Project Details

Building Type - Redevelopment for Dangerous Building
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - C
Plot No. - 0
CTS No./Serey No. -
Sheet No. - 1
Zone Number: sector-1
Ward Name : kalyan(Pt)
Prorata Value : 0.00

AREA STATEMENT

1.	AREA OF PLOT	1151.41
	(a) as per ownership documents (7/12,LTS extract)	1151.41
	(b) as per measurements taken	----
	(c) as per site	1229.76
2.	DEDUCTION FOR	----
	(a) Proposed D.P.R.D road widening area/vrce/ road /highway widening	57.00
	(Total a+b)	57.00
	(b) Any D.P Reservation area	
3.	NET PLOT AREA [1-4(c)]	1094.41
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Provided -	
5.	Buildable area (if applicable)	
	(i) No. of Tenements (1 BHK)	
	(ii) No. of Tenements (2 BHK)	
	(iii) No. of Tenements (3 BHK)	
6.	Recreation Open space (if applicable)	
	(a) Required -	
	(b) Provided -	
7.	Internal Road area	
	(b) Provided -	
8.	Buildable area (if applicable)	
	(i) No. of Tenements (1 BHK)	
	(ii) No. of Tenements (2 BHK)	
	(iii) No. of Tenements (3 BHK)	
9.	Built up area with entrance to basic F.S.I as per zone road width	1203.85
10.	Addition of F.S.I on payment of premium (1.0)	
	a) Maximum permissible premium FSI - based on road width /TOD zone	86.40
	b) proposed FSI on payment of premium	1151.41x0.5=575.7
	11.a-bia FSI / TDR loding	
	a.bia-bia area aluent FSI Pcad [1.0 x S/.96.3 (a)] L ilegy	
	b.ia-bia area aluent amenity space if landed area TDR Area	
	(c) TDR area (1151.41 X 0.65 = 748.41 permissible area)	114.00
	(d) Total bia-bia / TDR loading Potential (1) (a)-(b)-(c)	114.00
	(746.41 - 114 = 634.41 Balance TDR Area)	
12.	INCENTIVE FSI	
	a) [9+10)0+11(d)] or 1.2 whichever is applicable	1404.25
13.	Total entitlement of FSI in the proposal	----
	(a) Residential FSI	----
	b) Commercial FSI	----
	c) Amenity tenements area FSI upto 60% with payment of charges	809.21
	Additional Commercial area FSI upto 40% with payment of charges	
	b) Additional tenements area FSI upto 60% with payment of charges	
	Total commercial area FSI upto 80% with payment of charges	
	b) Additional tenements area FSI upto 60% with payment of charges	
	total commanad area 1404.25 x 60% = 842.55 (809.21 PROPOSED)	
	c) Amenity tenements area FSI upto 60% with payment of charges	
	Additional tenements area FSI upto 40% with payment of charges	
	Total entitlement (9+10+c)	2214.46
14.	Maximum permissible built up Area.	
	a) Existing Built up Area	----
	b)Proposed Built up Area (as per P-line)	2213.46
	c) Total (a+b)	
15.	Total built up area in proposed (excluding area at sr.no.17 b)	2213.46
	as per norms maximum limit i.e 4.0 or 4.5 as applicable for a/ c/ d/	
16.	FSI consumed (15/13)should not be more than serial no. 14 above.)	
17.	Area for balcony/ housing ,if any	
	a) Proposed	
	b) Allowed (20% or as per.)	
	Type of Proposal : Residential	

DESCRIPTION OF PROJECT :

	Owner details	
	Owner Name	Power Address
	Mr. M.Pal	HOUSE-D-PAL
	Mr MARUT NAKA	D.C. Area Name-411-03
	Jawan aarak marg	Jhapan

Job No.	Drawing No.	Scale	Drawn By	Checked By	Checked & as per Engineer Supervisor	Register from No. Architect / Engineer / Supervisor
	2214.46					

Architect/ Licensed Engineer/ Supervisor name and signature

Owner (s) name and signature

1.	Area Statement	
	(a) as per ownership document (7/12, CTS extract)	1151.41
	(b) as per TILR or City Survey measurement sheet	1151.41
	(c) as per Demarcated drawing area	1229.76
2.	LEASE	
	2.Area not in possession	0.00
	3. Extra area (1-2)	1151.41
4.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area /Service Road / highway widening	57.00
	(b) Any D.P. Reservation area	0.00
5.	Balance area of plot (3-4)	1094.41
6.	Amenity Space	AMENITY AREA
	(Applicable if (1) > 20000 sqmt	-
	(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
	(Required-(a) Upto 20000 sqmt - Nil	-
7.	Plot Area (5-6)	1094.41
8.	Recreational Open Space	
	(i) If area is more than 400 sqmt - 10 % of (5) is required	0.00
	Proposed	0.00
	(ii) If area is less than 400 sqmt -Nil	
	Type of Recreational open space is required	
	0 If it is a dwelling unit 12 /25 /125/1 4/SP per 7 /2	
	dwelling unit Or Guy Away Number - No Recreational	
	open space is required	
	Proposed open space is required	
	(a) Exemption to these open space subject to anyting	
	(b) % Subject to maximum 200 sqm	0.00
	Deficiency if any	
	(c) Exemption to these open space subject to payment of 10 % land value of plot (1 as per annual	
	statement of rate	
	Certificate of Area	86.40
	Certified that the plot under reference was surveyed by me and the area is measured on site and the area as worked out is as shown in the plan.	
	Owners Declaration	
	Owners declaration I/We undersigned hereby undertake that I/We would abide by terms and conditions mentioned in Development Permission granted by Municipal Council/ Corporation. I/We would also undertake that the area mentioned in the plan is correct to the best of my knowledge and belief. I/We would also undertake that the construction work will be carried out under the supervision of proper technical person so as to ensure the quality and safety at the work site.	

Architect/ Licensed Engineer/ Supervisor

Name of Architect / Licensed Engineer/ Supervisor

CA/81/10026

Address of Architect / Licensed Engineer/ Supervisor

SHRI RAJESH BHAGWAN MURHA
AND SHRI GANPAT BHAGWAN MURHA
PARTNERS - FIRM NAME ASHIRWAD KARA
NEW GIRIRAJ COOP.H.S.LTD KVK.A ORDERS
P.Allahbar Rd BISHI JASVANT BAI DWARKADAS KARA AND

SIGN. OF ARCHITECTS

ARVIND S.KHANVALKAR

CA/81/10026

SIGN. OF STRUCTURAL ENGINEER

APPENDIX-C

THIS PLANS READY BY ME AS IN ACCORDANCE WITH THE BUILDING PERMISSION AND BUILDING REGULATIONS & AS PER THE SANCTIONED PLANS AND I AM RESPONSIBLE FOR ANY DEVIATION IN SANCTIONED PLANS AND IS RESPONSIBLE FOR ANY DEVIATION IN SANCTIONED PLANS

NAME AND ADDRESS OF ARCHITECTS

ARCHITECT
S. KHANVALKAR
G.D. Arch., F.I.Arch
ARCHITECT & ENGINEERS & ASSOCIATES
(SHRI A.R. KHANVALKAR)

ADDITIONAL DOCUMENTS & DRAWINGS

SUBMISSION DRAWING

SCALE - 1:100	Date: 2017/122
JOB NO - KDMC/23-82/ND	CHECK BY --

NORTH	JOB NO.	DRG NO.	DATE	SCALE	DRN BY
	AR/24-008			AS SHOWN	CHK BY

OWNERS SIGN.

OWNER	DEVELOPER
Sanjay patil Sanjay patil	SANJAY PATIL BUILDERS & DEVELOPERS
SHRI. SANJAY PATIL, BAL.JAYE SHRI. BALIRAM PATIL	

Name of Applicant : Anand Ashok Khanvalkar

Type of Proposal : Residential

DESCRIPTION OF PROJECT :

PLOT AREA

PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW DOTTED
ENCLOSED BAL SHOWN BROWN
WATER LINE SHOWN BLUE DOTTED
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

LEGENDS:

Still Floor	-	-			
1st. Floor	391.67				
2nd. Floor	391.67				
3rd. Floor	391.67				
4th. Floor	391.67				
5th. Floor	391.67				
6th. Floor	255.11				
TOTAL	2213.46				

TOTAL built up AREA STATEMENT

FLOOR NO.	TOTAL B.U AREA

ABUTMENT HEIGHTS	D	1.05	2.10		
ABUTMENT HEIGHTS	D1	0.90	1.80		
ABUTMENT HEIGHTS	D2	0.75	1.50		
ABUTMENT HEIGHTS	D3	0.60	1.20		

SCHEDULE OF OPENING

SLD NAME	NAME	LENGTH	HEIGHT	NOS.
ABUTMENT HEIGHTS	W	2.60	1.35	1
ABUTMENT HEIGHTS	W1	1.60	1.20	16
ABUTMENT HEIGHTS	W2	1.20	0.75	7
ABUTMENT HEIGHTS	V	0.75	0.75	56
ABUTMENT HEIGHTS	W	2.00	1.20	8

SCHEDULE OF OPENING

Parking Check As Per Regulating Para/ 1.88

Building Name	Required				Status
	Cars/Jeep Bus	Scooter	Canteen Bus	Scooter	
Total	12	50	04	63	OK

PARKING

Building Name	USE	REQ. RATIO			PRP. RATIO	
		car	Scooter	NO.OF Tenaments	car	Scooter
ABUTMENT HEIGHTS	Residential	1	3	10	9.00	30.00
ABUTMENT HEIGHTS	Residential	1	3	5	5.00	15.00
Total (a+b)					14.00	45.00
Visitors parking(5%)					0.70	3.00
Total		-	-	-	14.70	63.00

Parking Area Calculation

Building Name	Required		Provided	
	Cars/Jeep Bus	Scooter	Cars/Jeep Bus	Scooter
Total	12	50	04	63

PARKING

BUILT-UP AREA CALCULATION GROUND FLOOR AMRUT HEIGHTS

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.10	6.90	69.69
Utility	-	-	3.80
Utility	-	-	4.60
TOTAL Deduction of 65%i.e.			78.09
BLOCK AREA TOTAL =65.69x0.65			45.09
Net Built-up Area =35.49 Sq.M			

BUILT UP AREA CALCULATION FOR GROUND FLOOR AMRUT HEIGHTS

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.10	6.90	69.69
Utility	-	-	3.80
Utility	-	-	4.60
TOTAL Deduction of 65%i.e.			78.09
BLOCK AREA TOTAL =65.69x0.65			45.09
Net Built-up Area =35.49 Sq.M			

WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
23 TENEMENT = 115 PERSON X 135.00 LIT
=PROPOSED O.H.W.T = 0.00 LIT
16525.00LIT

SECTION THROUGH U WATER TANK

PLAN OF UNDERGROUND WATER STORAGE TANK

SCALE 1:50

1652x2.0 LIT	X 1.50=2228/.50 LIT		
Proposed - UGR	Prop.40000.00		

M.S.GATE

SCALE 1:50

P.C.C COPING
45 thk STONE WALL
P.C.C STUDY
COMPOUND WALL
DETAIL

SCALE 1:100

SEPTIC TANK DETAIL

SCALE 1:50

MANHOLE
VENT PIPE
23 thk BK WALL
INLET
OUTLET
ST.LEN
CROSS SECTION
P.C.C
BK WALL
OUTLET
INLET
MANHOLE
ST.LEN
INLET
OUTLET
VENT PIPE

BASEMENT FLOOR

BASEMENT FLOOR PLAN
SCALE 1:100

PLOT BOUNDARY
TOW WHEELER PARKING
RAMP DOWN
BASEMENT PARKING
ENT. LOBBY 2.70M.W
UP
LIFT 2.00X1.90 (3.80 Sq.m)
FIRE LIFT 2.00X1.90 (3.80 Sq.m)
SP
CP
R
1.50
1.50
1.50
1.50

LOCATION PLAN
SCALE 1:2500

N
24.0 M.W DP ROAD
12.0M WIDE ROAD
SITE UNDER REF.
2883 /A /2
2883/A/1
2883/A
2883/B
2883/C
2883/D
2883/E
2883/F
2883/G
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2883/A/99
2883/A/100

BLOCK PLAN
SCALE = 1:500

TO BHIWANDI
TO KALYAN
24.0 M.W DP ROAD
120.0'-0" WIDE ROAD
PLOT BOUNDARY
RAMP DOWN
UNDER GROUND WATER PARK (5X5X1.5 M)
PLOT BOUNDARY
10.291
6.00
2.400
3.400
0.800
1.020
2.500
2.960
0.600
0.250
2.600
0.600
2.700
2.200
2.150
2.300
0.600
3.050
2.648
1.350
1.302
1.350
1.200
0.970
1.260
10.609
10.188
6.666
5.650
0.490
1.500
1.200
7.700
5.308
5.643
5.666
6.660
0.534
3.300
0.750
4.690
4.538
4.524
3.800
4.200
1.350
6.560
6.560
AMRUT HEIGHTS
EXISTING ACCESS 3.50 mt. wide
gate
AMRUT HEIGHTS
PLOT BOUNDARY

LAYOUT PLAN
SCALE 1 : 100

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