

R.G. AREA CALCULATION				
ADDITIONS				
1	2.83	X 0.58	= 0.86	X 4 = 4.4
2	16.20	X 2.00	=	32.4
3	17.91	X 14.60	=	261.5
4	0.53	X 18.36	=	9.7
5	16.31	X 2.00	=	32.6
6	20.49	X 18.10	=	370.7
7	1.32	X 18.35	=	24.2
8	7.92	X 14.60	=	115.6
9	6.80	X 2.00	X 2	= 27.2
10	1.41	X 0.13	X 0.66	= 0.12
TOTAL ADDITIONS =				869.9
DEDUCTIONS				
1	20.48	X 4.45	X 3.86	= 62.0
TOTAL DEDUCTION				62.0
AREA (b) =				
TOTAL AREA (a + b) =				807.7
AREA AS PER POLYLINE =				807.7
TOTAL R.G. PROVIDED =				807.74 SQ.M
AS PER UICBP - PHYSICAL R.G. REQUIREMENT -				
16% OF 7188.97 = 710.00 SQ.M				
TOTAL RG PROVIDED = 807.74 SQ.M				

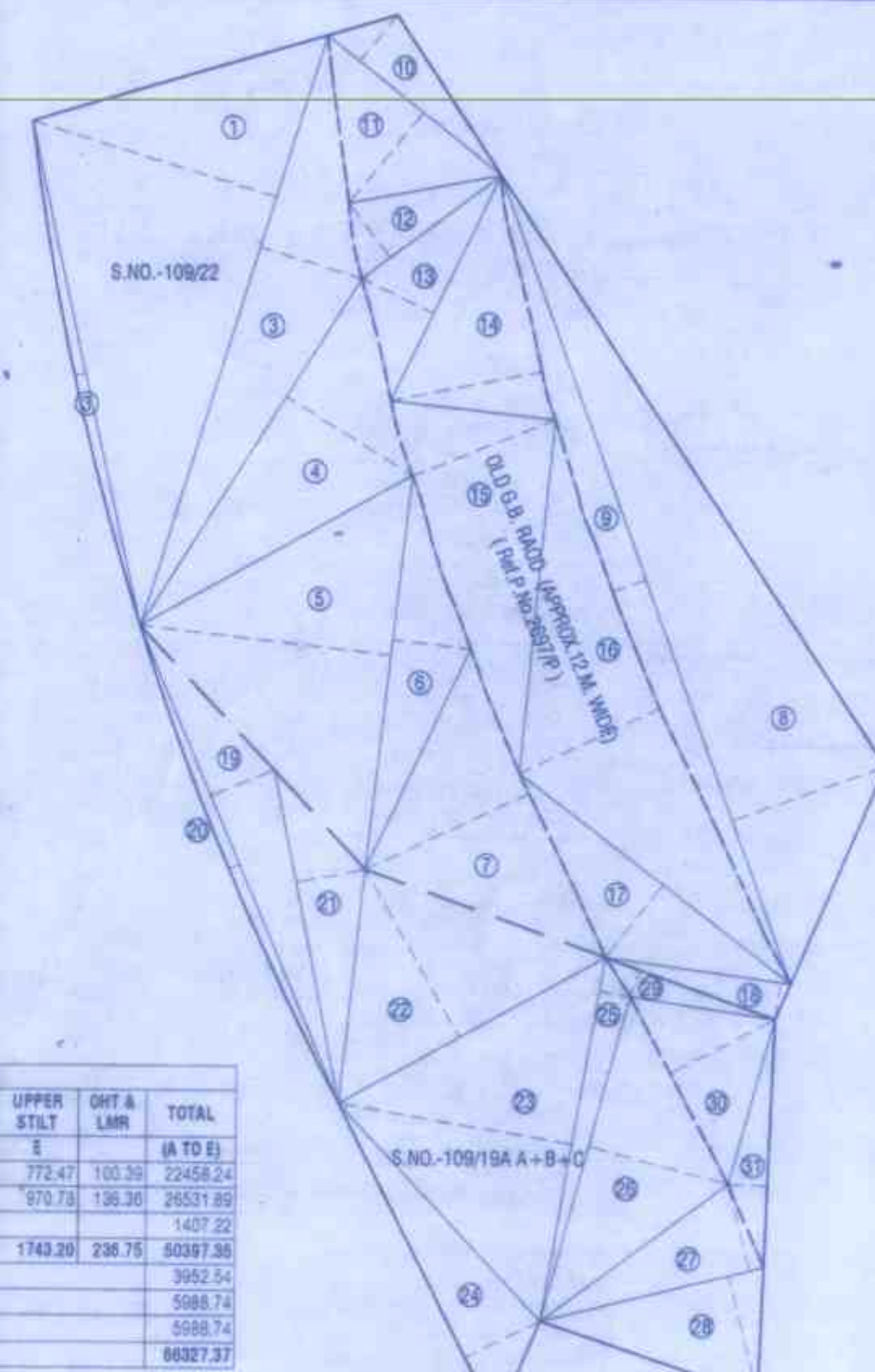
		TABLE NO. 11						
		TABLE NO. 11				TABLE NO. 11		
5.6.1	TRANSFERRING CARRIER AND VESSEL	NO. OF PASSENGERS	TABLE NO. 11		TABLE NO. 11		TABLE NO. 11	
			1. 4 VESSEL REQUIREMENT	2. 2 VESSEL REQUIREMENT	3. 1 VESSEL REQUIREMENT	4. 1 VESSEL REQUIREMENT	5. 1 VESSEL REQUIREMENT	
	LEAVE TIME 08.00	472	1	4	1		3	844
	RETURN TIME 18.00							
	BELOW 08.00		1	4				
1	BELOW 08.00		1	4			1	3
	BELOW 18.00		1	4				
	18.00 TO ABOVE		2	4				
2	TOTAL REQ.	963					248	1432
3	IN VESSELS						12	72
	SHIP AREA 130001	2	2	2	2			
	SHIP AREA 130002	1	1	1	1			
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PARKING PROVISION SUMMARY		
S/LNO	DESCRIPTION	NO.
1	CAR PARKING REQUIREMENT	285
2	CARS PROVIDED INSTEAD OF SCOOTERS (COMPOSITE PARKING PROVISION)	-
3	CAR PARKING PROVISION	290
SCOOTER PARKING PROVISION SUMMARY		
5	SCOOTER PARKING REQUIREMENT	1589
6	SCOOTERS CONVERTED TO CARS (COMPOSITE PARKING PROVISION)	-
7	SCOOTER PARKING PROVISION	1912

PROPOSED PARKING STATISTICS	
Sr. No	FLOORS
1	GROUND FLOOR
2	1ST PODIUM FLOOR
3	2ND PODIUM FLOOR
4	UPPER STILT FLOOR
5	TOTAL PROPOSED PARKING

[illegible]

CONSTRUCTION AREA SUMMARY									
SR NO.	BUILDING	AREA IN SQ.M.							
		P.S.I.	REFUSE AREA	METER ROOM	PUMP ROOM	UPPER STIFF	GHT & LMR	TOTAL	(IN H TO E)
		A	B	C	D	E			
1	INDIA A	21225.80	287.58	80.81	30.90	772.47	100.50	22458.24	
2	INDIA B	29543.88	503.32	38.75	38.75	676.78	136.36	29557.85	
3	COMMERCIAL	1487.52						1487.52	
	TOTAL	47879.18	871.00	99.54	69.74	1749.26	236.75	50597.30	
	GRAND POSUM (PARKING AREA)							3052.54	
	1ST POSUM (PARKING AREA)							5088.70	
	2ND POSUM (PARKING AREA)							5088.74	
	PARKING TOTAL							6029.97	



60' DIM WIDE ROAD AREA CALCULATION			
60' DIM WIDE ROAD AREA UNDER S NO. 100/22			
1	48.50	X 19.80	X 0.50 = 482.25
2	49.42	X 0.90	X 1 = 24.25
3	48.10	X 8.15	X 0.50 = 196.91
4	32.14	X 11.47	X 0.50 = 184.27
5	31.08	X 19.94	X 0.50 = 303.46
6	31.08	X 6.02	X 0.50 = 94.39
7	26.15	X 14.03	X 0.50 = 183.44
8	67.26	X 12.86	X 0.50 = 425.76
9	67.26	X 2.71	X 1 = 121.52
TOTAL AREA			2015.52

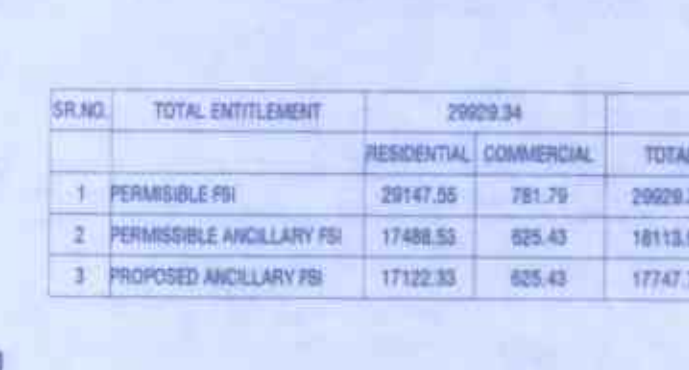
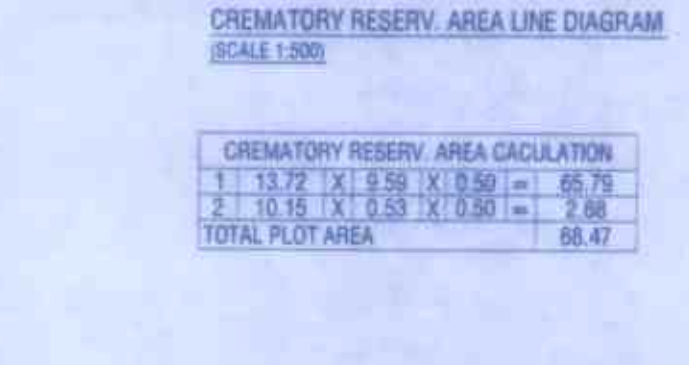
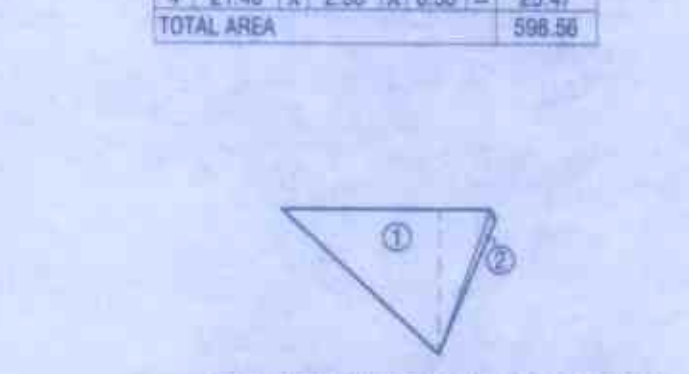
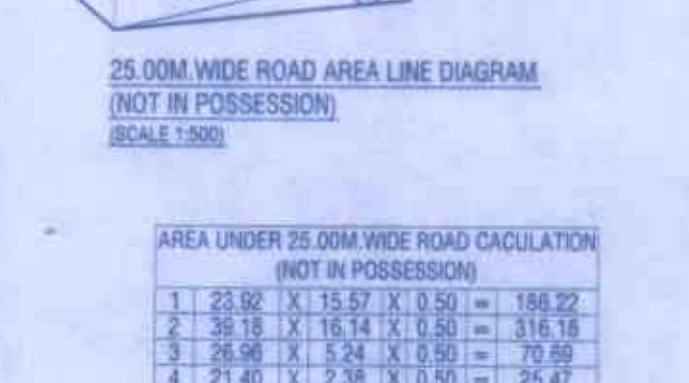
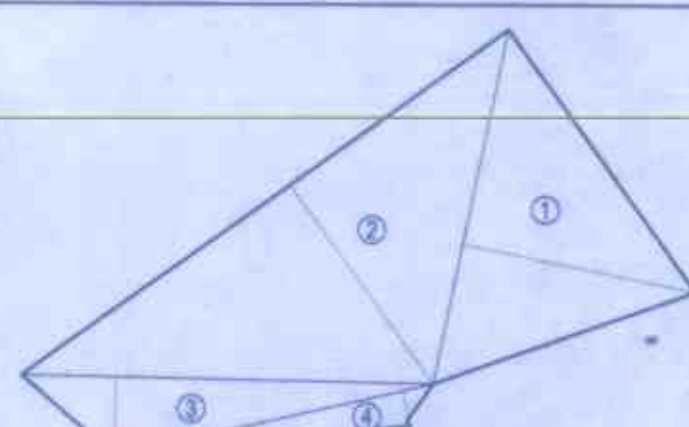
12.00M WIDE EXISTING G.B. ROAD AREA UNDER S.NO.109/22				
10	17.38	X	4.63	= 80.55
11	17.38	X	9.15	= 158.42
12	13.82	X	5.34	= 73.51
13	13.63	X	6.19	= 84.07
14	19.63	X	11.95	= 234.67
15	30.85	X	11.90	= 367.11
16	47.18	X	12.01	= 566.81
17	29.78	X	7.23	= 215.33
18	14.54	X	2.93	= 42.60
TOTAL AREA				219.00
TOTAL ROAD AREA IN S.NO.109/22				2934.43

50 M. WIDE ROAD AREA UNDER				
S.NO/109/15A+B+C				
19	40.45	X	5.31	X 0.50 = 107.39
20	40.45	X	0.91	X 1 = 24.54
21	26.59	X	5.44	X 0.50 = 72.32
22	23.82	X	15.06	X 0.50 = 177.86
23	28.90	X	18.38	X 0.50 = 256.19
24	27.52	X	5.45	X 0.50 = 89.07
25	28.96	X	2.45	X 0.50 = 36.45
26	26.28	X	11.23	X 0.50 = 147.55
27	17.86	X	7.00	X 0.50 = 62.51
28	17.86	X	9.84	X 0.50 = 86.09
TOTAL AREA (a)				1569.94

12.00M WIDE EXISTING G.S. ROAD AREA UNDER S.NO.106/19A+B+C			
29	14.00	X 2.21	X 0.50 = 15.54
30	16.47	X 9.16	X 0.50 = 75.66
31	19.46	X 5.06	X 0.50 = 25.77
TOTAL AREA (B)			121.00
TOTAL ROAD AREA IN S.NO.5.ND109/19A+B+C (B)			
			1190.01
TOTAL ROAD AREA (A+B)			4124.43
12.00M WIDE EXISTING G.R. ROAD			
			1040.00

12.00M WIDE ROAD AREA LINE DIAGRAM

SCALE 1:500				
AREA UNDER 12.00M WIDE ROAD CALCULATED				
1	29.32	X	8.48	X 0.50 = 124.4
2	29.32	X	5.53	X 0.50 = 80.4
TOTAL AREA				206.8



DESCRIPTION OF PROPOSAL			
PROPOSED LAYOUT ON PLOT BEARING - S. NO.-49/1, 109/22, 109/19A, 109/19B, 109/19C, 109/16C & 109/11D, AT VILLAGE- BHAYANDARPADA, TALUKA & DIST- THANE			
PROFORMA 'A' AREA STATEMENT			
S.D. NO.	RECORD NO.	AREA	

1	GROSS AREA OF LOT (AS PER STRICHENGY)	1589.87
2	(MINIMUM AREA OF A.R.C TO BE CONSIDERED)	
3	A AREA OF PLOT (AS PER 7/12 EXTRACT)	14220.00
4	B AREA OF PLOT (AS PER MEASUREMENT SHEET)	15909.51
5	C AREA OF PLOT (CONSIDER FOR PROPOSAL)	1272.98
6	AS PER GITE (AREA AS PER STRICHENGY EXCLUDING AREA NOT IN POSSESSION OF AGRICULTURIST)	11589.87
7	AS PER STRICHENGY + AREA UNDER 20.00M. WIDE ROAD (NOT IN POSSESSION))	
8	= 555.56+980.36 = 1154.22	
9	DEDUCTION FOR	
10	A PROPOSED P.D./D.F. ROAD WIDENING AREA SERVICE ROAD HIGHWAY WIDENING	
11	I AREA UNDER 12.00M. WIDE ROAD	206.86
12	II AREA UNDER 30.00M. WIDE ROAD	1040.00
13	III AREA UNDER 12.00M. WIDE EXISTING GHOSHOLUNDER ROAD	1540.00
14	IV AREA UNDER CREMATORYUM	66.47
15	B ANY D. RESERVATION AREA	
16	C TOTALY (A TO B)	4396.70
17	D BALANCE PLOT AREA (10-C)	7189.97
18	A AMENITY SPACE	
19	B PROPOSED	
20	C BALANCE PROPOSED	
21	NET PLOT AREA (D-4C)	7189.97
22	RECREATIONAL OPEN SPACE	
23	A REQUIRED 10% X (D)	719.00
24	B PROPOSED	807.74
25	C INTERNAL ROAD AREA (EXISTING ROAD)	0.00
26	D PLOTABLE AREA (IF APPLICABLE)	0.00
27	BUILDUP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (1.16) X (D)	7908.97
28	PERMISSIBLE FSI PROPOSED=0.00	
29	In-sh against DTI road (utilized as per previous sanction)	
30	IN (D) = 0+00000 X 2.2=0718.00	5719.4
31	Additional FSI as per Chapter 16 Proposed	
32	Additional FSI as per payment of premium 11% of Land rate in AGR as per 7.7.1.	
33	(1% of Land rate in AGR) As per 7.7.1. 11589.87 X 1% = 2020.37mm-	
34	6718.40 = 15300.97 In total	
35	Total Entitlement of FSI in Proposal. (8+11+12)	29203.34

SL. NO.	INDEX	BASIC FIB (NET PLOT AREA)	PHEMION FIB (GROSS PLOT AREA)	T/O/R (GROSS PLOT AREA)	ANCILLARY AREA (00%)	ANCILLARY AREA (00%)	TOTAL
1	2	3	4	5	6	7	8
1	FORMERISE LINE	7169.97	11590.67	11590.67			
2	EXISTING CONVALED NED	1	1	1	4	5	7
3	BALANCE TO BE CONSIDERED	1.1	0.5	1.4			
4	BALANCE FORMERISE LINE	7169.97	5794.63	10255.53	17480.53	625.43	45045.29
5	PROPOSED AREA	7169.97	5794.63	10255.53	17722.35	625.43	47677.10
6	NET NOT EXCEED 6%						
7	ADDITIONAL FIB IN CHPTER 70.7.2.1 (5% OF LAND RATE ASR)		906.13				
8	TOTAL FORMERISE LINE (ROW 5+6)	7169.97	5794.83	10255.53	17722.35	625.43	47677.10
9	FIB CONSUMABLE						5.96
10	BALANCE AREA						206.19

PARKING STATEMENT	
REQUIRED 4 WHEELER PARKING	285
PROPOSED 4 WHEELER PARKING	290
REQUIRED 2 WHEELER PARKING	1509

PROPOSED 2 WHEELER PARKING	1912
GARAGES PERMISSIBLE	---
GARAGES PROPOSED	---
NOTES	
BOUNDARY OF THE PLOT SHOWN IN THICK BLACK	
PROPOSED WORK SHOWN IN RED	
DRAINAGE LINE SHOWN IN RED DOTTED	
PROPOSED R. G. SHOWN IN GREEN	
SET BACK LINE SHOWN IN GREEN DOTTED	
EXISTING BUILDINGS	

WORK PROPOSED TO BE DEMOLISHED SHOWN YELLOW HATCH

FOR BLDG. PERMISSION		01/14
PROFORMA 'B'		
CONTENTS OF SHEET		
BUILT UP AREA STATEMENT, COMPOUND WALL SECTION, R.G. CALCULATION, PARKING STATEMENT, COVERED BUILT UP AREA STATEMENT & LOCATION PLAN, ETC....		

DATE & STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
prescribed in Permit No. V.P. 506/0144/12
TMCTD-DP/PSW/4037/12. Dated: 25/4/2012





Thane Municipal Corporation
The City of Thane

सावधान

महानगरपालिका बोर्डको निर्णय अनुसार
नगरपालिका क्षेत्रमा रहेका सबै घरहरूमा
नगरपालिका क्षेत्रमा रहेका सबै घरहरूमा

CITY OF THANE

THE MUNICIPAL CORPORATION

प्रमाणित व नगर स्वच्छता अभियानासाठी वापरण ११
अनुसार व्यवहारात गुण्य आहे. स्वच्छता पाहण्या
मार्फत २ वर्षे केवळ व. १०००/- पेक्षा जास्त

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND
THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND
AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF
OWNERSHIP.

[Signature]
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / 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.

OWNER NAME AND SIGNATURE

NAME & ADDRESS OF OWNER / P.O.A.H.

M/S. BALAJI ENTERPRISES,
403, SUNRISE BUSINESS PARK,

WAGALE ESTATE, THANE (W)

SIGNATURE OF AUTHORIZED SIGNATORY	<i>sgm</i> SIGNATURE OF ARCHITECT
ARCHITECT NAME & ADDRESS	
	

2ND FLOOR, NAKSHATRA, A WING, NEAR TMC, ALMIEDA ROAD, PANCHPAKHADI, THANE (W), 400 602 PHONE - 2537 8701, TELEFAX - 2536 4700 E MAIL - saakaaarchitect@yahoo.co.in					
DRG. NO.	SCALE	DATE	DRN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
088/2022/M/01	1 : 500	16/04/22	PRAFULLA		CA/92/14860
saakaaarchitect22cad Drawings\\VHANG - MARINAS MUNICIPAL3 REVISED MUNICIPAL, DRWG. 14.4.2022\\1 LAYOUT.dwg					