT FOR COMMERCIAL = 96.62 / 25 = 3.86 Nos. SAY 4.00 Nos.

EXISTING TENANTS = 73 Nos. (R-60, EQUIV. COMM.- 04, R/C-01) = 65 Nos.
TENANTS REQD. AS PER 500 T / HECTARE = 139 Nos.
PAP GENERATED = 139 - 65 = 74 Nos.
TOTAL TENANTS CONSTRUTED ON SITE = 73 + 74 = 147 (R-60, COMM.-12, R/C-01, PAP -74)

REHAB ELLIGIBLE COMMERCIAL CARPET AREA STATEMENT

ANNX.- II

SR. NO.	ANNX. NO.	NAME	CARPET AREA AS PER ANNX-II	PERMISSIBLE CARPET AREA AS PER CONSIDERED FOR 3.12&3.13 OF APPENDIX-IV OF REG.33(10) OF DCR.1991	CARPET AREA PROP.	EXCESS CARPET AREA (SALE)
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
1	84	MARUTI PAWAR	6.69	6.69	6.70	0.01
2	1	K. JITIN SUTARI	4.18	4.18	4.19	0.01
3	85	JOKIM BANRAT	4.46	4.46	4.48	0.02
4	87	LIYAKAT HUSEN	5.20	5.20	5.23	0.03
5	2	TRINET ESTATE	11.15	11.15	11.17	0.02
6	3	BONAVENCHAE ALMEDA	5.95	5.95	5.95	0.00
7	21	BRIJLAL AGRAWAL	9.29	9.29	9.33	0.04
8	72	ANANT Y. SAWANT	18.58	18.58	18.60	0.02
9	5	AMRUT BRAMHBHAT	15.33	15.33	15.38	0.05
10	6	SUDHIR PAWAR	7.43	7.43	7.47	0.04
11	54	MAGY MINIJSI	4.46	4.46	4.46	0.00
12	20	GULABI U.SINGH	3.90	3.90	3.90	0.00
TOTAL			96.62	96.62	96.86	0.24



R.G. LINE AREA DIAGRAM SCALE - 1 : 200

R.G. AREA CALCULATION

1 - 0.50 X 18.07 X 8.44 X 1 = 76.26 SQ.MT
2 - 0.50 X 19.12 X 11.07 X 1 = 105.83 SQ.MT
3 - 0.50 X 19.12 X 3.14 X 1 = 30.02 SQ.MT
4 - 0.50 X 9.21 X 0.53 X 1 = 2.44 SQ.MT
5 - 0.50 X 10.53 X 2.80 X 1 = 14.74 SQ.MT
6 - 0.50 X 10.53 X 5.45 X 1 = 28.69 SQ.MT
7 - 0.50 X 7.15 X 0.25 X 1 = 0.89 SQ.MT

TOTAL R.G. AREA = 258.87 SQ.MT

TOTAL R.G. AREA PROP. = 258.87 SQ.MT
TOTAL R.G. AREA REQD. = 221.89 SQ.MT
(2773.60 X 8%)

PLOT AREA CALCULATION

ADDITIONS

1 - 0.50 X 73.27 X 12.47 X 1 = 456.84 SQ.MT
2 - 0.50 X 73.27 X 15.49 X 1 = 567.48 SQ.MT
3 - 0.50 X 60.59 X 10.68 X 1 = 323.55 SQ.MT
- 0.50 X 11.20 X 0.85 X 1 = 4.76 SQ.MT
A - 0.67 X 2.97 X 0.13 X 1 = 0.26 SQ.MT
B - 0.67 X 8.40 X 0.40 X 1 = 2.25 SQ.MT
4 - 0.50 X 58.17 X 10.67 X 1 = 310.34 SQ.MT
5 - 0.50 X 49.70 X 4.58 X 1 = 113.81 SQ.MT
6 - 0.50 X 44.57 X 6.50 X 1 = 144.85 SQ.MT
- 0.50 X 7.28 X 1.05 X 1 = 3.82 SQ.MT
- 0.50 X 6.18 X 0.30 X 1 = 0.93 SQ.MT
7 - 0.50 X 44.06 X 6.33 X 1 = 139.45 SQ.MT
- 0.50 X 6.90 X 1.00 X 1 = 3.45 SQ.MT
- 0.50 X 6.58 X 0.62 X 1 = 2.04 SQ.MT
8 - 0.50 X 44.77 X 2.80 X 1 = 62.68 SQ.MT
- 0.50 X 2.91 X 0.55 X 1 = 0.80 SQ.MT
9 - 0.50 X 65.54 X 12.55 X 1 = 411.26 SQ.MT
10 - 0.50 X 66.46 X 4.90 X 1 = 162.83 SQ.MT
- 0.50 X 5.03 X 1.53 X 1 = 3.85 SQ.MT
11 - 0.50 X 66.68 X 1.75 X 1 = 58.35 SQ.MT

NET PLOT AREA = 2773.60 SQ.MT (X)

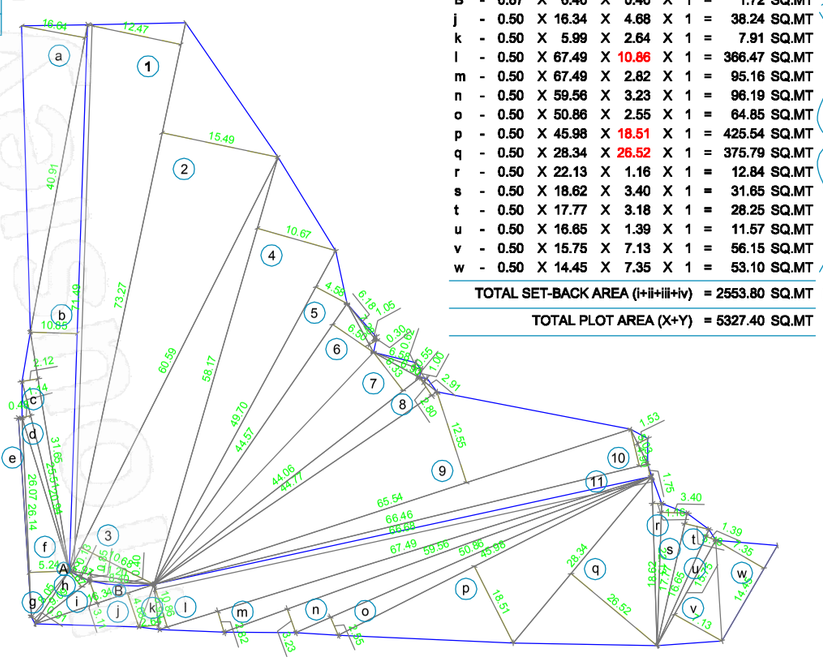
SET-BACK AREA CALCULATION

ADDITIONS

a - 0.50 X 40.91 X 16.64 X 1 = 340.37 SQ.MT
b - 0.50 X 71.49 X 10.85 X 1 = 387.83 SQ.MT
c - 0.50 X 31.65 X 2.12 X 1 = 33.55 SQ.MT
d - 0.50 X 25.51 X 1.14 X 1 = 14.54 SQ.MT
e - 0.50 X 26.14 X 0.48 X 1 = 6.27 SQ.MT
f - 0.50 X 26.07 X 5.24 X 1 = 68.30 SQ.MT
g - 0.50 X 8.05 X 0.91 X 1 = 3.66 SQ.MT
854.52 SQ.MT (i)
h - 0.50 X 9.09 X 2.67 X 1 = 12.14 SQ.MT (h-a)
A - 0.67 X 2.97 X 0.13 X 1 = 0.26 SQ.MT 11.88 SQ.MT (ii)
i - 0.50 X 16.34 X 3.11 X 1 = 25.41 SQ.MT (i-b)
B - 0.67 X 5.40 X 0.40 X 1 = 1.72 SQ.MT 23.69 SQ.MT (iii)
j - 0.50 X 16.34 X 4.68 X 1 = 38.24 SQ.MT
k - 0.50 X 5.99 X 2.64 X 1 = 7.91 SQ.MT
l - 0.50 X 67.49 X 10.86 X 1 = 366.47 SQ.MT
m - 0.50 X 67.49 X 2.82 X 1 = 95.16 SQ.MT
n - 0.50 X 59.56 X 3.23 X 1 = 96.19 SQ.MT
o - 0.50 X 50.86 X 2.55 X 1 = 64.85 SQ.MT
p - 0.50 X 45.98 X 18.51 X 1 = 425.54 SQ.MT
q - 0.50 X 28.34 X 26.52 X 1 = 375.79 SQ.MT
r - 0.50 X 22.13 X 1.16 X 1 = 12.84 SQ.MT
s - 0.50 X 18.62 X 3.40 X 1 = 31.65 SQ.MT
t - 0.50 X 17.77 X 3.18 X 1 = 28.25 SQ.MT
u - 0.50 X 16.65 X 1.39 X 1 = 11.57 SQ.MT
v - 0.50 X 15.75 X 7.13 X 1 = 56.15 SQ.MT
w - 0.50 X 14.45 X 7.35 X 1 = 53.10 SQ.MT
1663.71 SQ.MT (iv)

TOTAL SET-BACK AREA (i+ii+iii+iv) = 2553.80 SQ.MT (Y)

TOTAL PLOT AREA (X+Y) = 5327.40 SQ.MT



PLOT LINE AREA DIAGRAM SCALE - 1 : 500

PROFOMA "A"

	A	AREA STATEMENT	SQ.MTS.
	1	AREA OF PLOT	5327.40
	2	DEDUCTIONS FOR	
		a. ROAD ACQUISITION (Set Back Area)	2553.80
		b. PROPOSED ROAD	--
		c. ANY RESERVATION	--
		TOTAL (a+b+c)	2553.80
	3	NET GROSS AREA OF PLOT (1-2)	2773.60
	4	DEDUCTIONS FOR	--
		a. RECREATION GROUND AS PER	--
		RULE NO. 13.3.1	--
		b. INTERNAL ROADS	--
		c. TOTAL (a+b)	NIL
	5	NET AREA OF PLOT (3-4c)	2773.60
	6	ADDITION FOR F.S.I. 2(a) 100%	2553.80
		TOTAL BUILT-UP AREA 2(b) 100%	--
		PURPOSE + FOR 2(c) 100%	
	7	TOTAL AREA (5+6)	5327.40
	8	F.S.I. PERMISSIBLE	3.00
	9	PERMISSIBLE FLOOR AREA (7 x 8)	15982.20
	10	REHAB B.U. AREA	4004.67
	11	SALE PERM. B.U. AREA (AS PER REHAB COMPONENT)	8052.14
	12	SALE PROP. B.U. AREA	6424.95
	13	EXCESS BALCONY AREA TAKEN IN F.S.I.	--
	14	TOTAL BUILT-UP AREA	10429.62
		PROPOSED (10 + 12 + 13)	--
	15	F.S.I. CONSUMED (14/7)	1.96
B		BALCONY AREA STATEMENT	
		a.(i)PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
		(ii) PERMISSIBLE BALCONY LENGTH PER FLOOR	
		b.(i) PROPOSED BALCONY AREA PER FLOOR	
		(ii) PROPOSED BALCONY LENGTH PER FLOOR	
		c. EXCESS BALCONY AREA (TOTAL)	
C		TENEMENT STATEMENT	
		a. NET AREA OF PLOT-ITEM A (7) ABOVE	AS PER STATEMENT
		b. LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	
		c. AREA OF TENEMENTS (a - b)	
		d. TENEMENTS PERMISSIBLE	
		e. TENEMENTS PROPOSED	
		f. TENEMENTS EXISTING	
		g. TOTAL TENEMENTS (e + f)	
D		PARKING STATEMENT	
		a. PARKING REQUIRED BY RULE	-
		SCOOTER/MOTOR CYCLE	-
		b. GARAGES PERMISSIBLE	-
		c. GARAGES PROPOSED	
		SCOOTER/MOTOR CYCLE	-
		d. TOTAL PARKING PROVIDED	-
E		LOADING / UNLOADING STATEMENT	
		LOADING/UNLOADING REQUIRED	
		TOTAL LOADING/UNLOADING PROVIDED	
F		LEGEND	

1) PLOT LINES - THK. BLACK /RED
2) EXISTING WORK - BLUE
3) WORK PROP. TO BE DEMOLISHED -YELLOW
4) PROPOSED WORK - RED/PINK
5) DRAINAGE &SEWARAGE WORK - RED/YEL. DOTTED
6) WATER SUPPLY WORK - BLACK DOTTED THIN
7) DEVIATIONS - RED HATCHED
8) R.G. - GREEN WASH
9) EX. STREET LINE-BROWN
10) FUTURE STREET LINE-BROWN DOTTED
11) B - DENOTES BALCONY

PROFOMA "B"

CONTENTS OF SHEETS

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL PLANS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / AND T.P. SCHEME RECORDS/ LAND / LAND RECORDS DEPARTMENT / CITY SURVEY

SIGNATURE OF LIC.ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON PLOT BEARING C.T.S. NO.444 AT RATODI VILLAGE MARVE, ROAD MALAD (W). MUMBAI 400 095
TAKSHSHILA CO.OP.HSG. SOCIETY (PROP.)

NAME OF DEVELOPER

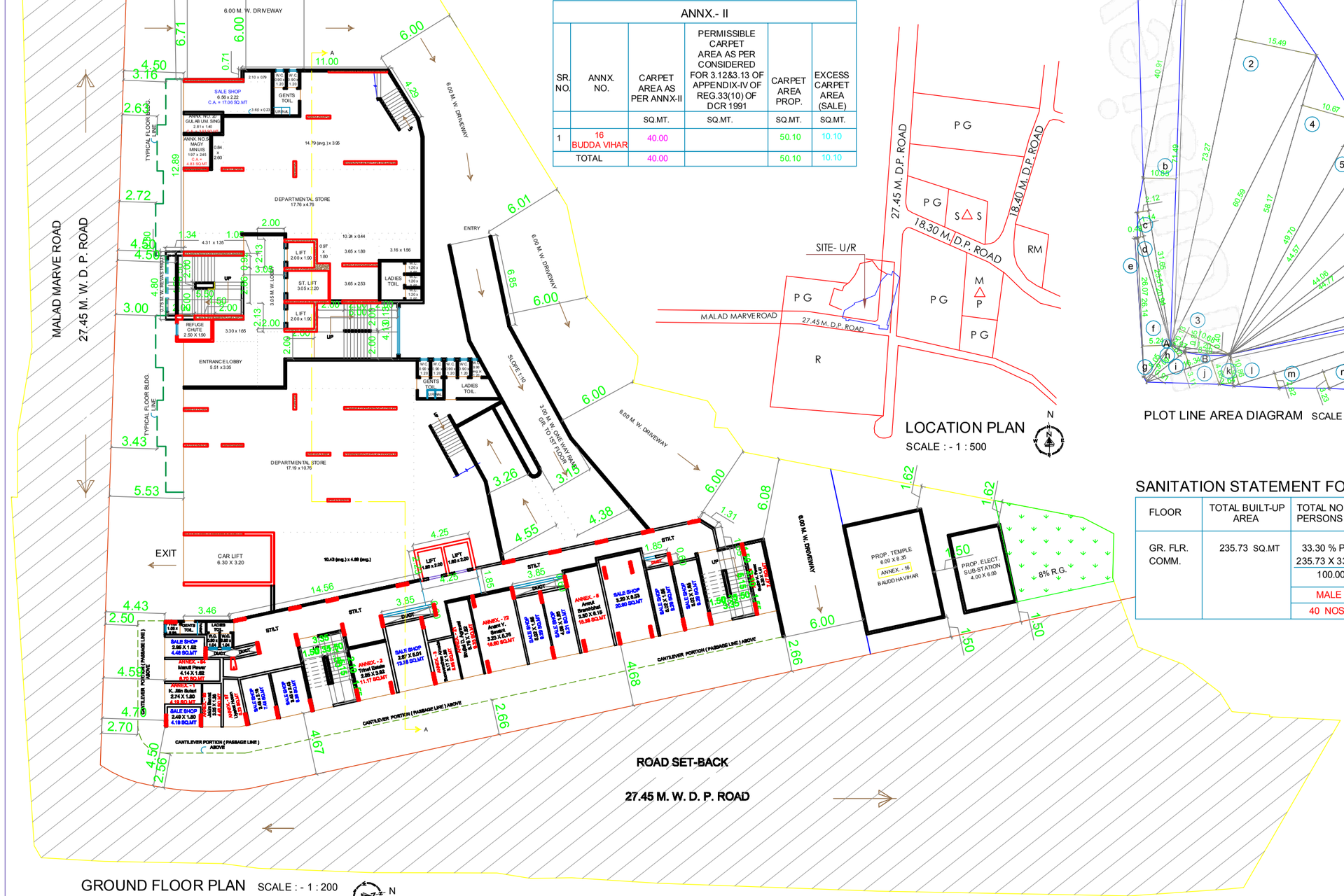
SAI CONSTRUCTION COMPANY

JOB.NO	DATE	SIGNATURE OF DEVELOPER
	18/03/12	
DRW.NO	SCALE	
01	AS SHOWN	
NORTH	DRN.BY	
	S.K.	
	CHEK.BY	
	S.K.	

SHANTANOO RANE & ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
16, KOTESHWAR PALACE, JIVA MAHALE ROAD,
NEAR GARWARE CHOWK, ANDHERI (EAST),
MUMBAI- 400 069. TEL/FAX.- 2683 2180
MOBILE- 98204 40606
E-MAIL - srarchitects @ hotmail.com

ANNX.- II

SR. NO.	ANNX. NO.	CARPET AREA AS PER ANNX-II	PERMISSIBLE CARPET AREA AS PER CONSIDERED FOR 3.12&3.13 OF APPENDIX-IV OF REG.33(10) OF DCR 1991	CARPET AREA PROP.	EXCESS CARPET AREA (SALE)
		SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
1	16 BUDDA VIHAR	40.00		50.10	10.10
TOTAL		40.00		50.10	10.10



GROUND FLOOR PLAN SCALE : - 1 : 200

LOCATION PLAN SCALE : - 1 : 500

SANITATION STATEMENT FOR REHAB SHOPPING AT GR. FLR.

FLOOR	TOTAL BUILT-UP AREA	TOTAL NO. OF PERSONS REQD.		NO. OF W.C. REQD. FOR MALE		NO. OF W.C. REQD. FOR FEMALE		NO. OF URINALS REQD. FOR MALE	
GR. FLR. COMM.	235.73 SQ.MT	33.30 % PER 100.00 SQ.MT 235.73 X 33.30% / 100.00 = 79 NOS.		1 FOR 25 PERSONS 40 PERSONS / 25 PERSONS		1 FOR 15 PERSONS 39 PERSONS. / 15 PERSONS		1 FOR 25 PERSONS 40 NOS. / 25 PERSONS	
		MALE	FEMALE	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
		40 NOS.	39 NOS.	1 NOS.	1 NOS.	2 NOS.	2 NOS.	1 NOS.	1 NOS.