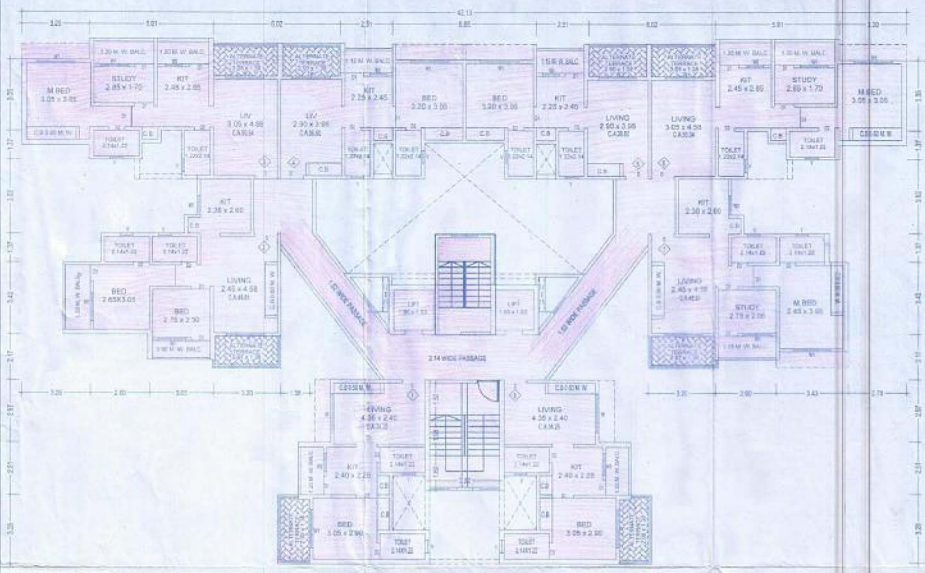


1ST, 3RD, 7TH, 9TH, 11TH & 13TH FLOOR PLAN
SCALE = 1:100

AREA DIAGRAM FOR GROUND FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

UNDERGROUND FLOOR						RIGHT
1	3.70	X 1.10	/ 1.10	=	3.70	
2	2.50	X 2.20	/ 1.10	=	5.00	
3	2.30	X 2.70	/ 1.10	=	5.65	
TOTAL ADDITION				=	14.35	

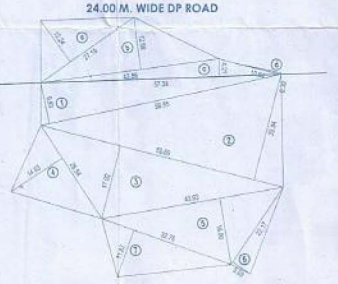
R.G. AREA DIAGRAM
SCALE = 1:100

R.G. AREA CALCULATION

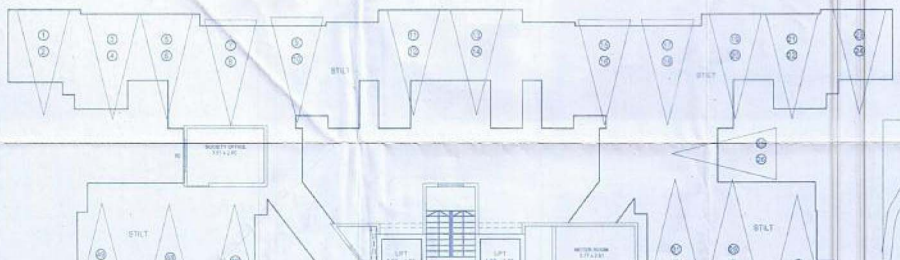
						RIGHT
1	12.70	X 20.70	X 0.50	X 1.10	=	107.96
2	12.70	X 20.70	X 1.00	X 1.10	=	215.92
3	12.70	X 13.10	X 1.00	X 1.10	=	183.04
4	12.70	X 13.10	X 0.50	X 1.10	=	91.52
5	12.70	X 17.70	X 1.00	X 1.10	=	247.38
6	12.70	X 17.70	X 0.50	X 1.10	=	123.69
7	12.70	X 13.80	X 1.00	X 1.10	=	192.83
TOTAL ADDITION					=	1166.34

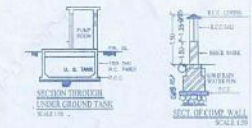
PLOT AREA CALCULATION

AREA UP TO ZONE						RIGHT
1	12.70	X 20.70	X 0.50	X 1.10	=	107.96
2	12.70	X 20.70	X 1.00	X 1.10	=	215.92
3	12.70	X 13.10	X 1.00	X 1.10	=	183.04
4	12.70	X 13.10	X 0.50	X 1.10	=	91.52
5	12.70	X 17.70	X 1.00	X 1.10	=	247.38
6	12.70	X 17.70	X 0.50	X 1.10	=	123.69
7	12.70	X 13.80	X 1.00	X 1.10	=	192.83
TOTAL BUILDING						1166.34
AREA UNDER ROAD						
8	12.70	X 17.70	X 0.50	X 1.10	=	123.69
9	12.70	X 13.80	X 1.00	X 1.10	=	192.83
10	12.70	X 20.70	X 0.50	X 1.10	=	144.92
11	12.70	X 20.70	X 1.00	X 1.10	=	289.84
TOTAL BUILDING						751.28
TOTAL PLOT AREA					=	1917.62



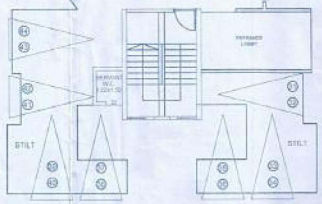
PLOT AREA DIAGRAM
SCALE - 1:500





SECTION THROUGH UNDER GROUND TANK
SCALE 1:50

SECT. OF COMP. WALL
SCALE 1:20

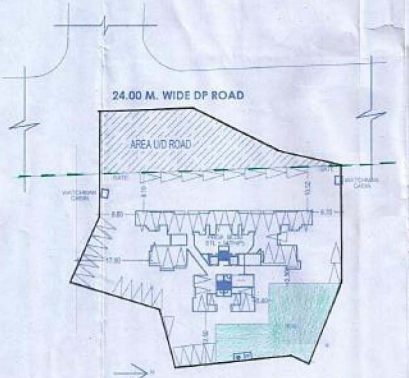


STILT FLOOR PLAN
SCALE = 1:100

SECTION OF SEPTIC TANK
SCALE 1:50

PLAN OF SEPTIC TANK
SCALE 1:50

LOCATION PLAN



BLOCK PLAN
SCALE = 1:500

STAIRCASE AREA STATEMENT

FLOOR	BUILT-UP (IN SQ.MT.)
S'TILT FLOOR	46.80
1st FLOOR	79.33
2nd FLOOR	79.33
3rd FLOOR	79.33
4th FLOOR	79.33
5th FLOOR	79.41
6th FLOOR	79.33
7th FLOOR	79.33
8th FLOOR	79.41
9th FLOOR	79.33
10th FLOOR	79.33
11th FLOOR	79.33
12th FLOOR	79.33
13th FLOOR	79.33
14th FLOOR	79.33
TOTAL	1157.57

SUMMARY & BALCONY AREA STATEMENT

FLOOR	BUILT-UP (IN SQ.M.)	PERM. AREA (UPTO'97 B.U.A.)		PROP. AREA	EXCESS AREA
S'TILT FLOOR	--	--		NIL	NIL
1st FLOOR	359.15	31.91		36.24	0.33
2nd FLOOR	359.15	31.84		36.24	0.33
3rd FLOOR	359.15	31.84		36.24	0.33
4th FLOOR	359.15	31.84		36.24	0.33
5TH FLOOR	359.92	32.09		33.33	1.29
6th FLOOR	359.15	31.84		36.24	0.33
7th FLOOR	359.15	31.84		36.24	0.33
8TH FLOOR	359.92	32.09		33.33	1.29
9TH FLOOR	359.15	31.84		36.24	0.33
10TH FLOOR	359.15	31.84		36.24	0.33
11TH FLOOR	359.15	31.84		36.24	0.33
12TH FLOOR	359.92	32.01		33.33	1.29
13TH FLOOR	359.15	31.84		36.24	0.33
14TH FLOOR	181.63	16.16		19.95	1.79
TOTAL	4753.89	472.75		492.40	8.87
TOTAL	4753.89 + 8.87 =			4744.76 SQ.M.	

TENEMENT STATEMENT

FLOOR	NUMBER OF TENEMENTS				TOTAL
	BELOW 35.50M 2-BHK	35.51-35.65 2-BHK	35.66-40.00 2-BHK	40.01-50.70 3-BHK	
S'TILT FLOOR	--	--	--	--	--
1ST FLOOR	2	2	4	--	8
2ND FLOOR	2	2	4	--	8
3RD FLOOR	2	2	4	--	8
4TH FLOOR	2	2	4	--	8
5TH FLOOR	1	2	4	--	7
6TH FLOOR	2	2	4	--	8
7TH FLOOR	2	2	4	--	8
8TH FLOOR	1	2	4	--	7
9TH FLOOR	2	2	4	--	8
10TH FLOOR	2	2	4	--	8
11TH FLOOR	1	2	4	--	7
12TH FLOOR	2	2	4	--	8
13TH FLOOR	--	2	2	--	4
TOTAL NO.	21	24	54	104	

PARKING AREA STATEMENT (as per d.c.rule)

RESIDENTIAL	a	ONE PARKING SPACE FOR EVERY	
	b	4TENEMENT HAVING CARPET AREA ABOVE 35M EACH	
	c	2TENEMENT HAVING CARPET AREA BET. 45-70M EACH	
	d	1TENEMENT HAVING CARPET AREA ABOVE 70M EACH	
COMMERCIAL		ONE PARKING SPACE FOR EVERY	
	a	80M IN OF FLOOR AREA UPTO 800M	
	b	100M IN OF FLOOR AREA ABOVE 800M PROVIDED	
		THAT NO PARKING FOR FLOOR AREA UPTO 100M	
VISITORS		10%OF THE NUMBER STIPULATED ABOVE.	

		TENEMENT STATEMENT	PARKING SPACE
a	RESIDENTIAL		
CARPET AREA		NUMBER OF TENEMENT	REQUIRED
BELOW 35.50M		21	NOTREQUIRED
BET. 35-45M		28	7.00 NOS
BET. 45-70M		54	27.00 NOS
ABOVE 70M		-	-
TOTAL NUMBERS		103	34.00 NOS
b	COMMERCIAL	NIL	NIL
c	VISITORS	10%OF ABOVE	3.40 NOS
TOTAL PARKING SPACE REQUIRED(a+b+c)			37.40 NOS
TOTAL PARKING SPACE PROPOSED			51 NOS.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	ROOM	DESCRIPTION
D1	1.00 x 2.10	LIVING	T.W.PANELLED DOOR
D2	0.90 x 2.10	KITCHEN/UTI	T.W.PRAYED DOOR
D3	0.75 x 2.00	BATH W.C.	T.W.FRAMED & GLAZED DOOR
W	2.20 x 2.00	LIVI. B/D	T.W.GLAZED WINDOW
W1	1.20 x 1.20	KIT.	T.W.GLAZED WINDOW
W2	1.50 x 1.20	LIVI. B/D	T.W.GLAZED WINDOW
V	0.60 x 0.90	WC/BATH.	VENTILATOR

STAMP OF APPROVAL OF PLAN

SHEET NO. 1 OF 3

सहायक संचालक नगर रचना कल्याण
संचालक नगर रचना यांचेकडील पत्र क्रमांक/ठाणे/वि-वि/कल्याण/1321/2020 दिनांक 29/12/2020 नुसार
विशेष अटीनुसार.
स्थायी प्राधिकृत मा. उपायुक्त
पोलीसांक नगर रचना यांची
आयुक्त अधि.
महानगरपालिका, कल्याण-डोंबिवली
कल्याण

AREA STATEMENT

		SQ.MT
1	AREA OF PLOT	2910.00
	AREA OF PLOT	2816.00
2	DEDUCTION FOR	
a	EXISTING ROAD	
b	PROPOSED ROAD(SET-BACK AREA)	532.00
c	ANY RESERVATION	NIL
d	TOTAL AREA (a+b+c)	532.00
3	BALANCED AREA OF PLOT	2284.00
4	DEDUCTION FOR RECREATION GROUND 2284.00x15% INTERNAL ROAD	342.60
5	NET AREA OF PLOT (3-4) PERMI. AREA AS PER DCR	1941.40 2125.00
6	ADDITION FOR F.S.I. (2a) 532.00 x 2.20 =	1170.40
7	TOTAL AREA	3295.40
8	F.S.I. PERMISSIBLE	--
9	F.S.I. CREDIT AVAILABLE 15%OF (2284.00) 2626.60 - 1170.40 = 1456.20	
	KDMC / NEV / HVH / CT.NO 5497 DATED : 21-09-17 584.59	
	KDMC / NEV / HVH / CT.NO 4508 DATED : 24-10-18 866.00	1450.59
10	PERMISSIBLE FLOOR AREA	4745.99
11	EXISTING FLOOR AREA	
12	PROPOSED FLOOR AREA	4735.89
13	EXCESS BALCONY AREA	8.87
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)	4744.76
15	F.S.I. CONSUMED	9.99

BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT

		SQ.MT
a	PROPOSED AREA	4735.89
b	LESS DEDUCTION OF NON - RESIDENTIAL AREA	
c	AREA OF TENEMENT (a-b)	4735.89
d	TENEMENT PERMISSIBLE	142 NOS
e	TENEMENT PROPOSED	103 NOS
g	TENEMENT EXISTING	
h	TOTAL NO OF TENEMENT	103 NOS

PARKING STATEMENT

a	PARKING REQUIRED BY RULE, CAR	AS SHOWN
	SCOOTER	
	CYCLE	

NAME & SIGNATURE OF OWNER

SHRI - ISHWAR S. PATEL
(P.A HOLDER OF SHRI. EKNATH B. BHOIR)
(P.A HOLDER OF SMT THAKUBAI GAURU PATIL & OTHERS)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING OLD S.NO. 91,NEW S.NO. 25, H.NO. 2, OF MOUJE - KANCHANGOAN, TAL. KALYAN, DIST. THANE

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NON-ADHERENCE OF THIS STANDARDS.

SHANTI CONSULTANTS
R.C.C Structural Engineers-Arvind S. Patel
Reg. No. STR/NE/ KDMC/Reg. No. 470

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON DATE : 17/2018 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 2910.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT.

SIGN OF ARCHITECT

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
	1	AS STATED			25 - 06 - 2018

NAME & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT : SHRISH. C. NACHANE
CA/99/34937.

STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES
1ST FLOOR KAILAS BHAVAN, NEAR ADITYA BHAVAN, KARYALAYA,
KAMRAJ ROAD, DOMBIVALI (E).

304, JAGNNATH COMMERCIAL PLAZA, CHAR RASTA, PHATKOS ROAD
NEAR GOKUL ENDEAVOUR, DOMBIVALI (E).