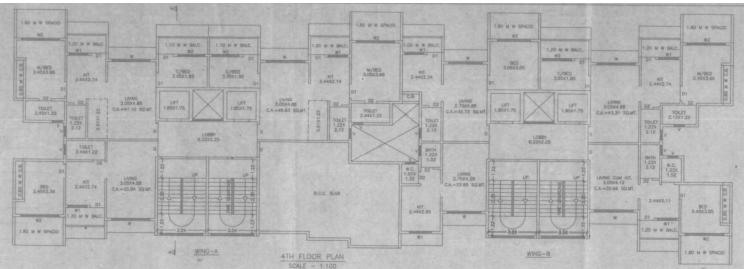
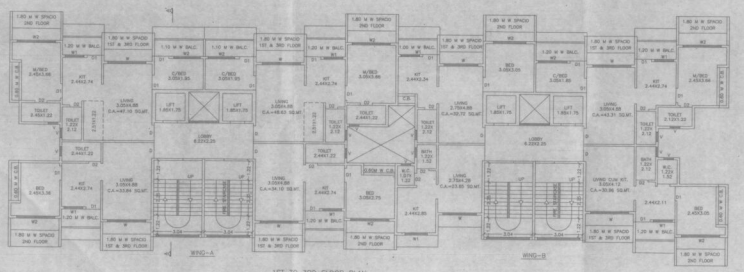


4TH FLOOR PLAN
SCALE - 1:100



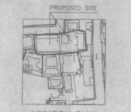
1ST TO 3RD FLOOR PLAN
SCALE - 1:100

| B/UP AREA STATEMENT (WING A+B) | | |
|---|---|---|
| FLOORS | B/UP AREA | NO. OF TENENT |
| GROUND | 256.09 | 13 SHOPS |
| FIRST | 397.46 | 8 NOS. |
| SECOND | 397.46 | 8 NOS. |
| THIRD | 397.46 | 8 NOS. |
| FOURTH | 361.27 | 7 NOS. |
| TOTAL | 1809.74 | 13 SHOPS \| 31 NOS. |

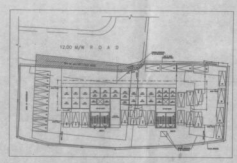
| BALCONY AREA STATEMENT (WING A+B) | | | |
|---|---|---|---|
| FLOORS | PERM. BAL. (IN SQ.MT.) | PROP. BAL. (IN SQ.MT.) | EXCESS BAL. (IN SQ.MT.) |
| GROUND | ---- | ---- | NILL |
| FIRST | 39.75 | 30.38 | NILL |
| SECOND | 39.75 | 30.38 | NILL |
| THIRD | 39.75 | 30.38 | NILL |
| FOURTH | 36.13 | 27.45 | NILL |
| TOTAL | 155.38 | 118.59 | NILL |

| PARKING AREA STATEMENT | | |
|---|---|---|
| AREA OF THE TENEMENTS | NO. OF TENAMENTS | PARKING AREA REQUIRED |
| BELOW 35 SQ.MT. | 19 NOS. | NILL |
| BETWEEN 35 TO 45 | 4 NOS. | 1.00 |
| BETWEEN 45 TO 70 | 8 NOS. | 4.00 |
| ABOVE TO SQ.MT. | NILL | NILL |
| COMM. BO SQ.MT. | 185.72 SQ.MT. | 2.32 |
| VISITORS 10% | ---- | 0.73 |
| TOTAL | 31 NOS. | 8.05 |

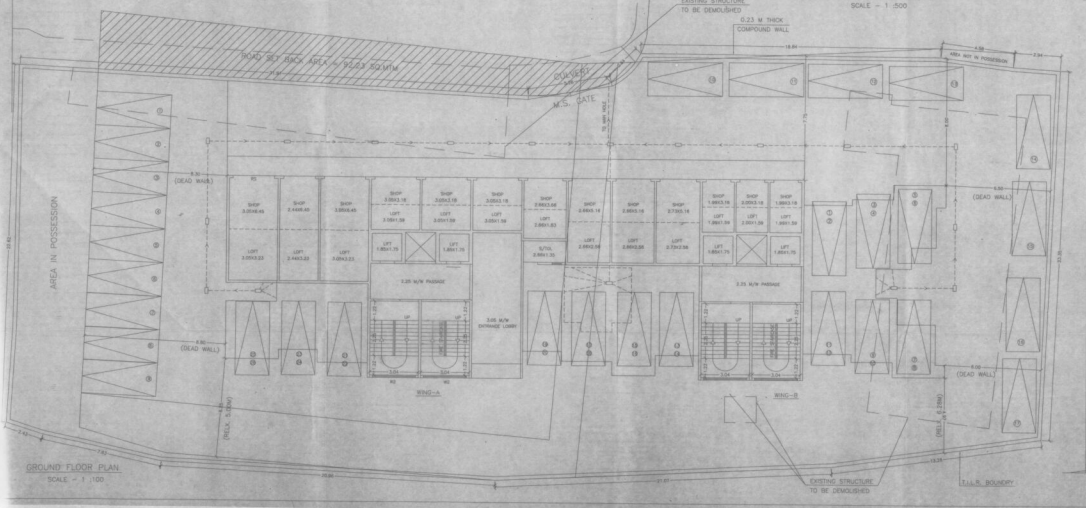
PROP. PARKING AREA = (5.50 X 2.50) X 8 = 110.00 SQ.MT.



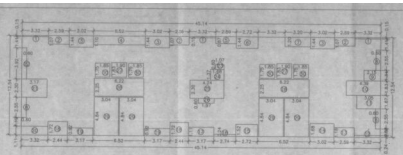
LOCATION PLAN
SCALE - 1:2000



BLOCK PLAN
SCALE - 1:500



GROUND FLOOR PLAN
SCALE - 1:100



LINE AREA DIAGRAM OF 1ST TO 3RD FLOOR PLAN
(SCALE- 1:200)

B/UP: AREA LINE DIAGRAM & AREA CALCULATION FOR TYPICAL FLOOR PLAN (1ST TO 3RD FLOOR)

RECTANGLE AREA = 45.14 X 12.54 X 1= 566.06 SQ.MT.

1) 03.32 X 00.15 X 3 = 01.49
2) 02.59 X 01.07 X 3 = 08.31
3) 03.02 X 01.44 X 3 = 13.05
4) 08.52 X 01.10 X 1 = 07.17
5) 02.59 X 00.87 X 1 = 02.25
6) 02.70 X 01.44 X 1 = 03.92
7) 03.20 X 01.20 X 1 = 03.84
8) 00.60 X 02.55 X 3 = 04.59
9) 02.15 X 01.34 X 1 = 02.88
10) 04.39 X 01.83 X 1 = 08.03
11) 03.05 X 01.67 X 1 = 05.09
12) 03.32 X 00.24 X 1 = 00.80
13) 02.59 X 01.18 X 1 = 03.06
14) 03.02 X 01.68 X 1 = 05.07
15) 02.72 X 01.52 X 1 = 04.13
16) 02.74 X 00.24 X 1 = 00.66
17) 03.17 X 01.11 X 1 = 03.52
18) 02.44 X 01.72 X 2 = 08.39
19) 03.17 X 00.92 X 2 = 05.83
20) 03.32 X 01.11 X 1 = 03.69
21) 03.17 X 02.30 X 1 = 07.29
22) 00.60 X 03.92 X 1 = 02.35
23) 01.07 X 00.60 X 1 = 00.64
24) 01.68 X 01.37 X 1 = 02.30
25) 04.24 X 02.30 X 1 = 09.75
26) 01.97 X 00.60 X 1 = 01.18
27) 01.90 X 01.83 X 2 = 06.95
28) 06.22 X 02.25 X 2 = 27.99
29) 03.04 X 04.84 X 4 = 58.85
30) 01.85 X 01.75 X 4 = 12.95

TOTAL DEDUCTIONS = 228.02 SQ.MT.

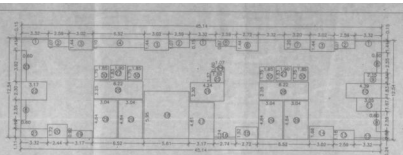
AREA = (566.06 - 228.02) = 340.04 SQ.MT.
THUS PROP. B/UP AREA ON
1ST TO 3RD FLOOR= 340.04 SQMT

ADDITION OF STAIRCASE PREMIUM 1ST TO 3RD FLOOR

28) 06.22 X 02.25 X 2 = 27.99
29) 03.04 X 04.84 X 2 = 29.43

TOTAL AREA = 57.42

340.04 + 57.42 = 397.46 SQ.MT.
THUS PROP. B/UP AREA ON
1ST TO 3RD FLOOR = 397.46 SQ.MT.



LINE AREA DIAGRAM OF 4TH FLOOR PLAN
(SCALE- 1:200)

B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR TYPICAL FLOOR PLAN (4TH FLOOR)

RECTANGLE AREA = 45.14 X 12.54 X 1= 566.06 SQ.MT.

1) 03.32 X 00.15 X 3 = 01.49
2) 02.59 X 01.07 X 3 = 08.31
3) 03.02 X 01.44 X 3 = 13.05
4) 08.52 X 01.10 X 1 = 07.17
5) 02.59 X 00.87 X 1 = 02.25
6) 02.72 X 01.44 X 1 = 03.92
7) 03.20 X 01.20 X 1 = 03.84
8) 00.60 X 02.55 X 3 = 04.59
9) 02.15 X 01.34 X 1 = 02.88
10) 04.39 X 01.83 X 1 = 08.03
11) 03.05 X 01.67 X 1 = 05.09
12) 03.32 X 00.24 X 1 = 00.80
13) 02.59 X 01.18 X 1 = 03.06
14) 03.02 X 01.68 X 1 = 05.07
15) 02.72 X 01.52 X 1 = 04.13
16) 02.74 X 00.24 X 1 = 00.66
17) 03.17 X 04.61 X 1 = 14.61
18) 05.61 X 05.85 X 1 = 33.38
19) 03.17 X 00.92 X 1 = 02.92
20) 02.44 X 01.72 X 1 = 04.20
21) 03.22 X 01.11 X 1 = 03.58
22) 03.17 X 02.30 X 1 = 07.29
23) 00.60 X 03.92 X 1 = 02.35
24) 01.07 X 00.60 X 1 = 00.64
25) 01.68 X 01.37 X 1 = 02.30
26) 04.24 X 02.30 X 1 = 09.75
27) 01.90 X 01.83 X 2 = 06.95
28) 06.22 X 02.25 X 2 = 27.99
29) 03.04 X 04.84 X 4 = 58.85
30) 01.85 X 01.75 X 4 = 12.95

TOTAL DEDUCTIONS = 262.21 SQ.MT.

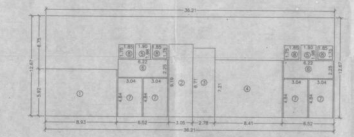
AREA = (566.06 - 262.21) = 303.85 SQ.MT.
THUS PROP. B/UP AREA ON
4TH FLOOR= 303.85 SQMT

ADDITION OF STAIRCASE PREMIUM 4TH FLOOR

28) 06.22 X 02.25 X 2 = 27.99
29) 03.04 X 04.84 X 2 = 29.43

TOTAL AREA = 57.42

303.85 + 57.42 = 361.27 SQ.MT.
THUS PROP. B/UP AREA ON
4TH FLOOR = 361.27 SQ.MT.



LINE AREA DIAGRAM OF GROUND FLOOR PLAN
(SCALE- 1:200)

B/UP AREA LINE DIAGRAM & AREA CALCULATION FOR TYPICAL FLOOR PLAN (GROUND FLOOR)

RECTANGLE AREA = 36.21 X 12.67 X 1= 458.78 SQ.MT.

1) 08.93 X 25.92 X 4 = 52.87
2) 03.05 X 09.19 X 3 = 28.03
3) 02.78 X 08.71 X 1 = 24.21
4) 08.41 X 07.21 X 1 = 60.64
5) 01.90 X 01.98 X 2 = 07.52
6) 06.22 X 02.25 X 2 = 27.99
7) 03.04 X 09.84 X 4 = 58.85
8) 01.85 X 01.75 X 4 = 12.95

TOTAL DEDUCTIONS = 273.06 SQ.MT.

AREA = (458.78 - 273.06) = 185.72 SQ.MT.
THUS PROP. B/UP AREA ON
GROUND FLOOR= 185.72 SQMT

ADDITION OF STAIRCASE PREMIUM ON 4TH FLOOR

6) 06.22 X 02.25 X 2 = 27.99
7) 03.04 X 04.84 X 2 = 29.43
8) 01.85 X 01.75 X 4 = 12.95

TOTAL AREA = 70.37

185.72 + 70.37 = 256.09 SQ.MT.
THUS PROP. B/UP AREA ON
GROUND FLOOR = 256.09 SQ.MT.

NOTES:
1. BOUNDARY OF THE PLOT SHOWN BLACK.
2. PROPOSED WORK SHOWN IN RED SHADE.
3. ALL EXTERNAL AND INTERNAL WALLS ARE 0.15 M.THK. AND 0.12 M.THK.CONCRETE BLOCK.
4. ALL TREAD AND RISERS ARE 0.25 M. W. AND 0.15 M/HT. RESPECTIVELY.

X) PLOT AREA CALCULATION

1) 24.62 X 05.04 X 0.5 = 62.04 SQ.MT.
2) 39.98 X 13.12 X 0.5 = 262.27
3) 39.50 X 03.42 X 0.5 = 67.55
4) 52.39 X 11.26 X 0.5 = 294.96
5) 63.75 X 07.50 X 0.5 = 239.06
6) 63.75 X 09.40 X 0.5 = 299.63
7) 36.94 X 03.61 X 0.5 = 66.68
8) 04.09 X 01.70 X 0.5 = 03.48
9) 01.81 X 00.88 X 0.5 = 00.85
10) 02.42 X 01.06 X 0.5 = 01.28
11) 02.24 X 00.36 X 0.5 = 00.40
12) 01.68 X 00.35 X 0.5 = 00.29
13) 35.20 X 01.99 X 0.5 = 35.02
14) 34.75 X 13.50 X 0.5 = 234.56
15) 25.55 X 04.22 X 0.5 = 53.91
16) 04.82 X 00.90 X 0.5 = 02.17
17) 23.60 X 02.81 X 0.5 = 34.34

TOTAL PLOT AREA = 1644.90 SQ.MT.

Y) 12.00M/W ROAD SET BACK AREA CALCULATION

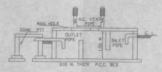
A) 30.34 X 03.67 X 0.5 = 55.67 SQ.MT.
B) 32.00 X 01.15 X 0.5 = 18.50
C) 32.00 X 00.90 X 0.5 = 14.40
D) 05.27 X 00.20 X 0.5 = 00.53
E) 03.00 X 01.20 X 0.5 = 01.80

TOTAL ROAD SETBACK AREA = 90.90 SQ.MT.

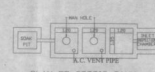
TOTAL PLOT = X+A+Y = 1658.22+90.90 = 1750.45 SQ.MT.

PLOT AREA CALCULATION
SCALE - 1:500

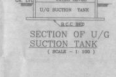
| SCHEDULE OF DOORS &WINDOWS | | |
|---|---|---|
| TYPE | SIZE (MM) | DESCRIPTION |
| D | 1.00 x 2.13 | T.W. FRAMED PANELLED DOOR |
| D1 | 0.90 x 2.13 | T.W. FRAMED FLUSH DOOR |
| D2 | 0.75 x 2.13 | T.W. FRAMED PANELLED DOOR |
| W | 2.44 x 1.22 | T.W. FRAMED GLAZED WINDOW |
| W1 | 1.52 x 1.22 | T.W. FRAMED GLAZED WINDOW |
| W2 | 1.83 x 1.22 | T.W. FRAMED GLAZED WINDOW |
| V | 0.60 x 0.90 | T.W. FRAMED GLAZED LOUV. VENTILATOR |



SECTION OF SEPTIC TANK
SCALE 1:100

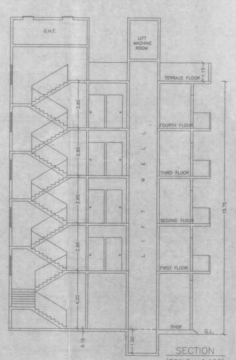


PLAN OF SEPTIC TANK
SCALE 1:100

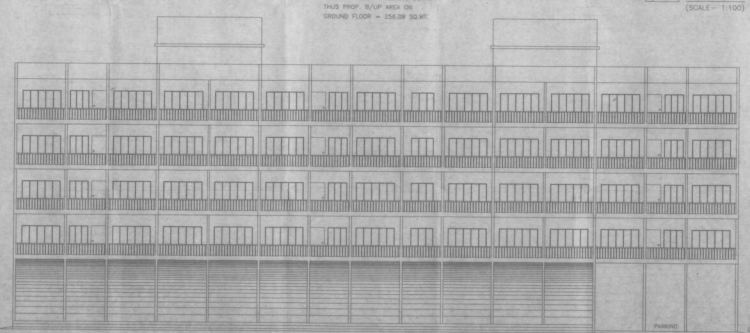


SECTION OF U/G SUCTION TANK
( SCALE - 1: 100 )

COMPOUND WALL
( SCALE - 1: 75 )



SECTION
(SCALE - 1:100)



ELEVETION
(SCALE- 1:100)

STAMP OF APPROVAL OF PLANS

| A) AREA STATEMENT | SQ.MT. |
|---|---|
| 1) AREA OF THE PLOT AS PER C.T.S. CARD | 1742.20 |
| PLOT AREA AS PER MEASUREMENT | 1735.80 |
| 2) DEDUCTION FOR | |
| a. ROAD SET BACK AREA | 90.90 |
| b. PROPOSED ROAD | NILL |
| c. ANY RESERVATION | NILL |
| TOTAL ( a + b + c ) | 90.90 |
| 3) BALANCE AREA OF PLOT ( 1 - 2 ) | 1644.90 |
| 4) DEDUCTION ( IF DEDUCTIBLE ) | |
| a. FOR 10% RECREATION GROUND | NILL |
| b. INTERNAL ROAD | NILL |
| TOTAL ( a + b + c ) | NILL |
| 5) NET AREA OF PLOT ( 3 - 4 ) | 1644.90 |
| 6) ADDITION FOR FLOOR SPACE INDEX (90.90 X 2.10) ( 2a + 2b + 2c ) 100% OR 40% | 190.89 |
| 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 ) | 1835.79 |
| 8) FLOOR SPACE INDEX PERMISSIBLE | 1.00 |
| 9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS ( RESTRICTED TO 45% OF THE BALANCE AREA ) VIDE ITEM 8 ABOVE | --- |
| a. FROM D.P. ROAD & FROM D.P. RESERVATION | |
| 10) PERMISSIBLE FLOOR AREA ( 7 X 8 ) + 9 ABOVE | 1835.79 |
| 11) EXISTING FLOOR AREA | NILL |
| 12) PROPOSED FLOOR AREA | 1809.74 |
| 13) EXCESS BALC. AREA TAKEN IN F.S.I. | NILL |
| 14) PROP. TOTAL BUILT UP AREA (11+12+13) | 1809.74 |
| 15) F.S.I. CONSUMED (14/7) | 0.98 |

| B) BALCONY AREA STATEMENT | |
|---|---|
| I. PERMISSIBLE BALCONY AREA ( TOTAL ) | 155.38 |
| II. PROPOSED BALCONY AREA ( TOTAL ) | 118.59 |
| III. EXCESS BALCONY AREA ( TOTAL ) | NILL |

| C) TENEMENT STATEMENT | |
|---|---|
| I. PROPOSED AREA ITEM ( A/C - 12 ) ABOVE | 1809.74 |
| II. LESS DEDUCTION OF NON RESI. AREA (SHOPS ETC) | 185.72 |
| III. AREA AVAILABLE FOR-TENEMENTS ( I - II ) | 1624.02 |
| IV. TENEMENTS PERMISSIBLE ( DENSITY OF TENEMENTS / HECTRE ) | 49 NOS. |
| V. TENEMENTS PROPOSED | 31 NOS. |
| VI. TENEMENTS EXISTING | NILL |
| TOTAL TENEMENTS | |

| D) PROPOSED PARKING AREA STATEMENT | |
|---|---|
| PARKING REQUIRED BY REGULATIONS FOR : | |
| CAR (8 X 13.75) = 110.00 SQ.MT. | 110.00 |
| SCOOTER / MOTOR CYCLE | |
| CYCLE | |
| TOTAL AREA | 110.00 |
| TOTAL AREA PARKING AREA REQUIRED | |
| TOTAL PARKING AVAILABLE | 110.00 |

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 10/07/2018 THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1742.20 SQ.MT. AND TALLIES WITH THE AREA STATED IN AGREEMENT OF OWNER SHIP, TOWN PLANNING SCHEME, RECORDS.

SIGNATURE OF ARCHITECT

CERTIFICATE OF R.C.C. CONSULTANT

THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY DEFICIENCY IN THE STRUCTURE DUE TO NEGLIGENCE OF STANDARD SPECIFICATIONS.

FOR- SHANTI CONSULTANTS
R.C.C. Structural Engineers Admn.C. Pune
Reg. No. STR/97, KDMC Reg. No. 419

SIGNATURE OF R.C.C. ENGINEER

DESCRIPTION OF PROPOSAL AND PROPORTY

PROPOSED RESI. CUM COMM. BLDG. ON PLOT BEARING C.T.S. NO. - 815 TO 821, 823 TO 830 & 878
AT VILLAGE- AYRE, DOMBIVLI (E)
TALUKA- KALYAN, DIST.- THANE
FOR- P. S. MHATRE

NAME & SIGNATURE OF OWNERS (P.O.A.)

FOR- ABHAY ANANT KAMAT

NORTH

| SHEET NO | SCALE | DESIGN BY | DRAWN BY | CHKD BY |
|---|---|---|---|---|
| 1 OF 1 | AS STATED | --- | --- | --- |

ARCHITECT'S SIGNATURE

Uday M. Chopda

NAME AND ADDRESS OF ARCHITECT

UC ASSOCIATES
CA
CA/7017/86339
A/202, SARVODAY AANGAN, PANDURANG WADI, NEAR SAI BABA TEMPLE, MANPADA ROAD, DOMBIVLI (EAST) - 421201.
ucassociates2@gmail.com

ARCHITECT
UDAY M. CHOPDA