

संशोधन नम्बर 1001  
 एकाच ठिकाणी एकाच वेळीच एकाच वेळीच  
 दिनांक 13/11/2019  
 विदेशी अधिकारी



A) AREA STATEMENT	SQ.MT.
1) AREA OF THE PLOT (AS PER C.T.S.)	455.40
2) DEDUCTION FOR	
a. ROAD SET BACK AREA	30.00
b. PROPOSED ROAD	NILL
c. ANY RESERVATION	NILL
TOTAL (a + b + c)	30.00
3) BALANCE AREA OF PLOT (1 - 2)	425.40
4) DEDUCTION (IF DEDUCTIBLE)	NILL
a. FOR USE, RECREATION GROUND	NILL
b. INTERNAL ROAD	NILL
TOTAL (a + b + c)	NILL
5) NET AREA OF PLOT (3 - 4)	425.40
6) ADDITION FOR FLOOR SPACE INDEX (30.00 X 2.10)	63.00
(2a + 2b + 2c) 100% OR 40%	NILL
2a. 100% OR 40% OF 10% ADDITION AREA	NILL
2b. 100% OR 40% OF 50% ADDITION AREA	NILL
2c. 100% OR 40% OF 50% TENENT	NILL
7) TOTAL AREA (5 + 6)	488.40
8) FLOOR SPACE INDEX PERMISSIBLE	1.00
9) FLOOR SPACE INDEX CREDIT AVAILABLE TO BE DEDUCTED FROM THE BALANCE AREA (1) VIDE ITEM 5 ABOVE	
10) PERMISSIBLE FLOOR AREA (7 X B) + 9 ABOVE	488.40
11) EXISTING FLOOR AREA	NILL
12) PROPOSED FLOOR AREA	474.08
13) EXCESS BALC. AREA TAKEN IN F.S.I.	NILL
14) PROP. TOTAL BUILT UP AREA (11+12+13)	474.08
15) F.S.I. CONSUMED (14/7)	0.97

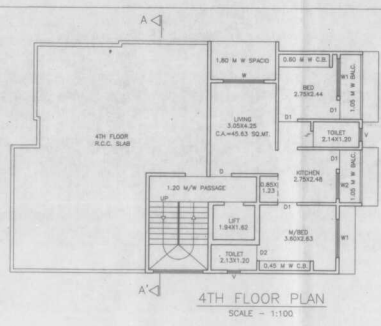
B) BALCONY AREA STATEMENT	SQ.MT.
I PERMISSIBLE BALCONY AREA (TOTAL)	45.22
II PROPOSED BALCONY AREA (TOTAL)	39.55
III EXCESS BALCONY AREA (TOTAL)	NILL

C) TENEMENT STATEMENT	SQ.MT.
I PROPOSED AREA ITEM (A - 14) ABOVE	474.08
II LESS DEDUCTION OF NON RES. AREA (SHOPS ETC)	NILL
III AREA AVAILABLE FOR TENEMENTS (I - II)	474.08
IV TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTRE)	14 NOS.
V TENEMENTS PROPOSED	8 NOS.

D) PROPOSED PARKING AREA STATEMENT  
 PARKING REQUIRED BY REGULATIONS FOR:  
 ONE (1.375 X 4) = 55.00 SQ.MT.  
 TOTAL AREA PARKING AREA REQUIRED = 55.00  
 TOTAL PARKING AREA AVAILABLE = 55.00

CERTIFICATE OF AREA  
 I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/10/2019 THAT THE DIMENSIONS OF SIZES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 455.40 SQ.MT. AND TALKS WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP, TOWN PLANNING SCHEME RECORDS.

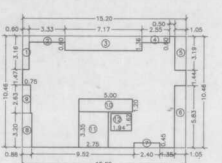
SIGNATURE OF ARCHITECT  
 SIGNATURE OF R.C.C. CONSULTANT  
 THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIA STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.  
 R. A. THAKARE  
 CHIEF ENGINEER  
 CIVIL ENGINEER  
 DESCRIPTION OF THE PROJECT AND PROPERTY  
 PROPOSED DEVELOPMENT ON PLOT BEARING S.NO.229 + PT (OLD S.No. 326/A (P)), PLOT NO.11, C.T.S.NO-770 TO 776, VILAGE-NANAGAN (THAKURLI), DOMBIVLI(W) TAL. KALYAN, DIST. THANE.  
 FOR - SUBHASS B. RAJE & OTHERS  
 NAME & SIGNATURE OF OWNERS (P.O.A.)  
 NORTH  
 SIGN AND STAMP  
 NAME AND ADDRESS OF ARCHITECT  
 RUCHITA MHATRE  
 ARCHITECT  
 RUCHITA MHATRE AND ASSOCIATES  
 10/107/54/5  
 Plot No. 10, Shivajinagar, Shivajinagar, Thane - 401001  
 MOB. - 9822724388  
 EMAIL - r.mhatre@rediffmail.com



LINE AREA DIAGRAM OF GROUND FLOOR (SCALE - 1:200)  
 B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR GROUND FLOOR PLAN  
 RECTANGLE AREA = 05.30 X 04.70 = 24.91 SQ.MT.  
 1) 02.25 X 1.35 X 1 = 03.04 SQ.MT.  
 TOTAL DEDUCTIONS = 03.04 SQ.MT.  
 AREA = (24.91 - 03.04) = 21.87 SQ.MT.  
 THUS PROP. B/UP AREA ON GROUND FLOOR = 21.87 SQ.MT

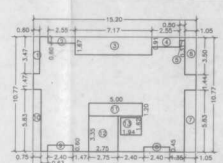
FLOORS	B/UP AREA (IN SQ.MT.)	NO. OF TENENT
GROUND	21.87	3 NOS
FIRST	130.77	2 NOS
SECOND	125.81	2 NOS
THIRD	125.81	2 NOS
FOURTH	69.82	1 NOS
TOTAL	474.08	08 NOS

FLOORS	PERM. BAL. (IN SQ.MT.)	PROP. BAL. (IN SQ.MT.)	EXCESS BAL. (IN SQ.MT.)
GROUND	NILL	NILL	NILL
FIRST	13.08	08.81	NILL
SECOND	12.58	12.47	NILL
THIRD	12.58	12.47	NILL
FOURTH	06.08	00.80	NILL
TOTAL	45.22	39.55	NILL



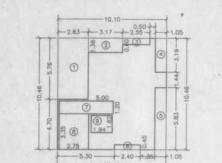
B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR 1ST FLOOR PLAN  
 RECTANGLE AREA = 15.20 X 10.46 = 158.99 SQ.MT.  
 1) 00.60 X 03.16 X 1 = 01.90  
 2) 03.33 X 00.60 X 1 = 02.00  
 3) 03.17 X 01.36 X 1 = 04.31  
 4) 02.05 X 00.60 X 1 = 01.53  
 5) 01.05 X 03.19 X 1 = 03.35  
 6) 01.05 X 05.83 X 1 = 06.12  
 7) 02.40 X 00.45 X 1 = 01.08  
 8) 00.88 X 03.20 X 1 = 02.82  
 9) 00.75 X 02.83 X 1 = 01.97  
 10) 05.00 X 01.20 X 1 = 06.00  
 11) 02.75 X 03.35 X 1 = 09.21  
 12) 01.94 X 01.62 X 1 = 03.14  
 TOTAL DEDUCTIONS = 43.43 SQ.MT.  
 AREA = (158.99 - 43.43) = 115.56 SQ.MT.  
 THUS PROP. B/UP AREA ON 1ST FLOOR = 115.56 SQ.MT

STAIRCASE PREMIUM TAKEN IN FSI  
 10) 05.00 X 01.20 X 1 = 06.00  
 11) 02.75 X 03.35 X 1 = 09.21  
 TOTAL STAIRCASE AREA = 15.21 SQ.MT.  
 THUS PROP. B/UP AREA ON 1ST FLOOR = 130.77 SQ.MT

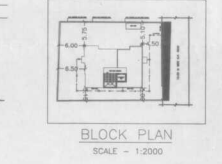


B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR TYPICAL FLOOR PLAN (2ND & 3RD FLOOR)  
 RECTANGLE AREA = 18.20 X 10.77 = 163.70 SQ.MT.  
 1) 00.60 X 03.47 X 1 = 02.08  
 2) 02.55 X 00.60 X 1 = 01.53  
 3) 07.17 X 01.67 X 1 = 11.97  
 4) 02.50 X 00.91 X 1 = 02.32  
 5) 02.92 X 00.31 X 1 = 00.16  
 6) 01.05 X 03.50 X 1 = 03.68  
 7) 01.05 X 05.83 X 1 = 06.12  
 8) 02.40 X 00.45 X 1 = 01.08  
 9) 02.40 X 00.60 X 1 = 01.44  
 10) 00.75 X 05.83 X 1 = 04.37  
 11) 05.00 X 01.20 X 1 = 06.00  
 12) 02.75 X 03.35 X 1 = 09.21  
 13) 01.94 X 01.62 X 1 = 03.14  
 TOTAL DEDUCTIONS = 53.10 SQ.MT.  
 AREA = (163.70 - 53.10) = 110.60 SQ.MT.  
 THUS PROP. B/UP AREA ON 2ND & 3RD = 110.60 SQ.MT

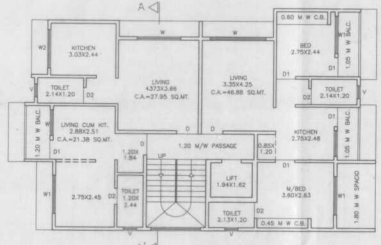
STAIRCASE PREMIUM TAKEN IN FSI  
 11) 05.00 X 01.20 X 1 = 06.00  
 12) 02.75 X 03.35 X 1 = 09.21  
 TOTAL STAIRCASE AREA = 15.21 SQ.MT.  
 110.60 + 15.21 = 125.81 SQ.MT.  
 THUS PROP. B/UP AREA ON 2ND & 3RD FLOOR = 125.81 SQ.MT



B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR 4TH FLOOR PLAN  
 RECTANGLE AREA = 10.10 X 10.46 = 105.65 SQ.MT.  
 1) 02.83 X 05.79 X 1 = 16.30  
 2) 03.17 X 01.36 X 1 = 04.31  
 3) 02.55 X 00.60 X 1 = 01.53  
 4) 01.05 X 03.19 X 1 = 03.35  
 5) 01.05 X 05.83 X 1 = 06.12  
 6) 02.40 X 00.45 X 1 = 01.08  
 7) 05.00 X 01.20 X 1 = 06.00  
 8) 02.75 X 03.35 X 1 = 09.21  
 9) 01.94 X 01.62 X 1 = 03.14  
 TOTAL DEDUCTIONS = 51.04 SQ.MT.  
 AREA = (105.65 - 51.04) = 54.61 SQ.MT.  
 THUS PROP. B/UP AREA ON 4TH FLOOR = 54.61 SQ.MT



SECTION OF SEPTIC TANK showing dimensions and layout.

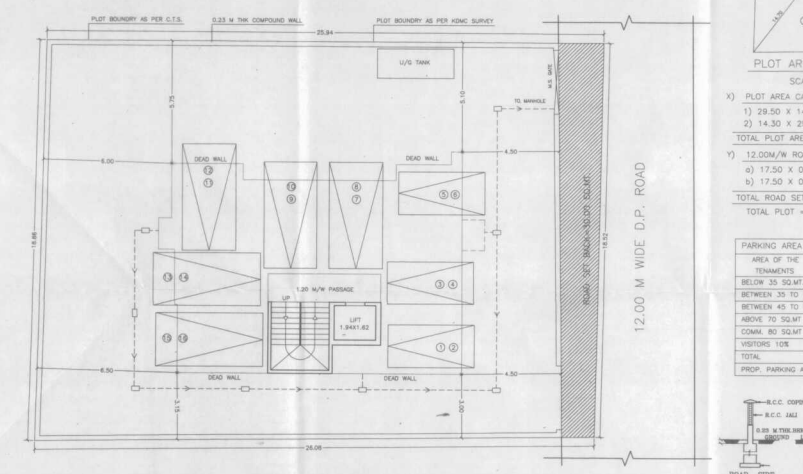
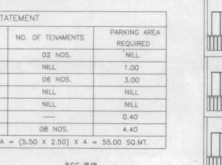


LINE AREA DIAGRAM OF 2ND & 3RD FLOOR PLAN (SCALE - 1:100) showing room layouts and dimensions.

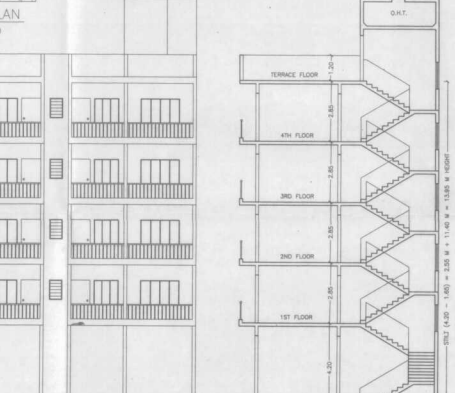


PLOT AREA CALCULATION (SCALE - 1:500)  
 X) PLOT AREA CALCULATION  
 1) 29.50 X 14.70 X 0.5 = 216.82  
 2) 14.30 X 29.50 X 0.5 = 210.92  
 TOTAL PLOT AREA = 427.74 SQ.MT.  
 Y) 12.00M/W ROAD SET BACK AREA CALCULATION  
 a) 17.50 X 02.03 X 0.5 = 17.76  
 b) 17.50 X 01.40 X 0.5 = 12.25  
 TOTAL ROAD SETBACK AREA = 30.00 SQ.MT.  
 TOTAL PLOT = X + Y = 427.74 + 30.00 = 457.74 SQ.MT

AREA OF THE TENEMENTS	NO. OF TENEMENTS	PARKING AREA REQUIRED
BELOW 35 SQ.MT	02 NOS.	NILL
BETWEEN 35 TO 43	NILL	1.00
BETWEEN 45 TO 70	08 NOS.	3.00
ABOVE 70 SQ.MT	NILL	NILL
COMM. 80 SQ.MT	NILL	NILL
VISITORS 10%	08 NOS.	0.40
TOTAL	08 NOS.	4.40
PROP. PARKING AREA = (5.50 X 2.50) X 4 = 55.00 SQ.MT.		



GROUND FLOOR PLAN (SCALE - 1:100)



ELEVATION (SCALE - 1:100) and SECTION (SCALE - 1:100)