

CONTENT OF SHEET

FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, BUILT-UP AREA & PLOT DIAGRAM, CALCULATION PARKING STATEMENT, BUILT-UP AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLAN

True Copy
STAMP OF APPROVAL OF PLAN
 RAJESH BHOSALE
 ARCH/CA/2002/298
 [Stamp: TRUE COPY]

Plans are approved Subject to conditions
NIRAJ P. JOSHI 10/05/2008
 ARCHITECT & INTL. DESIGNERS
 1ST FLOOR, SANKESHWAR BUILDING CHS
 OPP. NAVJEEVAN NURSING HOME,
 MAMPADA ROAD, CHANDRANAGASTI
 (T.D.D.)
 Dated: 26/12/2008



मनूर नकाशासाठी वाचकांन न कला नसत
 विकास नियमाला निर्मातलानिमाना अवाज्य न
 गणनाया न वता वाचकात नगर कला, महानगर
 प्रादेशिक न नगर कला अधिनियमात कला
 अनुसार कलावात गुला अतः नानाही गारतीन
 नगर न कां केव न रु १०००/- दंड होत शकती.

These Municipal Corporation of
 The City of Thane.

SUMMARY & BALCONY AREA STATEMENT

FLOOR	BUILT-UP AREA IN SQ.MT	PERM AREA (10% OF BUA)	PROP AREA	EXCESS AREA
GROUND FLOOR	24.29	NIL	NIL	NIL
FIRST FLOOR	81.21	8.12	17.68	9.56
SECOND FLOOR	81.21	8.12	17.68	9.56
THIRD FLOOR	81.21	8.12	17.68	9.56
FOURTH FLOOR	81.21	8.12	17.68	9.56
FIFTH FLOOR	81.21	8.12	17.68	9.56
SIXTH FLOOR	81.21	8.12	17.68	9.56
SEVENTH FLOOR	61.27	6.12	7.05	0.94
TOTAL AREA	582.82	54.84	113.14	58.30

PARKING AREA STATEMENT (as per d.c.rule)

RESIDENTIAL		COMMERCIAL	
ONE PARKING SPACE FOR EVERY			
a	4 TENEMENT HAVING CARPET AREA ABOVE 35M EACH.	a	80M IN OF FLOOR AREA UPTO 800M . 193. 85 SQ.M / 80.
b	2 TENEMENT HAVING CARPET AREA BET. 45-70M EACH.	b	160M IN OF FLOOR AREA ABOVE 800M PROVIDED THAT NO PARKING FOR FLOOR AREA UPTO 100M .
c	1 TENEMENT HAVING CARPET AREA ABOVE 70M EACH.		
VISITORS 10% OF THE NUMBER STIPULATED ABOVE.			

a	RESIDENTIAL	TEENMENT STATEMENT	PARKING SPACE REQUIRED
	CARPET AREA	NUMBER OF TEENMENT	REQUIRED
	BELOW 35M	8	NOT REQUIRED
	BET. 35-45M	6	1.50 Nos
	BET. 45-70M	0	NIL
	ABOVE 70M		
	TOTAL NUMBERS	14	1.50 Nos.
a	COMMERCIAL	42.59 SQ.M / 80	NIL
b	VISITORS	10% OF ABOVE	0.15
TOTAL PARKING SPACE REQUIRED (a+b+c) 1.65 = 2 NOS.			

AREA STATEMENT SQ.MT

1	AREA AS PER P.R.CARDO (285.41+79.09)	647.21
2	AREA AS PER TRIANGULATION	613.22
4	DEDUCTION FOR	
a	EXISTING ROAD AREA	168.72
b	PROPOSED ROAD/SET-BACK AREA	24.49
c	AREA UNDER ENCROACHMENT (NOT IN POSSESSION)	8.83
d	TOTAL AREA (a+b+c)	
5	BALANCED AREA OF PLOT	411.48
6	ADDITION FOR F.S.I	24.49
7	NET AREA OF PLOT (5+4b)	435.97
	NET AREA OF PLOT AS OWNERS INCENTIVE	62.39

TOTAL PARKING SPACE REQUIRED(a+b+c)

SEVENTH FLOOR				TYPICAL FLOOR(1ST TO 6TH)				
PERM BALC 10% OF BUILT UP AREA = 10% OF 62.44 SQM = 6.24 SQM				PERM BALC 10% OF BUILT UP AREA = 10% OF 81.21 SQM = 8.121 SQM				
PROPOSED BALCONY		SQM		PROPOSED BALCONY		SQM		
B4	6.82 x 0.80 x 1	5.45	B1	2.92 x 0.75 x 1	2.19	B2	2.90 x 1.05 x 1	3.04
B5	2.15 x 0.75 x 1	1.61	B3	2.19 x 0.75 x 1	1.64	B4	6.82 x 1.35 x 1	9.20
TOTAL BAL		7.06	B5	2.15 x 0.75 x 1	1.61	TOTAL		17.68
			TOTAL		17.68	EXCESS BALCONY		9.56

8	15% OF NET PLOT AREA AS OWNERS INCENTIVE.	65.39
9	TOTAL AREA (7 + 8)	501.26
10	F.S.I. PERMISSIBLE	1.00
11	F.S.I. CREDIT AVAILABLE 40% OF 411.48 X 40% 40% OF	164.59
12	PERMISSIBLE FLOOR AREA (5+8+11)	645.48
13	EXISTING FLOOR AREA	58.00
14	PROPOSED FLOOR AREA	588.00
15	EXCESS BALCONY AREA	67.38
16	TOTAL PROPOSED BUILT-UP AREA (12+13)	644.12
17	F.S.I. CONSUMED	0.60

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E 1:100



TENEMENT STATEMENT				STAIRCASE
FLOOR	NUMBER OF TENEMENT	AREA OF ST	AREA OF ST	
			BELOW 35 SQ M	TO 500 SQ M
			35 SQ M	45 SQ M
			ABOVE	
GR	2	NIL	NIL	14.45
1st	1	1	-	14.45
2nd	1	1	-	14.45
3rd	1	1	-	14.45
4th	1	1	-	14.45
5th	1	1	-	14.45
6th	1	1	-	14.45
7th	2	NIL	-	14.45
TOTAL	10	6	NIL	115.60

BALCONY AREA STATEMENT		
a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

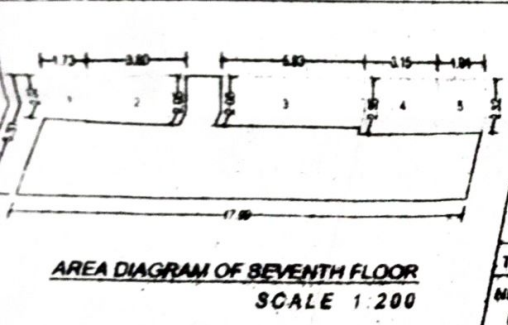
TENEMENT STATEMENT		
a	PROPOSED AREA	641.36
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	34.29
c	AREA OF TENEMENT (a+b)	607.07
d	TENEMENT PERMISSIBLE	18
f	TENEMENT PROPOSED	14
g	TENEMENT EXISTING	
h	TOTAL NO. OF TENEMENT	14

PARKING STATEMENT		
	PARKING REQUIRED	2 no.s
	PARKING PROVIDED	2 no.s

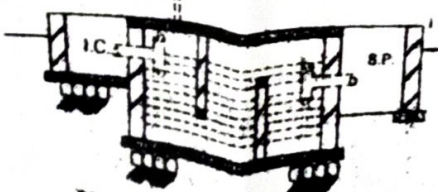
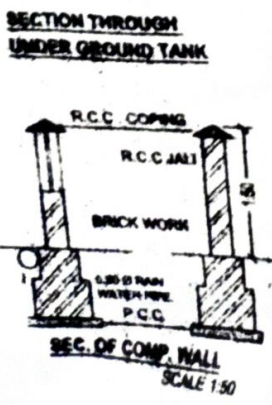
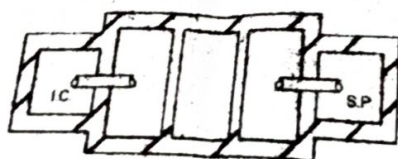
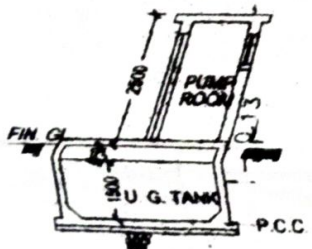
CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 15-08-2006 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 457.17 SQ. MT. TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT



AREA CALCULATION	
AREA OF SEVENTH FLOOR	
17.99 X 5.37 = 96.80 SQM	
DEDUCTION	
1: 1.73 X 2.02 X 1 =	3.49 SQM
2: 3.80 X 2.05 X 1 =	7.79 SQM
3: 5.83 X 2.05 X 1 =	12.15 SQM
4: 3.15 X 2.35 X 1 =	7.40 SQM
5: 1.84 X 2.32 X 1 =	4.50 SQM
TOTAL DEDUCTION	= 35.33 SQM
NET AREA OF SEVENTH FLOOR	(96.80 - 35.33) = 61.27 SQM



NOTE

ALL DIMENSIONS ARE IN METRIC SYSTEM.
ALL WALLS ARE 150MM THICK BRICK WALL.
SET-BACK AREA SHOWN IN DOTTED GREEN COLOUR.
DRAINAGE AREAS SHOWN IN RED COLOUR.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 112C, 15, T.NO. 22 AT B-CABRI, KALUPADA, THANE-W.

FOR SULOCHANA D.BHOLE, MADHAV D.BHOLE, VINAYAK D.BHOLE.

NAME & SIGNATURE OF OWNER

MIRAMTEE DEVELOPERS (P.O.A HOLDER)

DHANASHRI BHOSLE

ADITI TERE

(Signature)

JOB No.	DRG No.	SCALE	DRAWN BY	DATE	REV
	2	AS STATED	DPTI	31-12-08	M0

ARCHITECT & INTERIOR DESIGNER

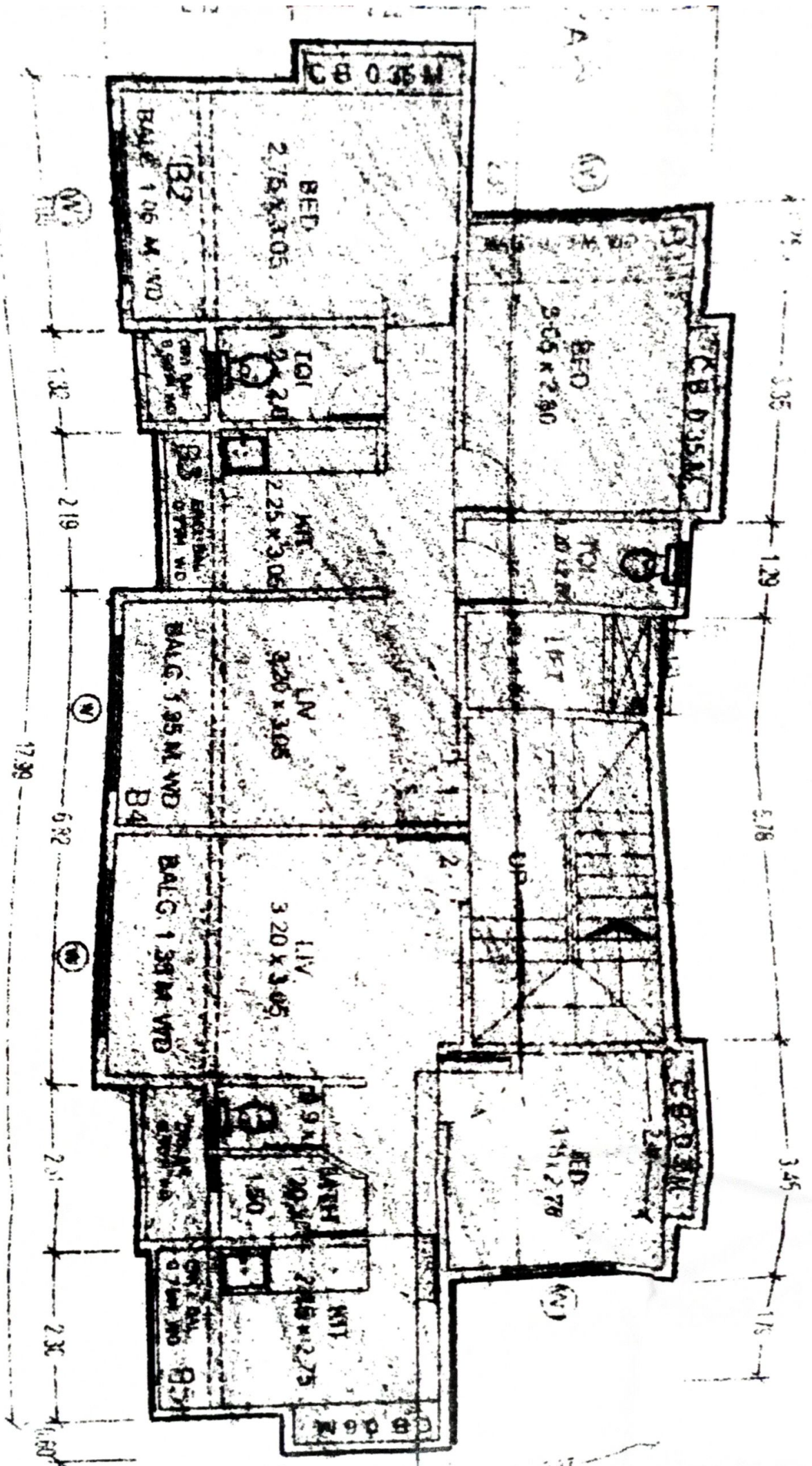
RAJESH G. BHOSALE

(Signature)

RAJESH G. BHOSALE
B. Arch (C-2002/2682)

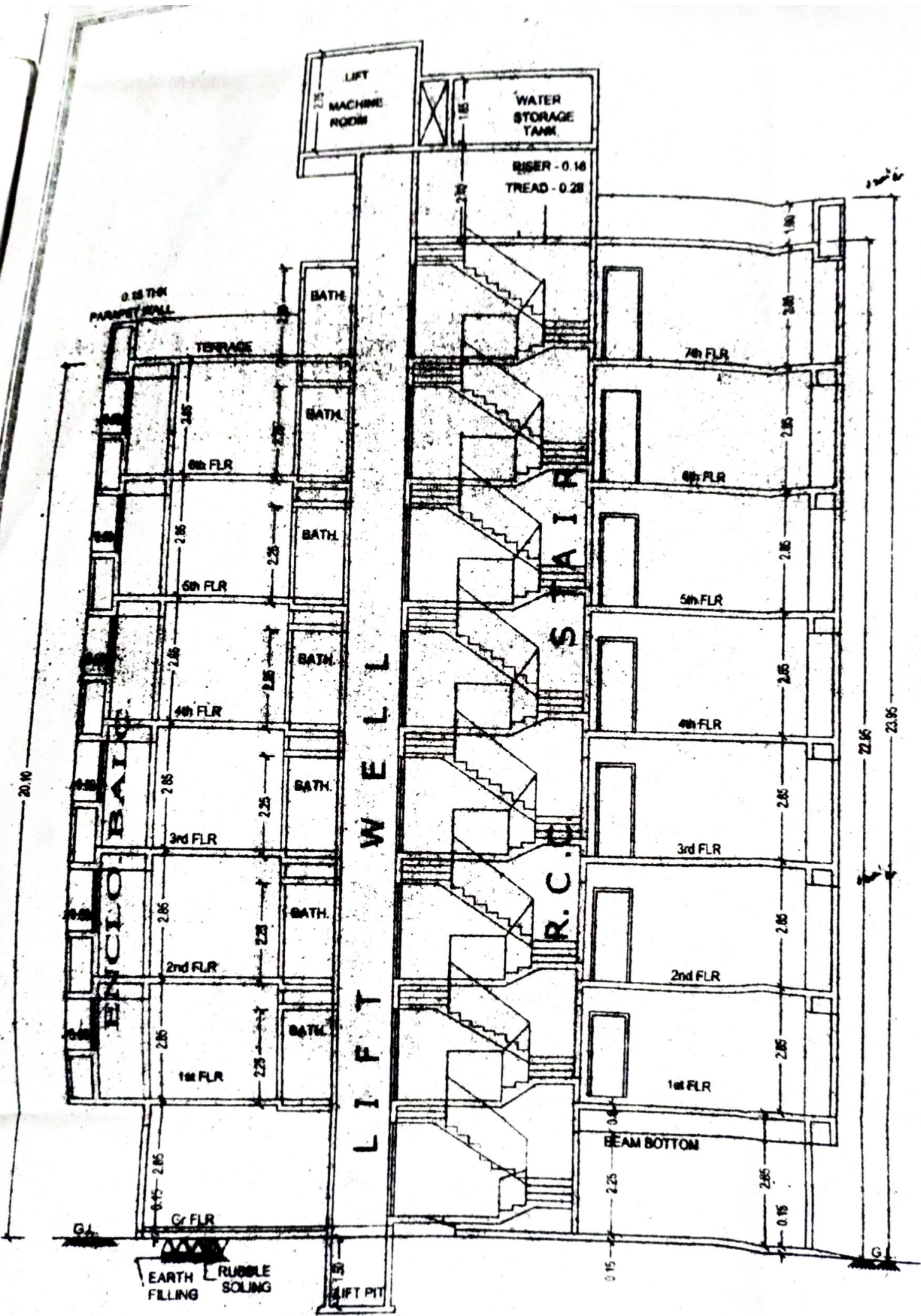
ADD:- 1ST FLOOR, SANKET BLDG.,
OPP., DAGA NURSING HOME,
KALUPADA ROAD, DOMBIVLI (E).

SCALE 1:100



FIRST TO SIXTH FLOOR PLAN

SCALE 1:100



R.C.C. STAIR WELLS

R.C.C. STAIRS

ENCLOSURE

LIFT MACHINE ROOM

WATER STORAGE TANK

RISER - 0.16
TREAD - 0.28

0.15 THK PARAPET WALL

TERRACE

BATH

BATH

BATH

BATH

BATH

BATH

BATH

7th FLR

6th FLR

5th FLR

4th FLR

3rd FLR

2nd FLR

1st FLR

6th FLR

5th FLR

4th FLR

3rd FLR

2nd FLR

1st FLR

Gr. FLR

BEAM BOTTOM

EARTH FILLING RUBBLE SOLING

LIFT PIT

20.10

23.95

22.95

2.85

2.25

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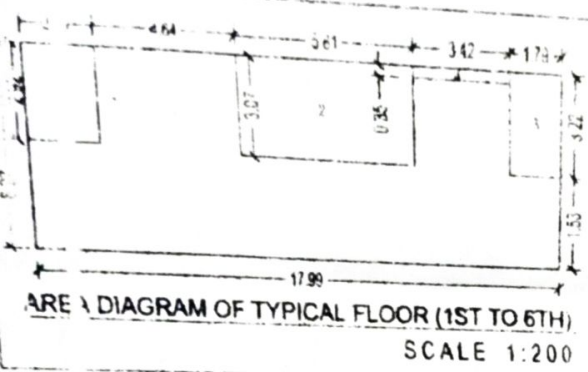
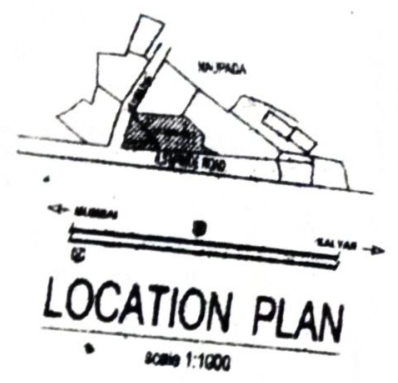
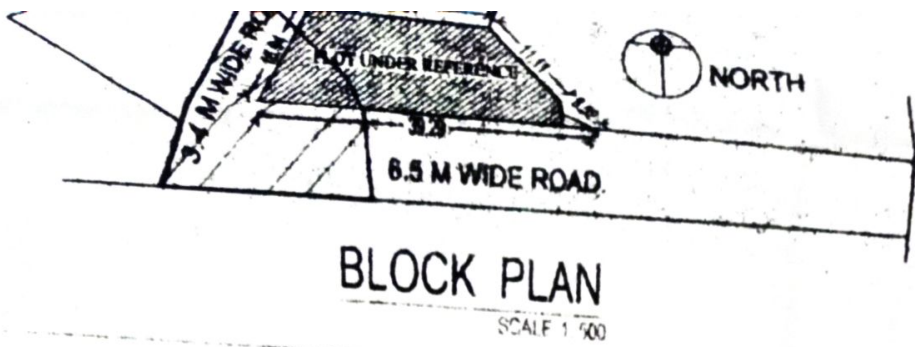
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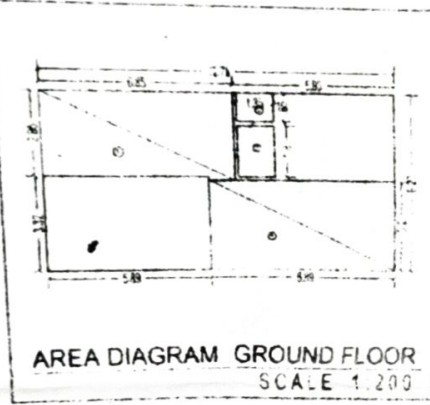
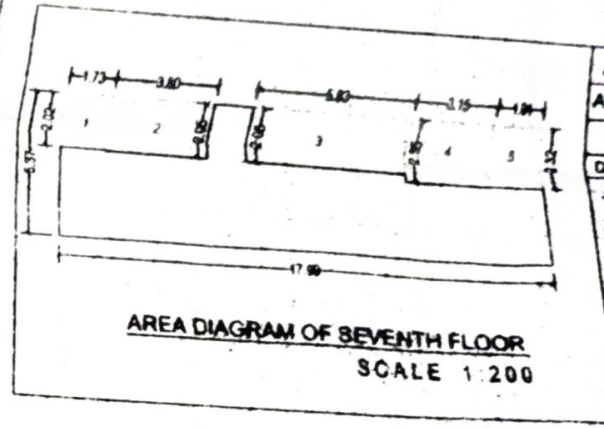
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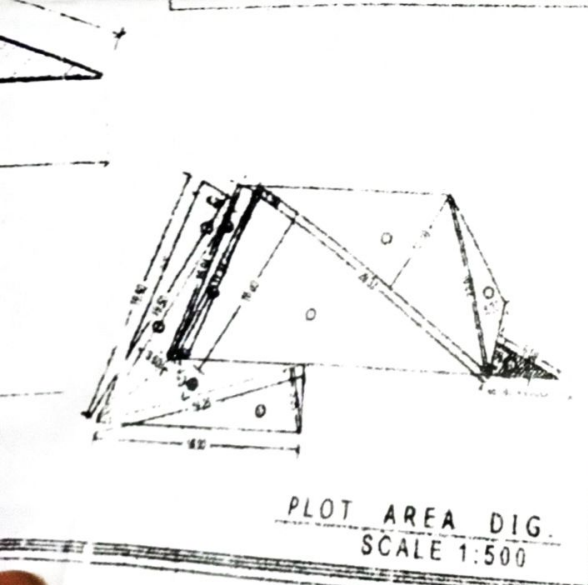
2.85



AREA CALCULATION		
AREA OF TYPICAL FLOOR (1ST TO 6TH)		
17.99 X 6.27	=	112.79 SQ.M
DEDUCTION		
1. 2.92 X 2.33	=	6.80 SQ.M
2. 3.07 X 5.81	=	17.83 SQ.M
3. 3.22 X 1.79	=	5.76 SQ.M
4. 3.42 X 0.35	=	1.19 SQ.M
TOTAL DEDUCTION	=	31.58 SQ.M
NET AREA OF TYPICAL FLOOR	(112.79 - 31.58)	= 81.21 SQ.M



AREA OF GROUND FLOOR		
A - 12.78 X 6.27	=	80.13 SQ.M
DEDUCTION		
1. 6.85 X 2.95	=	20.21 SQ.M
2. 1.35 X 0.85	=	1.15 SQ.M
3. 1.35 X 1.80	=	2.43 SQ.M
4. 6.88 X 3.20	=	22.05 SQ.M
TOTAL DEDUCTION	=	26.84 SQ.M
NET AREA OF GROUND FLOOR	(80.13 - 26.84)	= 53.29 SQ.M



(A) PLOT AREA CALCULATION		
1) 0.50 X 16.80 X 29.3	=	246.28
2) 0.50 X 10.10 X 29.3	=	148.06
3) 0.50 X 16.62 X 3.33	=	27.67
4) 0.50 X 2.58 X 6.59	=	8.53 (Land not in possession)
a) 0.50 X 15.00 X 1.50	=	11.25
b) 0.50 X 15.00 X 1.50	=	11.25
TOTAL PLOT AREA	=	483.04 SQ.MTS
Less land not in possession	=	8.53 SQ.MTS
TOTAL PLOT AREA	=	474.51 SQ.MTS
(B) ROAD SET BACK CALCULATION		
a) 0.50 X 17.31 X 1.41	=	12.20
b) 0.50 X 17.31 X 1.42	=	12.29
TOTAL SETBACK AREA	=	24.49 SQ.MTS
(C) EXISTING ROAD AREA CALCULATION		
C) 0.50 X 19.00 X 5.25	=	52.25
D) 0.50 X 19.25 X 4.25	=	40.90
E) 0.50 X 19.50 X 3.50	=	34.13
F) 0.50 X 19.50 X 4.25	=	41.44
TOTAL EXISTING ROAD	=	168.72 SQ.MTS

