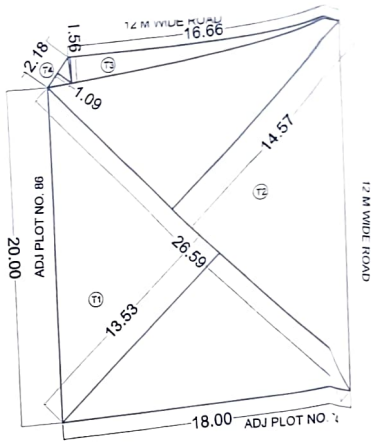
SIZE OF TENEMENT STUDIO APARTMENT	PARKING SPACE REQUIRED NON CONJESTED AREA		NO OF TENEMENT	REQUIRED PARKING AREA IN PROPOSED STUDIO APARTMENT PROJECT		IN ADDITION 5% VISITOR PARKING		TOTAL REQUIRED PARKING		REQUIRED PARKING AFTER APPLYING MULTIPLYING FACTOR 0.4		PROP PROP APART
	CAR	SCOOTER		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M	0	4	5	0	4	0 X 0.05 X= 0	4 X 0.05 = 0.20	0	4.20	0 X 0.40 = 0	4.20	0

LIGHT VENTILATION AREA STATEMENT STUDIO APARTMENT

FLOOR NO. GROUND FL	STUDIO NO.	CARPET AREA OF STUDIO	REQUIRED VENTILATION 1/10	PROPOSED VENTILATION	TYPES OF OPINING
BUILDING A	STUDIO 1	8.20 SQ.MT	0.82 SQ.MT	3.15 SQ.MT	W5
	KITCHEN	2.70 SQ.MT	0.27 SQ.MT	0.75 SQ.MT	W1
	TOILET	2.80 SQ.MT	0.28 SQ.MT	0.60 SQ.MT	V1
	STUDIO 2	8.20 SQ.MT	0.82 SQ.MT	3.15 SQ.MT	W5
	KITCHEN	2.70 SQ.MT	0.27 SQ.MT	0.75 SQ.MT	W1
	TOILET	2.80 SQ.MT	0.28 SQ.MT	0.60 SQ.MT	V1
	STUDIO 3	8.20 SQ.MT	0.82 SQ.MT	3.15 SQ.MT	W5
	KITCHEN	2.70 SQ.MT	0.27 SQ.MT	0.75 SQ.MT	W1
	TOILET	2.80 SQ.MT	0.28 SQ.MT	0.60 SQ.MT	V1
	STUDIO 4	8.20 SQ.MT	0.82 SQ.MT	3.15 SQ.MT	W5
	KITCHEN	2.70 SQ.MT	0.27 SQ.MT	0.75 SQ.MT	W1
	TOILET	2.80 SQ.MT	0.28 SQ.MT	0.60 SQ.MT	V1
BUILDING B	STUDIO 5	12.20 SQ.MT	1.22 SQ.MT	3.00 SQ.MT	W4
	KITCHEN	2.50 SQ.MT	0.25 SQ.MT	2.70 SQ.MT	W2,W3
	TOILET	3.10 SQ.MT	0.31 SQ.MT	0.60 SQ.MT	V1

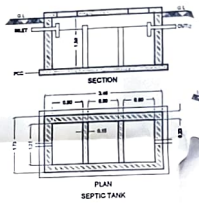


PLOT AREA DIAGRAM
SCALE 1:200

PLOT AREA BY TRIANGULATION METHOD

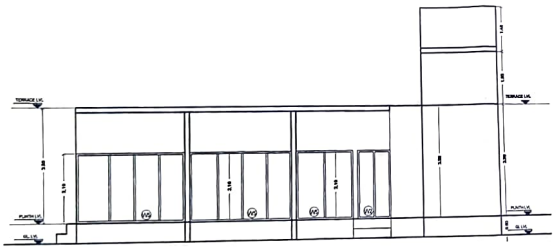
AREA OF TRIANGLE = 1/2 X BASE X HEIGHT

T1 -1/2 X 26.59 M X 13.53 M	=	179.88	SQ.MT.
T2 - 1/2 X 26.59 M X14.57M	=	193.70	SQ.MT.
T3 - 1/2 X 16.66 M X1.56 M	=	12.99	SQ.MT.
T4 - 1/2 X 2.18 M X1.09 M	=	1.188	SQ.MT.
TOTAL PLOT AREA	=	387.75	SQ.MT.

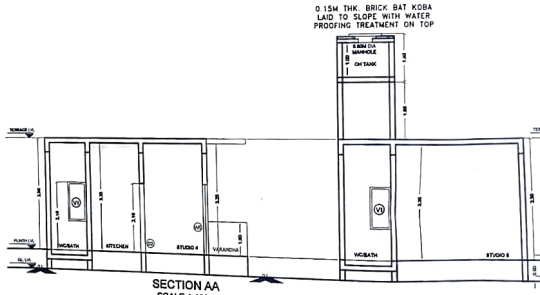


PROPOSED BUILT UP AREA SUMMARY

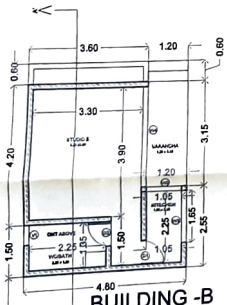
BUILDING NO (1)	TYPE (2)	HEIGHT OF BUILDING	GROUND FLOOR BUILDING -A SQ.MT (3)	GROUND FLOOR BUILDING -B SQ.MT (4)	FIRST FLOOR SQ.MT (5)	TOTAL SQ.MT (6)	PROPOSED STILT SQ.MT (7)	TOTAL CONSTRUCTION AREA SQ.MT (7+6)=
BUNGLOW		3.50 SQ.MT	86.82 SQ.MT	30.24 SQ.MT		117.06 SQ.MT		117.06 SQ.MT

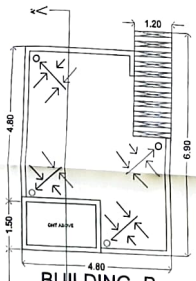


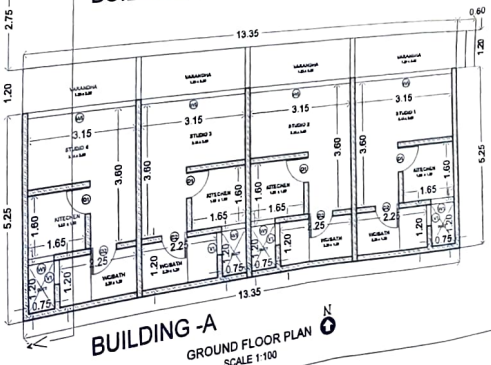
FRONT ELEVATION
SCALE 1:100



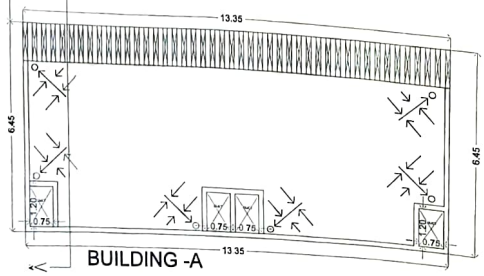
SECTION AA
SCALE 1:100



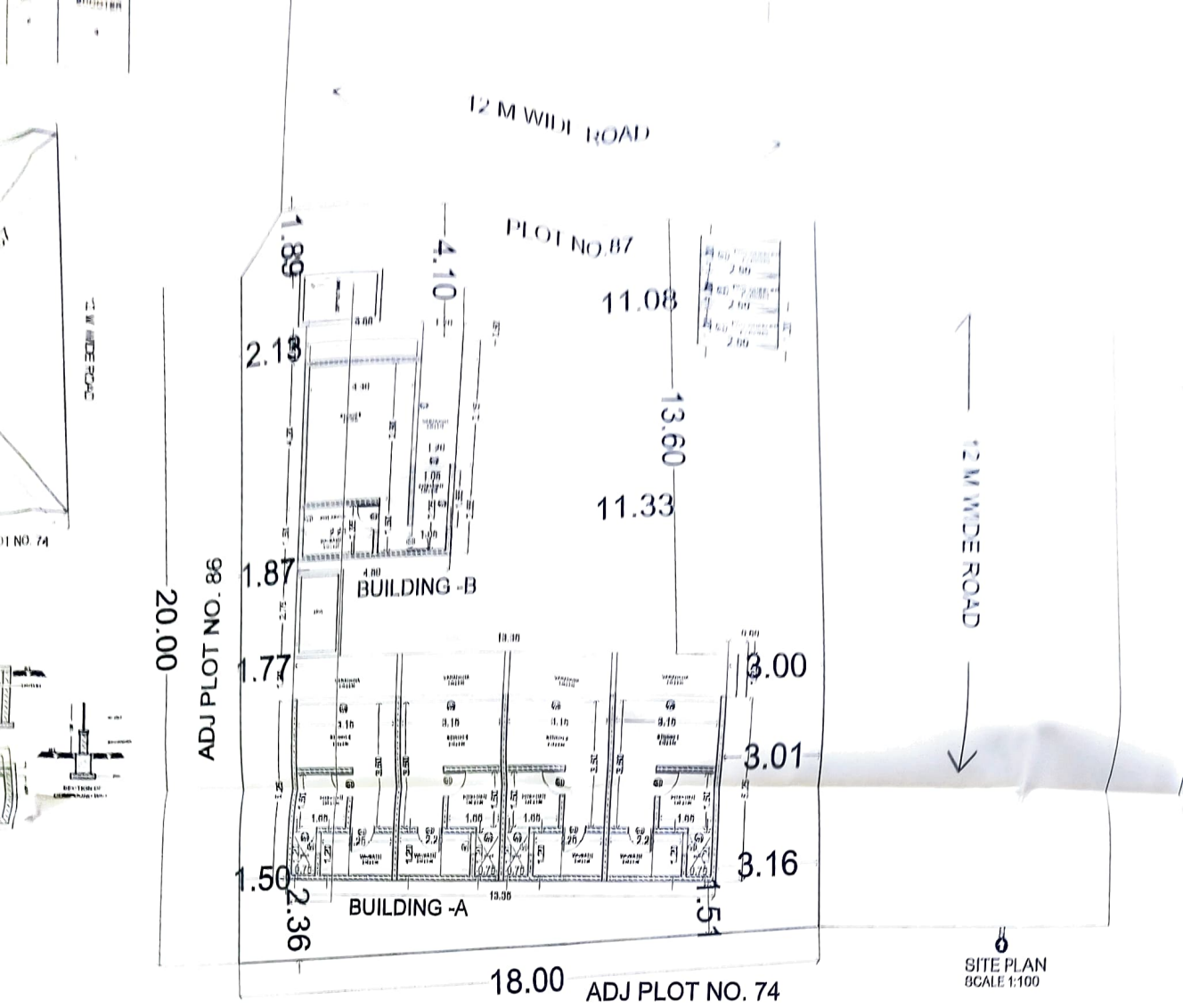




GROUND FLOOR PLAN
SCALE 1:100

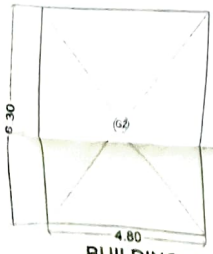


TERRACE FLOOR PLAN
SCALE 1:100



CARPET AREA STATEMENT OF STUDIO APARTMENT				
FLOOR NO. GROUND FL	STUDIO NO.	CARPET AREA OF STUDIO	AREA OF BALCONY ATTACHED TO STUDIO	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO STUDIO
BUILDING A	STUDIO 1	13.70	4.10	-
	STUDIO 2	13.70	4.10	-
	STUDIO 3	13.70	4.10	-
	STUDIO 4	13.70	4.10	-
BUILDING B	STUDIO 5	19.80	3.80	-
TOTAL	TOTAL	74.00	20.20	-
GRAND TOTAL		74.00 + 20.20 = 94.00		-

PROPOSED BUA CALCULATIONS		
PROPOSED BUA ON GROUND FLOOR BUILDING A	=	86.82 SQ.MT.
PROPOSED BUA ON GROUND FLOOR BUILDING B	=	30.24 SQ.MT.
TOTAL BUA AREA	=	117.06 SQ.MT.

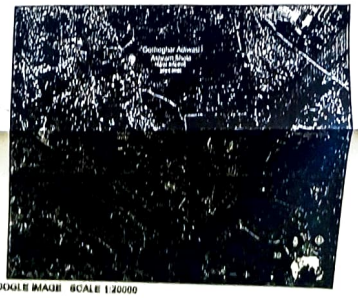


BUILDING -B
AREA DIAGRAM (GROUND FLOOR PLAN)
SCALE 1:100

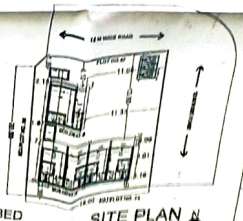
AREA CALCULATIONS		
GROUND FLOOR BUILDING -B		
AREA OF RECTANGLE		
4.80 M X6.30M	=	30.24 SQ.MT.
	=	30.24 SQ.MT.
BUILT UP AREA	=	30.24 SQ.MT
TOTAL BUA ON GROUND FLOOR	=	30.24 SQ.MT

BUILDING -B
AREA DIAGRAM CALCULATION (GROUND FLOOR PLAN)
SCALE 1:100

PROPOSED SITE

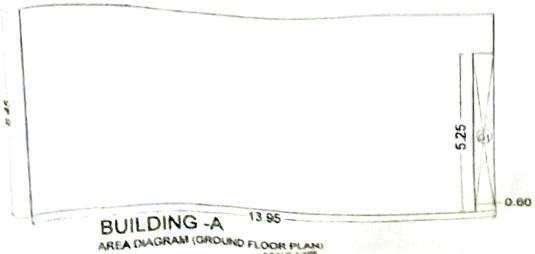


GOOGLE IMAGE SCALE 1:20000



PROPOSED SITE

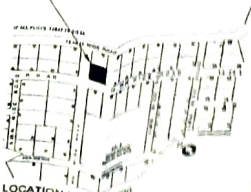
SITE PLAN
SCALE 1:600



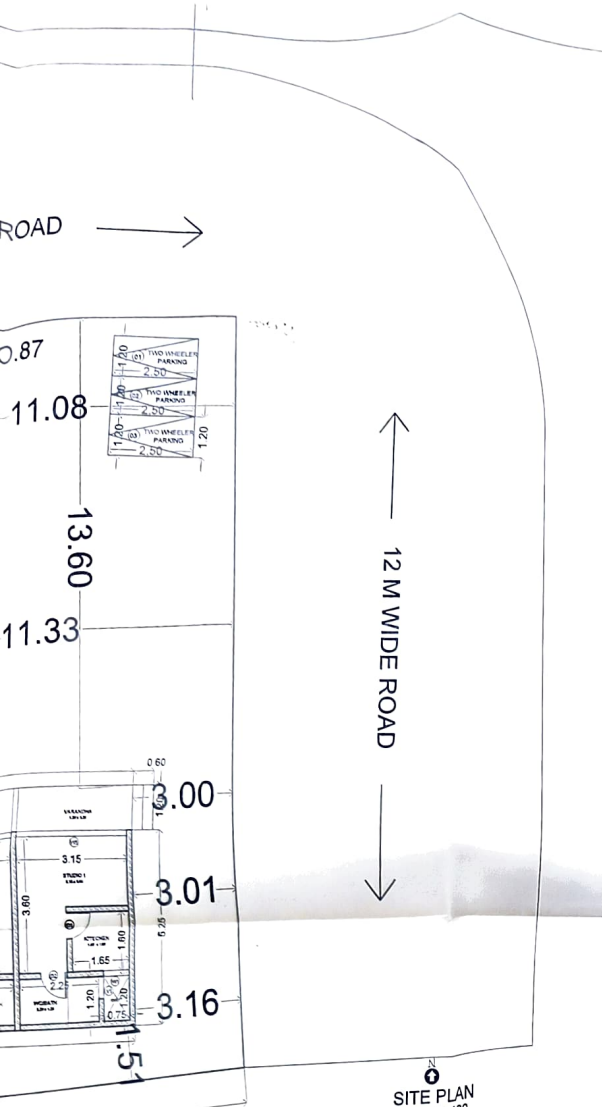
BUILDING -A
AREA DIAGRAM (GROUND FLOOR PLAN)
SCALE 1:100

AREA CALCULATIONS		
GROUND FLOOR BUILDING -A		
AREA OF RECTANGLE		
13.95 M X6.45M	=	89.97 SQ.MT.
	=	89.97 SQ.MT
DEDUCTIONS		
AREA DIAGRAM AT GROUND FLOOR		
G1 0.60 M X5.25M	=	3.15 SQ.MT
		3.15 SQ.MT
BUILT UP AREA (89.97 - 3.15)	=	86.82 SQ.MT
TOTAL BUA ON GROUND FLOOR	=	86.82 SQ.MT

BUILDING -A
AREA DIAGRAM CALCULATION (GROUND FLOOR PLAN)
SCALE 1:100



LOCATION PLAN

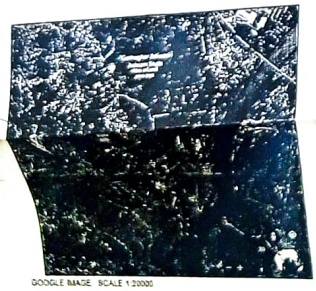


SITE PLAN
SCALE 1:100

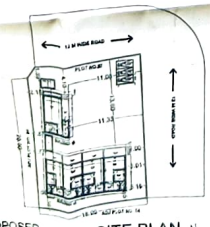
ED	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO STUDIO
	-
	-
	-
	-
	-
	-

PROPOSED BUA CALCULATIONS		
PROPOSED BUA ON GROUND FLOOR BUILDING A	=	86.82 SQ.MT.
PROPOSED BUA ON GROUND FLOOR BUILDING B	=	30.24 SQ.MT.
TOTAL BUA AREA	=	117.06 SQ.MT.

PROPOSED SITE



GOOGLE IMAGE SCALE 1:20000



PROPOSED SITE

SITE PLAN
SCALE 1:500

AREA CALCULATIONS
GROUND FLOOR BUILDING -A
AREA OF BUILDING
17.15 M X5.43M = 89.87 SQ.MT
89.87 SQ.MT
PROJECTION
AREA DIAGRAM AT GROUND FLOOR
2.86 M X5.25M = 3.15 SQ.MT
3.15 SQ.MT
TOTAL BUA AREA OF G.F. = 86.82 SQ.MT
86.82 SQ.MT

BUILDING -A
AREA DIAGRAM CALCULATION (GROUND FLOOR PLAN)
SCALE 1:100

LOCATION PLAN 1:4000

STAMP FOR APPROVAL

या कार्यालयाचे पत्र क्र. विशे/रेखांकन/बांप./.....
ता. ..... सरळगांव/..... .....रंगाने
नकाशील अटी व शर्तीना अधीन राहून .....वापरासाठी
दुरुस्ती दर्शविल्या प्रमाणे.....
नकाशांना मंजूरीसाठी शिफारस करण्यात येते.

सहायक संचालक
नगर रचना, ठाणे

	A. AREA STATEMENT	IN SQM.
1.	Area of plot (Minimum area of a, b, c to be considered)	360.00
	(a) as per ownership document (7/12, CTS extract)	360.00
	(b) as per measurement sheet	387.75
	(c) as per site	
2.	Deduction for	
	(a) Proposed D.P / D.P road widening area	
	(b) Any D.P Reservation area	
	(Total a+b+c)	360.00
3.	Balance area of plot (1-2)	
4.	Amenity space (if applicable)	
	(a) Required (5%)	------
	(b) Adjustment of 2(b), if any	360.00
	(c) Balance Proposed	
5.	Net Plot area (3-4 (c))	
6.	Recreational Open Space (if applicable)	
	(a) Required - (40%)	
	(b) Proposed -	360.00
7.	Internal Road area	
8.	Plotable area (if applicable)	396.00
9.	Builtup area with reference to Basic F.S.I.(1) as per front road width (Sr. No. 5 x basic SI)	
10.	Addition of FSI on payment of prepium 3(6	
	(a) Maximim permissible FSI - based on road width / TOD zone.	
	(b) Proposed FSI on payment of Premium.	
11.	In-situ FSI / TDR loading 65%	
	(a) In-situ area against D.P road [2.0 x Sr. No. 2 (a)], if any	
	(b) In-situ area against Amenity spa if handed over [2.0 or 1.85 x Sr. No. 4 (b) and/or (c)]	
	(c) TDR area	
	(d) Total in-situ / TDR loading propo [11 (a)+(b)+(c)]	
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever applicable.	
	(b) Ancillary Area FSI upto 60% or & payment of charges.	
	(c) Total entitlement (a+b)	
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 1.6 or 1.8}	
15.	Total Built Area in proposal (excluding area at Sr. No. 17b)	
	(a) Existing Builtup area.	117.06
	(b) Proposed Builtup area (as per Pe)	117.06
	(c) Total (a+b)	
16.	F.S.I Consumed (15 / 13)	0.29
	(should not be more than serial No. 1 above)	------
17.	Area for Inclusive Housing, if any	------
	(a) Required (20% of Sr. No. 5)	------
	(b) Proposed	

DESCRIPTION OF PROPOSAL / PROPERTY

Proposed Residential Bungalow on Plot no. 57 bearing survey no. 57/1 of village - VAFE, Taluka - SHAHAPUR, 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.

R. M. Sanghvi

SHRI. RAVINDRA MANILAL SANGHVI

Certificate of area - Certified the plot under reference was surveyed by me on and the dimensions of sides etc of plot state on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/TP scheme records and records department/City survey records.

AMIT PATIL
ARCHITECT
CA/2015/66596

SIGNATURE OF ARCHITECT
Ar. Amit Patil
CA/2015/66596

NAME AND ADDRESS OF ARCHITECT

Ar. Amit Patil
125, Mahalaxmi Tower, Opp. Ashraj Park, Kasarvadavali, GB road, Thane W. 400615
Phone No. - 9619359

DWG BY	CHD BY	DATE	SCALE	DRN. NO.
PRIYANKA	AMIT	11/03/20		87