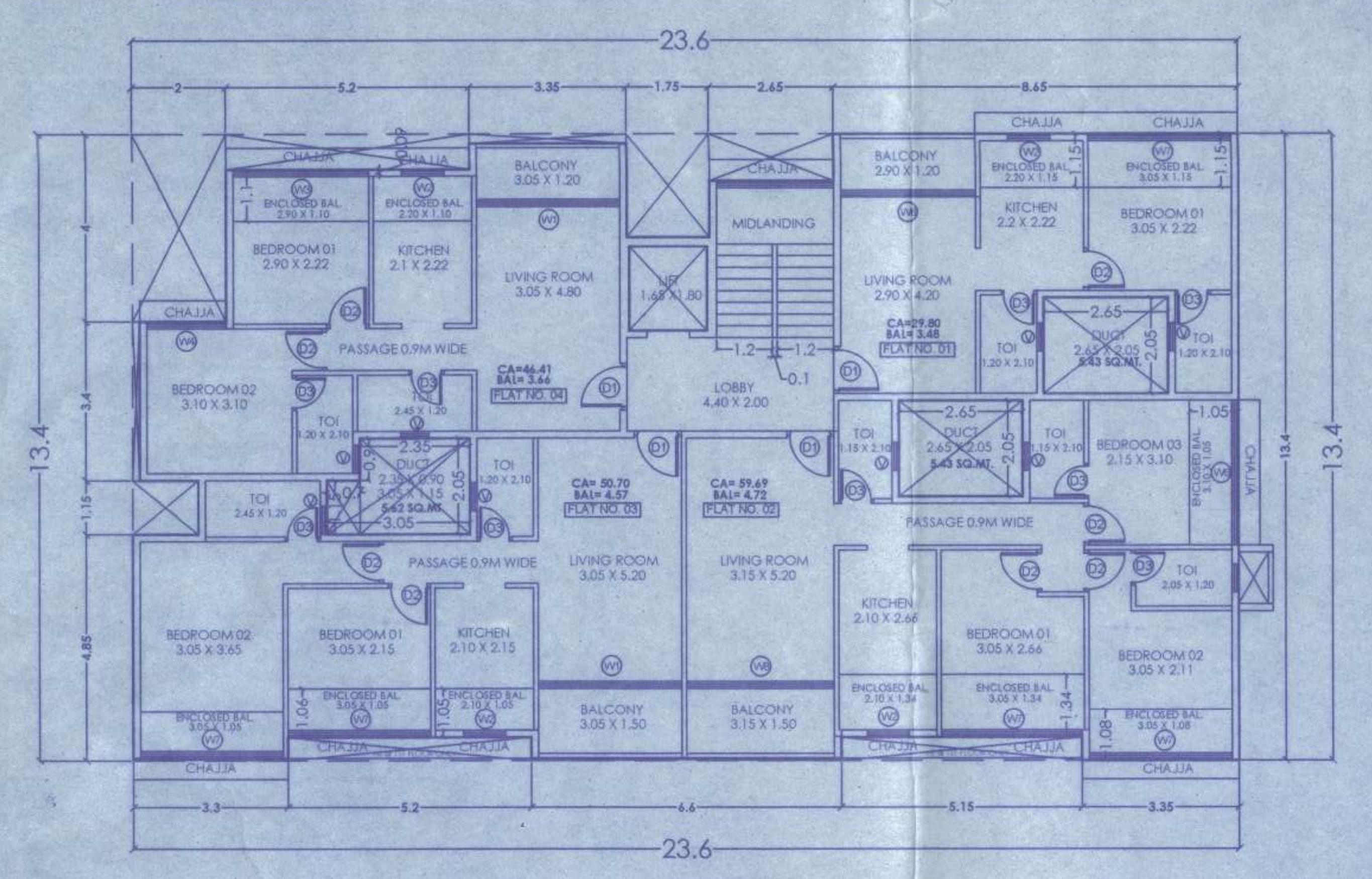
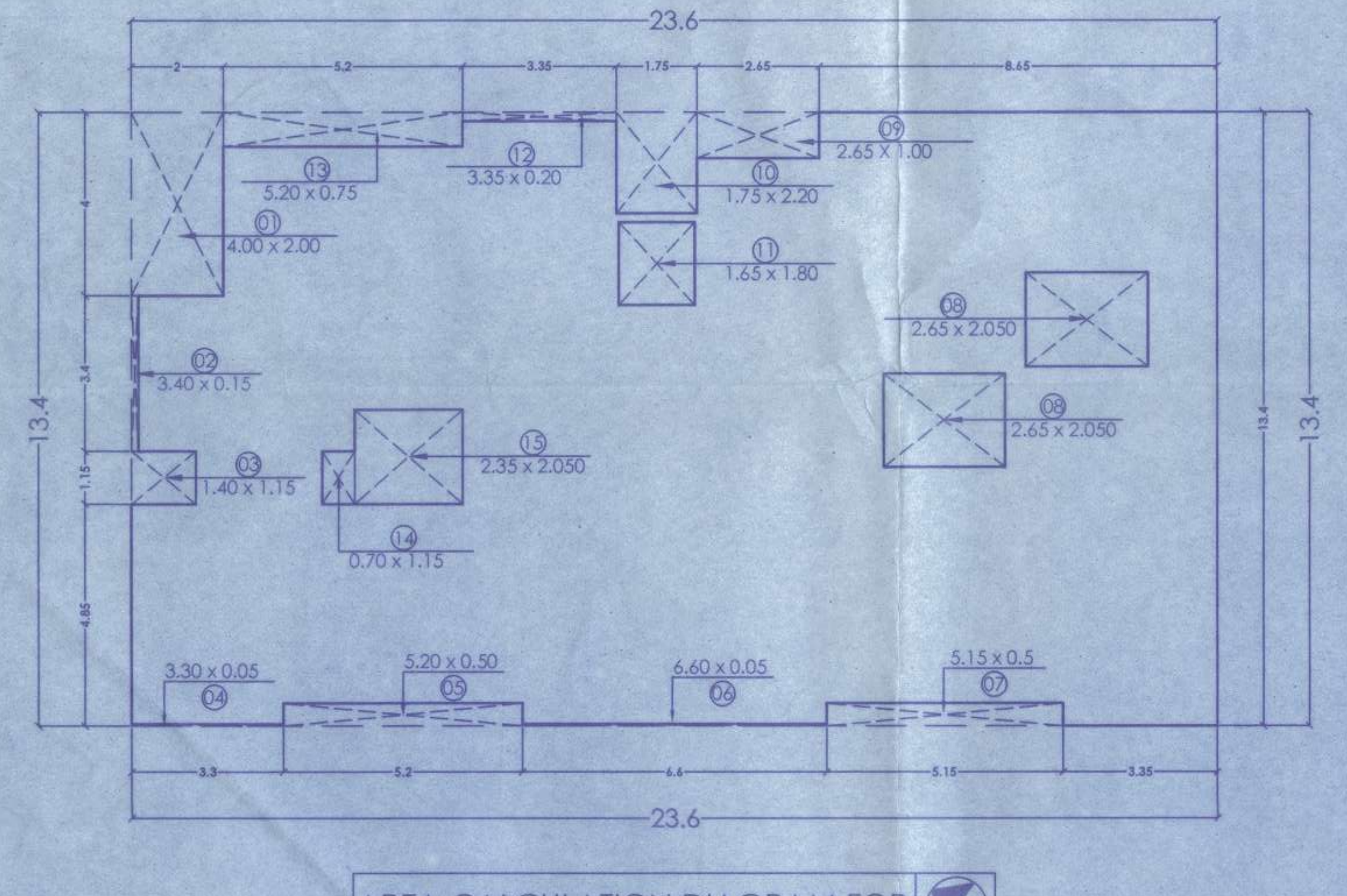


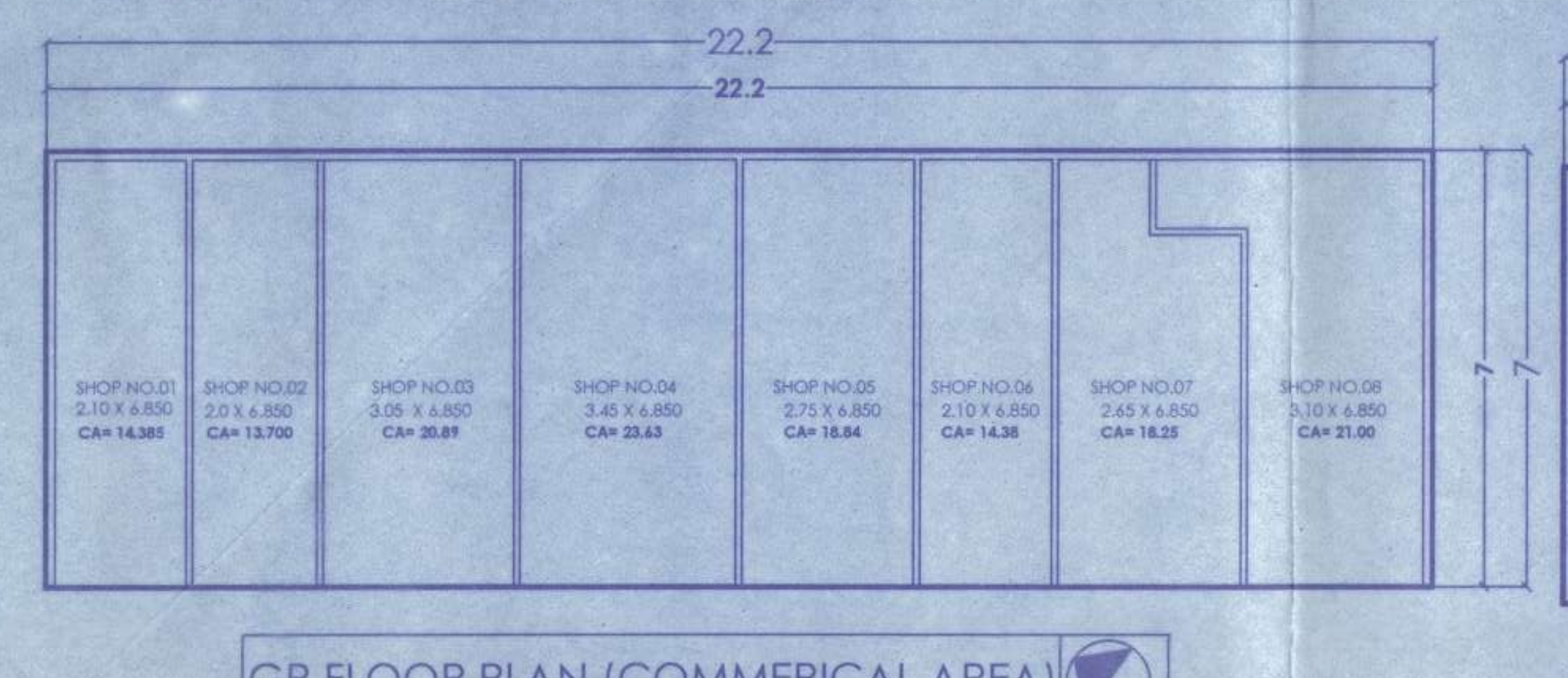
1ST -7TH FLOOR PLAN
SCALE = 1:100
NORTH



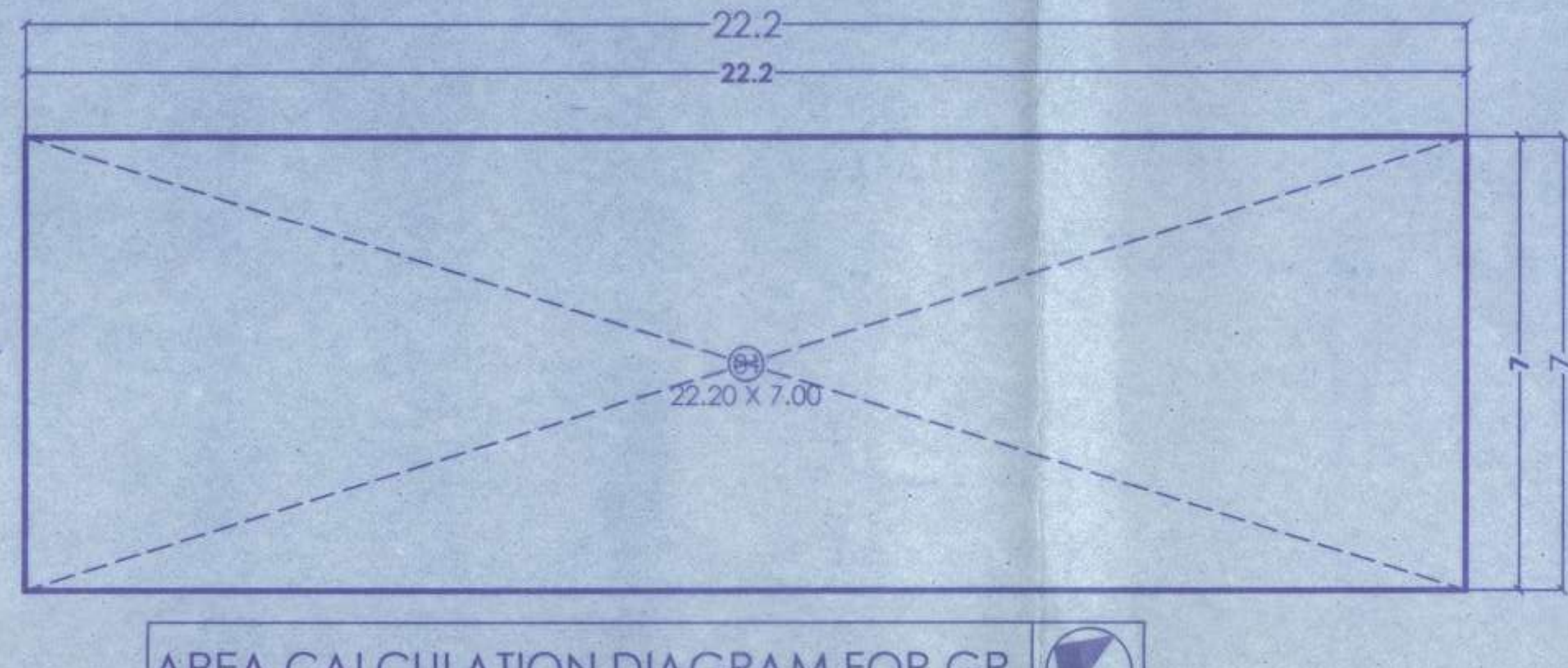
AREA CALCULATION DIAGRAM FOR 1ST- 7TH FLOOR PLAN
SCALE = 1:100
NORTH

AREA CALCULATION STATEMENT FOR GROUND FLOOR (COMMERICAL)								
A								
1	22.00	X	7.00	X	1.00	=	154.00	SQ.MT
						=	154.00	SQ.MT
TOTAL DEDUCTION AREA						=	154.00	SQ.MT
NET B.U.A FOR GR FLOOR (COMMERICAL) (A-B)						=	154.00	SQ.MT

REQUIRED O.H. WATER TANK CAPACITY		
BUILDING	TANK	60 % OF U.G. WATER TANK (IN LTRS.)
RESIDENTIAL	DOMESTIC TANK	11340
	FLUSHING TANK	4536
	TOTAL	15876
TOTAL REQUIRED O.H. WATER TANK		15876



GR FLOOR PLAN (COMMERICAL AREA)
SCALE = 1:100
NORTH



AREA CALCULATION DIAGRAM FOR GR FLOOR (COMMERICAL)
SCALE = 1:100
NORTH

SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE IN MTR.	DESCRIPTION
D1	1.050 X 2.100	T.W. PANELED DOOR
D2	0.900 X 2.100	T.W. PANELED DOOR
D3	0.750 X 2.100	MARBLE FRAME DOOR
W1	3.05 X 2.15	ALUMINIUM SLIDING WINDOW
W2	0.90 X 1.35	ALUMINIUM SLIDING WINDOW
W3	2.90 X 1.35	ALUMINIUM SLIDING WINDOW
W4	1.70 X 1.35	ALUMINIUM SLIDING WINDOW
W5	2.50 X 1.35	ALUMINIUM SLIDING WINDOW
W6	3.10 X 1.35	ALUMINIUM SLIDING WINDOW
W7	3.05 X 1.35	ALUMINIUM SLIDING WINDOW
W8	3.15 X 1.35	ALUMINIUM SLIDING WINDOW
V	0.600 X 0.900	LOUVERED WINDOW

TENAMENT STATEMENT				
FLOOR	NUMBER OF TENANT			
	BELOW 35	BET 35-45	BET 45-70	TOTAL
Ground Floor (COMMERICAL)	8	0	0	8
1st Floor	1	0	3	4
2nd Floor	1	0	3	4
3rd Floor	1	0	3	4
4th Floor	1	0	3	4
5th Floor	1	0	3	4
6th Floor	1	0	3	4
7th Floor	1	0	3	4
TOTAL				36

AREA CALCULATION STATEMENT FOR 1ST- 7TH FLOOR								
A	OVERALL DIMENSIONS							
1	23.60	X	13.40	X	1.00	=	316.24	SQ.MT
						=	316.24	SQ.MT
B.	DEDUCTION							
1	4.00	X	2.00	X	1.00	=	8.00	SQ.MT
2	3.40	X	0.15	X	1.00	=	0.51	SQ.MT
3	1.40	X	1.15	X	1.00	=	1.61	SQ.MT
4	3.30	X	0.05	X	1.00	=	0.17	SQ.MT
5	5.20	X	0.50	X	1.00	=	2.60	SQ.MT
6	6.60	X	0.05	X	1.00	=	0.33	SQ.MT
7	5.15	X	0.50	X	1.00	=	2.58	SQ.MT
8	2.65	X	2.05	X	2.00	=	10.87	SQ.MT
9	2.65	X	1.00	X	1.00	=	2.65	SQ.MT
10	1.75	X	2.20	X	1.00	=	3.85	SQ.MT
11	1.65	X	1.80	X	1.00	=	2.97	SQ.MT
12	3.35	X	0.20	X	1.00	=	0.67	SQ.MT
13	5.20	X	0.75	X	1.00	=	3.90	SQ.MT
14	0.70	X	1.15	X	1.00	=	0.81	SQ.MT
15	2.35	X	2.05	X	1.00	=	4.82	SQ.MT
TOTAL DEDUCTION AREA						=	46.32	SQ.MT
NET B.U.A FOR 1ST- 7TH FLOOR (A-B)						=	269.92	SQ.MT
TOTAL B.U.A						=	1,889.46	SQ.MT

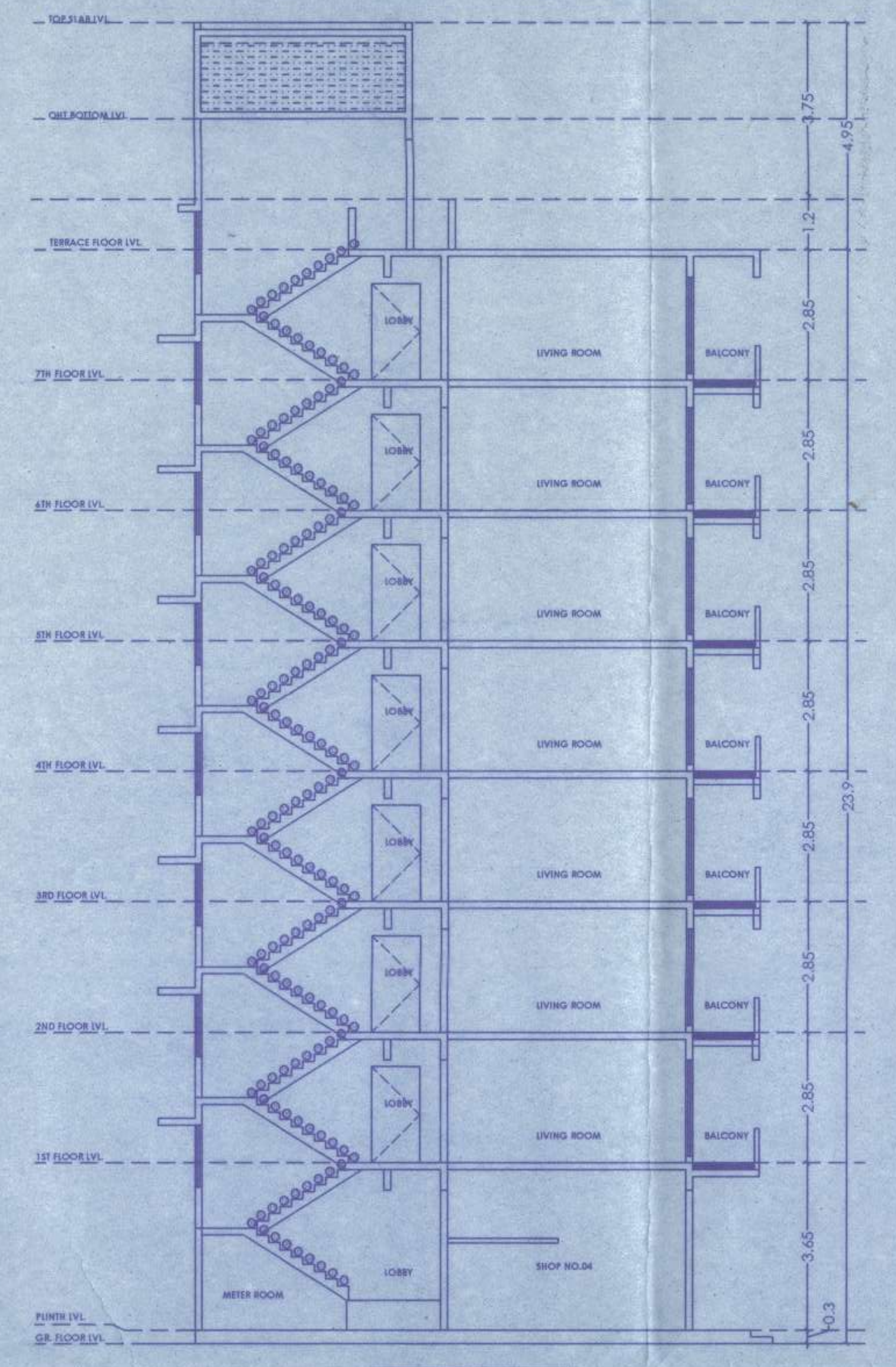
PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (COMMERICAL)		
NO.	Floor No.	Total Built-up Area of Floor, as per outer construction line (In Sq.Mts.) BUILDING 01
1	Ground Floor (COMMERICAL)	154.00
TOTAL B.U.A.		154.00

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (RESIDENTIAL)		
NO.	Floor No.	Total Built-up Area of Floor, as per outer construction line (In Sq.Mts.)
1	Ground Floor (LOBBY)	28.90
2	1st Floor	269.92
3	2nd Floor	269.92
4	3rd Floor	269.92
5	4th Floor	269.92
6	5th Floor	269.92
7	6th Floor	269.92
8	7th Floor	269.92
TOTAL B.U.A.		1918.34
TOTAL B.U.A. PROPOSED		2072.34

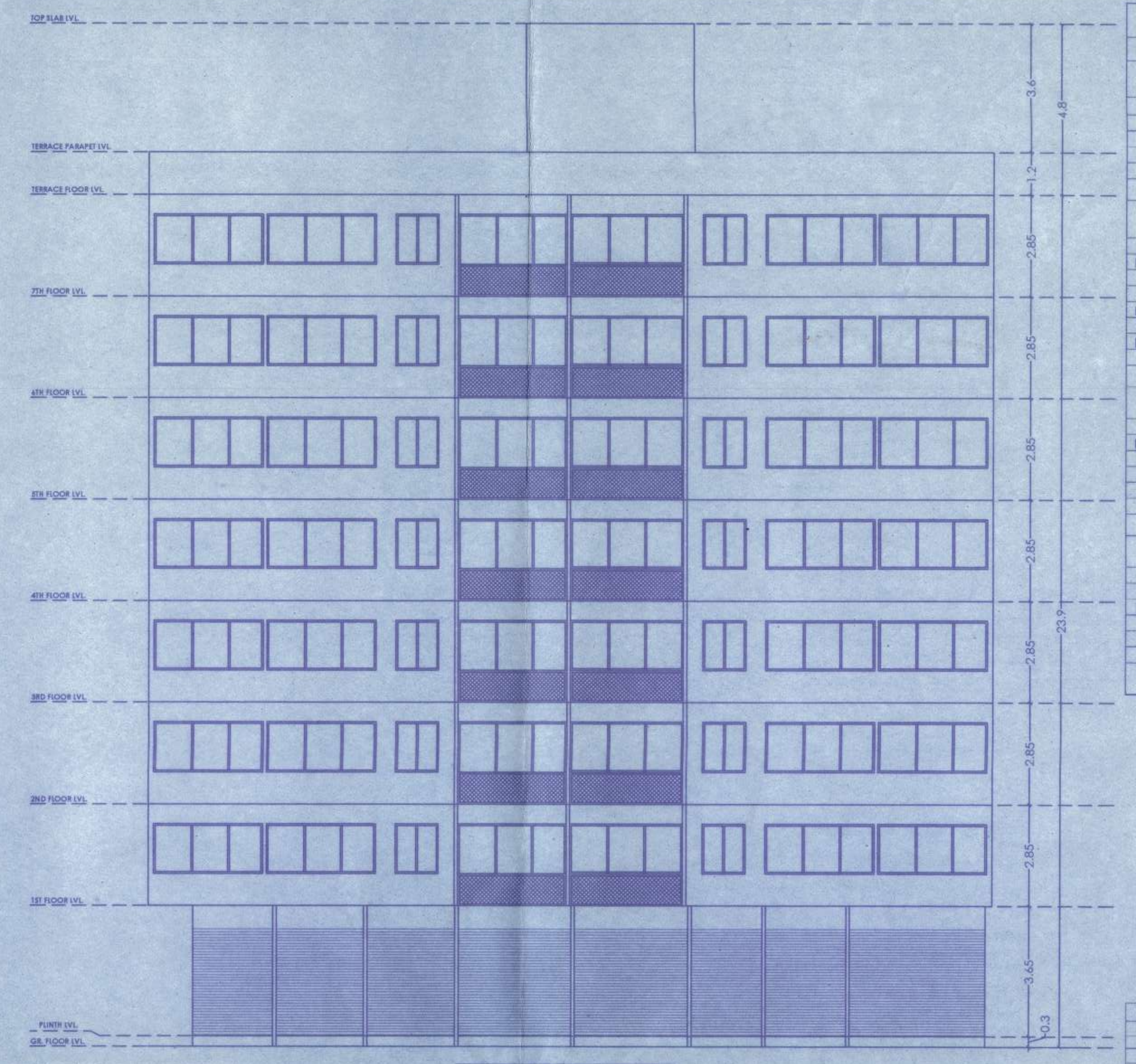
RERA AREA DETAILS OF APARTMENT (GROUND FLOOR)					
Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of deck attached to Apartment	Area of enc.balcony attached to appartment(carpet area)	Area of Natural Terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
GRUND FLOOR	1	14.385	0.00	0.00	0.00
	2	13.700	0.00	0.00	0.00
	3	20.890	0.00	0.00	0.00
	4	23.630	0.00	0.00	0.00
	5	18.840	0.00	0.00	0.00
	6	14.380	0.00	0.00	0.00
	7	18.250	0.00	0.00	0.00
	8	21.000	0.00	0.00	0.00

RERA AREA DETAILS OF APARTMENT (1ST FLOOR)					
Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of enc.balcony attached to appartment(carpet area)	Area of Natural Terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
1ST FLOOR	101	29.800	3.480	5.25	0.00
	102	59.690	4.720	8.98	2.65
	103	50.700	4.57	7.22	2.34
	104	46.410	3.46	4.75	0.00

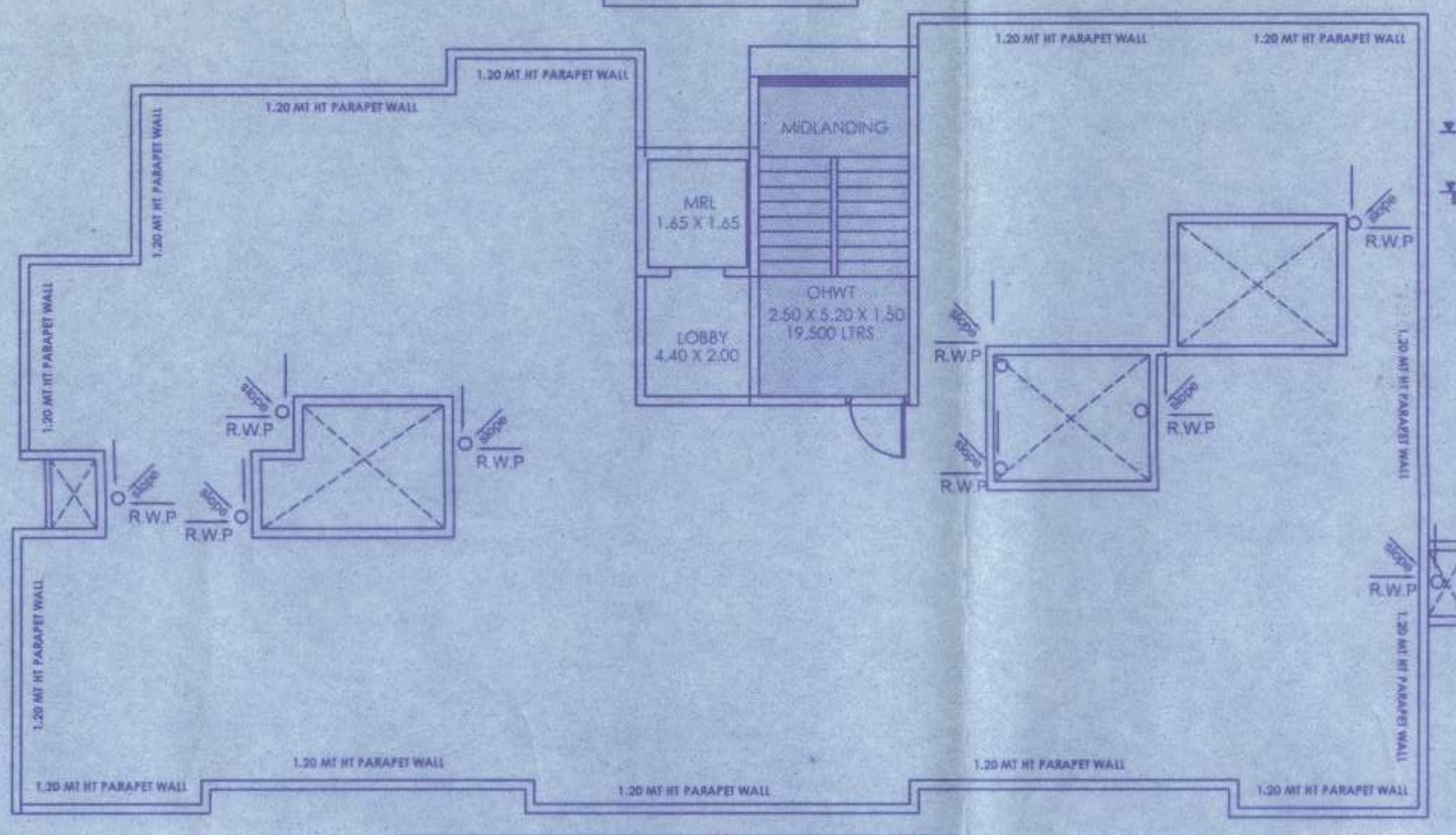
RERA AREA DETAILS OF APARTMENT (2ND - 7THFLOOR)					
Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of enc.balcony attached to appartment(carpet area)	Area of Natural Terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
2ND-7TH FLOOR	201 - 701	29.800	3.480	5.25	0.00
	202-702	59.690	4.720	8.98	0.00
	203-703	50.700	4.57	7.22	0.00
	204 -704	46.410	3.46	4.75	0.00



SECTION AA'
(SCALE 1:100)



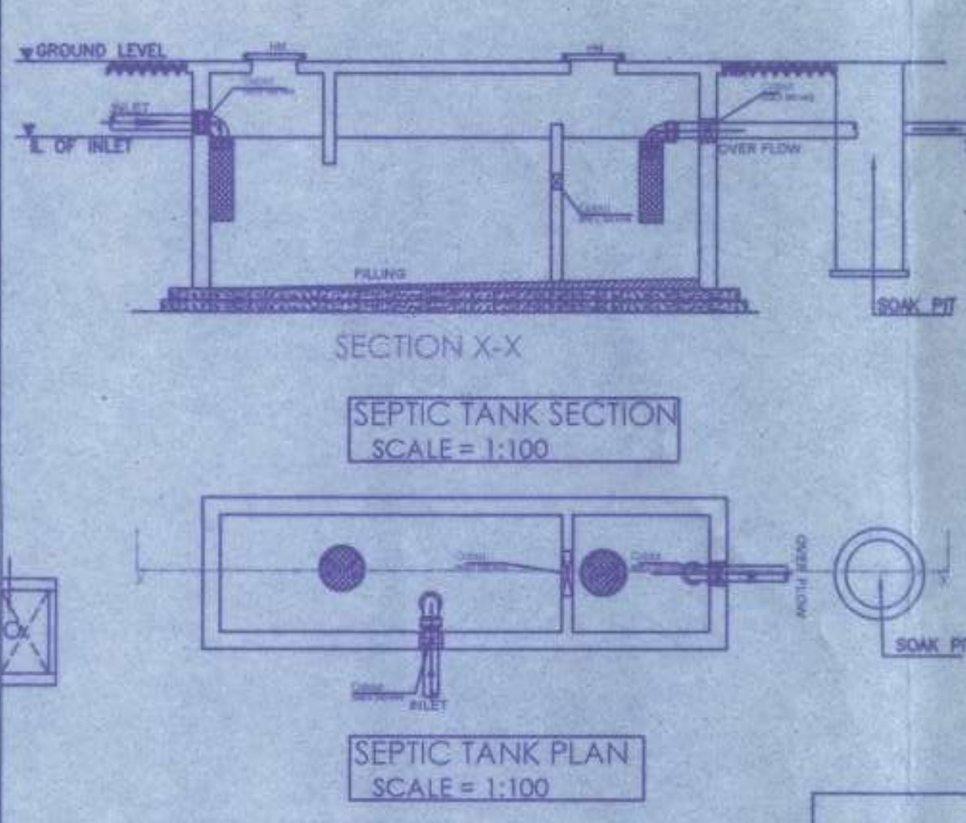
FRONT ELEVATION
(SCALE 1:100)



TERRACE FLOOR PLAN
SCALE = 1:100
NORTH

TOTAL GROSS BUS STATEMENT PROPOSED AS PER UDCPR							
Floor	COMMERICAL BUA (Sq.Mts.)	Residential BUA (Sq.Mts.)	Fire Balcony/ Refuge Area (Sq.Mts.)	Natural Terrace (Sq.Mts.)	Stilt Area (Sq.Mts.)	Society Office, Fitness Center, Creche Area, Driver's Room with attached toilet & Sanitary Block (Sq.Mts)	Total Area (Sq.Mts.)
Gr. Floor	153	28.900	0.000	0.000	98.190	0.000	280.090
1st Floor	0.000	269.920	0.000	5.000	0.000	0.000	274.920
2nd Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
3rd Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
4th Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
5th Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
6th Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
7th Floor	0.000	269.920	0.000	0.000	0.000	0.000	269.920
Terrace Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total		1918.34	0.000	5.000	98.19	0	2174.53
				GROSS BUILT UP AREA =		2174.530	SQ. MTS.

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)							
BUILDING	FLAT NOS.	REQUIRED DOMESTIC 135 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 54 LTRS.	TOTAL FLUSHING LTRS (B)	FIRE FIGHTING (C)	TOTAL LITERS (RES.) (A + B + C)
RESIDENTIAL	28	135 X 28 X 5	18900	54 X 28 X 5	7560	0	26460
TOTAL	28		18900		7560	0	26460

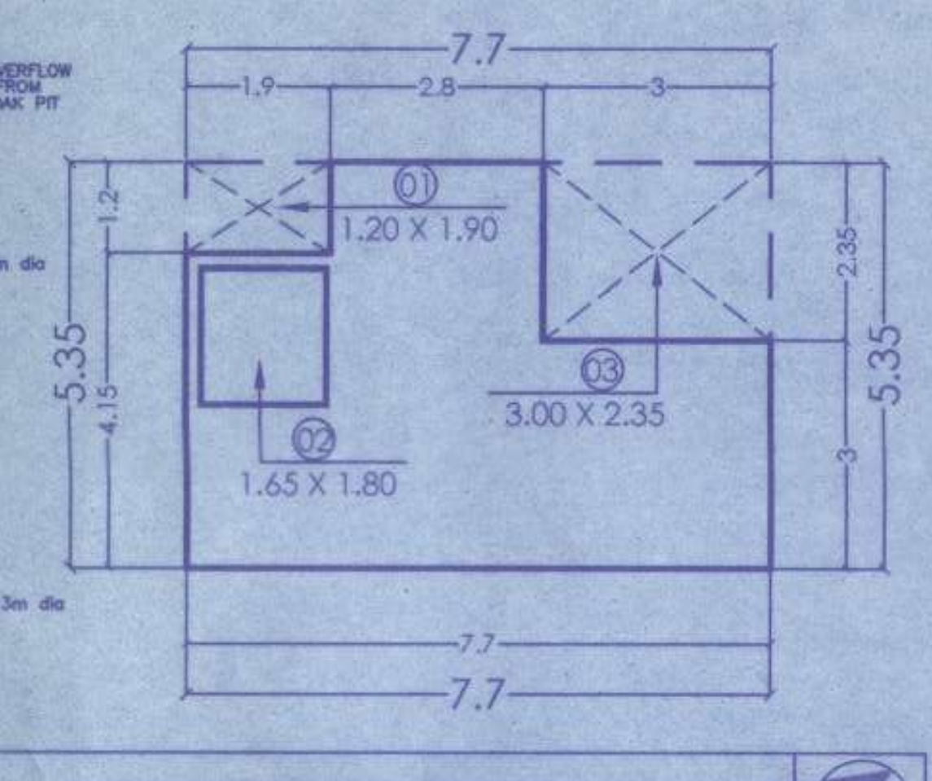


SEPTIC TANK SECTION
SCALE = 1:100

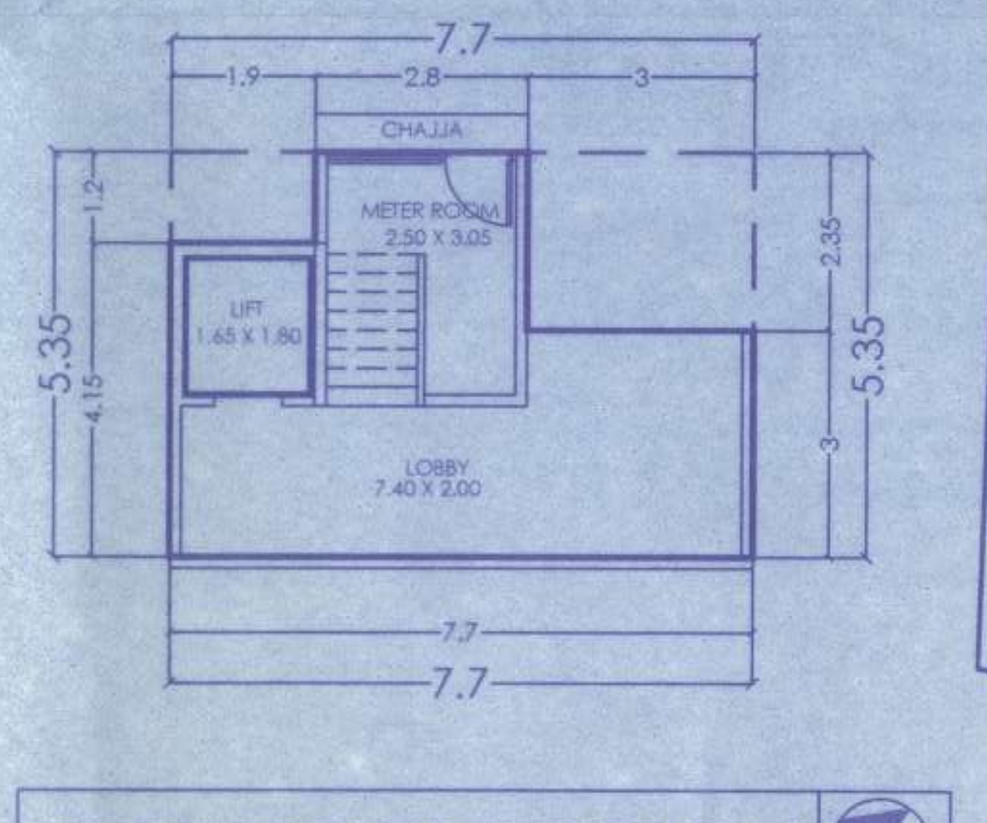
SEPTIC TANK PLAN
SCALE = 1:100

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA						
			As per Notice published u/s 37(1AA), dtd 18.01.2022			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	21.00	1.00	2.00	11.00	21.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	7.00	1.00	2.00	4.00	7.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	155.00	2.00	4.00	3.00	10.00
Parking Requirement (quantum)			Residential		15	28
			Commercial		3	10
5% visitor parking for residential					1	1
TOTAL					19	39
With Multiplying Factor on total parking as per Table 8c - 0.80					15	39
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED					15	39
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					0	0
REQUIRED PARKING					15	39
PROPOSED PARKING					15	39

AREA CALCULATION STATEMENT FOR GR FLOOR LOBBY								
A	OVERALL DIMENSIONS							
1	7.70	X	5.35	X	1.00	=	41.20	SQ.MT
						=	41.20	SQ.MT
B.	DEDUCTION							
1	1.20	X	1.90	X	1.00	=	2.28	SQ.MT
2	1.65	X	1.80	X	1.00	=	2.97	SQ.MT
3	3.00	X	2.35	X	1.00	=	7.05	SQ.MT
TOTAL DEDUCTION AREA						=	12.30	SQ.MT
NET B.U.A FOR 4TH FLOOR (A-B)						=	28.90	SQ.MT
TOTAL B.U.A						=	28.90	SQ.MT

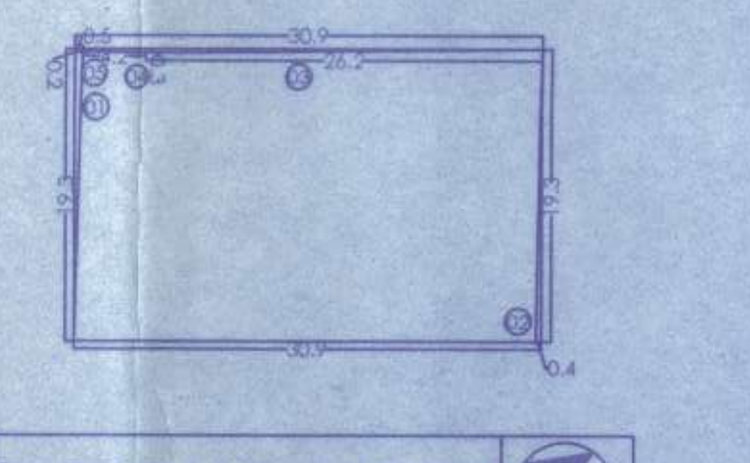


AREA CALCULATION DIAGRAM FOR GR FLOOR (RESIDENTIAL)
SCALE = 1:100
NORTH



GR FLOOR PLAN (RESIDENTIAL)
SCALE = 1:100
NORTH

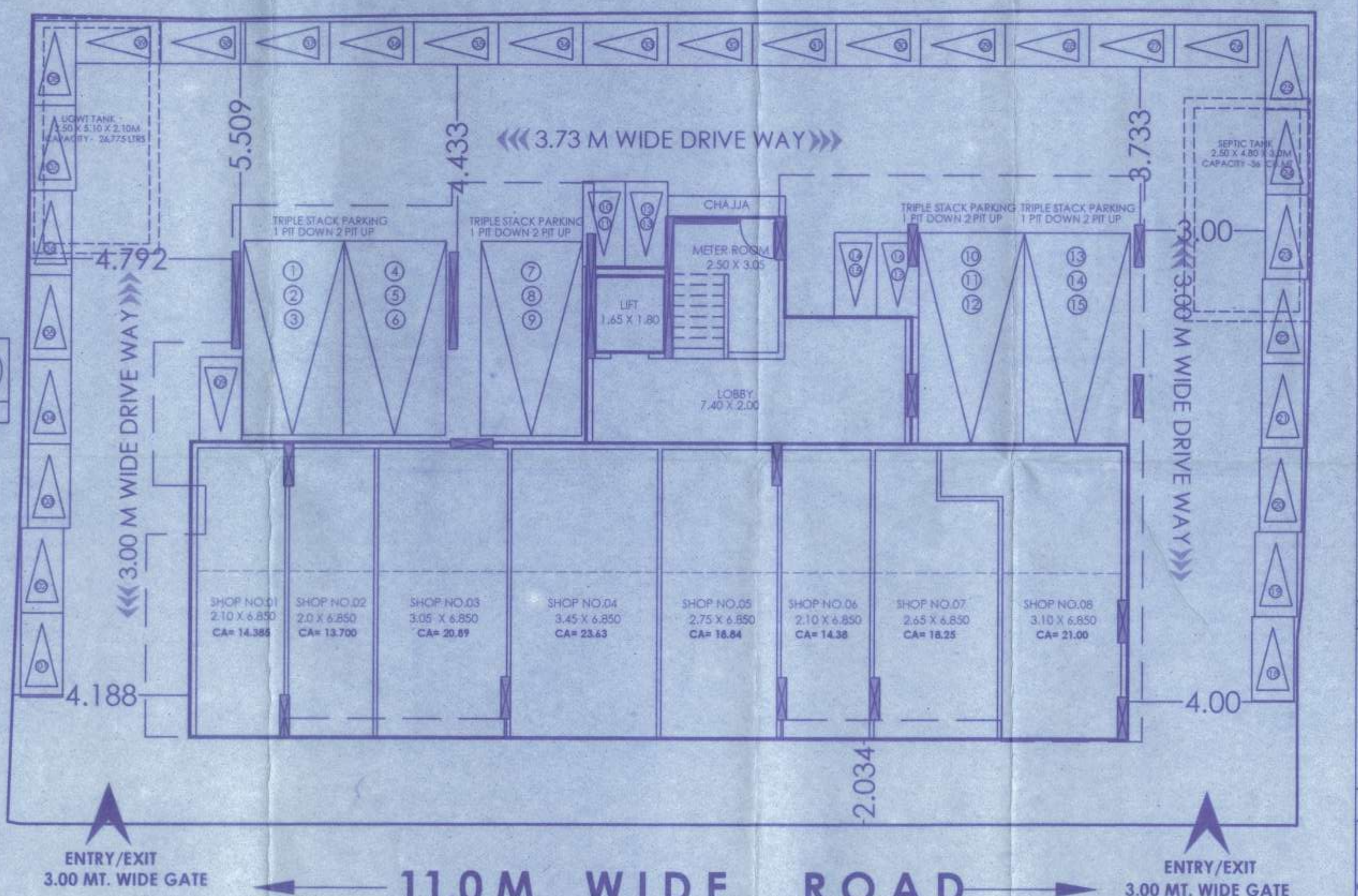
VENTILATION AREA STATEMENT			
FLAT NO.01			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	12.18	2.030	6.38(W6)
BEDROOM	9.76	1.627	4.12(W7)
KITCHEN	7.04	1.173	1.215 (W2)
M.TOILET	2.52	0.420	0.540 (V)
TOILET	2.52	0.420	0.540 (V)
FLAT NO.02			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	16.38	2.730	6.77 (W8)
BEDROOM 01	11.86	1.977	3.310 (W7)
KITCHEN	7.35	1.225	1.35 (W2)
M.TOILET	2.52	0.420	0.540 (V)
BEDROOM 02	9.3	1.550	3.310 (W7)
M.TOILET 02	2.46	0.410	0.540 (V)
BEDROOM 03	9.45	1.575	4.18 (W6)
TOILET	2.52	0.420	0.540 (V)
FLAT NO.03			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	15.86	2.643	3.31 (W1)
BEDROOM 01	9.3	1.550	3.310 (W7)
KITCHEN	6.4	1.067	1.215 (W2)
M.BEDROOM	13.57	2.262	3.310 (W7)
M.TOILET	2.94	0.490	0.540 (V)
TOILET	2.52	0.420	0.540 (V)
FLAT NO.04			
ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	14.64	2.440	6.56 (W1)
BEDROOM	9.135	1.523	3.90 (W3)
M.BEDROOM	9.6	1.600	2.29 (W4)
KITCHEN	5.17	0.862	2.205 (W2)
M.TOILET	2.94	0.490	0.540 (V)
TOILET	2.52	0.420	0.540 (V)
NOTE :- *The largest possible area of respective rooms are considered.			



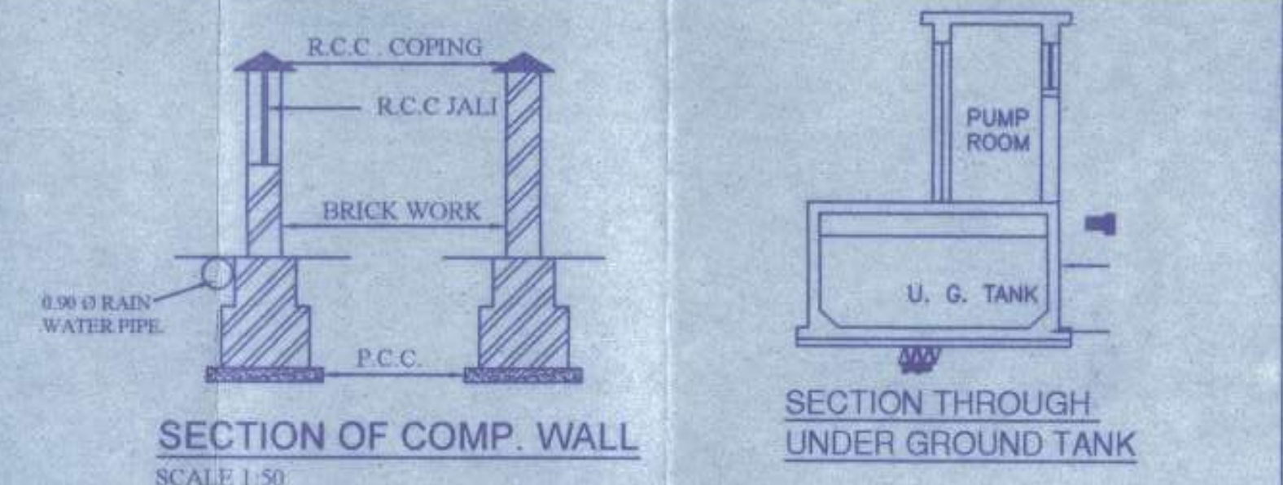
PLOT CALCULATION
SCALE = 1:500
NORTH

PLOT AREA CALCULATION								
A	TOTAL AREA							
1	30.87	X	19.25	X	0	=	594.25	SQ.MT
B	DEDUCTIONS							
1	0.5	X	19.25	X	0.51	=	4.91	SQ.MT
2	0.5	X	19.25	X	0.36	=	3.47	SQ.MT
3	0.5	X	26.16	X	0.25	=	3.27	SQ.MT
4	0.5	X	4.2	X	0.25	=	0.53	SQ.MT
5	0.5	X	10.31	X	0.17	=	0.88	SQ.MT
	TOTAL AREA						13.05	SQ.MT
TOTAL AREA OF PLOT							581.20	SQ.MT

CALCULATIONS FOR SEPTIC TANK			
NO.	TYPE	NO. OF FLATS	CAPACITY (CU.MT.)
1	COMMERICAL	8	8
2	RESIDENTIAL	28	28
	TOTAL CAPACITY REQUIRED		36
	TOTAL CAPACITY PROVIDED		36

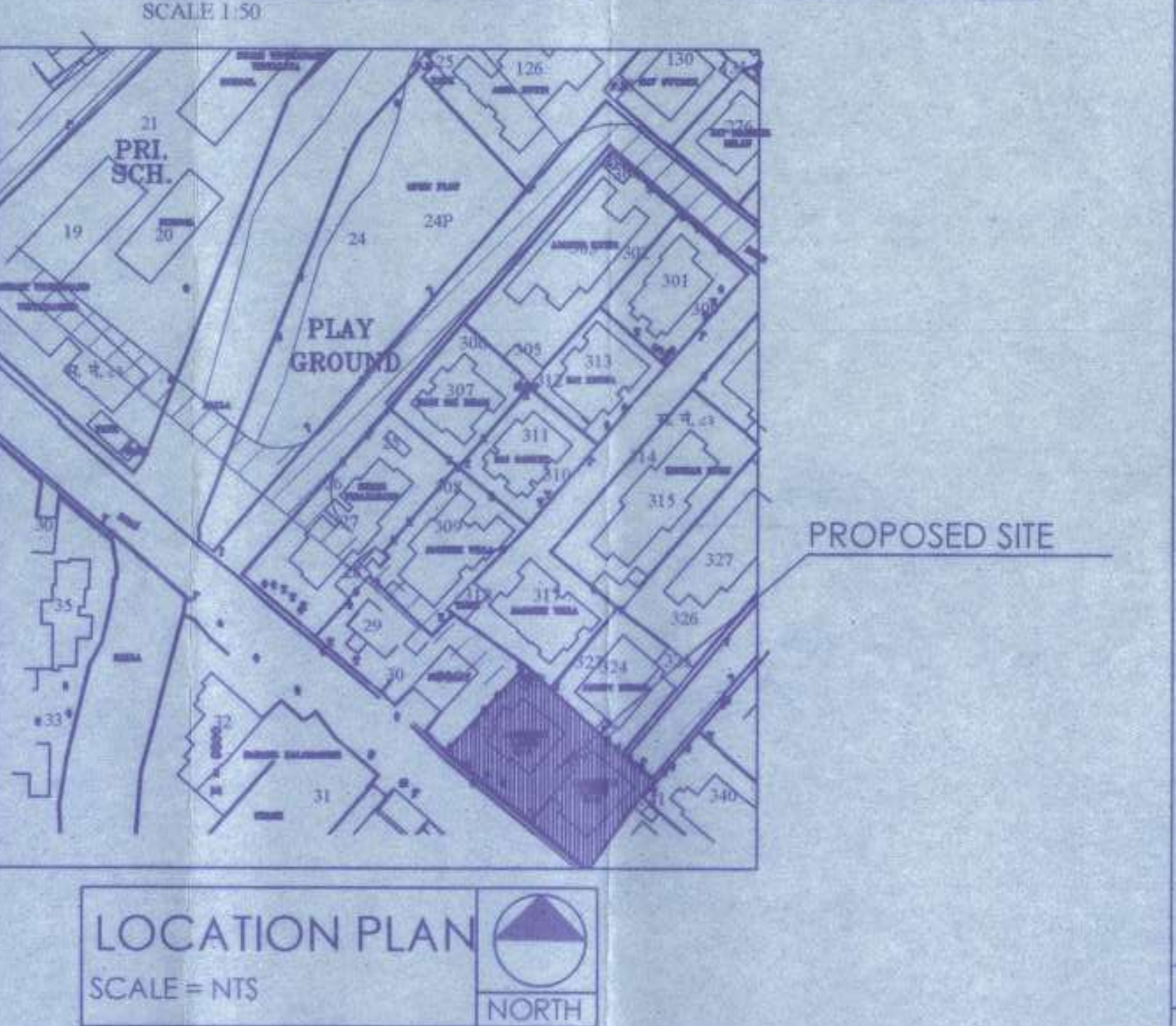


GROUND FLOOR PLAN
SCALE = 1:100
NORTH

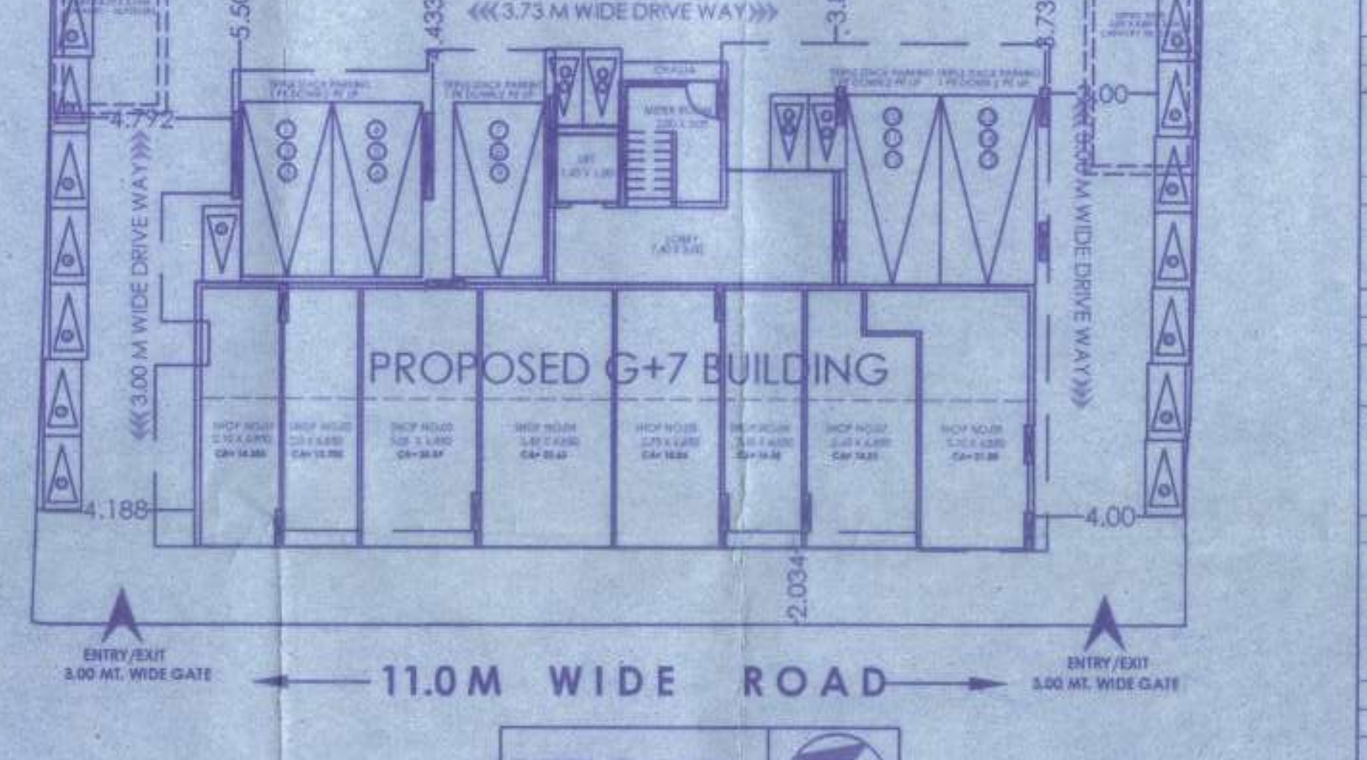


SECTION OF COMP. WALL
SCALE 1:50

SECTION THROUGH UNDER GROUND TANK



LOCATION PLAN
SCALE = NTS
NORTH



SITE PLAN
SCALE = 1:200
NORTH

PROFORMA - I : Area Statement

PROJECT:
Proposed construction work on the Plot no. 147 & 148 , Survey No. 82 & 83 , mouje G.B. patharli, Ramcandranagar, dombivili (E)

SHEET NO. 1/1

STAMP OF APPROVAL OF PLAN :

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/DOM/2023-24/15.
Date :- 14/06/2023.
SANCTIONED

For ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - 1

Sr. No.			Area (Sq.MT)
		Area of plot (Minimum area of a,b,c to be considered)	
1	A	As per ownership document (7/12, CTS extract)	558.000
	B	As per measurement sheet	588.000
	C	As per site	588.000
		Deductions for	
2	A	Proposed D.P./ D.P. Road widening Area/Service Road/ Highway widening	0.000
	B	Any D.P. Reservation area	0.000
		(Total a + b)	0.000
3		Balance area of Plot (1 - 2)	558.000
4	A	Amenity Space (if applicable)	0.000
	B	Adjustment of 2(b), if any -	0.000
	C	Balance Proposed -	0.000
5		Net Plot Area (3-4 (c))	558.000
6		Recreational Open Space (if applicable)	
	A	Required 10% OF Plot Area	0.000
	B	Proposed	0.000
7		Internal Road Area	0.000
8		Plotable area (if applicable)	0.000
9		Built up area with referance to Basic F.S.I. as per front road with (Sr.No. 5 x basic FSI 1.10)	613.800
10		Addition of FSI on payment of premium	
	A	Maximum permissible premium FSI - based on road width/ TOD Zone. (plot area X 0.5) (558 x 0.5 = 279.000)	279.000
	B	Proposed FSI on payment required	259.000
11		In-situ FSI / TDR loading	
	A	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	0.000
	B	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)).	0.000
	C	TDR area (0.40 X Plot Area)	223.200
	D	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	203.000
12		Addition FSI area under Chapter No. 7 14x15 = 210	210.000
13		Total entitlement of FSI in the proposal	
	A	(9 + 10(b)+11(d)) or 12 whichever is applicable.	1285.800
	B	Ancillary Area F.S.I. up to 80% with payment of charges. (Commercial = 154.00 X 80% = 68.444) (Residential = 1918.34 x 60% = 719.378)	787.818
	C	Total entitlement (12B+12C+12D+12E)	2073.618
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 6.3 or 6.4 as applicable) x 1.6 or 1.8), read with Note 3 of 10.10.1	2073.618
15		Total Built-up Area in proposal. (excluding area at Sr.No.17b)	0.000
	A	Existing Built-up Area	0.000
	B	Proposed Built-up Area (as per 'P-line')	
		Commercial	154.000
		Residential	1918.340
	C	Total (a + b)	2072.340
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
17		F.S.I. Balance	1.278
18		Area for Inclusive Housing, if any	0.000
	A	Required (20% of Sr.No.5)	0.000
	B	Proposed	0.000

NOTE: The proposed chajjas over openings for protection from sun and rain and architectural features for decoration/ aesthetic purpose shall not be used for any habitable purpose.

*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 person so as to ensure the quality and safety at the work site.

MR.SAMEER [illegible]
ARAMBHA VISION HOMES

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSOBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIENCE OF THE STANDARDS.

SHRI. ADITYA DESHMUKH
K.D.M.C. LICENSE NO.480

*CERTIFICATE OF AREA :

Certified that the plot under refrence was surveyed by me on Dt. .... and the dimensions of sides etc. of plot stated on plan are 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.

Ar. Harsh Shah
(Reg. No.: CA/2020/119810)
AR. HARSH SHAH
(NAME AND SIGNATURE OF ARCHITECT)

NAME, ADDRESS & SIGN OF ARCHITECT

A-ONE ARCHITECTS
ARCHITECTURE , INTERIOR DESIGN , TOWN PLANNING
Ar. Harsh Shah (Reg. No. CA/2020/119810)

SCALE	SHEET NO.
AS MENTIONED	1/1
DATE	
05-08-22	NORTH
DRAWN BY	
HARSH	