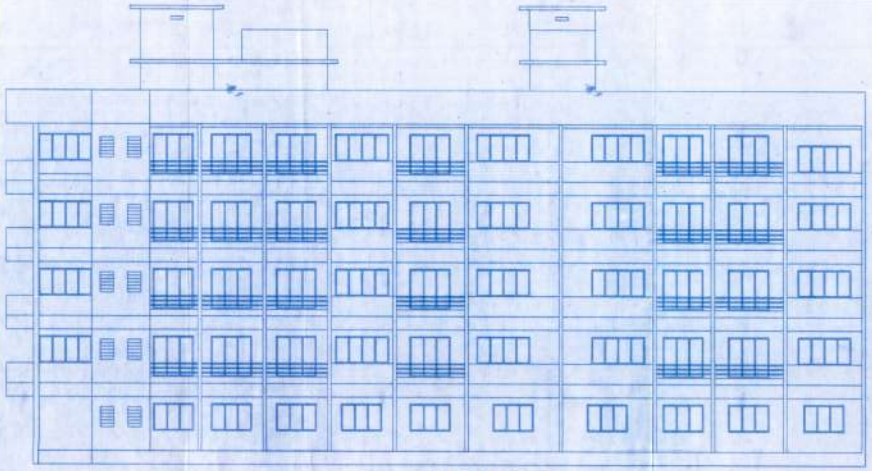
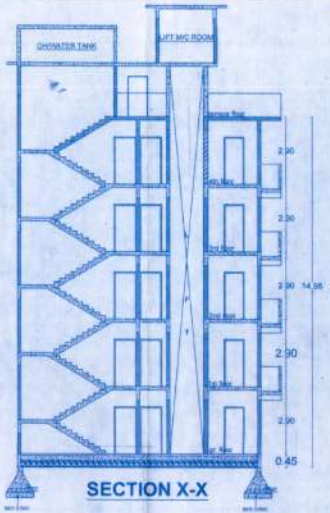


ELEVATION



SECTION X-X

LOCATION PLAN

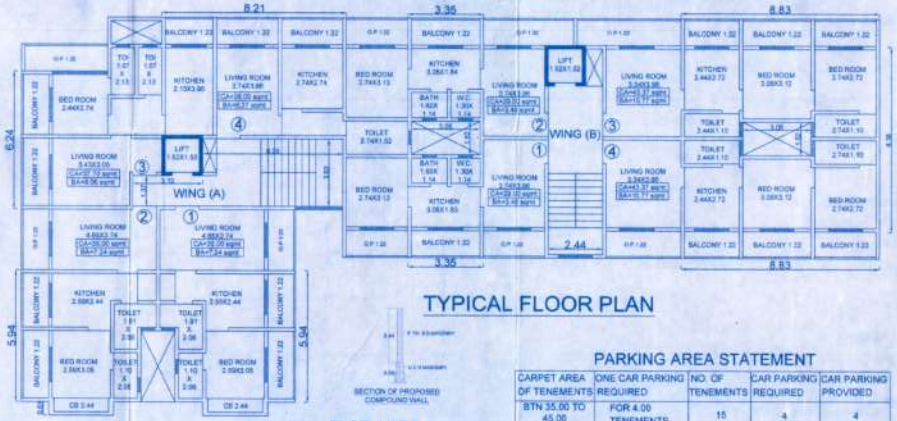
TRIANGULATION AREA

1) ½ X 29.00 X 16.00	= 232.00
2) ½ X 29.00 X 4.65	= 67.42
3) ½ X 24.00 X 6.10	= 73.20
4) ½ X 36.00 X 18.00	= 324.00
5) ½ X 27.50 X 4.50	= 61.87
6) ½ X 28.50 X 13.00	= 185.25
TOTAL	= 942.52sqmt

T.D.R TABLE

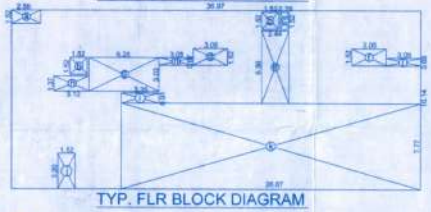
PURCHASE	VILLAGE	D.R.C NO.	RATE	VILLAGE	RATE
610.00 SQMT	TEMGHAR S.NO. 17/5	204	10,000/-	NIZAMPUR S.NO. 32/4 C.T.S NO. 4054	7,000/-

GROUND FLOOR PLAN

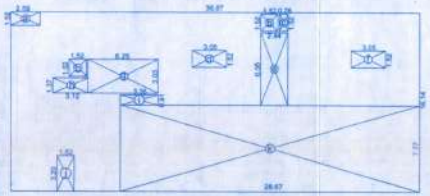


TYPICAL FLOOR PLAN

GR. FLR BLOCK DIAGRAM



TYP. FLR BLOCK DIAGRAM



GR.FLR. AREA CAL

1) 36.97 X 16.14 = 596.69

DEDUCTION

a) 2.59 X 1.22	= 3.15
b) 1.52 X 1.52 X 2	= 4.62
c) 0.76 X 1.52	= 1.15
d) 3.05 X 1.52	= 4.63
e) 2.44 X 6.56	= 16.00
f) 3.05 X 1.52	= 4.63
g) 6.25 X 3.03	= 18.93
h) 3.12 X 1.37	= 4.27
i) 3.05 X 0.69	= 2.10
j) 1.52 X 3.20	= 4.86
k) 26.67 X 7.77	= 207.22
l) 3.05 X 0.89	= 2.71
TOTAL	= 274.27

Total Area = 596.85 - 274.27 = 322.42 Sqmt

TYP.FLR. AREA CAL

1) 36.97 X 16.14 = 596.69

DEDUCTION

a) 2.59 X 1.22	= 3.15
b) 1.52 X 1.52 X 2	= 4.62
c) 0.76 X 1.52	= 1.15
d) 3.05 X 1.52	= 4.63
e) 2.44 X 6.56	= 16.00
f) 3.05 X 1.52	= 4.63
g) 6.25 X 3.03	= 18.93
h) 3.12 X 1.37	= 4.27
i) 3.35 X 0.91	= 3.04
j) 1.52 X 3.20	= 4.86
k) 26.67 X 7.77	= 207.22
TOTAL	= 272.50

Total Area = 596.85 - 272.50 = 324.19 Sqmt

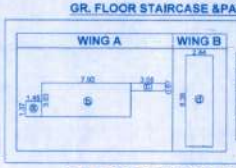
TOTAL BUILT UP AREA
GR, 1ST, 2ND, 3RD & 4TH

GR. FLOOR AREA	= 322.42 sqmt
1ST FLOOR AREA	= 324.19 sqmt
2ND FLOOR AREA	= 324.19 sqmt
3RD FLOOR AREA	= 324.19 sqmt
4TH FLOOR AREA	= 324.19 sqmt
TOTAL BUILTUP AREA	= 1619.18 sqmt

BAL. AREA CAL :

1) 8.21 X 1.22	= 10.01
2) 3.35 X 1.22 X 2	= 8.17
3) 8.83 X 1.22 X 2	= 21.54
4) 6.24 X 1.22	= 7.61
5) 5.94 X 1.22 X 2	= 14.49
TOTAL	= 61.82 SQMT

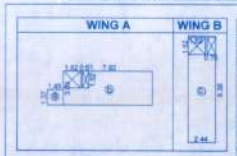
GR. FLOOR STAIRCASE &PASSAGE AREA



GR. FLOOR STAIR CASE &PASSAGE AREA

a) 1.45 X 1.37	= 1.98
b) 1.92 X 3.03	= 23.99
c) 3.01 X 0.67	= 2.04
d) 2.44 X 8.38	= 20.44
TOTAL	= 48.45

TYP. FLOOR STAIRCASE &PASSAGE AREA



TYP. FLOOR STAIR CASE &PASSAGE AREA

a) 1.45 X 1.37	= 1.98
b) 1.92 X 3.03	= 23.99
c) 2.44 X 8.38	= 20.44
TOTAL	= 46.41
DEDUCTION :	
1) 1.52 X 1.52 x 2	= 4.62
2) 0.61 X 1.52	= 0.92
3) 0.76 X 1.52	= 1.15
TOTAL	= 6.69
TOTAL = 46.41 - 6.69 = 39.72	

PLOT AREA

PLOT NO.	AREA AS PER 7/12	AREA AS PER CTS
20	561.00 Sqm	553.00 Sqm
21	473.00 Sqm	466.00 Sqm
TOTAL	1034.00 Sqm	1020.20 Sqm

PARKING AREA STATEMENT

CARPET AREA OF TENEMENTS	ONE CAR PARKING REQUIRED	NO. OF TENEMENTS	CAR PARKING REQUIRED	CAR PARKING PROVIDED
BTN 35.00 TO 45.00	FOR 4.00 TENEMENTS	15	4	4
BTN. 45.00 AND 70.00 SMT	FOR 2.00 TENEMENTS	----	----	----
ABOVE 70.00 SMT	FOR 1.00 TENEMENTS	----	----	----
			TOTAL = 4 NOS	

RERA CARPET AREA

FLOOR	FLAT NO.	CARPET AREA (WING - A)	CARPET AREA (WING - B)
GROUND FLOOR	①	37.16 Sqm	30.08 Sqm
	②	37.16 Sqm	28.98 Sqm
	③	38.80 Sqm	45.07 Sqm
	④	25.60 Sqm	42.77 Sqm
1st,2nd, 3rd & 4th FLOOR	①	39.95 Sqm	31.43 Sqm
	②	39.95 Sqm	31.43 Sqm
	③	41.00 Sqm	46.90 Sqm
	④	27.65 Sqm	46.90 Sqm

PASS. S.CASE & BAL AREA STATEMENT

ITEM	PERMISSIBLE	PROPOSED	EXCESS
BALCONY OF FLR. 10% OF B. U.A	1st FLR = 10% OF B. U.A 1st FLR = 32.41 SQMT 2nd FLR = 32.41 SQMT 3rd FLR = 32.41 SQMT 4th FLR = 32.41 SQMT	1st 61.82 SQMT 2nd 61.82 SQMT 3rd 61.82 SQMT 4th 61.82 SQMT	------
	129.67 sqmt	TOTAL =247.28	117.61
STAIRCASE & PASSAGE	20% X 1790.78 = 358.15 Sqmt	Gr 48.45 SQMT 1st 39.72 SQMT 2nd 39.72 SQMT 3rd 39.72 SQMT 4th 39.72 SQMT	------
		TOTAL = 207.43	

129.67 + 207.43 = 337.10 SQMT < 358.15 SQMT

APPROVAL STAMP

कार्यालयाचे पत्र क्र. भ.उ.प्र.( ) दिनांक
भा.ज.न.र.वि. दिनांक
शासीय अधिन राहून व दिलेल्या रुंदीचे दुसऱ्याची सुधारित मंजुरी
बांधकाम/विकास परवानगी मंजूर

सहायक संचालक नगररचना
जिल्हा सिंधुदुर्ग ओरस महाराष्ट्रशासन

(सहायकसंचालक भ.अमृता पंगेरे राजापूरी असे)

SCHEDULE OF DOORS & WINDOWS

D = 1.00 x 2.13	W = 1.50 x 1.50
D1 = 0.91 x 2.13	W1 = 1.20 x 1.50
D2 = 0.76 x 1.98	V = 0.60 x 0.90

NOTES

BOUNDARY OF PLOT SHOWN THUS	
PROPOSED BLDG SHOWN THUS	
ROAD SHOWN THUS	
DRAINAGE LINE SHOWN THUS	

AREA STATEMENT — SQ MT

AREA OF PLOT AS PER 7/12 EXTRACT (PLOT 20 + PLOT 21)	1034.00
AREA OF PLOT AS PER CTS	1020.20
AREA OF PLOT AS PER TRIANGULATION METHOD	942.52
SAVE PLOT AREA	942.52
1) AREA OF PLOT	942.52
2) DEDUCTIONS FOR	
a) ROAD SET BACK AREA	----
b) PROPOSED ROAD	----
c) ANY RESERVATION	----
3) BALANCE AREA OF PLOT (1 MINUS 2)	942.52
4) DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	----
5) NET AREA OF PLOT (3 MINUS 4)	942.52
6) ADDITIONS FOR FLOOR SPACE INDEX	----
7) a) 100%	----
7) b) 100%	----
7) c) 40% OF 5	----
7) TOTAL AREA	942.52
8) FLOOR SPACE INDEX PERMISSIBLE	1.00
9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 60% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	848.26
10) PERM. FLOOR AREA (7 MULTIPLIED 8) PLUS 6 & 9 ABOVE	1790.78
11) EXISTING FLOOR AREA	----
12) PROPOSED AREA	1619.18
13) EX. BAL. AREA TAKEN (4+7), SPACE INDEX (-) AS PER 9 (B) BELOW	117.61
14) TOTAL BUILT UP AREA PROPOSED (12 + 13)	1736.79
15) F.S.I CONSUMED	----

DISCRIPTION

PROPOSED PLAN OF RESIDENTIAL BUILDING OVER PLOT NO.20(S.NO. 32/1,3,4,98/A5 & CTS NO. 4020/20) AND PLOT NO. 21(S.NO 32/1,3,4,98/A5 & CTS NO. 4020+4021+4054/21) SITUATED AT VILLAGE NIZAMPUR, TAL- BHIWANDI

OWNER'S NAME

1) FAROOQUI MOHAMMAD AAQUIL YUNUS

2) FAROOQUI MOHAMMAD ADIL YUNUS

DEVELOPER'S NAME & SIGN

AMBER CONSTRUCTIONS
SHAD MANSOOR DHANGE
(PROPRIETOR & P.O.A HOLDER)

For AMBER CONSTRUCTIONS

Proprietor

ARCH. SIGNATURE

Eurasia Consultants
Fatwi Ansari & Associates
Architects & Structural Engineer.
107, Thane Road, BHIWANDI.
License No. V. P. / 1 S T E / 1 3 8