



BLOCK PLAN SCALE 1:500

PARKING AREA STATEMENT

RES. AREA (BELOW 35 SQ.M.)	PROP. FLAT	CAR. PARKING
35 TO 45	105 NOS	26.25 NOS
45 TO 70	132 NOS	66 NOS
70 ABOVE	2100.20 SQ.M.	28.36 NOS
COMB. AREA VISITORS	10%	11.88 NOS
TOTAL	237 NOS	130.47 NOS
TOTAL PARKING REQUIRED		131.00 NOS
TOTAL PARKING PROVIDED		136.00 NOS

BUILT UP AREA STATEMENT

FLOOR	PROP. AREA	PERMI. BAL.	PROP. BAL.	EXC. BAL.	TOTAL AREA
GROUND	770.78	---	---	---	770.78
1ST	917.05	91.78	---	---	917.05
2ND	1130.86	113.08	12.45	---	1130.86
3RD	583.64	58.36	12.45	---	583.64
4TH	554.62	55.46	35.56	---	554.62
5TH	554.62	55.46	35.56	---	554.62
6TH	554.62	55.46	35.56	---	554.62
7TH	554.62	55.46	35.56	---	554.62
8TH	554.62	55.46	35.56	---	554.62
9TH	554.62	55.46	35.56	---	554.62
10TH	554.62	55.46	35.56	---	554.62
11TH	554.62	55.46	35.56	---	554.62
12TH	554.62	55.46	35.56	---	554.62
13TH	554.62	55.46	35.56	---	554.62
14TH	554.62	55.46	35.56	---	554.62
15TH	554.62	55.46	35.56	---	554.62
16TH	554.62	55.46	35.56	---	554.62
17TH	554.62	55.46	35.56	---	554.62
18TH	554.62	55.46	35.56	---	554.62
19TH	554.62	55.46	35.56	---	554.62
20TH	554.62	55.46	35.56	---	554.62
21TH	554.62	55.46	35.56	---	554.62
22TH	554.62	55.46	35.56	---	554.62
23TH	554.62	55.46	35.56	---	554.62
24TH	554.62	55.46	35.56	---	554.62
25TH	554.62	55.46	35.56	---	554.62
26TH	554.62	55.46	35.56	---	554.62
27TH	554.62	55.46	35.56	---	554.62
28TH	554.62	55.46	35.56	---	554.62
TOTAL	17277.41 SQ.M.	1850.80 SQ.M.	913.90 SQ.M.	---	17277.41 SQ.M.
PERMISSIBLE B.U.P. AREA					17321.41 SQ.M.
STAIRCASE AREA FOR PERMIUM					150.00 SQ.M.
BALANCE B.U.P. AREA					44.00 SQ.M.



DOORS & WINDOWS SCHEDULE

SIZE IN MTS.	AREA	DESCRIPTION OF PARTICULARS
D 1.50 X 2.10	3.20 SQ.MT	T.W. FRAMED FULLY PANELLED SINGLE LEAF
D1 0.90 X 2.10	1.89 SQ.MT	T.W. FRAMED FULLY FLUSHED SINGLE LEAF
D2 0.75 X 2.00	1.50 SQ.MT	T.W. FRAMED 6.25 MPHGH GLASS AT TOP SINGLE LEAF
W 1.80 X 2.10	3.78 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1 0.90 X 2.10	1.89 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2 1.50 X 1.20	1.80 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W3 1.20 X 1.20	1.44 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W4 1.20 X 2.10	2.52 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V 0.90 X 0.90	0.81 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW

STAMP OF APPROVAL OF PLAN
SHEET - 1 / 4

बोधकाम नक़्शे मज़ूरी
 मंगले दुसरी दाखिल्यावधाने व बोधकाम प्राप्त
 प्रमाणपत्र नं. कडमंगल / नली / बांग / अति-सौते / cc|0038|18
 दिनांक 21/07/2018 घात
 दिनेत्या अतिप्रमाणे

शुद्धाचक संवाचक
 का पाठ नक़्शे मंडीकरी कडमंगल

AREA STATEMENT

	SQ.MT	
1a	AREA OF PLOT (AS PER 7/12 EXTRACT)	13400.00
1b	AREA OF PLOT NOT IN POSSESSION	94.50
1c	AREA OF PLOT AS PER MINIMUM BOUNDARY	13305.50
1d	AREA OF PLOT CONSIDERED FOR PROPOSAL	13305.50
2	DEDUCTION FOR	
a	PROPOSED 24 MT WIDE ROAD AREA BEARING	1745.00
b	PROPOSED 18 MT WIDE ROAD AREA BEARING	105.00
c	ANY RESERVATION a) RES NO.45 PARKING	908.00
	b) RES NO.46 'C.G.'	1336.00
d	AREA UNDER NALLA	377.50
2a	TOTAL AREA (a+b+c)	4371.50
3	BALANCED AREA OF PLOT (1b - 2a) GARDEN RES NO 47	8934.00
4	DEDUCTIONS (IF DEDUCTIBLE)	
i)	RECREATIONAL GROUND 15% OF (3)	N.A.
ii)	AMENITY AREA 5% OF (3)	
5	NET AREA OF PLOT (3 - 4)	8934.00
5a	GARDEN AREA TO BE HANDED OVER TO K.D.M.C. 70% OF 8934.00	6253.80
5b	GARDEN AREA TO BE DEVELOPED BY OWNER 30% OF 8934.00	2680.20
6	PERMISSIBLE FLOOR SPACE INDEX	1.00
7	PERMISSIBLE FLOOR AREA (3) X 1.00 (BASIC)	8934.01
8	ADDITION FOR FLOOR SPACE INDEX	
9	ADDITION FOR AMENITY AREA	
9a	ADDITION FOR (ROAD AREA) X 2.10 = 1745.00 X 2.10	3664.50
9b	ADDITION FOR (ROAD AREA) X 2.10 = 105.00 X 2.10	220.50
9c	ADDITION FOR (RES AREA) X 2.10 = 808.00 X 2.10	1696.80
9d	ADDITION FOR (RES AREA) X 2.10 = 1336.00 X 2.10	2805.60
10	TOTAL PERMISSIBLE FLOOR AREA (3 + 11)	17321.41
11	ADDITION FOR FLOOR SPACE INDEX	
12	T.D.R. APPLICABLE	
13	TOTAL PERMISSIBLE FLOOR AREA (12 + 14)	17321.41
14	EXISTING FLOOR AREA	
15	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
16	TOTAL BUILT-UP AREA PROPOSED (15-18)	17277.41

BALCONY AREA STATEMENT

	AS SHOWN
PERMISSIBLE BALCONY AREA	
PROPOSED BALCONY AREA	
EXCESS BALCONY AREA	

TENEMENT STATEMENT

a	PROPOSED AREA	17277.41
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	2109.20
c	AREA OF TENEMENT (a+b)	15168.21
e	TENEMENT PERMISSIBLE	455 NOS
f	TENEMENT PROPOSED	237 NOS
g	TENEMENT EXISTING	
h	TOTAL NO. OF TENEMENT	237 NOS

PARKING STATEMENT

	AS SHOWN	
a	PARKING REQUIRED BY RULE, CAR	
	SCOOTER	
	CYCLE	

NAME & SIGNATURE OF P.O.A. HOLDER
 SHRI. ISHWAR S. PATEL

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED BUILDING ON PLOT BEARING S.NO.102 NEW, H.NO.1, S.NO. 74 OLD, AT MOUJE - KANCHANGAON, TAL-KALYAN.
 FOR: SHRI. BHAGWAN P. CHAUDHARY

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

SHANTI CONSULTANTS
 M.P.C. Shri. Arun Engineers & Arund S. Patel
 Reg. No. STR/PT, ICMAC Reg. No. 478 ENGINEERS SIGNATURE

CERTIFICATE OF AREA
 CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 10-11-2017 & THE DIMENSIONS OF BORES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 13400.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SHR. B. CHAUDHARY
 SIGN OF ARCHITECT

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN-28	1	AS STATED	RAHUL		22-06-18

NAME & SIGNATURE OF ARCHITECT
 SHATHAPATYA NIRMAAN ARCHITECTS & INTERIOR DESIGNERS
 ARCHITECT: SHIRISH G. NACHANE
 CA/99/24827

137 FLOOR KALAS BANGLO, NEAR ADITYA BANGLO KARYALAYA, AGARKAR ROAD, DOMBIVALI (E).

284, JAGANNATH COMMERCE PLAZA, CHAR RASTA, MARPADA ROAD, NEAR GODREJ SHOWROOM, DOMBIVALI (E)