SUMMARY & BALCONY AREA STATEMENT

FLOOR	BUILT-UP AREA IN SQ.MT	PERM.AREA (10%OF B.U.A)	PROP AREA	EXCESS AREA
GR FLR	233.24	23.32		--
1st FLR	325.02	32.50	14.90 x1.20 15.60 x1.05 34.26	1.76
2nd FLR	325.02	32.50	14.90 x1.20 15.60 x1.05 34.26	1.76
3rd FLR	325.02	32.50	14.90 x1.20 15.60 x1.05 34.26	1.76
4th FLR	325.02	32.50	14.90 x1.20 15.60 x1.05 34.26	1.76
5th FLR	314.10	31.41	11.85 x1.20 15.60 x1.05 30.60	NIL
6th FLR	325.02	32.50	14.90 x1.20 15.60 x1.05 34.26	1.76
7th FLR	169.20	16.92	14.90 x1.20 4.95 x1.05 23.08	NIL
TOTAL AREA	2341.64	234.15	224.98	8.80

TENEMENT STATEMENT / STAIRCASE

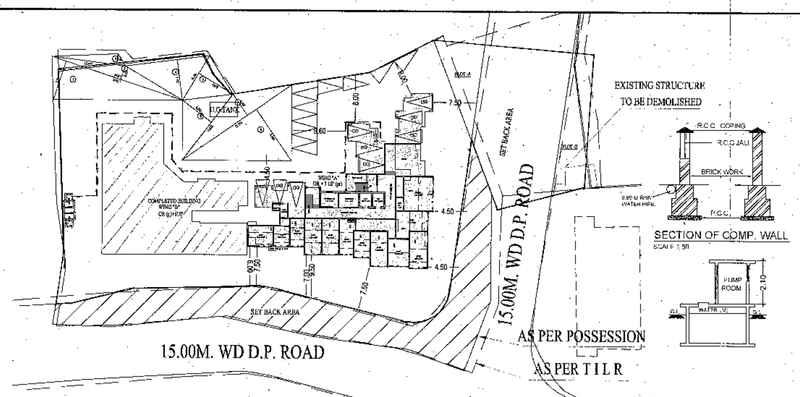
FLOOR	NUMBER OF TENEMENT BELOW 35.00	35.00 45.00	45.00 75.00	TOTAL	STAIRCASE ,LIFT& PASSAGE AREA
GR FLR	NIL	--	-	NIL	69.40
1st FLR	1	3	3	7	70.92
2nd FLR	1	3	3	7	70.92
3rd FLR	1	3	3	7	70.92
4th FLR	1	-	2	3	70.92
5th FLR	1	-	2	3	70.92
6th FLR	1	-	2	3	70.92
7th FLR	NIL	-	3	3	58.14
TOTAL NO.	6	9	18	33	553.06

ST. PREMIUM SANCTIONED - 114.00
ST. PREMIUM CLAIMED - 439.06

PARKING AREA STATEMENT [as per d.c.rule]

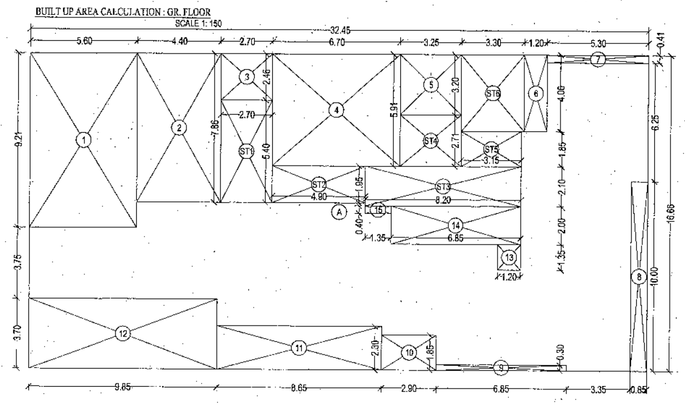
RESIDENTIAL		ONE PARKING SPACE FOR EVERY
	a	4TENEMENT HAVING CARPET AREA ABOVE 35M EACH.
	b	2TENEMENT HAVING CARPET AREA BET. 45-70M EACH.
	c	1TENEMENT HAVING CARPET AREA ABOVE 70M EACH.
COMMERCIAL		ONE PARKING SPACE FOR EVERY
	a	80M IN OF FLOOR AREA UPTO 800M
	b	160M IN OF FLOOR AREA ABOVE 800M PROVIDED THAT NO PARKING FOR FLOOR AREA UPTO 100M
VISITORS		10%OF THE NUMBER STIPULATED ABOVE.

		TENEMENT STATEMENT	PARKING SPACE
a	RESIDENTIAL		
CARPET AREA		NUMBER OF TENEMENT	REQUIRED
BELOW 35M		6	NOT REQUIRED
BET. 35-45M		9	2.25
BET. 45-70M		18	9.00
ABOVE 70M		-	-
TOTAL NUMBERS		33	11.25
a	COMMERCIAL	233.24/ 80.00	2.92
b	VISITORS	10%OF ABOVE	1.42
TOTAL PARKING SPACE REQUIRED(a+b+c)			15.59=SAY=16.00
TOTAL PARKING SPACE PROVIDED			27

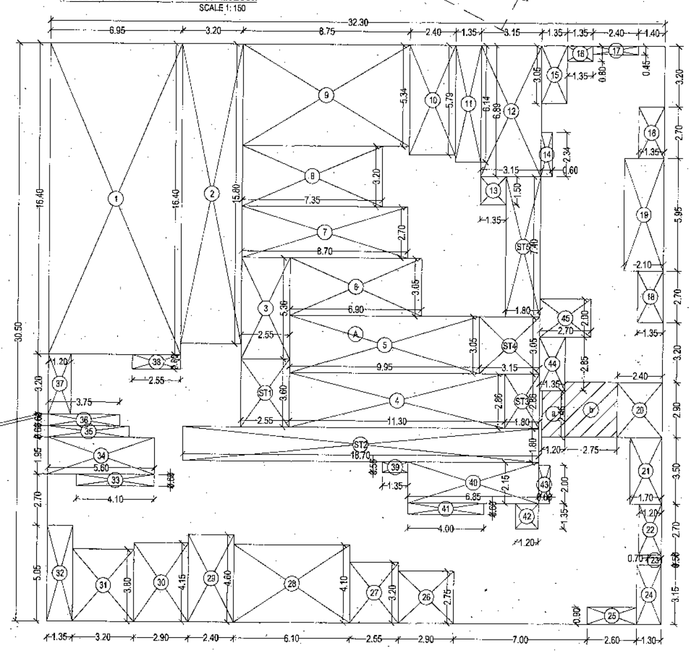


N BLOCK PLAN
SCALE 1:500

BUILT UP AREA CALCULATION : GR. FLOOR
SCALE 1:150



BUILT UP AREA CALCULATION : 1st TO 6th FLOOR
SCALE 1:150



BUILT UP AREA CALCULATION

TYPICAL FLOOR							
A	32.45	X	16.66	X	1NO	=	540.62 SQ.MT.
				TOTAL ADDITION		=	540.62 SQ.MT.

DEDUCTIONS

1	5.60	X	9.21	X	1NO	=	51.58 SQ.MT.
2	4.40	X	7.86	X	1NO	=	34.58 SQ.MT.
3	2.70	X	2.46	X	1NO	=	6.64 SQ.MT.
4	6.70	X	5.91	X	1NO	=	39.60 SQ.MT.
5	3.25	X	3.20	X	1NO	=	10.40 SQ.MT.
6	1.20	X	4.06	X	1NO	=	4.87 SQ.MT.
7	5.30	X	0.41	X	1NO	=	2.17 SQ.MT.
8	0.85	X	10.00	X	1NO	=	8.50 SQ.MT.
9	6.85	X	0.30	X	1NO	=	2.06 SQ.MT.
10	2.90	X	1.85	X	1NO	=	5.37 SQ.MT.
11	8.65	X	2.30	X	1NO	=	19.90 SQ.MT.
12	9.85	X	3.70	X	1NO	=	36.45 SQ.MT.
13	1.20	X	1.35	X	1NO	=	1.62 SQ.MT.
14	6.85	X	2.00	X	1NO	=	13.70 SQ.MT.
15	1.35	X	0.40	X	1NO	=	0.54 SQ.MT.
				TOTAL DEDUCTION		=	237.98 SQ.MT.
TOTAL BUILT UP AREA						=	302.64 SQ.MT.

STAIRCASE AREA CALCULATION

TYPICAL FLOOR							
ST1	2.70	X	5.40	X	1NO	=	14.58 SQ.MT.
ST2	4.90	X	1.95	X	1NO	=	9.56 SQ.MT.
ST3	8.20	X	2.10	X	1NO	=	17.22 SQ.MT.
ST4	3.25	X	2.71	X	1NO	=	8.81 SQ.MT.
ST5	1.15	X	1.85	X	1NO	=	5.83 SQ.MT.
ST6	3.30	X	4.05	X	1NO	=	13.40 SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	69.40 SQ.MT.
NET BUILT UP AREA						=	233.24 SQ.MT.

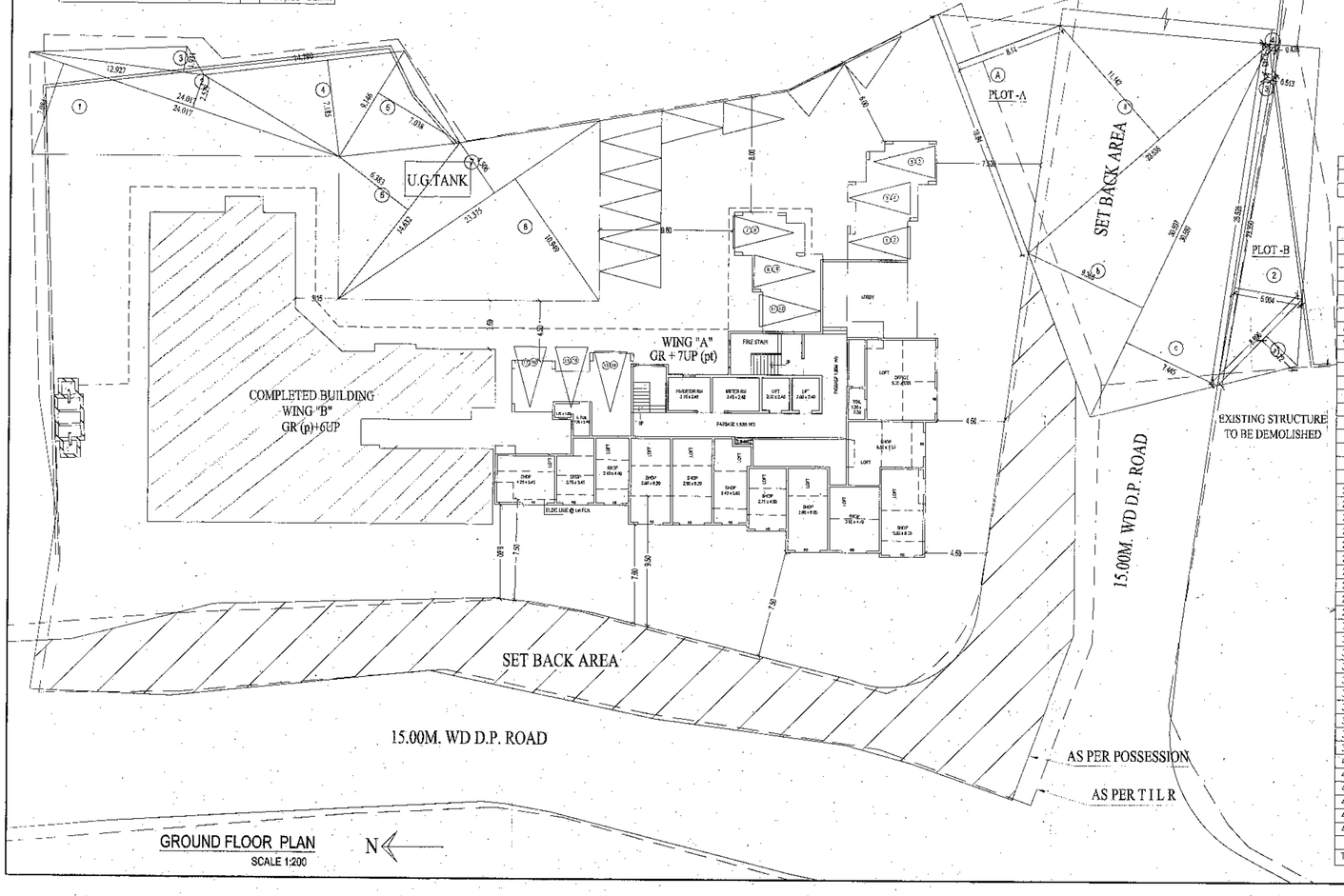
R.G AREA CALCULATION

1	1/2	X	24.02	X	7.08 X1NO	=	85.03 SQ.MT.
2	1/2	X	24.02	X	2.53 X1NO	=	30.39 SQ.MT.
3	1/2	X	12.93	X	1.93 X1NO	=	12.48 SQ.MT.
4	1/2	X	14.79	X	7.19 X1NO	=	53.17 SQ.MT.
5	1/2	X	9.15	X	7.04 X1NO	=	32.21 SQ.MT.
6	1/2	X	14.63	X	6.38 X1NO	=	46.67 SQ.MT.
7	1/2	X	23.38	X	4.51 X1NO	=	52.72 SQ.MT.
8	1/2	X	23.38	X	10.95 X1NO	=	128.01 SQ.MT.
					TOTAL ADDITION	=	440.68 SQ.MT.

PLOT-A							
1	1/2	X	18.839	X	8.135 X 1NO	=	97.52 SQ.MT.
					TOTAL ADDITION	=	97.52 SQ.MT.

SET BACK AREA							
a	1/2	X	23.54	X	11.14 X 1NO	=	131.12 SQ.MT.
b	1/2	X	30.60	X	9.36 X 1NO	=	143.21 SQ.MT.
c	1/2	X	30.60	X	7.44 X 1NO	=	113.83 SQ.MT.
					TOTAL ADDITION	=	388.16 SQ.MT.

PLOT-B							
1	1/2	X	8.90	X	3.17 X 1NO	=	14.11 SQ.MT.
2	1/2	X	23.35	X	5.00 X 1NO	=	58.38 SQ.MT.
3	1/2	X	25.53	X	0.51 X 1NO	=	6.51 SQ.MT.
4	1/2	X	2.24	X	0.43 X 1NO	=	0.48 SQ.MT.
					TOTAL ADDITION	=	79.48 SQ.MT.



GROUND FLOOR PLAN
SCALE 1:200

N

BUILT UP AREA CALCULATION

TYPICAL FLOOR							
A	32.30	X	30.50	X	1NO	=	985.15 SQ.MT.
					TOTAL ADDITION	=	985.15 SQ.MT.

DEDUCTIONS

1	6.95	X	16.40	X	1NO	=	113.98 SQ.MT.
2	3.20	X	15.80	X	1NO	=	50.56 SQ.MT.
3	2.55	X	5.36	X	1NO	=	13.67 SQ.MT.
4	11.30	X	2.86	X	1NO	=	32.32 SQ.MT.
5	9.95	X	3.05	X	1NO	=	30.35 SQ.MT.
6	6.90	X	3.05	X	1NO	=	21.05 SQ.MT.
7	8.70	X	2.70	X	1NO.	=	23.49 SQ.MT.
8	7.35	X	3.20	X	1NO	=	23.52 SQ.MT.
9	8.75	X	5.34	X	1NO	=	46.73 SQ.MT.
10	2.40	X	5.79	X	1NO	=	13.90 SQ.MT.
11	1.35	X	6.14	X	1NO	=	8.29 SQ.MT.
12	3.15	X	6.89	X	1NO	=	21.70 SQ.MT.
13	1.35	X	1.50	X	1NO	=	2.03 SQ.MT.
14	0.60	X	2.34	X	1NO	=	1.40 SQ.MT.
15	1.35	X	3.05	X	1NO	=	4.12 SQ.MT.
16	1.35	X	0.80	X	1NO	=	1.08 SQ.MT.
17	2.40	X	0.45	X	1NO	=	1.08 SQ.MT.
18	1.35	X	2.70	X	2 NOS	=	7.29 SQ.MT.
19	2.10	X	5.95	X	1NO	=	12.50 SQ.MT.
20	2.40	X	2.90	X	1NO	=	6.96 SQ.MT.
21	1.70	X	3.50	X	1NO	=	5.95 SQ.MT.
22	1.20	X	2.70	X	1NO	=	3.24 SQ.MT.
23	0.70	X	0.50	X	1NO	=	0.35 SQ.MT.
24	1.30	X	3.15	X	1NO	=	4.10 SQ.MT.
25	2.60	X	0.90	X	1NO	=	2.34 SQ.MT.
26	2.90	X	2.75	X	1NO	=	7.98 SQ.MT.
27	2.55	X	3.20	X	1NO	=	8.16 SQ.MT.
28	6.10	X	4.10	X	1NO	=	25.01 SQ.MT.
29	2.40	X	4.60	X	1NO	=	11.04 SQ.MT.
30	2.90	X	4.15	X	1NO	=	12.04 SQ.MT.
31	3.20	X	3.80	X	1NO	=	12.16 SQ.MT.
32	1.35	X	5.05	X	1NO	=	6.82 SQ.MT.
33	4.10	X	0.60	X	1NO	=	2.46 SQ.MT.
34	5.60	X	1.95	X	1NO	=	10.92 SQ.MT.
35	4.25	X	0.60	X	1NO	=	2.55 SQ.MT.
36	3.75	X	0.60	X	1NO	=	2.25 SQ.MT.
37	1.20	X	3.20	X	1NO	=	3.84 SQ.MT.
38	2.55	X	0.80	X	1NO	=	2.04 SQ.MT.
39	1.35	X	0.55	X	1NO	=	0.74 SQ.MT.
40	6.85	X	2.15	X	1NO	=	14.73 SQ.MT.
41	4.00	X	0.60	X	1NO	=	2.40 SQ.MT.
42	1.20	X	1.35	X	1NO	=	1.62 SQ.MT.
43	0.60	X	2.00	X	1NO	=	1.20 SQ.MT.
44	1.35	X	2.85	X	1NO	=	3.85 SQ.MT.
45	2.70	X	2.00	X	1NO	=	5.40 SQ.MT.
					TOTAL DEDUCTION	=	589.21 SQ.MT.
TOTAL BUILT UP AREA						=	395.94 SQ.MT.

STAIRCASE AREA CALCULATION

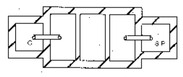
TYPICAL FLOOR							
ST1	2.55	X	3.60	X	1NO	=	9.18 SQ.MT.
ST2	18.70	X	1.80	X	1NO	=	33.66 SQ.MT.
ST3	1.80	X	2.86	X	1NO	=	5.15 SQ.MT.
ST4	3.15	X	3.05	X	1NO	=	9.61 SQ.MT.
ST5	1.80	X	7.40	X	1NO	=	13.32 SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	70.92 SQ.MT.
NET BUILT UP AREA						=	325.02 SQ.MT.

AREA OFD 5th FLOOR

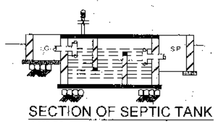
NET BUILT UP AREA	=	325.02 SQ.MT.

BUILT UP AREA CALCULATION

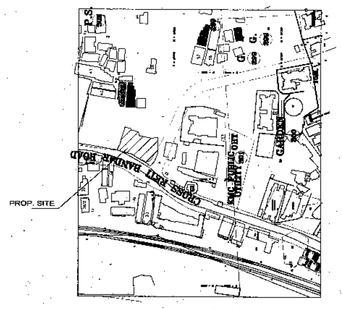
5th FLOOR							
a	1.20	X	2.45	X	1NO	=	2.94 SQ.MT.
b	2.75	X	2.90	X	1NO	=	7.98 SQ.MT.
					TOTAL ADDITION	=	10.92 SQ.MT.
NET BUILT UP AREA						=	314.10 SQ.MT.



PLAN OF SEPTIC TANK
SCALE 1:50



SECTION OF SEPTIC TANK
SCALE 1:50



LOCATION PLAN
AS PER R D P SCALE 1: 2500

STAMP OF APPROVAL OF PLAN

SHEET No- 1/ 3

बांधकाम नकाशे मंजूरी — सुधारित
रेमाने दुरुस्ती दाखलिव्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / कृवि-डोंबि / 2092-38/2018
दिनांक 01/02/2018 पर्यंत
दिलेला आदेशान्वये.

कल्याण डोंबिवली महानगरपालिका
सहायक संचालक नगररचना
ठाणे

सहायक संचालक नरवि
कल्याण डोंबिवली महानगरपालिका

A	AREA STATEMENT		SQMT
1.	AREA OF THE PLOT	S.No-1, H.No-30 3400.00 S.No-1, H.No-12A 600.00	4000.00
	AS PER KDMC REMARK	S.No-1, H.No-30 = 3372.38 PLOT A = 97.52 SET BACK AREA = 415.12	3885.02
2.	DEDUCTIONS FOR		
	a. ROAD SET BACK AREA	670.48 + 415.12	1085.6
	b. RESERVATION		
	c. ANY RESERVATION		
	TOTAL = (a + b + c)		1085.6
3.	BALANCE AREA OF THE PLOT (1 - 2)		2799.42
4.	DEDUCTION (IF DEDUCTIBLE)		
	a. FOR RECREATIONAL GROUND 15 %	2799.42 x15%	419.91
	b. INTERNAL ROAD		
5	NET AREA OF THE PLOT (3 - 4)		2379.51
6	ADDITIONS FOR F.S.I.		
	(2a+2b) 670.48+ 458.11 (AREA IN COMPLETED BUILDING) = 212.37 212.37 x 2.15 = 456.60 } 1283.84 415.12 x 2.00 = 830.24 } 2799.42 X 65% = 1819.62 - 696.00 = 1123.62 (old tdr sanction) DRC LETTER CLAIMED 1283.84 - 1123.62 = 160.22		
7	TOTAL AREA (5 + 6)		2379.51
8	F. S. I. PERMISSIBLE		ONE
9	F. S. I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT 2799.42 x 65 = 1819.62 - 696.00 = 1123.62		1123.62
	TDR SANCTIONED (PLAN CC No- 119DT-12-07-13 (650.00 + 46.00 = 696.00)		696.00
	a. FROM D.P. ROAD		
	b. FROM D.P. RESERVATION		
10	PERMISSIBLE FLOOR AREA (7 X 8) + 9 ABOVE		4199.13
11	EXISTING FLOOR AREA	COMPLETION no 119 dt 12/7/13	1837.03
13	PROPOSED FLOOR AREA		2341.64
13	EXCESS BALCONY AREA TAKEN IN F. S. I.		8.80
14	TOTAL BUILT AREA PROPOSED (11 + 12 + 13)		4187.47
15	FLOOR SPACE INDEX CONSUMED (14 / 7)		1.20
16	FSI CONSUMED		

BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT

a	PROPOSED AREA	4187.47
b	LESS DEDUCTION OF NON - RESIDENTIAL AREA	233.24
c	AREA OF TENEMENT (a+b)	3954.23
e	TENEMENT PERMISSIBLE	119
f	TENEMENT PROPOSED	33
g	TENEMENT EXISTING	33
h	TOTAL NO.OF TENEMENT	66

PARKING STATEMENT

a	PARKING REQUIRED BY RULE, CAR	AS SHOWN
	SCOOTER	
	CYCLE	

NAME & SIGNATURE OF OWNER / P.O.A. HOLDER

SHRI. DATTU RAJARAM MHATRE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S.-NO OLD 359,NEW S NO 1, HISSA NO. 30, VILLAGE :- GAONDEVI, TAL. KALYAN, DIST: THANE DOMBIVALI (W) FOR
SMT.. ANUSUYA RAJARAM MHATRE & OTHERS
SHRI. DINKAR .M. & BALU. M. MHATRE

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE. I HAVE CONFIRMED THAT THE PROPOSED DESIGN IS AS PER THE NORMS AS SPECIFIED DBY INDIAN INSTITUTE FOR RESISTANCE OF EARTHQUAKE

MANOHAR V. PATIL
A.E. CIVIL, A.M.I.E.
KDMC REGISTRN. No. 440 ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 24-12-2016 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 3400.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT :-

NAME & SIGNATURE OF ARCHITECT

ARCHITEQN- ICON
ARCHITECTS & INTERIOR DESIGNER

P.S.GOKHALE
G.D.ARCH.A.I.I.A.
C.A./84/8753

3/ KRISHNA RADHA SOC,
TILAK RD, DOMBIVLI (E).
PHONE. No. 0251- 2447653

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	DATE
M-32/2016	mun 1	as shown	KARTIK	P.S.G.	30-12-17