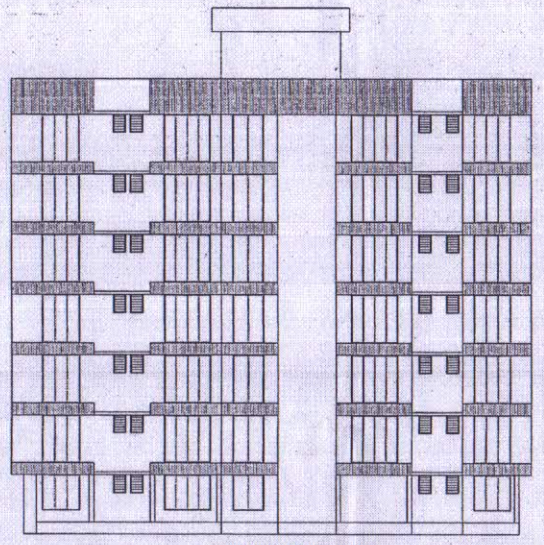
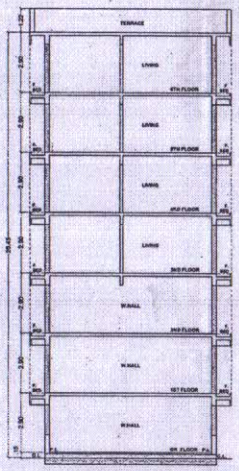
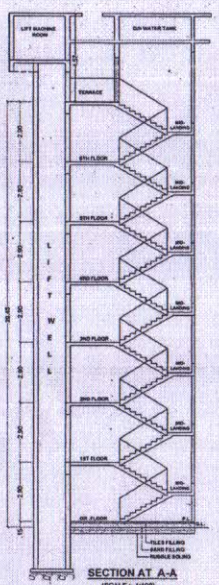


FRONT ELEVATION (SCALE :- 1:100)



SECTION AT B-B
(SCALE :- 1:100)



SECTION AT A-A
(SCALE :- 1:100)

FREE BALCONY, STAIRCASE & PASSAGE STATEMENTS.

DISCRIPTION	PERMISSIBLE	PROPOSED	EXCESS
BALCONY	AT 1ST TO 6TH FLOOR. 10% X 162.94 = 16.29 16.29 X 6 FL = 97.74	AT 1ST TO 6TH FLOOR. 8) 3.35 X 1.20 X 2 = 8.04 8.04 X 6 FL = 48.24	----------
TOTAL	97.74	48.24	
STAIRCASE AND PASSAGE		AT GR. FLOOR. TOTAL = 25.36	----------
		AT 1ST TO 6TH FLOOR. 30.80 X 6 FL = 124.80 25.36 + 124.80 = 150.16	----------
BALCONY STAIRCASE AND PASSAGE	PROPOSED B/U AREA 1104.09 X 20% = 220.81	48.24 + 150.16 = 198.40 198.40 + 116.13 = 314.53	----------
	220.81 < 314.53		93.72

TOTAL EXISTING BUILT UP AREA AS PER PERMISSION NO .84,DATED 23.11.1993

SR. NO.	BLDG. NO.	FLOORS	RESIDENTIAL SQ. MT. EXTG.	RESIDENTIAL SQ. MT. PROPD.	COMMERCIAL EXTG.	COMMERCIAL PROPD.
1)	"D"	GR.	---	---	86.50	---
		IST.	86.50	---	---	---
2)	"C"	GR.	---	---	236.15	---
3)	"B"	GR.	---	---	143.44	---
		IST.	143.44	---	---	---
		2ND	143.44	---	---	---
		3RD	143.44	---	---	---
4)	"A"	STILT		14.76		
		GR.		80.85		290.92
		IST.		371.77		
		2ND		371.77		
		3RD		371.77		
		4TH		371.77		
		5TH		223.30		
SUB TOTAL			516.82	1637.99	466.09	290.92
TOTAL			2324.81		757.01	
GRANT TOTAL			3081.81			

NOTE:- *STRUCTURE "D" AND "C" TO BE DEMOLISHED.
*STRUCTURE "B" AND "A" TO BE RETAINED.

EXISTING BUILT UP AREA CALCULATION. FOR BLD "A "AND "B " TO BE RETAINED

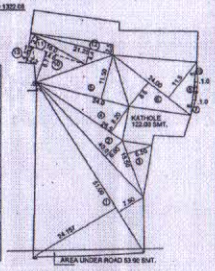
SR. NO.	BLDG. NO.	FLOORS	RESIDENTIAL SQ. MT. EXTG.	RESIDENTIAL SQ. MT. PROPD.	COMMERCIAL EXTG.	COMMERCIAL PROPD.
1)	"B"	GR.	---	---	147.11	---
		1ST.	143.44	---	---	---
		2ND	143.44	---	---	---
		3RD	143.44	---	---	---
2)	"A"	STILT.	14.76			
		GR.	80.85		290.92	
		IST.	371.77			
		2ND	371.77			
		3RD	371.77			
		4TH	371.77			
		5TH	229.30			
TOTAL			2236.31		434.36	

TOTAL EXTG.(COMM + RESL) = 2672.67 SQ.M
NET EXTG.(COMM + RESL) = (2672.67 LESS 20%=2672.67)
NET EXTG.(COMM + RESL) = (2672.67 - 534.53)
= 2138.14 SQ.M

TOTAL B/U AREA (COMM. + RESI) PERMISSIBLE / (BALANCE) =
COMM = (B/U AREA + (8 / U AREA x 20%) - (EXTG. B/U AREA OF BLDG. "A" AND "B").
RESI = (B/U AREA + (B/U AREA x 20%) - (EXTG. B/U AREA OF BLDG. "A"AND "B").
= 765.76 + (765.76 x 20%) - 434.36
= + 2539.19 + 2539.19 x 20% - (2236.31).
= 780.76 + (156.15) - (434.36) + (2538.19) + (907.63) - (2236.31)
= 948.91- 434.36 + 3045.82- 2236.31)
BALANCE (COMM. + RESI) :
= (948.91- 434.36)+ (3045.82) -(2236.31)
= 514.55 + 807.51
TOTAL COMM + RESI BAL = 1322.06

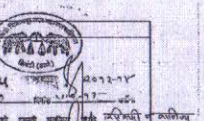
AREA UNDER ROADCALCULATION. AREA AS PER LATION METHOD.

1) = 1/2 x 81.90 x34.157+7.50= 807.25 SQ.MT.	
2) = 1/2 x 49 x 6.00	= 120.00
3) = 1/2 x16.50 x6.50	= 60.375
4) = 1/2 x 26.50 x6.20	= 106.65
5) = 1/2 x 24.0 x 11.50	= 138.00
6) = 1/2 x 24.0x 6.5+11.5	= 240.00
7) = 1/2 x 8.00 x 1.0	= 4.00
8) = 1/2 x 4.80 x 1.0X2	= 4.80
9) = 1/2 x 5.00 x 1.0	= 2.50
10) = 1/2 x 14.80 x 8.70	= 63.61
11) = 1/2 x16.00 x 3.20	= 25.60
12) = 1/2 x 21.25 x4.4+2.50	= 73.31
13) = 1/2 x4.50 x 2.20+1.20	= 7.65
14) = 1/2 x2.5 x 0.50	= 0.62
TOTAL	= 1646.26 SQ.MTS
AREA AS PER LATION. METHOD. TOTAL	= 1646.26 SQ.MTS



AREA UNDER ROAD LINE DIAGRAM
(SCALE :- 1:500)

STAMP OF APPROVAL



A. AREA STATEMENT	SQ.MT
a.) AREA OF PLOT AS PER P.R. CARD	1747.43
b.) AREA OF PLOT AS PER TRIANGULATION METHOD	1646.26
c.) SAFE PLOT AREA	1646.26
AREA OF PLOT	1646.26
2) DEDUCTIONS FOR	
a) ROAD SET BACK AREA EXTG. ROAD.	------
b) PROPOSED ROAD D.P. 9.00 MT. WIDE	53.90
c) ANY RESERVATION	------
TOTAL (a + b + c)	53.90
3) BALANCE AREA OF PLOT (1 MINUS 2)	1592.36
4) DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	------
5) NET AREA OF PLOT (3 MINUS 4)	1592.36

A. AREA STATEMENT	SQ.MT
6) ADDITIONS FOR FLOOR SPACE INDEX	------
7) a) 100%	53.90
b) 100%	1592.36
8) TOTAL AREA (5 PLUS 6)	2 00
9) FLOOR SPACE INDEX PERMISSIBLE	53.90
ROAD ------	112.00
10) FLOOR SPACE INDEX AVAILABLE BY AREA OF CTS NO 3277= 112 X 1.00	3355.62
11) PERMISSIBLE FLOOR AREA (7 MULTIPLIED 8) PLUS 9 ABOVE.	2138.13
12) EXISTING FLOOR AREA =2138.13 SQ.MTS	1104.00
13) PROPOSED AREA	93.72
14) EXCESS AREA TAKEN IN FLOOR SPACE INDEX (AS PER 11 BELOW)	3335.51
15) TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	

B. BALCONY STAIRCES & PASSAGE AREA STATEMENT	
g) PERMISSIBLE BALCONY STAIRCES & PASSAGE AREA	
h) PROPOSED BALCONY STAIRCES & PASSAGE AREA	
i) A EXISTING BALCONY STAIRCES & PASSAGE AREA	
k) EXCESS BALCONY STAIRCES & PASSAGE AREA	
m) TOTAL EXCESS BALCONY STAIRCES & PASSAGE AREA FOR ALL	--

PROPOSED BUILT UP AREA CALCULATIONS		SQ.MT
GR. FLOOR	COMM. (PART SIILT)	126.42
1st FLOOR	COMM.	162.94
2nd FLOOR	COMM.	162.94
(A) TOTAL	COMM.	452.30
3rd FLOOR	RESI.	162.94
4th FLOOR	RESI.	162.94
5th FLOOR	RESI.	162.94
6th FLOOR	RESI.	162.94
(B) TOTAL	RESI.	651.76
TOTAL (COMM. (A) + RESI. (B))		1104.06

DISCRIPTION

PLAN SHOWING PROPD. COMM. CUM-RESIDENTIAL BLDG. (RECONSTRUCTION OF M.HOUSE NOS.231,254, KASAR ALLEY), ON CTS. NO.1067,1068,1069,1070/1, 1070/2, 1070/3, 3274,, 3277.

FOR:- MR. RAJESH MAHADEV KUNTE & OTHERS.

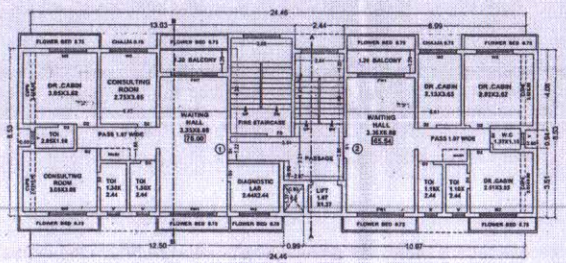
OWNER'S SIGNATURE

MR. RAJESH MAHADEV KUNTE (P.A.HOLDER)

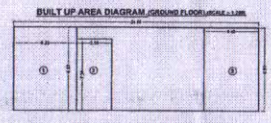
ENGINEER'S SIGNATURE

ER. ADEEB S. KHOT
ORIENT CONSULTING ENGINEERS AND ASSOCIATES
ARCHITECTS AND SURVEYORS
90, BUNDER ROAD, BHIWANDI.
E-mail: okhot.engineer@gmail.com

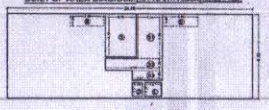
ORIENT CONSULTING ENGINEERS AND ASSOCIATES
ARCHITECTS & SURVEYORS.
90, BUNDER ROAD, BHIWANDI



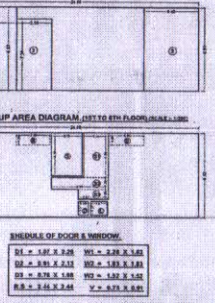
1ST & 2ND FLOOR PLAN. (SCALE :- 1:100)



BUILT UP AREA DIAGRAM (GROUND FLOOR) (SCALE :- 1:200)



BUILT UP AREA DIAGRAM (1ST TO 6TH FLOOR) (SCALE :- 1:200)

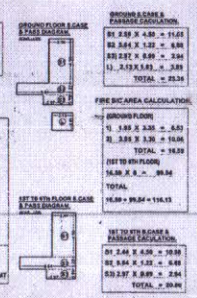


B/U AREA CALCULATION. (GROUND FLOOR)

1) 6.33 X 5.43 = 33.99
2) 3.90 X 7.34 = 31.69
3) 5.45 X 5.63 = 49.74
TOTAL = 126.42

B/U AREA CALCULATION. (1ST TO 6TH FLOOR)

A) 24.46 X 8.63 = 209.64
DEDUCTION AREA.
1) 3.65 X 4.54 = 17.23
2) 2.45 X 4.08 = 10.00
3) 3.64 X 1.23 = 4.65
4) 0.97 X 0.99 = 2.01
5) 1.47 X 1.37 = 2.38
6) 0.99 X 1.37 = 1.33
TOTAL = 37.60
BALCONY.
8) = 3.35 X 1.20 X 2 = 8.04
37.60 + 8.04 = 45.72
209.64 - 45.72 = 163.94
NET B/U AREA = 163.94 SQMT
163.94 X 6 = 126.42 = 1104.06



GROUND FLOOR & CASE & PASS DIAGRAM.

1ST TO 6TH FLOOR S CASE & PASS DIAGRAM.

GROUND & CASE & PASSAGE CALCULATION.

01 2.65 X 4.85 = 11.65
02 3.64 X 1.23 = 6.65
03 2.67 X 0.99 = 2.64
04 3.13 X 1.63 = 3.83
TOTAL = 25.36

FIRE S/C AREA CALCULATION.
(GROUND FLOOR)
1) 1.85 X 3.35 = 6.53
2) 3.05 X 3.35 = 10.06
TOTAL = 16.59
(1ST TO 6TH FLOOR)
16.59 X 6 = 99.54
TOTAL
16.59 + 99.54 = 116.13

1ST TO 6TH FLOOR S CASE & PASSAGE CALCULATION.

01 2.65 X 4.59 = 10.98
02 3.64 X 1.23 = 6.48
03 2.67 X 0.99 = 2.64
TOTAL = 20.09

NOTES.
PLOT BOUNDARY SHOWN THUS.
PROPOSED BLDG. SHOWN THUS.
AREA UNDER ROAD SHOWN THUS.
EXISTING BLDG SHOWN THUS.
EXTG. STR." D "AND "B "TO BE DEMISHED SHOWN THUS.
DRAINAGE LINE SHOWN THUS.
R.G SHOWN THUS.

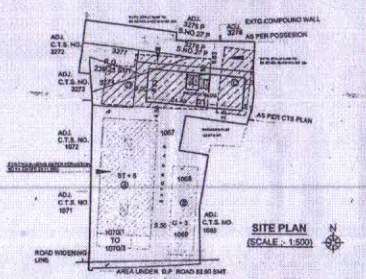
R.G AREA DIAGRAM.
(SCALE :- 1:300)

R.G AREA AS PER LATION METHOD.

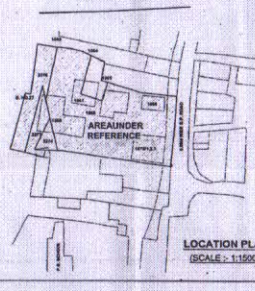
3) = 1/2 x15.00 x6.60	= 49.50
2) = 1/2 x 15.00 x 2.00	= 15.00
3) = 1/2 x15.00 x10.50	= 78.75
4) = 1/2 x 13.0 x6.0	= 39.00
5) = x 2.0 x 11.00	= 22.00
6) = 1/2 x 9.5 x 3.00	= 14.25
7) = 1/2 x 14.9 x 3.0	= 21.60
TOTAL	= 239.25 SQ.MTS
TOTAL	= 239.25 SQ.MTS

CAR PARKING STATEMENT.

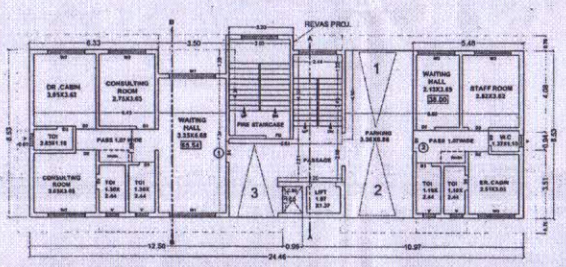
CARPET AREA OF TENEMENTS	CAR PARKING REQUIRED	NO. OF TENEMENTS	CAR PARKING PROVIDED	CAR PARKING PROVIDED
C.AREA BELOW 30.00 SMT.	------	------	------	------
C.AREA ABOVE 30.00 MTS UPTO 45.00 SMT.	FOR FOUR TENEMENTS	------	------	------
C.AREA ABOVE 45.00 AND UPTO 70.00 SMT.	FOR TWO TENEMENTS	------	------	------
C.AREA ABOVE 70.00 SMT.	FOR ONE TENEMENTS	------	------	------
FOR VISITORS			3.00 NOS.	3.00 NOS.
1 PARKING SPACE FOR 100 SMT OF TOTAL FLOOR AREA	FOR SHOP EACH 50 SMT AREA	3850.00 SMT.	1.00 NOS.	7.00 NOS.
TOTAL			3.00 NOS.	3.00 NOS.



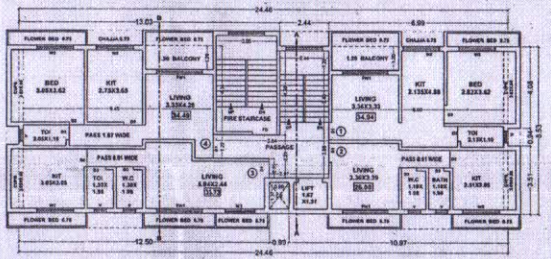
SITE PLAN
(SCALE :- 1:500)



LOCATION PLAN
(SCALE :- 1:1500)



GROUND FLOOR PLAN. (SCALE :- 1:100)



3RD TO 6TH FLOOR PLAN. (SCALE :- 1:100)

SHEDULE OF DOOR & WINDOW.

D1 = 1.07 X 2.25	W1 = 2.28 X 1.83
D2 = 0.91 X 2.13	W2 = 1.83 X 1.83
D3 = 0.76 X 1.98	W3 = 1.52 X 1.52
R.S = 3.66 X 3.66	V = 0.75 X 0.91