PARKING AREA STATEMENT

TYPE OF BLDGS	TOTAL FLATS	TOTAL SHOP	REQUIRED CAR PARKING				REQUIRED PARKING	PARKING PROPOSED
			NOS OF FLATS UPTO 35.00	NOS OF FLATS BETWEEN 35.00 TO 45.00	NOS OF FLATS BETWEEN 45.00 TO 70.00	NOS OF FLATS ABOVE 70.00	CAR	CAR
A	24	04	18	06	--	--	03	03
B	19	--	15	04	--	--	03	03
							TOTAL =	06

DATE AND STAMP OF APPROVAL

बृहन्मुंबई महानगरपालिका सुधारित
सार्वजनिक बांधकाम खात्याचे ई वॉर्डसाठी प्रभाग
इमारत व कारखाना / नगरे / ग्रंथ / वाणिज्य / नगरे / २०३८-३५/८३/२९०
दिनांक २०१८ सहाय्यक अभियंता
विशेष अभियंता.

नगर रचनाकार
बृहन्मुंबई महानगरपालिका

BALCONY AREA CALCULATION 1ST TO 6TH FLOOR PLAN (WING-'A'&'B')

TOTAL BUILT-UP AREA = 335.92 SQ.M.

B1	1.20 X 16.53	19.83
B2	0.90 X 12.16	10.94
PROP. BAL. AREA/FLR.		= 30.77 SQ.M.
PERM. BAL.AREA/FLR.		= 30.69 SQ.M.
EXCESS BAL.AREA/FLR.		= NIL

B/UP AREA CALCULATION 4TH FLOOR PLAN (WING-'B')

22.80 X 13.85 = 315.78 SQ.M.

DEDUCTIONS :-

1.	2.80 X 3.22	=	9.30
2.	2.58 X 2.02	=	5.21
3.	2.73 X 2.81	=	7.67
4.	2.86 X 1.30X2	=	7.48
5.	2.43 X 1.00	=	2.43
6.	3.04 X 0.55	=	1.67
7.	6.04 X 6.95	=	40.89
8.	0.30 X 1.75	=	0.52
9.	2.44 X 2.21	=	5.39
10.	1.70 X 2.55	=	4.33
11.	2.55 X 2.74	=	6.98
12.	1.05 X 3.06	=	3.21
13.	4.67 X 1.62	=	7.56
14.	2.89 X 1.71	=	4.94
15.	2.36 X 2.63	=	6.20
16.	1.24 X 1.14	=	1.41
17.	2.25 X 1.09	=	2.45
18.	1.65 X 1.35	=	2.22
19.	3.34 X 2.43	=	8.11
20.	7.12 X 3.35	=	23.85
21.	2.74 X 6.53	=	17.89
22.	1.23 X 1.22	=	1.50
23.	0.76 X 1.80	=	1.36
24.	0.46 X 0.60	=	0.27
25.	1.08 X 0.89	=	0.92

DEDUCTIONS = 173.61 SQ.M.

NET BUILT UP AREA = 315.78 - 173.69 = 142.09 SQ.M.

TOTAL BUILT UP AREA = 142.09 SQ.M.

4TH FL. AREA DIA.
SCALE = 1:200 (WING-'B')

TYP. FLOOR PLAN(1ST &3RD)
SCALE = 1:100 (WING-'B')

2ND FLOOR PLAN
SCALE = 1:100 (WING-'B')

TYP. FL. AREA DIA.(1ST TO 4TH)
SCALE = 1:200 (WING-'B')

STEARECASE AREA CAL. 1ST TO 4TH FLOOR PLAN (WING-'B')

15.06 X 2.69 = 40.51 SQ.M.

DEDUCTIONS :-

1.	3.64 X 0.82	=	7.57

DEDUCTIONS = 7.57 SQ.M.

NET BUILT UP AREA = 40.51 - 7.57 = 32.94 SQ.M.

TOTAL BUILT UP AREA = 32.94 SQ.M.

TYP. FL. AREA DIA.(1ST TO 3RD)
SCALE = 1:200 (WING-'B')

B/UP AREA CALCULATION 1ST TO 3RD FLOOR PLAN (WING-'B')

22.80 X 13.85 = 315.78 SQ.M.

DEDUCTIONS :-

1.	2.80 X 3.22	=	9.30
2.	2.58 X 2.02	=	5.21
3.	2.73 X 2.81	=	7.67
4.	2.86 X 1.30X2	=	7.48
5.	2.43 X 1.00	=	2.43
6.	3.04 X 0.55	=	1.67
7.	1.30 X 0.51	=	0.66
8.	10.30 X 2.31	=	23.79
9.	1.38 X 2.44	=	3.36
10.	1.70 X 2.55	=	4.33
11.	2.55 X 2.74	=	6.98
12.	1.05 X 3.06	=	3.21
13.	4.67 X 1.62	=	7.56
14.	2.89 X 1.71	=	4.94
15.	2.36 X 2.63	=	6.20
16.	1.24 X 1.14	=	1.41
17.	2.25 X 1.09	=	2.45
18.	1.65 X 1.35	=	2.22
19.	3.34 X 2.43	=	8.11
20.	7.12 X 3.35	=	23.85
21.	2.74 X 6.53	=	17.89
22.	1.23 X 1.22	=	1.50
23.	0.76 X 1.80	=	1.36
24.	0.46 X 0.60	=	0.27
25.	1.08 X 0.86	=	0.92
26.	0.30 X 1.75	=	0.52
27.	2.44 X 2.21	=	5.39

DEDUCTIONS = 137.69 SQ.M.

NET BUILT UP AREA = 315.78 - 137.69 = 178.09 SQ.M.

TOTAL BUILT UP AREA = 178.09 SQ.M.

GROUND FLOOR PLAN
SCALE = 1:100

TYP. FLOOR PLAN(1ST TO6TH)
SCALE = 1:100 (WING-'A')

B/UP AREA CALCULATION GR. FLOOR PLAN (WING-'A')

11.68 X 14.13= 165.03 SQ.M.

DEDUCTIONS :-

1.	1.74 X 3.19	=	11.93
2.	6.56 X 11.20	=	73.47
3.	1.07 X 2.40	=	2.56
4.	0.70 X 8.24	=	5.76

DEDUCTIONS = 93.72 SQ.M.

NET BUILT UP AREA = 165.03 - 93.72 = 71.31 SQ.M.

TOTAL BUILT UP AREA = 71.31 SQ.M.

GR. FL. AREA DIA.
SCALE = 1:200 (WING-'A')

B/UP AREA CALCULATION 1ST TO 6TH FLOOR PLAN (WING-'A')

12.05 X 19.01= 229.07 SQ.M.

DEDUCTIONS :-

1.	1.10 X 3.19	=	3.79
2.	3.00 X 2.55	=	7.65
3.	1.80 X 0.65	=	1.17
4.	0.90 X 1.05	=	0.94
5.	3.67 X 5.60	=	20.55
6.	3.16 X 8.78	=	27.80
7.	0.90 X 2.51	=	2.26
8.	5.18 X 0.28	=	1.45
9.	2.06 X 2.30	=	4.74
10.	1.48 X 5.95	=	8.80
11.	0.78 X 2.55	=	1.98
12.	1.37 X 1.67	=	2.28
13.	2.55 X 2.55	=	7.55

DEDUCTIONS = 90.05 SQ.M.

NET BUILT UP AREA = 229.07 - 90.05 = 139.02 SQ.M.

TOTAL BUILT UP AREA = 139.02 SQ.M.

TYP. FL. AREA DIA.(1ST TO 6TH)
SCALE = 1:200 (WING-'A')

STEARECASE AREA CAL. GR. TO 6TH FLOOR PLAN (WING-'A')

5.81 X 7.24 = 42.06 SQ.M.

DEDUCTIONS :-

1.	3.54 X 3.06	=	10.79
2.	3.59 X 1.16	=	4.12

DEDUCTIONS = 14.91 SQ.M.

NET BUILT UP AREA = 42.06 - 14.91 = 27.15 SQ.M.

TOTAL BUILT UP AREA = 27.15 SQ.M.

TYP.FL. STEARECASE& PASSE. AREA DIA. (GR.TO6TH) (WING-'A')
SCALE = 1:200

LIFT SECTION

FLOOR	B/UP AREA (WING-'A')	LESS STEARECASE &PASSE AREA (WING-'A')	NET B/UP AREA (WING-'A')	B/UP AREA (WING-'B')	LESS STEARECASE &PASSE AREA (WING-'B')	NET B/UP AREA (WING-'B')	TOTAL B/UP AREA (WING-'A'+'B')
GR.FLOOR	71.31 SQ.MT.	27.15 SQ.MT.	44.16 SQ.MT.	--	--	--	44.16 SQ.MT.
1ST FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	178.09 SQ.MT.	32.94 SQ.MT.	145.15 SQ.MT.	257.02 SQ.MT.
2ND FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	178.09 SQ.MT.	32.94 SQ.MT.	145.15 SQ.MT.	257.02 SQ.MT.
3RD FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	178.09 SQ.MT.	32.94 SQ.MT.	145.15 SQ.MT.	257.02 SQ.MT.
4TH FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	142.09 SQ.MT.	32.94 SQ.MT.	109.15 SQ.MT.	221.02 SQ.MT.
5TH FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	--	--	--	111.87 SQ.MT.
6TH FLOOR	139.02 SQ.MT.	27.15 SQ.MT.	111.87 SQ.MT.	--	--	--	111.87 SQ.MT.
TOTAL	905.43 SQ.MT.	190.06 SQ.MT.	715.39 SQ.MT.	676.36 SQ.MT.	131.76 SQ.MT.	544.60 SQ.MT.	1259.98 SQ.MT.
EX. BALC. AREA			NIL				
TOTAL B/UP AREA =	1259.98 SQ.MT.						

LOCATION PLAN
SCALE 1 : 1000

PROP. SITE

BLOCK PLAN
SCALE 1 : 500

TO BE DEMOLISHED
NOT IN POSSESION AREA PAPALE
(STRUCTURE) AREA = 900.00 SQ.MT.
15.00 D.P. ROAD WIDE

COMPOUND WALL SECTION
SEPTIC TANK & SOAKPIT SECTION
PUMP ROOM& O.H.WATER TANK SECTION

SECTION AT - PQ

O.H WATER TANK
TERRACE
SIX FL.
FIFTH FL.
FORTH FL.
THIRD FL.
SECOND FL.
FIRST FL.
GROUND FL.

A AREA STATEMENT

PROFORMA - I

	SQ.M.
1) AREA OF PLOT AS PER 7/12	1770.00
AREA OF PLOT AS PER AGREMENT	1220.00
AREA OF PLOT PARA(E)NOT IN POSSESION	117.40
AREA OF PLOT AS PER POSSESSION	1102.60
2) DEDUCTIONS FOR	
a) ROAD SET BACK AREA	147.36
b)TO BE RETURN	--
c) OTHER DEDUCTION	--
TOTAL(a+b+c)	--
3) NET GROSS AREA OF PLOT A' (1-2)	955.32
4) DEDUCTIONS (IF DEDUCTABLE)	--
a) FOR RECREATION GROUND (15 % DEDUCTABLE)	--
b) FOR INTERNAL ROAD	--
c) TOTAL (a+b)	--
5) NET AREA OF PLOT (3-4)	955.32
6) ADDITION FOR FLOOR SPACE INDEX	
2a) 65% OF ROAD SET BACK ADD.(147.36X2.20= 323.97 SQ.MT.)	323.97
2b) 65% OF REQUIRED O.S.R.	--
7) TOTAL AREA (5+6)	1279.29
8) FLOOR SPACE INDEX PERMISSIBLE	D N B
9) FLOOR SPACE INDEX CREDIT AVAILABLE	
AS PER DEVELOPMENT RIGHT TO INCENTIVE TO 40% OF THE BALANCE AREA OVER THE ABOVE	
10) EXISTING STRUCTURE TO BE RETAIN IN ZONE	--
11) PERMISSIBLE FLOOR AREA (7X8) PLUS 9 ABOVE	1279.29
12) PROPOSED FLOOR AREA	1259.98
13) EXCESS BALCONY AREA TAKEN IN F.S.I. AS PER 9 (c) BELOW	NIL
14) TOTAL BUILT UP AREA PROPOSED (11+12+13)	1259.98
15) F.S.I CONSUMED(12/8)	0.98

BAL.AREA STATEMENT

a) PERMISSIBLE BALCONY AREA PER FLOOR	
b) PROPOSED BALCONY AREA PER FLOOR	REFER STATEMENT
c) EXCESS BALCONY AREA (TOTAL)	

TENEMENT STATEMENT

a) NET AREA OF PLOT ITEM A (7) ABOVE	1279.29
b) LESS DEDUCTION OF NON RESIDENTIAL AREA(SHOPS)	44.16
c) AREA OF TENEMENTS(a-b)	1235.82
d) TENEMENTS PERMISSIBLE	66 NOS
e) TENEMENTS PROPOSED	47 NOS
f) TENEMENTS EXISTING	--

ARCHITECT & S.E.

THIS PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFICED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLENCE OF THE STANDARDS.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
(DCP/MC Reg. No. 355)
ENGINEER'S SIGNATURE

CERTIFICATE OF AREA

T O T A L

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 5-11-2015 & THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE T.P. SCHEME RECORDS/LAND RECORDS DEPTT./ CITY SURVEY RECORDS.

ARCHITECT'S SIGNATURE

NOTES

* BOUNDARY OF THE PLOT SHOWN IN BLACK.
* PROPOSED WORK SHOWN IN RED.
* ALL EXTERNAL WALLS 0.15m. THK.
* DRAINAGE LINE SHOWN IN DOTTED RED
* EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
* ALL DRAWING & DESIGNS ARE PREPARED AS PER OWNERS' POWER OF ATTORNEY SUGESTION AND INFORMATION SUPPLIED
* AREA UNDER SET BACK SHOWN IN DOTTED GREEN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING WING 'A & B' ON LAND BEARING S.NO. 119, H. NO. 3/1 AT. MOUJE KATEMANIVALI TALUKA- KALYAN. DIST - THANE.

NAME OF OWNERS

1) SHRI. VILAS MOTIRAM PAWASHE & OTHERS

POWER OF ATTORNEY HOLDER SIGNATURE

1) SHRI. PAWAN GOKUL PODDAR

12 - 2009	1	1 : 100	D. T.	
JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY

SIGNATURE

DILIP TAMBDAY
DIP. ARCH. AIA
C.A. NO. 7844/38

DILIP TAMBDAY & ASSO.
architect
2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan (W).