

TOTAL BUILT-UP AREA CALCULATION					
FLOOR	BLDG - A	BLDG - B	BLDG - C	CLUB HOUSE	TOTAL AREA
LOBBY	9.45 SQ. MT.	9.18 SQ. MT.	9.44 SQ. MT.	----	28.07 SQ. MT.
DRIVER ROOM	----	----	22.07 SQ. MT.	----	22.07 SQ. MT.
SANITARY BLOCK	----	----	6.04 SQ. MT.	----	6.04 SQ. MT.
FITNESS CENTRE	----	----	----	40.19 SQ. MT.	40.19 SQ. MT.
GR.	83.84 SQ. MT.	42.90 SQ. MT.	17.40 SQ. MT.	----	144.14 SQ. MT.
1ST	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
2ND	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
3RD	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
4TH	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
5TH	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
6TH	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
7TH	686.44 SQ. MT.	642.52 SQ. MT.	376.51 SQ. MT.	----	1705.47 SQ. MT.
8TH	657.65 SQ. MT.	612.60 SQ. MT.	----	----	1270.25 SQ. MT.
9TH	686.44 SQ. MT.	642.52 SQ. MT.	----	----	1328.96 SQ. MT.
10TH	686.44 SQ. MT.	642.52 SQ. MT.	----	----	1328.96 SQ. MT.
11TH	686.44 SQ. MT.	642.52 SQ. MT.	----	----	1328.96 SQ. MT.
12TH	686.44 SQ. MT.	642.52 SQ. MT.	----	----	1328.96 SQ. MT.
13TH	----	612.60 SQ. MT.	----	----	612.60 SQ. MT.
14TH	----	540.07 SQ. MT.	----	----	540.07 SQ. MT.
TOTAL	8301.78 SQ. MT.	8885.07 SQ. MT.	2690.52 SQ. MT.	40.19 SQ. MT.	19917.56 SQ. MT.

PARKING AREA STATEMENT

SIZE OF TENEMENT	NO. OF TENEMENTS	NON CONGESTED		PERMISSIBLE		ADDITIONAL %	TOTAL PERMISSIBLE		M.F.	PROPOSED	
		CAR	SC	CAR	SC		CAR	SC		CAR	SC
EVERY TWO T HAVING C/A LESS THAN 30 SQ.M.	169	0	4	0	338	5%	0	355	0.6	0	213
EVERY TWO T HAVING C/A 30 SQ.M TO 40 SQ.M.	66	1	2	33	66	5%	35	99	0.6	11	41
EVERY TWO T HAVING C/A 40 SQ.M TO 60 SQ.M.	146	1	5	73	365	5%	77	393	0.6	45	230
COMMERCIAL USERS EVERY 100 SQ. M. C/A	46.05	2	6	1	3	---	---	3	---	1	2
TOTAL	381 FLATS			107	772		113	810	0.6	56	456

PLOT AREA AS PER 7/12 EXTRACT

PLOT	AREA
S.NO. 70 H.NO. 6/A	1490.00 SQ. MT.
S.NO. 70 H.NO. 6/B	130.00 SQ. MT.
S.NO. 73 H.NO. 2	2520.00 SQ. MT.
S.NO. 73 H.NO. 5	2500.00 SQ. MT.
TOTAL	6640.00 SQ. MT.

RG AREA STATEMENT

TYPE	AREA
RG	682.42 SQ. MT.
TOTAL	682.42 SQ. MT.

RG AREA CALCULATION

RG AREA	
1 1/2 X 34.05 X 18.03 X 1 NO. =	306.96 SQ. MT.
2 1/2 X 34.05 X 3.75 X 1 NO. =	63.84 SQ. MT.
3 1/2 X 30.51 X 7.55 X 1 NO. =	267.73 SQ. MT.
4 1/2 X 18.25 X 4.81 X 1 NO. =	43.89 SQ. MT.
TOTAL ADDITION =	682.42 SQ. MT.

RG AREA CALCULATION
SCALE: 1: 500

PLOT AREA CALCULATION
SCALE: 1: 500

PLOT AREA CALCULATION

1 1/2 X 69.46 X 25.67 X 1 NO. =	1030.44 SQ. MT.
2 1/2 X 69.46 X 13.92 X 1 NO. =	657.09 SQ. MT.
3 1/2 X 57.86 X 14.29 X 1 NO. =	412.41 SQ. MT.
4 1/2 X 77.50 X 11.35 X 1 NO. =	439.81 SQ. MT.
5 1/2 X 77.50 X 13.84 X 1 NO. =	768.80 SQ. MT.
6 1/2 X 64.23 X 12.94 X 1 NO. =	415.57 SQ. MT.
7 1/2 X 35.02 X 28.17 X 1 NO. =	493.26 SQ. MT.
8 1/2 X 82.23 X 30.40 X 1 NO. =	1249.90 SQ. MT.
9 1/2 X 82.23 X 19.99 X 1 NO. =	821.89 SQ. MT.
10 1/2 X 73.10 X 9.58 X 1 NO. =	350.15 SQ. MT.
TOTAL ADDITION =	6640.32 SQ. MT.

COMMERCIAL AREA CALCULATION

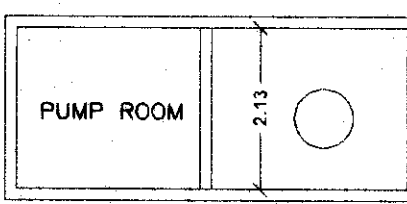
COMMERCIAL AREA (BLDG - A)	
6 6.70 X 7.55 X 1 NO. =	50.59 SQ. MT.
TOTAL ADDITION =	50.59 SQ. MT.

COMMERCIAL AREA DIAGRAM
SCALE: 1: 200 (BLOG - A)

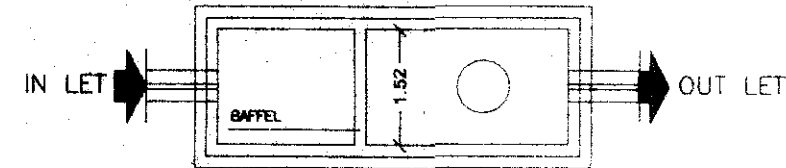
SCHEDULE OF DOOR & WINDOWS

TYPE	MIN. SIZE	VENT PER 1/6		MAX. SIZE	VENT PER 1/6		PRO. SIZE			
LIVING	2.90 X 4.87	14.12	2.95	2.90 X 5.18	15.02	2.50	1.50 X 1.80	2.70	W	AL. FRAME FULLY GLZ.
KITCHEN	2.29 X 2.75	6.30	1.05	2.44 X 3.21	7.83	1.30	1.20 X 1.21	1.45	W1	AL. FRAME FULLY GLZ.
BATH	1.21 X 1.52	1.83	0.30	1.21 X 1.68	2.03	0.33	0.60 X 0.75	0.45	V	LOUVERED
W.C.	0.91 X 1.21	1.10	0.18	0.91 X 1.21	1.10	0.18	0.60 X 0.75	0.45	V	LOUVERED
MAIN DR.							1.05 X 2.13		D	T. W. FRAME PLANNED
INTERNAL DR.							0.90 X 2.13		D1	T. W. WOODPAN PLANNED
W. C. BATH DOOR							0.75 X 2.13		D2	T. W. FRAME FLUSH

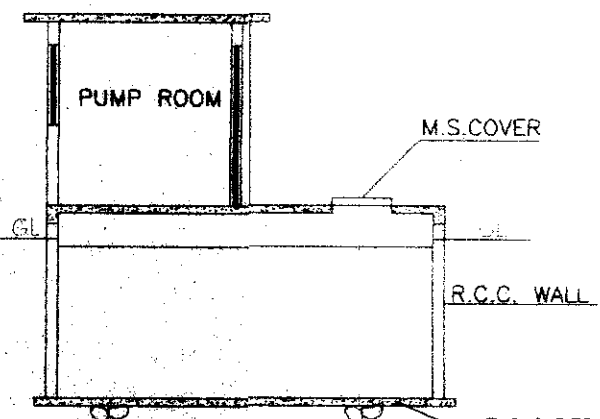
BLOCK PLAN
SCALE: 1: 500



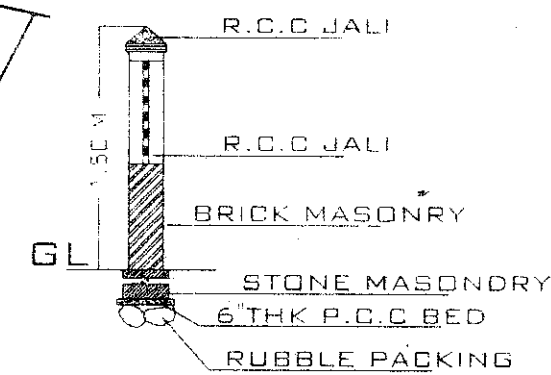
PLAN OF SUCTION TANK



PLAN OF SEPTIC TANK



SECTION OF SUCTION TANK

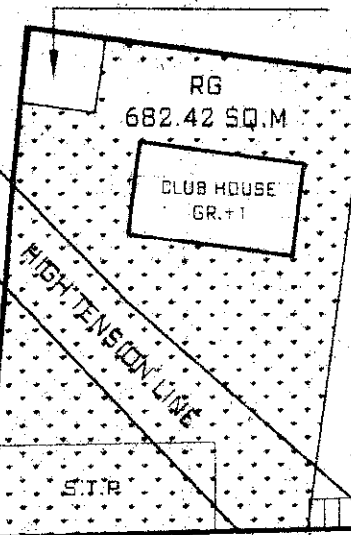


SECTION THROUGH COMPOUND WALL

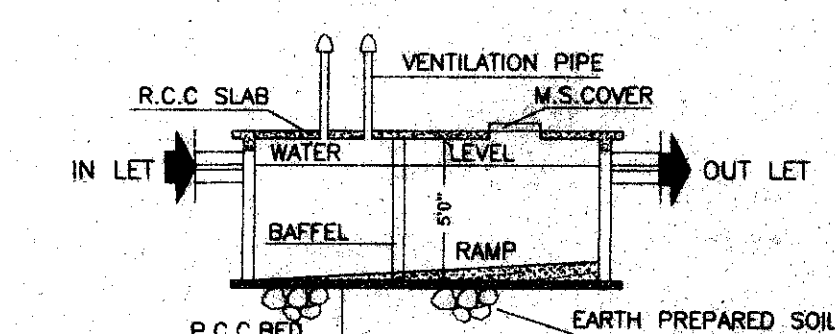
ADDITIONAL F.S.I. PROPOSED
FORMULA: $X = (R_g/R_r) \times Y$
 $X =$ UTILISATION OF DR IN SQ. M. ON RECEIVING PLOT
 $R_g =$ RATE IN RS. 7860/- PER SQ. MT. AS PER ASR OF GENERATING PLOTS IN GENERATING YEAR
 $R_r =$ RATE IN RS. 7550/- PER SQ. MT. AS PER ASR OF RECEIVING PLOT IN GENERATING YEAR
 $Y =$ T.D.R. DERIVED FOR DRC IN 2023.00 SQ. MT.
 $X = (7860/7550) \times 3023.00$
 $= 3147.00$ SQ. MT.

ADDITIONAL F.S.I. PROPOSED
BY TAKING T. D. R. = 3147.00 SQ. MT.
VIDE LETTER NO. K.B.M.C./T.P.D./T.D.R./2021-2022/3811
DATE: 29-07-2021
S.NO. 60, H.NO. 6 & S.NO. 62, H.NO. 1
FROM VILL. KATRAP

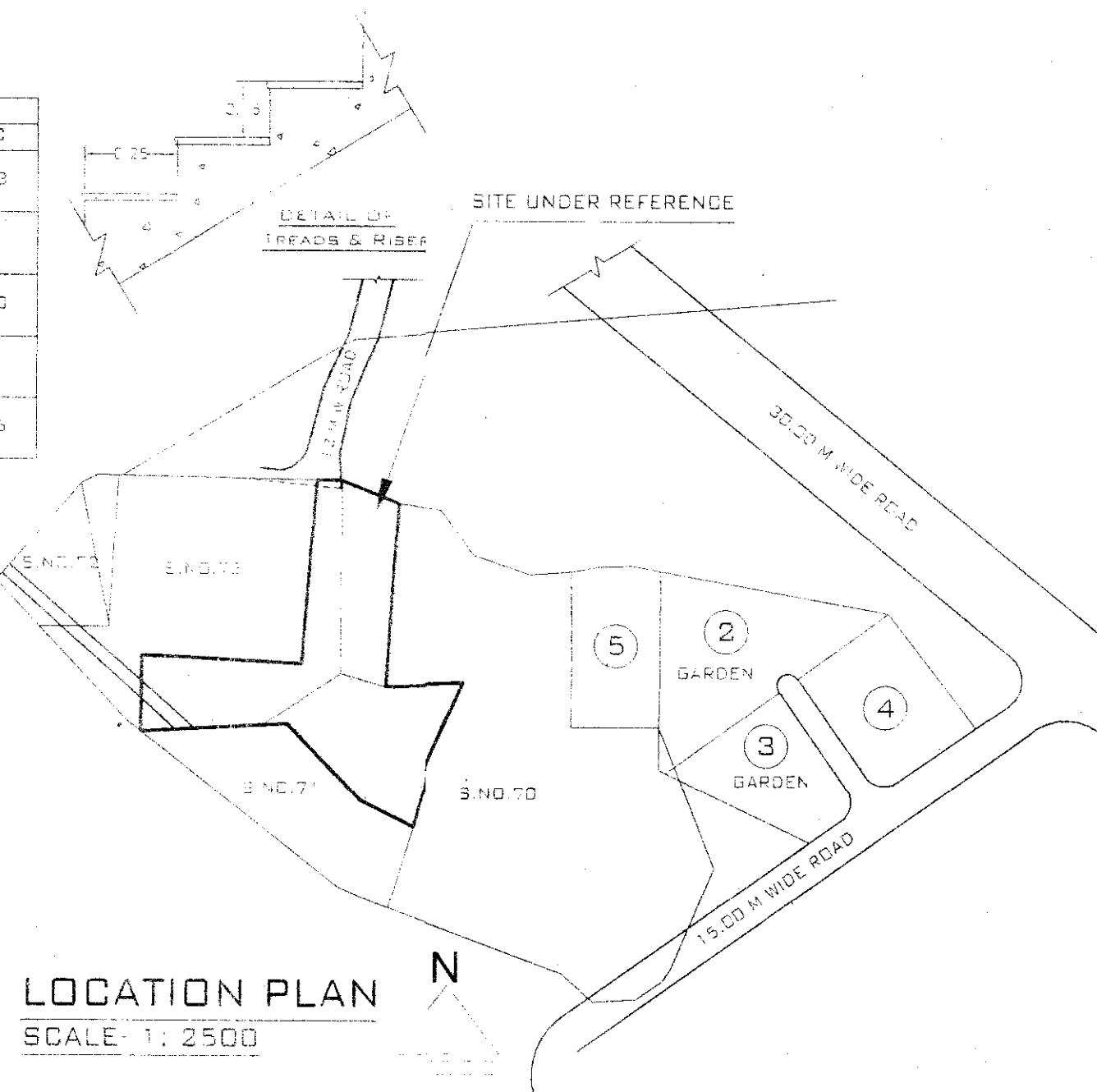
SPACE FOR TRANSFORMER
25 SQ. M.



PARKING LAYOUT PLAN
SCALE: 1: 500



SECTION OF SEPTIC TANK



LOCATION PLAN
SCALE: 1: 2500

DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 70, H. NO. 6 & 68, S. NO. 73, H. NO. 2 & 5, NO. 73, H. NO. 5 OF VILLAGE BELAVLI, TAL. AMBERNATH, DIST. THANE					
STAMPS OF APPROVAL OF PLANS					
दाखिल्या प्रमाणे व नोंदकाम प्राप्त झाले आहे. क्र. कुकाम/नवरी/बांध/२८३४-२२ दि. ३०/०७/२०२१. नवी धातू दिलेल्या अटी प्रमाणे बांधकाम परवाना देण्यात येत आहे.					
सहायक नगर रचनाकार कुकामि बलराज नगरपालिका परिसर					
सुचनाधिकारी व निवेदन अधिकारी कुकामि बलराज नगरपालिका कुकामि					
NO.	AREA STATEMENT	SQ. MT.			
1	AREA OF THE PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	6640.00			
(A)	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	6640.00			
(B)	AS PER MEASUREMENT SHEET	6640.32			
(C)	AS PER SITE	---			
2	DEDUCTION FOR	---			
(A)	PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	---			
(B)	ANY D.P. RESERVATION AREA	---			
TOTAL (A+B+C)	---	---			
3	BALANCE AREA OF PLOT (1 - 2)	6640.00			
4	AMENITY SPACE (IF APPLICABLE)	---			
(A)	REQUIRED	---			
(B)	ADJUSTMENT OF 2(B), IF ANY	---			
(C)	BALANCE PROPOSED	---			
5	NET PLOT AREA (3 - 4(C))	6640.00			
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---			
(A)	REQUIRED	664.10			
(B)	PROPOSED	682.42			
7	INTERNAL ROAD AREA	---			
8	PLOTTABLE AREA (IF APPLICABLE)	---			
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC F.S.I. 11.11)	7304.00			
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	---			
(A)	MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / ZONE	---			
(B)	PROPOSED F.S.I. ON PAYMENT OF PREMIUM (SR.NO. 5 ABOVE X 0.3)	1992.00			
(C)	UTILISED PREMIUM	1992.00			
11	IN-SITU F.S.I. TOR LOADING	---			
(A)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X 412.16), IF ANY (AS PER SETBACK UTILIZATION TABLE)	---			
(B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO. 4(B) AND/OR (C))	---			
(C)	TOR PERMISSIBLE (0.6 X SR.NO. 5) (0.6 X 6640)	3984.00			
(D)	UTILISED TOR	3147.00			
12	ADDITIONAL F.S.I. AREA	---			
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	---			
(A)	(9 + 10 (C) + 11 (D) OR 2 WHICHEVER IS APPLICABLE	12443.00			
(B)	RESIDENTIAL AREA (12443.00 - 50.59)	12392.41			
(C)	COMMERCIAL AREA	50.59			
(D)	ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES (B X 0.6)	7435.45			
(E)	ANCILLARY AREA F.S.I. UPTO 80% WITH PAYMENT OF CHARGES (C X 0.8)	40.47			
(F)	TOTAL ANCILLARY (13 (D) + 13 (E))	7475.92			
(G)	TOTAL ENTITLEMENT (A+F)	19918.92			
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	3.60			
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 PER P-LINE)	19917.56			
(C)	TOTAL (A+B)	19917.56			
16	F.S.I. CONSUMED (15 (C)) (SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE)	2.99			
17	AREA FOR INCLUSIVE HOUSING, IF ANY	---			
(A)	REQUIRED (20% OF SR.NO. 5)	---			
(B)	PROPOSED	---			
CERTIFICATE OF AREA					
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS AND RECORDS DEPARTMENT CITY SURVEY RECORDS.					
SIGN. OF ARCHITECT					
OWNERS DECLARATION					
I, WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY 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 AT THE WORK SITE.					
FOR: SHRI. PIYUSH R. PATEL PARTNER OF M.S. DEEPLAXMI ASSOCIATES P.C.A. HOLDER FOR DEEPLAXMI DEVELOPERS.					
SIGN. OF P.C.A. HOLDER					
NAME OF ARCHITECT AND SIGNATURE					
AR. HEMANT V. VAIDYA.					
SIGN. OF ARCHITECT					
URBAN ARCHITECTS ARCHITECTS & INTERIOR DESIGNERS.					
6, DEEPMANI APT, 1ST FLOOR, ABOVE SWEET MART, BADLAPUR (E).					
JOB NO.	DWG. TYPE NO.	SCALE	DATE	DRN BY	CHECKED BY
4578-B	1/4	AS SHOWN IN DRAWING	RAJAT	HEMANT	---