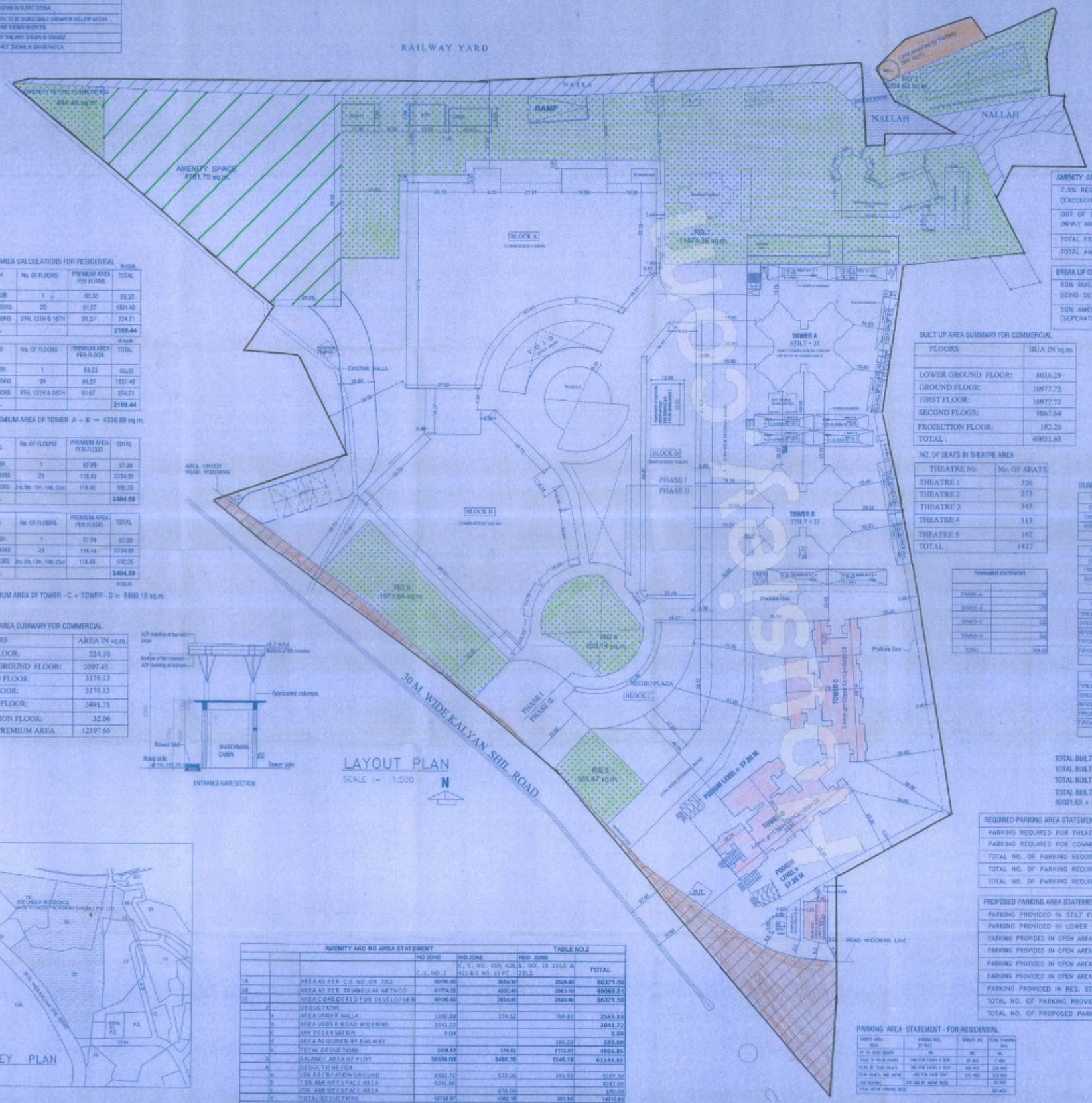
LAYOUT

NOTES
1. PLOT BOUNDARY SHOWN IN THICK BLACK
2. PROPOSED WORK SHOWN IN PINK
3. DRAINAGE LINE SHOWN IN RED DOTTED
4. ROAD WIDENING SHOWN IN BURNT SIENNA
5. EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW HATCH
6. RETENTION SHOULD SHOWN IN GREEN
7. LAND ACQUIRED BY RAILWAY SHOWN IN ORANGE
8. AMENITY OPEN SPACE SHOWN IN GREEN HATCH



LAYOUT PLAN
SCALE :- 1:500

LAND SCHEDULE TABLE NO. 1			
VILLAGE	C.S.NO.	S. NO.	AREA IN sq.m.
NETIVALI	2		60196.60
NETIVALI	419		15.40
NETIVALI	420		36.00
NETIVALI	421		3205.50
NETIVALI	2/1	(13 PT.)	400.00
NETIVALI		16	1200.00
KALYAN		231/1	630.00
KALYAN		231/2	580.00
TOTAL			66371.50

AMENITY AREA CALCULATION	
7.5% REQUIRED AMENITY (OLD AREA) ON 56558.05 (EXCLUDING AREA OF NALLA & ROAD)	4241.86 Sq.m.
OUT OF 25% REQUIRED AMENITY (NEWLY ADDED AREA) ON 5480.33 (EXCLUDING AREA OF NALLA)	870.09 Sq.m.
TOTAL REQUIRED AMENITY AREA	5111.95 Sq.m.
TOTAL AMENITY PROVIDED	5146.23 Sq.m.

BREAK UP OF 25% AMENITY NEWLY PROVIDED	
50% BUILDABLE AMENITY (INCLUDED IN MEN AMENITY BEING DEVELOPED FOR SHOPPING AND PARKING)	435.04 Sq.m.
50% AMENITY IN THE FORM OF RG PROVIDED (SEPERATELY PROVIDED)	435.04 Sq.m.

PREMIUM AREA CALCULATIONS FOR RESIDENTIAL

TOWER - A	No. OF FLOORS	PREMIUM AREA PER FLOOR	TOTAL
STILT FLOOR	1	63.33	63.33
TYPICAL FLOORS	20	91.57	1831.40
REFUGE FLOORS	6TH, 13TH & 18TH	91.57	274.71
TOTAL			2169.44

TOWER - B	No. OF FLOORS	PREMIUM AREA PER FLOOR	TOTAL
STILT FLOOR	1	63.33	63.33
TYPICAL FLOORS	20	91.57	1831.40
REFUGE FLOORS	6TH, 13TH & 18TH	91.57	274.71
TOTAL			2169.44

TOTAL PREMIUM AREA OF TOWER A + B = 4338.88 sq.m.

TOWER - C	No. OF FLOORS	PREMIUM AREA PER FLOOR	TOTAL
STILT FLOOR	1	87.99	87.99
TYPICAL FLOORS	23	118.45	2724.35
REFUGE FLOORS	3rd, 9th, 13th, 19th, 23rd	118.45	592.25
TOTAL			3404.59

TOWER - D	No. OF FLOORS	PREMIUM AREA PER FLOOR	TOTAL
STILT FLOOR	1	87.99	87.99
TYPICAL FLOORS	23	118.45	2724.35
REFUGE FLOORS	3rd, 9th, 13th, 19th, 23rd	118.45	592.25
TOTAL			3404.59

TOTAL PREMIUM AREA OF TOWER - C + TOWER - D = 6809.18 sq.m.

PREMIUM AREA SUMMARY FOR COMMERCIAL

FLOORS	AREA IN sq.m.
STILT FLOOR:	224.10
LOWER GROUND FLOOR:	2097.45
GROUND FLOOR:	3176.15
FIRST FLOOR:	3176.15
SECOND FLOOR:	3491.75
PROJECTION FLOOR:	32.06
TOTAL PREMIUM AREA	12197.66

ENTRANCE GATE SECTION

BUILT UP AREA SUMMARY FOR COMMERCIAL

FLOORS	BUA IN sq.m.
LOWER GROUND FLOOR:	8016.29
GROUND FLOOR:	10977.72
FIRST FLOOR:	10977.72
SECOND FLOOR:	9867.64
PROJECTION FLOOR:	192.26
TOTAL :	40031.63

NO. OF SEATS IN THEATRE AREA

THEATRE No.	No. OF SEATS
THEATRE 1	336
THEATRE 2	273
THEATRE 3	343
THEATRE 4	313
THEATRE 5	162
TOTAL :	1427

RECREATION GARDEN AREA CALCULATIONS	
RG AREA 15% MIN. REQUIRED ON NET AREA OF PLOT 61384.65 SQ.M.	9207.70
RECREATION GARDEN NO. 1	11474.35
RECREATION GARDEN NO. 2	1284.62
RECREATION GARDEN NO. 3	561.47
RECREATION GARDEN NO. 4	858.14
RECREATION GARDEN NO. 5	1571.64
TOTAL RG PROPOSED (physically provided 25 %)	15751.22

TENAMENT STATEMENT

TOWER-A	170
TOWER-B	170
TOWER-C	336
TOWER-D	336
TOTAL	1012

SUMMERAY OF BUIT - UP AREA FOR RESIDENTIAL

TOWER A	No. OF FLOORS	FSI / FLOOR	EXCESS.	TOTAL
				IN SQM.
STILT FLOOR	1	-	-	-
TYPICAL FLOORS	20	517.30	1.40	10347.40
REFUGE FLOORS	6TH, 13TH & 18TH	388.01	-	1164.03
TOTAL				11511.43

TOWER B	No. OF FLOORS	FSI / FLOOR	EXCESS.	TOTAL
				IN SQM.
STILT FLOOR	1	-	-	-
TYPICAL FLOORS	20	517.30	1.40	10347.40
REFUGE FLOORS	6TH, 13TH & 18TH	388.01	-	1164.03
TOTAL				11511.43

TOWER C	FLOORS	FSI / FLOOR	EXCESS.	TOTAL
TYPICAL FLOORS-(00)	1,5,7,8,11,15,17	813.39	-	4263.73
TYPICAL FLOORS-(-1,0,1)	2,4,6,10,12,14,16	813.39	-	4263.73
REFUGE FLOORS-(00)	3,9,13,19,23	484.29	-	2421.45
TYPICAL FLOORS-(00)-(-1,0,1)	18,21,20,22,24	948.57	-	3241.85
TYPICAL FLOORS-(00)-(-1,0,1)	25,26,27,28	485.46	-	1941.84
TOTAL				16232.59

TOWER D	FLOORS	FSI / FLOOR	EXCESS.	TOTAL
TYPICAL FLOORS-(00)	1,5,7,8,11,15,17	813.39	-	4263.73
TYPICAL FLOORS-(-1,0,1)	2,4,6,10,12,14,16	813.39	-	4263.73
REFUGE FLOORS-(00)	3,9,13,19,23	484.29	-	2421.45
TYPICAL FLOORS-(00)-(-1,0,1)	18,21,20,22,24	948.57	-	3241.85
TYPICAL FLOORS-(00)-(-1,0,1)	25,26,27,28	485.46	-	1941.84
TOTAL				16232.59

TOTAL BUILT UP AREA RESIDENTIAL (TOWER A & B) = 23023.86 Sq.m.
TOTAL BUILT UP AREA RESIDENTIAL (TOWER C & D) = 32466.20 sq.m.
TOTAL BUILT UP AREA RESIDENTIAL = 55495.06 sq.m.
TOTAL BUILT UP AREA PROPOSED (COMMERCIAL + RESIDENTIAL + MSEDCL SUBSTATION)
40031.63 + 55495.06 + 263.60 = 95790.29 SQ.M.

REQUIRED PARKING AREA STATEMENT	Nos.
PARKING REQUIRED FOR THEATRES (4% OF 1427 SEATS)	57
PARKING REQUIRED FOR COMMERCIAL AREA (40031.63 sq.m.)	257
TOTAL NO. OF PARKING REQUIRED (RESIDENTIAL-TOWER A & B)	196
TOTAL NO. OF PARKING REQUIRED (RESIDENTIAL-TOWER C & D	369
TOTAL NO. OF PARKING REQUIRED	879

PROPOSED PARKING AREA STATEMENT	Nos.
PARKING PROVIDED IN STILT FLOOR (Commercial)	152
PARKING PROVIDED IN LOWER GROUND FLOOR (Commercial)	162
PARKING PROVIDED IN OPEN AREA (Residential -TOWER A) - puzzle parking	105
PARKING PROVIDED IN OPEN AREA (Residential -TOWER A)-open surface parking	6
PARKING PROVIDED IN OPEN AREA (Residential -TOWER B) - puzzle parking	112
PARKING PROVIDED IN OPEN AREA (Residential -TOWER B)-open surface parking	3
PARKING PROVIDED IN RES. STILT FLOOR (Residential TOWER A & B)	46
TOTAL NO. OF PARKING PROVIDED (RESIDENTIAL-TOWER C & D	387
TOTAL NO. OF PROPOSED PARKING	973

PARKING AREA STATEMENT - FOR RESIDENTIAL

PARKING AREA REQ.	PARKING REQ. BY RULE	REMARKS NO.	TOTAL PARKING REQ.
UP TO 20,000 SQMTS	NIL	NIL	NIL
20,001 TO 40,000 SQMTS	ONE FOR EVERY 4 TENEMENTS	20 NOS	7 NOS
40,001 TO 70,000 SQMTS	ONE FOR EVERY 2 TENEMENTS	340 NOS	170 NOS
70,001 SQMTS AND ABOVE	ONE FOR EVERY TENEMENT	170 NOS	170 NOS
FOR PARKING	10% AREA OF ABOVE WORK		10 NOS
TOTAL NO OF PARKING REQD.			180 NOS

AMENITY AND RG AREA STATEMENT — TABLE NO.2

			IND ZONE C.S. NO.-2	IND ZONE C. S. NO.- 419, 420, 421 & 2/1 & S. NO. 16 231/1 & 231/2	REST ZONE S. NO. 13 PT. 231/2	TOTAL
1A		AREA AS PER C.S. NO. ON 7/12	60196.60	3654.90	2520.00	66371.50
1B		AREA AS PER TRIANGULAR METHOD	61774.22	4032.40	2862.19	68668.81
1C		AREA CONSIDERED FOR DEVELOPMENT	60196.60	3654.90	2520.00	66371.50
	2	DEDUCTIONS				
	a	AREA UNDER NALLA	1596.30	174.52	769.83	2540.65
	b	AREA UNDER ROAD WIDENING	2041.72			2041.72
	c	ANY RESERVATION	0.00			0.00
	d	AREA ACQUIRED BY RAILWAY			380.00	380.00
	e	TOTAL DEDUCTIONS	3638.02	174.52	1173.81	4986.35
	3	BALANCE AREA OF PLOT	56558.05	3480.38	1346.19	61384.65
	4	DEDUCTIONS FOR				
	a	15% RECREATION GROUND	8483.71	522.06	201.93	9207.70
	b	7.5% AMENITY SPACE AREA	4241.86			4241.86
	c	25% AMENITY SPACE AREA		870.09		870.09
	d	TOTAL DEDUCTIONS	12725.57	1392.15	201.93	14319.65
	5	NET AREA OF PLOT 3-4d	43832.51	2088.23	1144.26	47065.00

KEY PLAN

AREA STATEMENT		
A	AREA STATEMENT	
1 A	AREA AS PER CITY SURVEY & 7/12 (REFER TABLE NO. 1	66371.50
1 B	AREA AS PER TRIANGULATION METHOD	69668.81
1 C	AREA CONSIDERED FOR DEVELOPMENT	66371.50
2	DEDUCTIONS FOR	
	a AREA UNDER NALLA	2540.65
	b AREA UNDER ROAD WIDENING	2041.72
	c ANY RESERVATION	NIL
	d AREA ACQUIRED BY RAILWAY	380.00
	TOTAL (a+b+c+d)	4986.35
3	BALANCE AREA OF PLOT (1C-2)	61384.65
4	DEDUCTIONS FOR	—
	a 15% RECREATION GROUND (PHYSICALLY PROVIDED 25% = 15751.22 SQ.M.)	9207.70
	b 7.5% AMENITY SPACE ON 56558.05 AS PER TABLE NO. 2	4241.86
	c 25 % AMENITY SPACE I - 435.04 II - 435.04	870.09
	TOTAL (b+B+c) AS PER TABLE NO. 2	14319.65
5	NET AREA OF PLOT (3 - 4)	47065.00
6	ADDITION FOR F.S.I. PURPOSE)	—
	a AREA UNDER NALLA	2540.65
	b AREA UNDER ROAD WIDENING	2041.72
	C 7.5% AMENITY AREA	4241.86
	d 25 % AMENITY AREA	870.09
	TOTAL (a+b+c +d)	9694.32
7	TOTAL PLOT AREA (5 + 6)	56759.32
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (restricted to 140% of the basic area vide Item 3 above = 66358.51 sq.m. as per notification (addendum) dated 02/05/2016)	39668.30
10	POSSIBLE FLOOR AREA (7 plus 9)	96027.62
11	EXISTING FLOOR AREA	—
12	PROPOSED FLOOR AREA (COMMERCIAL)	40031.63
13	PROPOSED FLOOR AREA (RESIDENTIAL + MSEDCL SUBSTATION)	55758.66
14	EXCESS BALCONY AREA TAKEN IN F.S.I.	—
	AS PER BUILDLINE	—
15	TOTAL BUILT UP AREA PROPOSED (12+13+13)	95790.29
16	F.S.I. CONSUMED WITH T.D.R.	1.99
17	BALANCE AREA	152.03
B	BALCONY AREA STATEMENT	
	NOT APPLICABLE	
C	TENEMENT STATEMENT	
1	PROPOSED AREA (FSI= A +15 AREA)	83006.49
2	LESS DEDUCTION OF NON RES.AREA (SHOP & OFF)	40031.63
3	LESS DEDUCTION FOR REMODELING OF EXISTING TENANTS	—
4	AREA OF TENEMENTS	43000.82
5	TENEMENTS PERTISSIBLE (300 /HECTOR)	1200
6	TENEMENTS HERITAGE	—
7	TENEMENTS PROPOSED	758
8	TOTAL TENEMENTS (5+7)	758
D	PARKING AREA STATEMENT	
1	PARKING REQUIRED BY RULE	AS SHOWN
2	PARKING PROVIDED	AS SHOWN
3	CARGO PERMISSIBLE	—
	CARGO PROPOSED	—
	TOTAL PARKING PROVIDED	AS SHOWN

CONTENTS OF SHEET
LOCATION PLAN ,LAYOUT PLAN

THE PLANS ARE PREPARED BY ME AND IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE SOLE RESPONSIBLE FOR ANY HARM CAUSED DUE TO NEGLIGENCE OF STANDARDS. I HAVE CONFIRMED THAT THE PROPOSED CONSTRUCTION IS AS PER THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE FOR RESISTANCE OF EARTH QUAKE.

SIGNATURE OF R.C.C.CONSULTANT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT HAS BEEN CARGEORED.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING PLAN OF COMMERCIAL CUM RESIDENTIAL COMPLEX FOR M/S WEST PIONEER PROPERTIES (INDIA) PVT. LTD ON LAND BEARING C. S. No. 2, 419, 420, 421 & 2/1(S.NO.13(PT), TIKA NO. 2,3,4,5 AND S. NO. 16 VILLAGE - NETIVALI & S. NO. 231/1 & 231/2 VILLAGE -KALYAN TAL.- KALYAN, DIST. - THANE.

OWNERS:
For West Pioneer Properties (India) Pvt. Ltd.
Authorised Signatory
M/S WEST PIONEER PROPERTIES (INDIA) PVT. LTD

NORTH	CHECKED BY	APPROVED BY	
	SCALE	1:500	

ASSOCIATE ARCHITECT
V. V. MODAK
(Ar. Reg. No. CA/88/18497)
202, IRANI BLDG. SANT DNYANESHWAR PATH, PANCHPAKHADI (THANE(W)
PH. NO. 9049149200/9594688

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