

R.G.-1 AREA CALCULATION	
ADDITION :	
01) 25.00 X 08.00 X 1 =	200.00 SQ.MT.
TOTAL	200.00 SQ.MT.--1

R.G. AREA CALCULATION	
ADDITION :	
01) 42.75 X 07.78 X 0.50 =	166.30 SQ.MT.
02) 40.56 X 10.67 X 0.50 =	216.39
03) 33.42 X 03.53 X 0.50 =	58.99
04) 35.62 X 24.12 X 0.50 =	429.58
05) 35.62 X 09.96 X 0.50 =	177.39
06) 29.09 X 02.65 X 0.50 =	38.54
07) 04.22 X 0.87 X 0.67 =	02.46
TOTAL	1089.65 SQ.MT.--2
R.G. REQUIRED (20% OF 6386.46) =	1277.29 SQ.MT.
TOTAL R.G. PROVIDED (1+2)	1289.65 SQ.MT.

EXISTING BLDG. (O.C. OBTAINED)		PARKING REQUIRED	PARKING PROVIDED
FOUR WHEELER PARKING STATEMENT			
PARKING SPACE NOT REQUIRED FOR TENEMENT HAVING AREA BELOW 35.00 SQ.MTS.			
EXISTING TENEMENTS - A-1 = 28, B-1 = 42, B-2 = 42			
TOTAL NOS OF TENANT		112 NOS	
TOTAL 4 WHEELER PARKING REQU.		NIL	NIL

PROPOSED BUILT-UP & CONSTRUCTION AREA SUMMARY									
BLDG TYPE	NOS OF FL	COMMERCIAL	RESIDENTIAL	EXCE BALC.	TOTAL	FIRE STAIR	STAIR - CASE	NOS OF TENANT	CONSTRUCTION
C-1	GR./ST.(P) + 10TH FL	497.43	3962.78	0.86	4461.07	284.13	1752.89	114 NOS	7625.32
TOTAL BUILT UP AREA		497.43	3962.78	0.86	4461.07	284.13	1752.89	114 NOS	7625.32

EXISTING BLDG. BUILT-UP & CONSTRUCTION AREA SUMMARY (O.C. OBTAINED) DATED = 25/01/2018							
BLDG TYPE	NOS OF FL	COMMERCIAL	RESIDENTIAL	TOTAL	STAIR - CASE	NOS OF TENANT	CONSTRUCTION
A-1	GR. + 7TH FL	NIL	985.95	985.95	136.08	28 NOS	1375.96
B-1	GR. + 7TH FL	NIL	1342.18	1342.18	280.88	42 NOS	1946.76
B-2	GR. + 7TH FL	NIL	1342.18	1342.18	280.88	42 NOS	1946.76
TOTAL BUILT UP AREA		NIL	3670.31	3670.31	697.84	112 NOS	5269.48

TWO WHEELER PARKING STATEMENT		PARKING REQUIRED	PARKING PROVIDED
ONE TWO WHEELER PARKING FOR EVERY TENEMENTS SHALL BE COMPULSORY			
EXISTING TENEMENTS - A-1 = 28 (O.C. OBTAINED), B-1 = 42, B-2 = 42			
TOTAL PARKING		112	148 NOS

PARKING STATEMENT FOR FOUR WHEELER					
BLDG TYPE	FLOOR	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED	
C-1	1ST TO 10TH	86			
C-1	1ST TO 10TH	28	14	B-1 = 7 NOS. B-2 = 7 NOS. C-1 = 9 NOS. OPEN = 12 NOS.	
TOTAL		114 NOS	14		
10% FOR VISITORS (10% OF 14)			01		
COMM. SHOP 334.93/50 = 7			07		
TOTAL		22 NOS		35 NOS	

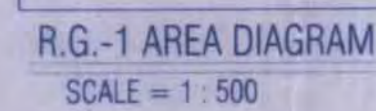
S. No.167/2A/2 NET PLOT AREA CALC.	
01) 32.20 X 10.00 X 1/2 =	161.00 SQ.MT.
02) 41.50 X 9.90 X 1/2 =	205.43 ..
03) 41.50 X 14.50 X 1/2 =	300.88 ..
04) 40.30 X 18.00 X 1/2 =	362.70 ..
05) 72.60 X 34.00 X 1/2 =	1234.20 ..
06) 62.00 X 19.00 X 1/2 =	589.00 ..
07) 62.00 X 29.30 X 1/2 =	908.30 ..
08) 60.70 X 14.70 X 1/2 =	446.15 ..
09) 23.50 X 5.20 X 1/2 =	61.10 ..
10) 44.50 X 18.20 X 1/2 =	404.95 ..
11) 22.60 X 17.60 X 1/2 =	198.88 ..
12) 28.00 X 7.90 X 1/2 =	110.60 ..
13) 16.00 X 7.80 X 1/2 =	62.40 ..
14) 28.00 X 8.90 X 1/2 =	124.60 ..
15) 22.50 X 3.80 X 1/2 =	42.75 ..
16) 23.99 X 4.40 X 1/2 =	52.78 ..
17) 36.00 X 18.90 X 1/2 =	340.20 ..
TOTAL	5605.92 SQ.MT.

S. No.167/3 NET PLOT AREA CALC.	
18) 23.12 X 10.00 X 1/2 =	115.60 SQ.MT.
19) 28.00 X 16.00 X 1/2 =	224.00 ..
20) 34.50 X 23.00 X 1/2 =	396.75 ..
21) 28.00 X 5.00 X 1/2 =	70.00 ..
22) 32.00 X 18.00 X 1/2 =	288.00 ..
TOTAL	1094.35 SQ.MT.

S. No.167/2A/1 45 M.W.D.P. ROAD AREA CALC.	
01) 9.80 X 3.10 X 1/2 =	15.19 SQ.MT.
02) 10.00 X 7.54 X 1/2 =	37.70 ..
03) 28.00 X 9.00 X 1/2 =	126.00 ..
04) 28.00 X 9.20 X 1/2 =	128.80 ..
05) 28.00 X 10.40 X 1/2 =	145.60 ..
06) 13.00 X 5.00 X 1/2 =	32.50 ..
TOTAL	485.79 SQ.MT.

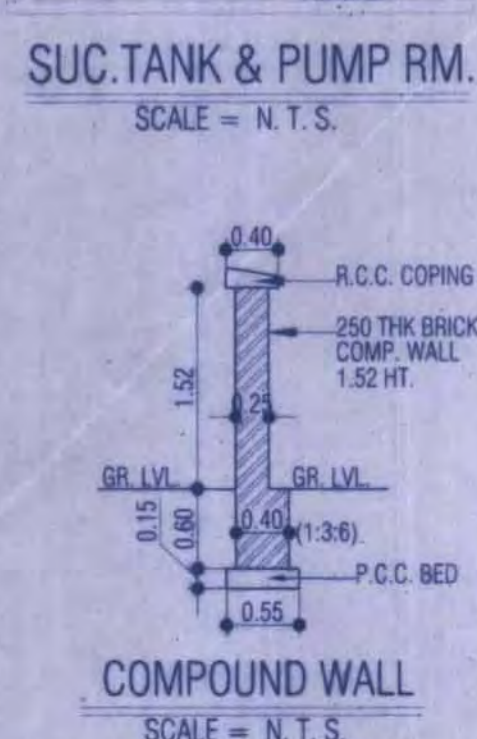
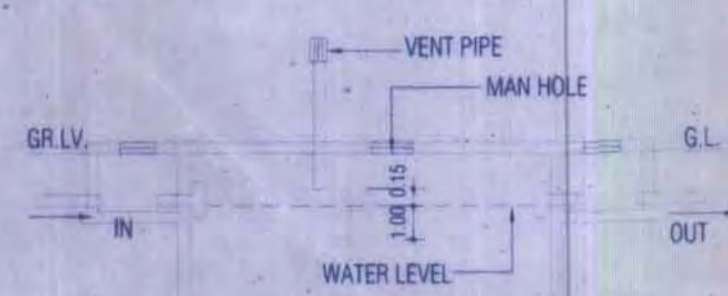
S. No.167/3 45 M.W.D.P. ROAD AREA CALC.	
07) 21.54 X 6.29 X 1/2 =	67.75 SQ.MT.
TOTAL	67.75 SQ.MT.

S. No.167/2A/1 60.00 M. W. ROAD AS PER P.W.D. AREA CALCULATION (HANDED OVER TO T.M.C.)	
01) 42.00 X 1.50 X 1/2 =	31.50 SQ.MT.
02) 17.00 X 2.00 X 1/2 =	17.00 ..
03) 34.30 X 6.50 X 1/2 =	111.48 ..
04) 42.00 X 4.483 X 1/2 =	94.15 ..
TOTAL	254.13 ..

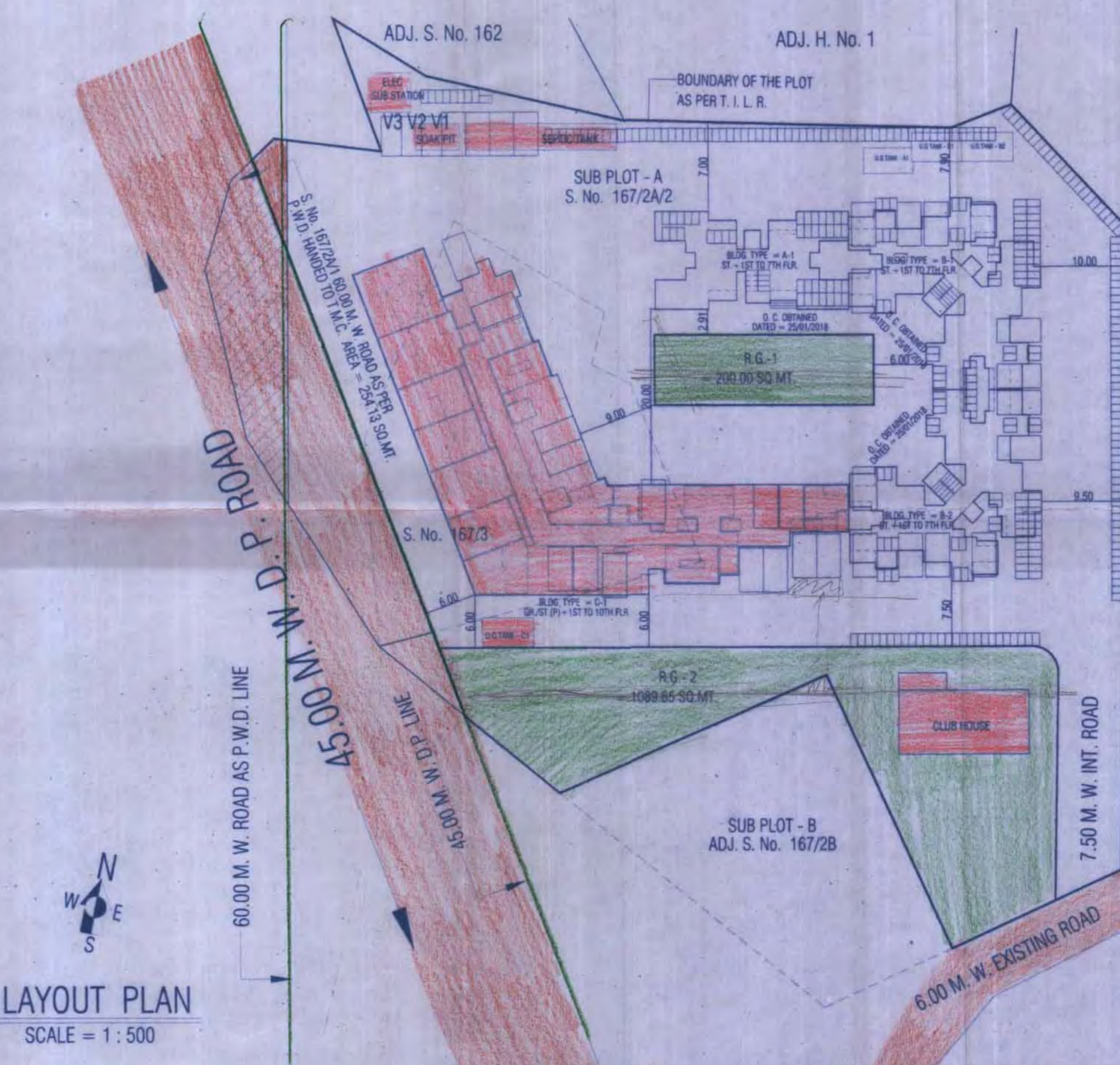
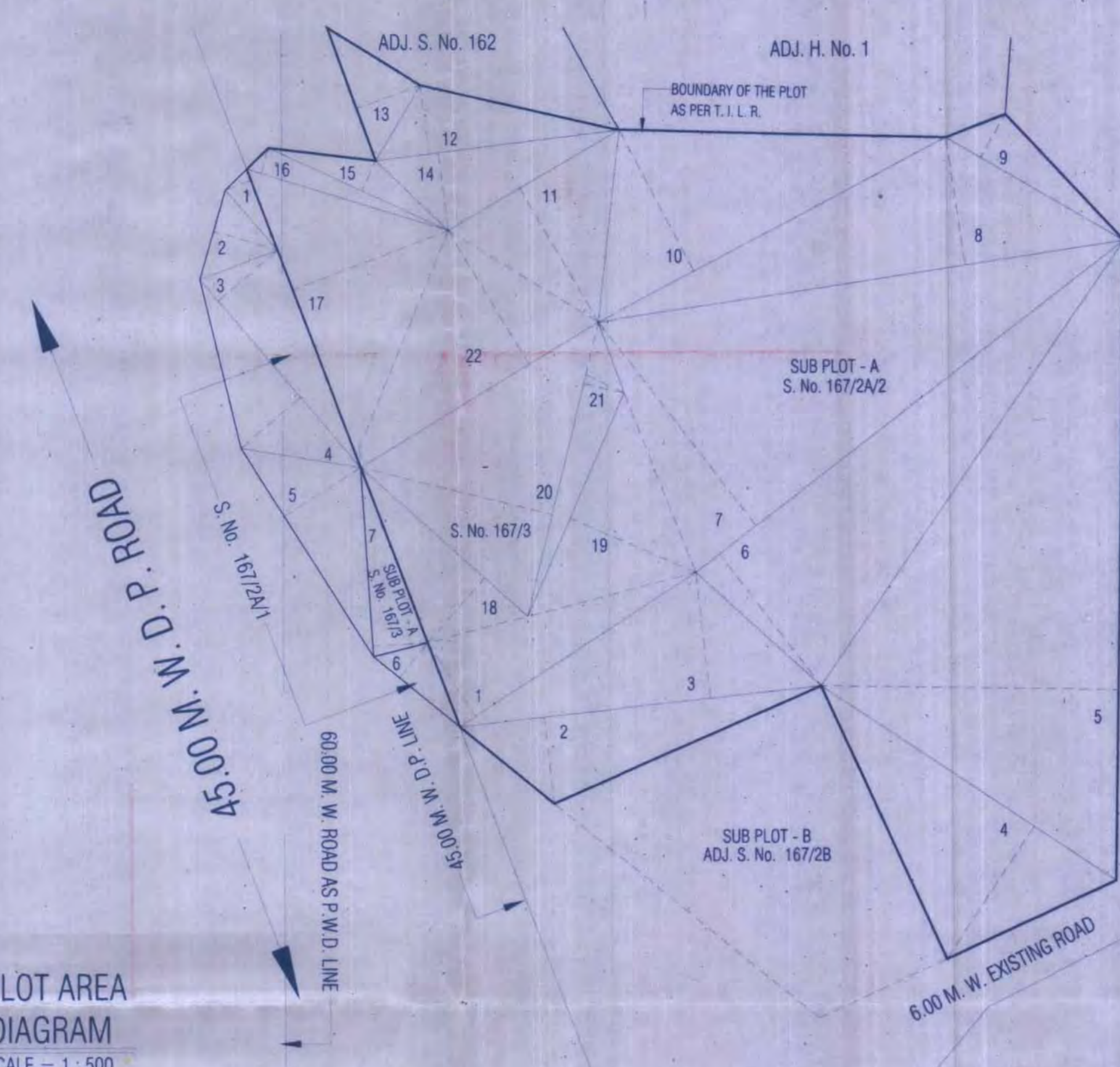


PARKING STATEMENT FOR TWO WHEELER		
TENEMENTS	114	PARKING 114
1 PARKING SPACE FOR EVERY 1 TENEMENT		
COMM. 334.93 / 20		17
PARKING REQUIRED		131 NOS
PARKING PROVIDED		170 NOS

TREE STATEMENT		AREA IN SQ.MT.
01	AREA OF PLOT	6940.00
02	AREA UNDER 45.00 M. W. D. P. ROAD	553.54
03	NET AREA OF THE PLOT (1---2)	6386.46
04	R. G. 20% FOR NET PLOT AREA	1277.29
05	REQUIRED ONE TREE 15.00 SQ.MT.	85 NOS
06	EXISTING TREES	



- NOTES**
- 01 BOUNDARY OF PLOT AS PER GUT BOOK SHOWN IN = THICK BLACK
 - 02 R. G. LINE SHOWN IN = GREEN FILLED
 - 03 D.P. ROAD WIDENING LINE SHOWN IN = GREEN
 - 04 PROPOSED WORK SHOWN IN = RED FILLED
 - 05 DRAINAGE LINE SHOWN IN = RED DOTTED
 - 06 PROPOSED RECREATION GROUND SHOWN IN = GREEN FILLED
 - 07 PLOT NOT IN POSSESSION SHOWN IN = PINK FILLED
 - 08 EXISTING STRUCTURE TO BE RETAINED SHOWN IN = HATCHED
 - 09 EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN = YELLOW HATCH
 - 10 ALL EXTERNAL AND INTERNAL WALL ARE 0.15 C.M. THK
 - 11 SHEAR WALLS ENCLOSING LIFT ARE 0.20 C.M. THK
 - 12 THIS DRAWING IS DRAWN AS PER OWNERS SUGGESTIONS AND APPROVAL



PROFORMA - "B" SHEET NO.1/4
STAMP OF APPROVAL OF PLANS
 Amended Plans are approved Subject to conditions
 Provided in Permit No. V-322/2018/De
 (MCD-DR-TP) Dated 07/12/18
 Deputy Engineer (TDD)
 Executive Engineer (TDD)
 Thane Municipal Corporation
 The City of Thane
 सचिधान
 निकाशासुकर बांधकाम न करणे तसेच
 विनाश मिश्रण विनाशकारीतुसार आवश्यक त्या
 परवानग्या न घेता बांधकाम वापर करणे, नगरपाल
 प्रादेशिक व नगर उभार अधिनियमाचे धारण व श
 अनुसार बांधकाम घुन्या जावे. त्यासाठी जाणवले
 जाते व कोर व न. 4000- दंड होऊ शकतो"

CONTENTS OF SHEET

BLOCK PLAN & PLOT AREA DIG. & AREA CALC. & R.G. AREA DIG. & AREA CALC. & BUILT-UP AREA SUMMARY & CONSTRUCTION AREA SUMMARY & STAIR-CASE AREA SUMMARY & TENEMENTS STATEMENTS & LOCATION PLAN, SEPTIC TANK SECTION & COMPOUND WALL SECTION, ETC.....

A) AREA STATEMENT PROFORMA - "A" AREA IN SQ.MT.

01 a	AS PER 7/12 EXTRACT S. No. 167/2A/1 & 2A/2 = 5800.00	6940.00
	S. No. 167/3 = 1140.00	
b	AREA AS PER METHOD S. No. 167/2A/1 & 2A/2 = 6091.71	7253.81
	S. No. 167/3 = 1162.10	
c	AREA OF THE PLOT AS PER CONSIDER	6940.00
02	DEDUCTIONS FOR -	
a	AREA UNDER 45.00 M. W. D.P. ROAD	553.54
03	REMAINING AREA OF THE PLOT (1c--2a)	6386.46
04	DEDUCTIONS FOR -	
a	RECREATION GROUND AS PER D.C. REGULATION 54 15%	957.97
05	NET AREA OF PLOT (3--4a) 6386.46--957.97 = 5428.49	5428.49
06	ADDITIONS FOR -	
	F.S.I. CREDIT AVAILABLE BY DR/DR 1.40 MAXIMUM LOADING PERMISSIBLE OF NET PLOT (6386.46 X 1.40 = 8941.04)	
	OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (8941.04 X 0.20 = 1788.21)	
	PERM. T.D.R. TO LOADED FROM OPEN MARKET (8941.04--1788.21 = 7152.83)	
a	AREA UNDER 60.00 M.W. ROAD AS PER P.W.D. HANDED OVER TO T.M.C.	254.13
d	AREA UNDER 45.00 M. W. D. P. ROAD (ADDED AFTER) (AS PER T.P.S. 1813/3067/CR-122M CORP/KONKAN DIV/12 AU-13 REGULATION No.4.1.1 THE D.R. ENTITLED WILL BE 2.0 TIME ROAD AREA SURRENDERED, I.E. 553.54 -- 254.13 = 299.41 299.41 x 2.00 = 598.82	598.82
07	ADDITION 0.30 F.S.I. (BY PAYMENT OF PREMIUM) AS PER GOVT. NOTIFICATION No. TSP-1214/450/CR88/14/UD-12 (6386.46 x 0.30 = 1915.94)	1915.94
08	TOTAL AREA (5 + 6a + 6b + 7 + 8)	8197.38
09	FLOOR SPACE INDEX (F. S. I.) PERMISSIBLE	1.00
10	TOTAL PERMISSIBLE FLOOR AREA (8 X 9)	8197.38
11	EXISTING AREA A-1 985.95 + B-1 1342.18 + B-2 1342.18 O.C. OBTAINED DATED = 25/01/2018	3670.31
12	PROPOSED AREA	4461.07
13	TOTAL PROPOSED BUILT-UP AREA (12+13)	8131.38
14	BALANCE AREA (11-14)	66.00
15	F.S.I. CONSUMED (14/10)	0.99

B) TENEMENT STATEMENT

01	PROPOSED AREA (ITEM A - 14 ABOVE)	8131.38
02	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	497.43
03	BALANCE AREA (1---2)	7633.95
04	TENEMENTS PERMISSIBLE (AS PER APPENDIX-10)	
05	DENSITY 300 PER HECTARE = (10000 / 300 = 33.33) 7633.95 / 33.33 = 229 NOS	229 NOS
06	PERMISSIBLE TENEMENTS	229 NOS
07	EXISTING TENEMENTS	112 NOS
08	PROPOSED TENEMENTS	114 NOS
09	TOTAL TENEMENTS	226 NOS

CERTIFICATE OF AREA PROFORMA - "B"
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT-A BEARING SR. No. 167/2A/1, 167/2A/2 & 167/3 AT DAWALE, THANE.

NAME & SIGN. OF OWNER / P.O.A. HOLDER
 MR. SACHIN SUDAM PATIL (P.O.A.)
 FOR. M/S PATIL DEVELOPERS.

For PATIL DEVELOPERS
 Proprietor

JOSHI DESHWARE ASSOCIATES
 ARCHITECTS, PLANNERS
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