

LAYOUT PLAN, LOCATION PLAN, RECREATION AREA CALCULATIONS, TENAMENT AREA STATEMENT, PARKING STATEMENT, U/G TANK & PUMP ROOM, COMPOUND WALL - SECTION, SUMMARY ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to cond. as prescribed in Permit No. V.P. 59/10009/A TMC/TB/DP/TPS/ 14/11/13 Dated 28/03/2016

Deputy Engineer (TDD) Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane

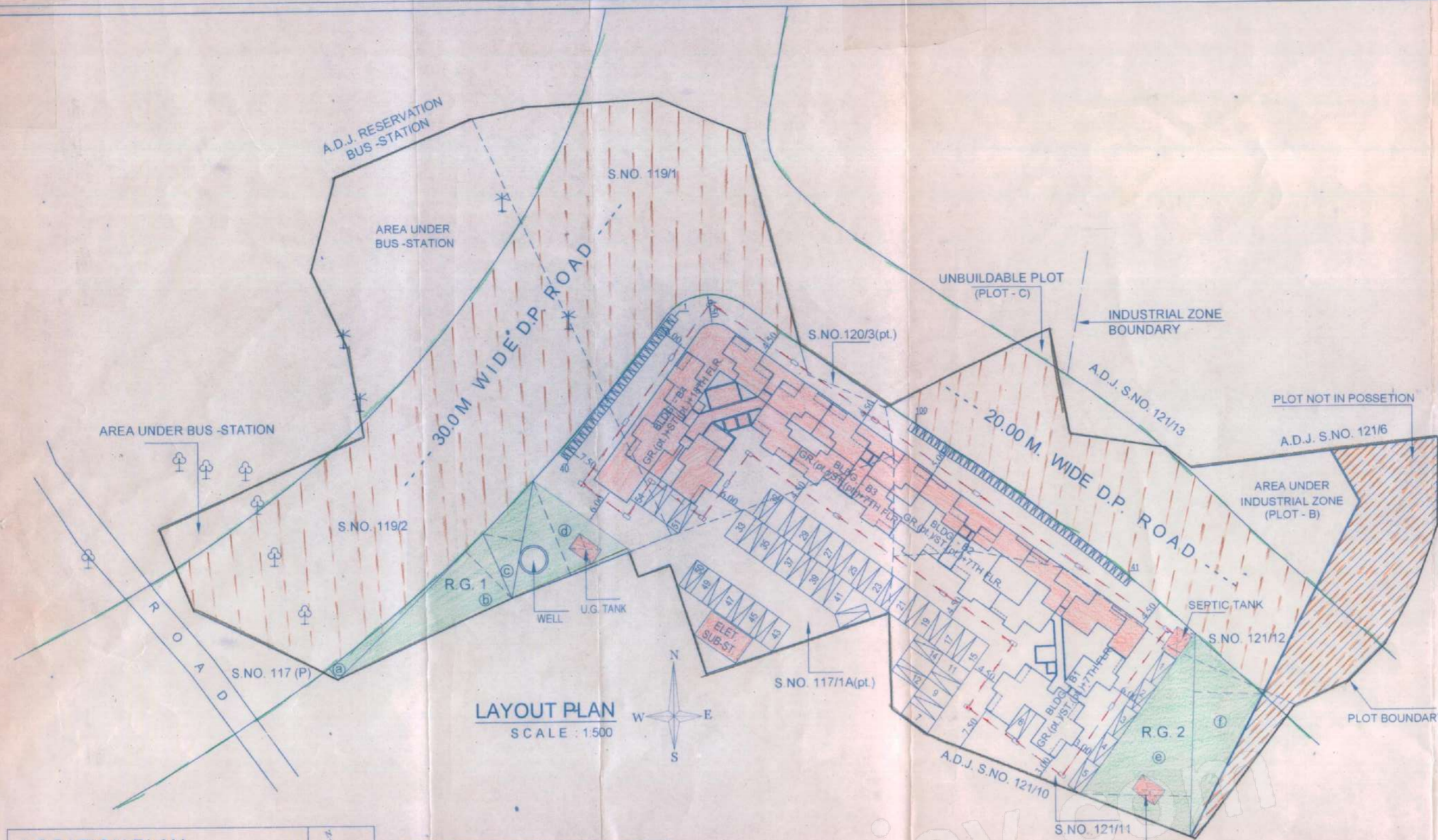
सावधान

\*मंजूर नकाशासुसार बांधकाम न करणे तसेच विकसित नियंत्रण नियमावलीनुसार अबाधक त्या परवानक्या न घेऊन बांधकाम बांधणे, महाराष्ट्र प्रादेशिक व नगर दळन अधिनियमाचे कलम 47 अन्वये दखलपात्र मुद्दा आहे. एकाही जास्त जास्त 3 वर्षे वैध व र. 9000/- रकम होऊ शकते

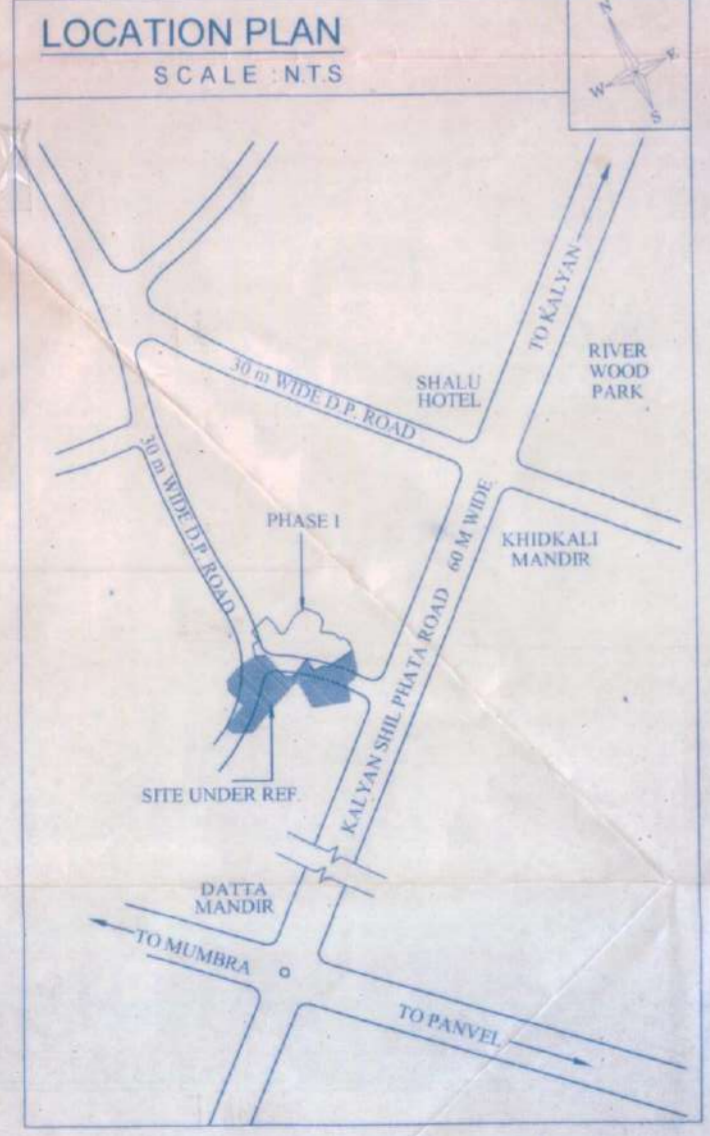


PROFORMA - A

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	12051.22
2	DEDUCTIONS FOR	
a	AREA UNDER ROAD (20.00 M & 30.00 M wide)	4805.00
b	INDUSTRIAL AREA (PLOT - B)	342.58
c	PLOT UNDER BUS-STATION	1292.97
d	PLOT NOT IN POSSESSION	740.10
e	UNBUILDABLE PLOT (PLOT - C)	18.54
f	TOTAL (a+b+c+d+e)	7199.19
3	NET GROSS AREA OF PLOT (PLOT - A = 1-2)	4852.03
4	DEDUCTIONS FOR	
a	RECREATION GROUND 15% AS PER REGULATION	727.80
5	NET AREA OF PLOT (3-4)	4124.23
6	ADDITION PREVIOUS ROAD AREA	3129.04
a	AREA UNDER ROAD AS PER G.R. DATED-29/01/2016	
b	1.40% PERMISSIBLE D.R. + T.D.R. (4852.03 x 1.40 = 6792.84)	
c	20% SLUM T.D.R. UTILIZED OUT OF TOTAL PERM. T.D.R. (6792.84 x 20% = 1358.56 SQ.MT.)	
d	T.D.R. DR FOR UTILIZATION = 5434.28	
e	ALREADY USED TDR/DR = 3129.04 SQ. MT.	
f	PERMISSIBLE TDR/DR TO BE USED = 2305.24 SQ. MT.	
g	ADDITION ROAD AREA = 421.00 x 2 = 842.00 SQ. MT.	
h	BALANCE ROAD DR (485.00-3129.04-407.50) = 1254.96 x 2 = 2509.92	
i	TOTAL (a+b+c+d+e+f+g+h)	842.00
7	ADDITION OF 0.30% PREMIUM F.S.I.	1455.60
8	TOTAL AREA (5+6a+6b+6c)	9550.93
9	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	ONE
10	TOTAL PERMISSIBLE AREA	9550.93
11	TOTAL PROPOSED AREA	9531.43
12	TOTAL BUILT-UP AREA CONSUMED (9%)	0.99
A	TENEMENT STATEMENT	
a	PROPOSED AREA OF PLOT ITEM A(10) ABOVE	9531.43
b	LESS NON RESIDENTIAL AREA	720.38
c	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	264 NOS
d	DENSITY	300/HT
e	PROPOSED	203 NOS
f	EXISTING	...
g	TOTAL TENEMENT (e+f)	203 NOS
B	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION	80 NOS
b	PARKING IN STILL	27 NOS
c	OPEN PARKING	54 NOS
d	TOTAL PARKING PROVIDED (b+c)	81 NOS



LAYOUT PLAN SCALE : 1:500



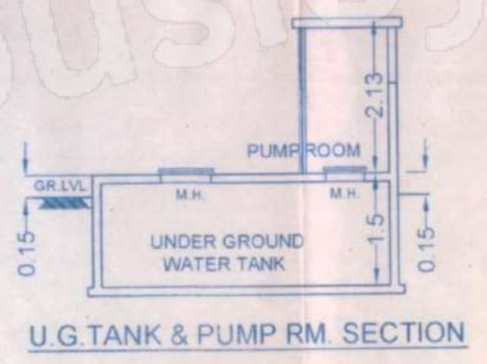
LOCATION PLAN SCALE : NTS

R.G. AREA CALCULATIONS:

REQUIRED PHYSICAL R.G. = 4836.27 x 20% Sq.Mt (20% of net PLOT) = 967.25 Sq.Mt.

PROPOSED PHYSICAL R.G.

R.G.	REQUIREMENTS	AREA (Sq.Mt.)
R.G. 1	a) 33.30 x 2.30 x 0.50 = 38.29 Sq.Mt.	38.29
	b) 33.30 x 11.00 x 0.50 = 183.15 Sq.Mt.	183.15
	c) 6.60 x 19.80 x 0.50 = 65.34 Sq.Mt.	65.34
	d) 21.30 x 16.90 x 0.50 = 179.98 Sq.Mt.	179.98
TOTAL		466.76
R.G. 2	e) 18.51 x 33.87 x 0.50 = 313.46 Sq.Mt.	313.46
	f) 11.42 x 33.87 x 0.50 = 193.39 Sq.Mt.	193.39
TOTAL		506.85
TOTAL AREA		973.61
TOTAL AREA (as per DCR)		967.25



U.G. TANK & PUMP RM. SECTION

STAIRCASE AREA STATEMENT.

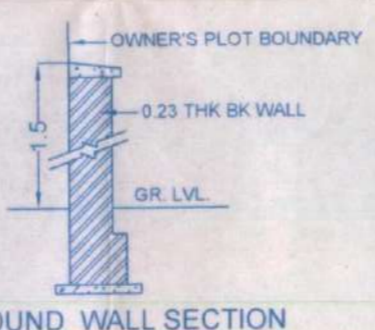
BUILDING TYPE	AREA IN SQ.MT.
BLDG. - B1 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	218.21
BLDG. - B2 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	109.30
BLDG. - B3 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	119.93
BLDG. - B4 (GR.(pt.) + ST.(pt.) + 18TH FLOOR)	1143.12
TOTAL AREA	1590.56

TENEMENT STATEMENT.

BUILDING TYPE	NO. OF FLAT
BLDG. - B1 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	42 NOS
BLDG. - B2 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	28 NOS
BLDG. - B3 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	28 NOS
BLDG. - B4 (GR.(pt.) + ST.(pt.) + 18TH FLOOR)	105 NOS
TOTAL TENEMENT	203 NOS

PROPOSED AREA STATEMENT.

BUILDING TYPE	AREA IN SQ.MT.	
	COMMERCIAL	RESIDENTIAL
BLDG. - B1 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	131.41	1861.02
BLDG. - B2 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	94.29	1094.24
BLDG. - B3 (GR.(pt.) + ST.(pt.) + 7TH FLOOR)	126.05	1082.00
BLDG. - B4 (GR.(pt.) + ST.(pt.) + 18TH FLOOR)	368.63	4763.79
PROPOSED MUNICIPAL AREA	720.38	8811.05
TOTAL PROPOSED MUNICIPAL AREA (Commercial + Residential)	9531.43	9531.43



COMPOUND WALL SECTION

PARKING STATEMENT FOR PREVIOUS SANCTION

AS PER SANCTION DATE - (TMC/TD - D.P / TPS / 0410/11 DATE 08/06/2011)

DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
1 PARKING FOR EACH: 4 TENEMENTS HAVING CARPET AREA ABOVE 35 SQ.MT. TO 45 SQ.MT.	84 NOS	21 NOS
1 PARKING FOR EACH: 2 TENEMENTS HAVING CARPET AREA ABOVE 45 SQ.MT. TO 70 SQ.MT.	28 NOS	14 NOS
TOTAL PARKING		35 NOS
VISITORS 10%		4 NOS
TOTAL PARKING REQUIRED		39 NOS

PARKING STATEMENT FOR ADDITIONAL F.S.I.

(FOR BUILDING B3 - 7TH FLOOR & B4 ABOVE 7TH FLOOR)

ADDITIONAL AREA = PERMISSIBLE AREA - PREVIOUS PERM. AREA = 9531.87 - 6194.47 = 3337.40 Sq. Mt.

DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
NO PARKING PROVIDED FOR TENEMENTS HAVING CARPET AREA BELOW 35 SQ.MT.	69 NOS	00 NOS
2 PARKING FOR EACH: 4 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 35 SQ.MT. TO 50 SQ.MT.	00 NOS	00 NOS
1 PARKING FOR EACH: 1 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	22 NOS	22 NOS
PRO. OFFICE AREA		
1 PARKING SPACE FOR EVERY 50.00 SQ.MT. FOR PROFF. OFFICE AREA	720.38 Sq.Mt.	15 NOS
TOTAL PARKING		37 NOS
VISITORS 10%		4 NOS
TOTAL PARKING REQUIRED FOR NEW PROP. AREA		41 NOS
TOTAL PARKING REQUIRED FOR OLD PROP. AREA		39 NOS
TOTAL PARKING REQUIRED		80 NOS
TOTAL PARKING PROVIDED		81 NOS

- NOTES :-
- PLOT BOUNDARY SHOWN IN = THICK BLACK
  - PROPOSED WORK = RED FILLED
  - DRAINAGE LINE = RED DOTTED
  - PROPOSED GARDEN = GREEN FILLED
  - INTERNAL ROAD = BURNT SIENA
  - D.P. ROAD LINE = GREEN DOTTED
  - EXISTING PIPE - LINE = ORANGE
  - STRUC. TO BE DEMOLISHED = YELLOW DOTTED

PLOT AREA CALCULATIONS: AS PER --- (in SQ. MT.)

S.NO./H.NO.	AREA AS PER		AREA UNDER CONSIDERATION	AREA UNDER ROAD (20 & 30 M wide)	AREA UNDER BUS-STATION	AREA NOT IN POSSESSION	PLOT - B AREA UNDER INDUSTRIAL ZONE	PLOT - C UNBUILDABLE PLOT	PLOT - A CLEAR PLOT AREA
	7/12 EXTRACT	TILR P-LINE							
117/A(pt.)	800.00	910.97	900.00	---	---	---	---	---	900.00
119/1	2930.00	2650.50	2650.50	1333.30	174.00	---	---	---	1143.20
119/2	3750.00	3970.50	3750.00	2105.00	1118.60	---	---	---	526.40
120/3 (pt.) sub divided unbuildable plot form V no. 2008/38	40.72	40.72	40.72	---	---	---	---	---	40.72
121/11	1850.00	1897.00	1850.00	9.90	---	90.15	---	---	1749.95
121/12	2860.00	2957.50	2860.00	1373.00	---	649.90	342.75	18.35	476.00
TOTAL PLAT AREA	12330.72	12427.19	12051.22	4805.00	1292.60	740.05	342.75	18.35	4836.27

REVISION DESCRIPTION DATE SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... 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 DOCUMENTS OWNERSHIP.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO. 117/1A (pt.) 119/1 & 2, 120/3(pt.), 121/11 & 12 AT, KHIDKALI VILLAGE, THANE

NAME & SIGN. OF OWNER

Mr. SHANKARLAL PATEL  
for Mr. SHIVNATH DEVELOPER (P.O.A. HOLDER)

ARCHITECTS NAME AND ADDRESS

SAMEER S. LOTKE & ASSOCIATES  
Architect  
Architect & Interior Designer  
Ph: 022-25479873 E-mail: sameerlotke@gmail.com

JOB No. DRAWING No. SCALE AS STATED DATE 02-10-2017 LAST MODIFIED DRAWN BY SUNIL CHECKED BY: