

STAMP OF APPROVAL OF PLAN

मोहरी पत्र क्र. विभागात्मक/पर./...
दि. 22/10/2011...
महानगरपालिका कार्यालय
काठमाडौं (सुदूर पश्चिम) मन्त्रालय

भारत
भारत-महानगरपालिका

शुभम
सहायक निगर इन्जीनियर
भारत महानगरपालिका



SURPLUS LAND CALCULATION

1 = 11.50 X 6.50 X 0.50 = 37.38 SQ.MT

R.G AREA CALCULATION

- 1 = 33.85 X 9.25 X 0.50 = 156.56 SQ.MT
- 2 = 33.85 X 2.55 X 0.50 = 43.16 SQ.MT
- 3 = 33.05 X 5.85 X 0.50 = 96.87 SQ.MT
- 4 = 24.75 X 5.85 X 0.50 = 72.39 SQ.MT
- 5 = 21.77 X 7.55 X 0.50 = 82.18 SQ.MT
- 6 = 22.25 X 6.50 X 0.50 = 72.31 SQ.MT
- 7 = 22.25 X 4.50 X 0.50 = 50.06 SQ.MT
- 8 = 21.50 X 2.50 X 0.50 = 26.88 SQ.MT
- 9 = 16.75 X 4.50 X 0.50 = 37.69 SQ.MT
- 10 = 17.00 X 4.00 X 0.50 = 34.00 SQ.MT
- 11 = 19.25 X 3.25 X 0.50 = 31.28 SQ.MT
- 12 = 25.00 X 4.50 X 0.50 = 56.25 SQ.MT
- 13 = 9.52 X 5.37 X 0.50 = 25.56 SQ.MT

TOTAL AREA = 784.99 SQ.MT

R.G REQUIRED 20% = 156.99 SQ.MT

R.G PROVIDED = 784.99 SQ.MT

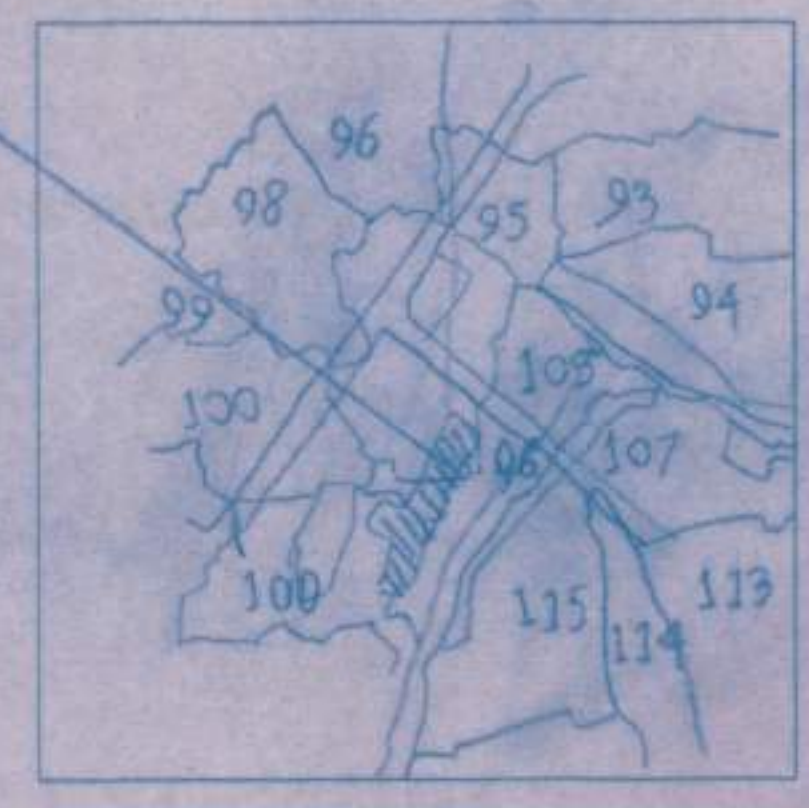
PLOT AREA CALCULATION

- 1 = 35.00 X 5.00 X 0.50 = 87.50 SQ.MT
- 2 = 30.00 X 2.50 X 0.50 = 37.50 SQ.MT
- 3 = 19.50 X 4.00 X 0.50 = 39.00 SQ.MT
- 4 = 35.00 X 15.50 X 0.50 = 271.25 SQ.MT
- 5 = 35.00 X 22.50 X 0.50 = 393.75 SQ.MT
- 6 = 40.50 X 5.50 X 0.50 = 111.38 SQ.MT
- 7 = 60.00 X 25.00 X 0.50 = 750.00 SQ.MT
- 8 = 38.50 X 20.50 X 0.50 = 394.63 SQ.MT
- 9 = 48.50 X 20.50 X 0.50 = 497.13 SQ.MT
- 10 = 50.50 X 5.00 X 0.50 = 126.25 SQ.MT
- 11 = 42.00 X 9.00 X 0.50 = 189.00 SQ.MT
- 12 = 40.50 X 4.50 X 0.50 = 91.13 SQ.MT
- 13 = 21.50 X 3.50 X 0.50 = 37.63 SQ.MT
- 14 = 20.50 X 9.00 X 0.50 = 92.25 SQ.MT
- 15 = 14.00 X 2.50 X 0.50 = 17.50 SQ.MT
- 16 = 30.00 X 2.00 X 0.50 = 30.00 SQ.MT
- 17 = 25.50 X 14.00 X 0.50 = 178.50 SQ.MT
- 18 = 25.00 X 20.00 X 0.50 = 250.00 SQ.MT
- 19 = 25.00 X 10.00 X 0.50 = 125.00 SQ.MT
- 20 = 15.00 X 4.00 X 0.50 = 30.00 SQ.MT
- 21 = 15.50 X 2.50 X 0.50 = 19.38 SQ.MT
- 22 = 24.50 X 8.50 X 0.50 = 104.13 SQ.MT
- 23 = 25.50 X 3.00 X 0.50 = 38.25 SQ.MT
- 24 = 25.50 X 6.50 X 0.50 = 82.88 SQ.MT
- 25 = 24.50 X 5.50 X 0.50 = 67.38 SQ.MT
- 26 = 45.50 X 12.00 X 0.50 = 273.00 SQ.MT
- 27 = 30.00 X 2.50 X 0.50 = 37.50 SQ.MT
- 28 = 20.00 X 8.50 X 0.50 = 85.00 SQ.MT
- 29 = 10.50 X 1.50 X 0.50 = 0.78 SQ.MT

TOTAL AREA = 4470.43 SQ.MT

7/12 EXTRACT AREA

S.NO./H.NO.	AREA
422/48	1406.00 SQ.M
422/38	1196.00 SQ.M
423/6	680.00 SQ.M
423/5	810.00 SQ.M
TOTAL	4080.00 SQ.M



LOCATION PLAN
SCALE = 1:4000

PARKING AREA STATEMENT

- 1) NO. OF FLATS BETWEEN 35 SQ.M TO 70 SQ.M = 71 NOS.
- 2) NO. OF CAR PARKING REQUIRED FOR FLATS = 36 NOS.
- 3) NO. OF CAR PARKING REQUIRED FOR VISITORS PARKING = 4 NOS.
- 4) TOTAL NO. OF CAR PARKING REQUIRED = 40 NOS.
- 5) NO. OF CAR PARKING PROVIDED = 51 NOS.

**TYPE - A1
BUILT UP AREA CALCULATION OF
(GROUND FLOOR)**

- 1 = 3.05 X 3.05 X 3 NO = 27.90
- 2 = 3.05 X 4.40 X 4 NO = 53.66
- 3 = 6.15 X 1.25 X 4 NO = 30.75
- 4 = 2.30 X 4.25 X 4 NO = 39.10
- 5 = 3.05 X 4.30 X 4 NO = 52.46
- 6 = 2.90 X 3.95 X 2 NO = 22.91
- 7 = 2.45 X 3.95 X 2 NO = 19.35
- 8 = 2.85 X 1.35 X 2 NO = 7.69
- 9 = 5.85 X 3.35 X 1 NO = 19.82
- 10 = 0.15 X 3.35 X 6 NO = 3.01
- 11 = 0.15 X 1.80 X 2 NO = 0.48
- 12 = 0.15 X 0.80 X 1 NO = 0.12
- 13 = 0.15 X 3.05 X 2 NO = 0.91

TOTAL = 277.28 SQ.M

BUILT-UP AREA OF GROUND FLOOR = 277.28 SQ.M

SCHEDULE OF DOORS AND WINDOWS AND SPECIFICATION

NOS.	SIZE IN MTS.	DESCRIPTION
D1	1.0 X 2.1	SINGLE SHUTTER T.W. FRAME FLUSH DOOR
D2	0.9 X 2.1	SINGLE SHUTTER T.W. FRAME FLUSH DOOR
D3	0.8 X 2.1	SINGLE SHUTTER T.W. FRAME FLUSH DOOR
W1	2.0 X 1.2	THREE SHUTTER T.W. FRAME GLAZED WINDOWS
W2	1.5 X 1.2	DOUBLE SHUTTER T.W. FRAME GLAZED WINDOW
W3	1.2 X 1.2	DOUBLE SHUTTER T.W. FRAME GLAZED WINDOW
W4	0.8 X 0.9	GLASS LOUVERS

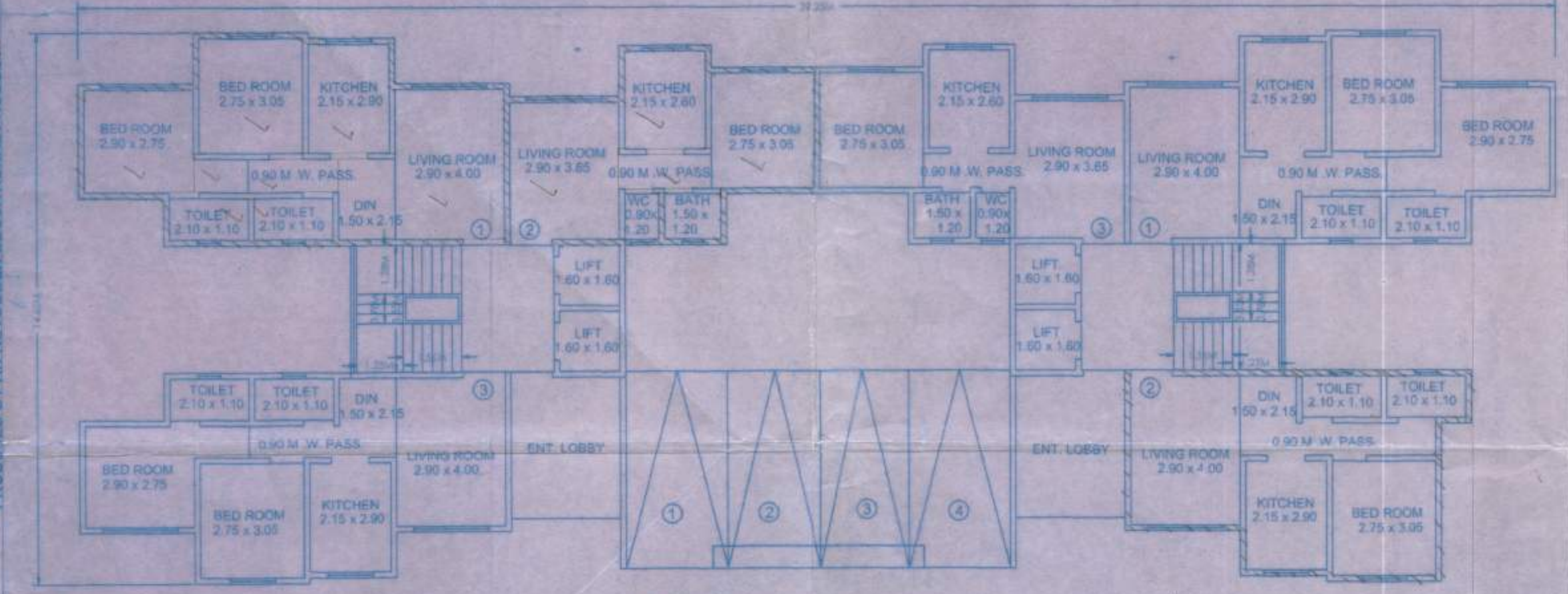
TOTAL = 277.28 SQ.M

BUILT-UP AREA OF GROUND FLOOR = 277.28 SQ.M

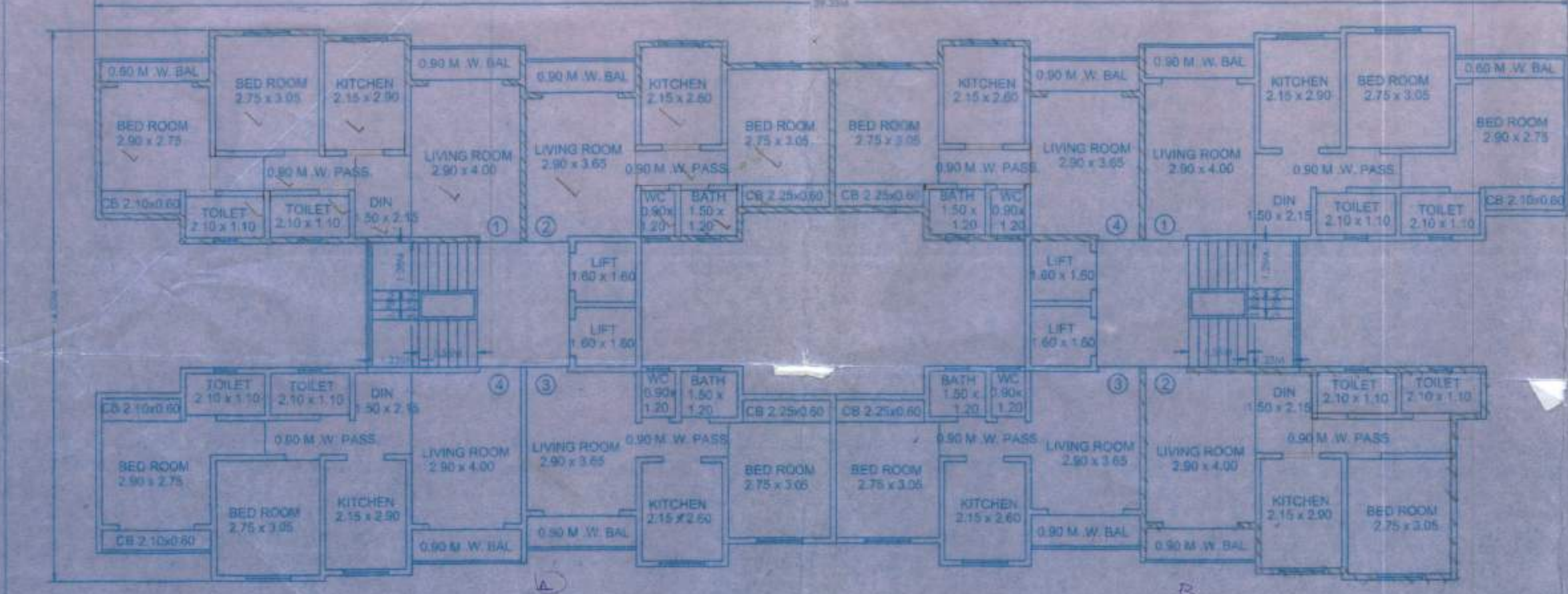
STRUCTURE: R.C. FRAME STRUCTURE WILL BE DESIGNED & CONSTRUCTED AS PER IS CODE 456:2000

INTERNAL WALL: 4" THICK BRICK WALL WITH 1/2" CEMENT PLASTER ON BOTH SIDES.

EXTERNAL WALL: 8" BRICK WALL / CONCRETE BLOCK WALL WITH 1/2" CEMENT PLASTER



TYPE - A1
GROUND FLOOR PLAN
SCALE - 1:100



TYPE - A1
TYPICAL FLOOR (FIRST TO EIGHTH) PLAN
SCALE - 1:100

**TYPE - A1
BUILT UP AREA CALCULATION OF TYPICAL FLOOR
(FIRST FLR. TO EIGHTH FLR.)**

- 1 = 3.05 X 3.05 X 3 NO = 27.90
- 2 = 3.05 X 4.40 X 4 NO = 53.66
- 3 = 6.15 X 1.25 X 4 NO = 30.75
- 4 = 2.30 X 4.25 X 4 NO = 39.10
- 5 = 3.05 X 4.30 X 4 NO = 52.46
- 6 = 2.90 X 3.95 X 2 NO = 22.91
- 7 = 2.45 X 3.95 X 2 NO = 19.35
- 8 = 2.85 X 1.35 X 2 NO = 7.69
- 9 = 5.85 X 3.35 X 2 NO = 39.10
- 10 = 0.15 X 3.35 X 6 NO = 3.01
- 11 = 0.15 X 1.80 X 2 NO = 0.48
- 12 = 0.15 X 0.80 X 1 NO = 0.12

TOTAL = 345.27 SQ.M

BUILT-UP AREA OF TYPICAL FLOOR = 345.27 SQ.M
(FIRST FLR. TO EIGHTH FLR.)

**STAIRCASE, LIFT & PASSAGE AREA OF TYPICAL FLOOR - TYPE - A1
(FIRST FLOOR TO EIGHTH FLOOR)**

PERMISSIBLE STAIRCASE & PASSAGE AREA OF TYPICAL FLOOR = 15% OF 345.27 SQ.M = 51.79 SQ.M

PROPOSED PASSAGE & STAIRCASE AREA OF PER FLOOR (S) = 5.24 X 3.35 X 2 NO. = 35.10 SQ.M
(L) = 1.60 X 1.60 X 4 NO. = 10.24 SQ.M

TOTAL = 45.34 SQ.M

EXCESS STAIRCASE & PASSAGE AREA TYPICAL FLOOR - TYPE - A1 = 0.0 SQ.M
(FIRST FLOOR TO EIGHTH FLOOR)

**BALCONY AREA STATEMENT OF TYPICAL FLOOR - TYPE - A1
(FIRST FLOOR TO EIGHTH FLOOR)**

PERMISSIBLE BALCONY AREA TYPICAL FLOOR = 10% OF BUILT-UP AREA = 10% OF 345.27 SQ.M = 34.52 SQ.M

PROPOSED BALCONY AREA PER FLOOR
- A1 = 3.05 X 0.80 X 3 NO. = 7.32 SQ.M
- B1 = 3.05 X 0.80 X 4 NO. = 9.76 SQ.M
- C1 = 2.30 X 0.80 X 4 NO. = 7.36 SQ.M

TOTAL = 26.91 SQ.M

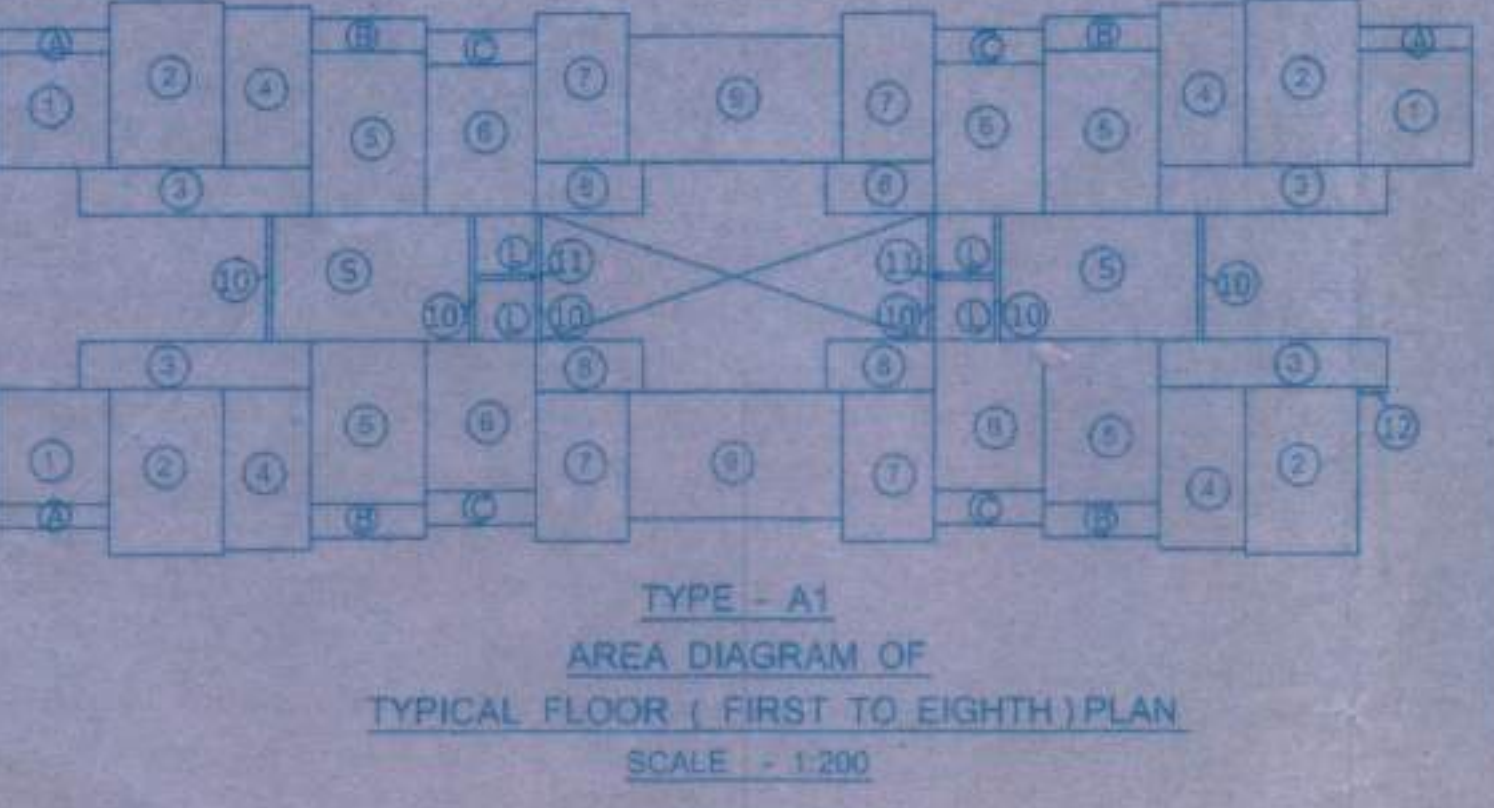
EXCESS BALCONY AREA OF TYPICAL FLOOR - TYPE - A1 = 0.0 SQ.M
(FIRST FLOOR TO EIGHTH FLOOR)

PROPOSED BUILT-UP AREA STATEMENT TYPE - A1

S.NO.	FLOOR	BUILT-UP AREA	EXCESS STAIRCASE AREA	EXCESS BALCONY AREA	TOTAL BUILT-UP AREA
1	GROUND FLR.	277.28 SQ.M	3.75	0.0	281.03 SQ.M
2	FIRST FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
3	SECOND FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
4	THIRD FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
5	FOURTH FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
6	FIFTH FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
7	SIXTH FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
8	SEVENTH FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
9	EIGHTH FLR.	345.27 SQ.M	0.0	0.0	345.27 SQ.M
TOTAL PROPOSED BUILT-UP AREA FOR TYPE - A1					3043.19 SQ.M

BUILT-UP AREA STATEMENT

BUILDING NOS.	AREA
BUILT-UP AREA OF TYPE - A1	3043.19 SQ.M
BUILT-UP AREA OF BUILDING - C1	1914.79 SQ.M
BUILT-UP AREA OF BUILDING - C2	1441.72 SQ.M
TOTAL BUILT-UP AREA	6399.70 SQ.M



TYPE - A1
AREA DIAGRAM OF
TYPICAL FLOOR (FIRST TO EIGHTH) PLAN
SCALE - 1:200

STAIRCASE, LIFT & PASSAGE AREA OF GROUND FLOOR - TYPE - A1

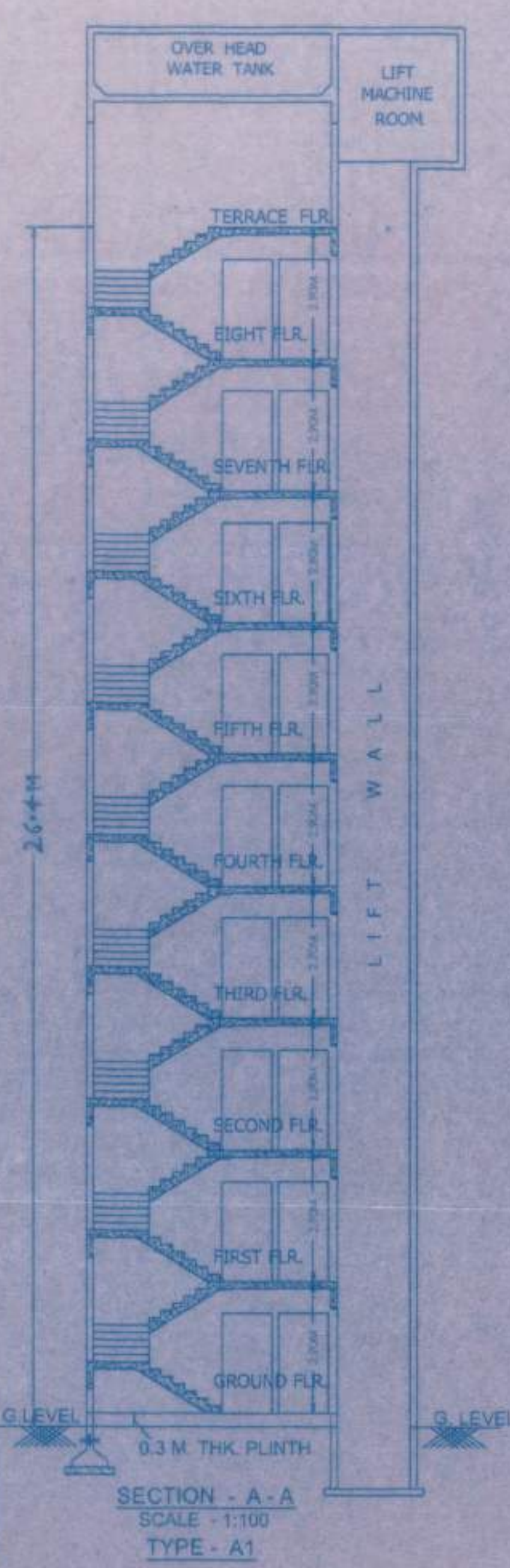
PERMISSIBLE STAIRCASE & PASSAGE AREA OF GROUND FLOOR = 15% OF 277.28 SQ.M = 41.59 SQ.M

PROPOSED PASSAGE & STAIRCASE AREA OF GROUND FLR (S) = 5.24 X 3.35 X 2 NO. = 35.10 SQ.M
(L) = 1.60 X 1.60 X 4 NO. = 10.24 SQ.M

TOTAL = 45.34 SQ.M

EXCESS STAIRCASE & PASSAGE AREA GROUND FLOOR - TYPE - A1 = 45.34 - 41.59 = 3.75 SQ.M

TYPE - A1
AREA DIAGRAM OF GROUND FLOOR PLAN
SCALE - 1:200



SECTION - A-A
TYPE - A1

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING
OLD S.NO. - 422/3p, 422/4P, 423/6, 424/5, NEW S.NO. - 103/3b, 103/4b,
105/6 AND 104/5
VILLAGE - NAVGHAR (BHAYANDAR), TALUKA - THANE

SHARATKUMAR PATEL
BARCH. M.TECH. I.T. (DELHI)
AMIE, AIA, MCI.
CHARTERED ARCHITECT
C/101/107
CHARTERED ENGINEER
AN 7028/4

PERFORMA-A

AREA STATEMENT	SQ.MTS.	PERFORMA-B
1 AREA OF PLOT AS PER 7/12 EXTRACT	4080.00	PERFORMA-B
2 AREA AS PER TRIANGULAR METHOD (POSSESSION)		CONTENTS OF SHEETS
3 DEDUCTION FOR RESERVATION FOR D.P. ROAD	200.36	SITE PLAN, BLDG. PLANS, AREA CALCULATION, AREA CALCULATIONS, PLOT AREA DIAGRAM
4 ENCROACHMENT AREA	3879.62	
5 NET PLOT AREA	581.94	
6 DEDUCTION FOR RECREATION GROUND = 15%		
7 PHYSICAL R.G. PROVIDED	3297.68	
8 BALANCE AREA OF PLOT-3-4	1551.26	
9 F.S.I. OF D.P. ROAD	1551.26	
10 TDR USED EARLIER IN PERMISSION (M/NR/3001/09-10)	1551.26	
11 TDR ADDED IN PRESENT PROPOSAL BY DMR, MS-403	1551.26	
12 TOTAL TDR USED = 0.8 OF 3879.62	3103.69	
13 F.S.I. PERMISSIBLE = 5 + 7 =	6401.37	
14 PERMISSIBLE FLOOR AREA	6401.37	DESCRIPTION OF PROPOSAL
15 EXISTING FLOOR AREA	6399.70	PROPOSED RESIDENTIAL BUILDING WITH ON LAND BEARING OLD S.NO. - 422/3P, 422/4P, 423/6, 424/5, NEW S.NO. - 103/3b, 103/4b, 105/6, 104/5
16 PROPOSED FLOOR AREA	6399.70	VILLAGE - NAVGHAR (BHAYANDAR), TALUKA - THANE
17 EXCESS BALCONY AREA		
18 TOTAL BUILT UP AREA	6399.70	
19 F.S.I. CONSUMED		

BALCONY AREA STATEMENT

- PERMISSIBLE BALCONY AREA/FLOOR
- PROPOSED BALCONY AREA/FLOOR
- EXCESS BALCONY AREA/FLOOR
- TOTAL EXCESS BALCONY FOR ALL FLOORS

TENEMENT STATEMENT

- NET AREA OF PLOT
- LESS DEDUCTION OF NON RESIDENTIAL AREA, SHOP ETC
- AREA FOR TENEMENT
- NO. OF TENEMENTS PROPOSED
- NO. OF TENEMENTS PERMISSIBLE

PARKING STATEMENT

- PARKING REQUIRED BY RULES
- TOTAL PARKING PROVIDED
- GARAGE PERMISSIBLE
- GARAGE PROVIDED

NOTES

- BOUNDARY OF PLOT SHOWN IN RED
- PROPOSED WORK SHOWN IN PINK
- WORK TO BE DEMOLISHED SHOWN IN YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCED NO. 18/2011 & THE DIMENSIONS OF THE SIDES OF THE PLOT STATED ON SITE & AREA SO WORKED OUT IS SQ.MTS & TLLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP.

NAME & ADDRESS OF ARCHITECT & ENGINEER

SHARATKUMAR PATEL
BARCH. M.TECH. I.T. DELHI
AMIE, AIA, MCI.
BHAVESH PATEL
B.E.-CIVIL. M.E. (SOIL & FOUNDATION), MCI.
OFFICE - SHOP NO-3, TAPASYA BLDG. BEHIND HAMARA BAZAR, 60' ROAD, BHAYANDER (WEST), TAL. & DIST-THANE, PIN-401101.
TEL. - OFF. - 2819 2619
MO. - 98680 70973

ARCHITECT SIGN

SHEET NO. - 1/3 FILE - S.NO. - 422 DWG