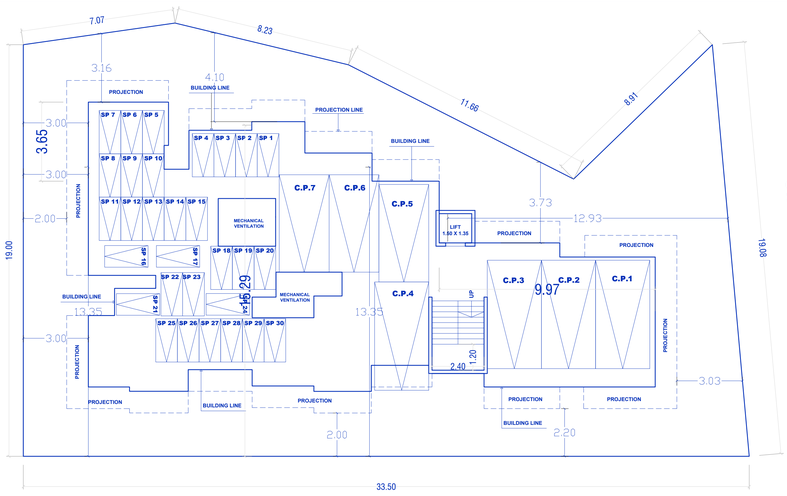
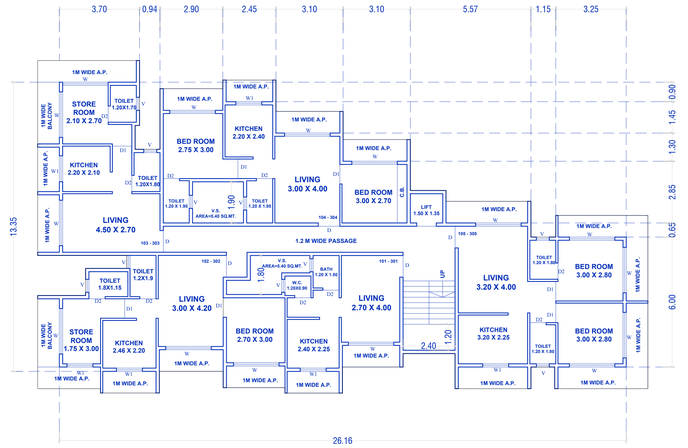
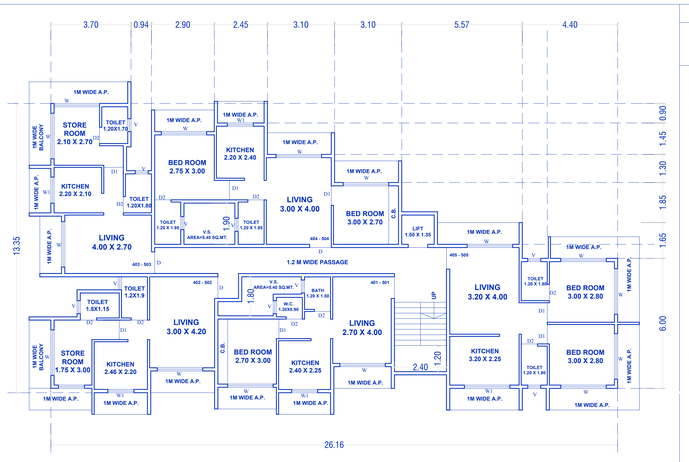


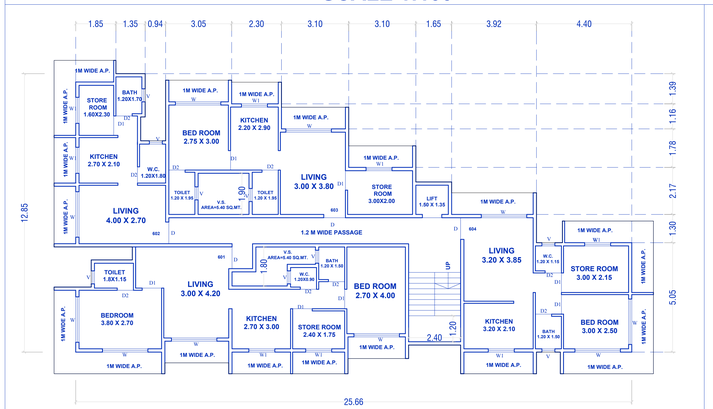
STILT PARKING PLAN
SCALE 1:100



TYPICAL 1ST,2ND & 3RD FLOOR PLAN
SCALE 1:100



TYPICAL 4TH & 5TH FLOOR PLAN
SCALE 1:100



6TH FLOOR PLAN
SCALE 1:100

AREA DIAGRAM
1ST, 2ND & 3RD FLOOR
SCALE (1:200)

AREA DIAGRAM
4TH & 5TH FLOOR
SCALE (1:200)

AREA DIAGRAM
6TH FLOOR
SCALE (1:200)

BUILT UP AREA CALCULATION OF TYPICAL 1ST TO 3RD FLOOR RESIDENTIAL

GROUND FLOOR								
A	27.16	X	13.35	X	1 NO	=	362.60	SQ.M.
DEDUCTIONS								
1	1.15	X	1.10	X	1 NO	=	1.27	SQ.M.
2	0.94	X	2.00	X	1 NO	=	1.88	SQ.M.
3	2.90	X	1.30	X	1 NO	=	3.77	SQ.M.
4	2.45	X	0.90	X	1 NO	=	2.21	SQ.M.
5	3.10	X	2.35	X	1 NO	=	7.29	SQ.M.
6	3.10	X	3.65	X	1 NO	=	11.32	SQ.M.
7	5.57	X	6.50	X	1 NO	=	36.21	SQ.M.
8	4.40	X	7.15	X	1 NO	=	31.46	SQ.M.
9	7.90	X	0.20	X	1 NO	=	1.58	SQ.M.
10	2.55	X	0.83	X	1 NO	=	2.12	SQ.M.
11	2.65	X	1.20	X	1 NO	=	3.18	SQ.M.
12	2.85	X	0.25	X	1 NO	=	0.71	SQ.M.
13	2.95	X	1.00	X	1 NO	=	2.95	SQ.M.
14	2.90	X	0.20	X	1 NO	=	0.58	SQ.M.
15	2.21	X	1.25	X	1 NO	=	2.91	SQ.M.
16	4.11	X	0.60	X	1 NO	=	2.46	SQ.M.
17	1.00	X	5.00	X	1 NO	=	5.00	SQ.M.
18	2.35	X	1.90	X	1 NO	=	4.47	SQ.M.
19	1.10	X	0.65	X	1 NO	=	0.78	SQ.M.
20	1.45	X	1.80	X	1 NO	=	2.61	SQ.M.
21	1.30	X	0.80	X	1 NO	=	1.04	SQ.M.
					TOTAL LESS	=	125.8	SQ.M.
			362.20 - 125.8			=	236.80	SQ.M.

BUILT UP AREA CALCULATION OF TYPICAL 4TH & 5TH FLOOR RESIDENTIAL

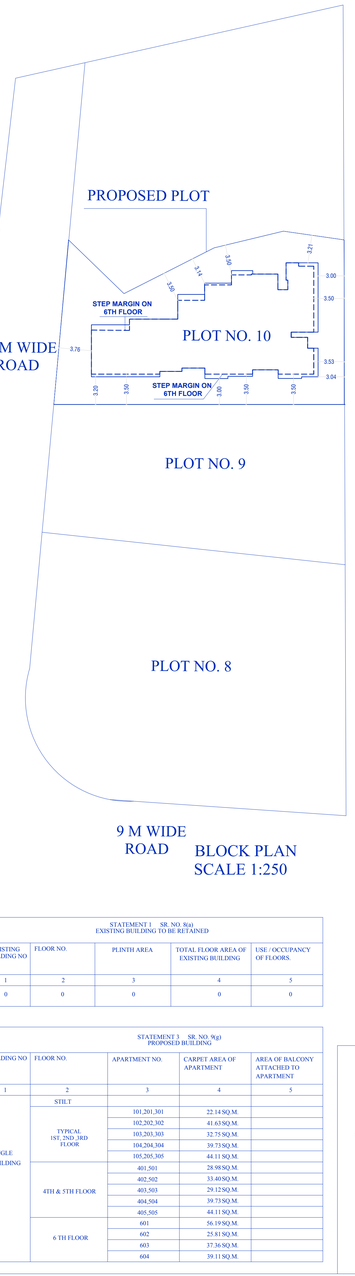
GROUND FLOOR								
A	27.16	X	13.35	X	1 NO	=	362.60	SQ.M.
DEDUCTIONS								
1	1.15	X	1.10	X	1 NO	=	1.27	SQ.M.
2	0.94	X	2.00	X	1 NO	=	1.88	SQ.M.
3	2.90	X	1.30	X	1 NO	=	3.77	SQ.M.
4	2.45	X	0.90	X	1 NO	=	2.21	SQ.M.
5	3.10	X	2.35	X	1 NO	=	7.29	SQ.M.
6	3.10	X	3.65	X	1 NO	=	11.32	SQ.M.
7	5.57	X	6.50	X	1 NO	=	36.21	SQ.M.
8	4.40	X	7.15	X	1 NO	=	31.46	SQ.M.
9	7.90	X	0.20	X	1 NO	=	1.58	SQ.M.
10	0.82	X	2.55	X	1 NO	=	2.10	SQ.M.
11	2.65	X	1.20	X	1 NO	=	3.18	SQ.M.
12	2.85	X	0.25	X	1 NO	=	0.71	SQ.M.
13	2.95	X	1.00	X	1 NO	=	2.95	SQ.M.
14	2.90	X	0.20	X	1 NO	=	0.58	SQ.M.
15	2.21	X	1.25	X	1 NO	=	2.91	SQ.M.
16	4.11	X	0.60	X	1 NO	=	2.46	SQ.M.
17	1.49	X	2.80	X	1 NO	=	4.17	SQ.M.
18	1.00	X	2.20	X	1 NO	=	2.20	SQ.M.
19	2.35	X	1.90	X	1 NO	=	4.47	SQ.M.
20	1.10	X	0.65	X	1 NO	=	1.04	SQ.M.
21	1.45	X	1.80	X	1 NO	=	2.61	SQ.M.
22	1.30	X	0.80	X	1 NO	=	1.04	SQ.M.
					TOTAL LESS	=	127.41	SQ.M.
			362.20 - 127.41			=	234.79	SQ.M.

BUILT UP AREA CALCULATION OF TYPICAL 6TH FLOOR RESIDENTIAL

GROUND FLOOR								
A	25.66	X	12.85	X	1 NO	=	330	SQ.M.
DEDUCTIONS								
1	1.15	X	1.10	X	1 NO	=	1.27	SQ.M.
2	0.94	X	2.00	X	1 NO	=	1.88	SQ.M.
3	3.05	X	1.30	X	1 NO	=	3.40	SQ.M.
4	2.30	X	1.39	X	1 NO	=	3.20	SQ.M.
5	3.10	X	2.55	X	1 NO	=	7.91	SQ.M.
6	3.10	X	4.33	X	1 NO	=	13.42	SQ.M.
7	5.57	X	6.50	X	1 NO	=	36.21	SQ.M.
8	4.40	X	7.80	X	1 NO	=	34.32	SQ.M.
9	2.55	X	0.33	X	1 NO	=	0.84	SQ.M.
10	2.65	X	0.70	X	1 NO	=	1.86	SQ.M.
11	2.95	X	0.5	X	1 NO	=	1.50	SQ.M.
12	0.71	X	1.25	X	1 NO	=	0.90	SQ.M.
13	2.61	X	0.60	X	1 NO	=	1.60	SQ.M.
14	1.75	X	0.39	X	1 NO	=	0.70	SQ.M.
15	2.35	X	1.90	X	1 NO	=	4.47	SQ.M.
16	1.10	X	0.65	X	1 NO	=	0.72	SQ.M.
17	1.45	X	1.80	X	1 NO	=	2.61	SQ.M.
18	1.30	X	0.80	X	1 NO	=	1.04	SQ.M.
					TOTAL LESS	=	117.85	SQ.M.
			330 - 117.85			=	212.15	SQ.M.

STATEMENT 2 SR. NO. 9(a)
PROPOSED BUILDING

BUILDING NO	FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
1	2	3
SINGLE BUILDING	1 ST FLOOR	236.80 SQ.M.
	2 ND FLOOR	236.80 SQ.M.
	3 RD FLOOR	236.80 SQ.M.
	4 TH FLOOR	234.79 SQ.M.
	5 TH FLOOR	234.79 SQ.M.
	6 TH FLOOR	212.15 SQ.M.
	TOTAL	1392.13 SQ.M.
	STILT AREA	236.80 SQ.M.
TOTAL CONSTRUCTED AREA		1628.93 SQ.M.

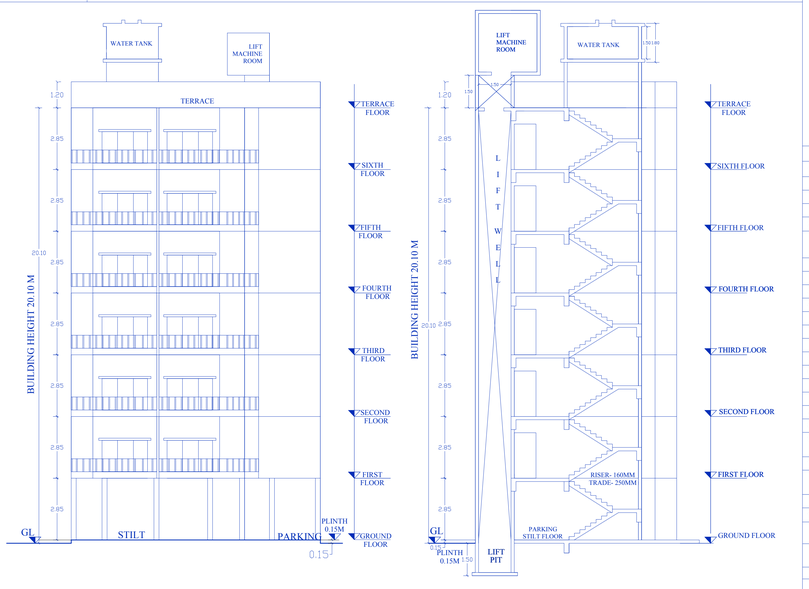


STATEMENT 1 SR. NO. 8(a)
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO	FLOOR NO.	PLINTH AREA =	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS.
1	2	3	4	5
0	0	0	0	0

STATEMENT 3 SR. NO. 9(g)
PROPOSED BUILDING

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT =	AREA OF BALCONY ATTACHED TO APARTMENT
1	2	3	4	5
SINGLE BUILDING	STILT			
	TYPICAL 1ST, 2ND, 3RD FLOOR	101,201,301	22.14 SQ.M.	
		102,202,302	41.63 SQ.M.	
		103,203,303	32.75 SQ.M.	
		104,204,304	39.73 SQ.M.	
		105,205,305	44.11 SQ.M.	
	4TH & 5TH FLOOR	401,501	28.98 SQ.M.	
		402,502	33.40 SQ.M.	
		403,503	29.12 SQ.M.	
		404,504	39.73 SQ.M.	
		405,505	44.11 SQ.M.	
	6 TH FLOOR	601	56.19 SQ.M.	
		602	25.81 SQ.M.	
		603	37.36 SQ.M.	
		604	39.11 SQ.M.	

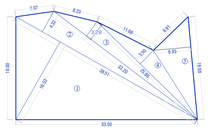


ELEVATION AT- A- A' SCALE 1:100

SECTION AT- A- A' SCALE 1:100

PARKING AREA STATEMENT

TYPE	NO. OF FLAT	NON CONGESTED		5% VISITORS PARKING		TOTAL PARKING		MULTIPLYING FACTOR 0.6		PROPOSED PARKING	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
CARPET AREA BELOW 30 M2	8	0	8	0	0.4	0	8	0	8	0	8
CARPET AREA 30-BELOW 40 M2	12	6	12	0.3	0.6	6	12.6	4	13	4	13
CARPET AREA 40-BELOW 80 M2	9	4.5	9	0.2	0.45	5	9	3	9	3	9
TOTAL										7	30

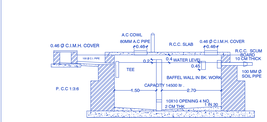


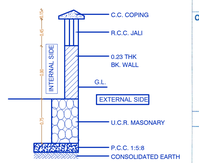
PLOT AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATION

1	38.51	X	16.53	X 0.5 NO	=	318.30 SQ.M.
2	38.51	X	4.32	X 0.5 NO	=	83.18 SQ.M.
3	33.20	X	3.28	X 0.5 NO	=	54.45 SQ.M.
4	25.86	X	3.50	X 0.5 NO	=	45.25 SQ.M.
5	19.08	X	6.93	X 0.5 NO	=	66.11 SQ.M.
				TOTAL	=	567.30 SQ.M.

U.G. TANK SECTION
N.T.S.





COMPOUND WALL DETAIL

SHEDULE OF DOOR & WINDOWS

D	1.02 X 2.10	T.W BLUSH DOOR
D1	0.9 X 2.10	T.W BLUSH DOOR
D2	0.75 X 2.10	T.W BLUSH DOOR
W	2.10 X 1.50	T.W GLAZZED WINDOW
W1	1.20 X 2.40	T.W GLAZZED WINDOW
V	0.60 X 0.90	T.W VENTILATOR

PROFORMA-I:Area Statement

PROPOSED BUILDING ON SURVEY NO 20, HISSA NO 7/8, PLOT NO 10 OF VILLAGE KULGAON, TAL- AMBARNATH, DIST- THANE

DRAWING SHEET NO: 1

STAMP OF APPROVAL OF PLANS: जा.नं. - 36

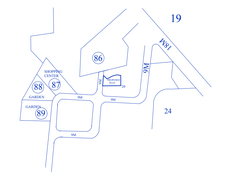
.....रोजी दिलेली दाखविल्या प्रमाणे व बांधकाम सारंभ प्रमाणपत्र क्र. कुप्रप/न.पा/वि/बां/ ३३५८-२०

दि. ०३/०५/२०२३

प्रमाणे बांधकाम परवाना देण्यात येत आहे.

नगर रचनाकार
कुप्रप-पालघ्र एमएमआर,
कुल्गाव.

मुख्याधिकारी तथा नियंत्रण अधिकारी
कुप्रप-पालघ्र एमएमआर,
कुल्गाव.



LOCATION PLAN
SCALE 1:4000

AREA STATEMENT		SQ.M.
1	**Area of plot**	
	(a) As per ownership document	512.35
	(b) As per measurement sheet	567.30
	(c) As per site	567.30
2	**Deduction for**	
	(a) Road widening Area	0.00
	(b) Any D.P. Reservation area	0.00
	Total (a+b)	0.00
3	**Balance area of plot (1-2)**	512.35
4	**Amenity Space (if applicable)**	
	(a) Required	0.00
	(b) Adjustment of 2(b), if any-	0.00
	(c) Balance Proposed	0.00
5	**Net Plot Area (3-4(c))**	512.35
6	**Recreational Open spaco (if applicable)**	
	(a) Required -	0.00
	(b) Proposed -	0.00
7	**Internal Road area**	
8	**Plotable area (if applicable)**	
9	**Built up area with reference to Basic F.S.I. as per front road width (Existing Authorised area)**	511.12
10	**Addition of FSI on payment of premium**	
	(a) Maximum permissible premium FSI- based on road width 512.35 x 0.3=153.70	149.87
	(b) Proposed FSI on payment of premium	149.87
11	**In-situ FSI / TDR loading**	
	(a) In-situ area against road WIDENING (1 x Sr. no. 2(a))	0.00
	(b) In-situ area against Amenity Spaces if handed over (2 x sr. no. 4(b) and / or (c))	0.00
	(c) TDR area	0.00
	(d) Total in-situ / TDR / loading proposed (11(a)+(b)+(c))	0.00
12	**Additional FSI area under Chapter No. 7.6.1 14 Tenents X 15 SQ.MT. = 210 SQ.MT.**	210
13	**Total entitlement of FSI in the proposal**	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	870.99
(b)	Ancillary Area FSI upto 60% with payment of chargrs ,For Residential = 0.60 X 870.99 = 522.59	522.59
	(c) Total entitlement (a+b+c)	1393.58
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 6.4 as applicable) x 1.6 or 1.8)	1393.58
15	**Total Built-up Area in proposal. (excluding area at Sr.No.17 b)**	
	(a) Existing Built-up Area.	00
	(b) Proposed Built-up Area (as per 'P-line')	1392.13
	(c) Total (a+b)	1392.13
16	F.S.I. Cosumed (15/13) (should not be more than serial No.14 above)	1
17	**Area for Inclusive Housing, if any**	0.00
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

CERTIFICATE OF AREA

Certificated that the plot under reference was surveyed by me on _____& the dimensions of sides etc. of plot are as measured on site & the area so worked out tallies with the area stated in document of Ownership/T.P.SchemeRecords/Land Records Department/City Survey records.

Ar. Bhupendra D. Mhase

Owner's Declaration-

I/We undesigned 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 & safety at the work site.

जॉइंट सुपरव्हायर ऑफ इंडिया सोसायटी
(कुल्गाव, बदलापूर (पूर्व))
अध्यक्ष सेक्रेटरी खजिनदार

Owner name

जॉइंट सुपरव्हायर ऑफ इंडिया सोसायटी
(कुल्गाव, बदलापूर (पूर्व))
अध्यक्ष सेक्रेटरी खजिनदार

ARCHITECT			NORTH
	AR. BHUPENDRA MHASE		
JOB NO.	DATE.	DRG. NO.	DRAWN BY / CHECKED BY
			SAKU BORADE / BHUPENDRA MHASE