



कायदा नकाशे मंजुरी
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 दि. 26/01/2019
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BUILT UP AREA STATEMENT IN SQ.MT.

FLOOR/BLOG	WING 'A'	WING 'B'	WING 'C'	WING 'D'	WING 'E'	WING 'F'	WING 'G'	WING 'H'
GROUND FLOOR AREA	78.59	106.14	78.59	78.59	85.98	17.95	97.41	97.41
FIRST FLOOR AREA	119.92	127.52	119.92	119.92	127.52	119.92	154.71	154.71
SECOND FLOOR AREA	119.92	127.52	119.92	119.92	127.52	119.92	154.71	154.71
THIRD FLOOR AREA	119.92	127.52	119.92	119.92	127.52	119.92	154.71	154.71
FOURTH FLOOR AREA	97.59	122.84	97.59	97.59	122.84	97.59	146.40	116.88
TOTAL FLOOR AREA	535.94	613.54	535.94	535.94	591.38	475.30	708.00	678.10
EXC. BALC.	NIL	0.33	NIL	NIL	0.33	NIL	1.03	1.41
TOTAL BUILT UP AREA	535.94	613.54	535.94	535.94	591.71	475.30	709.03	679.51

TOTAL BUILT UP AREA WING-A,B,C,D,E,F,G & H = 4673.44 SQ.MT.

TERRACE AREA STATEMENT AS PER D.C.R. NO. 15.4.3

WING 'A' TOTAL TERRACE AREA =	61.12 SQ.MT.
WING 'B' TOTAL TERRACE AREA =	42.88 SQ.MT.
WING 'C' TOTAL TERRACE AREA =	61.12 SQ.MT.
WING 'D' TOTAL TERRACE AREA =	61.12 SQ.MT.
WING 'E' TOTAL TERRACE AREA =	42.88 SQ.MT.
WING 'F' TOTAL TERRACE AREA =	61.12 SQ.MT.
WING 'G' TOTAL TERRACE AREA =	66.12 SQ.MT.
WING 'H' TOTAL TERRACE AREA =	63.72 SQ.MT.
TOTAL TERRACE AREA =	460.08 SQ.MT.

PARKING AREA STATEMENT (WING-A,B,C,D,E,F,G & H)

FLATS AREA IN SQ.MTS.	FOUR WHEELER REQUIRED	FOUR WHEELER PROVIDED	SCOOTER & CYCLE PARKING REQUIRED	SCOOTER & CYCLE PARKING PROVIDED
UPTO 50	NIL	NIL	173.75 NOS.	174 NOS.
50 TO 100	NIL	NIL	NIL	NIL
ABOVE 100	NIL	NIL	NIL	NIL
COMMERCIAL	NIL	NIL	NIL	NIL
TOTAL PARKING	NIL	NIL	173.75 NOS.	174 NOS.

LAND AREA SUMMARY IN SQ.MT.

S. NO. 133, H.NO. 2 (P) =	3900.00 SQ.MT.
TOTAL AREA =	3900.00 SQ.MT.

TENEMENT AREA STATEMENT WING 'A'

UP TO 30	30 TO 50	50 TO 100	ABOVE 100
17 NOS.	NIL	NIL	NIL

TENEMENT AREA STATEMENT WING 'E'

UP TO 50	50 TO 100	ABOVE 100
19 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'B'

UP TO 50	50 TO 100	ABOVE 100
19 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'F'

UP TO 50	50 TO 100	ABOVE 100
19 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'C'

UP TO 50	50 TO 100	ABOVE 100
17 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'G'

UP TO 50	50 TO 100	ABOVE 100
18 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'D'

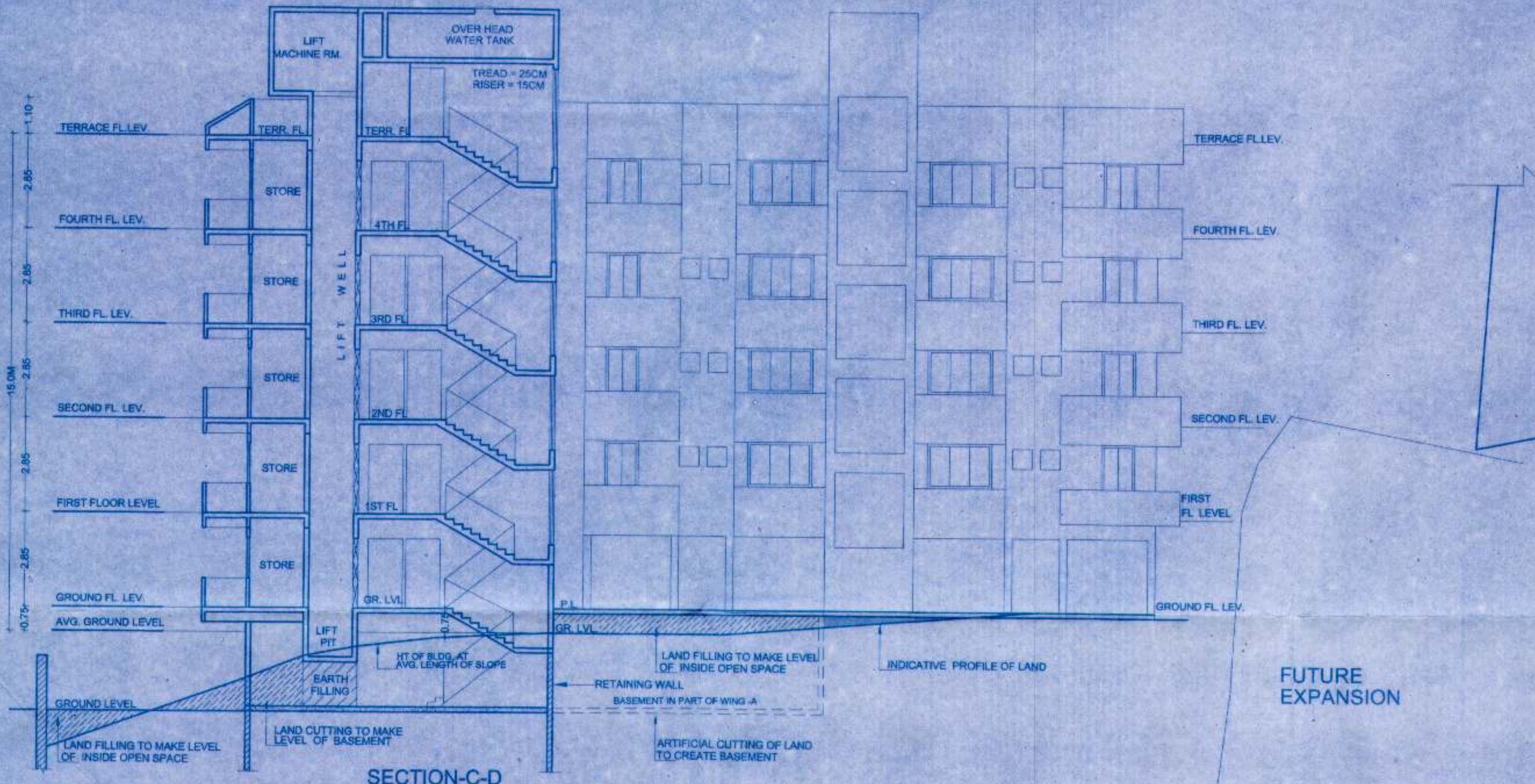
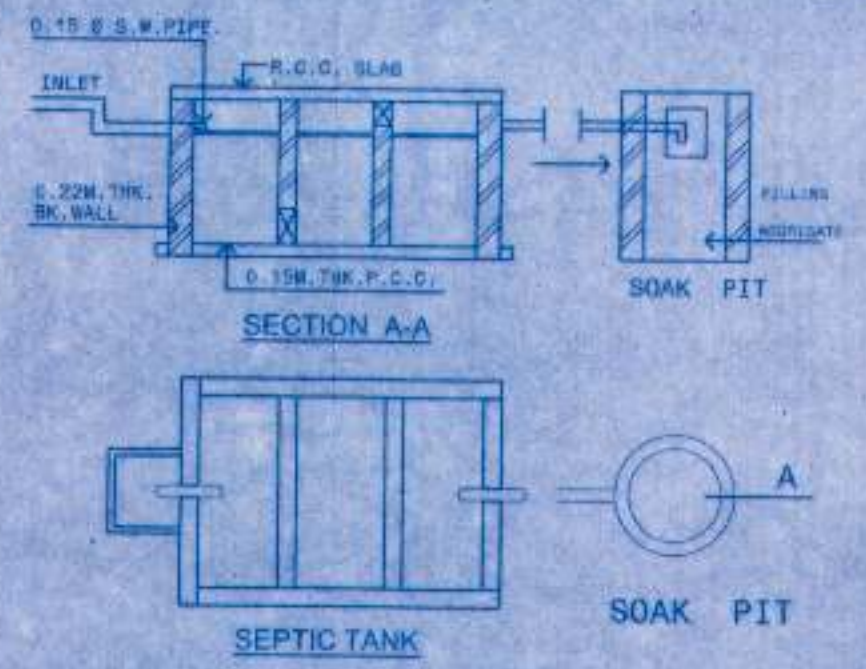
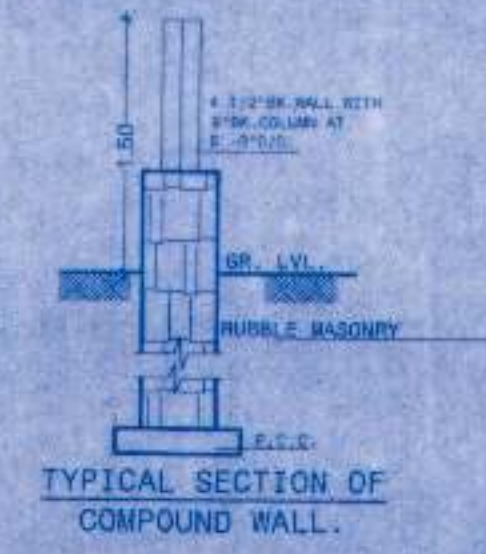
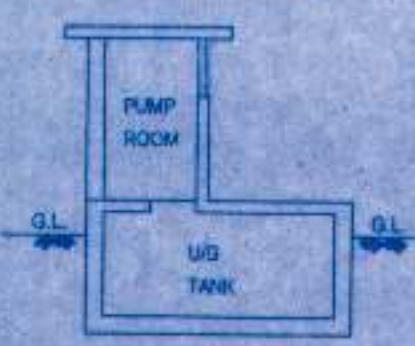
UP TO 50	50 TO 100	ABOVE 100
17 NOS.	NIL	NIL

TENEMENT AREA STATEMENT WING 'H'

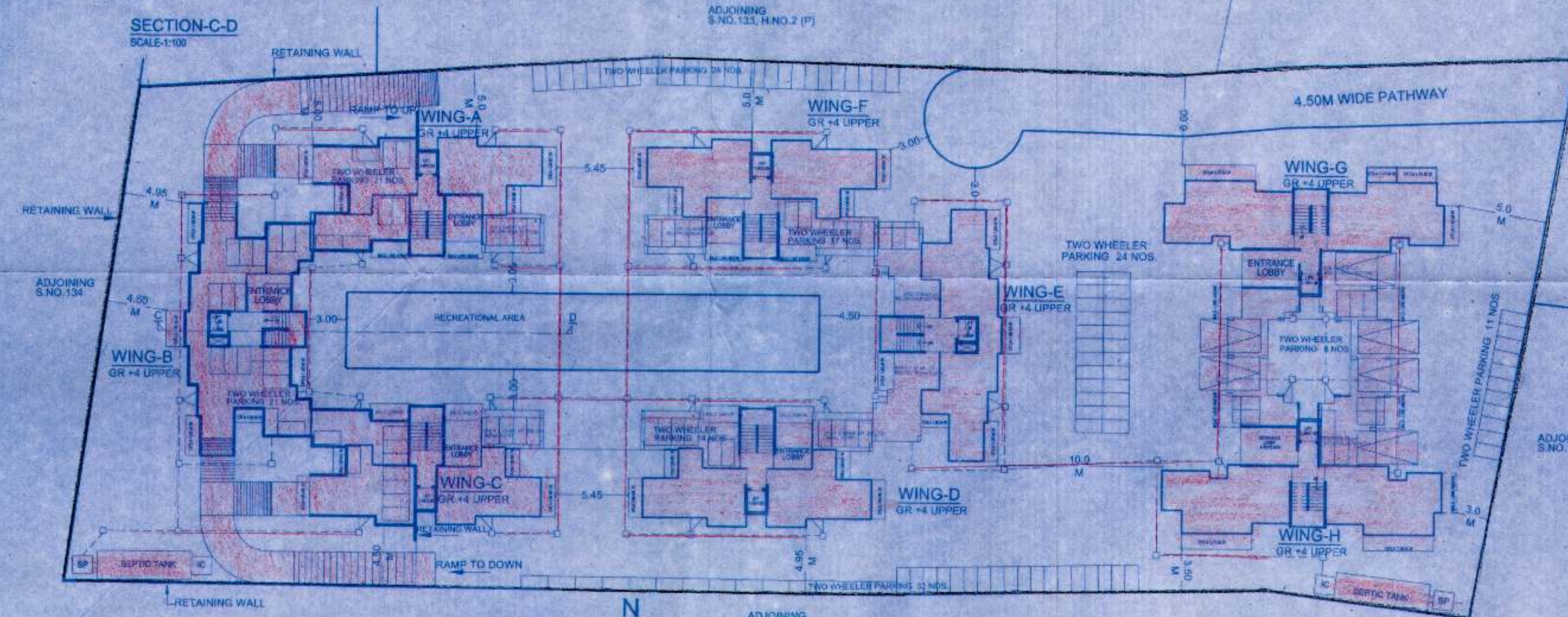
UP TO 50	50 TO 100	ABOVE 100
17 NOS.	NIL	NIL

DOOR & WINDOW SCHEDULE:

D T.W. PANELLED DOOR	1.06 X 2.13 M.
D1 T.W. FLUSH DOOR	0.91 X 2.13 M.
D2 T.W. FLUSH DOOR	0.75 X 1.98 M.
W1 T.W. SHUTTER GLAZED	1.52 X 1.21 M.
W2 T.W. SHUTTER GLAZED	1.21 X 1.21 M.
V LOUVERED WINDOW	0.61 X 0.76 M.
V1 LOUVERED WINDOW	1.06 X 0.45 M.
RS M.S. STEEL ROLLING SHUTTER	2.40 X 2.40 M.
RS1 M.S. STEEL ROLLING SHUTTER	1.80 X 2.40 M.



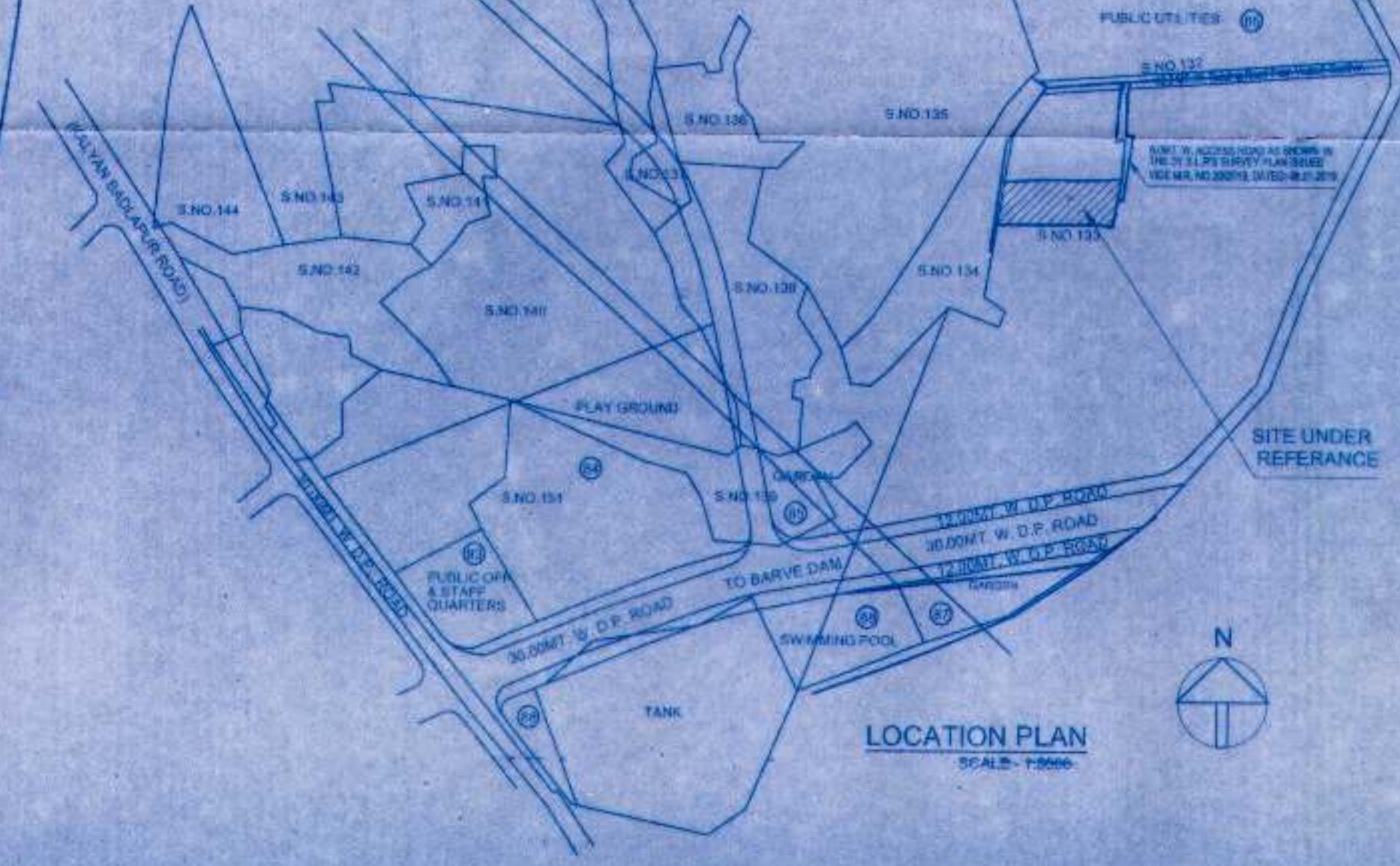
SECTION-C-D SCALE: 1:100 SECTIONAL ELEVATION SHOWING MANAGEMENT OF LEVEL DIFFERENCE ON THE WESTERN SIDE OF THE LAND



BLOCK PLAN SCALE: 1:200

6.00 MT. WIDE ACCESS ROAD

6.00 MT. W. ACCESS ROAD AS SHOWN IN THE D.Y.S.L.R.'S SURVEY PLAN ISSUED VIDE M.I. NO. 292019, DATED: 06.01.2019



LOCATION PLAN SCALE: 1:5000

PROFORMA

AREA STATEMENT	SQ. MT.
1 AREA OF PLOT	3900.00
2 DEDUCTION FOR ROAD ACQUISITION AREA	NIL
3 PROPOSED ROAD	NIL
4 ANY RESERVATION NO.	NIL
5 TOTAL (1+2+3+4)	3900.00
6 NET GROSS AREA OF PLOT (1-2)	3900.00
7 DEDUCTION FOR AMENITY SPACE, IF ANY	NIL
8 RECREATION GROUND AS PER BYE-LAW NO. 74.0.1 10%	NIL
9 NET AREA OF PLOT = 100% OF (3900.00 x 100%)	3900.00
10 ADDITION FOR F.S.I., IF ANY	3900.00
11 TOTAL AREA (5+6)	3900.00
12 NORMAL F.S.I. PERMISSIBLE (1/10 OF THE NET PLOT AREA) + FSI PERMISSIBLE WITH PAYMENT OF PREMIUM 20% (AS PER D.C.R. 23.2 & TABLE NO. 13)	780.00
13 PERMISSIBLE BUILT UP AREA (3900.00 x 780.00)	4880.00
14 EXISTING FLOOR AREA	4873.61
15 PROPOSED AREA (WING - A,B,C,D,E,F,G & H)	4673.44
16 EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B.C.BELOW)	3.10
17 TOTAL BUILT UP AREA PROPOSED (14+15+16)	4676.54
18 TOTAL BUILT UP AREA CONSUMED (13/17)	1.15

BALCONY AREA STATEMENT

a PERMISSIBLE AREA PER FLOOR	SHOWN IN TABLE
b PROPOSED BAL. AREA PER FLOOR	SHOWN IN TABLE
c EXCESS BALCONY AREA (TOTAL)	3.10

T.D.R.

a PERMISSIBLE	SHOWN IN TABLE
b PROPOSED TO BE UTILISED	SHOWN IN TABLE

PARKING STATEMENT

a PARKING REQUIRED	SHOWN IN TABLE
b CAR	SHOWN IN TABLE
c SCOOTER/ MOTOR CYCLE, CYCLE	SHOWN IN TABLE
d GRADES PERMISSIBLE	SHOWN IN TABLE
e GARAGES PROPOSED	SHOWN IN TABLE
f CAR	SHOWN IN TABLE
g SCOOTER/ MOTOR CYCLE, CYCLE	SHOWN IN TABLE
h TOTAL PARKING PROVIDED	SHOWN IN TABLE

NOTES :-
 BOUNDARY OF THE PLOT: BLACK
 PROPOSED STRUCTURES: RED
 DRAINAGE LINE: RED DOTTED
 A.P. IS ARCHITECTURE PROJECTION 0.75 MT. W.
 C.B 2.40MT x 0.45MT PROJECTION
 * DEVELOPERS RESERVE THE RIGHTS TO ADD T.O.R.AS AND WHEN AVAILABLE AND RESERVE THE RIGHT TO AMEND THE PROPOSAL ACCORDINGLY.
 * DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE SHAPE & POSITION OF P.L.G. & PARKING ARRANGEMENT IN CASE OF FUTURE AMALGAMATION OF ADJOINING LANDS OR AMENDMENTS IN THE PROPOSAL BEFORE OCCUPATION.
 * PLOT BOUNDARY IS DERIVED FROM D.Y.S.L.R.'S MEASUREMENT PLAN AS SURVEYED ON SITE SHOWING THE POSSESSION OF LAND OWNERSHIP AND IS SUBJECT TO AREA CORRECTION IF ANY.

CERTIFICATE FOR AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON DT. 06.02.2018. AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 3900.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

DESCRIPTION OF PROPOSAL
 PROPOSED HOUSING COMPLEX ON PROPERTY BEARING OF S. NO. 133, H.NO.2(P), AT VILL- CHIKHALOLI, TAL: AMBERNATH, DIST: THANE.

FOR: MR. NITIN HARISHCHANDRA BHOIR AND ONE OTHER
 S.D.OAK ARCHITECT'S INC. GROUND FLOOR ROAD APT OPP. APNA BAZAR, KULGADN BADLAPUR (E).

DRN BY	CHKD BY	DATE	SCALE	FILE NO
BHARATI	S.D.OAK	27.09.2018	AS SHOWN	