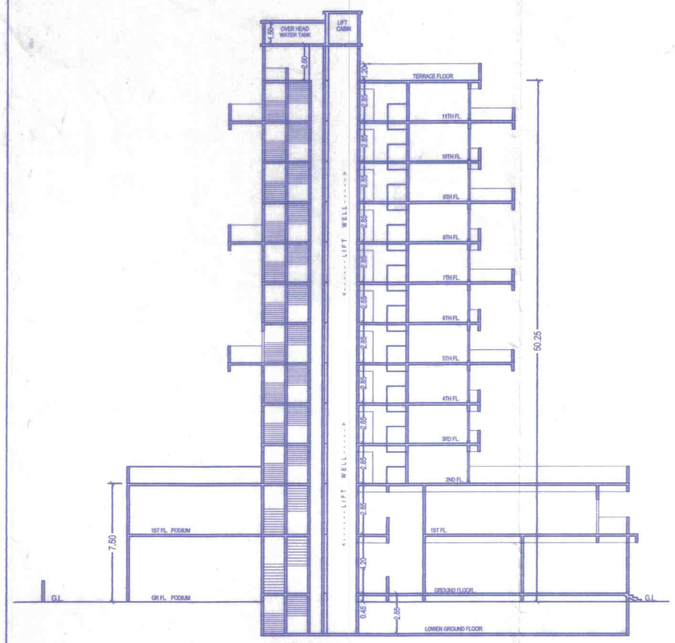
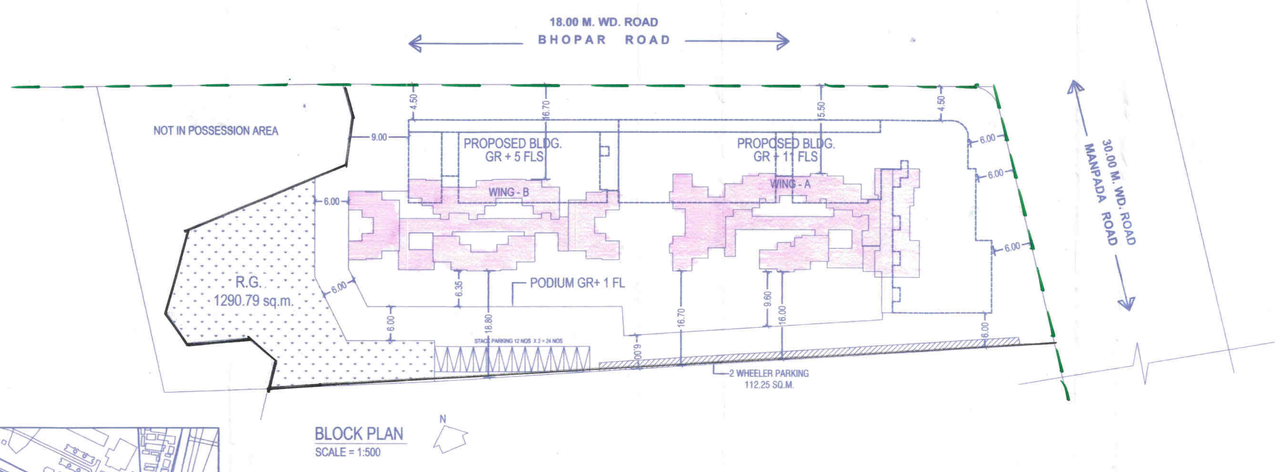
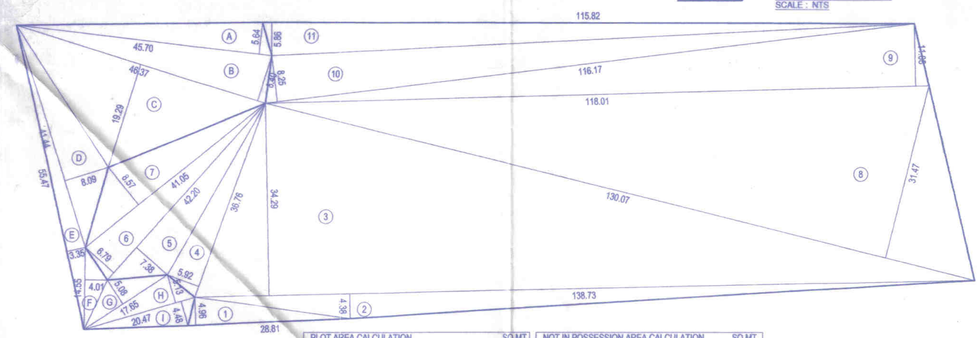


SECTION A-A
SCALE = 1:200



BLOCK PLAN
SCALE = 1:500

LOCATION PLAN
SCALE : NTS



PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION							SQ.MT.
1	1/2	X	28.81	X	4.96	X 1 NO =	71.45
2	1/2	X	138.73	X	4.38	X 1 NO =	303.82
3	1/2	X	138.73	X	34.29	X 1 NO =	2373.53
4	1/2	X	36.76	X	5.92	X 1 NO =	108.81
5	1/2	X	42.20	X	7.38	X 1 NO =	155.72
6	1/2	X	42.20	X	6.79	X 1 NO =	143.27
7	1/2	X	41.05	X	8.57	X 1 NO =	175.90
8	1/2	X	130.07	X	31.47	X 1 NO =	2044.65
9	1/2	X	116.01	X	11.08	X 1 NO =	853.78
10	1/2	X	116.17	X	8.25	X 1 NO =	479.20
11	1/2	X	115.82	X	5.86	X 1 NO =	339.35
					TOTAL ADDITION	=	6856.48

NOT IN POSSESSION AREA CALCULATION							SQ.MT.
A	1/2	X	45.70	X	5.84	X 1 NO =	128.87
B	1/2	X	46.37	X	8.40	X 1 NO =	194.75
C	1/2	X	46.37	X	19.29	X 1 NO =	447.24
D	1/2	X	41.44	X	8.09	X 1 NO =	167.62
E	1/2	X	55.47	X	3.35	X 1 NO =	92.91
F	1/2	X	14.55	X	4.01	X 1 NO =	29.17
G	1/2	X	17.66	X	5.08	X 1 NO =	44.86
H	1/2	X	20.47	X	5.13	X 1 NO =	52.51
I	1/2	X	20.47	X	4.48	X 1 NO =	45.85
					TOTAL ADDITION	=	1203.78
					TOTAL ADDITION		6856.48 + 1203.78 = 8060.26

1465.69

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	AREA	REMARKS
RS	1.80 X 2.40	4.32	ROLLING SHUTTER
D	1.05 X 2.15	2.26	T.W. PANNELLED DOOR
D1	0.90 X 2.15	1.94	T.W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
W1	1.50 X 1.20	1.80	T.W. GLAZED WINDOW
W2	1.20 X 1.20	1.44	T.W. GLAZED WINDOW
W3	2.15 X 2.15	4.62	T.W. GLAZED WINDOW
v	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW

B/UP AREA STATEMENT & STAIRCASE AREA STATEMENT

(WING -'A')

FLOOR	PROP. AREA	PERMI. BAL.	PROP. BAL.	EXC. BAL.	TOTAL AREA	STAIRCASE
GROUND	1163.89	----	----	----	1163.89	118.85
1ST	1071.11	----	----	----	1071.11	284.23
2ND	480.25	48.02	19.43	----	480.25	105.47
3RD	442.50	44.25	42.12	----	442.50	105.47
4TH	442.50	44.25	42.12	----	442.50	105.47
5TH	442.50	44.25	42.12	----	442.50	105.47
6TH	442.50	44.25	42.12	----	442.50	105.47
7TH	442.50	44.25	42.12	----	442.50	105.47
8TH	442.50	44.25	42.12	----	442.50	105.47
9TH	442.50	44.25	42.12	----	442.50	105.47
10TH	442.50	44.25	42.12	----	442.50	105.47
11TH	442.50	44.25	42.12	----	442.50	105.47
TOTAL	6697.75SQ.M.	446.27SQ.M.	398.51 SQ.M.	----	6697.75 SQ.M.	1457.78 SQ.M.

(WING -'B')

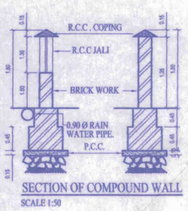
FLOOR	PROP. AREA	PERMI. BAL.	PROP. BAL.	EXC. BAL.	TOTAL AREA	STAIRCASE
GROUND	459.11	----	----	----	459.11	132.82
1ST	390.85	----	----	----	390.85	245.94
2ND MAHADA	505.19	50.51	18.00	----	505.19	----
3RD MAHADA	480.25	48.02	32.40	----	480.25	----
4TH MAHADA	480.25	48.02	32.40	----	480.25	----
5TH	366.24	----	----	----	366.24	114.01
TOTAL	1216.20 SQ.M.	----	----	----	1216.20 SQ.M.	492.77 SQ.M.
TOTAL BUILT UP AREA (WING -A + WING -B) =			6697.75 + 1216.20 = 7913.95 SQ.M.			
TOTAL STAIRCASE AREA (WING -A + WING -B) =			1457.78 + 492.77 = 1950.55 SQ.M.			

PARKING AREA STATEMENT (WING - A & B)

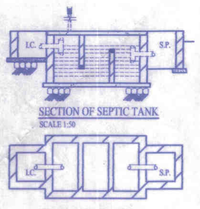
RES./AREA	REQUIRED NO'S OF PARKING		PROP. FLAT	PROPOSED NO'S OF PARKING	
	CAR. PARKING	TWO WHEELERS		CAR. PARKING	TWO WHEELERS
4 TENEMENT HAVING CARPET AREA UP TO 35 SQ.M. EACH	1 NO'S	4 NO'S	---	---	---
2 TENEMENT WITH CARPET AREA 35 TO 45	1 NO'S	2 NO'S	---	---	---
1 TENETMENT WITH CARPET AREA 45 TO 60	1 NO'S	2 NO'S	70 NO'S	70.00 NO'S	140.00 NO'S
1 TENETMENT WITH CARPET AREA 70	---	---	---	---	---
COMMERICAL (50.00 SQ.M. B/UP AREA)	---	---	GR. 16.200 1st 145.136 TOT. 309.436	61.70 NO'S	123.40 NO'S
VISITOR PARKING (10%)				13.17 NO'S	26.34 NO'S
TOTAL			70 NO'S	144.87 NO'S	289.74 NO'S
TOTAL PARKING REQUIRED				145.00 NO'S	289.74 X 3.3 = 956.14

MAHADA PARKING AREA STATEMENT (WING - B)

RES./AREA	REQUIRED NO'S OF PARKING		PROP. FLAT	PROPOSED NO'S OF PARKING	
	CAR. PARKING	TWO WHEELERS		CAR. PARKING	TWO WHEELERS
4 TENEMENT HAVING CARPET AREA UP TO 35 SQ.M. EACH	---	---	---	---	---
2 TENEMENT WITH CARPET AREA 35 TO 45	1 NO'S	4 NO'S	36 NO'S	18.00 NO'S	36 NO'S
1 TENETMENT WITH CARPET AREA 45 TO 60	---	---	---	---	---
1 TENETMENT WITH CARPET AREA 70	---	---	---	---	---
COMMERICAL (50.00 SQ.M. B/UP AREA)	---	---	---	---	---
VISITOR PARKING (10%)				1.80 NO'S	3.60 NO'S
TOTAL			36 NO'S	19.80 NO'S	39.60 NO'S
TOTAL PARKING REQUIRED				20.00 NO'S.	39.60 X 3.3 = 130.68
TOTAL PARKING REQUIRED (WING-'A' + 'B') + MAHADA	145.00 + 20.00 = 165.00 956.14 + 130.68 = 1086.82			165 NO'S.	1086.82 SQ.MT
TOTAL PARKING PROVIDED	LOW GR. FL. 90 + GR. FL. 49 + 24 1ST FL. + 27			190 NO'S.	
TOTAL PARKING 2 WHEELER PARKING	112.25 + 619.62 + 605.89				1337.76 SQ.MT

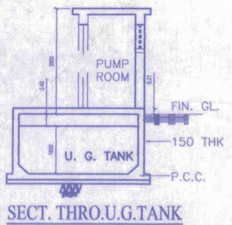


SECTION OF COMPOUND WALL
SCALE 1:50

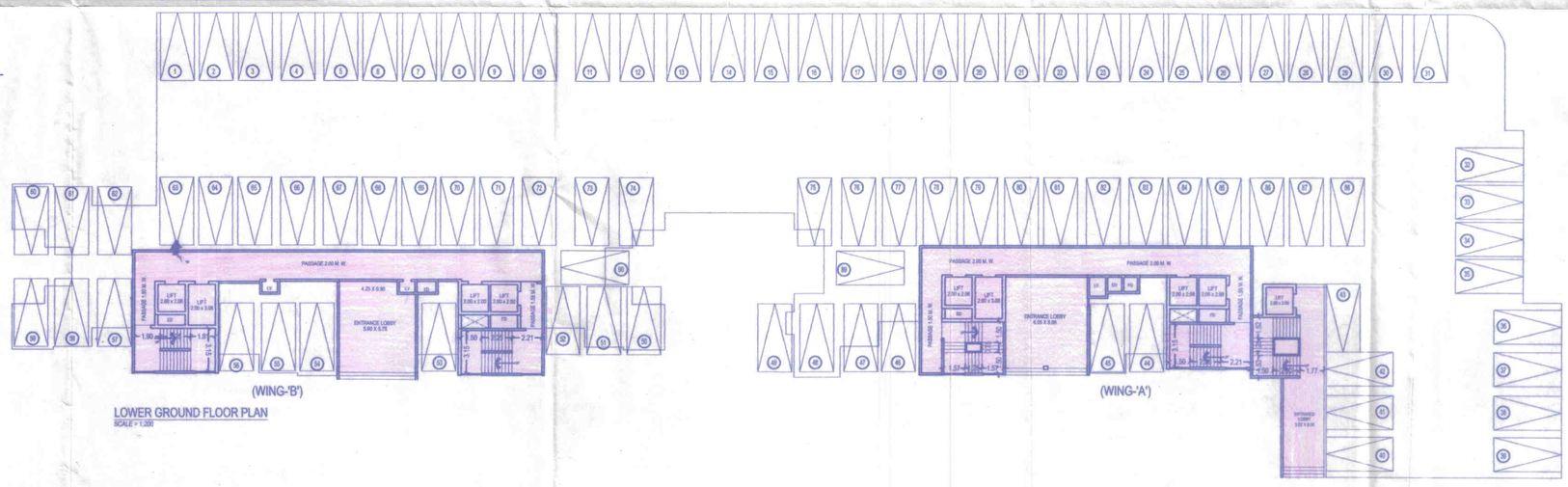


SECTION OF SEPTIC TANK
SCALE 1:50

PLAN OF SEPTIC TANK
SCALE 1:50



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



LOWER GROUND FLOOR PLAN
SCALE = 1:200

STAMP OF APPROVAL OF PLAN

SHEET 1 OF 4

बांधकाम नकाशे मजूरी.....

रंगाने दुरुस्ती दाखवित्याप्रमाणे व बांधकाम प्रारंभ

प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / ~~मी.सी.~~ / 2020-21/04

दिनांक 01/12/2020 पासून २७ गावे

दिलेल्या अटिप्रमाणे.

सहायक संचालक नगररचना कल्याण डोंबिवली महानगरपालिका

AREA STATEMENT

			SQ.MT
1		AREA OF PLOT (AS PER 7/12 EXTRACT) 6290.00 + 670.00	6960.00
1a		AREA OF PLOT AS PER T.I.L.R. SURVEY 6290.00 + 173.45	6463.45
1b		NOT IN POSSESSION	9.50
1c		AREA OF PLOT CONSIDRED	6453.95
2		DEDUCTION FOR	
	a	EXISTING ROAD	--
	b	PROPOSED ROAD(SET-BACK AREA)	--
	c	ANY RESERVATION	--
	d	TOTAL AREA (a+b+c)	--
3		BALANCED AREA OF PLOT	6453.95
		PERMISSIBLE BASIC F.S. I. (0.95)	6131.25
4		DEDUCTION FOR RECREATION GROUND 20%	1290.79
		INTERNAL ROAD	--
5		NET AREA OF PLOT (3-4)	6131.25
6		ADDITION FOR F.S.I. (2a) set back area 100% OR 40%	--
		(2b) reservation	--
7		TOTAL AREA	6131.25
8		F.S.I. PERMISSIBLE	0.95
9		F.S.I. CREDIT AVAILABLE (60% PREMIUM) 6453.95 X 0.60 = 3872.37	1808.00
10		PERMISSIBLE FLOOR AREA (7 + 9 + 9A)	7939.25
11		20% ALLOTMENT TO MAHADA (6453.95 SQ.M.) 20% 1290.79	--
12		PROPOSED FLOOR AREA	7913.95
13		EXCESS BALCONY AREA	--
14		TOTAL PROPOSED BUILT- UP AREA (11+12+13)	7913.95
15		F.S.I. CONSUMED	1.55

BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT

a	PROPOSED AREA	7913.95
b	LESS DEDUCTION OF NON - RESIDENTIAL AREA	3084.96
c	AREA OF TENEMENT (a+b)	4828.99
e	TENEMENT PERMISSIBLE	145 NO'S
f	TENEMENT PROPOSED	106 NO'S
g	TENEMENT EXISTING	-
h	TOTAL NO.OF TENEMENT	106 NO'S

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.

A. G. Gokhale & Associates
213, J.N. Chamber, Sector-17,
VASHI, New Bombay-400703

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 01-11-2019 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8055.00 SQ.M. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT :-

NAME & ADDRESS & SIGNATURE OF P.O.A.

For Mahaavir Buildcon LLP

Partner/ Auth. Sign.

SHRI. VIJAY KUMAR RANKA,
(PARTNER OF M/S. MAHAAVIR BUILDCON LLP)
BHOPAR, DOMBIVLI (E).

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.42/2, & 237/5, AT MOUJE :- BHOPAR ,TAL- KALYAN, DIST-THANE.

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN - 112	1	AS STATED	RAHUL		27-10-2020

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.)