

CARPET AREA STATISTICS					
FLOOR	CARPET UNIT	CARPET AREA	OPEN BAY	N.TERRACE	
1ST FLOOR	101	1	87.742	7.340	0.000
	102	1	72.325	0.000	0.000
	103	1	83.969	6.900	0.000
2ND FLOOR	201	1	87.742	7.340	0.000
	202	1	72.325	0.000	0.000
	203	1	83.969	6.900	0.000
3RD FLOOR	301	1	87.742	7.340	0.000
	302	1	72.325	0.000	0.000
	303	1	83.969	6.900	0.000
TOTAL		9	792.106	42.220	0.000

(GROUND FLOOR PLAN)				
BLOCK DESCRIPTION	NUMBER OF BLOCKS	STREET AREA CALCULATION		
		LENGTH (METER)	BREADTH (METER)	AREA (Sqm)
		15.000	10.000	150.000
DEDUCTION				
1	1	2.500	3.600	9.072
2	1	26.000	0.650	1.690
3	1	2.500	0.650	1.625
4	1	1.450	2.800	4.060
5	1	2.500	2.650	6.625
6	1	1.700	1.900	3.235
7	0.5	4.100	1.241	5.093
8	2	1.100	1.100	2.420
9	1	9.800	7.800	76.980
10	1	2.500	2.800	7.000
11	1	7.700	3.000	8.100
12	1	4.000	2.500	5.000
13	1	2.500	1.350	3.375
14	1	2.500	0.900	2.250
15	1	2.500	1.800	4.500
16	0.5	0.172	0.261	0.135
17	1	4.800	3.200	7.680
18	1	3.500	4.450	15.575
19	1	2.800	3.125	8.788
20	1	0.900	1.751	1.576
21	1	1.500	1.900	2.850
22	1	2.700	2.250	6.075
23	1	1.900	2.300	4.370
24	1	1.750	2.000	3.500
25	1	2.500	2.000	5.000
STREETS AREA (A - SUBTOTAL A)				188.000
STAIRCASE AREA (A - SUBTOTAL A - SUBTOTAL B)				8.890
ENTRANCE LOBBY AREA (A - SUBTOTAL A - SUBTOTAL B - SUBTOTAL C)				10.500
NET BUILD UP AREA = (SUBTOTAL A - SUBTOTAL B)				283.835
STAIRCASE AREA - (ENTRANCE LOBBY AREA)				283.835

SCHEDULE UP DOOR & WINDOWS					
SIZE				SILL LEVEL	DESCRIP
TYPE	WIDTH METER	HEIGHT METER	AREA (SQ.M)		
C1	2.00	2.50	2.10	-	1.W. PANELLLED
C2	0.90	2.50	1.89	-	1.W. PANELLLED
C3	0.75	2.10	1.58	-	1.W. PANELLLED
W1	2.10	2.15	4.52	0.55	ALL. SLICING WITH
W2	1.80	2.15	3.87	0.55	ALL. SLICING WITH
W3	0.60	0.75	0.45	0.4	ALL. LOUVERED
PS					ROLLING SHUTTER
					B.C.C. BALU

BUILD UP AREA CALCULATION				
BLOCK	DESCRIPTION	AREA (M ²)	PERIMETER (METER)	AREA (SQM.)
	MURTI BALI	1	35.00	191.50
	MURTI BALI	1	16.90	549.50
SECTION				
1	1	25.70	80.00	90.00
2	1	2.60	0.65	1.732
3	1	1.250	2.60	0.80
4	1	3.40	2.60	1.800
5	1	1.700	1.80	2.805
6	1	1.700	1.80	2.805
7	0.5	4.182	1.293	2.703
8	1	8.200	3.100	25.200
9	1	7.400	3.100	22.800
10	1	1.900	3.600	14.820
11	1	1.900	3.600	14.820
12	1	3.400	2.500	8.900
13	1	3.400	2.500	8.900
14	1	2.500	0.500	1.250
15	1	1.305	1.400	1.820
16	1	1.305	1.400	1.820
17	1	4.800	5.200	24.850
18	1	4.800	5.200	24.850
19	0.5	2.800	1.300	1.840
20	0.5	0.548	0.251	0.360
21	1	3.200	3.250	10.400
22	1	2.750	2.250	7.563
23	1	2.750	2.250	7.563
24	1	1.750	1.200	1.500
	MURTI BALI			298.685
	NET BUILD UP AREA + MURTI BALI (FLOOR)			302.833
	NET BUILD UP AREA OF FLOOR			302.833

5. PARKING REQUIREMENTS						
S. NO.	OCCUPANCY	SIZE OF TENEMENT	PARKING SPACE REQUIRED FOR NON CONGESTED	TOTAL NO. OF TENEMENTS	BASIC REQUIRED PARKING	
2	RES.	FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA MORE THAN 60 SQ.M. (2 TENEMENT - 3 CAR)	2	0	9	18
TOTAL (P)						18
10% VICTORY CAR PARKING						2
TOTAL REQUIRED CAR PARKING						20
10% VISITOR SCOOTER PARKING						8
						CAR
TOTAL REQUIRED PARKING						28
TOTAL PROPOSED PARKING						20

NOTE: - 10% VISITOR'S SCOOTER PARKING = 18 X 1/3 = 6 SCOOTER

(SCALE - 1:100)					
MARGINAL SETBACK STATEMENT					
Sr. Nos	Height of Bldg. (W)	Bldg. Setback (W)	Req. Open Space (M)	Min. Open Space Proposed (M)	Remarks
	23.95 (W)	3	3	3	Front Margin as per Table no. 6.6 in Regulation No. 6.2 (B)
	PLR (W)	3	3	3	Side & Rear Margin as per Table no. 6C in Regulation no.6.2 (B)
	REAR (W)	3	3	3	Side & Rear Margin as per Table no. 6C in Regulation no.6.2 (B)
	Height (W)	3	3	3	Side & Rear Margin as per Table no. 6C in Regulation no.6.2 (B)

REQUIRED WATER STORAGE CAPACITY CALCULATION							
TYPE	TOTAL NO. OF UNITS	DOMESTIC REQUIRED (A)	FLOODING REQUIREMENT (B)	ADDITIONAL (C)	TOTAL REQUIRED (A+B+C)	PROPOSED DOMESTIC UNDER GROUND WATER TANK TANK SIZE (MTR)	PROPOSED UNDER GROUND WATER TANK CAPACITY (LTRS)
RESIDENTIAL	3	9X125X3	9X54X5	9X180	10125	3.0M X 4.00M X 2.50M	30000
		6075	2430	1620			
TOTAL REQUIRED U.G. WATER TANK CAPACITY					10,125	TOTAL PROPOSED U.G. WATER TANK CAPACITY	30000

REQUIRED OVER HEAD WATER TANK CALCULATION						
TYPE	TOTAL NO. OF UNITS	DOMESTIC (L/S)	FLUSHING REQUIREMENT (L/S)	TOTAL (L/S)	PROPOSED OVER HEAD WATER TANK (L/S)	PROPOSED OVER HEAD WATER TANK CAPACITY (L/S)
RESIDENTIAL	9	60% OF U.G. 3645	60% OF U.G. 2430	6075	2.40M X 2.50M X 2.50M	15000
TOTAL REQUIRED O.H. WATER TANK CAPACITY				6,075	TOTAL PROPOSED O.H. WATER TANK CAPACITY	15000
TOTAL REQUIRED O.H. WATER FIRE FIGHTING TANK				25,000	4.23M X 2.50M X 2.50M	26583

(GROUND FLOOR PLAN)		
PLINTH AREA CALCULATION		
BLOCK DESCRIPTION		AREA (SQM.)
STILT AREA	=	283.835
ENTRANCE LOBBY AREA	=	10.500
STAIRCASE AREA	=	8.480
NET PLINTH AREA OF GROUND FLOOR	=	302.815

FLOOR	RESIDENTIAL
GR FLOOR	10.500
1st FLOOR	302.815
2nd FLOOR	302.815
3rd FLOOR	302.815
TOTAL	918.945

Sl.No	Particular	Area (sq.m)
	Area of plot (Minimum area of 7/12 to be considered)	
a	As per encasement document (D/S, C/S extract)	760.000
b	As per encasement sheet	760.000
c	As per site	760.000
	Deductions for	
a	Proposed D/S, Road widening Area/Service Road / Highway widening	31.000
b	Area of D/S Reservation area	0.000
c	Total (a+b)	31.000
	Balance area of plot (7-2)	727.000
a	Acresity Space (If applicable)	0.000
b	Reqd. adjustment	0.000
c	adjustment of 20% if any	0.000
d	Balance Proposed	0.000
	Net Plot Area (3-4 c)	727.000
	Encasement Open space (If applicable)	
a	Required	0.000
b	Proposed	0.000
c	Internal Road	0.000
	Finalable area (If applicable)	0.000
a	Built up area with reference to Basic F.S.I. as per front road width (Fr. No. Suburb F.S.I. - 1.1 As per agreement to lease)	759.700
b	Addition of 20% on payment of premium	0.000
c	Maximum permissible premium based on road width of 700 Zone (plot area x 0.5 premium FSI)	0.000
d	Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.1)	0.000
e	Proposed FSI on payment	0.000
f	in situ / FSI Road	0.000
a	in situ area against D/S Road 12.5 x 6 m. 2 (bldg) only	0.000
b	in situ area against Ancillary Space if handed over	0.000
c	2 (0.00 x 0.85 x 5.8 m. 1 (land/lot))	0.000
d	Total area 6.9 (bldg) D/S	0.000
e	Total area in situ / FSI Road proposed (11 x (bldg+in))	0.000
f	Addition FSI area under Chapter No. 7	0.000
	Total entitlement of FSI in the proposal	
a	(12.5 x (bldg + in situ) + 2) whichever is applicable	759.700
b	Permissible Ancillary Area FSI 60% or 80% on balance potential with reference to FR	478.820
c	Prepared Ancillary Area FSI	132.245
d	Total entitlement (a+b+c)	1279.520
a	with (as per Regulation No. 6.1 & 2 or 6.3 or 6.4 as applicable) + 1 or 1.1 in situ, min. Note 1 of 10.1	0.000
b	Existing Built-up Area in proposal (excluding area at Sr.No 12.1)	914.545
c	Existing Built-up Area	0.000
d	Total Built-up Area (as per 7-Fin/F)	914.545
	Residential	
a	Commercial	914.545
b	Total (a+b)	914.545
c	F.S.I. Consumed (15/11) (should not be more than serial No. 10 above)	0.718
	Area for Inclusive Housing, if any	
a	Reqd (20% of Sr. No. 5)	0.000
b	Proposed	0.000
	Sub Area	283.830

certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land records Department/City Survey records/CIDCO plot Demarcation.

Owner's Declaration –
We undersigned hereby confirm that VWe would abide by plans approved by Authority / Collector.
We would execute the structure as per approved plans.
Also VWe would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

PROPOSAL:

PROPOSED RESIDENTIAL BUILDING ON
PLOT BEARING G. NO./S. NO./ H. NO. 286/12 ,
SHAHBAJ, BELAPUR, TAL. & DIST. THANE, N.M.

OWNER/ DEVELOPER/P.O.A.H. :

M/ S. SAI INFRASTRUCTURE

ARCHITECTS:

ANIL H. SAKARIA (JAIN).
(ASSOCIATE ARCHITECT)

9 Trimurti Apt. Own. Association, NL-6 17 04, Sec-15, Nerul, N.M. 400706
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DRAWN BY	DATE	REV.NO.	SCALE	
MAYURI	14.10.2022	R10	AS PER SHOWN	
