

संकेत नं. 80/5/98/1
 रोड नं. 80/5/98/1 व संकेत नं. 80/5/98/1
 मंडळ नं. 80/5/98/1 व संकेत नं. 80/5/98/1
 दिनांक 29/10/2018
 दिशेच्या अटीप्रमाणे.

AREA STATEMENT		SQ.M.		
1) AREA OF PLOT (as per 7/12)		11,490.0		
2) DEDUCTIONS FOR:				
a) AREA UNDER 12.00M.W. ROAD	S.No.98/1	335.00		
b) AREA UNDER 15.00M.W. ROAD	S.No.98/1 S.No.98/2 (2085 + 1205)	3290.0		
c) AREA UNDER 18.00M.W. ROAD	S.No.98/2 S.No.98/3 (430 + 650)	1080.0		
TOTAL (a+b+c)		4705.0		
3) NET GROSS AREA OF PLOT (1-2)		6680.0		
4) NATURAL PLOT SUB-DIVISION		PLOT-A	PLOT-B	PLOT-C
35) NATURAL PLOT SUB-DIVISION AREA		1500.0	2680.0	2500.0
5) DEDUCTIONS (IF DEDUCTIBLE)				
d) FOR RECREATION GROUND 15% (3b)	NIL	NIL		
e) FOR INTERNAL ROADS	NIL	NIL		
f) TOTAL (a+b)	NIL	375.0		
6) ADDITION FOR FLOOR SPACE INDEX				
7) NET AREA OF PLOT (3b-5c)	1500.0	2125.0		
8) TOTAL AREA (6+7)	1500.0	2125.0		
9) FLOOR SPACE INDEX PERMISSIBLE		1.00	1.00	1.00
10) PERMISSIBLE AREA		1500.0	2680.0	2125.0
11) TOTAL PERMISSIBLE AREA (PLOT-A+C)		1500.0+2125.0=3625.0		
12) SELF GENERATED T.D.R. 4705.0(ROAD) X 2		2410.0		
13) T.D.R. UTILISED (17-11)		1887.28		
14) BALANCE T.D.R. FOR DRC (12-13)		7542.72		
15) PROPOSED RESIDENTIAL B.U.P. AREA AREA		2714.26		
16) PROPOSED COMMERCIAL B.U.P. AREA AREA		304.79		
17) PROPOSED TOTAL B.U.P. AREA (PLOT-A+C)		5192.26		
18) F.S.I. CONSUMED (19/1)		0.45		

BALANCE STATEMENT		REMARKS	
a) PERMISSIBLE BALCONY AREA PER FLOOR			
b) PROPOSED BALCONY AREA PER FLOOR			
c) EXCESS BALCONY AREA			
d) NET AREA OF PLOT ITEM (A) ABOVE			
e) LESS DEDUCTION OF NON RESIDENTIAL ALTERNATIVE USE (AREA OF FURNITURE ETC)			
f) REMAINING PERMISSIBLE AFTER PERMISSIBLE T.D.R.			
g) FURNITURE EXCEED			
TOTAL FURNITURE (g-h)			
PERMISSIBLE REQUIRED BY RULE CAR			
SCOOTER/MOTOR CYCLE			
OUTSIDERS			
D) GARAGES PERMISSIBLE			
E) GARAGES PROPOSED			
SCOOTER/MOTOR CYCLE			
OUTSIDERS			
f) TOTAL PARKING PROVIDED			

CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE REGULATIONS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE

ASHOK K. PATEL
 CONSULTING ENGINEER
 103, SAI SAMRUDDHI, OLD WAKHURJI ALI, GHATKOPUR (E), MUMBAI - 400 075
 Reg. N. 10000
 SIGN. OF R.C.C. CONSULTANT

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN
 AREA CALCULATION OF GROUND,
 BALCONY AREA CALCULATION,
 LOCATION PLAN, SITE PLAN,
 BUILT UP AREA STATEMENT.

RESIDENTIAL BUILDING PROPOSAL
 BLDG. ON S. NO. 80/5, 98/1 & 98/2
 VILL. MANDA, TALUKA KALYAN, DIST. THANE.

NAME OF OWNER / P.O.A HOLDER
 SHRI. Ashokkumar K. Mishra & Other's.

JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY	REV
01	as shown	V.P.	VIKAS		00

DT. 29/10/18 ARCHITECT.

Ar. Vijay Pandey.

M/S VIJAY PANDEY & ASSOCIATES.
 303 RAJKAMAL TOWER
 ABOVE KOTAK MAHINDRA BANK
 SANTOSHIMATA RD., KALYAN (W)
 TEL: 0251-2204441/9370480016.

WING-A CARPET AREAS / FLOOR EXCLUDING ENC. BALCONY & ALT. TERRACES

FLOOR	FLAT No 1	FLAT No 2	FLAT No 3	FLAT No 4	FLAT No 5	FLAT No 6	FLAT No 7	FLAT No 8
GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
01	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
02	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
03	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
04	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
05	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
06	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM
07	39.82SM	30.21SM	30.00SM	29.87SM	29.81SM	29.27SM	29.27SM	29.47SM

BUILT UP AREA CALCULATION

A-WING-A (GR. FLOOR) SHOP

1	2.15 X 3.10 X 1NO	=	6.67 SQ.MT.
2	1.35 X 3.68 X 1NO	=	4.97 SQ.MT.
3	4.65 X 4.48 X 2NOS	=	41.66 SQ.MT.
4	2.70 X 3.25 X 1NO	=	8.78 SQ.MT.
5	1.35 X 3.53 X 1NO	=	4.77 SQ.MT.
6	2.90 X 7.05 X 1NO	=	20.45 SQ.MT.
7	1.85 X 1.59 X 1NO	=	2.94 SQ.MT.
8	3.85 X 6.06 X 1NO	=	23.33 SQ.MT.
9	2/3 X 5.76 X 1.13 X 1NO	=	4.34 SQ.MT.
10	2/3 X 5.76 X 1.18 X 1NO	=	5.75 SQ.MT.
11	1/2 X 5.76 X 6.06 X 1NO	=	17.45 SQ.MT.
12	1/2 X 3.59 X 6.36 X 1NO	=	11.42 SQ.MT.
13	4.59 X 3.55 X 1NO	=	16.29 SQ.MT.
14	8.90 X 4.45 X 1NO	=	39.61 SQ.MT.
15	4.05 X 3.60 X 1NO	=	14.58 SQ.MT.
TOTAL ADDITION			= 223.02 SQ.MT. X

WING-A PARKING AREA STATEMENT

FLAT SIZE	NOS	REQD	PROVIDED
LESS THAN 35	49	NIL	NIL
36-45SM	07	02	02
46-70SM	NIL	NIL	NIL
ABOVE 70SM	NIL	NIL	NIL
TOTAL PARKING REQ. = 02/PROV. 02Nos			

WING-A BALCONY AREA STATEMENT

NAME	SIZE	AREA
B-1	2.75x1.20x1no.	3.30sq.mt.
B-2	1.70x1.20x1no.	2.04sq.mt.
B-3	2.55x1.20x4no.	12.24sq.mt.
B-4	2.10x1.20x3no.	7.56sq.mt.
TOTAL = 25.14sq.mt.		

PROPOSED BUILT-UP AREA STATEMENT (WING-A)

FLOOR	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	PERMISS. BALCONY 10%(SQ.M.)	PROVIDED BALCONY (SQ.M.)	EXCESS BALCONY (SQ.M.)	TOTAL
GROUND	223.02	9.18	NIL	NIL	NIL	232.18
01	248.41	48.85	29.50	25.14	NIL	295.00
02	248.41	48.85	29.50	25.14	NIL	295.00
03	248.41	48.85	29.50	25.14	NIL	295.00
04	248.41	48.85	29.50	25.14	NIL	295.00
05	214.85	43.65	20.35	22.82	NIL	265.50
06	248.41	48.85	29.50	25.14	NIL	295.00
07	248.41	48.85	29.50	25.14	NIL	295.00
TOTAL	1916.33	348.71				2265.04

NOTE:- NO STAIR PREMIUM

