

TOTAL B.U.A. STATEMENT					
BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
	GROUND	190.92	-	-	190.92
	1ST FLOOR	266.18	NIL	73.53	339.71
	2ND FLOOR	244.31	0.95	6.95	252.21
	3RD FLOOR	244.31	0.95	6.95	252.21
	4TH FLOOR	244.31	0.95	6.95	252.21
	5TH FLOOR	244.31	0.95	6.95	252.21
	6TH FLOOR	233.00	0.34	8.64	241.98
	7TH FLOOR	233.00	0.34	8.64	241.98
	8TH FLOOR	202.94	3.35	13.15	219.44
	9TH FLOOR	233.00	0.34	8.64	241.98
	10TH FLOOR	84.21	NIL	19.24	83.45
TOTAL B.U.A.		2400.49	8.17	159.64	2568.30

**PARKING AREA STATEMENT**

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARKING PROVISIONS AS PER D.C. RULES	NO. OF PARKING REQ.
ABOVE 35 TO 45	04	1NO EVERY 4 FLATS	1-00
ABOVE 45 TO 75	NIL	1NO EVERY 2 FLATS	NIL
SHOPPING	228.21	1NO EVERY 300SQM.	1-00
TOTAL			2-00
ADD 10% FOR VISITORS			0-20
GRAND TOTAL			2-20
PARKING REQUIRED (ROUNDED OFF)			3-00
PARKING PROVIDED AT STILT			6 NOS

**NOTES :-**

1. ALL DIMENSION IN METRES
2. ALL EXTERNAL WALLS ARE 0.15M
3. ALL INTERNAL WALLS ARE 0.15M
4. STAIRCASE DETAILS
  - A. WIDTH OF TREAD - 0.25M.
  - B. HEIGHT OF RISER - 0.18M
  - C. WIDTH OF FLIGHT - 1.20M
5. PLINTH HEIGHT FROM GL - 0.30M



**LAYOUT PLAN**

सोबतचे पत्र क्र. विभागाच्या दि. 30/03/2013-18 दि. 02/12/2013 मधील अटी शर्तीस बांधणीकरिता वाढविलेले सुधारित बांधकाम नकाशा (कार्य पत्रासह) मिळू.

आयुक्त  
मि. भाईर भद्रागरालिका

सहाय्यक नगर रचनाकार  
मि. भाईर भद्रागरालिका

**TOTAL PLOT AREA STATEMENT**

DESCRIPTION	AREA IN SQ. MT.
PLOT AREA	1031.21
ENCROACHMENT AREA	24.95
D.P. ROAD AREA	147.12
TOTAL AREA	1203.28

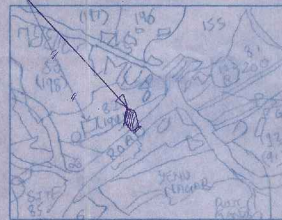
**PLOT AREA CALCULATION**

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 35.22 x 6.20	110.94
2	1	0.5 x 41.25 x 11.05	227.10
3	1	0.5 x 41.25 x 13.25	273.28
4	1	0.5 x 32.55 x 6.05	98.46
5	1	0.5 x 31.25 x 3.20	50.00
6	1	0.5 x 30.00 x 7.55	113.25
7	1	0.5 x 28.55 x 4.45	83.52
8	1	0.5 x 28.95 x 3.10	44.87
9	1	0.5 x 28.45 x 3.50	49.79
TOTAL			1031.21

**18.00 M. WIDE D.P. ROAD AREA CALCULATION**

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	0.5 x 4.44 x 0.70	1.55
B	1	0.5 x 30.10 x 4.40	66.22
C	1	0.5 x 33.15 x 4.25	70.44
D	1	0.5 x 5.40 x 3.30	8.91
TOTAL			147.12

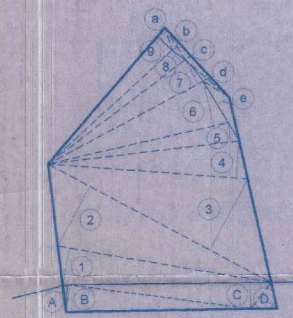
**SITE UNDER REFERENCE**



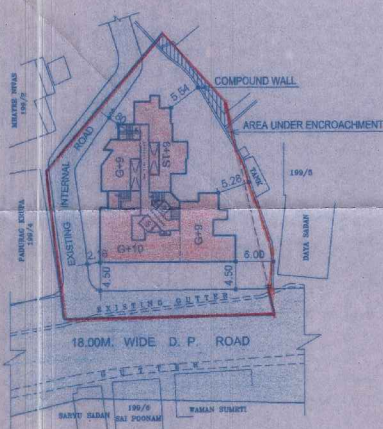
LOCATION PLAN  
SCALE 1:4000

**ENCROACHMENT AREA CALC.**

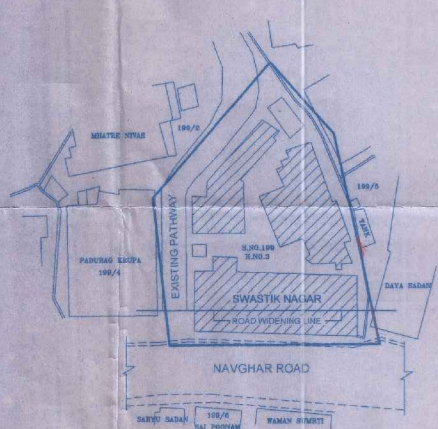
UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
a	1	0.5 x 3.90 x 1.40	2.73
b	1	0.5 x 6.20 x 0.80	2.78
c	1	0.5 x 15.00 x 1.00	7.50
d	1	0.5 x 9.40 x 0.70	3.29
e	1	0.5 x 7.85 x 2.20	8.64
TOTAL			24.95



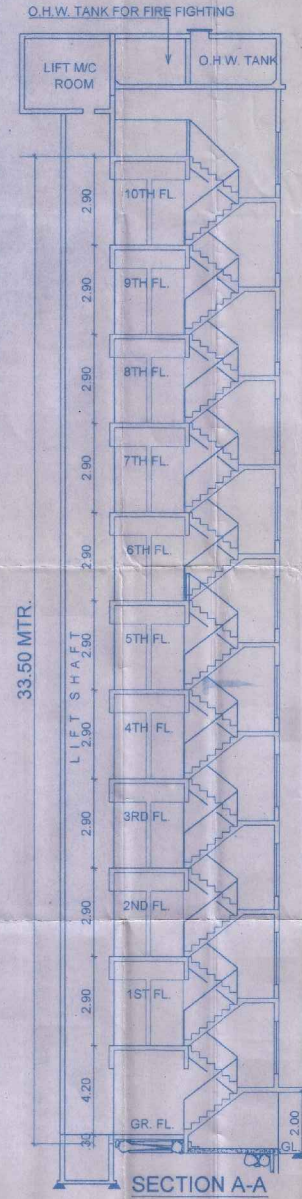
PLOT AREA DIAGRAM  
SCALE-1:500



PROPOSED BLOCK PLAN  
SCALE-1:500



EXISTING BLOCK PLAN  
SCALE-1:500



SECTION A-A  
SCALE: 1:100

PROFORMA A		
NOS.	PARTICULARS	AREA IN SQ. MT.
1)	TOTAL PLOT AREA as per 7/12	1200.00
2)	a) AREA UNDER ENCROACHMENT	24.95
	b) 18.00 M. W. D.P. ROAD AREA	147.12
3)	TOTAL DEDUCTION (2a+b)	172.07
4)	BALANCE AREA OF PLOT (1-2a&b)	1027.93
5)	R. G. (15% OF 4)	
6)	NET AREA OF PLOT (4-5)	1027.93
7)	FLOOR SPACE INDEX PERMISSIBLE	2.50
8)	TOTAL PERMISSIBLE B.U. AREA (6x7)	2569.82
9)	ADD. FOR F.S.I. PURPOSE	
10)	A) D.P. ROAD AREA	--
11)	TOTAL AREA (8+10)	2569.82
12)	PROPOSED BUILT UP AREA	2400.49
13)	ADD EXCESS BALCONY AREA	8.17
14)	ADD EXCESS STAIRCASE AREA	159.64
15)	TOTAL B.U. AREA (12+13+14)	2568.30
16)	LESS COMMON WALL AREA	
17)	TOTAL BUILT UP AREA PROPOSED (15-16)	2568.30
TENEMENT STATEMENT		
TOTAL BUILT UP AREA PROPOSED		2568.30
AREA OF SHOP		239.21
BUILT UP AREA OF TENEMENTS		2290.09
PERMISSIBLE TENEMENT DENSITY		
PROPOSED TENEMENTS		82 NOS

**PROFORMA - B**

CERTIFICATE OF AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ. METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED BUILDING ON LAND BEARING S.NO 199, H.NO.3, AT VILLAGE- KHARIT TAL. & DIST. THANE FOR SWASTIK NAGAR CO. OF HSC. SOCIETY.

NAME OF LAND OWNER  
HEMENDRA P. BOSMIYA

OWNERS' SIGNATURE: *Hemendra P. Bosmiya*

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	09/12/2013	BASAVARAJ G.	M.PARAB	00

**ARCHITECTS:**  
**TEJ'S CONSULTANTS**  
ARCHITECTURAL & ENGINEERING DIVISION

1002-NARSHAYRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN WREST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST), MIRA - 401307.