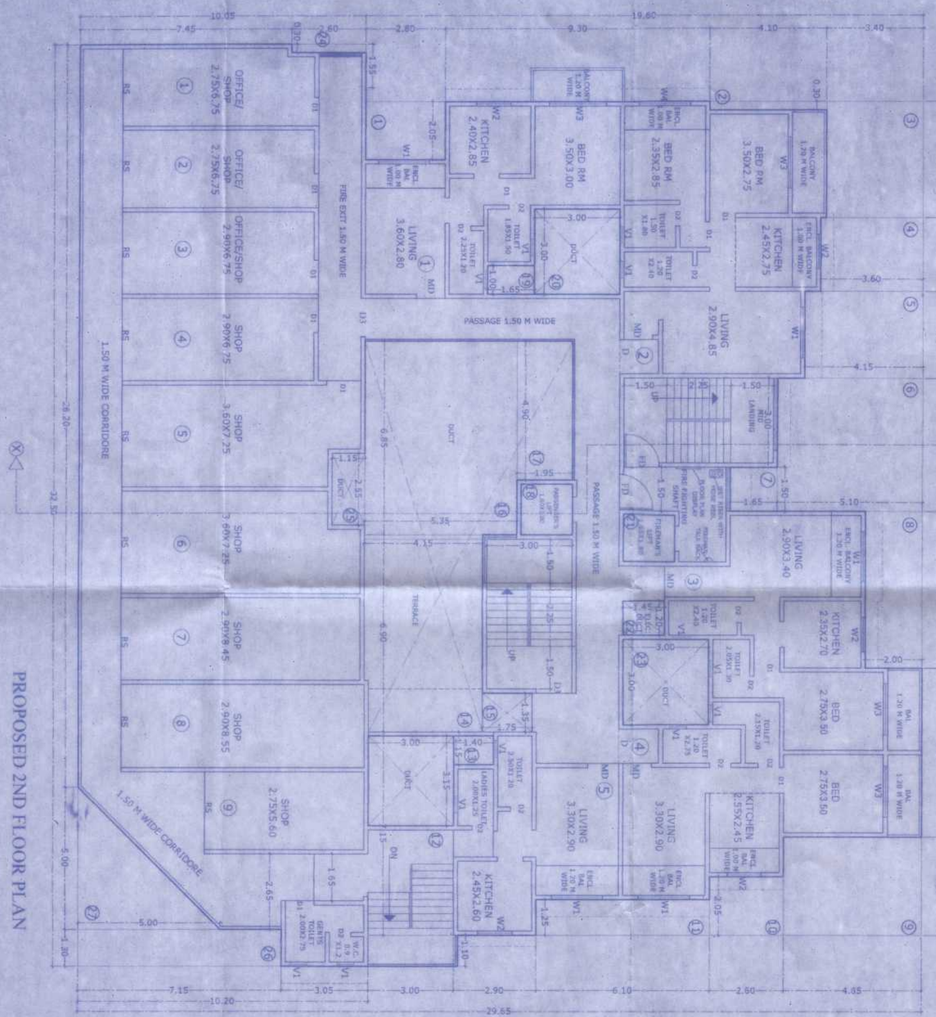
PROPOSED 2ND FLOOR PLAN

(SCALE 1:100)



AREA CALCULATION

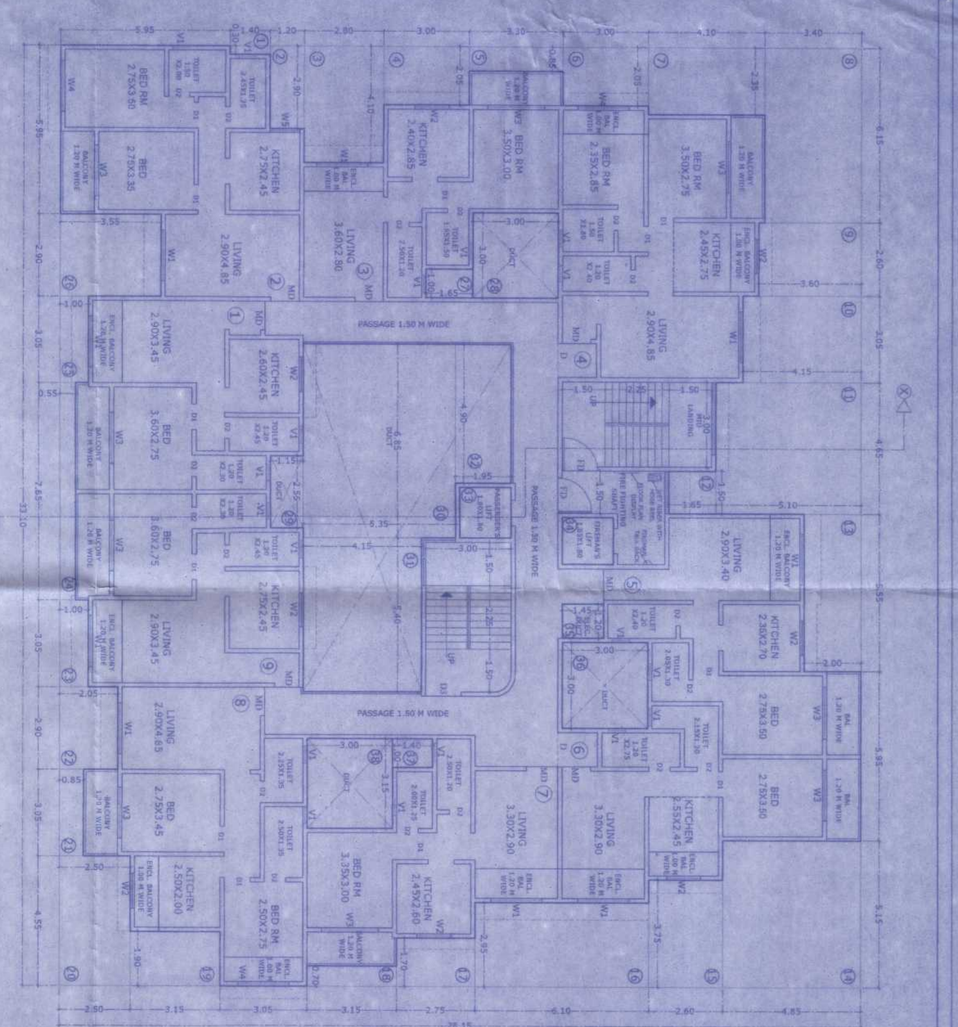
PROPOSED BUILT UP AREA ON 2ND FLOOR (RESIDENTIAL)

BLOCK AREA	29.35 X 19.60	=	575.26	SQ.MT.
DEDUCTION FOR				
1)	2.05 X 2.80	=	5.74	SQ.MT.
2)	0.30 X 4.10	=	1.23	"
3)	4.10 X 3.40	=	13.94	"
4)	2.60 X 3.60	=	9.36	"
5)	3.05 X 4.15	=	12.66	"
6)	4.65 X 5.10	=	23.71	"
7)	1.50 X 1.65	=	2.48	"
8)	5.55 X 2.00	=	11.10	"
9)	3.45 X 4.85	=	16.73	"
10)	2.05 X 2.60	=	5.33	"
11)	1.25 X 6.10	=	7.62	"
12)	7.15 X 3.15	=	22.52	"
13)	1.15 X 1.40	=	1.61	"
14)	6.90 X 4.15	=	28.63	"
15)	1.35 X 1.75	=	2.36	"
16)	6.85 X 5.35	=	36.65	"
17)	4.90 X 1.95	=	9.55	"
18)	1.80 X 1.80	=	3.24	"
19)	1.00 X 1.65	=	1.65	"
20)	3.00 X 3.00	=	9.00	"
21)	1.65 X 1.80	=	2.97	"
22)	1.20 X 1.45	=	1.74	"
23)	3.00 X 3.00	=	9.00	"
TOTAL DEDUCTION		=	238.82	"
NET BUILT UP AREA ON 2ND FLOOR (RESIDENTIAL)		=	336.44	SQ.MT.
ADDITION FOR	1.20 X 3.30	=	3.96	SQ.MT.
NET BUILT UP AREA ON 2ND FLOOR (RESIDENTIAL)	336.44 + 3.96	=	340.40	SQ.MT.

2 - LINE AREA DIGRAM
PROPOSED 2ND FLOOR
RESIDENTIAL
(SCALE 1:100)

PROPOSED TYPICAL 4TH, 5TH, 6TH, 7TH, 9TH & 10TH FLOOR PLAN

(SCALE 1:100)

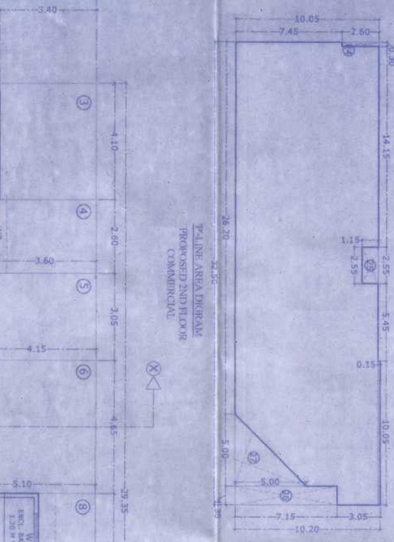


AREA CALCULATION

PROPOSED BUILT UP AREA ON TYPICAL FLOOR (3RD, 4TH, 5TH, 6TH, 7TH, 9TH & 10TH FLOOR)

BLOCK AREA	33.10 X 26.15	=	931.65	SQ.MT.
DEDUCTION FOR				
1)	0.30 X 1.40	=	0.42	SQ.MT.
2)	2.90 X 1.20	=	3.48	"
3)	4.10 X 2.80	=	11.48	"
4)	2.05 X 3.00	=	6.15	"
5)	0.65 X 3.30	=	2.80	"
6)	2.05 X 3.00	=	6.15	"
7)	3.25 X 4.10	=	20.91	"
8)	2.60 X 3.60	=	9.36	"
9)	3.05 X 4.15	=	12.66	"
10)	4.65 X 5.10	=	23.71	"
11)	1.50 X 1.65	=	2.47	"
12)	5.55 X 2.00	=	11.00	"
13)	5.55 X 4.85	=	24.98	"
14)	3.75 X 2.60	=	9.75	"
15)	2.55 X 6.10	=	17.99	"
16)	1.70 X 2.75	=	4.67	"
17)	0.70 X 3.15	=	2.20	"
18)	1.90 X 3.15	=	5.98	"
19)	4.55 X 2.50	=	11.37	"
20)	3.05 X 0.85	=	2.59	"
21)	2.90 X 2.05	=	5.94	"
22)	3.05 X 1.00	=	3.05	"
23)	7.65 X 0.55	=	4.21	"
24)	3.05 X 1.00	=	3.05	"
25)	2.90 X 3.55	=	10.29	"
26)	1.00 X 1.65	=	1.65	"
27)	3.00 X 3.00	=	9.00	"
28)	2.55 X 1.15	=	2.93	"
29)	6.85 X 5.35	=	36.65	"
30)	5.40 X 4.15	=	22.41	"
31)	4.90 X 1.95	=	9.55	"
32)	1.80 X 1.80	=	3.24	"
33)	1.00 X 1.65	=	1.65	"
34)	1.65 X 1.80	=	2.94	"
35)	3.00 X 3.00	=	9.00	"
36)	1.00 X 1.40	=	1.40	"
37)	3.15 X 3.00	=	9.45	"
38)				"
TOTAL DEDUCTION		=	336.35	"
NET BUILT UP AREA PER FLOOR (RESIDENTIAL)	931.65 - 336.35	=	595.30	SQ.MT.

2 - LINE AREA DIGRAM
PROPOSED TYPICAL FLOOR
SIMILAR TO THE 9TH & 10TH FLOOR
(SCALE 1:100)



AREA CALCULATION

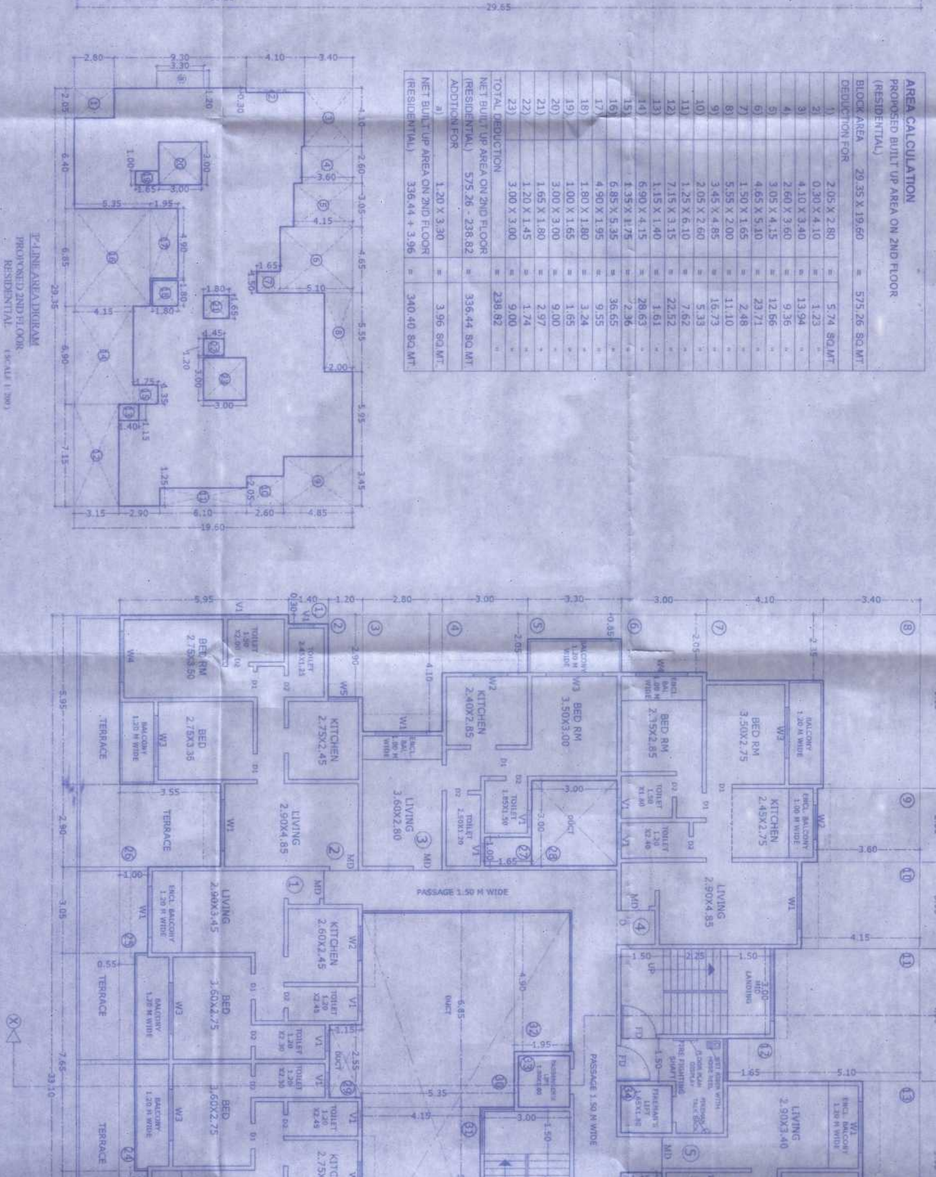
PROPOSED BUILT UP AREA ON 2ND FLOOR (COMMERCIAL)

BLOCK AREA	32.90 X 10.05	=	326.62	SQ.MT.
DEDUCTION FOR				
24)	0.30 X 2.60	=	0.78	SQ.MT.
25)	2.55 X 1.15	=	2.93	"
26)	1.30 X 7.15	=	9.29	"
27)	½ x 5.00 X 5.00	=	12.50	"
TOTAL DEDUCTION		=	25.50	"
NET BUILT UP AREA ON 2ND FLOOR (COMMERCIAL)	326.62 - 25.50	=	301.12	SQ.MT.

2 - LINE AREA DIGRAM
PROPOSED 2ND FLOOR
COMMERCIAL

PROPOSED 3RD FLOOR PLAN

(SCALE 1:100)



AREA CALCULATION

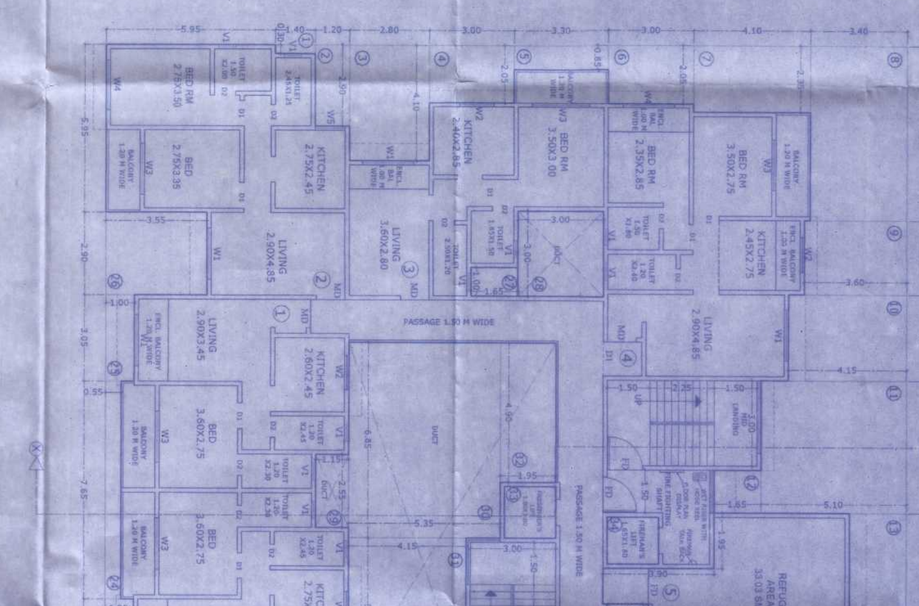
PROPOSED BUILT UP AREA ON 3RD FLOOR (RESIDENTIAL)

BLOCK AREA	29.35 X 19.60	=	575.26	SQ.MT.
DEDUCTION FOR				
1)	2.05 X 2.80	=	5.74	SQ.MT.
2)	0.30 X 4.10	=	1.23	"
3)	4.10 X 3.40	=	13.94	"
4)	2.60 X 3.60	=	9.36	"
5)	3.05 X 4.15	=	12.66	"
6)	4.65 X 5.10	=	23.71	"
7)	1.50 X 1.65	=	2.48	"
8)	5.55 X 2.00	=	11.10	"
9)	3.45 X 4.85	=	16.73	"
10)	2.05 X 2.60	=	5.33	"
11)	1.25 X 6.10	=	7.62	"
12)	7.15 X 3.15	=	22.52	"
13)	1.15 X 1.40	=	1.61	"
14)	6.90 X 4.15	=	28.63	"
15)	1.35 X 1.75	=	2.36	"
16)	6.85 X 5.35	=	36.65	"
17)	4.90 X 1.95	=	9.55	"
18)	1.80 X 1.80	=	3.24	"
19)	1.00 X 1.65	=	1.65	"
20)	3.00 X 3.00	=	9.00	"
21)	1.65 X 1.80	=	2.97	"
22)	1.20 X 1.45	=	1.74	"
23)	3.00 X 3.00	=	9.00	"
TOTAL DEDUCTION		=	238.82	"
NET BUILT UP AREA ON 3RD FLOOR (RESIDENTIAL)		=	336.44	SQ.MT.
ADDITION FOR	1.20 X 3.30	=	3.96	SQ.MT.
NET BUILT UP AREA ON 3RD FLOOR (RESIDENTIAL)	336.44 + 3.96	=	340.40	SQ.MT.

2 - LINE AREA DIGRAM
PROPOSED 3RD FLOOR
RESIDENTIAL
(SCALE 1:100)

PROPOSED 8TH FLOOR PLAN

(SCALE 1:100)



REFUGE AREA CALCULATION

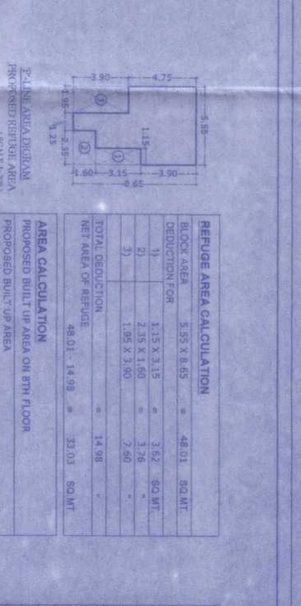
BLOCK AREA	5.95 X 8.65	=	48.01	SQ.MT.
DEDUCTION FOR				
1)	1.15 X 3.15	=	3.62	SQ.MT.
2)	2.35 X 1.60	=	3.76	"
3)	1.95 X 3.90	=	7.60	"
TOTAL DEDUCTION		=	14.98	"
NET AREA OF REFUGE		=	33.03	SQ.MT.

AREA CALCULATION

PROPOSED BUILT UP AREA ON 8TH FLOOR

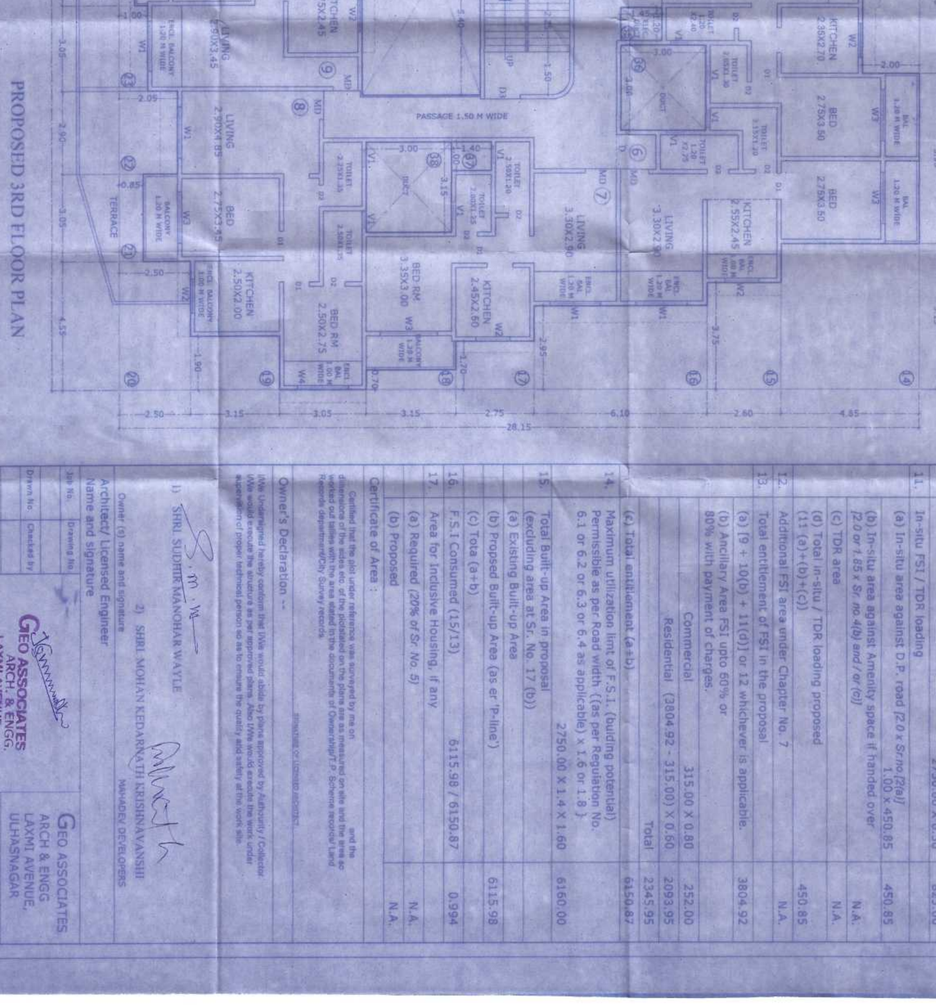
PROPOSED BUILT UP AREA PER FLOOR (TYPICAL)		=	595.30	SQ.MT.
DEDUCTION FOR REFUGE AREA		=	33.03	SQ.MT.
NET BUILT UP AREA ON 8TH FLOOR	595.30 - 33.03	=	562.27	SQ.MT.

2 - LINE AREA DIGRAM
PROPOSED REFUGE AREA
(SCALE 1:100)



PROPOSED 3RD FLOOR PLAN

(SCALE 1:100)



DOORS AND WINDOWS SCHEDULE

TYPE	SIZE IN M	AREA IN SQ.MT.	DESCRIPTION
MD	1.00 X 2.10	2.10	TEAK WOOD PANELLED DOOR
D1	0.90 X 2.10	1.89	TEAK WOOD FLUSH DOOR
D2	0.75 X 2.00	1.50	TEAK WOOD FLUSH DOOR
FD	1.25 X 2.10	2.62	FIRE PROOF DOOR
W1	1.90 X 1.35	2.43	ALUMINIUM SLIDING WINDOW
W2	1.20 X 1.20	1.44	ALUMINIUM SLIDING WINDOW
W3	1.90 X 2.00	3.60	ALUMINIUM SLIDING WINDOW
W4	1.90 X 1.35	2.02	ALUMINIUM SLIDING WINDOW
W5	1.95 X 1.35	1.42	ALUMINIUM SLIDING WINDOW
W6	2.50 X 2.00	4.80	ALUMINIUM SLIDING WINDOW
V1	0.60 X 1.00	0.60	F.W. LOUVERED VENTILATOR
RS	2.90X3.60		O.T. ROLLING SHUTTER

LEGEND -

- BOUNDARY OF THE PLOT SHWON IN BLACK.
- PROPOSED WORK SHOWN IN PINK.
- DRAINAGE LINE SHOWN IN DOTTED RED
- PROPOSED D.P. ROAD (ADP) SHOWN IN GREEN.
- ALL DIAMENSIONS ARE IN METRES

AREA STATEMENT

		SQ.MT.
1.	Area of plot	2750.00
	(a) As per ownership document (7/12, CTS extract)	2750.00
	(b) as per measurement sheet	2756.57
	(c) as per site	2762.58
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road/Highway widening	450.85
	(b) Any D.P. Reservation area	
	Total (a+b)	450.85
3.	Balance area of plot (1-2)	2299.15
4.	Amenity space	
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any	N.A.
	(c) Balance Proposed -	N.A.
5.	Net area of plot (3 - 4(c))	2299.15
6.	Recreational open space	
	(a) Required -	230.00
	(b) Proposed -	230.00
7.	Internal Road area	NIL
8.	Plotable area	
9.	Built-up area with reference to Basic F.S.I. as per front road width (Sr. no. 5.a Base FSI)	2299.15 X 1.1 = 2529.07
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b) Proposed FSI on payment of premium	2750.00 X 0.30 = 825.00
11.	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road *(2.0 x Sr.no.7(a))*	1.00 X 450.85 = 450.85
	(b) In-situ area against Amenity space if handed over *(2.0 or 1.85 x Sr. no 4(b) and / or (c))*	N.A.
	(c) TDR area	N.A.
	(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	450.85
12.	Additional FSI area under Chapter No. 7	N.A.
13.	Total entitlement of FSI in the proposal	3804.92
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	
	Commercial 315.00 X 0.80 =	252.00
	Residential (3804.92 - 315.00) X 0.60 =	2093.95
	Total	2345.95
	(c) Total entitlement (a+b)	6150.87
14.	Maximum utilization 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)	2750.00 X 1.4 X 1.60 = 6160.00
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 (b))	
	(a) Existing Built-up Area	
	(b) Proposed Built-up Area (as er 'P-line')	6115.98
	(c) Tota (a+b)	6115.98
16.	F.S.I Consumed (15/13)	6115.98 / 6150.87 = 0.994
17.	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr. No. 5)	N.A.
	(b) Proposed	N.A.

PROFORMA - 1

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
PROPOSAL ON PLOT BEARING NEW SURVEY NO. 95
HISSA NO. 2 (PT.) MAUJE - BAPGAON, TALUKA - BHIWANDI,
DIST - THANE.

Drawing Sheet No. 02 / 03

STAMPS OF APPROVAL OF PLANS :

या आराखड्यांचे एक संच विधी/तेसिलदार/बांधकाम परवानगी विभाग (मौजे.....) यांनी दि. .....रोजी तपासणी/नकाशे/२८४४/२०१४ नोंदविला आहे.
तहसिल दिवाणी कुलकर्णी यांचेकडील.....रोजीचे पत्र क्रमांक.....नुसार आराखड्यांचे बांधकाम नगरपालिका/नगरपंचायतीचे नियमावली प्रमाणेच करणेस हरकत नाही.

नगर रचना शाखा मुख्याधिकारी नगरपरिषद

सहायक संचालक
नगर रचना, ठाणे.

Certificate of Architect / Licensed Engineer
Name and signature

Certified that the plan under reference was surveyed by me on ..... and the boundaries and area stated in the documents of Owner/Applicant P. Scheme recorded land records department/City Survey records.

Signature of Licensed Architect

Owner's Declaration --

I/We Undersigned hereby confirm that I/We would abide by the plans approved by Authority / Collector I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

1) SHRI SUDHIR MANOHAR WAYLE

2) SHRI. MOHAN KEDARNATH KRISHNAVANSHI

Owner (s) name and signature

MAHADEV DEVELOPERS

Job No.	Drawing No.		
Drawn by	Checked by	GEO ASSOCIATES ARCH. & ENGG. LAXMI AVENUE, AMAN TALKIES ROAD, ULHASNAGAR 421 003.	
Scale	Date		

GEO ASSOCIATES
ARCH & ENGG
LAXMI AVENUE,
ULHASNAGAR

Lic No
I33/ 407/THANE