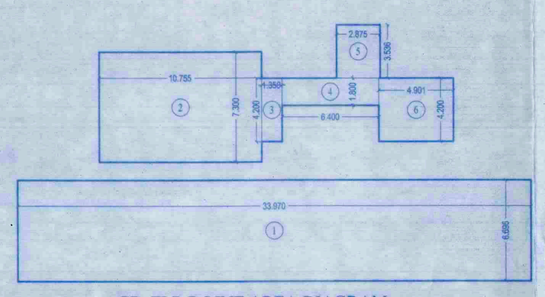
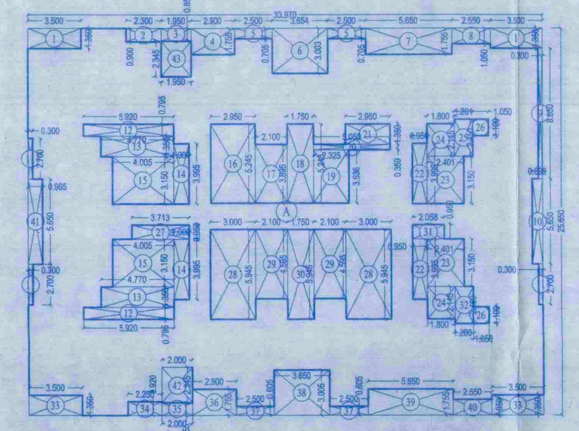
BUL NO2



GR. FLR P-LINE AREA DIAGRAM
PLOT NO-1, BLDG.NO-2 SCALE 1: 200

BUILT UP AREA CALCULATION

GR. FLOOR							
1	33.970	X	6.695	X	1 NO	=	227.43 SQ.MT.
2	10.755	X	7.300	X	1 NO	=	78.51 SQ.MT.
3	1.350	X	4.200	X	1 NO	=	5.67 SQ.MT.
4	6.400	X	1.800	X	1 NO	=	11.52 SQ.MT.
5	2.875	X	3.536	X	1 NO	=	10.17 SQ.MT.
6	4.991	X	4.200	X	1 NO	=	20.58 SQ.MT.
			TOTAL ADDITION			=	353.88 SQ.MT. x



1ST TO 7TH FLR P-LINE AREA DIAGRAM
PLOT NO-1, BLDG.NO-2 SCALE 1: 200

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST,3RD, 5TH & 7TH FLOOR)							
A	33.970	X	25.650	X	1 NO	=	871.33 SQ.MT.
			TOTAL ADDITION			=	871.33 SQ.MT.

DEDUCTIONS

1	3.500	X	1.350	X	2 NOS	=	9.45 SQ.MT.
2	2.300	X	0.900	X	1 NO	=	2.07 SQ.MT.
3	1.950	X	0.855	X	1 NO	=	1.67 SQ.MT.
4	2.900	X	1.755	X	1 NO	=	5.09 SQ.MT.
5	2.500	X	0.705	X	2 NOS	=	3.52 SQ.MT.
6	3.454	X	3.085	X	1 NO	=	10.97 SQ.MT.
7	5.650	X	1.755	X	1 NO	=	9.92 SQ.MT.
8	2.550	X	1.050	X	1 NO	=	2.68 SQ.MT.
9	0.300	X	8.650	X	1 NO	=	2.60 SQ.MT.
10	0.699	X	5.650	X	1 NO	=	3.95 SQ.MT.
11	0.300	X	2.700	X	3 NOS	=	2.43 SQ.MT.
12	5.920	X	0.795	X	2 NOS	=	9.41 SQ.MT.
13	4.770	X	1.350	X	2 NOS	=	12.88 SQ.MT.
14	1.000	X	3.995	X	2 NOS	=	7.99 SQ.MT.
15	4.905	X	3.150	X	2 NOS	=	25.22 SQ.MT.
16	2.950	X	5.245	X	1 NO	=	15.47 SQ.MT.
17	2.350	X	3.895	X	1 NO	=	8.18 SQ.MT.
18	1.750	X	5.245	X	1 NO	=	9.18 SQ.MT.
19	2.325	X	3.536	X	1 NO	=	8.22 SQ.MT.
20	5.650	X	0.339	X	1 NO	=	1.91 SQ.MT.
21	2.950	X	1.350	X	1 NO	=	3.98 SQ.MT.
22	0.950	X	3.995	X	2 NOS	=	7.59 SQ.MT.
23	2.401	X	3.150	X	2 NOS	=	15.13 SQ.MT.
24	1.800	X	2.145	X	2 NOS	=	7.72 SQ.MT.
25	1.201	X	2.450	X	1 NO	=	2.94 SQ.MT.
26	1.650	X	1.100	X	2 NOS	=	2.31 SQ.MT.
27	3.713	X	0.950	X	1 NO	=	3.53 SQ.MT.
28	3.000	X	5.945	X	2 NOS	=	35.67 SQ.MT.
29	2.100	X	4.595	X	2 NOS	=	19.38 SQ.MT.
30	1.750	X	5.945	X	1 NO	=	10.40 SQ.MT.
31	2.059	X	0.950	X	1 NO	=	1.96 SQ.MT.
32	1.200	X	2.450	X	1 NO	=	2.94 SQ.MT.
33	3.500	X	1.350	X	2 NOS	=	9.45 SQ.MT.
34	2.250	X	0.920	X	1 NO	=	2.07 SQ.MT.
35	2.000	X	0.855	X	1 NO	=	1.71 SQ.MT.
36	2.900	X	1.755	X	1 NO	=	5.09 SQ.MT.
37	2.500	X	0.705	X	2 NOS	=	3.52 SQ.MT.
38	3.650	X	3.005	X	1 NO	=	10.97 SQ.MT.
39	3.650	X	1.755	X	1 NO	=	9.92 SQ.MT.
40	2.550	X	1.050	X	1 NO	=	2.68 SQ.MT.
41	0.965	X	5.650	X	1 NO	=	5.45 SQ.MT.
			TOTAL DEDUCTION			=	316.55 SQ.MT.
			TOTAL BUILT UP AREA			=	554.78 SQ.MT.

TYPICAL FLOOR (2ND, 4TH & 6TH FLOOR)							
42	2.000	X	2.545	X	1 NO	=	4.69 SQ.MT.
43	1.900	X	2.345	X	1 NO	=	4.37 SQ.MT.
			TOTAL DEDUCTION			=	9.26 SQ.MT.
			554.78 - 9.26			=	545.52 SQ.MT.

CARPET AREA STATMENT

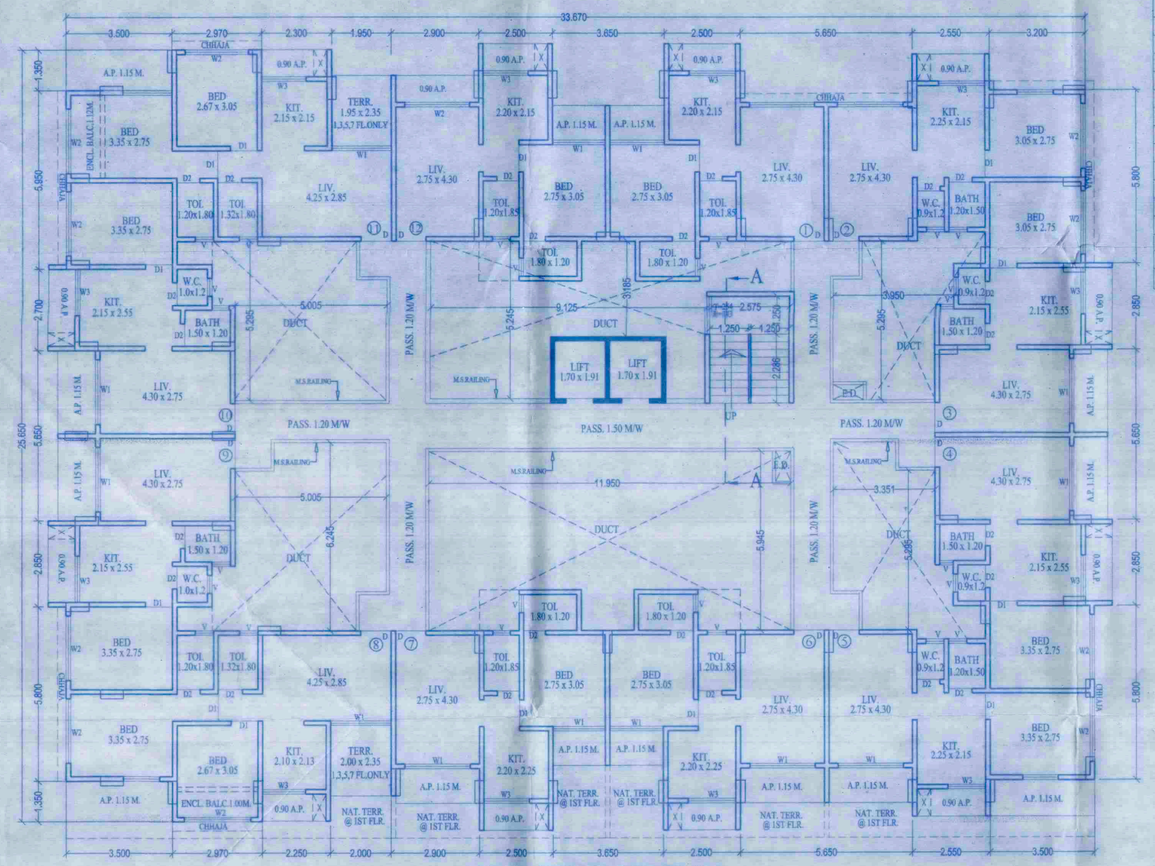
GROUND FLOOR	
SHOP	AREA IN SQ.MT.
SHOP-1	21.93 SQ.MT.
SHOP-2	17.48 SQ.MT.
SHOP-3	27.82 SQ.MT.
SHOP-4	18.00 SQ.MT.
SHOP-5	14.40 SQ.MT.
SHOP-6	23.89 SQ.MT.
SHOP-7	14.40 SQ.MT.
SHOP-8	18.00 SQ.MT.
SHOP-9	18.00 SQ.MT.
SHOP-10	14.73 SQ.MT.
SHOP-11	21.93 SQ.MT.

CARPET AREA STATMENT OF PROPOSED FLAT
(1ST, 3RD, 5TH & 7TH FLR.)

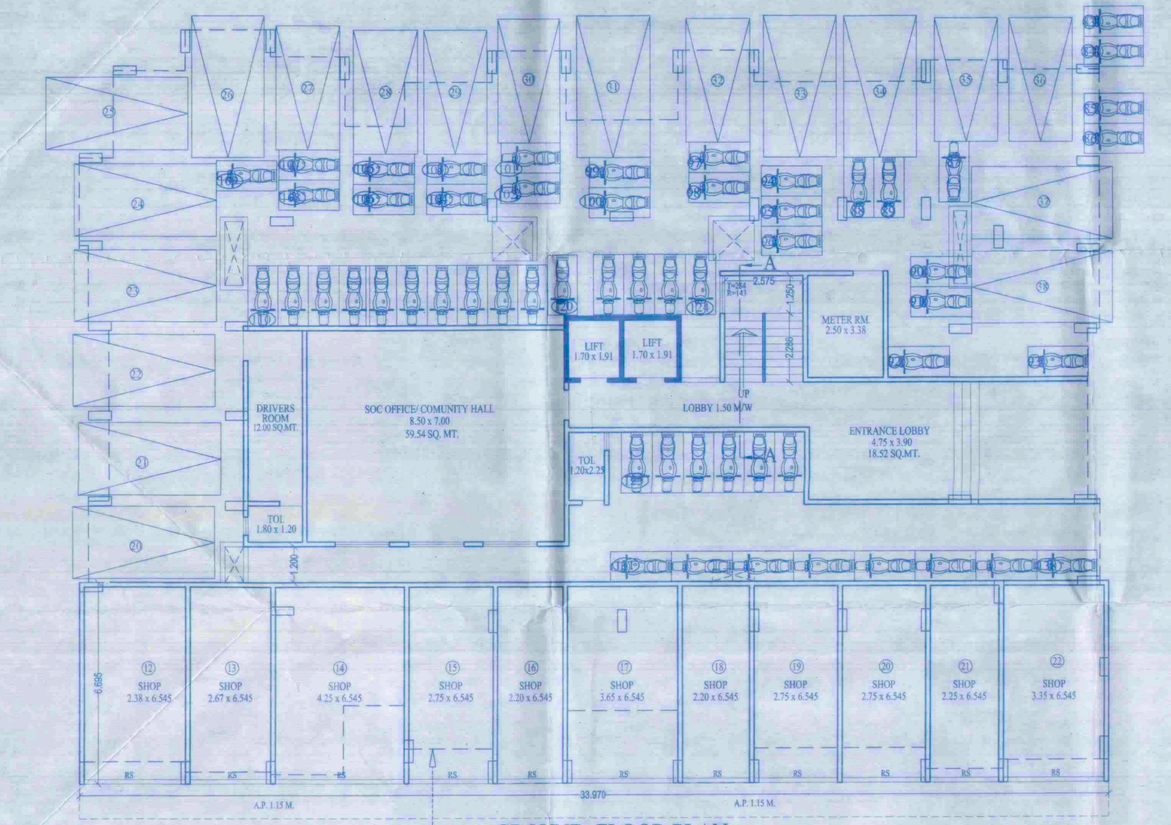
FLAT NO.	AREA IN SQ.MT.	BALC. AREA	TERR. AREA
1	32.61 SQ.MT.	------	------
2	31.95 SQ.MT.	------	------
3	32.64 SQ.MT.	------	------
4	33.46 SQ.MT.	------	------
5	32.77 SQ.MT.	------	------
6	32.85 SQ.MT.	------	------
7	32.83 SQ.MT.	------	------
8	41.36 SQ.MT.	2.27 SQ.MT.	4.70 SQ.MT.
9	33.92 SQ.MT.	------	------
10	33.92 SQ.MT.	------	------
11	41.13 SQ.MT.	2.67 SQ.MT.	4.37 SQ.MT.
12	32.61 SQ.MT.	------	------

CARPET AREA STATMENT OF PROPOSED FLAT
(2ND, 4TH & 6TH FLR.)

FLAT NO.	AREA IN SQ.MT.	BALC. AREA	TERR. AREA
1	32.61 SQ.MT.	------	------
2	31.95 SQ.MT.	------	------
3	32.64 SQ.MT.	------	------
4	33.46 SQ.MT.	------	------
5	32.77 SQ.MT.	------	------
6	32.85 SQ.MT.	------	------
7	32.85 SQ.MT.	------	------
8	41.36 SQ.MT.	2.27 SQ.MT.	------
9	33.92 SQ.MT.	------	------
10	33.92 SQ.MT.	------	------
11	41.13 SQ.MT.	2.67 SQ.MT.	------
12	32.61 SQ.MT.	------	------



1ST TO 7TH FLOOR PLAN
SCALE-1:100 PLOT NO-1, BLDG.NO-2



UPPER FLR. BLDG. LINE
GROUND FLOOR PLAN
SCALE-1:100 PLOT NO-1, BLDG.NO-2

PLOT NO-1, BLDG.NO-2

B-UP AREA STATEMENT	
FLOOR	P-LINE AREA (SQ.MT.)
GR. FL.	227.43 (COMM.) 126.45 (RESI.)
1st FL.	554.78 SQ.MT.
2nd FL.	545.52 SQ.MT.
3rd FL.	554.78 SQ.MT.
4th FL.	545.52 SQ.MT.
5th FL.	554.78 SQ.MT.
6th FL.	545.52 SQ.MT.
7th FL.	554.78 SQ.MT.
TOTAL COMM.	227.43 (COMM.)
TOTAL RESI.	3982.13 SQ.MT.
TOTAL AREA	4209.56 SQ.MT.

PLOT NO-1, BLDG.NO-2

CONSTRUCTION AREA FOR (LABOUR CESS)	
FLOOR	P-LINE AREA (SQ.MT.)
GR. FL.	784.25 SQ.MT.
1st FL.	554.78 SQ.MT.
2nd FL.	545.52 SQ.MT.
3rd FL.	554.78 SQ.MT.
4th FL.	545.52 SQ.MT.
5th FL.	554.78 SQ.MT.
6th FL.	545.52 SQ.MT.
7th FL.	554.78 SQ.MT.
TOTAL AREA	4639.93 SQ.MT.

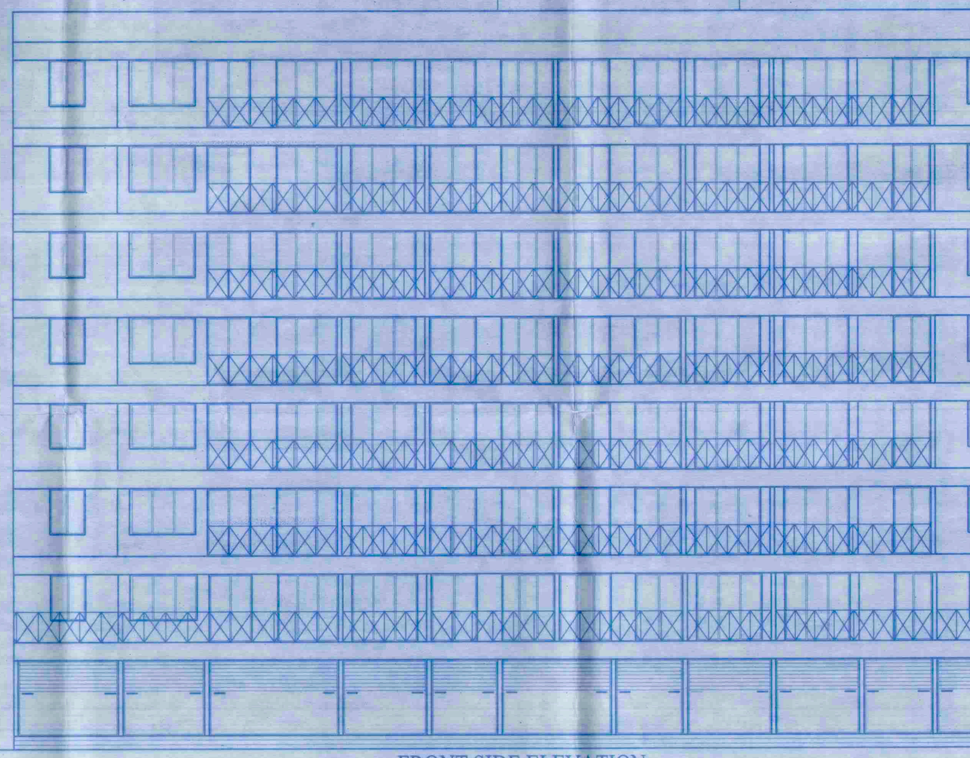
B-UP AREA STATEMENT (BLDG. NO. 1 & 2)

	FLOORS	HEIGHT	B-UP AREA (COMM.)	B-UP AREA (RESI.)	TOTAL B-UP AREA	NO. OF TENEMENT
BLDG. NO.1	ST.+GR.+ 7UP (PREVIOUSLY APPROVED)	23.40 MT.	220.94 SQ.MT.	3906.41 SQ.MT.	4127.35 SQ.MT.	84 FLATS 11 SHOPS
BLDG. NO.2	ST.+GR.+ 7UP (PROPOSED)	23.40 MT.	227.43 SQ.MT.	3982.13 SQ.MT.	4209.56 SQ.MT.	84 FLATS 11 SHOPS
TOTAL			448.37 SQ.MT.	7888.54 SQ.MT.	8336.91 SQ.MT.	168 FLATS 22 SHOPS

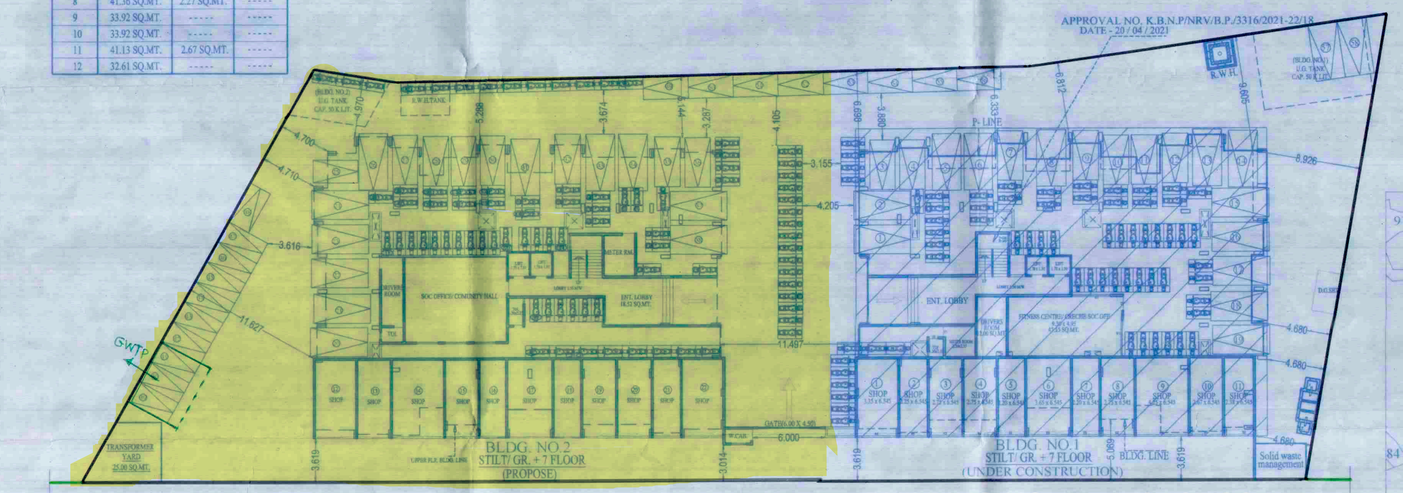
PLOT NO 1 BLDG.NO-1 AND BLDG. NO-2

TABLE-8B-PARKING REQUIRMENTS UDCPR

SR. NO.	OCCUPANCY	size of tenement carpet area(sq.m.)	parking spaces required NON CONGESTED AREA CAR	NON CONGESTED AREA SCOOTER	CONGESTED AREA CAR	CONGESTED AREA SCOOTER	tenement proposed NOS	TOTAL REQ. NO OF PARKING	TABLE NO 8C multiplying factor A-class Muni. council CAR	TABLE NO 8C multiplying factor A-class Muni. council SC	TOTAL REQ. BEFORE ROUNDOFF CAR	TOTAL REQ. BEFORE ROUNDOFF SC	TOTAL REQ. AFTER ROUNDOFF CAR	TOTAL REQ. AFTER ROUNDOFF SC	PROPOSED CAR	PROPOSED SC
1	Residential i) Multi-family residential	for every two tenement with each tenement having carpet area less than 30 sq.m.	0	2	0.00	2.10	28 nos	0.0	29.40	0.0	1.0	0.0	29.40	0	29	
		for every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m	1	2	1.05	2.10	126 nos	66.15	132.30	0.6	1.0	39.69	132.30	40	132	
		for every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	1.05	2.10	14 nos	7.35	14.70	0.6	1.0	4.41	14.70	4	15	
2	Mercantile (markets, departmental stores, shops and other commercial users)	for every 100 sq.m. carpet area or fraction thereof PROPOSED=448.37 SQMT.	2	6	--	--	448.37	8.96	26.88	0.6	0.6	5.38	16.13	5	16	
							total before converted parking							49	192	58 / -7	151 / -42
							converted parking 7 Car converted in 42 SC										
							TOTAL after converted parking									51	193



FRONT SIDE ELEVATION
PLOT NO-1, BLDG.NO-2 SCALE 1: 100

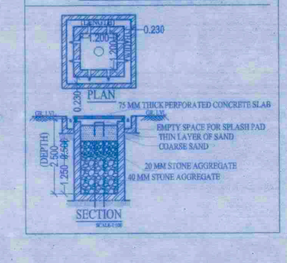


BUILDING NO. 2 = 1704.95 SQ.MT.
FSI = 4209.56 SQ.MT.

BUILDING NO. 1 = 1704.95 SQ.MT.
FSI = 4127.35 SQ.MT.

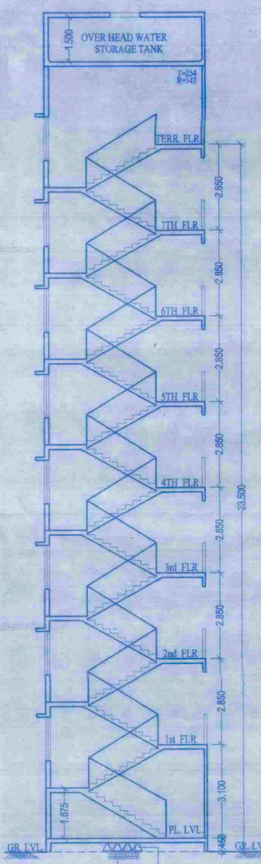
LAYOUT PLAN
SCALE 1: 250

RAIN WATER HARVESTING



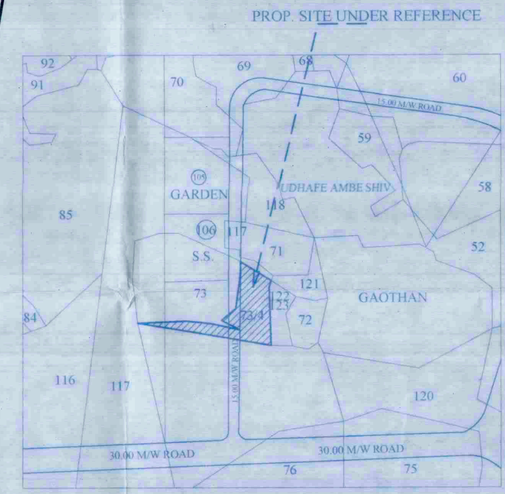
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 1.98	SINTEX DOOR
W1	2.15 X 2.10	ALUMINIUM WINDOW
W2	2.15 X 1.55	ALUMINIUM WINDOW
W3	1.53 X 2.15	ALUMINIUM WINDOW
V	0.60 X 0.90	GLASS LOUVERED
R.S.	2.75 X 2.20	ROLLING SHUTTER



SECTION A-A SCALE 1: 100
BLDG. NO.2

PROP. SITE UNDER REFERENCE



LOCATION PLAN
N.T.S.

STAMP OF APPROVAL OF PLAN

CONTENT OF SHEET :- PLOT AREA CALCULATION, BLDG. NO. 2 FLOOR PLAN, SECTION, ELEVATION, PARKING AREA STATEMENT, CARPET AREA, LAYOUT PLAN, P-LINE AREA CALCULATION, LOCATION PLAN

वसई-१५
तलाठी मुलुंडी
सजा/गाव
ह. मुलुंड/वसई/वसई-१५/१२३२-३८
दि.१९/८/२०२३
स्थानिक कार्यालय प्रयोजनार्थ येथे असेल:

घर तपासणी
मुलुंड-पत्रादार प्रभाग कार्यालय,
मुलुंड.

मुलुंड विभाग विभागीय अधिकारी
मुलुंड-पत्रादार प्रभाग कार्यालय,
मुलुंड.

AREA STATEMENTS

				SQ.MT
1.	AREA OF PLOT (Minimum area of a, b,c to be considered)			4810.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	4810.00		
	(b) AS PER MEASUREMENT SHEET	4811.64		
	(c) AS PER SITE	4811.64		
2.	DEDUCTION FOR			
	(A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ HIGHWAY WIDENING			
	(B) ANY D.P. RESERVATION AREA 15.00 M WD D.P. ROAD			704.16
	(C) UNBUILDABLE AREA			57.52
	(TOTAL A+B+C)			761.68
3.	BALANCE AREA OF PLOT (1-2)			4048.32
	NATURALLY SUBDIVISION OF LAND THROUGH 15.00 M/W D.P.ROAD			
			PLOT NO-1	PLOT NO-2
	COMPULSORY SUBDIVIDED AREA		3409.90	638.42
4.	AMENITY SPACE (IF APPLICABLE)		N.A.	N.A.
	(A) REQUIRED -			
	(B) ADJUSTMENT OF 2(B), IF ANY -			
	(C) BALANCE PROPOSED -		N.A.	N.A.
5.	NET PLOT AREA (3-4 (C))		3409.90	638.42
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		N.A.	N.R.
	(A)- REQUIRED -		N.A.	
	(B) PROPOSED -		N.A.	
7.	INTERNAL ROAD AREA		N.A.	
8.	PLOT ABLE AREA (IF APPLICABLE)		N.A.	
9.	BUILT UP AREA W.R. T. BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5.2 (BASIC FSI) 3409.90 X 1.10 = 3750.89			3750.89
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM			
	(A) Maximum permissible premium FSI - based on road width / TOD Zone. 4810.00 X 0.3 = 1443.00			
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM.		1410.00	33.00
11.	IN-SITU FSI /TDR LOADING			
	(A) IN-SITU AREA AGAINST D.P ROAD [2.0 X SR. NO. 2 (A)], IF ANY 761.68 X 2.00 = 1523.36 ; 761.68 X 0.05 = 38.08 } 1561.44			
	(B) IN-SITU AREA AGAINST AMENITY SPASE IF HANDED OVER (2.00 OR 1.85 X SR. NO 4 (B) AND / OR (C)),			---
	(C) TDR AREA Permi= 4810.00 X 0.7 = 3367.00 3367.00 - 1561.44 =1805.56		---	1805.56
	(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))			
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		---	
13.	TOTAL ENTITLEMENT OF FSI IN PROPOSAL			
	(A) (9+10(B)+11(D) OR 12 WHICHEVER IS APPLICABLE.		5160.89	
	(B) ANCILLARY AREA FSI UPTO 60% AGAINST PREMIUM PERMISSIBLE COMM. 448.37 X 0.80 = 358.70 ; RESI. 4712.52 X 0.60 = 2827.51 } 3186.21 PREVIOUSLY TAKEN = 380.00 PRO. =2806.21		3186.21	
	(C) TOTAL ENTITLEMENT (A+B)		8347.10	
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMI. AS PER ROAD WIDTH (AS PER REGU. NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)		---	
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17B)			
	(A) EXISTING BUILT-UP AREA.	BLDG. NO.1	4127.35	
	(B) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	BLDG. NO.2	4209.56	
	(C) TOTAL (A+B)		8336.91	
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)		0.999	
17.	AREA FOR INCLUSIVE HOUSING, IF ANY			
	(A) REQUIRED (20% OF SR. NO.5)			
	(B) PROPOSED			
18.	BUILT-UP AREA BALANCE (13C-15C)		10.19	

Certificate 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.

Signature of Architect/ Licenced Engineer / Structural Engineer / Supervisor.

Owner's 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 personnel as to ensure the quality and safety at the work site.

owner (s) power of attorney holder(s) / minor signature
M/S ATREE REALTORS
Shri. KAILAS BABAN MHASKAR (partner)

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED AND PROPOSED BUILD. PLAN ON PLOT NO. 1, BEARING S. NO. 73, H. NO.4(P), MOUJE - YERANJAD, TAL. - AMBERNATH, DIST. -THANE.

PREVIOUSLY APPROVAL NO- KBNP/NRV/BP/3316/2021-22/18 DATE - 20/ 04/ 2021

NAME & SIGNATURE OF ENGINEER

SAMARTHYA ENGINEERS
JITENDRA S. PATEL (B.E. CIVIL)
F-001, NILKANTH HILLS UPVAN,
OFF- BADLAPUR - AMBERNATH ROAD,
BELVALI, BADLAPUR (W)

LICENSED No:- STATE/R/2022/APL/02060

DRG. NO.	DATE	SHEET SIZE	SCALE	DRAWN BY	CHECKED BY
SE23-4	16.03.2023	A0		VAHIDA	T.S.P.