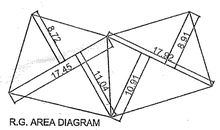
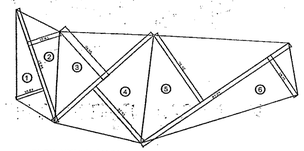


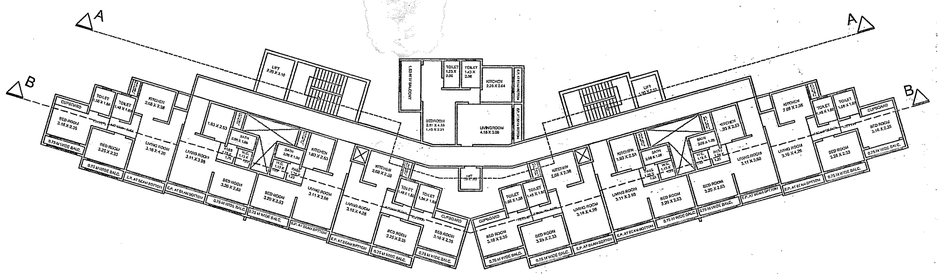

R.G. AREA DIAGRAM
SCALE 1: 200

| R.G. AREA CALCULATION BY TRIANGULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | |
| 1 | 45.85 | X | 10.81 | X | .50 | = | 247.82 |
| 2 | 45.85 | X | 12.85 | X | .50 | = | 294.59 |
| 3 | 50.35 | X | 24.95 | X | .50 | = | 628.12 |
| 4 | 50.35 | X | 27.34 | X | .50 | = | 688.28 |
| TOTAL ADDITION | | | | | | | 3,495.99 |

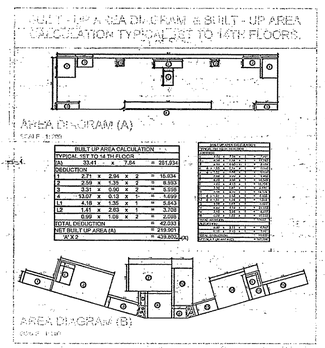


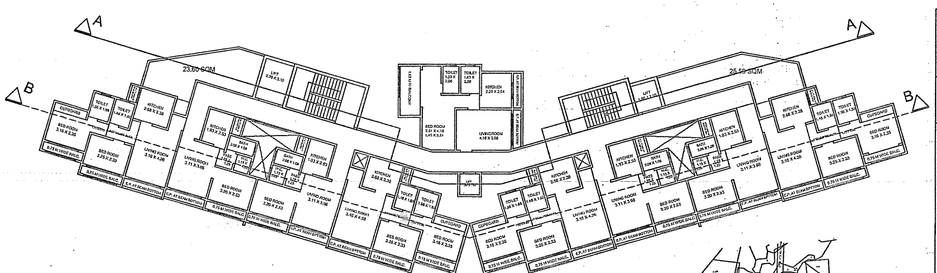

PLOT AREA DIAGRAM
SCALE 1 : 500

| PLOT AREA CALCULATION BY TRIANGULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | |
| 1 | 45.85 | X | 10.81 | X | .50 | = | 247.82 |
| 2 | 45.85 | X | 12.85 | X | .50 | = | 294.59 |
| 3 | 50.35 | X | 24.95 | X | .50 | = | 628.12 |
| 4 | 50.35 | X | 27.34 | X | .50 | = | 688.28 |
| 5 | 67.83 | X | 31.15 | X | .50 | = | 1,055.45 |
| 6 | 67.83 | X | 18.45 | X | .50 | = | 625.73 |
| TOTAL ADDITION | | | | | | | 3540.99 |

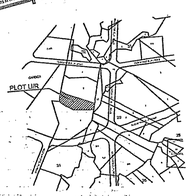



TYPICAL 1ST TO 4TH, 6TH, 7TH, 9TH TO 11TH,13TH & 14THFLOOR PLAN
SCALE 1 : 100



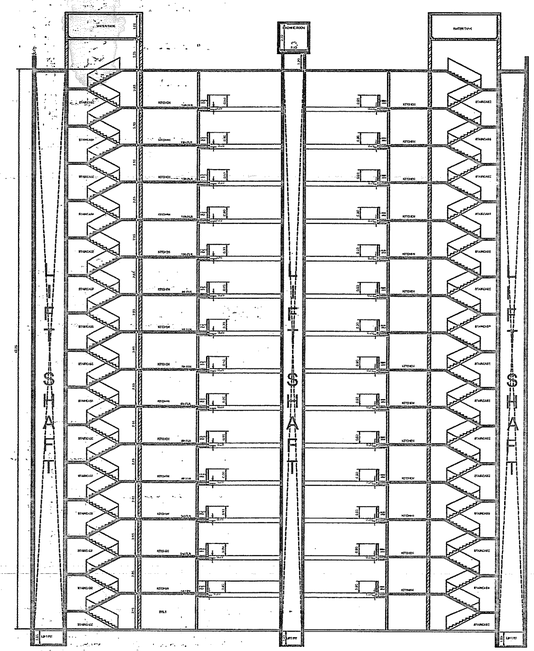




TYPICAL 5TH, 8TH & 12TH FLOOR PLAN
SCALE 1 : 100

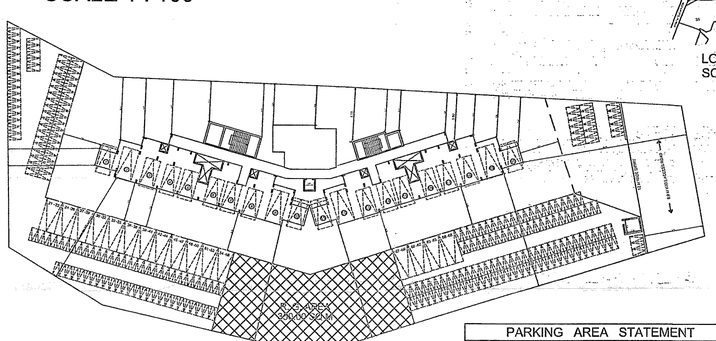



LOCATION PLAN
SCALE 1 : 4000

| Form of Statement 1 [Sr. No. 8 (a) (iii)] Existing Building to be retained | | | | |
|---|---|---|---|---|
| Existing Building No. | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use / Occupancy of Floors. |
| (1) | STILT | 36.11Sqm | 36.11Sqm | Residential |
| | 1 | 464.44Sqm | 609.21 Sqm | Residential |
| | 2 | 464.44Sqm | 609.21 Sqm | Residential |
| | 3 | 464.44Sqm | 609.21 Sqm | Residential |
| | 4 | 464.44Sqm | 609.21 Sqm | Residential |
| | 5 | 464.44Sqm | 609.21 Sqm | Residential |
| | 6 | 464.44Sqm | 609.21 Sqm | Residential |
| | 7 | 464.44Sqm | 609.21 Sqm | Residential |
| | TOTAL | 3287.19 Sqm | 4301.24 Sqm | Residential |



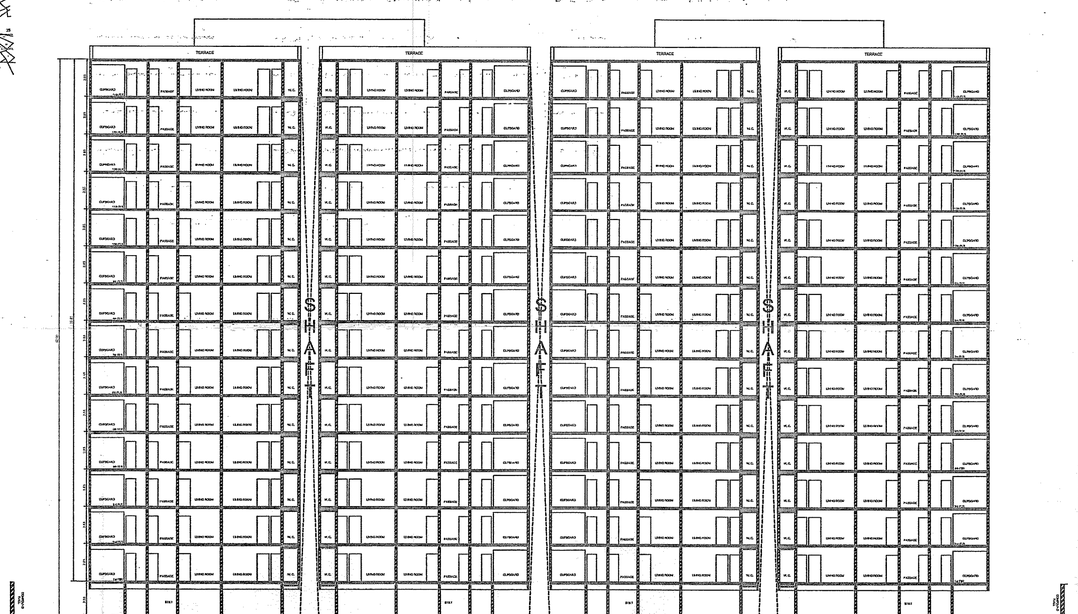

SECTION :- AA




SITE & STILT FLOOR PLAN
SCALE 1 : 200

| PARKING AREA STATEMENT | | | |
|---|---|---|---|
| no car but 4 scooter parking for two flat with carpet area between less than 30.00 sqmts. | | | |
| 1 car and 2 scooter parking for every two flats with carpet area between 30.00 sqmts. to 40.00 sqmts. | | | |
| 1 car and 3 scooter parking for every two flats with carpet area between 40.00 sqmts to 80.00 sqmts. | | | |
| CARPET AREA OF FLATS | NO. OF FLATS | PARKING REQ. | |
| | | CAR | SCOOTER. |
| Less then 30.00 SQ.MT | - | - | - |
| BETWEEN 30.00 TO 40.00 SQ.MT | 56 Nos | 28.00 Nos | 56.00 Nos |
| BETWEEN 40.00 TO 80.00 SQ.MT | 70 Nos | 35.00 Nos | 175.00 Nos |
| TOTAL PARKING | | 63.00 Nos | 231.00 Nos |
| FOR VISITORS 05% | | 3.15 Nos | 11.55 Nos |
| | | 66.15 Nos | 242.55 Nos |
| TOTAL PARKING REQUIRED | | 67 Nos | 243 Nos |
| TOTAL PARKING PROVIDED | | 69 Nos | 245 Nos |

| CARPET AREA STATEMENT | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CARPET AREA STATEMENT | | | CARPET AREA STATEMENT | | | CARPET AREA STATEMENT | | | |
| TYPE OF | DIMENS | | TYPE OF | DIMENS | | TYPE OF | DIMENS | | |
| LIVING ROOM | 3.05 x 3.35 | = 10.21 SQ.MT | LIVING ROOM | 3.05 x 3.35 | = 10.21 SQ.MT | DINING ROOM | 4.28 x 3.35 | = 14.34 SQ.MT | |
| | 1.22 x 1.75 | = 2.13 SQ.MT | | 1.22 x 1.75 | = 2.13 SQ.MT | | 1.22 x 1.75 | = 2.13 SQ.MT | |
| KITCHEN | 2.44 x 2.44 | = 5.95 SQ.MT | KITCHEN | 2.44 x 2.44 | = 5.95 SQ.MT | KITCHEN | 2.44 x 2.44 | = 5.95 SQ.MT | |
| BEDROOM | 3.05 x 3.35 | = 10.21 SQ.MT | BEDROOM | 3.05 x 3.35 | = 10.21 SQ.MT | BEDROOM | 3.05 x 3.35 | = 10.21 SQ.MT | |
| BEDROOM | 3.05 x 3.47 | = 10.59 SQ.MT | BEDROOM | 3.05 x 3.47 | = 10.59 SQ.MT | | 3.05 x 3.47 | = 10.59 SQ.MT | |
| | 1.22 x 1.75 | = 2.13 SQ.MT | | 1.22 x 1.75 | = 2.13 SQ.MT | | 1.22 x 1.75 | = 2.13 SQ.MT | |
| TOILET | 1.22 x 2.44 | = 2.97 SQ.MT | TOILET | 2.06 x 1.06 | = 2.18 SQ.MT | TOILET | 1.22 x 2.44 | = 2.97 SQ.MT | |
| TOILET | 1.22 x 2.44 | = 2.97 SQ.MT | | | | TOILET | 1.22 x 2.44 | = 2.97 SQ.MT | |
| PASSAGE | 1.22 x 2.44 | = 2.97 SQ.MT | | | | | | | |
| PASSAGE | 1.22 x 1.75 | = 2.13 SQ.MT | | | | | | | |




STAMP OF APPROVAL OF PLAN

SHEET NO.2/1
TDR. REV.6

पंचायत समिती मानपुरी... IOD... 28...
रेमाने दुसरी मानविस्थापनगावी च बांधकाम प्रारंभ
ग्रामगाव ता. कल्याण / जावीत / ग्राम / जावि - ७१/३२-२३/२
दिनांक 28/2/2023

सरपंच एपमाकार

Performa – I: Area Statement
(At Right Hand top Corner of Plans)

| PROPOSED ——— COMPLEX ON C.S. NO./R.S.NO./F.P.NO. / S.NO. / C&T SD. / PLOT ——— OF VILLAGE MHUJE ——— | Drawing Sheet No./ R/F |
|---|---|
| Name of Approved of Plans | |
| AREA STATISTICS OF | |
| 1. Area of plot (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | 3600.00 Sqm |
| (b) as per measurement areas | 3540.99 Sqm |
| (c) as per site | |
| 2. Deductions for | |
| (a) Proposed R.P./ D.P., Road widening Area/Service Road / Highway widening | N/A |
| (b) any R.P., Reservation area | N/A |
| if total a+b) | N/A |
| 3. Balance area of plot (1-2) | 3600Sqm |
| 4. Amenity Space (if applicable) | |
| (a)Required - | N/A |
| (b) Adjustment of 2(c), if any :- | N/A |
| (c) Balance Prepared :- | N/A |
| 5. Net Plot Area (3-4 (c)) | 3600Sqm |
| 6. Recreational Open space (if applicable) | |
| (a) Required - | 360.00Sqm |
| (b) Provided - | 363.00Sqm |
| 7. Internal Road area | |
| 8. Net site area (if applicable) | |
| 9. Built up area with reference to Basic F.S.I. as per local road width (Table 5 & 6) | 36000Sqm |
| 10. Number of FSI on account of premium | |
| (a)Maximum permissible premium FSI - based on road width / FSO Zone. | 17500Sqm |
| (b) Proposed FSI on payment of premium. | 1800Sqm |
| 11. In-situ FSI / TDR loading | |
| (a)In-situ area against D.P. road [2.0 x Sr. No. 3 (a)] if any | 0 |
| (b)In-situ area against Amenity Space if handed over | 0 |
| (c)40 or 5.00 x Sr. No. 4 (b)(old only), | 0 |
| (c)TDR area | 0 |
| (d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) | 0 |
| 12.Additional FSI area under Chapter No. 7 | |
| 13. Total entitlement of FSI in the proposal | |
| (a) (9 + 10(a)+10(b) or 12 whichever is applicable) | 55000Sqm |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges, | 33000Sqm |
| (c) Total entitlement (a+b) | 88000Sqm |
| 14. Maximum utilisation 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) x 1.6 or 1.8) | 110000Sqm |
| 15. Total Built-up Area Proposed (excluding area at Sr.No.17 b) | |
| (a) Existing Built-up Area. | 4301.24 Sqm |
| (b) Proposed Built-up Area (as per Annex) | 4404.76 Sqm |
| (c) Total (b+b) | 8600.00 Sqm |
| 16. F.S.I. Consumed (15/13) (should not be more than total No.14 above.) | 0.78 |
| 17. Area for Inclusive Housing, if any | |
| (a) Required (25% of Sr.No.9) | N/A |
| (b) Proposed | N/A |

PROFORMA II

CONTENTS OF SHEET

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, TERRACE PLAN, SITE PLAN, LOCATION PLAN, SECTIONS, ELEVATIONS, BUILT UP AREA CALCULATIONS,

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF ARCHITECT

PROFOMA-B

CONTENTS OF SHEET

"PROPOSED RESIDENCIAL COMPLEX ON PLOT BEARING, S.NO 33 / 2, VILLAGE MOHELI, AMBIVALI, TAL- KALYAN

STAMP OF DATE OF RECEIPT

| REV. | DESC. | DATE | SIGN |
|---|---|---|---|
| | | | |

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S/NO. 32/2, VILEADEMOHELL AMBIVALI TAL KALYAN

NAME OF OWNER

MS. RITA PATEL FOR

M/S.KAMBAR CONSTRUCTION

| SHEET NO | SCALE | DATE | DRN. BY | CHKD BY |
|---|---|---|---|---|
| 01 | AS SHOWN | | | |

ARCHITECT

PAARTH ARCHITECHTURAL CONSULTANTS
204, GURU GANESH CHOK, D.N.NAGAR,
ANDHERI WEST MUMBAI 400 055