

11) EXISTING FLOOR AREA	N I L
12) PROPOSED FLOOR AREA	385.79
13) EXCESS BALCONY AREA TAKEN IN F.S.I	34.01
14) EXCESS TOTAL BUILT UP AREA (11 + 12 + 13)	419.80
15) F.S.I CONSUMED (14/7)	1.00

B) BALCONY AREA STATEMENT	
I PERMISSIBLE BALCONY AREA (TOTAL)	38.61
II PROPOSED BALCONY AREA (TOTAL)	72.62
III EXCESS BALCONY AREA (TOTAL)	34.01

C) TENEMENT STATEMENT	
I PROPOSED AREA ITEM (A - 12) ABOVE	385.79
II LESS DEDUCTION OF NON RESI. AREA (SHOPS ETC)	N I L
III AREA AVAILABLE FOR TENEMENTS (I - II)	385.79
IV TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	12 NOS
V TENEMENTS PROPOSED	10 NOS
VI TENEMENTS EXISTING	N I L
TOTAL TENEMENTS (V + VI)	10 NOS

D) PARKING AREA STATEMENT	
CARS (13.75 X 3 NOS)	41.25
SCOOTER / MOTOR CYCLE	N I L
CYCLE	N I L
10% OUTSIDERS MOTOR CYCLE	41.25
TOTAL AREA PARKING AREA REQUIRED	41.25
TOTAL PARKING AREA AVAILABLE	41.25

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE AND THAT THE DIMENSION OF SIDES, etc. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE & AREA SO WORKED OUT IS 425.70 SQMT & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNER SHIP TOWN PLANNING TILK RECORDS.

SIGNATURE OF LICENCED ARCHITECT

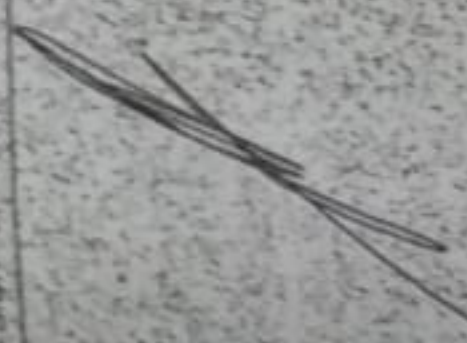
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO 4324 & 4323 AT VILLAGE CHOLE, NEAR JOSHI HIGHSCHOOL, DOMBIVLI (EAST), TAL - KALYAN, DIST - THANE.

FOR - Shri: - CHANDRASHEKHAR PRABHAKAR DIXIT & OTHERS

NAME SIGNATURE & ADDRESS OF P.A.H

DRG No:	SCALE	DESIGN BY:	CHKD BY:	DRAWN BY:
1	AS STATED			

SIGN OF ARCHITECT	NAME AND ADDRESS OF ARCHITECT
	C.A.NO / 84 / 8623, RACHANA SHILP, ARCHITECT, R.C.MODAK, SURESH ARCADE, FURTELLI, 100R, ABOVE H.D.F.C BANK, PHADKE CROSS ROAD, DOMBIVLI (E)



ANCE WITH
AND I WILL
ARTHQUAKE
ENGINEER

STAMP OF APPROVAL OF PLAN

२०२१ बांधकाम पूर्ततेचा वाखला

मजुरी ... वाखला मजले ... + ...

खेळा ... गाळे

वाखला क्र. ... फर्माही / डी.बी. / ३३९

दिनांक ४/२/२०१५

मध्ये घालून विलेच्याअटी प्रमाणे व

रंगाने दुरुस्ती वाखविल्या प्रमाणे.

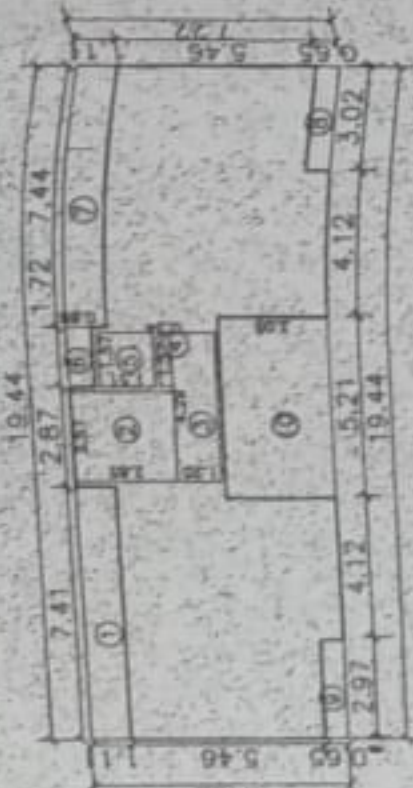


M. H. D.
 ...
 ...

A) AREA STATEMENT	SQMTS
1) AREA OF THE PLOT (AS PER C.T.S. RECORD)	425.70
2) DEDUCTION FOR-	419.89
c. ROAD SET BACK AREA	NIL
b. PROPOSED ROAD	NIL
c. ANY RESERVATION (RESTORATION)	NIL
TOTAL (a + b + c)	NIL
3) BALANCE AREA OF PLOT (1 - 2)	419.89
4) DEDUCTION (IF DEDUCTIBLE)	
a. FOR RECREATION GROUND	N.A.
b. INTERNAL ROAD	NIL
TOTAL (a + b)	NIL
5) NET AREA OF PLOT (3 - 4)	419.89
6) ADDITION FOR FLOOR SPACE INDEX	
a. (2a + 2b) 100 % OR 40 % OF ABOVE 5*	N.A.
b. (2c) 100 % OR 40 % OF ABOVE 5	N.A.
7) TOTAL AREA (5 + 6)	419.89
8) FLOOR SPACE INDEX PERMISSIBLE	1.00
9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40 % OF THE BALANCE AREA) VIDE ITEM 5 ABOVE	
a. FROM D. P. ROAD	N.A.
b. FROM D. P. RESERVATION	N.A.
10) PERMISSIBLE FLOOR AREA (7 X B) + 9 ABOVE	419.89
EXISTING FLOOR AREA	NIL
12) PROPOSED FLOOR AREA	385.79
13) EXCESS BALCONY AREA TAKEN IN F. S. I.	34.01
14) PROPOSED TOTAL BUILT UP AREA (11 + 12 + 13)	419.80
15) F.S.I. CONSUMED (14/7)	1.00

LEVEL ...
 ... TANK
 ... U/G
 ... TANK
 ... 1:1000

THIS PROPOSED B/L...



BUILT UP AREA LINE DIAGRAM & AREA CALCULATION FOR THIRD & FOURTH FLOOR (SCALE-1:200)

RECTANGLE AREA = $19.44 \times 7.22 \times 1 = 140.36 \text{ Sqmt}$

DEDUCTION FOR

1) 7	40	X	1	11	X	1	=	08	21
2) 2	67	X	2	85	X	1	=	07	34
3) 1	20	X	4	29	X	1	=	05	15
4) 1	57	X	0	34	X	1	=	00	53
5) 1	57	X	1	51	X	1	=	02	37
6) 1	72	X	0	69	X	1	=	01	19
7) 7	44	X	1	11	X	1	=	08	26
8) 3	02	X	0	65	X	1	=	01	96
9) 2	97	X	0	65	X	1	=	01	93
10) 5	21	X	3	05	X	1	=	15	89

TOTAL DEDUCTIONS = 52.83 Sqmt
 AREA = $140.36 - 52.83 = 87.53 \text{ Sqmt}$
 THIS PROPOSED B/UP AREA ON THIRD FLOOR = 87.53 SQMT.
 THIS AS ON THIRD FLOOR
 THIS PROPOSED B/UP AREA ON FOURTH FLOOR = 87.53 SQMT.

PROPOSED SUMMARY

FLOOR	BUILT UP AREA NO OF TENAMENTS
GROUND	N I L N I L
FIRST	107.31 03 NOS
SECOND	103.42 03 NOS
THIRD	87.53 02 NOS
FOURTH	87.53 02 NOS
TOTAL	385.79 10 NOS

BALCONY AREA STATEMENT

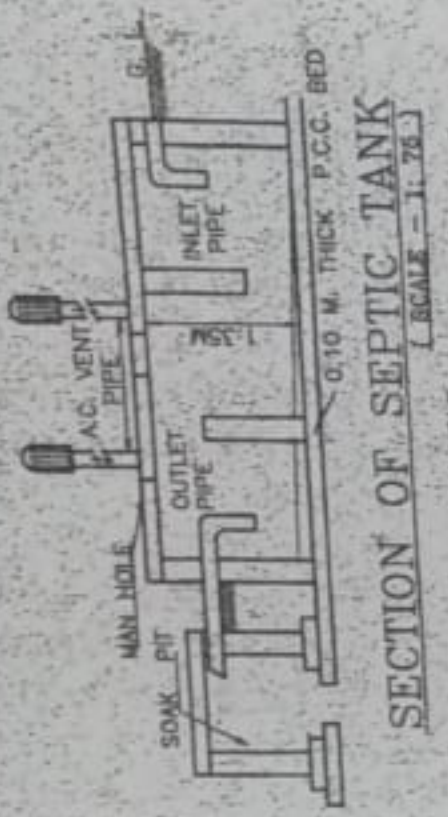
FLOORS	10% PERM BALCONY AREA	PROPOSED BALCONY AREA	BALCONY EXCESS
GROUND	N I L	N I L	N I L
FIRST	10.73	20.84	10.11
SECOND	10.34	19.20	8.86
THIRD	8.77	16.29	7.52
FOURTH	8.77	16.29	7.52
TOTAL	38.61	72.62	34.01

STAIR CASE AREA PREMIUM

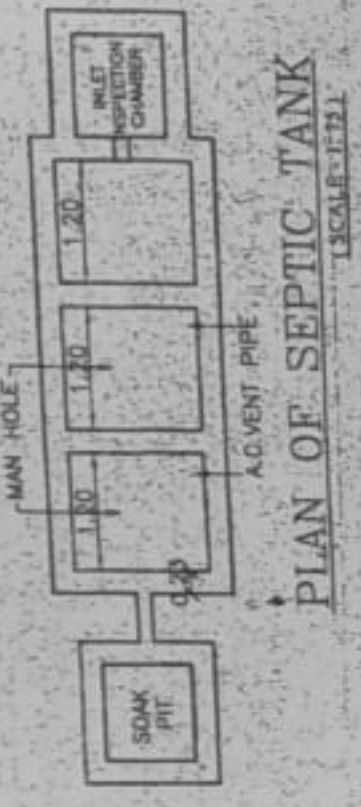
FLOORS	AREA IN SQ MTRS	LIFT
GROUND	13.02	2.37
FIRST	13.02	
SECOND	13.02	
THIRD	13.02	
FOURTH	13.02	
TOTAL	65.10	

(STAIRCASE+LIFT) $(65.10+2.37) = 67.47 \text{ SQMT}$

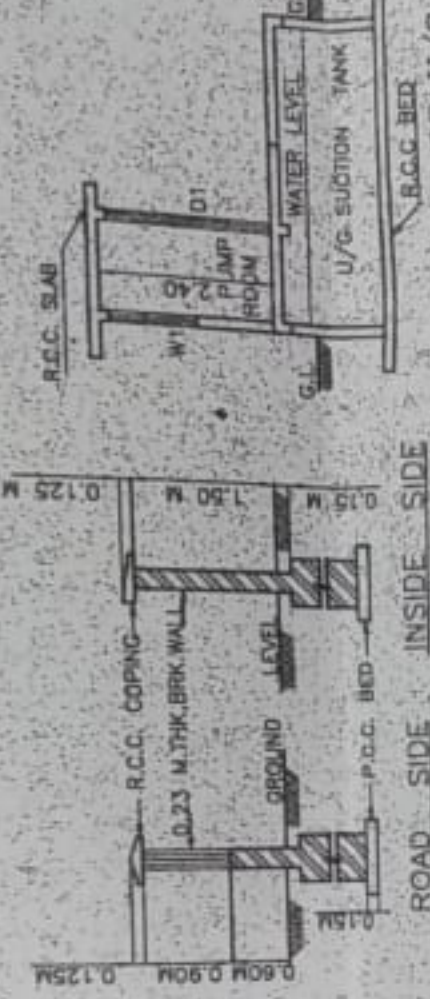
NOTES
 BOUNDARY OF PLOT SHOWN THICK BLACK
 PROPOSED WORK SHOWN IN RED FILLED.
 DRAINAGE LINE SHOWN IN RED-DOTTED
 ALL EXTERNAL AND INTERNAL WALLS ARE 0.15 M THK AND
 0.12 M BRICK MASONRY WALL INCLUDING &
 & EXCLUDING PLASTER RESPECTIVELY
 ALL TREAD AND RISERS ARE 0.25 M/W AND 0.15 M/HT
 RESPECTIVELY



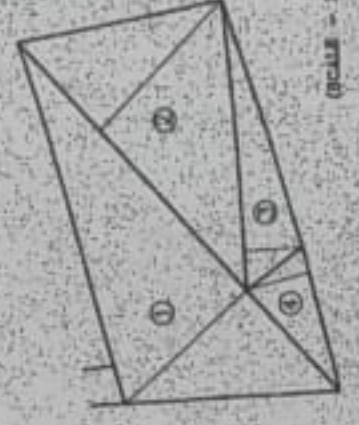
SECTION OF SEPTIC TANK (SCALE - 1:75)



PLAN OF SEPTIC TANK (SCALE-1:12.1)



SECTION OF COMPOUND WALL (SCALE - 1:100)



(SCALE - 1:600)

BLOCK PLAN (SCALE 1:100)

PLOT AREA LINE DIAGRAM

CALCULATION

- $1) 11.85 \times 33.57 \times 0.5 = 199.01 \text{ SQ M}$
- $2) 24.04 \times 12.58 \times 0.5 = 151.25 \text{ SQ M}$
- $3) 20.76 \times 4.20 \times 0.5 = 43.63 \text{ SQ M}$
- $4) 11.26 \times 4.61 \times 0.5 = 25.90 \text{ SQ M}$

TOTAL AREA = 419.89 SQ M



LOCATION PLAN (SCALE 1:100)

CERTIFICATE OF STRUCTURAL ENGINEER

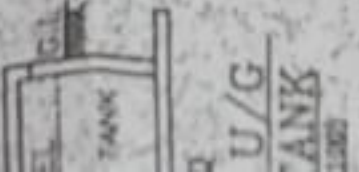
THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY IN EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS SIGNATURE OF STRUCTURAL ENGINEER

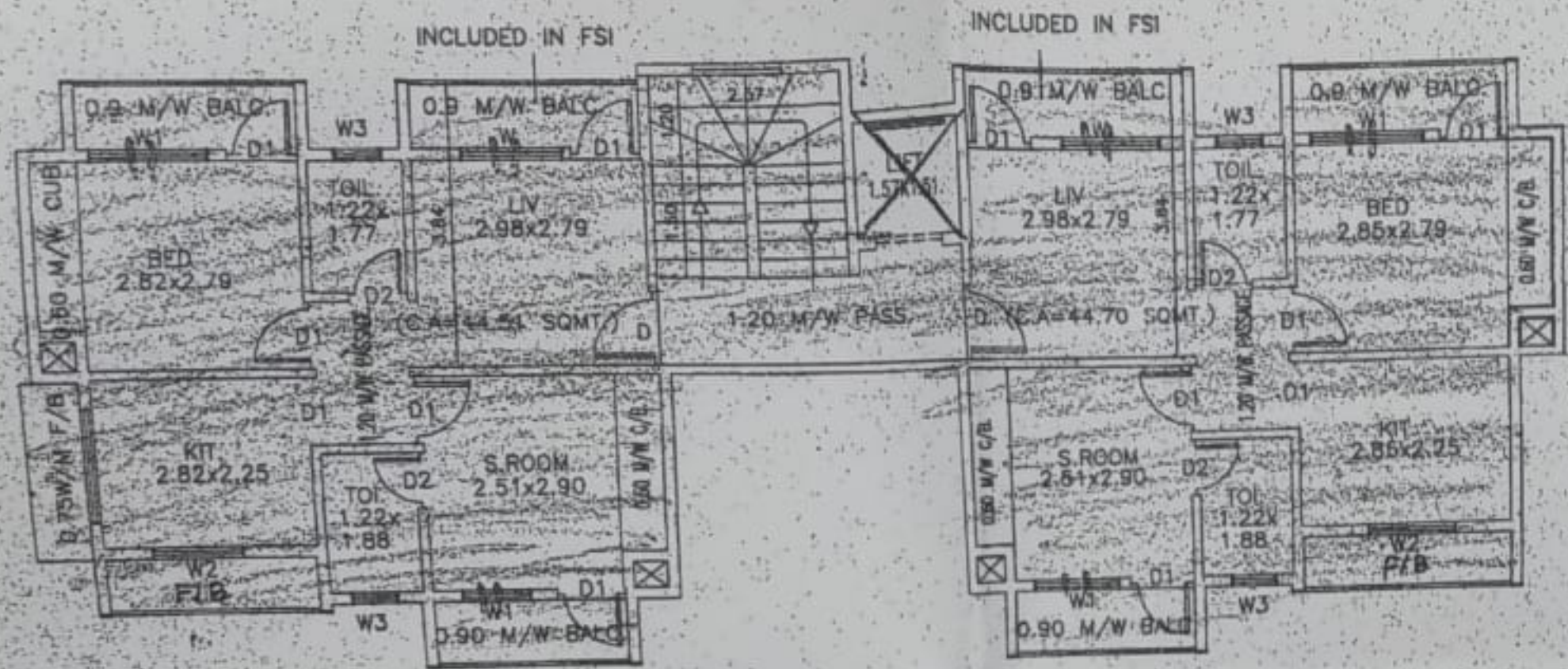
2) DEDUCTION FOR:					
a. ROAD SET BACK AREA					N I L
b. PROPOSED ROAD					N I L
c. ANY RESERVATION (RESTORATION)					N I L
TOTAL (a + b + c)					N I L
3) BALANCE AREA OF PLOT (1 - 2)					419.89
4) DEDUCTION (IF DEDUCTIBLE)					
a. FOR RECREATION GROUND					N.A.
b. INTERNAL ROAD					N I L
TOTAL (a + b)					N I L
5) NET AREA OF PLOT (3 - 4)					419.89
6) ADDITION FOR FLOOR SPACE INDEX					
a. (2a + 2b) 100 % OR 40 % OF ABOVE 5					N.A.
b. (2c) 100 % OR 40 % OF ABOVE 5					N.A.
7) TOTAL AREA (5 + 6)					419.89
8) FLOOR SPACE INDEX PERMISSIBLE					1.00
9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (RESTRICTED TO 40 % OF THE BALANCE AREA) VIDE ITEM 5 ABOVE					
a. FROM D. P. ROAD					N.A.
b. FROM D. P. RESERVATION					N.A.
10) PERMISSIBLE FLOOR AREA (7 X 8) + 9 ABOVE					419.89
11) EXISTING FLOOR AREA					N I L
12) PROPOSED FLOOR AREA					385.79
13) EXCESS BALCONY AREA TAKEN IN F. S. I.					34.01
14) PROPOSED TOTAL BUILT UP AREA (11 + 12 + 13)					419.80
15) F.S.I. CONSUMED (14/7)					1.00
B) BALCONY AREA STATEMENT					
I PERMISSIBLE BALCONY AREA (TOTAL)					38.61
II PROPOSED BALCONY AREA (TOTAL)					72.62
III EXCESS BALCONY AREA (TOTAL)					34.01
C) TENEMENT STATEMENT					
I PROPOSED AREA ITEM (A - 12) ABOVE					385.79
II LESS DEDUCTION OF NON RESI. AREA (SHOPS ETC)					N I L
III AREA AVAILABLE FOR TENEMENTS (I - II)					385.79
IV TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTRE)					12 NOS
V TENEMENTS PROPOSED					10 NOS
VI TENEMENTS EXISTING					N I L
TOTAL TENEMENTS (V + VI)					10 NOS
D) PARKING AREA STATEMENT					
CARS (13.75 X 3 NOS)					41.25
SCOOTER / MOTOR CYCLE					N I L
CYCLE					N I L
10% OUT SIDERS MOTOR CYCLE					
TOTAL AREA PARKING AREA REQUIRED					41.25
TOTAL PARKING AREA AVAILABLE					41.25
CERTIFICATE OF AREA					

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSION OF SIDES, etc. OF THE PLOT ON DATE AND THE PLAN ARE AS MEASURED ON SITE & AREA SO WORKED OUT STATED ON THE PLAN ARE & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF IS 425.70 SQMT & TALLIES WITH RECORDS.

OWNER SHIP TOWN PLANNING TALK RECORDS. SIGNATURE OF LICENCED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY
 RESIDENTIAL BUILDING ON PLOT BEARING
 NO. 4323 AT VILLAGE





FOURTH FLOOR
(SCALE 1:100)

RECTANGLE AREA = 19.44 X 7.22 X 1 = 140.36 Sqmt

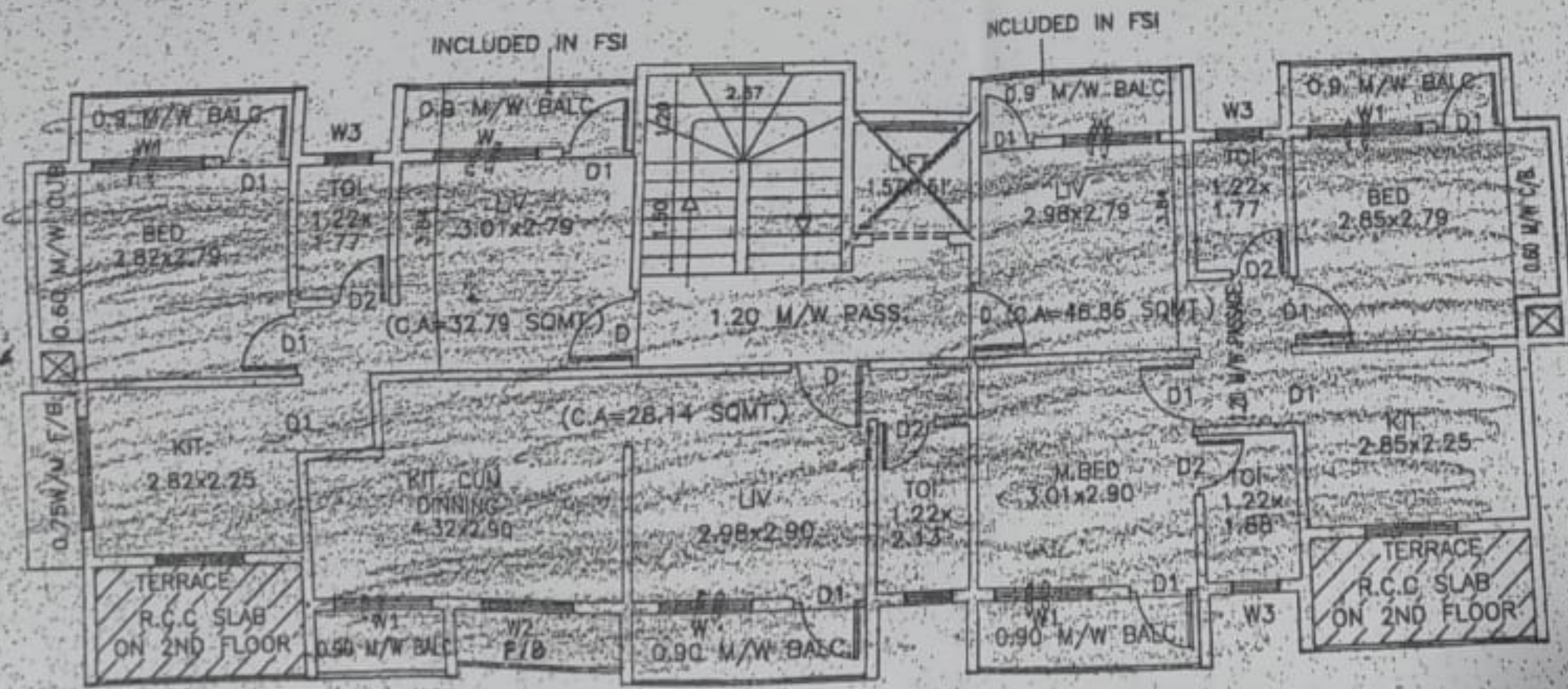
- DEDUCTION FOR
- 1) 7.40 X 1.11 X 1 = 08.21
 - 2) 2.57 X 2.85 X 1 = 07.34
 - 3) 1.20 X 4.29 X 1 = 05.15
 - 4) 1.57 X 0.34 X 1 = 00.53
 - 5) 1.57 X 1.51 X 1 = 02.37
 - 6) 1.72 X 0.69 X 1 = 01.19
 - 7) 7.44 X 1.11 X 1 = 08.26
 - 8) 3.02 X 0.65 X 1 = 01.96
 - 9) 2.97 X 0.65 X 1 = 01.93
 - 10) 5.21 X 3.05 X 1 = 15.89

TOTAL DEDUCTIONS = 52.83 Sqmt
 AREA = 140.36 - 52.83 = 87.53 Sqmt

THUS PROPOSED B/UP AREA ON THIRD FLOOR = 87.53 SQMT.

FOURTH FLOOR
SAME AS ON THIRD FLOOR

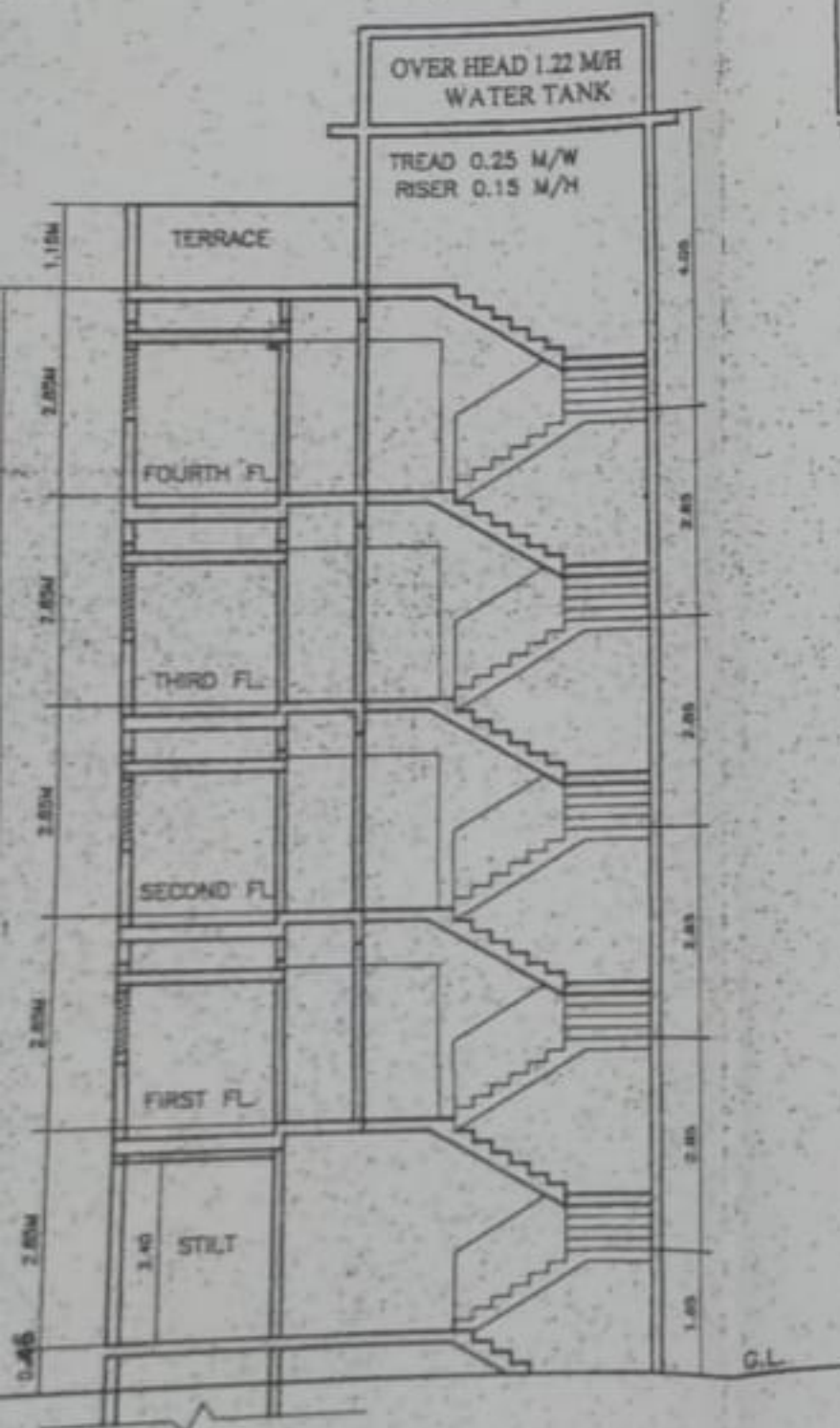
THUS PROPOSED B/UP AREA ON FOURTH FLOOR = 87.53 SQMT.



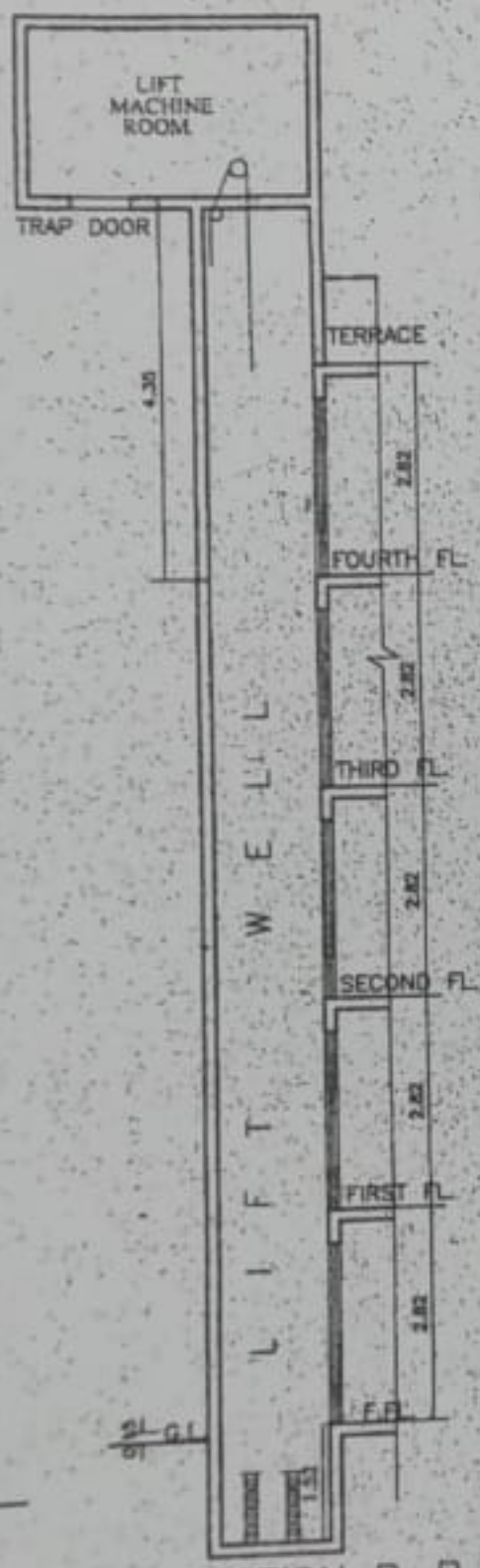
SECOND FLOOR
(SCALE 1:100)

PROPOSED SUMMARY		
FLOOR	BUILT UP AREA	NO OF TENAMENTS
GROUND	NIL	NIL
FIRST	107.31	03 NOS
SECOND	103.42	03 NOS
THIRD	87.53	02 NOS
FOURTH	87.53	02 NOS
TOTAL	385.79	10 NOS

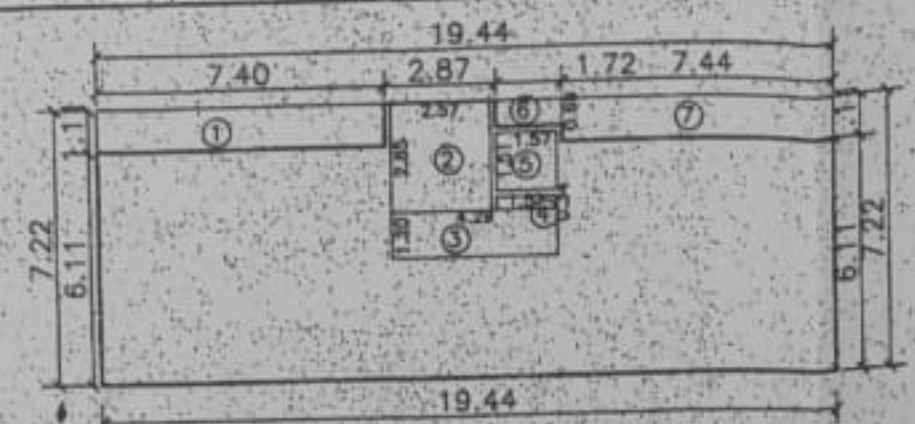
BALCONY AREA STATEMENT			
FLOORS	10% PERMI BALC	PROPOSED BALC	BALC EXCESS
GROUND	NIL	NIL	NIL
FIRST	10.73	20.84	10.11



SECTION A-A
(SCALE 1:100)



LIFT SECTION B-B
(SCALE 1:100)



BUILT UP AREA LINE DIAGRAM & AREA
CALCULATION FOR (FIRST FLOOR)
(SCALE-1:200)

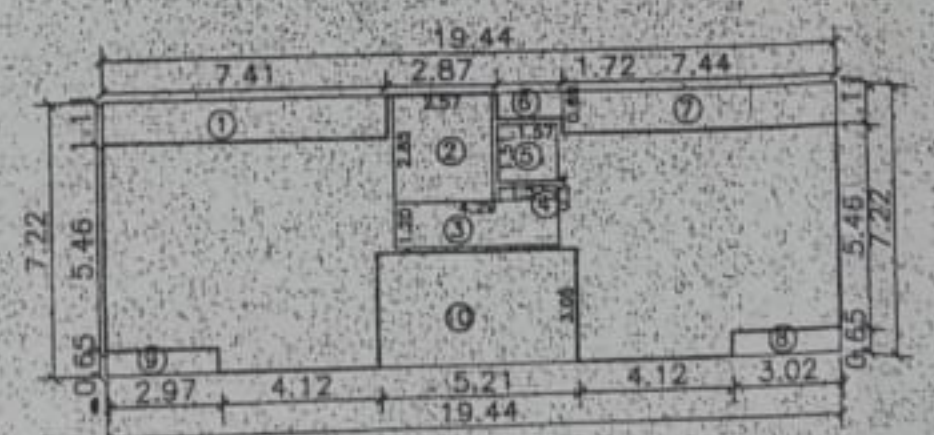
RECTANGLE AREA
= 19.44 X 7.22 X 1 = 140.36 Sqmt

DEDUCTION FOR

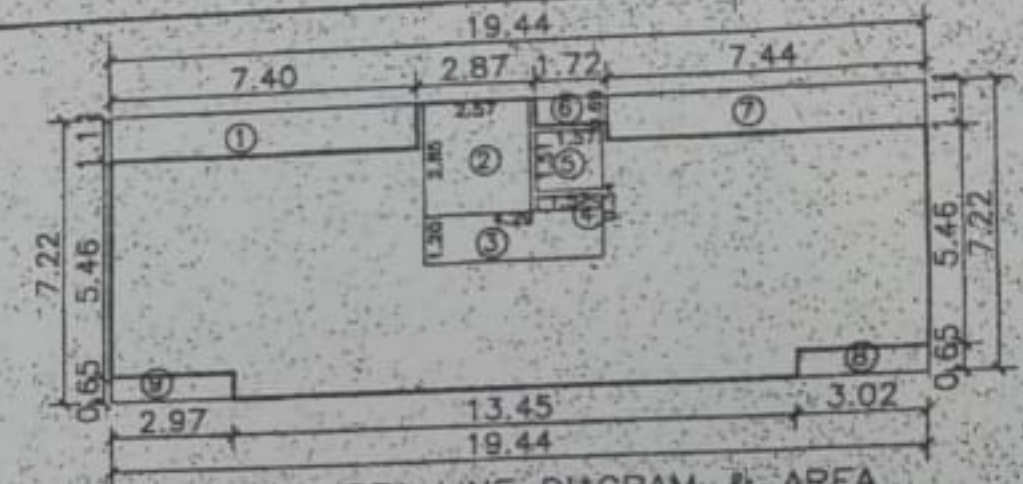
1) 7.40 X 1.11 X 1 = 08.21
 2) 2.57 X 2.85 X 1 = 07.34
 3) 4.29 X 1.20 X 1 = 05.15
 4) 1.57 X 0.34 X 1 = 00.53
 5) 1.57 X 1.51 X 1 = 02.37
 6) 1.72 X 0.69 X 1 = 01.19
 7) 7.44 X 1.11 X 1 = 08.26

TOTAL DEDUCTIONS = 33.05 Sqmt
 AREA = 140.36 - 33.05 = 107.31 Sqmt

THUS PROPOSED B/UP AREA ON FIRST FLOOR = 107.31 SQMT.



BUILT UP AREA LINE DIAGRAM & AREA
CALCULATION FOR (THIRD & FOURTH FLOOR)
(SCALE-1:200)



BUILT UP AREA LINE DIAGRAM & AREA
CALCULATION FOR (SECOND FLOOR)
(SCALE-1:200)

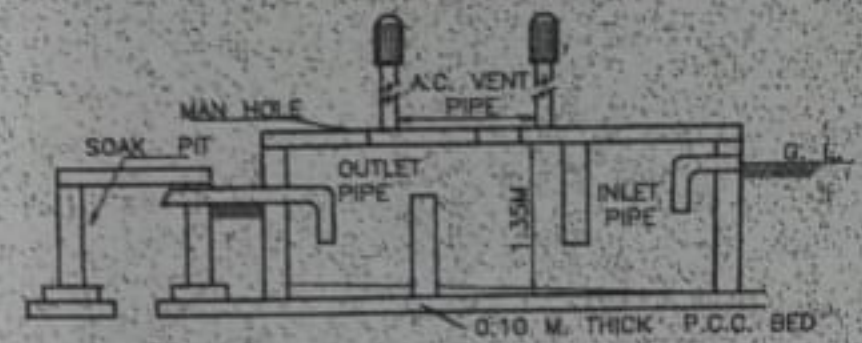
RECTANGLE AREA
= 19.44 X 7.22 X 1 = 140.36 Sqmt

DEDUCTION FOR

1) 7.40 X 1.11 X 1 = 08.21
 2) 2.57 X 2.85 X 1 = 07.34
 3) 1.20 X 4.29 X 1 = 05.15
 4) 1.57 X 0.34 X 1 = 00.53
 5) 1.57 X 1.51 X 1 = 02.37
 6) 1.72 X 0.69 X 1 = 01.19
 7) 7.44 X 1.11 X 1 = 08.26
 8) 3.02 X 0.65 X 1 = 01.96
 9) 2.97 X 0.65 X 1 = 01.93

TOTAL DEDUCTIONS = 36.94 Sqmt
 AREA = 140.36 - 36.94 = 103.42 Sqmt

THUS PROPOSED B/UP AREA ON SECOND FLOOR = 103.42 SQMT.

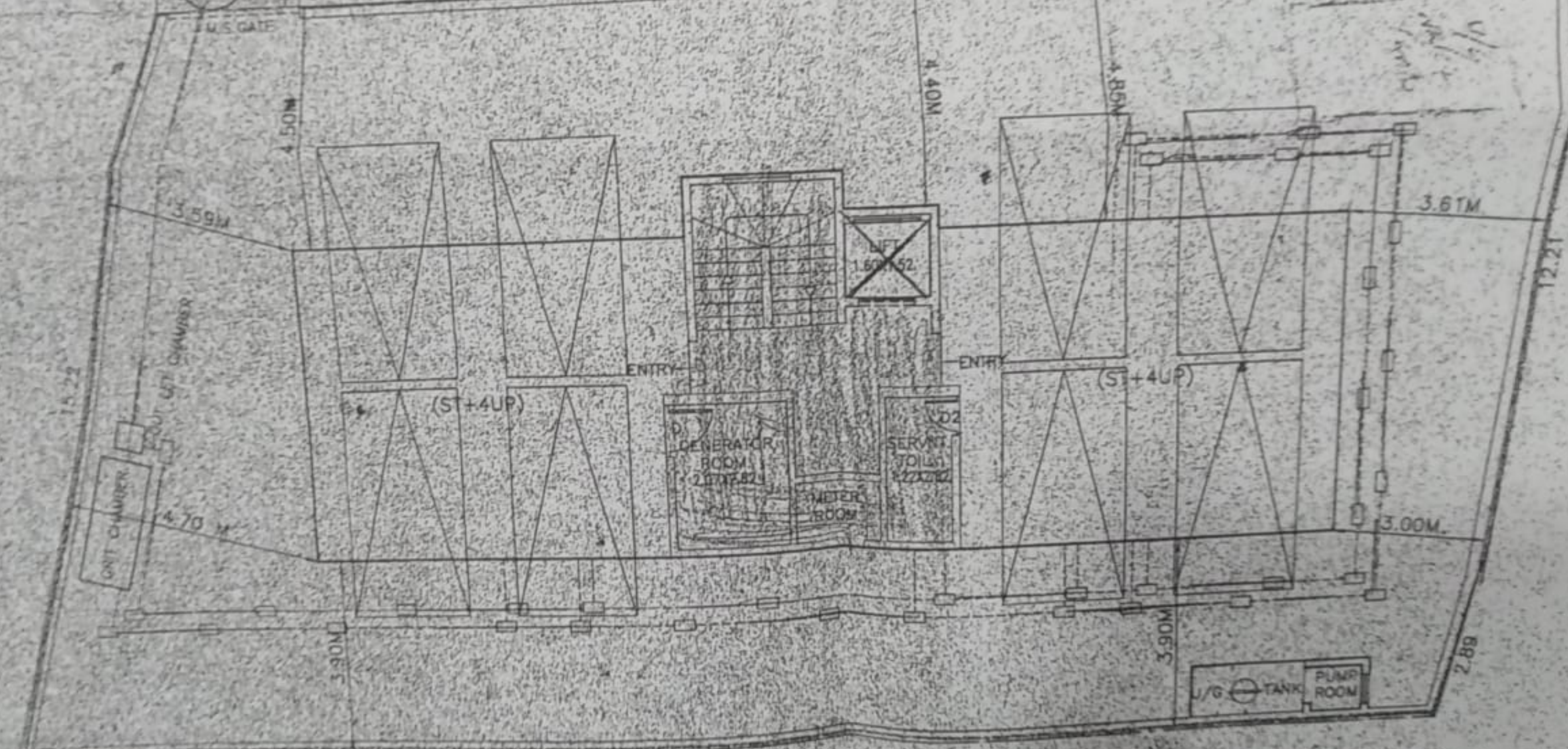


SECTION OF SEPTIC TANK
(SCALE - 1:75)



0.80 M O.K.B.H.C
SANTOP

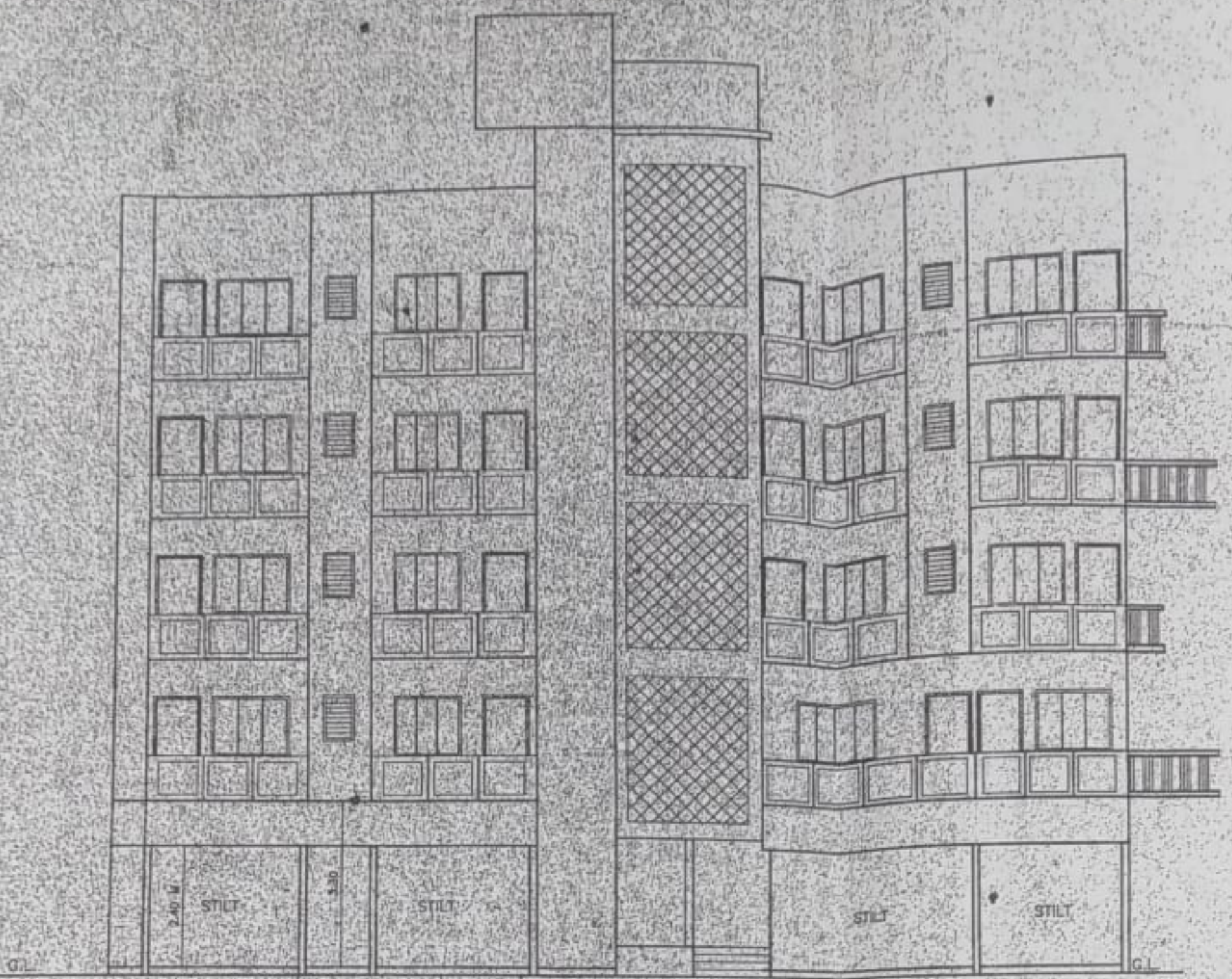
PLOT BOUNDARY AS PER SITE CONDITION 23.39



0.25 M/W BRICK MASONRY COMPOUND WALL

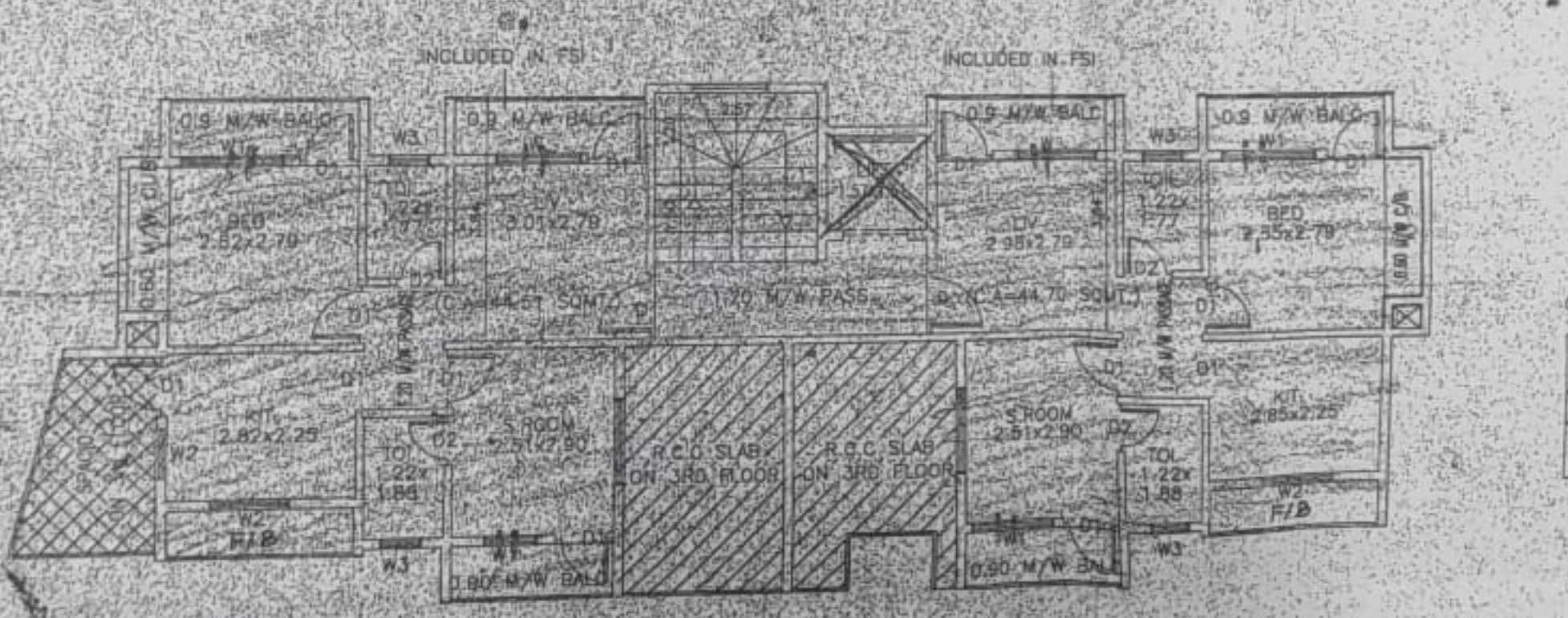
GROUND FLOOR PLAN (STILT)

(SCALE 1:100)



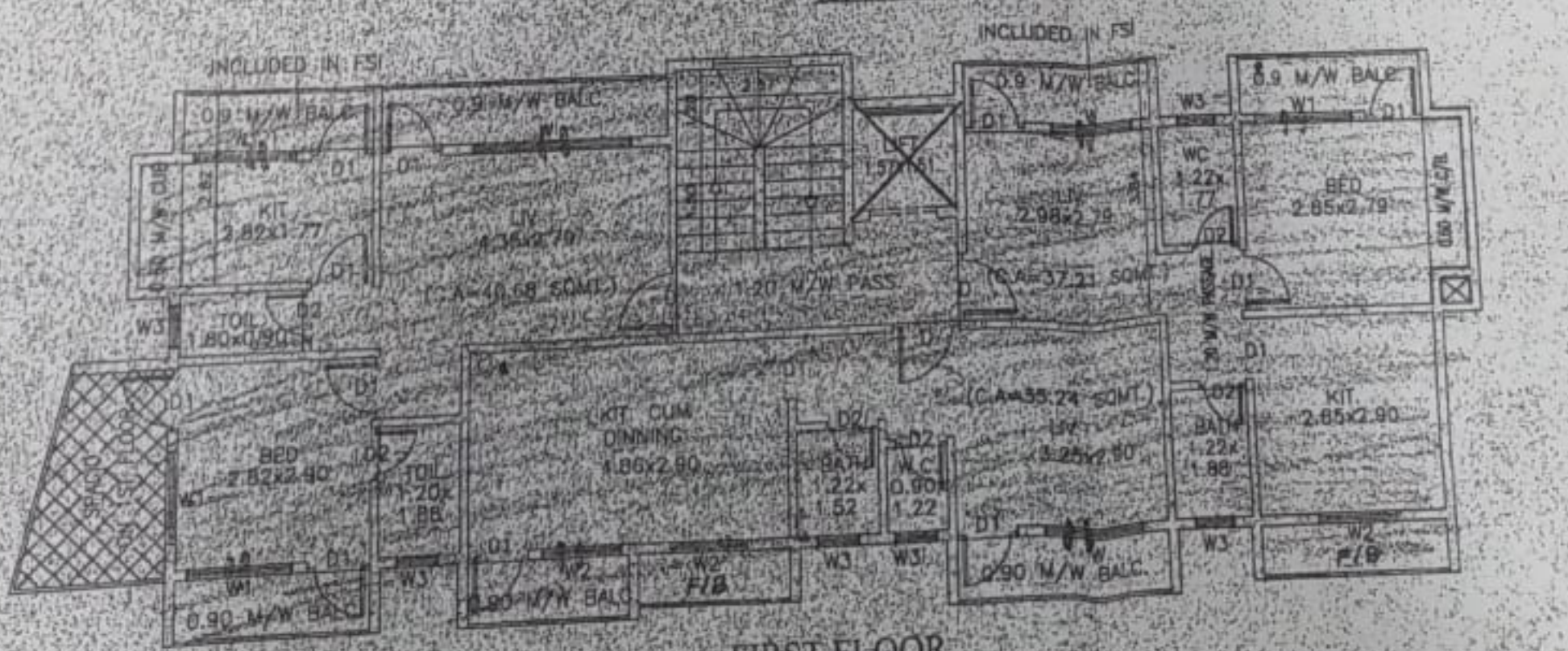
ELEVATION

(SCALE 1:100)



THIRD FLOOR

(SCALE 1:100)



FIRST FLOOR

(SCALE 1:100)

SECOND FLOOR

(SCALE 1:100)

DOORS AND WINDOWS SCHEDULE			
TYPE	SIZE	AREA	
D	1.00 X 2.13	2.13	T.W. FRAME FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.13	1.92	T.W. FRAME FULLY PANELLED SINGLE LEAF
D2	0.75 X 2.00	1.50	T.W. FRAME 0.25 M.H. GLASS AT TOP SI LEAF
W	1.80 X 1.65	2.97	T.W. FRAME FULLY GLAZED FOUR SHUTTERS
W1	1.52 X 1.22	1.85	T.W. FRAME FULLY GLAZED THREE SHUTTERS
W2	1.37 X 1.00	1.37	T.W. FRAME FULLY GLAZED THREE SHUTTERS
W3	0.60 X 1.00	0.60	T.W. FRAME GLASS LOUVERS AT 45

PROPOSED PARKING AREA STATEMENT

	Sqmt/NOS	PERMISSIBLE PARKING
COMMERCIAL UP TO 80 Sqmt	N.A.	N.A.
RESIDENTIAL		
NO OF TENEMENT C/A UP TO 35 Sqmt	01 NOS	N.A.
NO OF TENEMENT C/A IN BETWEEN 35 TO 45 Sqmt	02 NOS	150 Nos
NO OF TENEMENT C/A IN BETWEEN 45 TO 70 Sqmt	05 NOS	02 Nos
NO OF TENEMENT C/A ABOVE 70 Sqmt	N.A.	N.A.
VISITORS 10%	N.A.	N.A.
TOTAL TENEMENT	10 NOS	03 Nos
PROPOSED PARKING - 3 Nos 5.50 X 2.50 X 3 = 41.25 Sqmt		

BALCONY AREA STATEMENT

FLOORS	10% PERMI BALC	PROPOSED BALC	BALC EXCESS
GROUND	N I L	N I L	N I L
FIRST	10.73	20.84	10.11
SECOND	10.34	19.20	8.86
THIRD	8.77	16.29	7.52
FOURTH	8.77	16.29	7.52
TOTAL	38.61	72.62	34.01

STAIR CASE AREA PREMIUM

FLOORS	AREA IN SQ MTRS	LIFT
GROUND	13.02	2.37
FIRST	13.02	
SECOND	13.02	
THIRD	13.02	
FOURTH	13.02	
TOTAL	65.10	
(STAIRCASE+LIFT) (65.10+2.37) = 67.47 SQMT.		

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
 PROPOSED WORK SHOWN IN RED FILLED
 DRAINAGE LINE SHOWN IN RED DOTTED
 ALL EXTERNAL AND INTERNAL WALLS ARE 0.15 M. THK. AND
 0.12 M. BRICK MASONRY WALL INCLUDING &
 & EXCLUDING PLASTER RESPECTIVELY
 ALL TREAD AND RISERS ARE 0.25 M/W AND 0.15 M/HT.
 RESPECTIVELY.

CERTIFICATE

THE R.C.
 THE NORMS AS
 BE HELD RES
 DUE TO NEGLE



9. M/W BALC
 2.82x2.25
 BED
 82x2.25
 R.C.C SLAB
 2ND FLOOR
 TERRACE



कलन - 8
 वस्तु क्र. 2020 192
 20/02

क. ल. न. - 9
 वस्तु क्र. 2022 2022
 20/29 30

FIRST FLOOR

Tarje Plaza, Ground Flr., Plot No. 121,
 Gandhi Nagar, Dombivli (E) 421 204,
 Dist. Thane. Phone : 2820491

NIL
 NIL
 NIL
 NIL
 NIL
 NIL
 NIL
 NIL
 NIL
 NIL

[Signature]

(S.V. TARTE)
 Advocate & Notary

[Signature]
 A. Bane



AREA STATEMENT	
PLAN NO.	101
CARPET AREA	469.63
PLANT AREA	983.18
TOTAL AREA	1452.81

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO 4324 & 4325 AT VILLAGE - CHOLE, NEAR JOSHI HIGHSCHOOL, DOMBIVLI (EAST), TAL-KALYAN, DIST-THANE FOR-Sr:-CHANDRACHEKHAR PRABHU K VR DIKSHIT & OTHERS

NAME AND ADDRESS OF ARCHITECT
 C.A.NO./M/REGD
RACHANA SHILP.
 ARCHITECT: R.C. MODAK
 SHREEJI ARCADE, FIRST FLOOR
 ABOVE H.D.F.C. BANK,
 PHADKE CROSS ROAD,
 DOMBIVLI (EAST).

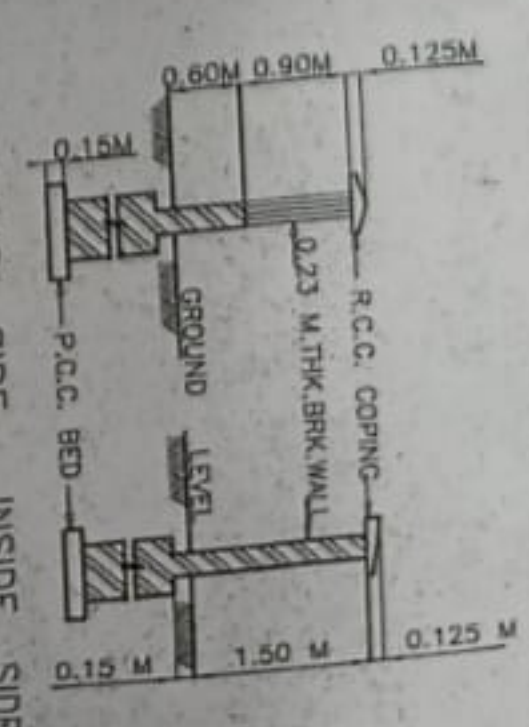


[Signatures]
 रजनी प्र. 19/02/22

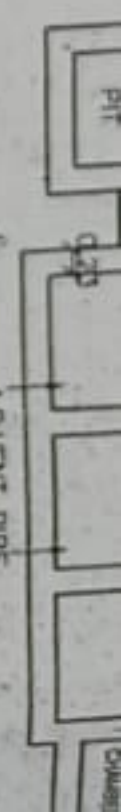


BLOCK PLAN
 (SCALE: 1:500)

SECTION OF COMPOUND WALL
 (SCALE - 1:100)



PLAN OF SEPTIC TANK
 (SCALE: 1:100)



PLOT 121
 1) 118' x 118'
 2) 118' x 118'
 3) 118' x 118'