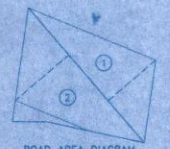


R.G.AREA DIAGRAM
SCALE:1:500

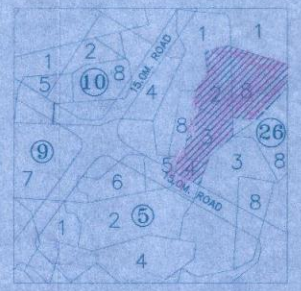
R.G AREA CALCULATION							
1	1/2	X 44.82	X 9.30	X 1 NO	=	208.41	SQ.MT.
2	1/2	X 44.82	X 10.75	X 1 NO	=	240.91	SQ.MT.
3	1/2	X 35.35	X 12.83	X 1 NO	=	226.77	SQ.MT.
4	1/2	X 20.43	X 9.46	X 1 NO	=	96.63	SQ.MT.
5	1/2	X 22.35	X 9.40	X 1 NO	=	105.05	SQ.MT.
6	1/2	X 13.39	X 3.16	X 1 NO	=	21.15	SQ.MT.
7	1/2	X 13.39	X 4.30	X 1 NO	=	28.79	SQ.MT.
8	1/2	X 23.45	X 3.88	X 1 NO	=	45.61	SQ.MT.
9	1/2	X 23.45	X 7.49	X 1 NO	=	87.82	SQ.MT.
10	1/2	X 17.07	X 1.39	X 1 NO	=	11.86	SQ.MT.
11	1/2	X 8.75	X 0.98	X 1 NO	=	4.20	SQ.MT.
12	1/2	X 8.17	X 0.73	X 1 NO	=	2.98	SQ.MT.
13	1/2	X 6.48	X 2.05	X 1 NO	=	6.65	SQ.MT.
			TOTAL		=	1086.84	SQ.MT.

REQUIRED R.G. AREA 1003.50 SQ.MT.

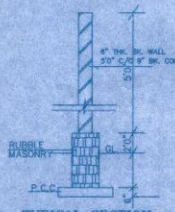


ROAD AREA DIAGRAM
SCALE:1:600

ROAD AREA CALCULATION						
ROAD AREA						
1	1/2	X 28.0M	X 17.0M	X 1 NO	=	166.00 SQ.MT.
2	1/2	X 28.0M	X 11.75M	X 1 NO	=	164.50 SQ.MT.
			TOTAL ADDITION		=	332.50 SQ.MT.
			AS PER KDMC		=	330.00 SQ.MT.



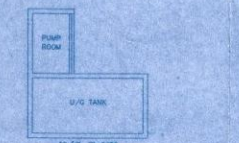
LOCATION PLAN N
SCALE:1:5000



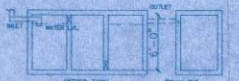
TYPICAL SECTION
COMPOUND WALL

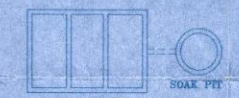
DOORS & WINDOWS SCHEDULE			
	SIZE W.X H.	AREA IN SQ.MTS.	DISCRIPTION
D	1.00M. X 2.15M.	2.15	T.W.FLUSHED DOOR
D1	0.90M. X 2.15M.	1.93	T.W.P.PANELLED DOOR
D2	0.75M. X 2.00M.	1.50	" "
W	1.50M. X 1.65M.	2.48	ALLUMINIUM SLIDING
W1	1.50M. X 1.65M.	2.48	" "
FW	1.50M. X 2.15M.	3.22	ALLUMINIUM F.W.
V	0.53M. X 0.75M.	0.39	ALLUMINIUM LOUVERS
V	1.50M. X 0.45M.	0.67	ALLUMINIUM LOUVERS AT 7'0" HT.
RS			ROLLING SHUTTER

PARKING AREA STATEMENT			
FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 35	-	-	-
35 TO 45	47	12	12
45 TO 70	141	71	71
COMMERCIAL AREA PER 100SQ.M.	238.51	3	3
TOTAL	188	86	86
STILT PARKING	82		
OPEN PARKING	0		

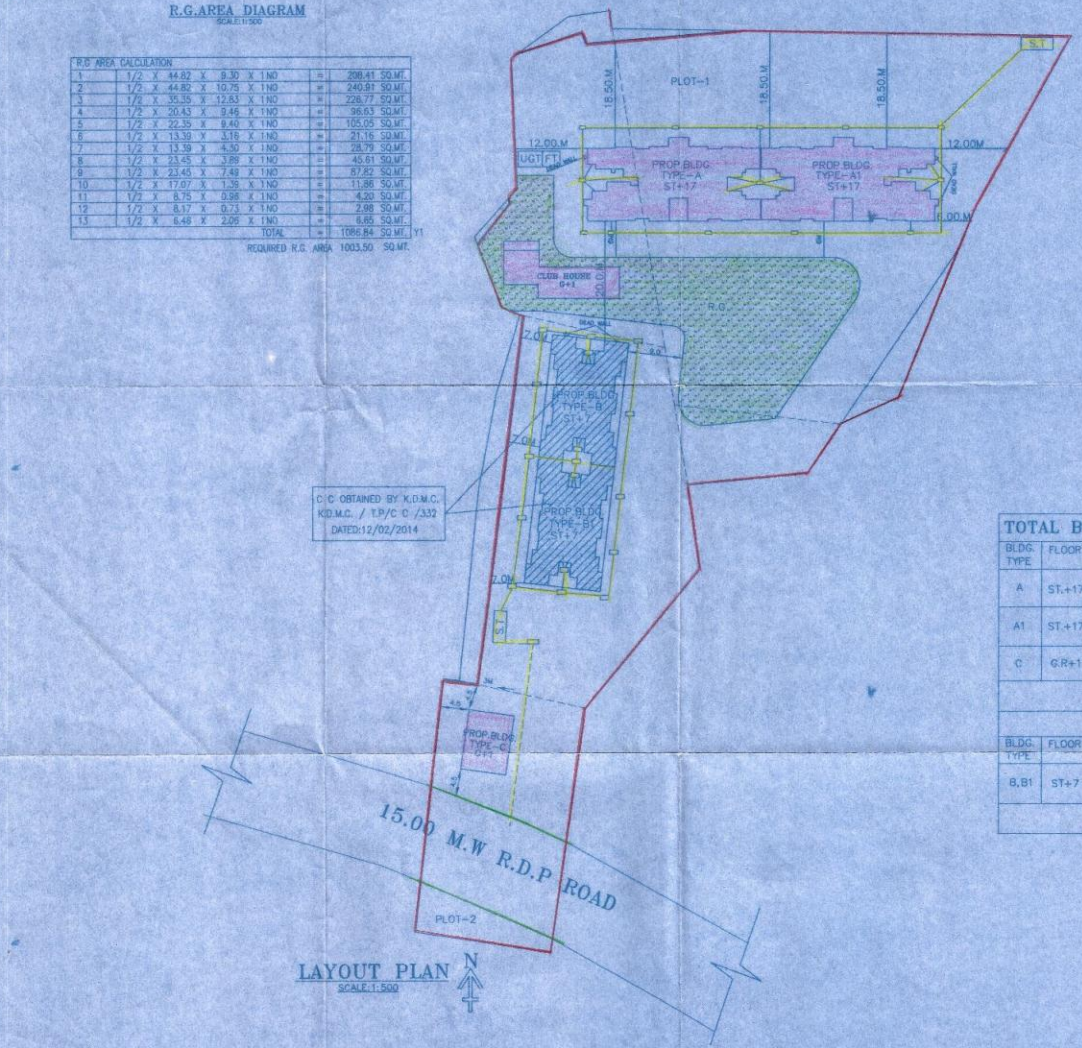


U/G TANK





SEPTIC TANK SOAK PIT



C.C OBTAINED BY K.D.M.C.
K.D.M.C. / T.P/C C /332
DATED:12/02/2014

LAYOUT PLAN N
SCALE:1:500

TOTAL BUILT UP AREA STATEMENT (PROPOSED AREA) (IN SQ.MT.)								
BLDG. TYPE	FLOOR	FLOOR AREA	BUILT UP AREA	NO.OF BLDG	TOTAL AREA	EXCESS BALCONY	STAIRCASE AREA	NO.OF FLATS & SHOPS
A	ST.+17	ST. = 13.45 TYP. =249.88 8TH,13th FLR.=192.74	4147.13	1	4147.13	38.27	513.23	66 FLATS
A1	ST.+17	ST. = 13.45 TYP. =249.88 8TH,13th FLR.=192.74	4147.13	1	4147.13	38.27	513.23	66 FLATS
C	G.R+1	G.R. = 75.51 1ST. = 64.46	139.97	1	139.97	---	---	1 SHOP 1 OFFICE
TOTAL				3	8434.23	76.54	1026.46	132 FLATS 1 SHOP 1 OFFICE

C.C OBTAINED AREA								
BLDG. TYPE	FLOOR	FLOOR AREA	BUILT UP AREA	NO.OF BLDG	TOTAL AREA	EXCESS BALCONY	STAIRCASE AREA	NO.OF FLATS & SHOPS
B,B1	ST+7	ST. = 4.86 TYP. =179.63 5TH FLR. =171.94	1254.58	2	2509.16	---	289.00	56 FLATS
TOTAL				2	2509.16	---	289.00	56 FLATS

LAYOUT PLAN

SHEET NO: 1/6

STAMP OF APPROVAL OF PLAN

बांधकाम नकाशे मंजूरी — सुधायीत
संगणक दुरध्वनी टाळाटेलिव्यापारासाठी व बांधकाम प्रारंभ
प्रमाणपत्र ऊ.क.डोंगपा / नरवि / बांप / कवि-कोंवि- 2023-24/4456 EE
दिनांक 30/1/2024 रोजी खालून
दिलेल्या अटिप्रमाणे.

सहायक संचालक
नगर रचना कल्याण डोंबिवली महानगरपालिका

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

A. AREA STATEMENT			AREA(IN SQ.MT.)
1	AREA OF PLOT		7360.00
a	AREA OF PLOT AS PER MEASUREMENT		7125.00
2	DEDUCTION FOR		
a	15.00 M.W. ROAD SET BACK		330.00
b	ANY RESERVATION		
c			
d	TOTAL (a+b+c+d)		330.00
3	BALANCE AREA PLOT (1 MINUS 2)		6795.00
a	SUB PLOT AREA	PLOT-2 / 105.00	PLOT -1 / 6690.00
4 a	LESS 15% R.G.	----	1003.50
5	NET AREA PLOT (3 MINUS 4)	105.00	5686.50
6	ADDITIONS FOR FLOOR SPACE INDEX		
	2b) 100%OF ROAD SET BACK AREA		330.00
	2c) RESERVATION AREA		
7	TOTAL AREA PLOT (5 PLUS 6)	105.00	6016.50
8	FLOOR SPACE INDEX PERMISSIBLE	1.00	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 50 % OF THE BALANCE AREA VIDE ITEM 3 ABOVE) 6690.00 X80% =5352.00 – 330 =5022.00 (SANCTION TDR 4284.50 + PROP. TDR 737.50)		5022.00
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 9 ABOVE	105.00	11038.50
11	EXISTING FLOOR AREA		2509.16
12	PROPOSED FLOOR AREA		8434.23
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.		76.54
14	TOTAL BUILT AREA PROPOSED (11+12+13)		11019.93
B	BALCONY STATEMENT		
	PERMISSIBLE BALCONY AREA PER FLOOR		SHOWN IN TABLE
	PROPOSED BALCONY AREA PER FLOOR		
	EXCESS BALCONY AREA PER FLOOR		
	TOTAL EXCESS BALCONY AREA ALL FLOORS		
C	TENEMENT STATEMENT		
	PROPOSED AREA (ITEM A-12 ABOVE)		11019.93
	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		154.82
	AREA AVAILABLE FOR TENTMENTS (1 MINUS 2)		10865.11
	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTORE)		325
	TENEMENTS PROPOSED	1 SHOP, 1 OFFICE	132 FLATS
	TENEMENTS EXISTING		56 FLATS
	TOTAL TENEMENTS ON THE PLOT	1 SHOP, 1 OFFICE	188 FLATS

E	TRANSPORT VEHICLES PARKING	
	SPACES FOR TRANSPORT VEHICLES PARKING	
	REQUIRED BY REGULATIONS	-
	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

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

SIGNATURE OF ARCHITECT

LEGENDS

PLOT BOUNDARY SHOWN IN RED
PROP. WORK SHOWN IN PINK
DRAINAGE WORK SHOWN IN YELLOW
EXISTING WORK TO BE DEMOLISHED - SHOWN IN DOTTED YELLOW
ROAD SET BACK LINE SHOWN IN GREEN
RESERVATION APPROPRIATE COLOUR CODE
EXISTING STREET SHOWN IN DOTTED YELLOW
EXISTING BUILDING SHOWN IN BLUE
ALL EXT. & INT. WALLS ARE 9" THK.

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS

483 01 DRG. NO.	PROPOSED BUILDING PLAN ON PLOT BEARING CN.S. NO. 9 H.NO.2,3&4,S.NO26/11,S.NO25/8 AT VILLAGE BARAVE, TAL. KALYAN DIST. THANE
AS SHOWN SCALE	FOR ; CHANGUNABAI BALRAM DHONE & OTHERS.
28/9/2015 DATE	C. A. HOLDER : RAJU T. JAISINGHANI & OTHERS.
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS
PARESH CAD/DRN	B-101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan – 421 301

FOR VITAN CONSULTANTS & ASSOCIATES MUMBAI