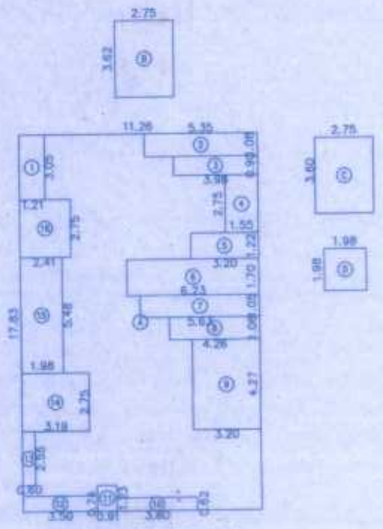


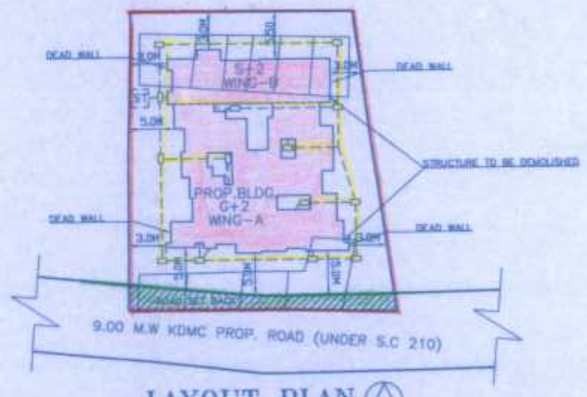
AREA DIAGRAM
(GR.FLR) SCALE 1:200

BUILT UP AREA CALCULATION

GR FLOOR									
A	11.26	X	17.83	X	1NO	=	200.77	SQ.MT.	
B	2.75	X	3.62	X	1NO	=	9.96	SQ.MT.	
C	2.75	X	3.60	X	1NO	=	9.90	SQ.MT.	
D	1.98	X	1.98	X	1NO	=	3.92	SQ.MT.	
					TOTAL ADDITION	=	224.55	SQ.MT.	X

DEDUCTIONS

1	1.21	X	3.05	X	1NO	=	3.69	SQ.MT.	
2	5.35	X	1.08	X	1NO	=	5.78	SQ.MT.	
3	3.98	X	0.90	X	1NO	=	3.58	SQ.MT.	
4	1.55	X	2.75	X	1NO	=	4.26	SQ.MT.	
5	3.20	X	1.22	X	1NO	=	3.90	SQ.MT.	
6	6.23	X	1.70	X	1NO	=	10.59	SQ.MT.	
7	5.63	X	1.05	X	1NO	=	5.91	SQ.MT.	
8	4.26	X	1.06	X	1NO	=	4.52	SQ.MT.	
9	3.20	X	4.27	X	1NO	=	13.66	SQ.MT.	
10	3.80	X	0.62	X	1NO	=	2.36	SQ.MT.	
11	0.91	X	1.23	X	1NO	=	1.12	SQ.MT.	
12	3.50	X	0.74	X	1NO	=	2.59	SQ.MT.	
13	0.60	X	2.55	X	1NO	=	1.53	SQ.MT.	
14	3.19	X	2.75	X	1NO	=	8.77	SQ.MT.	
15	1.98	X	5.48	X	1NO	=	10.85	SQ.MT.	
16	2.41	X	2.75	X	1NO	=	6.63	SQ.MT.	
					TOTAL DEDUCTION	=	89.74	SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]						=	134.81	SQ.MT.	X1

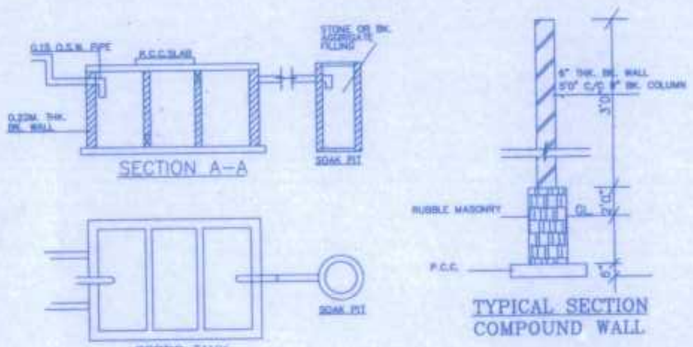


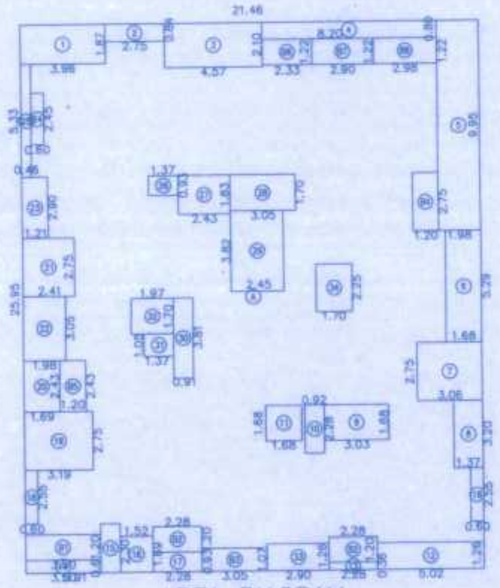
LAYOUT PLAN
SCALE 1:500

FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 35	04	–	–
35 TO 45	11	03	03
45 TO 70	02	02	02
ABOVE 70	–	–	–
COMMERCIAL AREA PER 80 SQ.MT.	–	–	–
TOTAL	17	05	05
STILT/STAK PARKING			
OPEN PARKING			

DOORS & WINDOWS SCHEDULE

	SIZE W X H	AREA IN SQ.MTS	DISCRIPTION
D	1.00M X 2.15M	2.15	T.W.FLUSHED DOOR
D1	0.90M X 2.15M	1.93	T.W.F/WELLED DOOR
D2	0.75M X 2.00M	1.50	
W	1.60M X 1.20M	2.16	T.W.GLAZED WINDOW
W1	1.50M X 1.20M	1.80	
W2	0.90M X 1.20M	1.08	
V	0.60M X 0.75M	0.45	GLASS LOUVERS
RS			ROLLING SHUTTER





AREA DIAGRAM
(1ST,FLR) SCALE 1:200

BUILT UP AREA CALCULATION

1ST FLOOR									
A	21.46	X	25.95	X	1NO	=	556.89	SQ.MT.	
					TOTAL ADDITION	=	556.89	SQ.MT.	X

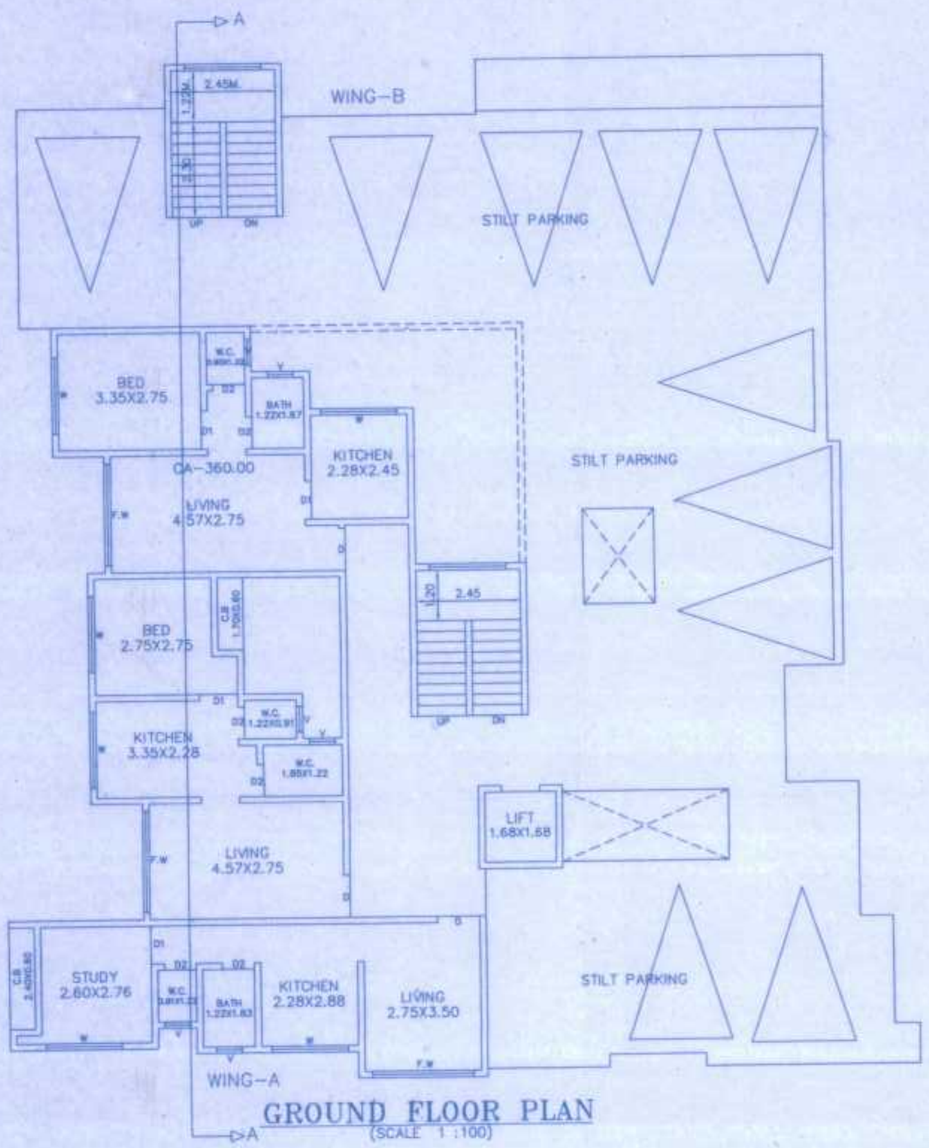
DEDUCTIONS

1	3.96	X	1.87	X	1NO	=	7.41	SQ.MT.	
2	2.75	X	0.84	X	1NO	=	2.31	SQ.MT.	
3	4.57	X	2.10	X	1NO	=	9.60	SQ.MT.	
4	8.20	X	0.80	X	1NO	=	6.56	SQ.MT.	
5	1.98	X	9.95	X	1NO	=	19.70	SQ.MT.	
6	1.68	X	5.29	X	1NO	=	8.89	SQ.MT.	
7	3.06	X	2.75	X	1NO	=	8.42	SQ.MT.	
8	1.37	X	3.20	X	1NO	=	4.38	SQ.MT.	
9	3.03	X	1.68	X	1NO	=	5.09	SQ.MT.	
10	0.92	X	2.28	X	1NO	=	2.10	SQ.MT.	
11	1.68	X	1.68	X	1NO	=	2.82	SQ.MT.	
12	5.02	X	1.26	X	1NO	=	6.33	SQ.MT.	
13	2.28	X	0.36	X	1NO	=	0.82	SQ.MT.	
14	3.50	X	0.61	X	1NO	=	2.14	SQ.MT.	
15	0.91	X	2.30	X	1NO	=	2.09	SQ.MT.	
16	1.52	X	1.69	X	1NO	=	2.57	SQ.MT.	
17	2.28	X	0.93	X	1NO	=	2.12	SQ.MT.	
18	0.60	X	2.55	X	2 NOS	=	3.06	SQ.MT.	
19	3.19	X	2.75	X	1NO	=	8.77	SQ.MT.	
20	1.69	X	2.43	X	1NO	=	4.11	SQ.MT.	
21	2.41	X	2.75	X	1NO	=	6.63	SQ.MT.	
22	1.98	X	3.05	X	1NO	=	6.04	SQ.MT.	
23	1.21	X	2.90	X	1NO	=	3.51	SQ.MT.	
24	0.60	X	2.45	X	1NO	=	1.47	SQ.MT.	
25	0.46	X	5.33	X	1NO	=	2.45	SQ.MT.	
26	1.37	X	0.93	X	1NO	=	1.27	SQ.MT.	
27	2.43	X	1.83	X	1NO	=	4.45	SQ.MT.	
28	3.05	X	1.70	X	1NO	=	5.19	SQ.MT.	
29	2.45	X	3.82	X	1NO	=	9.36	SQ.MT.	
30	0.91	X	3.81	X	1NO	=	3.47	SQ.MT.	
31	1.37	X	1.05	X	1NO	=	1.44	SQ.MT.	
32	1.97	X	1.70	X	1NO	=	3.35	SQ.MT.	
33	2.90	X	1.26	X	1NO	=	3.65	SQ.MT.	
34	1.70	X	2.25	X	1NO	=	3.83	SQ.MT.	
					TOTAL DEDUCTION	=	165.40	SQ.MT.	Y1

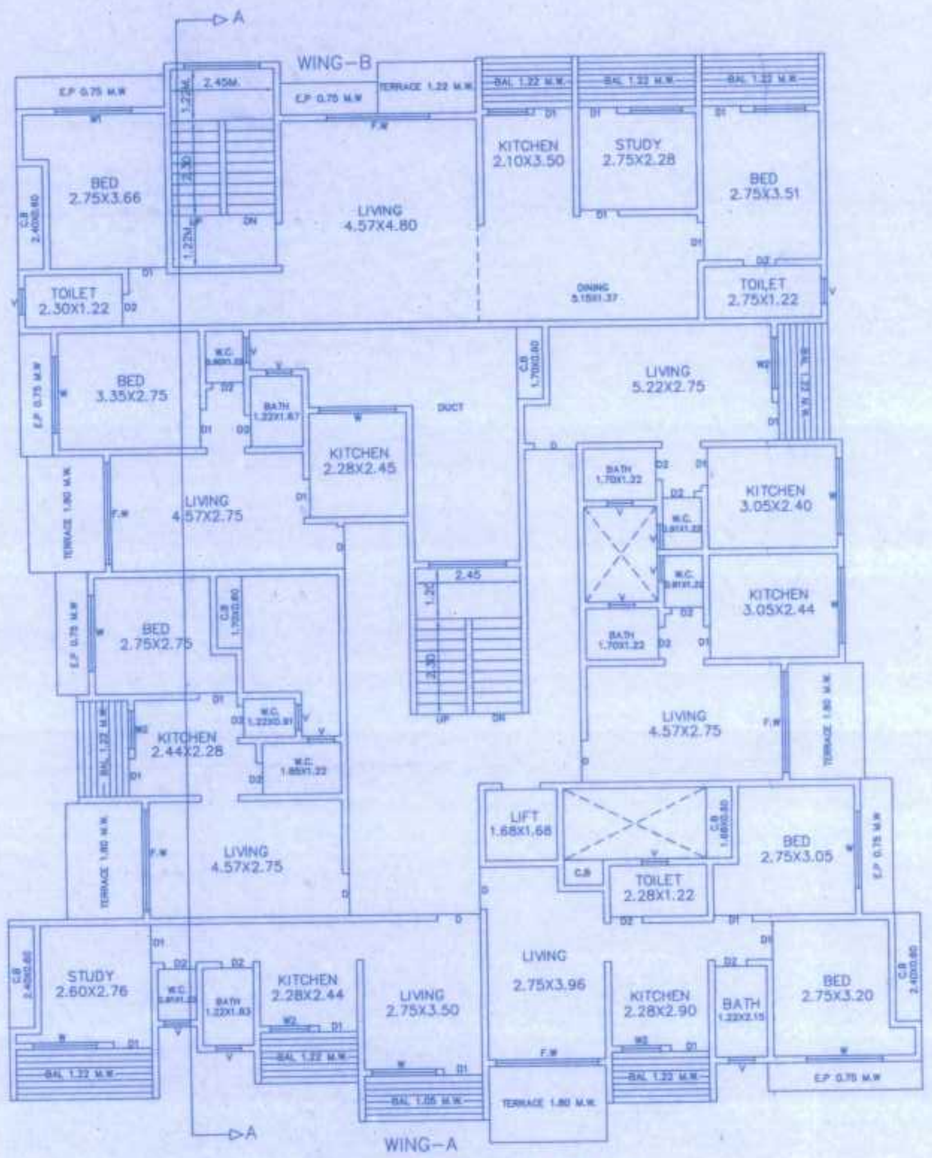
BALCONY AREA CALCULATION.

1ST FLOOR									
B1	3.50	X	1.20	X	1NO	=	4.20	SQ.MT.	
B2	2.28	X	1.20	X	2 NOS	=	5.47	SQ.MT.	
B3	3.05	X	1.07	X	1NO	=	3.26	SQ.MT.	
B4	1.20	X	2.75	X	1NO	=	3.30	SQ.MT.	
B5	1.20	X	2.43	X	1NO	=	2.92	SQ.MT.	
B6	2.33	X	1.22	X	1NO	=	2.84	SQ.MT.	
B7	2.90	X	1.22	X	1NO	=	3.54	SQ.MT.	
B8	2.98	X	1.22	X	1NO	=	3.64	SQ.MT.	
TOTAL BALCONY AREA PER FLOOR (1ST FLOOR)						=	29.17	SQ.MT.	Y2
TOTAL BUILT UP AREA [X – (Y1+Y2)]						=	362.32	SQ.MT.	X1

PERMISSIBLE BALCONY AREA (10% OF 362.32)	=	36.23 SQ.MT.
PROPOSED BALCONY AREA	=	29.17 SQ.MT.
EXCESS BALCONY AREA	=	NIL SQ.MT.
TOTAL BUILT UP AREA (NET BUILT UP AREA + EXCESS BALCONY AREA)	=	362.32 SQ.MT.



GROUND FLOOR PLAN
(SCALE 1:100)



1ST FLOOR PLAN
SCALE-1:100

STAMP OF APPROVAL OF PLAN | SHEET NO. 1/2

बांधकाम नकाशा मंजूरी
रेराने दुरुस्ती दाखवल्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा/नरवि/बांप/कवि-[illegible]/CC/0024/17
दिनांक 15/12/2017 रोजी वितरीत
दिलेल्या अटीप्रमाणे.

कल्याण डोंबिवली महानगरपालिका
नगर रचनाकार
कल्याण डोंबिवली महानगरपालिका

PROFORMA – I

		A. AREA STATEMENT	AREA (IN SQ.MT.)
1	a	AREA OF PLOT AS PER POA	1016.00
		AREA OF PLOT AS PER MEASUREMENT	1016.00
2		DEDUCTION FOR	
	a	ROAD SET BACK AREA	75.00
	b	RESERVATION ANY	
	c	RESERVATION ANY	
	d	RESERVATION ANY	
		TOTAL (a+b+c)	75.00
3		BALANCE AREA PLOT (1b MINUS 2)	941.00
4		DEDUCTION (IF DEDUCTIBLE)	
	b	FOR RECREATIONAL GROUND 15% LESS	
5		NET AREA PLOT (3 MINUS 4)	941.00
6		ADDITIONS FOR FLOOR SPACE INDEX	
	a	ROAD SET BACK AREA (75.00 X 2.15)	161.25
	b	RESERVATION AREA	
	c	RESERVATION AREA	
7		TOTAL AREA PLOT (5 PLUS 6.)	1102.25
8		FLOOR SPACE INDEX PERMISSIBLE	1.00
9		FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) 941.00 X 40% =376.40–161.25 = 215.15	–
10		PERMISSIBLE FLOOR AREA (6 2a+8+9) ABOVE	1102.25
11		EXCESS STRUCTURE AREA	
12		PROPOSED FLOOR AREA	849.04
13		EXCESS BALCONY AREA TAKEN IN TO F.S.I.	–
14		TOTAL BUILT AREA PROPOSED (11+12+13)	849.04
15		FLOOR SPACE INDEX CONSUMED	
	B	BALCONY STATEMENT	
		PERMISSIBLE BALCONY AREA PER FLOOR –	SHOWN IN TABLE
		PROPOSED BALCONY AREA PER FLOOR	
		EXCESS BALCONY AREA PER FLOOR	
		TOTAL EXCESS BALCONY AREA ALL FLOORS	
	C	TENEMENT STATEMENT	
		PROPOSED AREA (ITEM A–12 ABOVE)	849.04
		LESS DEDUCTION OF NON–RESIDENTIAL AREA (SHOP ETC.)	0.00
		AREA AVAILABLE FOR TENTMENTS (1 MINUS II)	849.04
		TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTORE)	25
		TENEMENTS PROPOSED	17 FLAT
		TENEMENTS EXISTING	
		TOTAL TENEMENTS ON THE PLOT	17 FLAT
		TRANSPORT VEHICLES PARKING	
	i)	SPACE FOR TRANSPORT VEHICALS PARKING REQUIRED REGULATIONS	SHOWN IN TABLE
	ii)	TOTAL NOS.TRANSPORT VEHICALS PARKING SPACES PROVIDED	

PROPORMA –II

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON AND THAT THE DIMENTIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALLES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

LEGENDS	NOTES
PLOT LINES SHOWN IN RED EXISTING STREET SHOWN IN DOTTED YELLOW FUTURE STREET PERMISSIBLE BUILDING OPEN SPACES WORK PROPOSED TO BE DEMOLISHED PROPOSED WORK SHOWN IN PINK DRAINAGE & SCHERAGE WORK SHOWN IN YELLOW DEVIATIONS RECREATION GROUND SHOWN IN GREEN ROADS & SETBACKS SHOWN IN GREEN RESERVATION AS PER D.P. COLOUR	DRAWING IN SCALE ALL DIMENSIONS ARE IN FEET/METER OUTER WALL & INTERNAL WALLS ARE 6" THK.

ARCHITECT: ANIL M. SIRGUDE.
SIGNATURE OF OWNERS.

661 01 DRG. NO.	PROPOSED BUILDING PLAN ON PLOT BEARING ON C.T.S. NO. 4263 TO 4276 AT VILLAGE– TISGAON, TAL. KALYAN, DIST. THANE FOR SHRI. PRABHAKAR WAMAN GAIKWAD & OTHERS C.A. HOLDER–SHRI VISHNU D. JADHAV
AS SHOWN SCALE	
14/12/2017 DATE	
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS B–101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan – 421301
PARESH CAD/DRN	