

### AREA CAL OF GROUND FLOOR

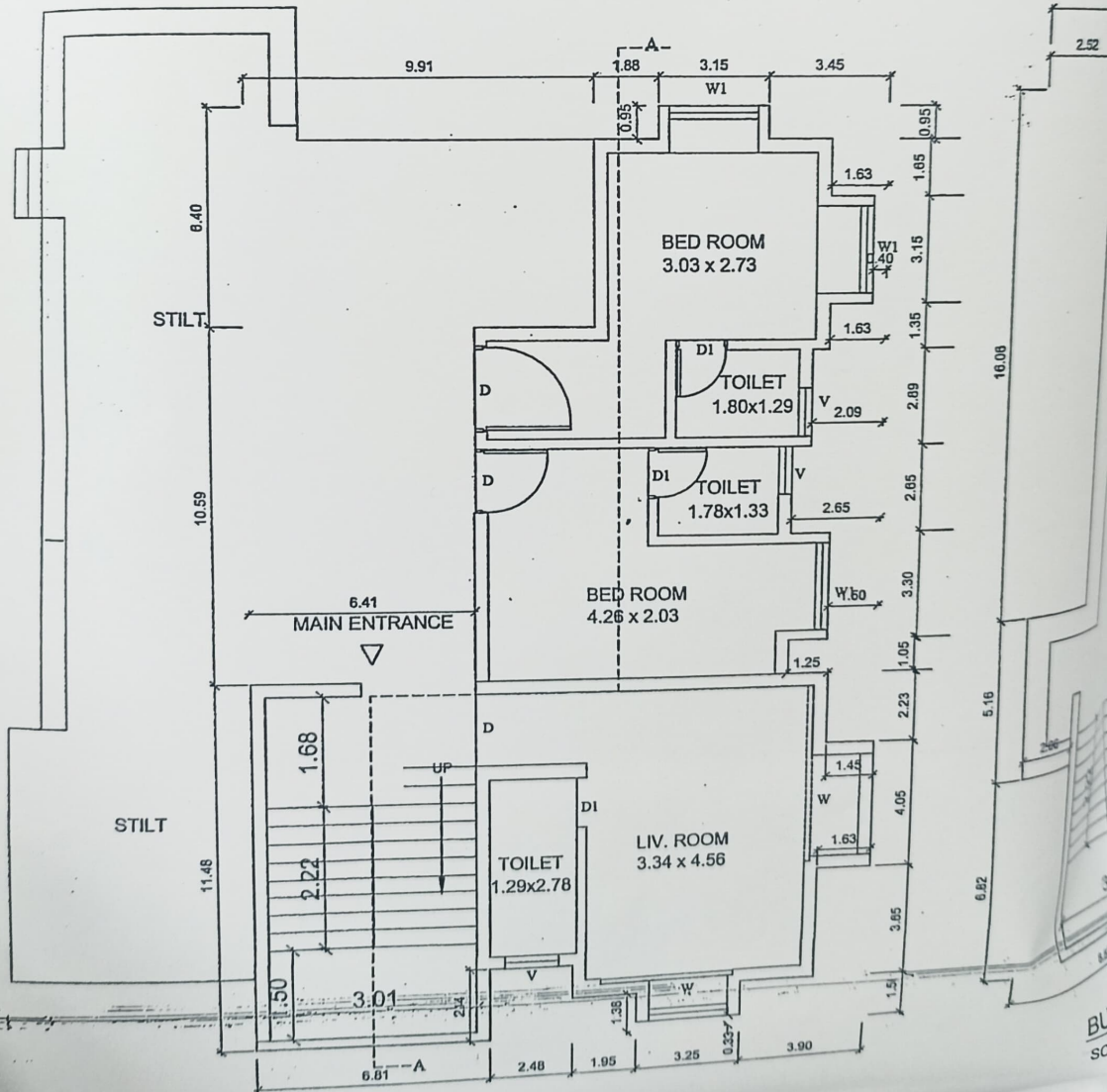
#### DEDUCTION FOR

- A.  $9.19 \times 14.24 \times 1 = 130.90 \text{ SQ.MT.}$
- 1.  $4.96 \times 3.20 \times 1 = 15.85 \text{ SQ.MT.}$
- 2.  $0.94 \times 0.48 \times 1 = 0.45 \text{ SQ.MT.}$
- 3.  $1.73 \times 0.48 \times 1 = 0.85 \text{ SQ.MT.}$
- 4.  $0.81 \times 0.83 \times 1 = 0.65 \text{ SQ.MT.}$
- 5.  $0.20 \times 1.58 \times 1 = 0.30 \text{ SQ.MT.}$
- 6.  $0.81 \times 0.68 \times 1 = 0.55 \text{ SQ.MT.}$
- 7.  $1.05 \times 1.44 \times 1 = 1.50 \text{ SQ.MT.}$
- 8.  $1.33 \times 1.33 \times 1 = 1.70 \text{ SQ.MT.}$
- 9.  $0.75 \times 1.65 \times 1 = 1.25 \text{ SQ.MT.}$
- 10.  $0.63 \times 0.53 \times 1 = 0.30 \text{ SQ.MT.}$
- 11.  $0.73 \times 1.64 \times 1 = 1.20 \text{ SQ.MT.}$
- 12.  $0.81 \times 1.83 \times 1 = 1.50 \text{ SQ.MT.}$
- 13.  $1.95 \times 0.78 \times 1 = 1.50 \text{ SQ.MT.}$
- 14.  $1.63 \times 0.17 \times 1 = 0.30 \text{ SQ.MT.}$
- 15.  $0.98 \times 0.69 \times 1 = 0.70 \text{ SQ.MT.}$
- 16.  $1.24 \times 1.22 \times 1 = 1.50 \text{ SQ.MT.}$
- 17.  $3.21 \times 5.30 \times 1 = 17.00 \text{ SQ.MT.}$

TOTAL = 47.10 SQ.MT.  
 BUILT-UP AREA = 83.80 SQ.MT.

AREA DAIG. OF GR. FLOOR  
 SCALE 1: 200

AREA DAIG. OF 1<sup>ST</sup> FLOOR  
 SCALE 1: 200



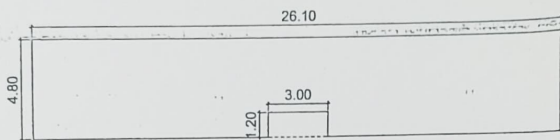
BUNGALOW GROUND FLOOR PLAN - A  
 SCALE 1: 100





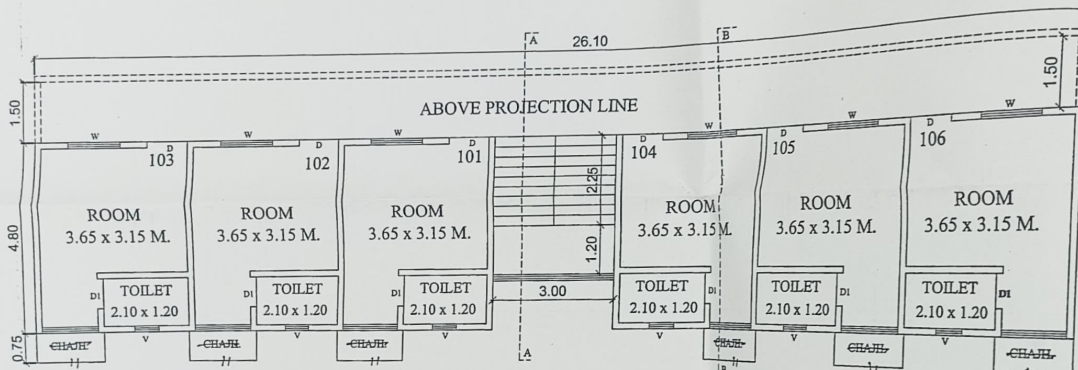


ELEVATION REST ROOM - A & B  
SCALE 1: 100



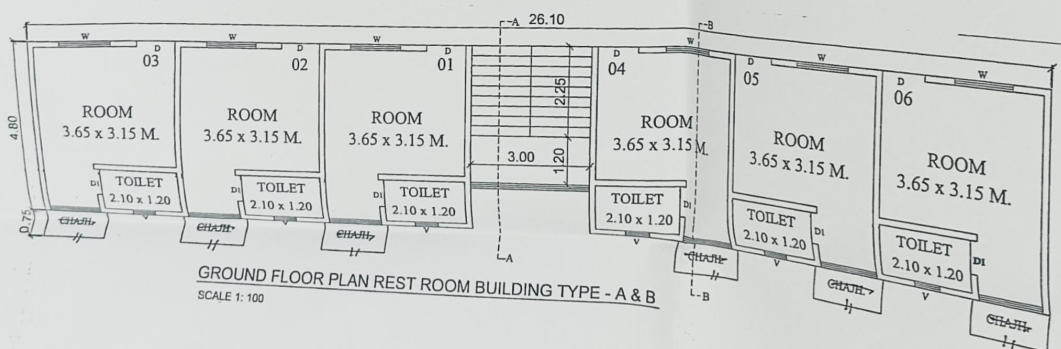
AREA DIAG. OF TYPICAL REST BUILDING - A & B  
SCALE 1: 200

TYPICAL AREA CAL. OF ROOM GROUND AND FIRST FLOOR.  
 A.  $26.10 \times 4.80 \times 1 = 125.30$  SQ.MT.  
 DEDUCTION  
 1.  $3.00 \times 1.20 \times 1 = 3.60$  SQ.MT.  
 BUILT-UP AREA =  $121.70$  SQ.MT.



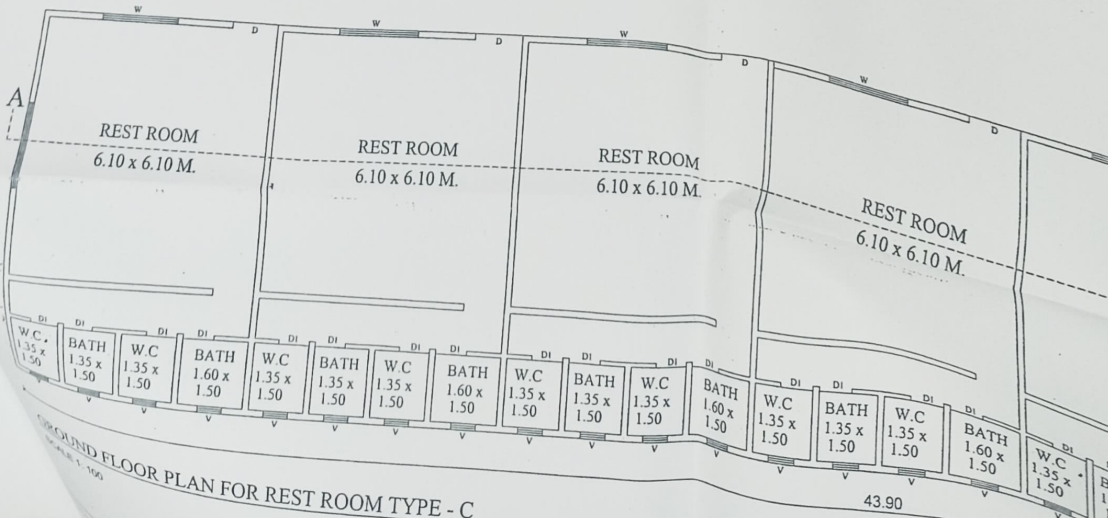
FIRST FLOOR PLAN REST ROOM BUILDING TYPE - A & B

SCALE 1: 100



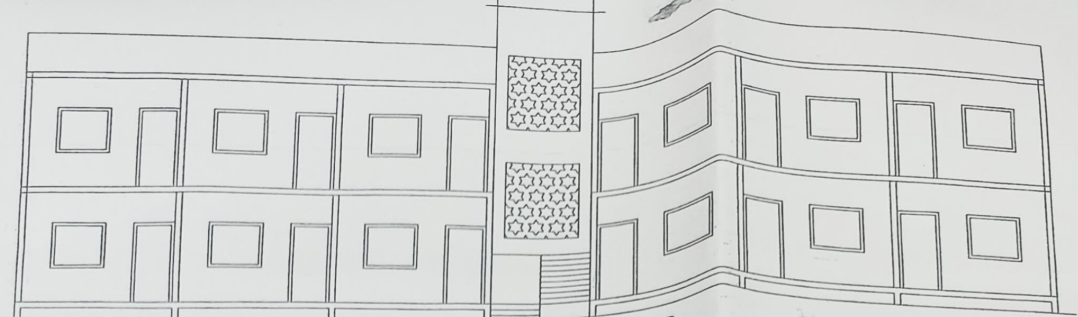
GROUND FLOOR PLAN REST ROOM BUILDING TYPE - A & B

SCALE 1: 100



GROUND FLOOR PLAN FOR REST ROOM TYPE - C

43.90

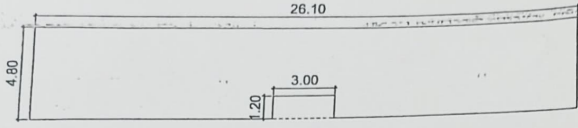


ELEVATION REST ROOM - A & B

SCALE 1: 100

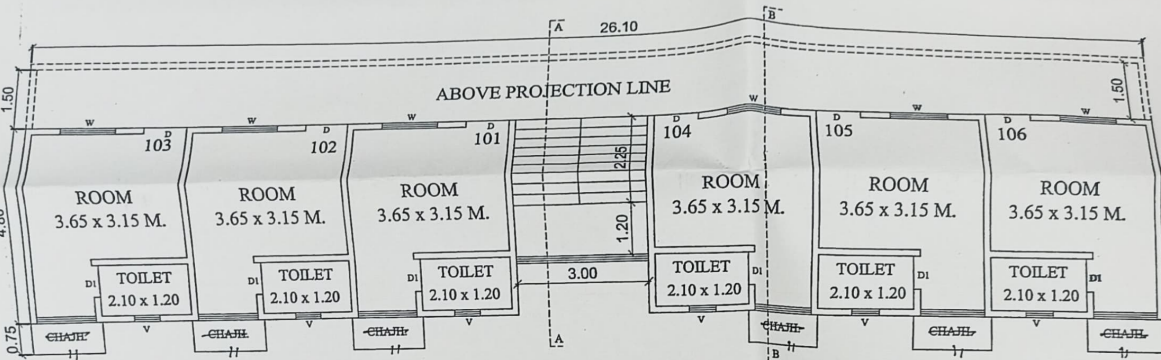
TYPICAL AREA CALC. OF ROOM GROUND AND FIRST FLOOR.

- A.  $26.10 \times 4.80 \times 1 = 125.30 \text{ SQ.MT.}$
- DEDUCTION
- 1.  $3.00 \times 1.20 \times 1 = 3.60 \text{ SQ.MT.}$
- BUILT-UP AREA = 121.70 SQ.MT.



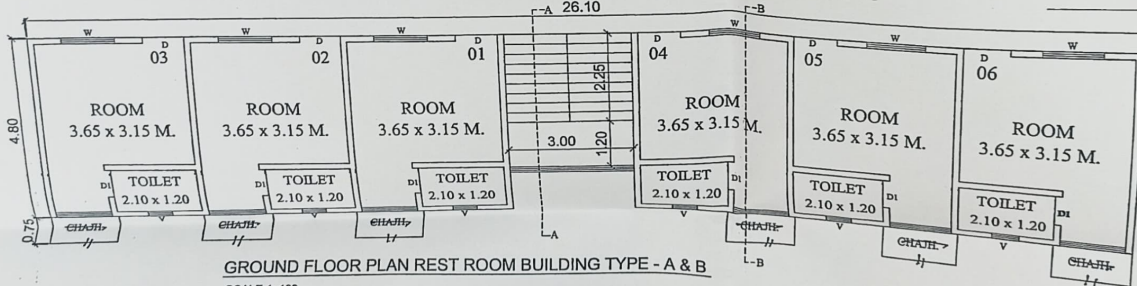
AREA DAIG. OF TYPICAL REST BUILDING - A & B

SCALE 1: 200



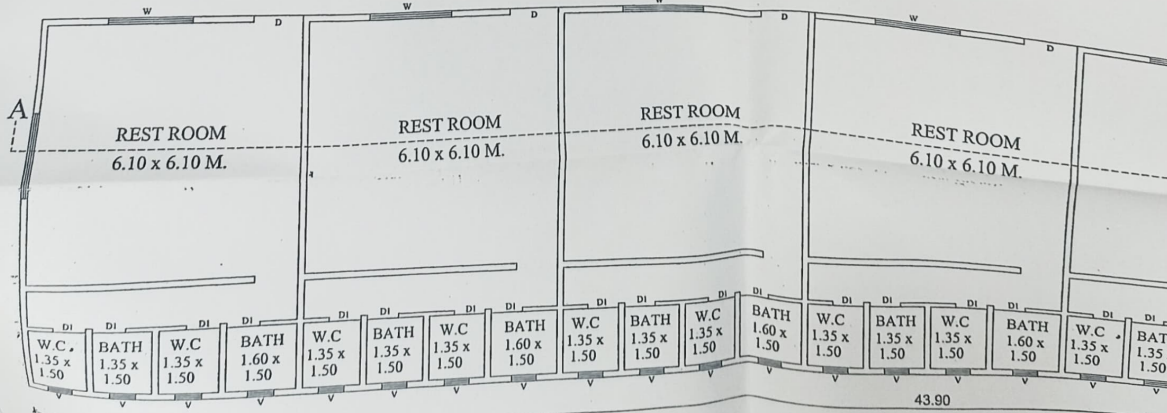
FIRST FLOOR PLAN REST ROOM BUILDING TYPE - A & B

SCALE 1: 100



GROUND FLOOR PLAN REST ROOM BUILDING TYPE - A & B

SCALE 1: 100

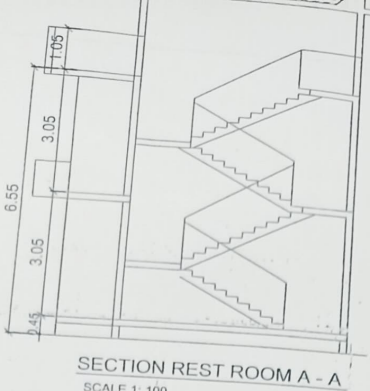


GROUND FLOOR PLAN FOR REST ROOM TYPE - C

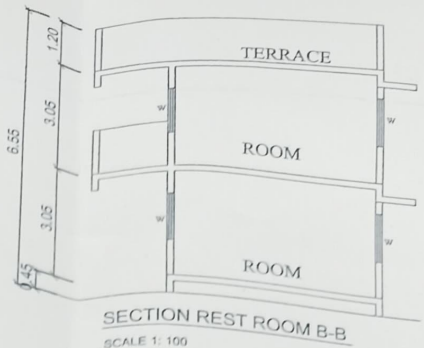
SCALE 1: 100

43.90

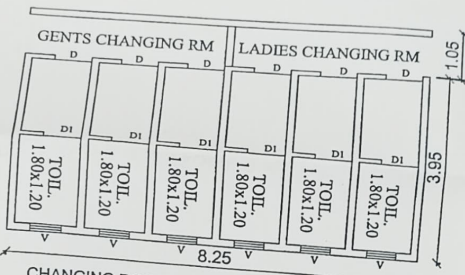
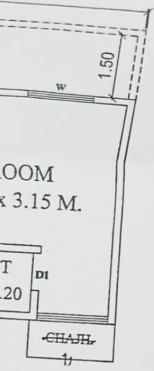
ND FIRST FLOOR.  
Q.MT.  
MT.  
MT.



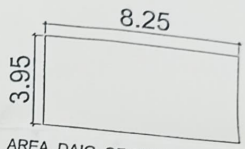
SECTION REST ROOM A - A  
SCALE 1: 100



SECTION REST ROOM B-B  
SCALE 1: 100

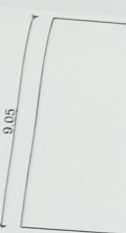


CHANGING ROOM.  
SCALE 1: 100

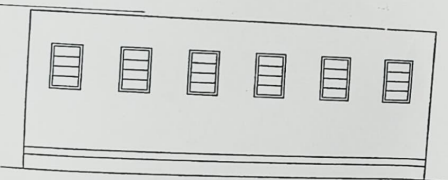
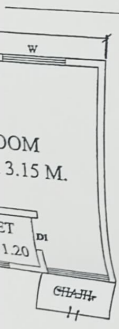


AREA DAIG. OF CHANGING ROOM.  
SCALE 1: 200

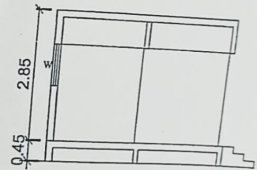
AREA CAL. OF CHANGING ROOM.  
A.  $8.25 \times 3.95 \times 1 = 92.66 \text{ SQ.MT.}$   
5'0" 41'25"



AREA DIAG.  
SCALE 1: 200

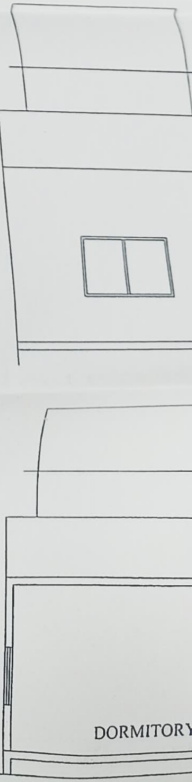
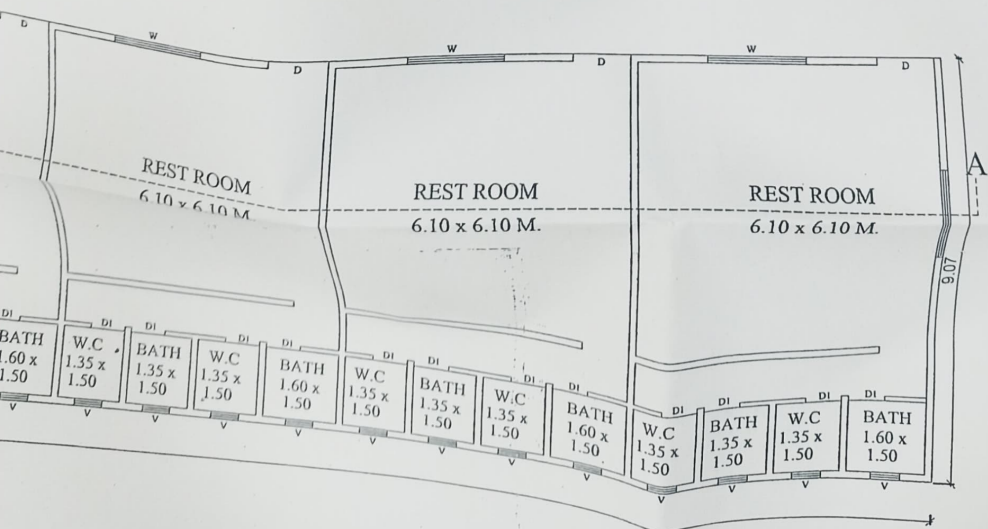


ELEVATION CHANGING ROOM  
SCALE 1: 100



SECTION CHANGING ROOM  
SCALE 1: 100

AREA CAL. OF R  
A. 43.90 x 9.05  
BUILT-UP AR



DORMITORY



AREA DIAG. OF REST ROOM - C

SCALE 1:200

AREA CAL. OF REST ROOM - C

A.  $43.90 \times 9.05 \times 1 = 397.30$  SQ.MT.

BUILT-UP AREA = 397.30 SQ.MT.

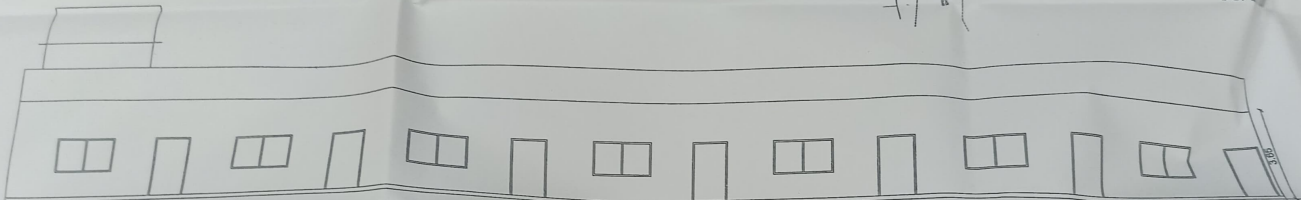
SECTION CHANGING ROOM

SCALE 1:100

REST ROOM

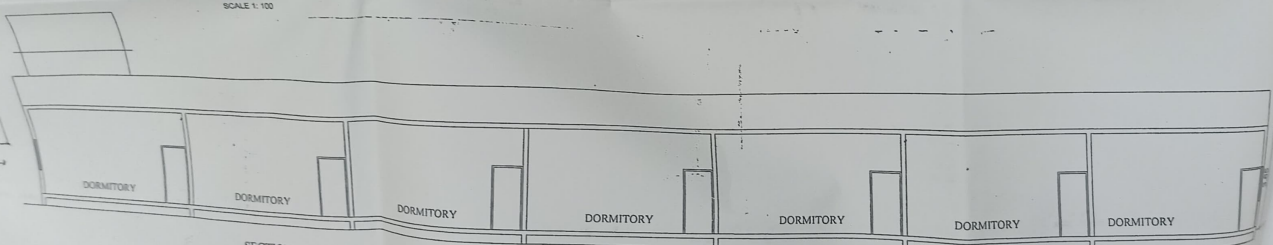
6.10 x 6.10 M.

BATH	W.C.	BATH
1.25 x 1.50	1.35 x 1.50	1.60 x 1.50



ELEVATION - REST ROOM - C

SCALE 1:100



SECTION - REST ROOM - C

SCALE 1:100

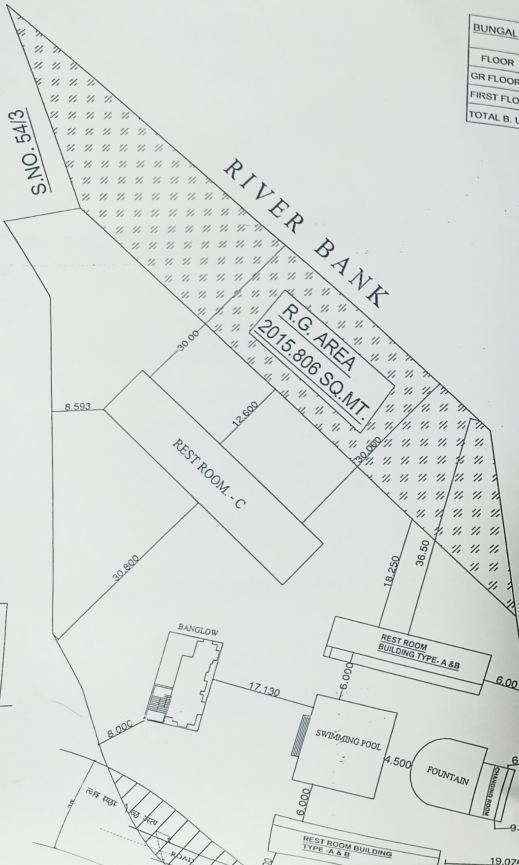
S.NO. 54/4

S.NO. 54/5

SITE PLAN SHOWING STRUCTURE TO BE DEMOLISHED  
SCALE 1:100

S.NO. 54/5

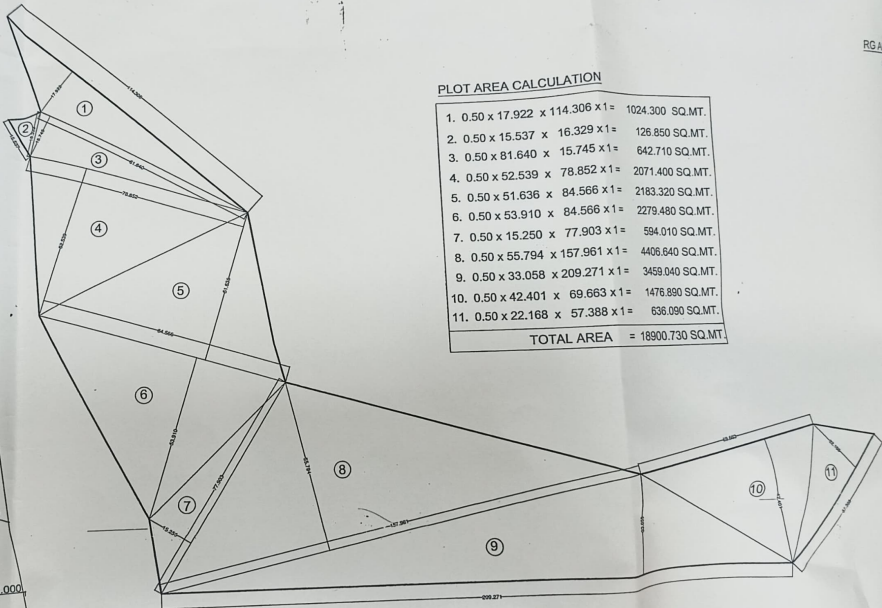
LOCATION PLAN  
SCALE 1:1000



BUNGALOW BUILT UP AREA	
FLOOR	TOTAL
GR FLOOR	83.80
FIRST FLOOR	113.60
TOTAL B. UP AREA	197.40

REST ROOM BUILT UP AREA FOR TYPE A & B	
FLOOR	TOTAL
GR FLOOR	121.70
FIRST FLOOR	121.70
TOTAL B. UP AREA	243.40

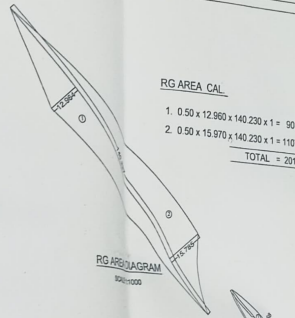
TOTAL BUILT UP AREA STATEMENT OF SUBSTRUCTURES		
SR. NO.	FLOOR	TOTAL
1	REST ROOM - A	243.40
2	REST ROOM - B	243.40
3	BUNGALOW	197.40
4	REST ROOM - C	397.30
5	CHANGING ROOM	92.60
	TOTAL B. UP AREA	1114.10



**PLOT AREA CALCULATION**

1.	$0.50 \times 17.922 \times 114.306 \times 1 =$	1024.300 SQ.MT.
2.	$0.50 \times 15.537 \times 16.329 \times 1 =$	126.850 SQ.MT.
3.	$0.50 \times 81.640 \times 15.745 \times 1 =$	642.710 SQ.MT.
4.	$0.50 \times 52.539 \times 78.852 \times 1 =$	2071.400 SQ.MT.
5.	$0.50 \times 51.636 \times 84.566 \times 1 =$	2183.320 SQ.MT.
6.	$0.50 \times 53.910 \times 84.566 \times 1 =$	2279.480 SQ.MT.
7.	$0.50 \times 15.250 \times 77.903 \times 1 =$	594.010 SQ.MT.
8.	$0.50 \times 55.794 \times 157.961 \times 1 =$	4406.640 SQ.MT.
9.	$0.50 \times 33.058 \times 209.271 \times 1 =$	3459.040 SQ.MT.
10.	$0.50 \times 42.401 \times 69.663 \times 1 =$	1476.890 SQ.MT.
11.	$0.50 \times 22.168 \times 57.388 \times 1 =$	636.090 SQ.MT.
	<b>TOTAL AREA</b>	<b>= 18900.730 SQ.MT.</b>

**PLOT AREA DIAGRAM** SCALE 1:1000



RG AREA DIAGRAM SCALE 1:1000



AREA UNDER EXISTING ROAD & WIDENING CALC

- $0.50 \times 3.370 \times 37.870 \times 1 = 63.470$  SQ.MT.
  - $0.50 \times 11.540 \times 32.580 \times 1 = 188.280$  SQ.MT.
  - $0.50 \times 6.880 \times 44.430 \times 1 = 152.280$  SQ.MT.
  - $0.50 \times 6.690 \times 25.740 \times 1 = 86.100$  SQ.MT.
- TOTAL = 389.250 SQ.MT.

- AREA UNDER ROAD EXISTING
- $0.50 \times 3.370 \times 19.080 \times 1 = 32.060$  SQ.MT.
  - $0.50 \times 2.700 \times 19.080 \times 1 = 25.830$  SQ.MT.
  - $0.50 \times 3.780 \times 19.080 \times 1 = 36.040$  SQ.MT.
  - $0.50 \times 2.680 \times 19.080 \times 1 = 25.480$  SQ.MT.
  - $0.50 \times 2.100 \times 19.080 \times 1 = 19.920$  SQ.MT.
- TOTAL = 139.330 SQ.MT.

AREA UNDER ROAD WIDENING







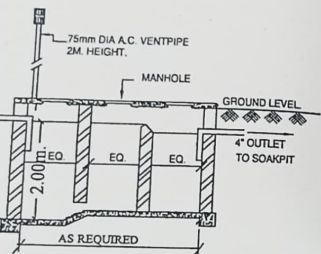




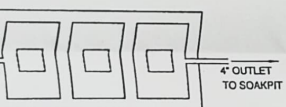


$11.747 \times 1 = 34.480 \text{ SQ.MT.}$   
 $11.747 \times 1 = 18.420 \text{ SQ.MT.}$   
**TOTAL = 133.750 SQ.MT. (2)**

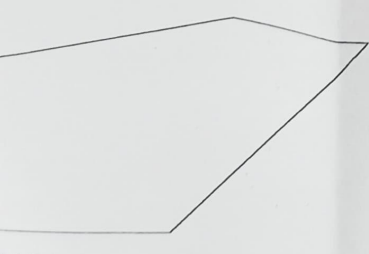
**ROAD WIDENING**  
 $133.750 - 133.750 = 454.500 \text{ SQ.M.}$



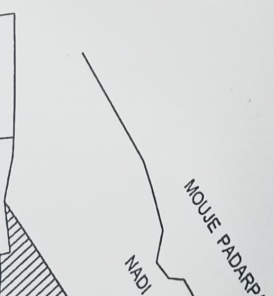
**SECTION OF SEPTIC TANK**  
SCALE 1: 100



**PLAN OF SEPTIC TANK**  
SCALE 1: 100



**MOLISED**



PLOT AREA STATEMENT IN SQ.MTS.		
1.	S.No. 54/ 4	10420.00
2.	S.No. 54/ 5	8400.00
<b>TOTAL PLOT AREA</b>		<b>18820.00</b>
<b>A</b>	<b>AREA STATEMENT</b>	<b>SQ.MTS.</b>
1	AREA OF PLOT AS PER 7/12 EXTRACT	18820.00
	AREA OF PLOT AS PER TRIANGULATION CAL.	18900.70
	AREA OF PLOT CONSIDER FOR N.A	18820.00
2	DEDUCTIONS FOR	---
	(a) EXISTING ROAD	---
	(b) AREA UNDER ROAD WIDENING	133.750
	(c) ANY RESERVATION	454.500
	TOTAL (a+b+c)	---
3	NET GROSS AREA OF PLOT.(1-2)	588.250
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY	18231.750
	(a) RECREATION GROUND 10 %	---
	(b) INTERNAL ROADS	1823.175
	(c) AMENITY SPACE 5%	---
	TOTAL (a+b+c)	---
5	NET AREA OF PLOT	---
6	F.A.R. PERMISSIBLE	18231.750
7	PERMISSABLE B/U AREA ( 18892.10 x 0.20 )	0.20
8	ADDITION FOR F.A.R. (AREA UNDER ROAD - (2b))	3646.350
9	TOTAL BUILT UP AREA PERMISSIBLE	---
10	F.A.R. PERMI. WITH PAYMENT OF PREMIUM =	3646.350
11	F.A.R. PERMI. WITH T.D.R. =	---
12	EXISTING BUILT-UP AREA	---
13	PROPOSED BUILT-UP AREA	1201.05
14	EXCESS BALCONY AREA TAKEN IN F.A.R.	---
15	TOTAL BUILT UP AREA PROPOSED	1201.05 + 1114.108
16	BALANCE BUILT UP AREA	2532.250
17	F.A.R. CONSUMED (13/5)	0.061

TENEMENT STATEMENT	(a) TENEMENTS PERMISSIBLE	(b) TENEMENTS PROPOSED

DOOR WINDOW SCHEDULE		
MKD.	SIZE	DESCRIPTION
D1	1.00 X 2.10	T.W FRAMED PANELLED DOOR
D2	0.90 X 2.10	T.W FRAMED PANELLED DOOR
D3	0.75 X 1.20	FLUSH DOOR
W	1.80 X 1.20	T.W FRAMED PANELLED DOOR
W1	1.80 X 1.20	AL. FRAMED GLAZED WINDOW
W2	1.50 X 1.20	AL. FRAMED GLAZED WINDOW
V	0.60 X 0.90	LOUVERED VENTILATOR

- NOTES**
1. PLOT BOUNDARY SHOWN IN BLACK
  2. EXISTING WORK SHOWN IN GREEN
  3. PROPOSED WORK SHOWN IN RED
  4. DRAINAGE LINE SHOWN IN DOTTED RED
  5. ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
  6. ALL EXT. WALLS ARE 0.15M AND INT. WALLS ARE 0.115 M THK. UNLESS NOTED OTHERWISE.

**CERTIFICATE OF AREA**

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON AND THE DIMN. OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DEPTT./C.T.S RECORDS, IN DOCUMENT OF OWNERSHIP/ TP SCHEME RECORDS/LAND RECORDS

**dinesh bajaj**  
 registered architect  
 Re<sub>B</sub> NO. C.A./05/36102 SIGN. OF ENGINEERS / ARCHITECT

**DESCRIPTION OF PROPOSAL AND PROPERTY**

EXISTING PROPOSED HOLIDAY RESORT / HOMES SITUATED ON LAND BEARING

2183.320 SQ.MT.  
 2279.480 SQ.MT.  
 594.010 SQ.MT.  
 4406.640 SQ.MT.  
 3459.040 SQ.MT.  
 1476.890 SQ.MT.  
 636.090 SQ.MT.  
 9900.730 SQ.MT.

ROAD UNDER EXISTING  
 AREA DIAGRAM  
 SCALE 1:1000

ROAD UNDER WIDENING  
 AREA DIAGRAM  
 SCALE 1:1000

AREA UNDER EXISTING ROAD & WIDENING CALC

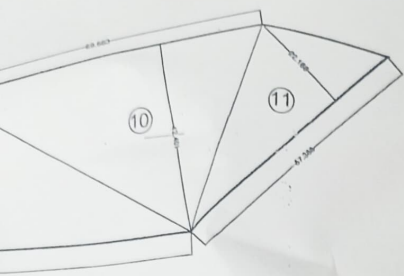
1.  $0.50 \times 3.370 \times 37.670 \times 1 = 63.470$  SQ.MT.
  2.  $0.50 \times 11.540 \times 52.580 \times 1 = 303.390$  SQ.MT.
  3.  $0.50 \times 6.090 \times 44.430 \times 1 = 135.290$  SQ.MT.
  4.  $0.50 \times 6.690 \times 25.740 \times 1 = 86.100$  SQ.MT.
- TOTAL = 588.250 SQ.MT. — (1)

AREA UNDER ROAD EXISTING

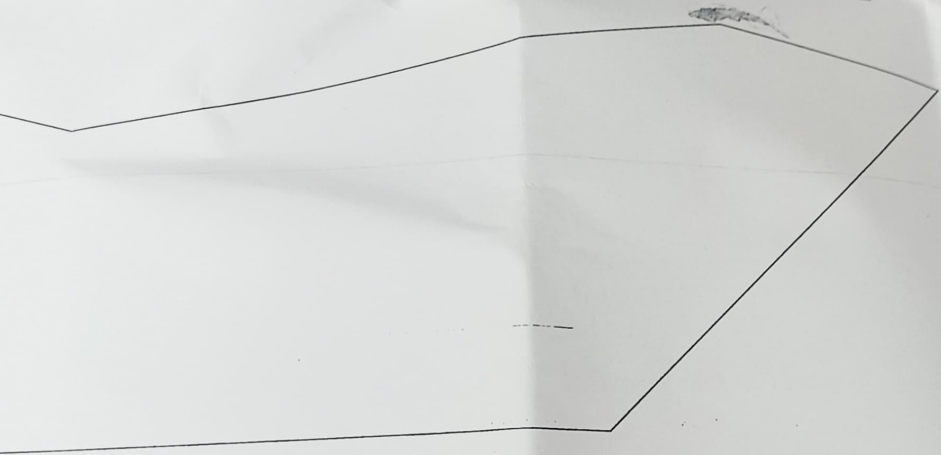
1.  $0.50 \times 3.973 \times 15.058 \times 1 = 29.910$  SQ.MT.
  2.  $0.50 \times 2.797 \times 10.398 \times 1 = 14.540$  SQ.MT.
  3.  $0.50 \times 3.700 \times 19.670 \times 1 = 36.400$  SQ.MT.
  4.  $0.50 \times 3.693 \times 18.672 \times 1 = 34.480$  SQ.MT.
  5.  $0.50 \times 3.136 \times 11.747 \times 1 = 18.420$  SQ.MT.
- TOTAL = 133.750 SQ.MT. — (2)

AREA UNDER ROAD WIDENING

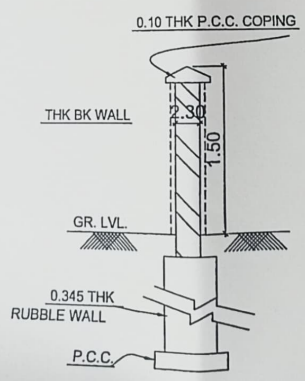
$588.250 - 133.750 = 454.500$  SQ.M.



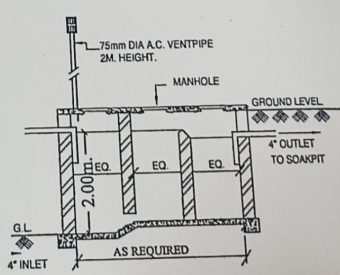
M SCALE 1:1000



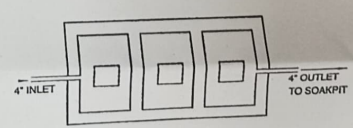
PLOT	
1.	S.N
2.	S.N
TOTAL P...	
A	AREA S
1	AREA OF P
	AREA OF F
	AREA OF
2	DUCT
	(a) EXIS
	(b) ARE
	(c) AN
	TOTA
3	NET
4	DED
	(a)
	(b)
	(c)
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14	



SECTION THRO.  
 COMPOUND WALL  
 SCALE: - 1:100

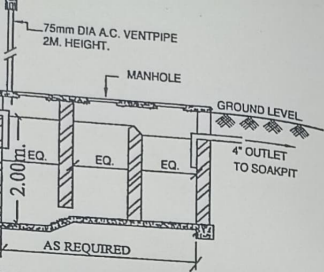


SEPTIC TANK SECTION  
 SCALE 1: 100



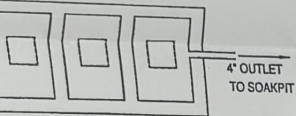
PLAN OF SEPTIC TANK  
 SCALE 1: 100





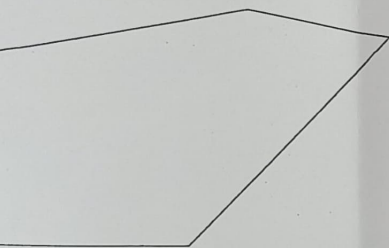
SEPTIC TANK SECTION

SCALE 1: 100

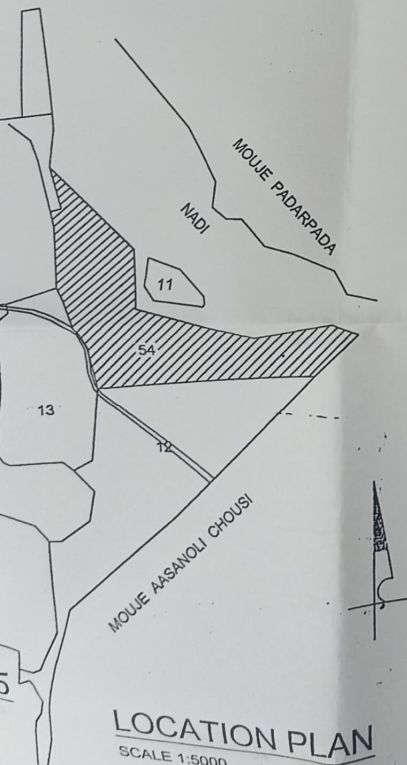


PLAN OF SEPTIC TANK

SCALE 1: 100



DEMOLISHED



LOCATION PLAN

SCALE 1:5000

7	PERMISSIBLE B/U AREA ( 18692.10 x 0.20 )	18231.750
8	ADDITION FOR F.A.R ( AREA UNDER ROAD - (2b))	0.20
9	TOTAL BUILT UP AREA PERMISSIBLE	3646.350
10	F.A.R. PERMI. WITH PAYMENT OF PREMIUM =	---
11	F.A.R. PERMI. WITH T.D.R. =	3646.350
12	EXISTING BUILT-UP AREA	---
13	PROPOSED BUILT-UP AREA	---
14	EXCESS BALCONY AREA TAKEN IN F.A.R.	---1201.05
15	TOTAL BUILT UP AREA PROPOSED	---
16	BALANCE BUILT UP AREA	1201.05-1114.400
17	F.A.R. CONSUMED (13/5)	2532.250
		0.061

TENEMENT STATEMENT

- (a) TENEMENTS PERMISSIBLE
- (b) TENEMENTS PROPOSED

DOOR WINDOW SCHEDULE

MKD.	SIZE	DESCRIPTION
D1	1.00 X 2.10	T.W FRAMED PANELLED DOOR
D2	0.90 X 2.10	T.W FRAMED PANELLED DOOR
D3	0.75 X 1.20	FLUSH DOOR
W	1.80 X 1.20	T.W FRAMED PANELLED DOOR
W1	1.80 X 1.20	AL. FRAMED GLAZED WINDOW
W2	1.50 X 1.20	AL. FRAMED GLAZED WINDOW
V	0.60 X 0.90	LOUVERED VENTILATOR

NOTES

1. PLOT BOUNDARY SHOWN IN BLACK
2. EXISTING WORK SHOWN IN GREEN
3. PROPOSED WORK SHOWN IN RED
4. DRAINAGE LINE SHOWN IN DOTTED RED
5. ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
6. ALL EXT. WALLS ARE 0.15M AND INT. WALLS ARE 0.115 M THK. UNLESS NOTED OTHERWISE.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON AND THE DIMN. OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DEPTT./C.T.S RECORDS. IN DOCUMENT OF OWNERSHIP/ TP SCHEME RECORDS/LAND RECORDS

**dinesh bajaj**  
 registered architect  
 REG NO. C.A./05/36102 SIGN. OF ENGINEERS / ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

~~EXISTING~~ PROPOSED HOLIDAY RESORT / HOMES SITUATED ON LAND BEARING S.No.54/ 4, S.No.54/5, AT VILLAGE - SAGAON, TAL - AMBERNATH, DIST. THANE

NAME OF OWNER & SIGNATURE

MR. VISHWANATH.R. PANVELKAR

*Vnn*

JOB No.	DATE	DRG. No.	SCALE	DRAWN BY	CHECKED BY
			AS GIVEN		



**BAJAJ & ASSOCIATES**

Architects - Interior Designers  
 Engineers, Project Mangers

01, Gr. Floor, Raghuvanshi CHS, Nr. Aman Cinema, Ulhasnagar 421 003.  
 Tele. - 9320 395969, E-Mail : d\_bajaj @msn.com



STAMP/ DATE OF APPROVAL

1/1

या कार्यालयाचे पत्र क्र. दिशे/रेखांकन/वां.प./मौ. <sup>५५१३/१८</sup> / **वा. अजयराध**  
संख्या/२२५५ दिनांक ३०/११/१९ मधील शर्तीत कधीत  
सहून दिख्य रंगाने दुरुस्ती सुचविल्याप्रमाणे <sup>काणिज्य</sup>  
वापरासाठी नकाशाला मंजूरीसाठी शिफारस. (उपरोक्त रिपोर्ट व डॉक्युमेंट घेऊन)



*(Signature)*  
सहायक संचालक,  
नगर रचना, वणे.

ER WIDENING  
DIAGRAM  
E 1: 1000

ING CAL.

	0.90 X 2.10	T.W FRAMED PANELLED DOOR
D3	0.75 X 1.20	FLUSH DOOR
W	1.80 X 1.20	T.W FRAMED PANELLED DOOR
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**DESCRIPTION OF PROPOSAL AND PROPERTY**

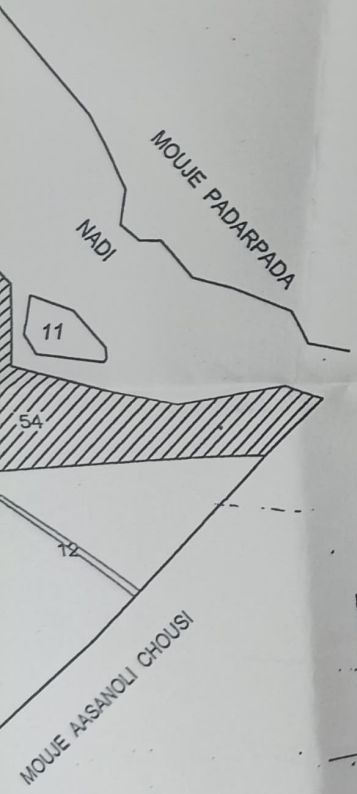
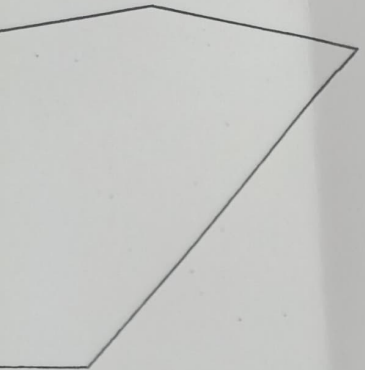
~~EXISTING~~  
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**NAME OF OWNER & SIGNATURE**

MR. VISHWANATH.R. PANVELKAR  
 Vnn

JOB No.	DATE	DRG. No.	SCALE	DRAWN BY	CHECKED BY
			AS GIVEN		

**LOCATION PLAN**  
 SCALE 1:5000



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