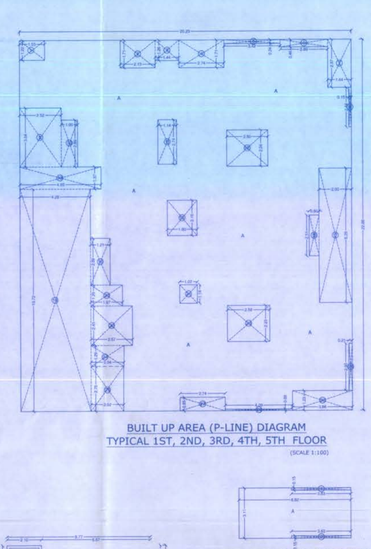
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PARKING AREA STATEMENT												
TOTAL NO. OF TENEMENTS-PROPOSED =80 TENEMENTS												
DESCRIPTION OF EQUIPMENT		NO. OF TENEMENTS	NON CONGESTED CAR	NON CONGESTED SC	PERMISSIBLE FOR ALL TENEMENTS CAR	PERMISSIBLE FOR ALL TENEMENTS SC	ADDITIONAL %	TOTAL PERMISSIBLE CAR	TOTAL PERMISSIBLE SC	M.F. CAR	M.F. SC	PROPOSED CAR	PROPOSED SC
RESIDENTIAL	EVERY TWO T. WITH GROUP T. HAVING GA. AR 50.M.TO 80.SQ.M	32	1	2	16	32	5%	17	34	9.6	19	26	
	EVERY TWO T. WITH EXCEPT. HAVING GA. AR 50.M.TO 80.SQ.M	7	1	5	1	3	5%	1	3	9.6		7	
TOTAL											11	33	

SCHEDULE OF ROLLING SHUTTER, DOORS & WINDOWS					
NO.	SIZE	DESCRIPTION	NO.	SIZE	DESCRIPTION
D	1.2 X 2.21 M	PANELED DOOR	W1	1.80 X 2.56 M	ALUM. SLIDING WIN
D1	0.90 X 2.21 M	FLUSH DOOR	W2	1.50 X 1.52 M	ALUM. SLIDING WIN
D2	0.75 X 1.98 M	FLUSH DOOR	V	0.60 X 0.90 M	ALUM. LOUVERED
			PW	1.80 X 2.13 M	ALUM. LOUVERED

PLOT AREA STATEMENTS			
S. NO./ G. NO.	AREA IN SMT.	NAME OF OWNER	NAME OF P. A. HOLDER
57 / 9 / 2 & 58 / 5 / 1 PLOT NO. 11	656.00 SMT	OM ASHISH CO-OPERATIVE HOUSING SOCIETY LIMITED.	M/S GREEN HEIGHTS INFRA THROUGH 1. ARUN KUMAR BABAUPRASAD MORYA 2. ASHOK KUMAR MADANLAL JAIN

TYP CROSS SECTION THROUGH BATH & W.C.



BUILT UP AREA (P-LINE) DIAGRAM
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH FLOOR
(SCALE 1:100)

BUILT UP AREA DIAGRAM
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH FLOOR
(SCALE 1:100)

BLOCK AREA CALCULATION

TYPICAL FIRST & SECOND & THIRD & FOURTH & FIFTH FLOOR

A=20.23X22.89 = 463.06 SMT.

TOTAL DEDUCTION AREA

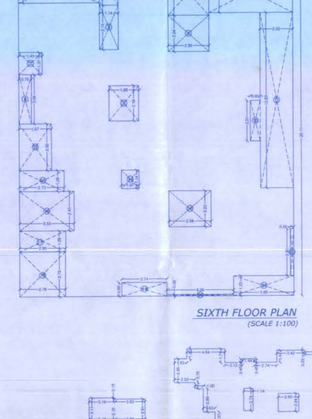
1 5.93 X 1.22	= 7.36 SMT.
2 3.13 X 1.71	= 5.34 SMT.
3 0.44 X 1.26	= 1.51 SMT.
4 3.74 X 1.71	= 6.68 SMT.
5 3.42 X 0.24	= 0.82 SMT.
6 3.89 X 0.45	= 1.32 SMT.
7 0.44 X 2.07	= 4.27 SMT.
8 0.13 X 2.44	= 0.36 SMT.
9 2.52 X 3.64	= 9.17 SMT.
10 1.00 X 2.88	= 2.88 SMT.
11 1.14 X 2.74	= 3.13 SMT.
12 2.55 X 2.24	= 5.69 SMT.
13 4.95 X 1.37	= 6.78 SMT.
14 1.80 X 2.10	= 3.50 SMT.
15 0.60 X 2.51	= 1.50 SMT.
16 2.05 X 8.09	= 16.58 SMT.
17 1.21 X 2.89	= 3.49 SMT.
18 4.29 X 13.72	= 58.73 SMT.
19 1.97 X 1.29	= 2.54 SMT.
20 1.27 X 1.14	= 1.21 SMT.
21 2.67 X 2.40	= 6.24 SMT.
22 2.58 X 2.23	= 5.75 SMT.
23 1.79 X 1.44	= 2.47 SMT.
24 2.04 X 1.29	= 2.63 SMT.
25 2.02 X 2.78	= 5.61 SMT.
26 2.74 X 0.85	= 2.32 SMT.
27 3.62 X 1.23	= 4.50 SMT.
28 4.09 X 0.99	= 0.36 SMT.

TOTAL DEDUCTED = 192.26 SMT.
NET BUILT UP AREA PER FLOOR
= 463.06 - 192.26 = 300.77 SMT.

BUILT-UP AREA STATEMENTS		
FLOOR	AREA	HEIGHT OF FLOOR BLDG.MT.
PLINTH	NIL	0.45
STILT / PARKING FL.	25.12 SMT.	2.55
RAISED STILT FL.	19.16 SMT.	2.07
FIRST FL.	300.77 SMT.	2.87
SECOND FL.	300.77 SMT.	2.87
THIRD FL.	300.77 SMT.	2.87
FOURTH FL.	300.77 SMT.	2.87
FIFTH FL.	300.77 SMT.	2.87
SIXTH FL.	219.27 SMT.	2.87
TOTAL	1761.40 SMT.	21.82

AREA DETAILS OF APARTMENTS						
BUILDING NO.	FLOORS	APARTMENT NO.	CARPET AREA OF APARTMENTS	AREA OF BAL. ATTACHED TO APARTMENTS	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	
1	GRI./STILT FLOOR	----	----	----	----	
	FIRST FLOOR	6	229.26 SQ.M.	11.96 SQ.M.	----	
	SECOND FLOOR	6	229.26 SQ.M.	11.96 SQ.M.	----	
	THIRD FLOOR	6	229.26 SQ.M.	11.96 SQ.M.	----	
	FOURTH FLOOR	6	229.26 SQ.M.	11.96 SQ.M.	----	
	FIFTH FLOOR	6	229.26 SQ.M.	11.96 SQ.M.	----	
	SIXTH FLOOR	3	108.67 SQ.M.	5.67 SQ.M.	----	
	TOTAL	33	1270.77 SQ.M.	66.57 SQ.M.		

VENTILATION AREA STAEMENT						
DESCRIPTION	ROOM AREA IN SQ.M. REQUIRED	ROOM AREA IN SQ.M. PROPOSED	VENTILATION SQ.M.(1/10) REQUIRED	VENTILATION SQ.M.(1/10) PROPOSED	WIDTH OF ROOM 5MT. REQUIRED	WIDTH OF ROOM 5MT. PROPOSED
LIVING	---	11.38	1.78	4.14	---	---
BED RM	---	11.24	1.12	4.14	---	---
KITCHEN	---	7.60	0.76	3.28	---	---
W.C.	---	---	---	---	---	---
BATH	---	---	---	---	---	---
TOILET	1.80	2.45	0.24	0.45	1.00	1.00



SIXTH FLOOR PLAN
(SCALE 1:100)

BUILT UP AREA DIAGRAM
SIXTH FLOOR
(SCALE 1:100)

BLOCK AREA CALCULATION

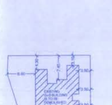
SIXTH FLOOR

A=18.71 X 21.19 = 394.08 SMT.

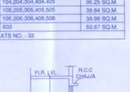
TOTAL DEDUCTION AREA

1 6.07 X 3.05	= 18.51 SMT.
2 7.65 X 3.70	= 28.12 SMT.
3 3.14 X 2.89	= 9.09 SMT.
4 2.55 X 2.89	= 5.97 SMT.
5 3.05 X 2.89	= 8.74 SMT.
6 1.43 X 1.37	= 1.95 SMT.
7 0.76 X 3.04	= 2.31 SMT.
8 1.80 X 2.10	= 3.50 SMT.
9 3.37 X 2.89	= 9.69 SMT.
10 0.60 X 2.51	= 1.50 SMT.
11 7.05 X 4.44	= 16.58 SMT.
12 2.73 X 1.29	= 3.52 SMT.
13 1.57 X 1.14	= 1.21 SMT.
14 5.93 X 2.43	= 14.41 SMT.
15 2.58 X 2.23	= 5.75 SMT.
16 2.48 X 1.44	= 3.57 SMT.
17 2.89 X 1.29	= 3.61 SMT.
18 2.78 X 2.78	= 7.72 SMT.
19 4.00 X 0.99	= 3.36 SMT.
20 3.90 X 1.23	= 4.80 SMT.
21 0.21 X 2.90	= 0.60 SMT.

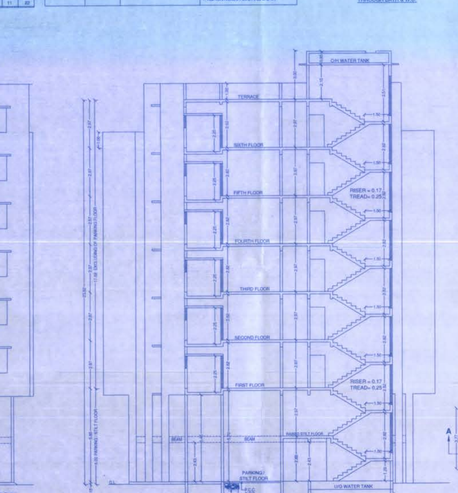
TOTAL DEDUCTED = 159.81 SMT.
NET BUILT UP AREA PER FLOOR
= 354.08 - 135.81 = 218.27 SMT.



EXISTING SITE PLAN
(SCALE 1:500)

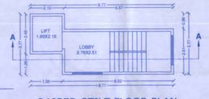


TYP CROSS SECTION THROUGH WINDOW



FRONT ELEVATION
(SCALE 1:100)

SECTION ALONG A-A'
(SCALE 1:100)



RAISED STILT FLOOR PLAN
(SCALE 1:100)

BUILT UP AREA (P-LINE) DIAGRAM
STILT /PARKING FLOOR
(SCALE 1:100)

BLOCK AREA CALCULATION

A=3.1X35.82 = 21.21 SMT.

TOTAL DEDUCTION AREA

1 3.63 X 0.15	= 0.54 SMT.
2 3.63 X 0.15	= 0.54 SMT.

TOTAL DEDUCTED = 1.08 SMT.
NET BUILT UP AREA PER FLOOR
= 21.21 - 1.08 = 20.12 SMT.

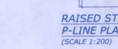
RAISED STILT FLOOR PLAN
(SCALE 1:100)

BUILT UP AREA (P-LINE) DIAGRAM
RAISED STILT FLOOR
(SCALE 1:100)

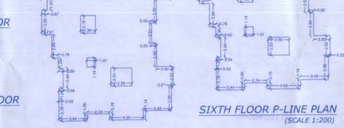
BLOCK AREA CALCULATION

A=4.82X2.51 = 19.16 SMT.

STILT / PARKING FLOOR
P-LINE PLAN
(SCALE 1:200)



RAISED STILT FLOOR
P-LINE PLAN
(SCALE 1:200)



TYP. 1ST,2ND,3RD,4TH,5TH,
6TH FLOOR P-LINE PLAN
(SCALE 1:200)

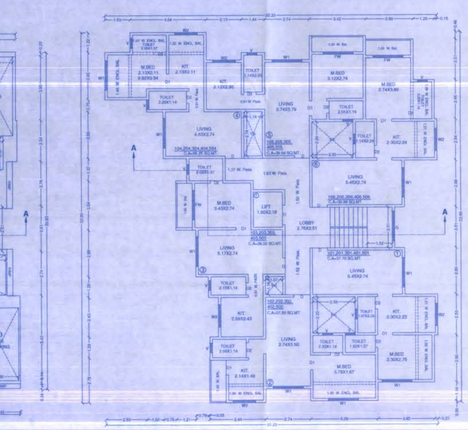
SIXTH FLOOR P-LINE PLAN
(SCALE 1:200)

TRIANGULATION AREA OF PLOT

A 1/ 2 X 34.55 X 14.90 =	257.39 SMT.
B 1/ 2 X 21.55X 10.70 =	115.29 SMT.
C 1/ 2 X 20.30 X 11.15 =	113.15 SMT.
D 1/ 2 X 10.35 X 8.80 =	90.15 SMT.
E 1/ 2 X 21.35 X 4.55 =	52.84 SMT.
TOTAL	= 628.82 SMT.

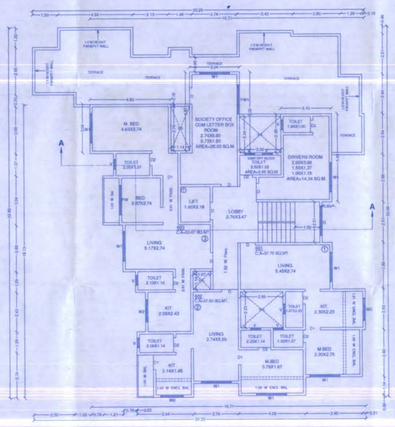
AREA OF PLOT	
AS PER 7/12	656.00 SMT
AS PER TRIANGULATION	650.31 SMT
CONSIDER PLOT AREA	650.37 SMT

SECTION OF COMPOUND WALL

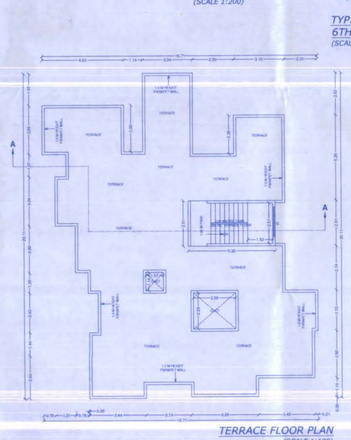


STILT / PARKING FLOOR PLAN
(SCALE 1:100)

TYP. FIRST , SECOND, THIRD, FOURTH, FIFTH
FLOOR PLAN (SCALE 1:100)



SIXTH FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

BUILT-UP AREA STATEMENTS		
BUILDING NO	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION (P - LINE)
1.00 NO	STILT / PARKING FL.	25.12 SMT.
	RAISED STILT FL.	19.16 SMT.
	FIRST FL.	300.77 SMT.
	SECOND FL.	300.77 SMT.
	THIRD FL.	300.77 SMT.
	FOURTH FL.	300.77 SMT.
	FIFTH FL.	300.77 SMT.
	SIXTH FL.	219.27 SMT.
	TOTAL	1761.40 SMT.

ADDITIONAL REQUIREMENT IN HOUSING SCHEMES		
BUILDING NO.		TOTAL BUILT UP AREA
1.00 NO. 33 FLATS.	SANITORY BLOCK	3.05 SQ.M.
	ENTRANCE LOBBY (W. & C.) & DRIVERS ROOM	9.48 SQ.M.
	DRIVERS ROOM	14.34 SQ.M.
	SOCIETY OFFICE SOMI LETTER BOX	26.69 SQ.M.

LAYOUT PLAN
(SCALE 1:1000)

SITE PLAN
(SCALE 1:500)

PROFORMA - II

CONTENTS OF SHEETS

PLANS, SECTIONS, ELEVATIONS, CALCULATION ETC. OF BUILDING

CERTIFICATE OF AREA

BUILDING : THIS IS TO BE CERTIFIED THAT THE : I HAVE INSPECTED THE PROPOSED LAND & CERTIFIED THAT THERE IS NO ANY HIGH TENSION ELECTRIC WIRE OR LOW TENSION, DOMESTIC LINE, HIGH TENSION ELECTRIC TOWER, OVER THE PROPOSED LAND & ALONE THE PERIPHERY OF PROPOSED LAND. THERE IS NO INDUSTRIAL BUILDING SITUATED ALONG PERIPHERY OF PROPOSED LAND. THE SLOPE OF PROPOSED LAND IS IN LIMIT OF 1:5 RATIO. ALSO I MEASURED WIDHT OF EXISTING ROAD WHICH IS 8 MTR. ON THE SIDE OF PROPOSED LAND. THE WIDHT OF EXISTING ROAD IS 8 MTRS. I HAVE CHECKED THE PWDS ROAD MAP (YEAR 2001-2021) AS PER ROAD MAP THE EXISTING ROAD IS CLASSIFIED ROAD - NOW CLASSIFIED ROAD. THE CLASSIFIED ROAD IS GRAMIN ROAD.

ARCHITECT'S SIGNATURE

I SHRIEE MANISH D. SHELAR HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF PLOT AND DO HEREBY CERTIFY THAT
I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY THE APPLICANT WHO IS THE OWNER / LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FROM AND ROUND THEM TO BE CORRECT

ARCHITECT'S SIGNATURE

CARPET AREA CALC. FOR TYPICAL FLOORS (1ST TO 6TH)		
WING	FLAT NO.	C.A. AREA
'A' WING	101,201,301,401,501,601	37.70 SQ.M.
'A' WING	102,202,302,402,502,602	37.50 SQ.M.
'A' WING	103,203,303,403,503,	38.06 SQ.M.
'A' WING	104,204,304,404,405	36.25 SQ.M.
'A' WING	106,205,306,406,506	39.84 SQ.M.
'A' WING	106,206,306,406,506	39.99 SQ.M.
'A' WING	603	53.67 SQ.M.
TOTAL FLATS NO. - 33		

REMARK OF T. P.

STAMP OF APPROVING AUTHORITY

PROFORMA - I

A	AREA STATEMENT	
(1)	AREA OF PLOT (Minimum Area of a,b,c Considered.)	
	(a) AS PER OWNERSHIP DOCUMENTS (7 /12 , C.T.S Extract)	656.00 SQ.MT.
	(b) AS PER MEASUREMENT SHEET	656.00 SQ.MT.
	(c) AS PER SITE	650.37 SQ.MT.
(2)	DEDUCTION FOR	
	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	----
	(b) ANY D.P. RESERVATION AREA	----
	(c) ANY RESERVATION AREA (Total A+B)	----
(3)	BALANCE AREA OF PLOT (1-2)	650.37 SQ.MT.
(4)	AMENITY SPACE (If Applicable)	
	(a) REQUIRED -	----
	(b) ADJUSTMENT OF 2(b) IF ANY -	----
	(c) BALANCE PROPOSED-	----
(5)	NET PLOT AREA (3-4(c))	650.37 SQ.MT.
(6)	RECREATIONAL OPEN SPACE (If Applicable)	
	(a) REQUIRED -	----
	(b) PROPOSED -	----
(7)	INTERNAL ROAD AREA	----
(8)	PLOTABLE AREA (If Applicable)	----
(9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH. (Sr. No 5xbasic F.S.I.)	715.40 SQ.M.
(10)	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / TOD ZONE	195.11 SQ.M.
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	161.00 SQ.M.
(11)	IN-SITU F.S.I. / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 x Sr. No2 (a)], IF ANY	----
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER. [2.00 or 1.85 x Sr.No.4(b) and / or (c)]	----
	(c) T.D.R. AREA	----
	(d) TOTAL IN-SITU / T.D.R. LOADING PROPOSED (11 (a)+(b)+(c))	----
(12)	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7 (15 FLATS X15.00 SQ.M.)	225.00 SQ.M.
(13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9+10(b)+11(d)) OR 12 WHICHEVER IS APPLICABLE	1101.40 SQ.M.
	(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	660.00 SQ.M.
	(c) TOTAL ENTITLEMENT (a+b)	1761.40 SQ.M.
(14)	MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH ((as per regulation no.6.1 or6.2 or 6.3 or 6.4 as applicable)x 1.6 OR 1.8)	1768.99 SQ.M.
(15)	TOTAL BUILT-UP AREA IN PROPOSED.(Excluding area at Sr.no.-17 b)	
	(a) EXISTING BUILT-UP AREA	----
	(b) PROPOSED BUILT-UP AREA (As per P-Line)	1761.40 SQ.M.
	(c) TOTAL (a+b)	1761.40 SQ.M.
(16)	FSI CONSUMED (15/13) (should not be more than serial no.14 above.)	0.99
(17)	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF sr. no.5)	----
	(b) PROPOSED	----

DESCRIPTION OF PROPOSAL & PROPERTY

PLAN SHOWING PROPOSED REDEVELOPMENT OF BLDG. CONSTRUCTION (EXISTING BLDG. IS TO BE DEMOLISHED) ON N.A. PLOT NO. 11 , S. NO.-57 /9 /2 & 58 / 3 / 5, VILLAGE KULGAON, BADLAPUR (W), TALUKA AMBARNATH, DIST THANE

NAME & SIGNATURE OF OWNERS		SIGNATURE OF ARCHITECT
P.O.A HOLDER PARTNERS SIGNS GREEN HEIGHTS INFRA 1. ARUN KUMAR BABAUPRASAD MORYA 2. ASHOK KUMAR MADANLAL JAIN	OWNERS SIGNATURE OM ASHISH CO-OPERATIVE HOUSING SOCIETY LTD.,KULGAON, BADLAPUR (W), TAL. AMBARNATH, DIST THANE 1. CHAIRMAN 2. SECRETARY	SHELAR & ASSOCIATES Consulting Architect & Engineer 001,Tulja Park,F-Wing,Ground Floor, Sainath Nagar, Vasind (W) Tal.Shahapur,Dist.Thane

DRG.NO	JOB NO	SCALE	DATE	DRAWN BY	CHECKED BY
	01/2021	AS SHOWN	29.12.2021	MAHIR	MDS
REV.NO			CAD FILE : 11 OM ANEEKA		

NORTH

SHELAR & ASSOCIATES
Consulting Architect & Engineer
001, TULJA PARK, F WING, GROUND FLOOR
SAINATH NAGAR, VASIND (W), TAL SHAHAPUR, DIST-THANE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT