

STAMP OF APPROVAL OF PLAN

बचकाम नकाशे भजरी
रंगाने दुरुस्ती द्यावयाचे असल्याने व बचकाम प्रारंभ
प्रमाणित व कोर्टात नोंद घ्याव्याची बाब / नोंद घ्याव्याची बाब / नोंद घ्याव्याची बाब
दिनांक 30/09/2018
दिनेल्ला अतिप्रमाणे



महायुक्त संचालक करिता

PROFORMA - I (Sr.No. 3,10,11&19 IN ANNEXURE "I")

A. AREA STATEMENT AREA (IN SQ.MT.)

		AREA (IN SQ.MT.)
1	AREA OF PLOT AS PER 7/12	5100.00
2	AREA OF PLOT AS PER POSSESSION	5100.00
3	DEDUCTION FOR	
a	ROAD SET BACK AREA	---
b	PROPOSED C.G. AREA	---
c	RESERVATION AREA	---
d	TOTAL (a+b+c)	---
4	BALANCE AREA PLOT (1b MINUS 2)	5100.00
5	DEDUCTION (IF DEDUCTIBLE)	---
6	FOR RECREATIONAL GROUND 15% LESS	765.00
7	FOR AMINITY PLOT	---
8	NET AREA PLOT (3 MINUS 4a)	4335.00
9	ADDITIONS FOR FLOOR SPACE INDEX	
a	2a) 100% OF ROAD SET BACK AREA	---
b	2b) 100% PROPOSED AMINITY AREA	---
10	TOTAL AREA PLOT (5 PLUS 6)	4335.00
11	FLOOR SPACE INDEX PERMISSIBLE	1.00
12	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (RESTRICTED TO 90% OF THE BALANCE AREA VIDE ITEM 3) 00.00 X 0.90 = 0.00 SQ.MT.	0.00
13	ADDITIONAL F.S.I. ON 50% PAYMENT OF PREMIUM 0000.00 X 50% = 00.00	0.00
14	PERMISSIBLE FLOOR AREA (7x8) PLUS 9 ABOVE	4335.00
15	20% CONSTRUCTED AREA HANDED OVER TO INCLUSIVE HOUSING POLICY DATED 08/02/2016 4335.00X20% = 867.00 SQ.MT.	923.15
16	PROPOSED FLOOR AREA	4168.46
17	EXCESS BALCONY AREA TAKEN IN TO F.S.I.	5.55
18	TOTAL BUILT AREA PROPOSED (11+13)	4174.01
19	FLOOR SPACE INDEX CONSUMED	
20	BALCONY STATEMENT	
a	PERMISSIBLE BALCONY AREA PER FLOOR	
b	PROPOSED BALCONY AREA PER FLOOR	
c	EXCESS BALCONY AREA PER FLOOR	
d	TOTAL EXCESS BALCONY AREA ALL FLOORS	SHOWN IN TABLE
21	TENEMENT STATEMENT	
a	PROPOSED AREA (ITEM A-12 ABOVE)	4174.01
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
c	AREA AVAILABLE FOR TENEMENTS (1 MINUS B)	4174.01
d	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	125
e	TENEMENTS PROPOSED	109 FLAT
f	TENEMENTS EXISTING	---
22	TOTAL TENEMENTS ON THE PLOT	109 FLAT
23	TRANSPORT VEHICLES PARKING	
24	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED REGULATIONS	SHOWN IN TABLE
25	TOTAL NOS. TRANSPORT VEHICLES PARKING SPACES PROVIDED	---

PROFORMA - II

CERTIFICATE OF AREA
CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

LEGENDS

PLOT LINES SHOWN IN RED
EXISTING STREET SHOWN IN DOTTED YELLOW
FUTURE STREET
PERMISSIBLE BUILDING
OPEN SPACES
WORK PROPOSED TO BE DEMOLISHED
PROPOSED WORK SHOWN IN PINK
DRAINAGE & SEWERAGE WORK SHOWN IN YELLOW
DEVIATIONS
RECREATION GROUND SHOWN IN GREEN
ROADS & SETBACKS SHOWN IN GREEN
RESERVATION AS PER D.P. COLOUR

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN FEET/METER
OUTER WALL & INTERNAL WALLS ARE 0.15MT THK.

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

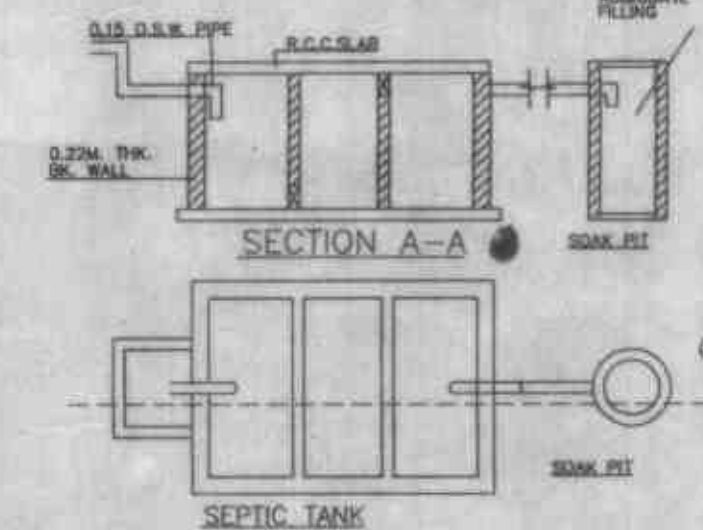
715 01
DRG. NO. 19(P),H.NO. 13(P) + 19(P),H.NO. 13(P) + 19(P)&H.NO. 16(P)
AS SHOWN + 4(P) AT VILLAGE : MOHANE TAL. : KALYAN DIST.: THANE
SCALE SHRI. UDAJI DHARMA TARE & OTHERS

30/10/2018
DATE M/S SARAJI DEVELOPERS
PARTNER : SHRI. VIKAS KONKANE AND OTHERS

ANIL
CHD. BY.
MANSI
CAD/DRN

VITAN CONSULTANTS
ARCHITECTS & ENGINEERS

8-101, Bindu Tower, 1st Floor, Opp. Lourdes English School,
Santoshi Mata Road, Kalyan - 421301

LOCATION PLAN
SCALE 1:5000TYPICAL SECTION
COMPOUND WALL

DOORS & WINDOWS SCHEDULE

SIZE W. X H.	AREA IN SQ.MTS.	DISCRPTION
D 1.00M X 2.15M	2.15	T.W.FLUSHED DOOR
D1 0.90M X 2.15M	1.93	T.W.PANELLED DOOR
D2 0.75M X 2.00M	1.50	T.W.PANELLED DOOR
W 1.80M X 1.80M	3.24	T.W.GLAZED WINDOW
W1 1.20M X 1.20M	1.44	T.W.GLAZED WINDOW
W1 1.20M X 0.91M	1.10	T.W.GLAZED WINDOW
V 0.60M X 0.75M	0.45	GLASS LOUVERS
RS		

FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR.	PROPOSED CAR.
BELOW 35	03	---	---
35 TO 45	18	04	04
45 TO 70	---	---	---
COMM. AREA / 10	---	---	---
TOTAL	109	04 CAR	---
STILT PARKING	---	---	37 CAR
OPEN PARKING	---	---	---

S.No./H.No.	AREA IN SQ.MT.
46/13(P)+19(P)	2350.00
46/13(P)+19(P)	1200.00
46/13(P)+19(P)	1150.00
46/16(P)+4(P)	400.00
TOTAL	5100.00

18.00 M. W. D.P. ROAD

9.00M.W. ROAD

18.00 M. W. D.P. ROAD

LAYOUT PLAN

SCALE 1:500

TYPE-A INCLUSIVE HOUSING

TOTAL BUILT UP AREA

FLOOR	BUILT UP AREA
12TH =	111.80 SQ.MT.
13TH =	270.45 SQ.MT.
14TH =	270.45 SQ.MT.
15TH =	270.45 SQ.MT.
TOTAL	923.15 SQ.MT.

PERMISSIBLE AREA 867.00 SQ.MT.

PROPOSED AREA 923.15 SQ.MT.

TOTAL BUILT UP AREA STATEMENT

BLDG TYPE	FLOOR	FLOOR AREA	AREA	NO. OF BLDG	TOTAL BUILTUP AREA	TOTAL EXCESS BALCONY AREA	TOTAL STAIRCASE AREA	NO. OF FLAT NO. OF SHOP
A	ST+12	ST.FL - 22.53	4192.06	01	4168.46	5.55	1320.02	109 FLAT
		1ST TO 4TH - 463.18						
		5TH TO 11TH - 303.04						
		12TH FLOOR - 194.46						
		TOTAL	923.15		4168.46	5.55	1320.02	109 FLAT

R.G. AREA CALCULATION
SCALE 1:500

R.G. AREA CALCULATION

1	1/2 X 40.20 X 19.79 X 1NO	=	397.78 SQ.MT.
2	1/2 X 40.20 X 17.58 X 1NO	=	353.36 SQ.MT.
3	1/2 X 34.75 X 10.13 X 1NO	=	176.01 SQ.MT.
4	1/2 X 34.75 X 4.95 X 1NO	=	86.01 SQ.MT.
TOTAL ADDITION		=	1013.16 SQ.MT.
REQUARD R.G.		=	765.00 SQ.MT.
SAY R.G.		=	1013.16 SQ.MT.