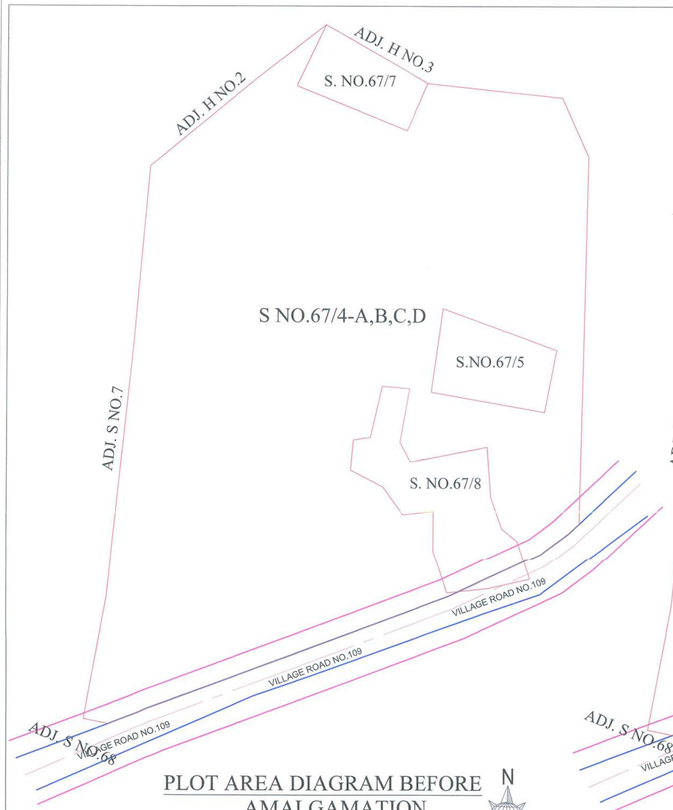
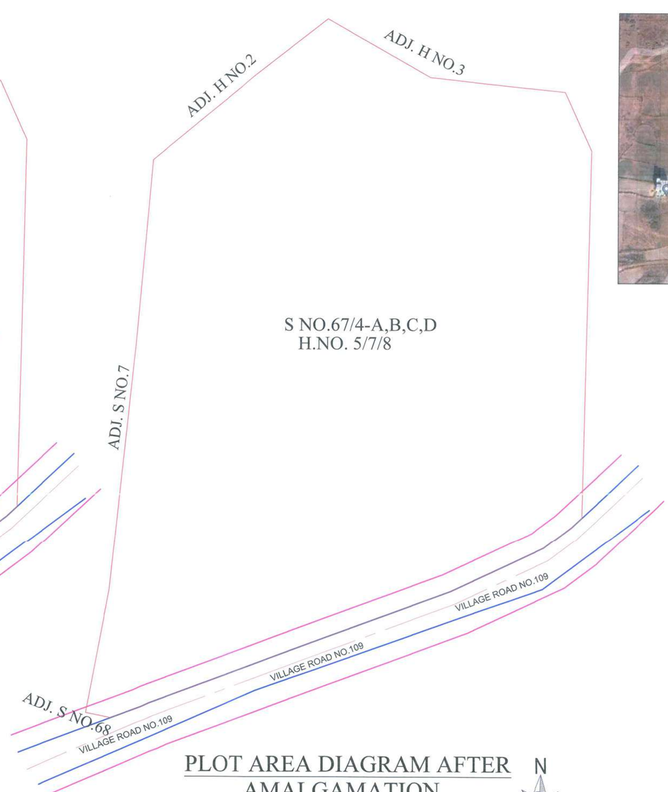


PLOT AREA DIAGRAM BEFORE AMALGAMATION
SCALE 1.500

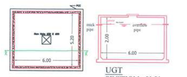


PLOT AREA DIAGRAM AFTER AMALGAMATION
SCALE 1.500

LOCATION MAP
SCALE 1:2000

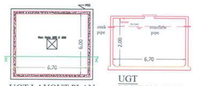
SITE UNDER REFERENCE

LOCATION PLAN
SCALE 1:2000



UGT LAYOUT PLAN FOR BUILDING -2

UGT SECTION : X-X



UGT LAYOUT PLAN FOR BUILDING-1

UGT SECTION : X-X

PLOT AREA STATEMENT (AFTER AMALGAMATION)

S.NO	H NO/MS	OWNERSHIP	AREA AS PER OWNERSHIP	SIGN
67	67A, 67B,67C 67D/5/7/8	1) FAKRUN ROUF BHAKRANI 2) NIDA MOHAMMAD JAID KAPADIA 3) KAMEELA NAZMUDDIN SHIDOURWALA 4) JNDIA ABDUL KADAR SHIDURWALA 5) ATIKA MUFIDDAL MANDARSHURWALA 6) KHATIJUSAA MUSTFA BAFA	16090.00 8750.00	
		7) SAMEENA ABDUL MUNAF	1450.00	
		1) FAKRUN ROUF BHAKRANI 2) NIDA MOHAMMAD JAID KAPADIA	5340.00	
		1) KAMEELA NAZMUDDIN SHIDOURWALA 2) RIHANA SALEEM FRUTWALA	510.00	
		1) FAKRUN ROUF BHAKRANI 2) KAMEELA NAZMUDDIN SHIDOURWALA & OTHERS	450.00	
		1) KAMEELA NAZMUDDIN SHIDOURWALA 2) RIHANA SALEEM FRUTWALA & OTHERS	880.00	
		7695 SQ.	33020.00	

PLOT AREA STATEMENT (BEFORE AMALGAMATION)

S.NO	H NO/ NO.	OWNERSHIP	AREA AS PER OWNERSHIP	SIGN
67	67A	1) FAKRUN ROUF BHAKRANI 2) NIDA MOHAMMAD JAID KAPADIA 3) KAMEELA NAZMUDDIN SHIDOURWALA	16090.00	
	67B	1) FAKRUN ROUF BHAKRANI 2) JNDIA ABDUL KADAR SHIDURWALA 3) ATIKA MUFIDDAL MANDARSHURWALA 4) KHATIJUSAA MUSTFA BAFA	8750.00	
	67C	1) SAMEENA ABDUL MUNAF (1450 SQ.MT) more	1450.00	
	67D	1) FAKRUN ROUF BHAKRANI 2) NIDA MOHAMMAD JAID KAPADIA	5340.00	
	5	1) KAMEELA NAZMUDDIN SHIDOURWALA 2) RIHANA SALEEM FRUTWALA	510.00	
	7	1) FAKRUN ROUF BHAKRANI 2) NIDA MOHAMMAD JAID KAPADIA & OTHERS	450.00	
	8	1) KAMEELA NAZMUDDIN SHIDOURWALA 2) RIHANA SALEEM FRUTWALA & OTHERS	880.00	
		TOTAL	14020.00	

SCHEDULE OF WINDOW

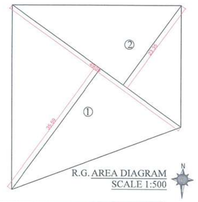
SR.NO.	LENGTH	CILL	HEIGHT
FW	1.80 M	0.60 M	2.10 M
W	1.80 M	0.90 M	1.50 M
W1	1.20 M	0.90 M	1.20 M
W2	1.80 M	0.90 M	1.50M
W3	1.80 M	0.60 M	2.10 M
V	0.60 M	1.50 M	0.75 M

SCHEDULE OF DOOR

SR.NO.	LENGTH	CILL	HEIGHT
D	1.20 M	----	2.10 M
D1	0.90 M	----	2.10 M
D2	0.75 M	----	2.10 M

VENTILATION STATEMENT

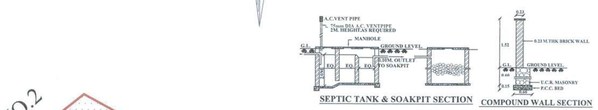
ROOM	AREA	MINIMUM AGGREGATE AREA FOR HABITABLE ROOM 1/10TH AND 0.30SQ.M WITH ONE DIAMENSITON OF 0.30M FOR BATH,W.C. TOILET	MIN. VENTILATION (PROPOSED WINDOW AREA)	VENTILATION (PROPOSED WINDOW TYPE)
LIVING	11.82	1.18	3.7800	FW
BEDROOM	8.25	0.82	1.8000	W2
M.BEDROOM	8.38	0.83	3.7800	W3
KITCHEN	4.32	0.43	1.4400	W1
BATH	2.16	0.21	0.4500	V
WC	2.16	0.21	0.4500	V
TOILET	2.16	0.21	0.4500	V



R.G. AREA DIAGRAM
SCALE 1:500

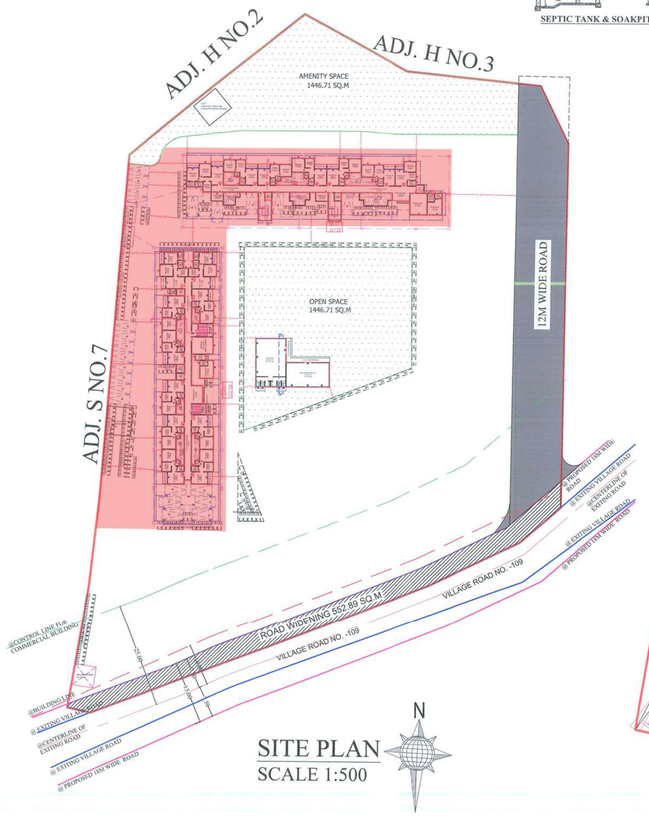
TOTAL CONSTRUCTED AREA STATEMENT FOR LABORS CESS BUILDING 1 (G+10) & CLUB HOUSE

FLOOR NO.	B/UP INCLUDING STAIRCASE & LOBBY	OHT	STILT	TOTAL
GROUND FLOOR	434.55		219.88	654.43
1ST FLOOR	657.13			657.13
2ND FLOOR	657.13			657.13
3RD FLOOR	657.13			657.13
4TH FLOOR	657.13			657.13
5TH FLOOR	657.13			657.13
6TH FLOOR	657.13		0.00	657.13
7TH FLOOR	657.13		0.00	657.13
8TH FLOOR	628.35		0.00	628.35
9TH FLOOR	657.13		0.00	657.13
10TH FLOOR	657.13	27	0.00	684.13
CLUB HOUSE (GR)	144.59	00	0.00	144.59
TOTAL	7121.66	27.00	219.88	7368.54

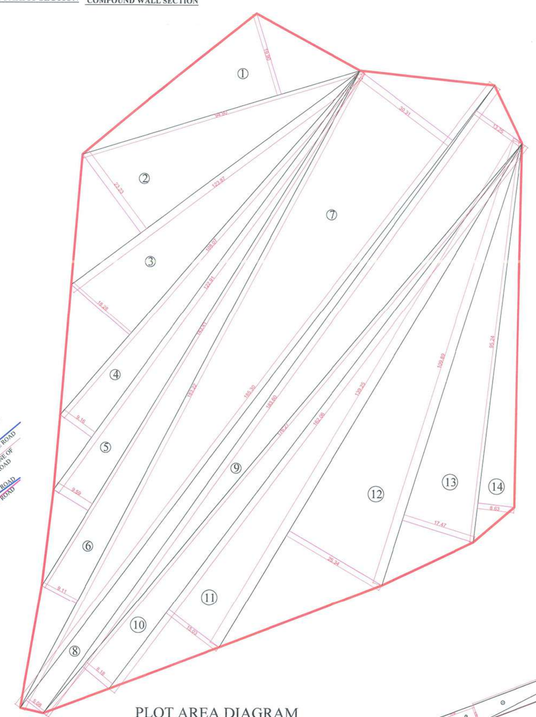


SEPTIC TANK & SOAKPIT SECTION

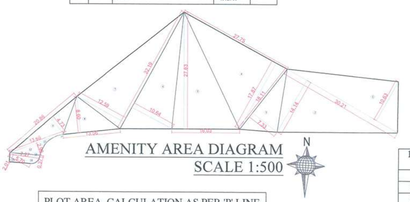
COMPOUND WALL SECTION



SITE PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500



AMENITY AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION AS PER 'P' LINE

TRIANGULATION								SQ.MT.
1	0.50	X	19.90	X	94.80	X	1	943.26
2	0.50	X	23.23	X	123.87	X	1	1438.75
3	0.50	X	18.28	X	108.07	X	1	987.76
4	0.50	X	9.16	X	122.91	X	1	562.93
5	0.50	X	9.59	X	143.41	X	1	687.65
6	0.50	X	9.11	X	183.22	X	1	834.57
7	0.50	X	30.31	X	185.30	X	1	2808.22
8	0.50	X	5.08	X	183.60	X	1	466.34
9	0.50	X	13.25	X	183.60	X	1	1216.35
10	0.50	X	8.18	X	176.27	X	1	720.94
11	0.50	X	15.03	X	162.06	X	1	1217.88
12	0.50	X	25.34	X	139.25	X	1	1764.30
13	0.50	X	17.47	X	109.89	X	1	959.89
14	0.50	X	8.63	X	95.24	X	1	410.96
TOTAL PLOT TRIANGULATION AREA								15020

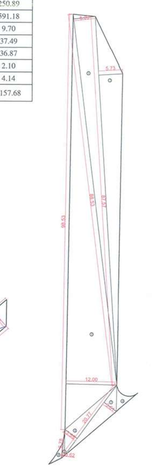
12M WIDE ROAD AREA TRIANGULATION AS PER 'P' LINE

								SQ.MT.
1	0.50	X	5.09	X	88.53	X	1	225.31
2	0.50	X	5.73	X	87.57	X	1	250.89
3	0.50	X	12.00	X	98.53	X	1	591.18
4	0.50	X	2.56	X	3.28	X	1	9.70
5	0.50	X	3.61	X	20.77	X	1	37.49
6	0.50	X	3.55	X	20.77	X	1	36.87
7	0.50	X	0.62	X	6.78	X	1	2.10
8	0.50	X	3.55	X	20.77	X	1	4.14
TOTAL TRIANGULATION AREA OF 12 M WIDE ROAD								1157.68

ROAD WIDENING AREA TRIANGULATION AS PER 'P' LINE

								SQ.MT.
1	0.50	X	0.84	X	5.68	X	1	2.39
2	0.50	X	3.81	X	21.02	X	1	40.04
3	0.50	X	3.67	X	17.24	X	1	31.64
4	0.50	X	2.95	X	6.47	X	1	9.54
5	0.50	X	2.18	X	15.70	X	1	17.11
6	0.50	X	3.95	X	15.70	X	1	31.01
7	0.50	X	1.91	X	5.75	X	1	5.49
8	0.50	X	4.52	X	14.00	X	1	31.64
9	0.50	X	4.52	X	10.40	X	1	23.50
10	0.50	X	4.52	X	40.70	X	1	91.98
11	0.50	X	4.53	X	41.07	X	1	93.02
12	0.50	X	4.53	X	23.87	X	1	54.07
13	0.50	X	4.22	X	24.43	X	1	51.55
14	0.50	X	4.70	X	12.76	X	1	29.99
15	0.50	X	4.70	X	16.99	X	1	39.93
TOTAL TRIANGULATION AREA OF ROAD WIDENING								552.89

ROAD WIDENING AREA DIAGRAM
SCALE 1:500



ROAD AREA DIAGRAM
SCALE 1:500

10% AMENITY AREA TRIANGULATION AS PER 'P' LINE

								SQ.MT.
1	0.50	X	10.63	X	30.21	X	1	160.57
2	0.50	X	14.14	X	30.21	X	1	213.58
3	0.50	X	7.33	X	18.11	X	1	66.37
4	0.50	X	17.87	X	27.75	X	1	247.95
5	0.50	X	27.63	X	16.03	X	1	221.45
6	0.50	X	10.64	X	32.19	X	1	171.25
7	0.50	X	12.59	X	32.19	X	1	202.60
8	0.50	X	8.60	X	13.56	X	1	58.31
9	0.50	X	4.73	X	20.85	X	1	49.30
10	0.50	X	8.60	X	13.56	X	1	0.3500
11	0.50	X	2.50	X	13.56	X	1	10.75
12	0.50	X	2.98	X	13.69	X	1	20.40
13	0.50	X	0.37	X	7.27	X	1	1.34
14	0.50	X	0.37	X	7.27	X	1	16.7500
15	0.50	X	2.01	X	5.70	X	1	5.73
TOTAL TRIANGULATION AREA OF AMENITY								1446.71

RG. AREA TRIANGULATION AS PER 'P' LINE

								SQ.MT.
1	0.50	X	35.59	X	49.09	X	1	873.56
2	0.50	X	23.35	X	49.09	X	1	573.15
TOTAL TRIANGULATION AREA OF RG								1446.71

PARKING AREA STATEMENT BUILDING 1

ONE PARKING SPACE FOR EVERY	REQUIRED PARKING AS PER DCR		NO. OF TENEMENTS	REQUIRED PARKING	
	MOTOR VEHICLE	SCOOTER		MOTOR VEHICLE	SCOOTER
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 80 SQ.MT. BUT MORE THAN 40 SQ.MT.	1	2	1	0.5	01
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40SQ.MT. BUT MORE THAN 30SQ.MT.	1	2	22	11.00	22.00
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30SQ.MT.	0	2	123	00	123.00
TOTAL			146	12.00	146.00
5% FOR VISITOR PARKING				1.00	7.00
TOTAL NO. OF PARKING				13.00	153.00
MULTIPLYING FACTOR (0.7)				9.00	00.00
TOTAL REQUIRED PARKING				9.00	153.00
TOTAL PROPOSED PARKING				9.00	153.00

PARKING AREA STATEMENT BUILDING 2

ONE PARKING SPACE FOR EVERY	REQUIRED PARKING AS PER DCR		NO. OF TENEMENTS	REQUIRED PARKING	
	MOTOR VEHICLE	SCOOTER		MOTOR VEHICLE	SCOOTER
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 80 SQ.MT. BUT MORE THAN 40 SQ.MT.	1	2	2	1.00	2.00
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40SQ.MT. BUT MORE THAN 30SQ.MT.	1	2	36	18.00	36.00
EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30SQ.MT.	0	2	70	00	70.00
TOTAL			108	19.00	108.00
5% FOR VISITOR PARKING				0.95	5.40
TOTAL NO. OF PARKING				19.95	113.4
MULTIPLYING FACTOR (0.7)				13.96	00.00
TOTAL REQUIRED PARKING				14.00	113.00
TOTAL PROPOSED PARKING				14.00	113.00

PARKING STATEMENT (BLD1 +BLD2)

VEHICLE	COVERED PARKING	OPEN PARKING	TOTAL
CAR	12	11	23
SCOOTER	27	239	266

TOTAL CONSTRUCTED AREA STATEMENT FOR LABORS CESS BUILDING 2 (G+7)

FLOOR NO.	B/UP INCLUDING STAIRCASE & LOBBY	OHT	STILT	TOTAL
GROUND FLOOR	566.10		128.84	694.94
1ST FLOOR	694.87			694.87
2ND FLOOR	694.87			694.87
3RD FLOOR	694.87			694.87
5TH FLOOR	694.87			694.87
4TH FLOOR	694.87			694.87
6TH FLOOR	694.87		0.00	694.87
7TH FLOOR	694.87	21.00	0.00	715.87
TOTAL	5430.19	21.00	128.84	5580.03

TOTAL CONSTRUCTED AREA STATEMENT FOR LABORS CESS BUILDING (G+10) + BUILDING 2(G+7)	BUILDING 01	BUILDING 02	TOTAL
	7368.54	5580.03	12948.57

BUILT UP AREA STATEMENT AS PER 'P' LINE

FLOOR NO.	BUILDING- 1 (G+10)	BUILDING- 2 (G+7)	TOTAL BUILT-UP AREA OF BLD1+BLD2
GROUND FLOOR	434.55	566.10	1000.65
1ST FLOOR	657.13	694.87	1352.00
2ND FLOOR	657.13	694.87	1352.00
3RD FLOOR	657.13	694.87	1352.00
4TH FLOOR	657.13	694.87	1352.00
5TH FLOOR	657.13	694.87	1352.00
6TH FLOOR	657.13	694.87	1352.00
7TH FLOOR	657.13	694.87	1352.00
8TH FLOOR	628.35		628.35
9TH FLOOR	657.13		657.13
10TH FLOOR	657.13	0.0000	657.13
TOTAL	6977.07	5430.19	12407.26

TOTAL BUILT UP AREA AS PER 'P' LINE

1)	COMMERCIAL AREA	00 SQ.MT.
2)	RESIDENTIAL AREA	12407.26 SQ.MT.
3)	CLUB HOUSE	144.59 SQ.MT.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/10 /2022 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/LICENSED ENGINEER:- THE DESIGN INDIA GROUP

OWNERS DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVAL BY THORITY/COLLECTOR.I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVAL PLANS. ALSOI/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME AND SIGNATURE

PERFORMA - B | SHEET NO. - 1/4

FLOOR PLANS , SITE PLAN , PLOT AREA DIAGRAM , PLOT AREA AMALGAMATION DIAGRAM & STATEMENT, PLOT AERA TRIANGULATION, PARKING STATEMENT,LOCATION PLAN,UGWT SEPTIC TANK DETAILS,DOOR WINDOW SCHEDULE, BUILT-UP AREA STATEMENT ,ETC.

STAMP OF APPROVAL

या कार्यालयाचे पत्र क्र. विशे/रेखांकन/सांप./मी. 2465
दि.31/08/23 अरंवाये/ 6054 दि. 23/5/2023
नमूदील अटी व शर्तीस अधीन राहून .....रेखांने
दुरुस्ती दर्शविलेल्या ठिकाणे.....वापरासाठी
नकाशांना मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे

AREA STATEMENT

1		AREA OF THE PLOT (Minimum area of a, b,c to be considered) S.NO. 67/4/A = 3690.00 SQ.M. S.NO. 67/4/B = 4750.00 SQ.M. S.NO. 67/4/C =1420.00 SQ.M. S.NO. 67/4/D = 3340.00 SQ.M. S.NO. 67/5 = 510.00 SQ.M. S.NO. 67/7 = 430.00 SQ.M. S.NO. 67/8 = 880.00 SQ.M.	15020.00
	a)	AS PER OWNERSHIP DOCUMENT (7/12, cts extract)	15020.00
	b)	AS PER MEASUREMENT SHEET	15020.00
	c)	AS PER SITE	15020.00
2		DEDUCTIONS FOR	
	a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	552.8900
	b)	ANY D.P. RESERVATION AREA	-
	c)	AREA UNDER EXISTING ROAD	0.00
		(TOTAL a +b)	552.89
3		BALANCE AREA OF PLOT (1-2)	14467.11
4		AMENITY SPACE (if applicable)	
	a)	REQUIRED (10%) -	1446.71
	b)	ADJUSTMENT OF 2(b),IF ANY -	00
	c)	BALANCE PROPOSED -	1446.71
5		NET PLOT AREA (3-4(C))	13020.40
6		RECREATIONAL OPEN SPACE (if applicable)	-
	a)	REQUIRED -	1446.71
	b)	PROPOSED -	1446.71
7		INTERNAL ROAD AREA	1157.68
8		PLOTABLE AREA (if applicable)	-
9		BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (13020.40X basic F.S.I.(1.1))	14322.44
10		ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM	--
	a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	
	b)	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0
11		IN -SITU F.S.I/ TDR LOADING	0
	a)	IN SITU AREA AGAINST D.P ROAD [2.0 X)], IF ANY	00
	b)	IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X Sr. No. 4(b) and/or (c)]	00
	c)	TDR AREA	-
	d)	TOTAL IN SITU / TDR LOADING PROPOSED [11 (a) +(b) +(c)]	00
12		ADDITIONAL F.S.I. AREA UNDER CHAPTR NO.7	-
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a)	[9+10(b)+11(d)] + 12 WHICHEVER IS APPLICABLE	14322.44
	b)	ANCILLARY F.S.I. OF RESIDENTIAL F.S.I. (60%) 00	8593.46
		ANCILLARY F.S.I. OF COMMERCIAL F.S.I. (80%)	00
	c)	TOTAL ENTITLEMENT (a+b)	22915.90
	d)	PROPOSED BUILT UP AREA	12407.26
			0.54

PROJECT TITLE :
PROPOSED G+10 , G+7 RESIDENTIAL BUILDING ON LAND BEARING S.NO. 67/4/A,4/B,4/C,4/D,S.NO.67/5,S.NO.67/7,S.NO.67/8, VILLAGE :- DHAVALE, TALUKA:- AMBERNATH , DISTRICT:- THANE

CLIENT : M/S. VANDU BUILDERS LLP TARFE MR. KHIMJI BARWADIYA

STAMP :
For VANDU BUILDER LLP
Designated Partner

SHEET NO : 1 / 4

DATE : 19.07.2023

STAMP :
The Design India Group
STATE/R/2022/APL/02450

THE DESIGN INDIA GROUP
We help build your dream
Architecture Engineering Liasoning Surveyors

JOB NO.	DWG. NO.	SCALE	DRWAN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/LISENCE ENGINEER/SUPERVISOR
	2022/03	AS MENTIONED	NAMRATA	ISHAN	STATE/R/2022/APL/02450