STAMP OF APPROVAL OF PLAN

SHEET NO. 1 / 1

AREA STATEMENT

			SQ.MT.
1	AREA OF PLOT AS PER 7/12	(S NO. 131 (49) H NO.5/1 = 600.00 (S NO. 131 (49) H NO.6 = 1020.00 (S NO. 131 (49) H NO.7 = 1060.00 (S NO. 131 (49) H NO.8 = 760.00 (S NO. 131 (49) H NO.13 = 970.00	4610.00
	AREA OF PLOT AS PER TRINCULATION METHOD		4610.00
2	DEDUCTION FOR		
a	EXISTING ROAD		
b	PROPOSED ROAD(SET-BACK AREA) 45.00 M.D.P.ROAD = 241.00 sqmt		241.00
c	ANY RESERVATION	NALLA AREA	201.00
d	NOT IN POSSESION		16.00
e	TOTAL AREA (a+b+c+d)	(241.00 + 201.00 + 16.00)	458.00
3	BALANCE AREA OF PLOT	(4610.00 - 458.00)	4152.00
4	DEDUCTION FOR RECREATION GROUND (4152.00 X 15%)		622.80
	INTERNAL ROAD		
5	NET AREA OF PLOT (3-4)	(4152.00 - 622.80)	3529.20
6	ADDITION FOR F.S.I. (2a)	241.00 x 2.10 = 506.10	506.10
7	TOTAL AREA (3529.20 + 506.10)		4035.30
8	F.S.I. PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE T.D.R.	(4152.00 X 1.40 % = 5812.80) (5812.80 - 506.10 = 5306.70)	
10	PERMISSIBLE FLOOR AREA		4035.30
11	EXISTING FLOOR AREA		
12	PROPOSED FLOOR AREA		3967.65
13	EXCESS BALCONY AREA		
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)		3967.65
15	F.S.I. CONSUMED		0.98

BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT

a	PROPOSED AREA	3967.65
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	NIL
c	AREA OF TENEMENT (a+b)	3967.65
e	TENEMENT PERMISSIBLE	119
f	TENEMENT PROPOSED	75
g	TENEMENT EXISTING	
h	TOTAL NO.OF TENEMENT	75

PARKING STATEMENT

a	PARKING REQUIRED BY RULE. CAR	AS SHOWN
	SCOOTER	
	CYCLE	

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSOBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIENCE OF THE STANDARDS

SHANTI CONSULTANTS

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 10-07-18 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 4610.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
S. NO. 131 (OLD), S.NO. 49 (NEW), H.NO. 5/1,6,7, 8,13
AT VILLAGE GAONDEVI, DOMBIVLI (W), TAL. KALYAN, DIST. THANE

FOR SHRI:- VIJAY BABU MHATRE
FOR SHRI:- DILIP K MORE (P.A. HOLDER)
M/S. ONKARESHWAR DEVELOPERS

ONKARESHWAR DEVELOPERS
SHRI:- SANJAY. R. SINGH (PARTNER) PARTNER

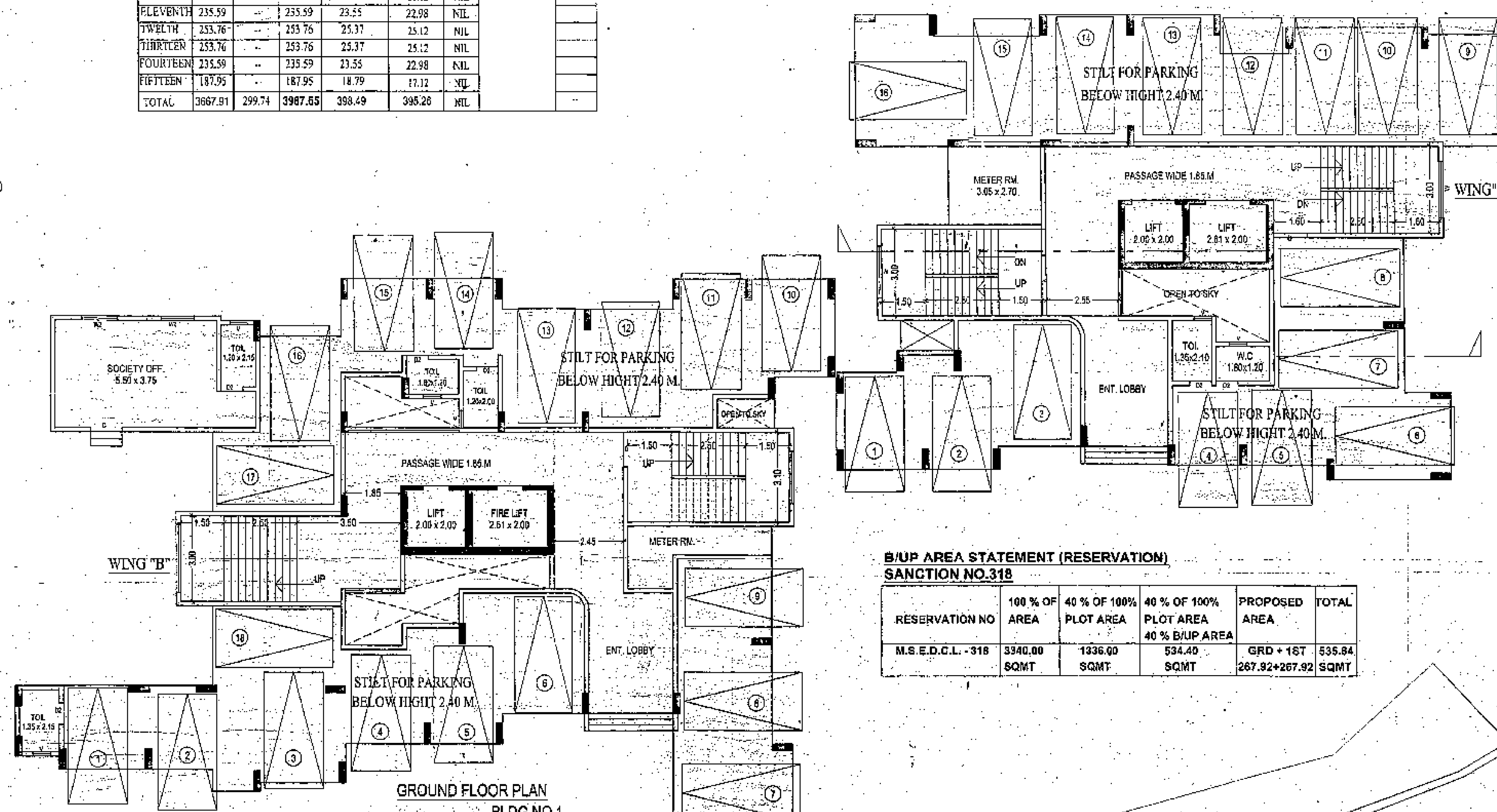
ARCHITECT	CONSULTING ARCHITECT
DE-CON ASSOCIATES ARCHITECTS & INT. DESIGNERS S-1 / RAJSHREE TOWER RAMBAUG LANE No 6 KALYAN (W) CA. No. 92/ 15118	TIBIN TONSON THOMAS ARCHITECTS & INT. DESIGNERS B-2 / ROOM NO.233 KASTURI PLAZA, DOM (E) CA. No. 2016 / 78885

SUMMARY & BALCONY AREA STATEMENT WING A + B

FLOOR	B/UP AREA IN SQMT WING A	WING B	TOTAL	PERM AREA (10% OF B UA)	PROP AREA	EXCESS AREA	STAIRCASE AREA IN PREMIUM WING A	WING B	TOTAL
GROUND	-	-	-	-	-	-	-	-	-
FIRST	253.76	299.74	553.50	55.35	52.14	NIL			
SECOND	253.76	-	253.76	25.37	25.12	NIL			
THIRD	253.76	-	253.76	25.37	25.12	NIL			
FOURTH	253.76	-	253.76	25.37	25.12	NIL			
FIFTH	235.59	-	235.59	23.55	22.98	NIL			
SIXTH	253.76	-	253.76	25.37	25.12	NIL			
SEVENTH	253.76	-	253.76	25.37	25.12	NIL			
EIGHTH	235.59	-	235.59	23.55	22.98	NIL			
NINETH	253.76	-	253.76	25.37	25.12	NIL			
TENTH	253.76	-	253.76	25.37	25.12	NIL			
ELEVENTH	235.59	-	235.59	23.55	22.98	NIL			
TWELTH	253.76	-	253.76	25.37	25.12	NIL			
THIRTEEN	253.76	-	253.76	25.37	25.12	NIL			
FOURTEEN	235.59	-	235.59	23.55	22.98	NIL			
FIFTEEN	187.95	-	187.95	18.79	17.12	NIL			
TOTAL	3667.91	299.74	3967.65	398.49	395.26	NIL			

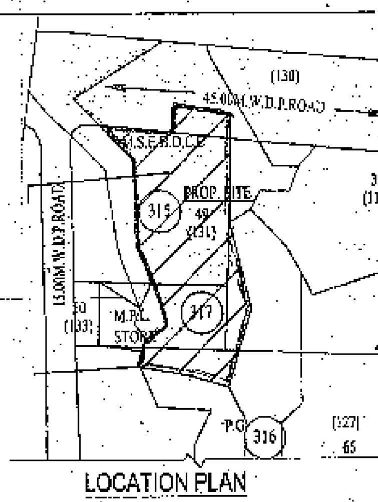
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	AREA	REMARKS
RS	2.10 X 2.40	5.04	ROLLING SHUTTER
D	0.99 X 2.13	2.11	T.W. PANNELLED DOOR
D1	0.91 X 2.13	1.94	T.W. PANNELLED DOOR
D2	0.76 X 1.98	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
W1	1.50 X 1.20	1.80	T.W. GLAZED WINDOW
W2	1.20 X 1.00	1.20	T.W. GLAZED WINDOW
V	0.61 X 0.90	0.55	T.W. LOUVERS WINDOW



GROUND FLOOR PLAN -BLDG.NO.1

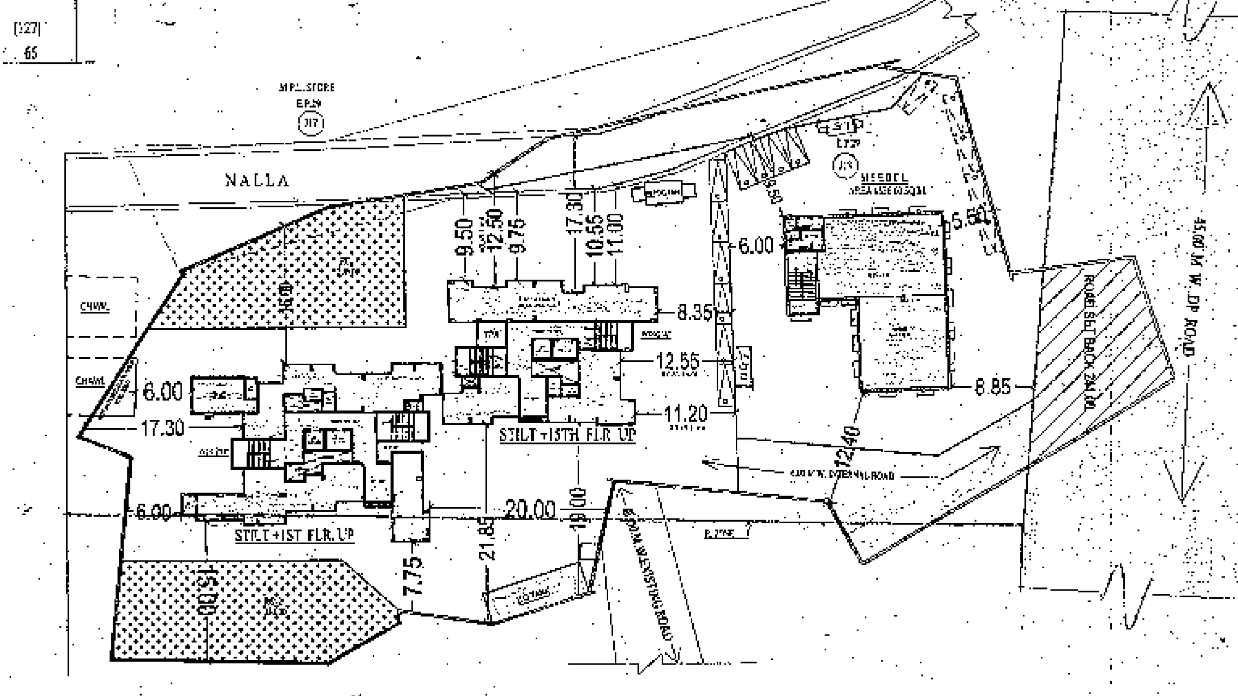
SCALE 1:100



LOCATION PLAN (SCALE 1:2500)

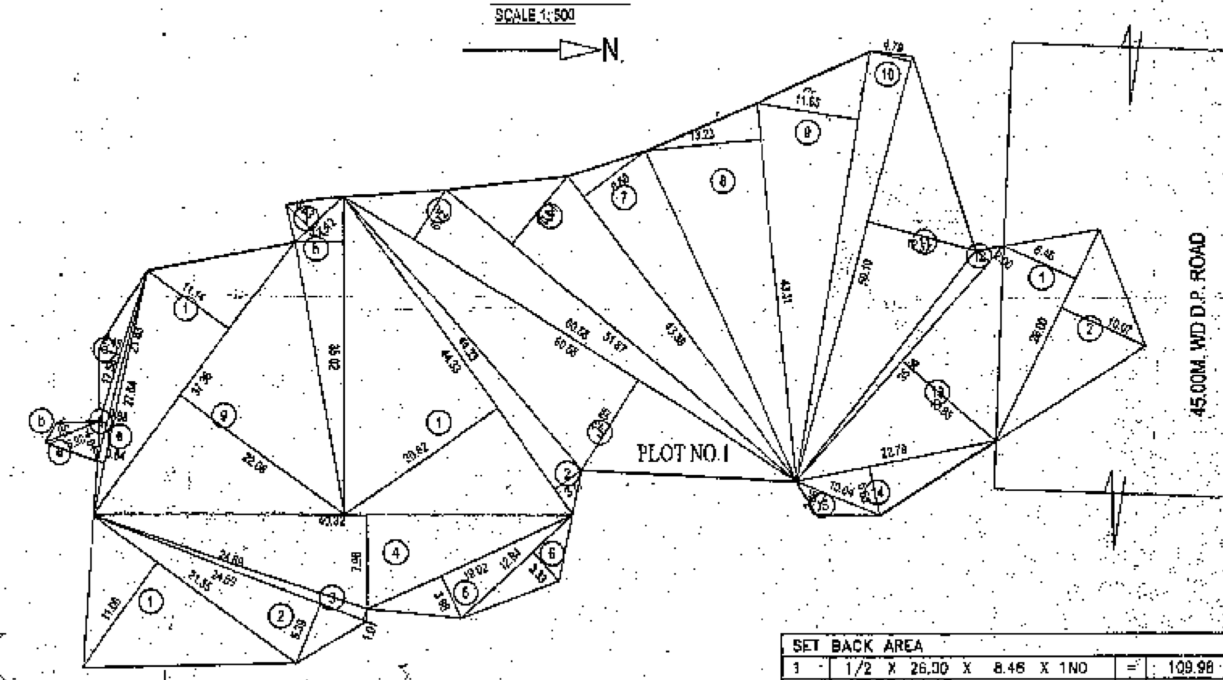
B/UP AREA STATEMENT (RESERVATION) SANCTION NO.318

RESERVATION NO	100 % OF AREA	40 % OF 100% PLOT AREA	40 % OF 100% PLOT AREA 40 % B/UP AREA	PROPOSED AREA	TOTAL
M.S.E.D.C.L. - 318	3340.00 SQMT	1336.00 SQMT	534.40 SQMT	GRD + 1ST 267.92+267.92	535.84 SQMT



BLOCK PLAN

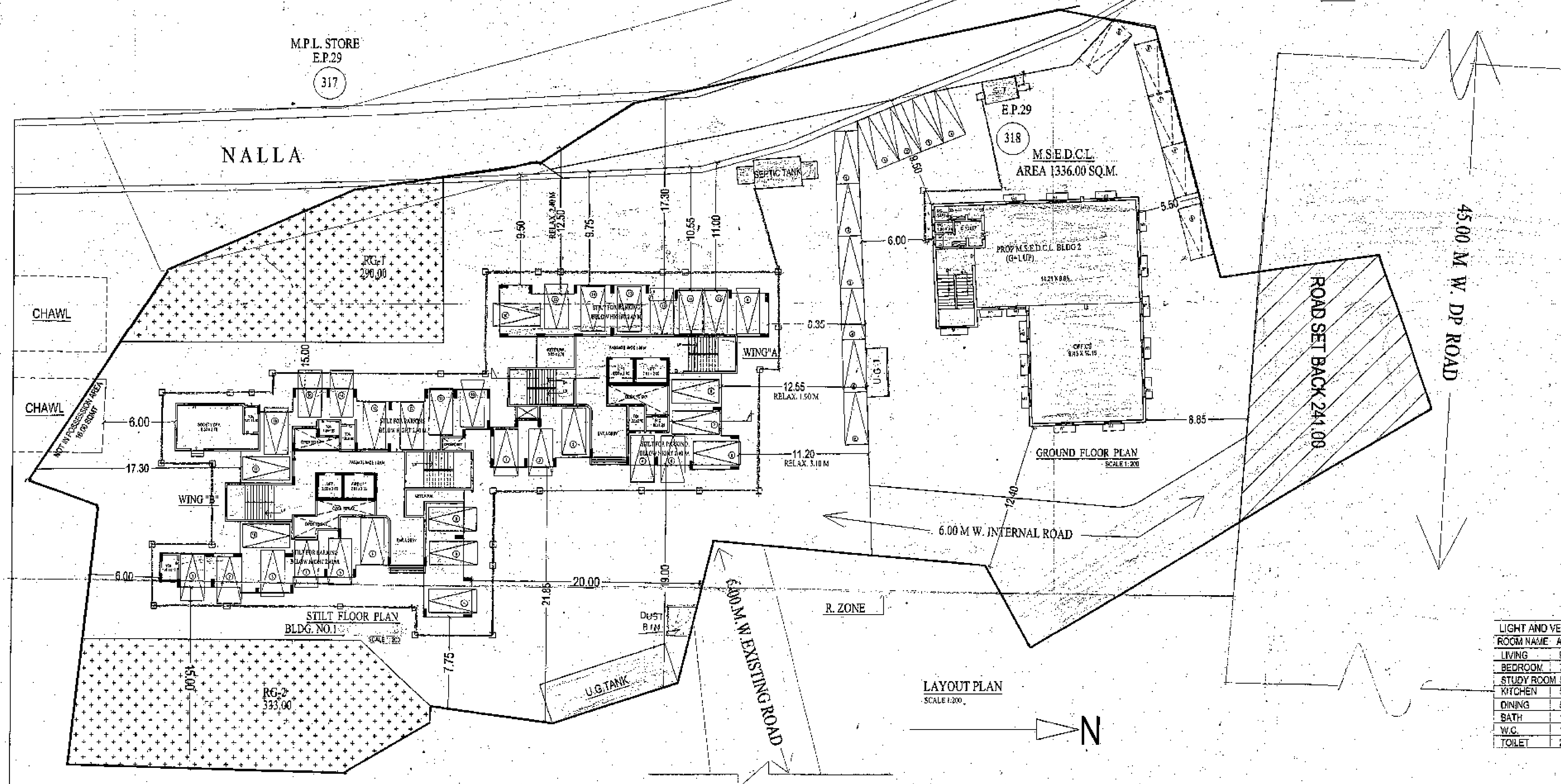
SCALE 1:500



PLOT AREA CALCULATION

SCALE 1:500

SET BACK AREA			
1	1/2 X 26.00 X 8.46 X 1NO	=	109.98 SQ.MT.
2	1/2 X 26.00 X 10.076 X 1NO	=	131.02 SQ.MT.
	TOTAL ADDITION	=	241.00 SQ.MT.
1	1/2 X 21.35 X 11.06 X 1NO	=	118.07 SQ.MT.
2	1/2 X 24.69 X 5.39 X 1NO	=	66.54 SQ.MT.
3	1/2 X 24.69 X 1.01 X 1NO	=	12.47 SQ.MT.
4	1/2 X 40.32 X 7.96 X 1NO	=	160.47 SQ.MT.
5	1/2 X 19.02 X 3.98 X 1NO	=	37.85 SQ.MT.
6	1/2 X 12.94 X 3.33 X 1NO	=	21.60 SQ.MT.
	TOTAL ADDITION	=	417.00 SQ.MT.
a	1/2 X 24.52 X 0.40 X 1NO	=	4.90 SQ.MT.
b	1/2 X 24.52 X 0.99 X 1NO	=	12.14 SQ.MT.
c	1/2 X 14.58 X 5.21 X 1NO	=	37.98 SQ.MT.
d	1/2 X 36.98 X 6.72 X 1NO	=	124.25 SQ.MT.
e	1/2 X 32.21 X 1.35 X 1NO	=	21.74 SQ.MT.
f	1/2 X 23.44 X 1.52 X 1NO	=	17.81 SQ.MT.
g	1/2 X 13.22 X 2.45 X 1NO	=	16.19 SQ.MT.
	TOTAL ADDITION	=	235.00 SQ.MT.
1	1/2 X 44.33 X 20.82 X 1NO	=	461.46 SQ.MT.
2	1/2 X 44.33 X 3.77 X 1NO	=	83.56 SQ.MT.
3	1/2 X 60.58 X 12.05 X 1NO	=	364.99 SQ.MT.
4	1/2 X 60.58 X 6.72 X 1NO	=	203.55 SQ.MT.
5	1/2 X 51.87 X 10.04 X 1NO	=	260.39 SQ.MT.
7	1/2 X 43.39 X 8.68 X 1NO	=	188.34 SQ.MT.
8	1/2 X 43.31 X 13.23 X 1NO	=	286.50 SQ.MT.
9	1/2 X 45.69 X 11.85 X 1NO	=	269.44 SQ.MT.
10	1/2 X 50.10 X 4.786 X 1NO	=	119.39 SQ.MT.
11	1/2 X 50.10 X 12.57 X 1NO	=	314.88 SQ.MT.
12	1/2 X 35.56 X 2.00 X 1NO	=	35.56 SQ.MT.
13	1/2 X 35.56 X 13.86 X 1NO	=	246.43 SQ.MT.
14	1/2 X 22.79 X 5.63 X 1NO	=	64.15 SQ.MT.
15	1/2 X 10.05 X 2.66 X 1NO	=	13.37 SQ.MT.
	TOTAL ADDITION	=	2932.00 SQ.MT.
a	1/2 X 6.90 X 4.01 X 1NO	=	13.83 SQ.MT.
b	1/2 X 6.90 X 1.55 X 1NO	=	5.35 SQ.MT.
c	1/2 X 17.58 X 2.485 X 1NO	=	21.85 SQ.MT.
d	1/2 X 21.63 X 0.88 X 1NO	=	9.81 SQ.MT.
e	1/2 X 27.64 X 0.84 X 1NO	=	11.61 SQ.MT.
f	1/2 X 37.36 X 11.14 X 1NO	=	208.10 SQ.MT.
g	1/2 X 37.38 X 22.06 X 1NO	=	412.08 SQ.MT.
n	1/2 X 35.02 X 5.12 X 1NO	=	89.65 SQ.MT.
	1/2 X 7.12 X 3.63 X 1NO	=	12.92 SQ.MT.
	TOTAL ADDITION	=	785.00 SQ.MT.
	TOTAL ADDITION-241+417+235+2932+785.00	=	4610.00 SQ.MT.
	NET PLOT AREA	=	4610.00 SQ.MT.



LAYOUT PLAN

SCALE 1:200

LIGHT AND VENTILATION STATEMENT

ROOM NAME	AREA (SQMT)	L/V REQUIRED	PROVIDED (SQMT)	TYPE	SIZE
LIVING	9.50	1.58	4.32	FW1	1.80 X 2.40
BEDROOM	7.50	1.25	4.32	FW1	1.80 X 2.40
STUDY ROOM	5.50	0.92	4.32	FW1	1.80 X 2.40
KITCHEN	5.50	0.92	1.44	W2	1.80 X 1.20
DINING	5.50	0.92	1.44	W2	1.20 X 1.20
BATH	1.80	0.30	0.54	V	0.60 X 0.90
W.C.	1.08	0.30	0.54	V	0.60 X 0.90
TOILET	2.52	0.30	0.54	V	0.60 X 0.90