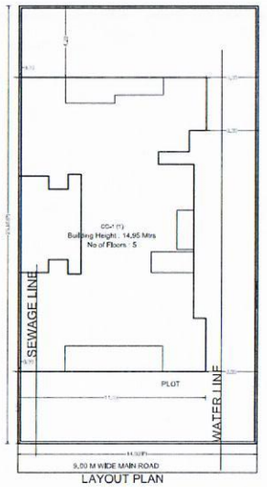
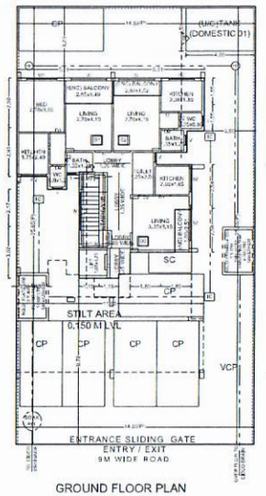
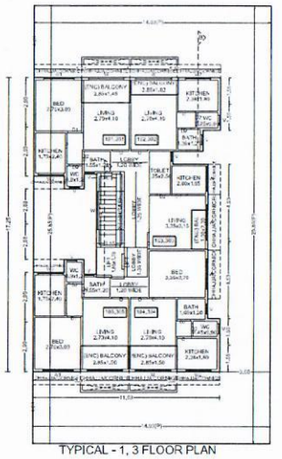
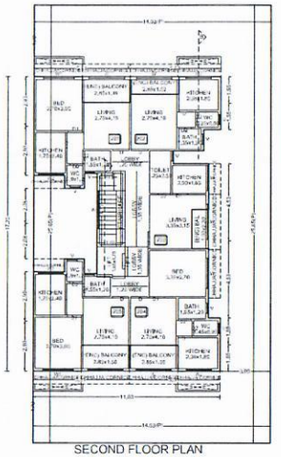


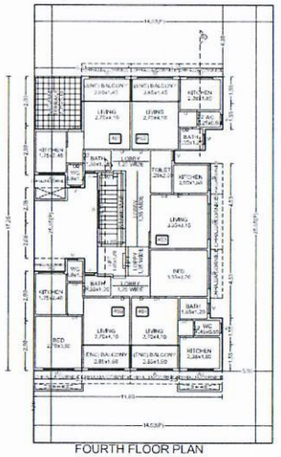
LAYOUT PLAN

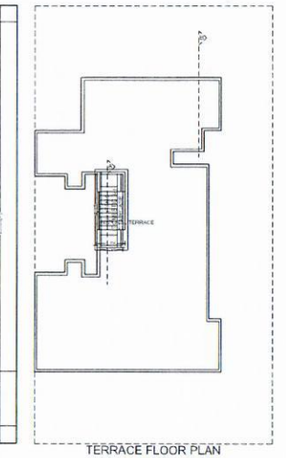


GROUND FLOOR PLAN


TYPICAL - 1, 3 FLOOR PLAN


SECOND FLOOR PLAN


FOURTH FLOOR PLAN


TERRACE FLOOR PLAN

SEAL OF APPROVAL

APPROVED SUBJECT TO THE CONDITION MENTIONED IN the office letter

No. CIDCO/BP-16788/TPO(NM & K)/2019/5165/DBE, 25 Jul 2019

Document certified by PATEL MITHILESH JANARDAN as Sr. Planner/Asso.Planner/Dy.Chief Planner Designation of the Authority CIDCO OF MAHARASHTRA LTD Date: 30-Jul-2019 08: 20:22

Sr.Planner/Asso.Planner(BP)
CIDCO of Maharashtra Ltd.
Raighad Bhavan, 4th Floor,
Plot No.4, Sector-11,
CBD-Belapur, Navi Mumbai.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1019.57
2. BALANCE PLOT AREA	1019.57
3. PERMISSIBLE FSI	1.2000
4. PERMISSIBLE BUILT UP AREA	1223.41
5. TOTAL PERMISSIBLE BUILT UP AREA	1223.41
6. PROPOSED BUILT UP AREA	
(a) PROPOSED RESIDENTIAL AREA	1220.11
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	1220.11
7. EXCESS BALCONY AREA	0.00
8. EXISTING BUILT UP AREA	0.00
9. SUBSTRACTION/ PROJECTION	0.00
10. SERVICE SLAB AREA EXCLUSIVE TERRACE	0.00
11. EXCESS CUBBY/REFUGE AREA	EXC 00
12. TOTAL BUILT UP AREA PROPOSED	1220.11
13. CONSUMABLE FSI	1.40
14. NO. OF LIFTS PROVIDED	1
15. NO. OF RES. UNITS PROVIDED	23
16. NO. OF COMM. UNITS PROVIDED	0
SPECIFICATIONS	

CERTIFICATE OF AREA

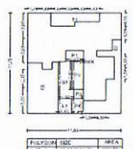
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME REGARDS.

SIGN OF ARCHITECT/TOWN PLANNER

LEGEND

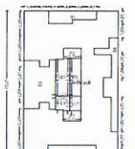
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

GROUND FLOOR PLAN



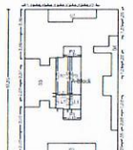
POLYGON	SIDE	AREA
A=Block	19.65 X 51.75	1016.79
G1	---	7.54
G2	---	15.72
G3	---	61.44
L1	7.65 X 3.20	24.48
P1	1.35 X 2.10	2.83
P2	1.50 X 2.40	4.54
P3	1.65 X 1.75	1.73
P4	1.35 X 3.75	5.06
S1	---	7.61
Total	---	64.03

TYPICAL - 1, 3 FLOOR PLAN



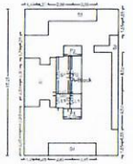
POLYGON	SIDE	AREA
A=Block	19.65 X 51.75	1016.79
G1	---	7.54
G2	5.30 X 3.75	19.88
S1	---	16.33
L1	7.65 X 3.20	24.48
L2	1.65 X 1.75	2.71
P1	1.35 X 2.10	2.83
P2	1.50 X 2.10	2.52
P3	1.35 X 4.45	6.01
L3	1.35 X 1.75	2.00
S2	1.50 X 4.45	7.23
Total	---	99.64

SECOND FLOOR PLAN



POLYGON	SIDE	AREA
A=Block	19.65 X 51.75	1016.79
G1	---	7.54
G2	5.30 X 3.75	19.88
S1	---	16.33
L1	7.65 X 3.20	24.48
L2	1.65 X 1.75	2.71
P1	1.35 X 2.10	2.83
P2	1.50 X 2.10	2.52
P3	1.35 X 4.45	6.01
L3	1.35 X 1.75	2.00
S2	1.50 X 4.45	7.23
Total	---	119.32

FOURTH FLOOR PLAN



POLYGON	SIDE	AREA
A=Block	19.65 X 51.75	1016.79
G1	---	7.54
G2	---	19.88
S1	---	16.33
L1	---	24.48
L2	1.65 X 1.75	2.71
P1	1.35 X 2.10	2.83
P2	1.50 X 2.10	2.52
P3	1.35 X 4.45	6.01
L3	1.35 X 1.75	2.00
S2	1.50 X 4.45	7.23
Total	---	119.32

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.						FSI AREA
(A)+(B)	0.00	1220.11	0.00	0.00	185.05	53.84	36.07	15.71	23	1220.11
Total	0.00	1220.11	0.00	0.00	185.05	53.84	36.07	15.71	23	1220.11

FLOOR WISE FSI STATEMENT CC (1)

FLOORS	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.						FSI AREA
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	170.71	0.00	0.00	15.99	13.24	5.26	2.72	5	194.21
THIRD FLOOR	0.00	170.82	0.00	0.00	15.99	13.14	5.26	2.72	5	194.21
SECOND FLOOR	0.00	170.82	0.00	0.00	15.99	13.14	5.26	2.72	5	194.21
FIRST FLOOR	0.00	170.82	0.00	0.00	15.99	13.14	5.26	2.72	5	194.21
GROUND FLOOR	0.00	146.95	0.00	0.00	5.67	13.47	7.72	2.84	3	177.11
Total	0.00	1220.11	0.00	0.00	85.05	53.84	34.52	15.70	23	1353.14

C.B.F.B. LOBBY STATEMENT CC (1)

FLOOR	NO. OF C.B.F.B.	OPEN	LOBBY AREA
FOURTH FLOOR	0	0	0.00
THIRD FLOOR	0	0	0.00
SECOND FLOOR	0	0	0.00
FIRST FLOOR	0	0	0.00
GROUND FLOOR	0	0	0.00
Total	0	0	0.00

SCHEDULE OF OPENING CC (1)

NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	25
SV	0.75	2.10	13
D1	0.90	2.10	34
D	0.80	2.10	34
D	0.90	2.10	23
D	0.80	2.10	59
UD	0.90	2.10	05
D	1.00	2.10	25
D	1.03	2.10	06

SCHEDULE OF OPENING CC (1)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	20
V	0.60	1.40	15
V	1.50	1.40	05
V1	1.50	1.40	09
V1	1.80	1.40	09
V1	1.50	1.40	04
W	2.10	1.40	23
W	2.25	0.60	06

FLOOR WISE CARPET AREA CC (1)

FLOOR	FLAT NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FOURTH FLOOR PLAN	401	16.27	4.01	20.47	114.57
	402	15.34	4.13	19.47	
	403	17.24	4.03	21.27	
	404	24.07	4.28	28.35	
	405	24.12	4.28	28.40	
GROUND FLOOR PLAN	01	24.20	4.24	28.44	85.18
	02	16.27	3.90	19.47	
	03	14.79	2.57	17.24	
SECOND FLOOR PLAN	201	24.21	4.24	28.45	142.25
	202	16.27	3.90	19.47	
	203	14.84	2.73	17.24	
	204	24.07	4.28	28.35	
	205	24.17	4.28	28.45	
TYPICAL + 1, 3 FLOOR PLAN	101,301	24.21	4.24	28.45	142.25
	102,302	16.27	3.90	19.47	
	103,303	14.84	2.39	17.24	
	104,304	24.07	4.28	28.35	
	105,305	24.17	4.28	28.45	

BALCONY CALCULATIONS CC (1)

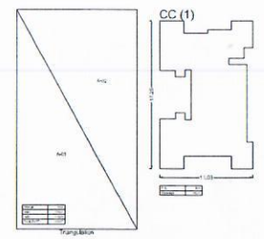
FLOOR	NOS	AREA	PERM AREA TOT.	AREA
FOURTH FLOOR	1 NO 2.250 X 1	4.20	15.82	74.89
	1 NO 2.250 X 1	4.73		
	1 NO 2.250 X 1	4.08		
	1 NO 2.250 X 1	4.24	17.04	19.59
THIRD FLOOR	1 NO 2.250 X 1	4.24		
	1 NO 2.250 X 1	2.81		
	1 NO 2.250 X 1	0.30		
SECOND FLOOR	1 NO 2.250 X 1	4.24	17.04	19.59
	1 NO 2.250 X 1	2.81		
	1 NO 2.250 X 1	0.30		
FIRST FLOOR	1 NO 2.250 X 1	4.24	17.04	19.59
	1 NO 2.250 X 1	2.81		
	1 NO 2.250 X 1	0.30		
GROUND FLOOR	1 NO 2.250 X 1	4.24	5.40	9.52
	1 NO 2.250 X 1	2.81		
	1 NO 2.250 X 1	0.31		
Total	-	-	85.20	95.40

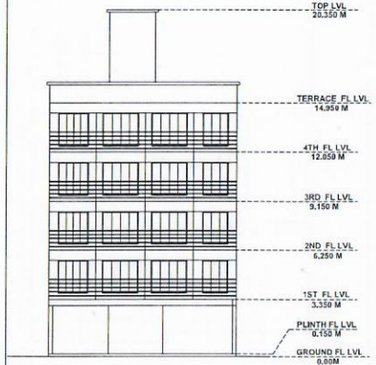
PARKING CALCULATION

TYPE	CARPET AREA in FSI (NO)	TENEMENT (NOS)	UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQ.	CYCLE (NOS.) BY RULE	REQ.
Residential	0.0 < 45.0	4	23	1	5	-	-	-	-	-
Residential	45.0 < 60.0	4	0	1	0	-	-	-	-	-
Residential	60.0 <...	1	0	1	0	-	-	-	-	-
Total	Required	-	-	-	5	-	-	-	-	-
Total	Provided	-	-	-	5	-	-	-	-	-

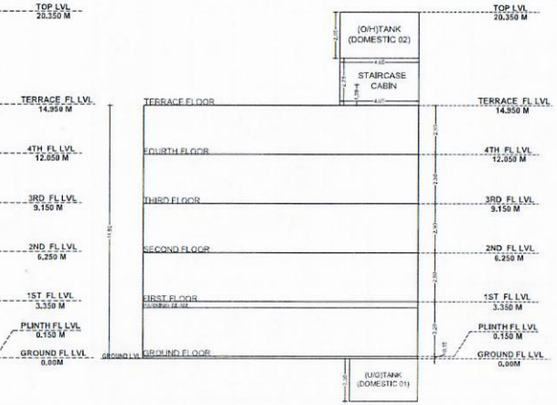
WATER REQUIREMENT

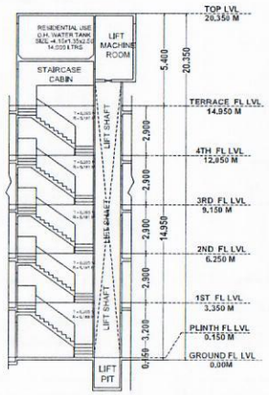
TANK	OCCUPANT LOAD (NOS.)			DEMS (IMPTION PER DAY (LIT.)	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
	TENEMENT	FACTOR				
OHWT / UGWT	23	7.5	172	200	34500.00	
	88.00	50.00	90.00	90.00	10.00	
	TOTAL				34510.00	
	OVERHEAD (40%)				13804.00	14000.00
	UNDERGROUND 95%				25705.00	25900.00
	TOTAL				34488	39900.00



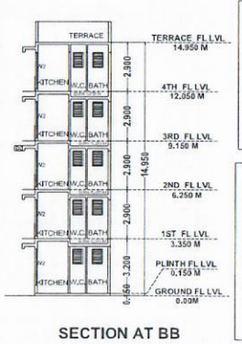


ROAD SIDE ELEVATION

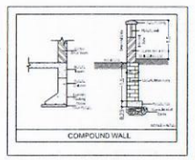


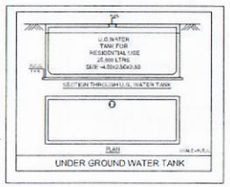


SECTION AT AA

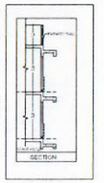


SECTION AT BB

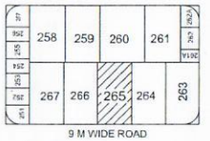

COMPOUND WALL



UNDER GROUND WATER TANK


SECTION

LOCATION PLAN



OWNER'S NAME
SHRI.BAGADU TUKARAM GHARAT

PROJECT INFORMATION

PROJECT TYPE:

CONSULTANT NAME:
ATUL PATEL ARCHITECTS

ATUL PATEL ARCHITECTS

JOB NO.	DRAWN	SCALE	DATE
		1:100	

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