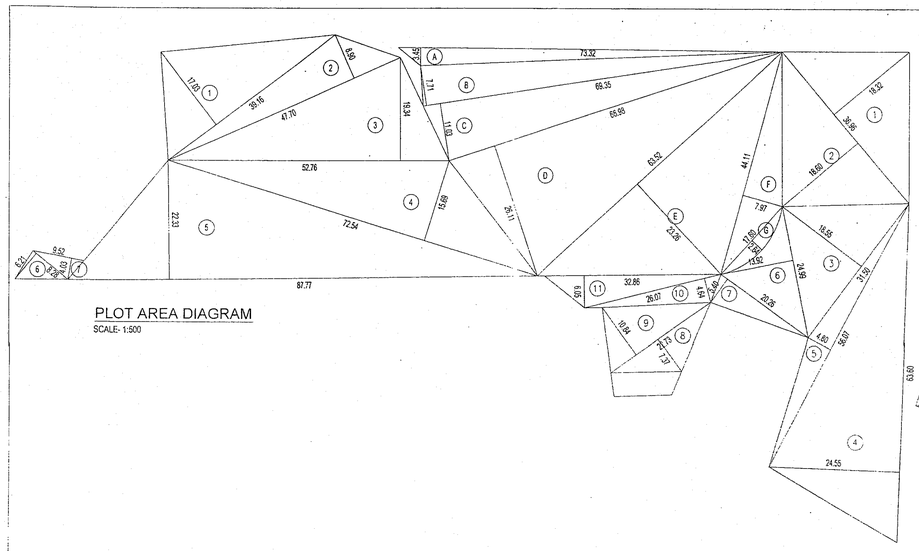
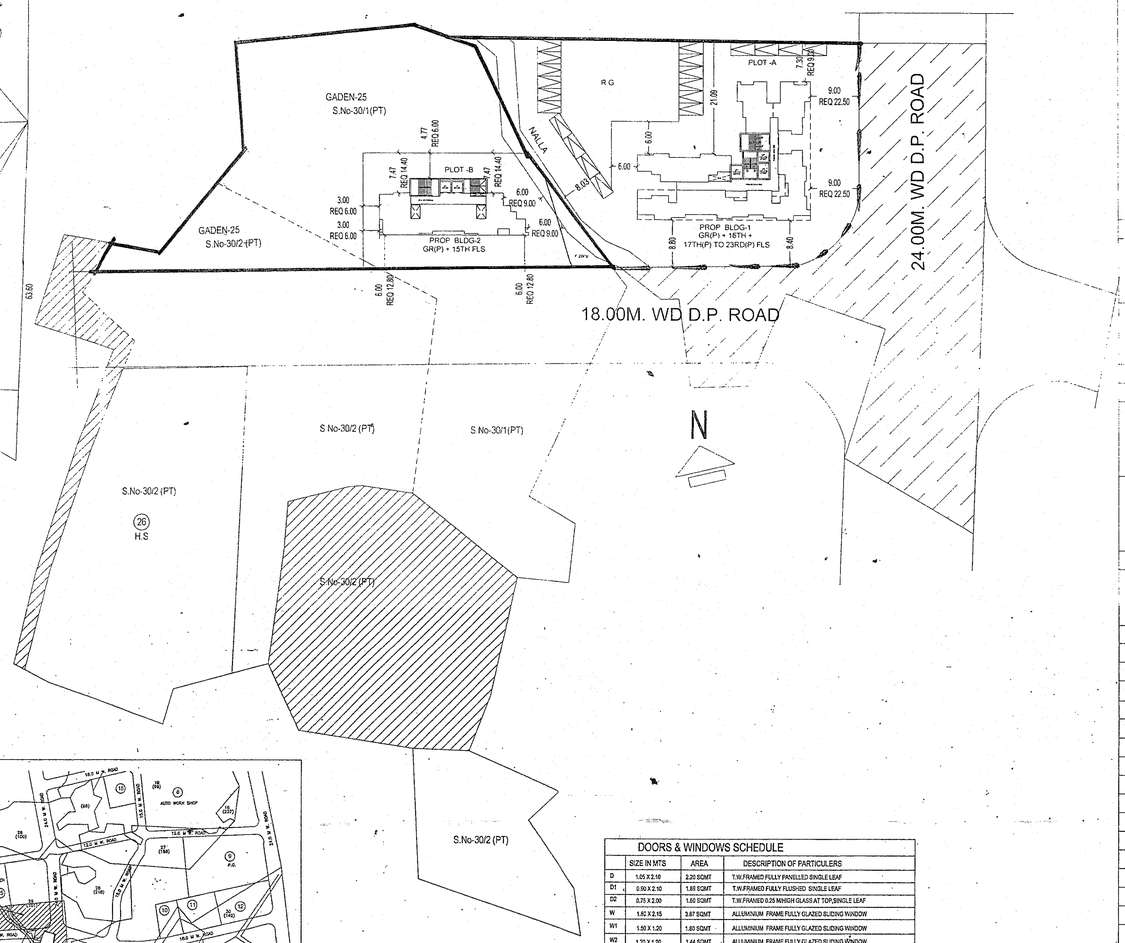
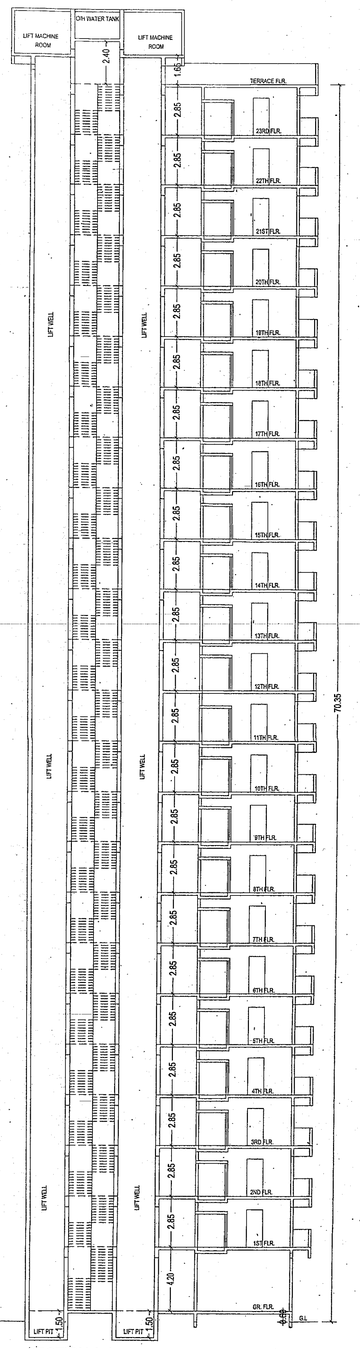


PLOT AREA DIAGRAM
SCALE- 1:500



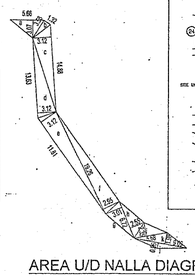
PLOT AREA CALCULATION

AREA U/D GARDEN				SQ.MT.
1	1/2 X 36.97 X 16.94 X 1 NO	=		330.08
2	1/2 X 47.46 X 8.85 X 1 NO	=		210.01
3	1/2 X 52.50 X 19.75 X 1 NO	=		505.31
4	1/2 X 72.18 X 15.62 X 1 NO	=		563.73
5	1/2 X 87.34 X 22.22 X 1 NO	=		970.35
6	1/2 X 8.24 X 6.18 X 1 NO	=		25.46
7	1/2 X 9.47 X 4.01 X 1 NO	=		18.99
	TOTAL ADDITION	=		2624.00
'R' ZONE				
A	1/2 X 73.32 X 3.45 X 1 NO	=		126.48
B	1/2 X 69.35 X 7.71 X 1 NO	=		267.34
C	1/2 X 69.35 X 11.03 X 1 NO	=		382.47
D	1/2 X 66.98 X 26.11 X 1 NO	=		874.42
E	1/2 X 63.52 X 23.26 X 1 NO	=		738.74
F	1/2 X 44.11 X 7.97 X 1 NO	=		175.78
G	1/2 X 17.60 X 2.64 X 1 NO	=		23.23
	TOTAL ADDITION	=		2588.23
AREA U/D ROAD				
1	1/2 X 36.96 X 18.32 X 1 NO	=		338.55
2	1/2 X 36.96 X 18.60 X 1 NO	=		343.73
3	1/2 X 31.50 X 18.55 X 1 NO	=		292.16
4	1/2 X 63.60 X 23.33 X 1 NO	=		741.89
5	1/2 X 56.07 X 4.80 X 1 NO	=		134.57
6	1/2 X 24.99 X 13.92 X 1 NO	=		173.93
7	1/2 X 20.26 X 5.40 X 1 NO	=		54.70
8	1/2 X 22.74 X 7.37 X 1 NO	=		83.80
9	1/2 X 22.74 X 10.85 X 1 NO	=		123.36
10	1/2 X 26.07 X 4.64 X 1 NO	=		60.48
11	1/2 X 32.86 X 6.05 X 1 NO	=		99.40
	TOTAL ADDITION	=		2446.73

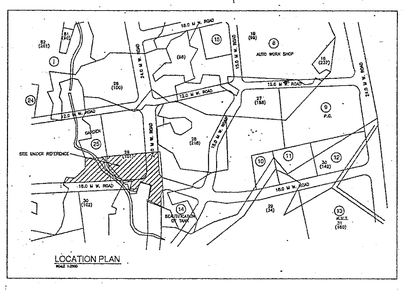


SECTION A-A
SCALE - 1:150

AREA U/D NALLA				SQ.MT.
a	1/2 X 5.66 X 3.07 X 1 NO	=		8.69
b	1/2 X 3.58 X 1.32 X 1 NO	=		2.36
c	1/2 X 14.88 X 3.12 X 1 NO	=		23.21
d	1/2 X 13.63 X 3.12 X 1 NO	=		21.26
e	1/2 X 11.81 X 3.12 X 1 NO	=		18.42
f	1/2 X 19.26 X 3.01 X 1 NO	=		28.99
g	1/2 X 6.72 X 2.95 X 1 NO	=		9.91
h	1/2 X 6.72 X 2.55 X 1 NO	=		8.57
i	1/2 X 5.68 X 2.35 X 1 NO	=		6.67
j	1/2 X 9.09 X 0.96 X 1 NO	=		4.36
k	1/2 X 9.09 X 1.98 X 1 NO	=		9.00
	TOTAL ADDITION	=		141.50



AREA U/D NALLA DIAGRAM
SCALE- 1:500



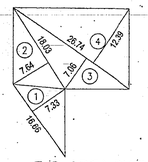
DOORS & WINDOWS SCHEDULE			
	SIZE IN MTS	AREA	DESCRIPTION OF PARTICULERS
D	1.05 X 2.10	2.20 SQMT	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.10	1.89 SQMT	T.W.FRAMED FULLY FLUSHED SINGLE LEAF
D2	0.75 X 2.00	1.50 SQMT	T.W.FRAMED 0.25 MINIGH GLASS AT TOP,SINGLE LEAF
W	1.50 X 2.15	3.87 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.50 X 1.20	1.80 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.20 X 1.20	1.44 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 X 0.60	0.54 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW

PARKING AREA STATEMENT
BLDG-1

RESI.AREA	PROP. FLAT	CAR. PARKING
BELOW 35 SQ.M.	69 NO'S	--
35 TO 45	83 NO'S	20.75 NO'S
45 TO 70	--	--
70 ABOVE	--	--
COMM.AREA	292.44	3.65 NO'S
10% VISITORS		2.44 NO'S
TOTAL	152 NO'S	26.84 NO'S
TOTAL PARKING REQUIRED		26.84 NO'S
TOTAL PARKING PROVIDED		28 NOS.

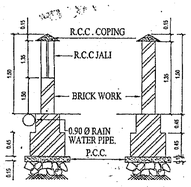
PARKING AREA STATEMENT
BLDG-2

RESI.AREA	PROP. FLAT	CAR. PARKING
BELOW 35 SQ.M.	54 NO'S	--
35 TO 45	03 NO'S	0.75 NO'S
45 TO 70	--	--
70 ABOVE	--	--
COMM.AREA	102.26	1.27 NO'S
10% VISITORS	--	0.17 NO'S
TOTAL	57 NO'S	2.22 NO'S
TOTAL PARKING REQUIRED		2.22 NOS.
TOTAL PARKING PROVIDED		03 NOS.

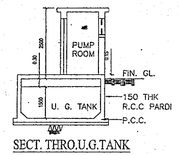


R.G. AREA DIAGRAM
SCALE- 1:500

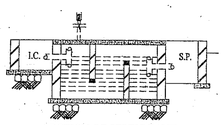
R.G. AREA CALCULATION				
1	1/2 X 16.66 X 7.33 X 1 NO	=		61.06 SQ.MT.
2	1/2 X 18.03 X 7.64 X 1 NO	=		68.87 SQ.MT.
3	1/2 X 26.74 X 7.06 X 1 NO	=		94.39 SQ.MT.
4	1/2 X 26.74 X 12.38 X 1 NO	=		165.65 SQ.MT.
	TOTAL ADDITION	=		389.97 SQ.MT.



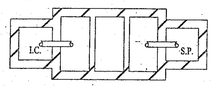
SECTION OF COMPOUND WALL
SCALE 1:50



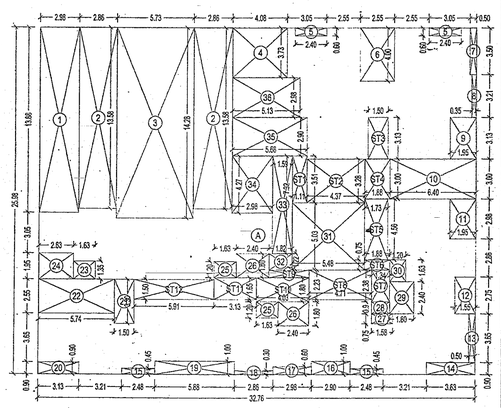
SECT. THRO.U.G.TANK
SCALE 1:50



SECTION OF SEPTIC TANK
SCALE 1:50



PLAN OF SEPTIC TANK
SCALE 1:50



AREA DIAGRAM FOR 1ST FLOOR (BLDG-1)
SCALE- 1:200

BUILT UP AREA CALCULATION

1ST FLOOR.				SQ.MT.
A	32.76 X 25.98 X 1 NO	=		851.10
TOTAL ADDITION		=		851.10
DEDUCTIONS				
1	2.98 X 13.88 X 1 NO	=		41.36
2	2.86 X 13.58 X 2 NOS	=		77.68
3	5.73 X 14.28 X 1 NO	=		81.82
4	4.08 X 3.73 X 1 NO	=		15.22
5	2.40 X 0.60 X 2 NOS	=		2.88
6	2.55 X 4.00 X 1 NO	=		10.20
7	0.50 X 3.50 X 1 NO	=		1.75
8	0.35 X 3.21 X 1 NO	=		1.12
9	1.95 X 3.13 X 1 NO	=		6.10
10	6.40 X 3.00 X 1 NO	=		19.20
11	1.95 X 2.98 X 1 NO	=		5.81
12	1.55 X 2.75 X 1 NO	=		4.26
13	0.50 X 3.65 X 1 NO	=		1.83
14	3.63 X 0.90 X 1 NO	=		3.27
15	2.48 X 0.45 X 2 NOS	=		2.23
16	2.90 X 1.00 X 1 NO	=		2.90
17	2.98 X 0.60 X 1 NO	=		1.79
18	2.86 X 0.30 X 1 NO	=		0.86
19	5.88 X 1.00 X 1 NO	=		5.88
20	3.13 X 0.90 X 1 NO	=		2.82
21	1.50 X 3.30 X 1 NO	=		4.95
22	5.74 X 2.55 X 1 NO	=		14.64
23	1.63 X 1.35 X 1 NO	=		2.20
24	2.63 X 1.95 X 1 NO	=		5.13
25	1.63 X 1.20 X 2 NOS	=		3.91
26	2.40 X 1.80 X 2 NOS	=		8.64
27	1.58 X 0.75 X 1 NO	=		1.19
28	1.34 X 0.90 X 1 NO	=		1.21
29	1.80 X 2.40 X 1 NO	=		4.32
30	1.20 X 1.63 X 1 NO	=		1.96
31	5.48 X 5.03 X 1 NO	=		27.56
32	1.82 X 1.22 X 1 NO	=		2.22
33	1.59 X 7.32 X 1 NO	=		11.64
34	2.98 X 4.27 X 1 NO	=		12.72
35	5.68 X 2.90 X 1 NO	=		16.47
36	5.13 X 2.98 X 1 NO	=		15.29
TOTAL DEDUCTION		=		423.03
TOTAL BUILT UP AREA		=		428.07

STAIRCASE AREA CALCULATION

1ST FLOOR				
ST1	1.11 X 3.51 X 1 NO	=		3.90
ST2	4.37 X 3.28 X 1 NO	=		14.33
ST3	1.50 X 3.13 X 1 NO	=		4.70
ST4	1.88 X 3.00 X 1 NO	=		5.64
ST5	1.73 X 4.56 X 1 NO	=		7.89
ST6	1.88 X 0.75 X 1 NO	=		1.41
ST7	1.34 X 2.38 X 1 NO	=		3.19
ST8	4.71 X 2.23 X 1 NO	=		10.50
ST9	3.13 X 0.58 X 1 NO	=		1.82
ST10	4.03 X 1.80 X 1 NO	=		7.25
ST11	3.13 X 1.65 X 1 NO	=		5.16
ST12	5.91 X 1.50 X 1 NO	=		8.87
TOTAL STAIRCASE AREA		=		74.66
NET BUILT UP AREA		=		353.41

BUILT UP AREA STATEMENT
(EXCLUDING STAIRCASE AREA)
BLDG-1

FLOOR	PROP. AREA	PERMI. BALC.	PROP.BALC.	EXC. BALC.	TOTAL AREA	STAIRCASE
GROUND	292.44	--	--	--	292.44	73.11
1ST	353.41	33.75	34.14	0.39	353.41	74.66
2ND	337.59	33.75	34.14	0.39	337.98	74.66
3RD	337.59	33.75	34.14	0.39	337.98	74.66
4TH	337.59	33.75	34.14	0.39	337.98	74.66
5TH	337.59	33.75	34.14	0.39	337.98	74.66
6TH	337.59	33.75	34.14	0.39	337.98	74.66
7TH	337.59	33.75	34.14	0.39	337.98	74.66
8TH	337.59	33.75	34.14	0.39	337.98	74.66
9TH	337.59	33.75	34.14	0.39	337.98	74.66
10TH	337.59	33.75	34.14	0.39	337.98	74.66
11TH	337.59	33.75	34.14	0.39	337.98	74.66
12TH	337.59	33.75	34.14	0.39	337.98	74.66
13TH	337.59	33.75	34.14	0.39	337.98	74.66
14TH	337.59	33.75	34.14	0.39	337.98	74.66
15TH	337.59	33.75	34.14	0.39	337.98	74.66
16TH	337.59	33.75	34.14	0.39	337.98	74.66
17TH	182.35	18.23	17.06	--	182.35	59.01
18TH	182.35	18.23	17.06	--	182.35	59.01
19TH	182.35	18.23	17.06	--	182.35	59.01
20TH	182.35	18.23	17.06	--	182.35	59.01
21TH	182.35	18.23	17.06	--	182.35	59.01
22TH	142.15	16.03	7.15	--	142.15	18.23
23TH	99.98	9.99	7.15	--	99.98	60.40
TOTAL	6853.19 SQ.M.	659.37 SQ.M.	655.75 SQ.M.	6.24 SQ.M.	6869.43 SQ.M.	1641.34 SQ.M.

BLDG-2

FLOOR	PROP. AREA	PERMI. BALC.	PROP.BALC.	EXC. BALC.	TOTAL AREA	STAIRCASE
GROUND	102.26	--	--	--	102.26	46.55
1ST	171.46	17.14	17.00	--	171.46	25.03
2ND	171.46	17.14	17.00	--	171.46	25.03
3RD	171.46	17.14	17.00	--	171.46	25.03
4TH	171.46	17.14	17.00	--	171.46	25.03
5TH	148.00	14.80	13.72	--	148.00	25.33
6TH	171.46	17.14	17.00	--	171.46	25.03
7TH	171.46	17.14	17.00	--	171.46	25.03
8TH	148.00	14.80	13.72	--	148.00	25.33
9TH	171.46	17.14	17.00	--	171.46	25.03
10TH	171.46	17.14	17.00	--	171.46	25.03
11TH	148.00	14.80	13.72	--	148.00	25.33
12TH	171.46	17.14	17.00	--	171.46	25.03
13TH	171.46	17.14	17.00	--	171.46	25.03
14TH	171.46	17.14	17.00	--	171.46	25.03
15TH	171.46	17.14	17.00	--	171.46	25.03
TOTAL	2603.78 SQ.M.	250.08 SQ.M.	245.16 SQ.M.	--	2603.88 SQ.M.	422.90 SQ.M.
TOTAL B/UP AREA	6869.43 + 2603.78				9473.31 SQ.M.	2064.24 SQ.M.

STAMP OF APPROVAL OF PLAN

SHEET 1 OF 4

बांधकाम नकाशे मंजूरी
रंगाने दुरुस्ती दाखविण्यासाठी व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / कृपेवि-जोवि / CC/0024/20
दिनांक 05/03/२०२० पर्यंत वैध.
दिलेल्या अटीसाठी.

सहाय्यक संचालक (नरवि)
कल्याण डोंबिवली महानगरपालिका

AREA STATEMENT			SQ.MT
1	AREA OF PLOT (AS PER 7/12 EXTRACT)		
	S.NO.109 P (29P) OLD, NEW S.NO. 29-5	9620.00	
	S.NO. 30-1,	3670.00	
	S.NO. 30-2 (PT)	5620.00	18910.00
1a	AREA OF PLOT CONSIDERED		
	S.NO.109 P (29P) OLD, NEW S.NO. 29-5	4868.19	
	S.NO. 30-1, 2164.00 + 61.85 'R' ZONE	2225.85	
	S.NO. 30-2 (PT)	405.00	7499.04
2	DEDUCTION FOR		
a	EXISTING ROAD		
b	PROPOSED ROAD(SET-BACK AREA) S.NO.109 P (29P) OLD, NEW S.NO. 29-5 (S.NO. 30-1 + S.NO. 30-2 (PT) 634.31 + 1062.16 NOT TAKEN IN F.S.I.)		
	18.00 M RD 512.00 +		
	24.00 M RD 1767.96		
	TOTAL 2279.96		2279.96
c	ANY RESERVATION		
	i) (RES NO. 25 GARDEN) S.NO. 30-1	2164.00	
	ii) (RES NO. 25 GARDEN) S.NO. 30-2 (PT)	405.00	2569.00
	iii) (RES NO. 26 H.S.) S.NO. 30-2 (PT)	2015.98	
	iv) NALLA		141.50
d	TOTAL AREA (a+b+c)		2421.45
3	BALANCED AREA OF PLOT GARDEN AREA 2569.00 + 2508.58 'R' ZONE		5077.58
4	RECREATION GROUND (15%) 2508.58 'R' ZONE		376.26
	INTERNAL ROAD		-
5	NET AREA OF PLOT (3-4)		4701.30
5a	GARDEN AREA TO BE HANDED OVER TO K.D.M.C. 70% OF 2569.00		1798.30
5b	GARDEN AREA TO BE DEVELOPED BY OWNER 30% OF 2569.00		770.70
6	ADDITION FOR F.S.I.		-
	(2a) set back area 100% OR 40% 2279.96 X 2.05		4673.91
	(2b) reservation NALLA		141.50
7	TOTAL AREA (5 + 6)		9516.71
8	F.S.I. PERMISSIBLE		1.00
9	F.S.I. CREDIT AVAILABLE		-
10	PERMISSIBLE FLOOR AREA		9516.71
11	EXISTING FLOOR AREA		-
12	PROPOSED FLOOR AREA		9467.07
13	EXCESS BALCONY AREA		6.24
14	TOTAL PROPOSED BUILT- UP AREA (11+12+13)		9473.31
15	F.S.I. CONSUMED		0.99

BALCONY AREA STATEMENT		
	PERMISSIBLE BALCONY AREA	AS SHOWN
	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT		
a	PROPOSED AREA	9473.31
b	LESS DEDUCTION OF NON -RESIDENTIAL AREA	285.40
c	AREA OF TENEMENT (a+b)	9187.91
e	TENEMENT PERMISSIBLE	276 NO'S
f	TENEMENT PROPOSED	211 NO'S
g	TENEMENT EXISTING	-
h	TOTAL NO.OF TENEMENT	211 NO'S

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
Structural Engineers - Arvind S. Patel
License No.- B. M. C.- STR/P/87,
T.M.C.-1086/SE/2015, K.D.M.C.-478.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 01-06-2019 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 7499.04 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT :-

NAME & SIGNATURE OF P.O.A. HOLDER

For S S Lifespaces Sai Balaji Enterprises

SHRI. SANJAY R. SINGH
PARTNER OF M/S S S LIFESPACES Partner
PARTNER OF M/S SAI. BALAJI ENTERPRISES Partner

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.(OLD)101, (NEW) S.NO. 29, H.NO. 5, S.NO. 30, H.NO. 1& 2 AT VILLAGE KANCHANGAON, TAL-KALYAN,DIST-THANE.

FOR. SHRI. PRALHAD R. BHOIR
SHRI. CHINTAMINI J. PATIL & OTHERS

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN-96	1	AS STATED	RAHUL	----	26-02-2020

NAME & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
CA/99/24527.
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR KAILAS MANTION, NEAR ADITYA MANGAL KARYALAYA. AGARKAR ROAD, DOMBIVALI (E).

208,2nd FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR GODREJ SHOWROOM,MANPADA ROAD, DOMBIVLI (E.)