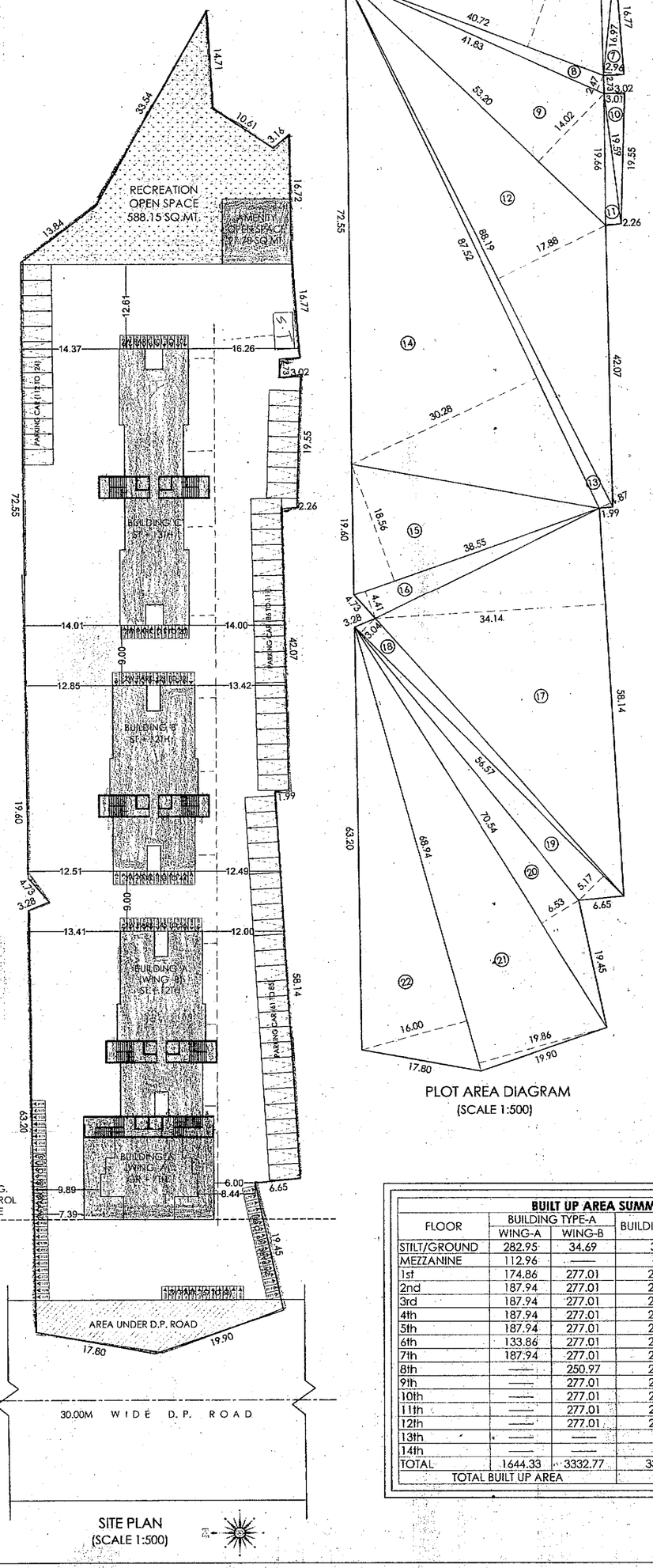
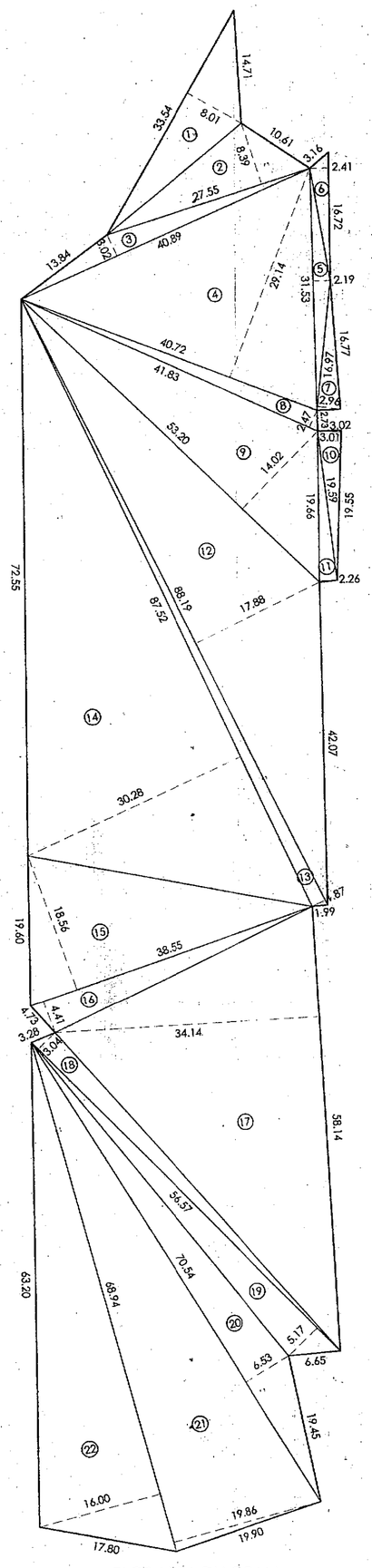
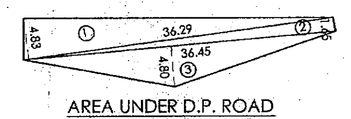
LEGEND :-		
1	PLOT BOUNDARY SHOWN AS	
2	PROPOSED BUILDING SHOWN AS	
3	DRAINAGE LINE SHOWN AS	
4	RECREATIONAL OPEN SPACE	



SITE PLAN
(SCALE 1:500)



PLOT AREA DIAGRAM
(SCALE 1:500)



AREA UNDER D.P. ROAD
DIAGRAM (SCALE 1:500)

AREA UNDER D.P. ROAD CALCULATION

1).	36.29	X	4.83	X 0.50	=	87.64 SQ.MT.
2).	36.45	X	1.65	X 0.50	=	30.07 SQ.MT.
3).	36.45	X	4.80	X 0.50	=	87.48 SQ.MT.
				TOTAL	=	205.19 SQ.MT.

PLOT AREA CALCULATION

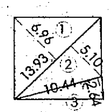
1).	33.54	X	8.01	X 0.50	=	134.32 SQ.MT.
2).	27.55	X	8.39	X 0.50	=	115.57 SQ.MT.
3).	40.89	X	3.02	X 0.50	=	61.74 SQ.MT.
4).	40.72	X	29.14	X 0.50	=	593.29 SQ.MT.
5).	31.53	X	2.19	X 0.50	=	34.52 SQ.MT.
6).	16.72	X	2.41	X 0.50	=	20.14 SQ.MT.
7).	16.97	X	2.96	X 0.50	=	25.11 SQ.MT.
8).	41.83	X	2.47	X 0.50	=	51.66 SQ.MT.
9).	53.20	X	14.02	X 0.50	=	372.93 SQ.MT.
10).	19.59	X	3.01	X 0.50	=	29.48 SQ.MT.
11).	19.66	X	2.26	X 0.50	=	22.21 SQ.MT.
12).	88.19	X	17.88	X 0.50	=	788.41 SQ.MT.
13).	88.19	X	1.87	X 0.50	=	82.45 SQ.MT.
14).	87.52	X	30.28	X 0.50	=	1325.05 SQ.MT.
15).	38.55	X	18.56	X 0.50	=	357.74 SQ.MT.
16).	38.55	X	4.41	X 0.50	=	85.00 SQ.MT.
17).	58.14	X	34.14	X 0.50	=	992.44 SQ.MT.
18).	56.57	X	3.04	X 0.50	=	85.98 SQ.MT.
19).	56.57	X	5.17	X 0.50	=	146.23 SQ.MT.
20).	70.54	X	6.53	X 0.50	=	230.31 SQ.MT.
21).	68.94	X	19.86	X 0.50	=	684.57 SQ.MT.
22).	68.94	X	16.00	X 0.50	=	551.52 SQ.MT.
				TOTAL	=	6790.67 SQ.MT.

RECREATIONAL OPEN SPACES AREA CALCULATION

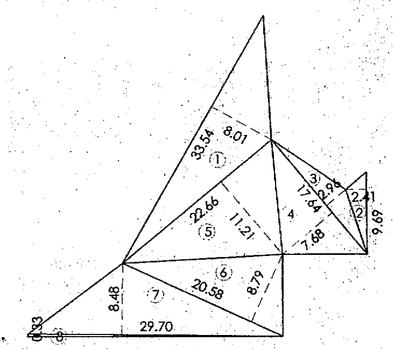
1	33.54	X	8.01	X	0.50	=	134.33
2	9.69	X	2.41	X	0.50	=	11.68
3	17.64	X	2.96	X	0.50	=	26.11
4	17.64	X	7.68	X	0.50	=	67.74
5	22.66	X	11.21	X	0.50	=	127.01
6	20.58	X	8.79	X	0.50	=	90.45
7	29.70	X	8.48	X	0.50	=	125.93
8	29.70	X	0.33	X	0.50	=	4.90
TOTAL						=	588.15

AMENITY OPEN SPACES AREA CALCULATION

1	13.93	X	6.96	X	0.50	=	48.48
2	13.93	X	5.10	X	0.50	=	35.52
3	10.44	X	2.64	X	0.50	=	13.78
TOTAL						=	97.78



AMENITY OPEN SPACE AREA DIAGRAM
(SCALE 1:500)



RECREATIONAL OPEN SPACE AREA DIAGRAM
(SCALE 1:500)

PARKING AREA STATEMENT AS PER SANCTIONED DCR'S PUBLISHED UNDER SECTION 30(1) OF MR &TP ACT, 1966:-

SR.NO.	OCCUPANCY	PARKING SPACE FOR EVERY (UNIT)	TOTAL NO OF TENEMENTS		CAR	SCOOTER
1	COMMERCIAL	FOR EVERY 100.00 SQ.MT. CARPET AREA OR FRACTION THEREOF	(329.92 sq.mt.) 2 car	6 scooter	7	21
2	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	237 1 car	2 scooter	119	237
3	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.MT. BUT LESS THAN 80.00 SQ.MT.	16 1 car	5 scooter	8	40
4		5% VISITORS PARKING			7	16
MULTIPLYING FACTOR 0.70 (AS PER TABLE 8C (SR.NO.4))						
5		PARKING PROVIDED - CAR			99	
6		PARKING PROVIDED - SCOOTER			220	
COMPOSITE PARKING (AS PER 8.1.1 (v))						
		SCOOTER PARKING CONVERT TO CAR			120	
		120 / 6			20 CAR	
		PARKING REQUIRED - SCOOTER			100 SCOOTER	
		PARKING PROVIDED				
		PARKING PROVIDED - CAR			119	
		PARKING PROVIDED - SCOOTER			100	

REFUGE AREA CALCULATION

FOR BUILDINGS MORE THAN 24 M IN HEIGHT, REFUGE AREA OF 15 SQ.MT. OR AN AREA EQUIVALENT TO 0.30 SQ.MT. PER PERSON TO ACCOMODATION THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED

(BLDG. TYPE-A, WING-A)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
5th, 6TH & 7TH FLOOR (5 TENEMENTS X 0.30 PERSON PER TENEMENT)
1). 5 X 7 X 0.30 = 12.00 SQ.MT.
PROVIDED REFUGE AREA = 15.00 SQ.MT.

(BLDG. TYPE-A, WING-B), (BLDG. TYPE-B)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
7TH, 8TH, 9TH FLOOR (17 TENEMENTS X 5 PERSON PER TENEMENT)
1). 17 X 5 X 0.30 = 25.50 SQ.MT.
REQUIRED REFUGE TOTAL AREA = 25.50 SQ.MT.
PROVIDED REFUGE AREA = 25.50 SQ.MT.

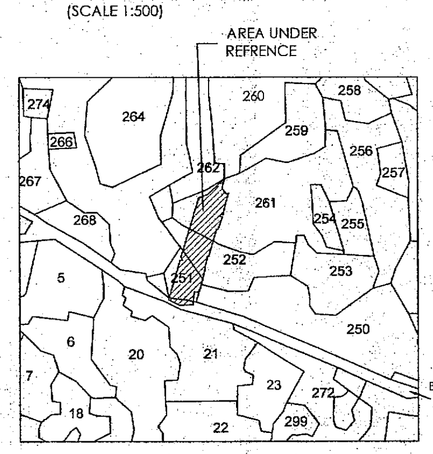
(BLDG. TYPE-C)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
7TH, 8TH, 9TH FLOOR (23 TENEMENTS X 5 PERSON PER TENEMENT)
1). 23 X 5 X 0.30 = 34.50 SQ.MT.
REQUIRED REFUGE TOTAL AREA = 34.50 SQ.MT.
PROVIDED REFUGE AREA = 34.50 SQ.MT.

NIL

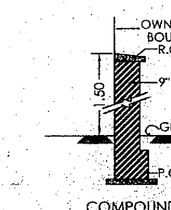
TOTAL EXCESS ARAE — NIL

BUILT UP AREA SUMMARY

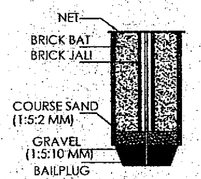
FLOOR	BUILDING TYPE-A WING-A	BUILDING TYPE-A WING-B	BUILDING TYPE-B	BUILDING TYPE-C
STILT/GROUND	282.95	34.69	34.69	34.69
MEZZANINE	112.96	——	——	——
1st	174.86	277.01	277.01	394.43
2nd	187.94	277.01	277.01	394.43
3rd	187.94	277.01	277.01	394.43
4th	187.94	277.01	277.01	394.43
5th	187.94	277.01	277.01	394.43
6th	133.86	277.01	277.01	394.43
7th	187.94	277.01	277.01	394.43
8th	——	250.97	250.97	365.46
9th	——	277.01	277.01	394.43
10th	——	277.01	277.01	394.43
11th	——	277.01	277.01	394.43
12th	——	277.01	277.01	394.43
13th	——	——	——	178.27
14th	——	——	——	——
TOTAL	1644.33	3332.77	3332.77	4917.15
TOTAL BUILT UP AREA			13227.02	



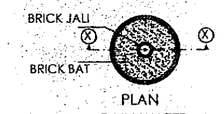
LOCATION PLAN
(SCALE 1:5000)



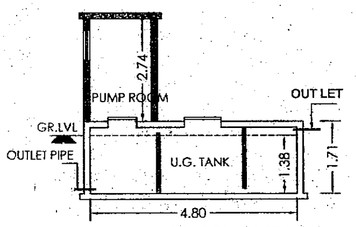
COMPOUND WALL SECTION



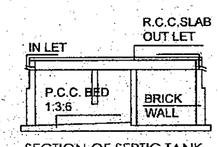
SECTION X-X



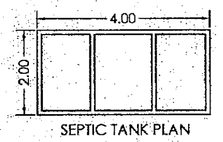
PLAN
RAIN WATER HARVESTING SYSTEM



U.G.TANK & PUMP RM. SECTION



SECTION OF SEPTIC TANK



SEPTIC TANK PLAN

Stamp of Approval of Plans 1/6

PLANS APPROVED (06 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING -
NO. SROT/BSNA/2501/BP/ Kon -53/CC1 460 / 2021.
DATE : 10 / 05 / 2021.
AND THE CONDITIONS MENTIONED THEREIN.

Planner,
Sub-Regional Office, Thane, MMRDA.

एम एम आर डी ए MMRDA

Proforma for Area Statement

		AREA STATEMENT	
1		Area of plot [Minimum area of plot (e. g. c to c of bounding roads)]	
	(a)	As per ownership document (7/12, CTS extract)	6150.00
	(b)	as per measurement sheet	6790.67
	(c)	as per site	6790.67
2		Deductions for	
	(a)	Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	205.19
	(b)	Any D.P. Reservation area	0.00
		(Total a+b)	205.19
3		Balance area of plot (1-2)	5944.81
4		Amenity Space (if applicable)	
	(a)	Required - (1944.81 X 0.05)	97.24
	(b)	Adjustment of 2(b), if any -	0.00
	(c)	Balance Proposed -	97.78
5		Net Plot Area (3-4 (c))	5847.03
6		Recreational Open space (if applicable)	
	(a)	Required - (10% of net plot area)	584.70
	(b)	Proposed -	588.15
7		Internal Road area	0.00
8		Plotable area (if applicable)	0.00
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (5847.03 X 1.10)	6431.73
10		Addition of FSI on payment of premium	
	(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	1845.00
	(b)	Proposed FSI on payment of premium.	1845.00
11		In-situ FSI / TDR loading	
	(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00
	(b)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
	(c)	TDR area	0.00
	(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12		Additional FSI area under Chapter No. 7.	0.00
13		Total entitlement of FSI in the proposal	
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable. (6431.73 + 1845.00)	8276.73
	(b)	Ancillary Area FSI upto 60% or 80%with payment of charges. (0.60 X 8472.29)	4966.04
	(c)	Total entitlement (a+b)	13242.77
14		Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	24381.90
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a)	Existing Built-up Area.	0.00
	(b)	Proposed Built-up Area (as per 'P-line')	13227.02
	(c)	Total (a+b)	13227.02
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.26
17		Area for Inclusive Housing, if any	
	(a)	Required (20% of Sr.No.5)	N.A.
	(b)	Proposed	N.A.

Certificate of Area:

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Er. Durraj Kamankar)

Description of Proposal & Property

Proposed Residential & Commercial Building On Land Bearing S.no.251, H.no.3pt, 4pt, S.no.252, H.no.2pt & S.no.261, H.no.1pt At Village - Kon, Tal - Bhiwandi, Dist - Thane.

Owner's Declaration :

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Mr. MAHESH AVCHAR GALA

Mr. LALIT HARIDAS SAMANI

Mr. DAYALAL HARIDAS SAMANI
ADD:- Stylo Furniture, Near Toll Naka, Kalyan - Bhiwandi Road, Kongaon,Taluka - Bhiwandi, Dist - Thane.(421311)

Architect/ Licensed Engineer/ Supervisor name and signature

Er. DURRAJ KAMANKAR
LICENSE NO. TP/ENG/439

K K AND ASSOCIATES
Architect Surveyors And Consulting Engineers
120 / 305, N. G. Compd, Ideal Building, 1st flr, Opp. Post Office College Road, Dhamankar Naka , Bhiwandi - 421302, Dist. Thane
web site :- www.kkdurraj.com