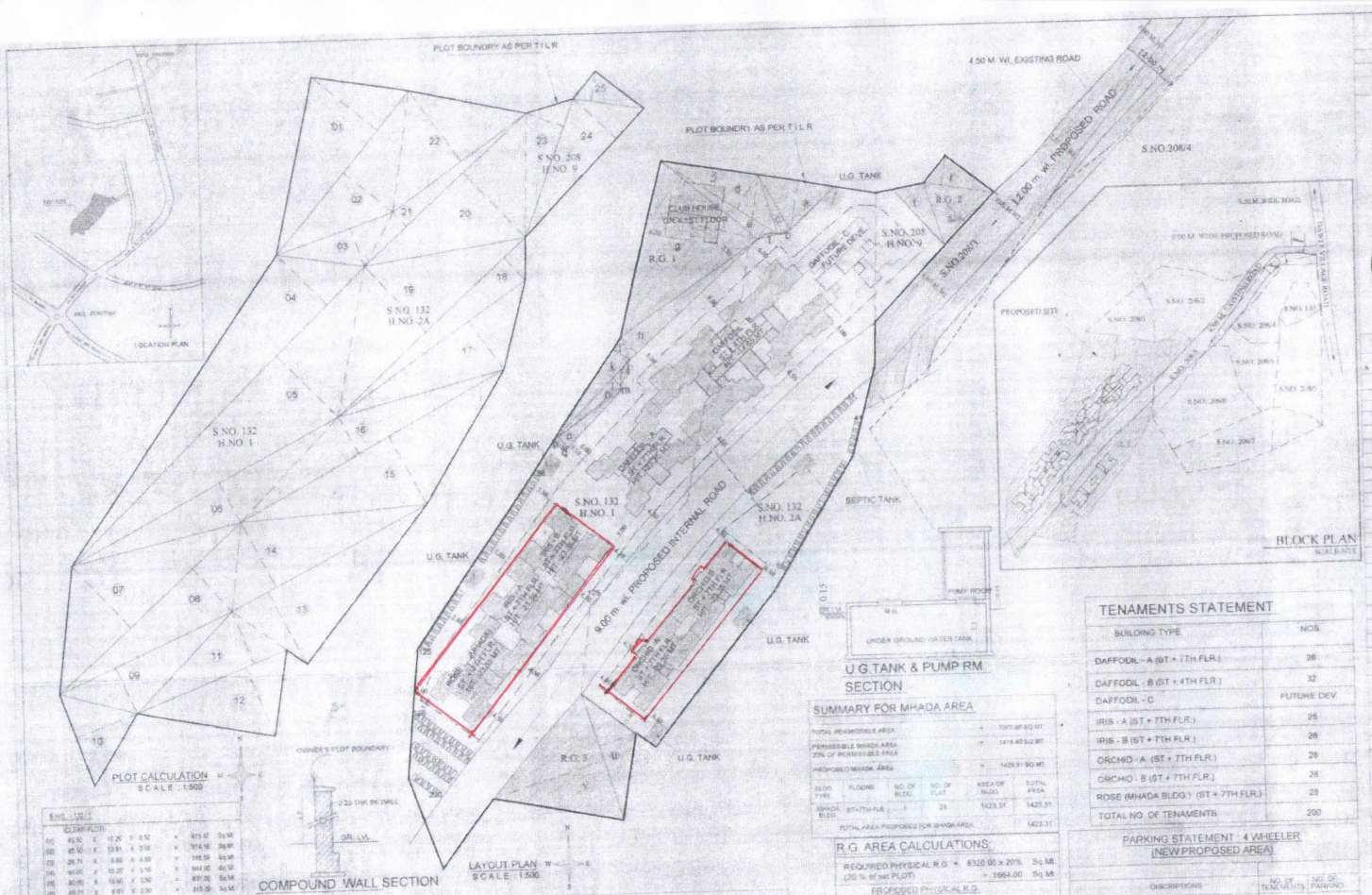

CONTENT OF SHEET

SHEET 1 OF 1

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 conditions mentioned in Permit No. VP/STP/BP/0105/15 TMC/TP/OH/PS/1691/16 Dated 13/12/2016

Deputy Director (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane

PROFORMA- A

		SQ.MT.
A	AREA STATEMENT	
1	AREA OF PLOT (as per 7/12)	8320.00
2	DEDUCTIONS FOR	
a	AREA UNDER ROAD 25 M. WI. D.P. ROAD	-----
b	TOTAL	-----
3	NET GROSS AREA OF PLOT (1-2b)	8320.00
4	DEDUCTIONS FOR	
	RECREATION GROUND 15% AS PER REGULATION	1248.00
5	NET AREA OF PLOT (3-4)	7072.00
6	ADDITION FOR F.A.R (TOTAL B.U. AREA) PURPOSE	
a	AREA UNDER ROAD 25 M. WI. D.P. ROAD	-----
7	TOTAL AREA (5+6a)	7072.00
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	TOTAL PERMISSIBLE AREA (7X8)	7072.00
10	PROPOSED AREA	7022.06
11	TOTAL BUILT-UP AREA CONSUMED (8/7)	0.99
B 12	TENEMENT STATEMENT	
a	PROPOSED AREA OF PLOT ITEM A(11) ABOVE	7022.06
b	LESS NON- RESI. AREA	-----
c	DENSITY	300/HT
c	PERMISSIBLE TENENTS	212 NOS
c	PROPOSED	172 NOS.
d	EXISTING	---
	TOTAL TENEMENT (d+c)	172 NOS.
C 13	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION	33 NOS
b	COVERED PARKING	99 NOS.
c	OPEN PARKING	0 NOS.
d	PARKING PROVIDED (a+b)	99 NOS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF AREA 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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.132/1, 132/2A, 206/9 AT DAWALE VILLAGE, THANE.

NAME & SIGN. OF OWNER

1) Mr. Kanji M. Mangat

2) Mr. Dhiraj B. Patel

3) Mr. Kailash K. Bhanot

4) Mr. Kirti H. Patel

M/s Rameshwar Builders & Developers

(P.O.A. HOLDER)

SIGNATURE OF ARCHITECT

ARCHITECTS NAME AND ADDRESS:

SAMEER S. LOTKE & ASSOCIATES

Architect

JOB NO.	
DRAWING NO.	
SCALE	AS STATED
DATE	06/03/2014
LAST MODIFIED	
DRAWN BY	
CHECKED BY	

TENAMENTS STATEMENT

BUILDING TYPE	NOS.
DAFFODIL - A (ST + 7TH FLR.)	28
DAFFODIL - B (ST + 4TH FLR.)	32
DAFFODIL - C	FUTURE DEV.
IRIS - A (ST + 7TH FLR.)	28
IRIS - B (ST + 7TH FLR.)	28
ORCHID - A (ST + 7TH FLR.)	28
ORCHID - B (ST + 7TH FLR.)	28
ROSE (MHADA BLDG.) (ST + 7TH FLR.)	28
TOTAL NO. OF TENAMENTS	200

PARKING STATEMENT : 4 WHEELER (NEW PROPOSED AREA)

DESCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
RESIDENTIAL AREA		
i) NO PARKING PROVIDED FOR TENEMENTS HAVING BUILT-UP AREA BELOW 36 SQ.MT.	112 NOS.	
ii) 1 PARKING FOR EACH 2 TENEMENTS HAVING BUILT-UP AREA ABOVE 36 SQ.MT. TO 50 SQ.MT.	60 NOS	30 NOS.
iii) 1 PARKING FOR EACH 1 TENEMENTS HAVING BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	NOS	NOS.
iv) 2 PARKING FOR EACH 1 TENEMENTS HAVING BUILT-UP AREA ABOVE 75 SQ.MT.	NOS	NOS.
PRO. OFFICE AREA		
1 PARKING SPACE FOR A EVERY 50.00 SQ.MT. FOR PROP. OFFICE AREA	Sq.Mt.	0 NOS
TOTAL PARKING		30 NOS
VISITORS 10 %		3 NOS
TOTAL PARKING REQUIRED		33 NOS
TOTAL PARKING PROVIDED		99 NOS
PARKING PROVIDED IN BLDG.B/C/D		NOS
PARKING PROVIDED IN OPEN		NOS

PARKING STATEMENT : 2 WHEELER

1 PARKING EACH FOR EVERY TENEMENT	172 NOS	172 NOS
TWO WHEELER PARKING FOR COMMERCIAL		0 NOS
ADDITION OF MHADA PARKING		28 NOS
TWO WHEELER PARKING REQUIRED		200 NOS
TWO WHEELER PARKING PROVIDED		200 NOS

SUMMARY STATEMENT

BUILDING TYPE	AREA IN SQ.MT.
DAFFODIL - A (ST + 7TH FLR.)	1315.07
DAFFODIL - B (ST + 4TH FLR.)	1797.63
DAFFODIL - C	FUTURE DEV.
IRIS - A (ST + 7TH FLR.)	992.13
IRIS - B (ST + 7TH FLR.)	992.13
ORCHID - A (ST + 7TH FLR.)	862.45
ORCHID - B (ST + 7TH FLR.)	982.45
TOTAL PROPOSED AREA	7022.06

STAIRCASE AREA STATEMENT:

BUILDING TYPE	AREA IN SQ.MT.
DAFFODIL - A (ST + 7TH FLR.)	338.07
DAFFODIL - B (ST + 4TH FLR.)	433.32
DAFFODIL - C	FUTURE DEV.
IRIS - A (ST + 7TH FLR.)	119.93
IRIS - B (ST + 7TH FLR.)	119.93
ORCHID - A (ST + 7TH FLR.)	119.93
ORCHID - B (ST + 7TH FLR.)	119.93
TOTAL STAIRCASE AREA	1291.65

PLOT AREA CALCULATIONS AS PER . . . (in SQ. M.)

S.NO. H.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER TRIANGULATION	AREA UNDER CONSIDERATION	AREA UNDER 25.M. ROAD	CLEAR PLOT AREA
132/1	4400.00	4400.74	4400.00	-----	4400.00
132/2A	3470.00	3810.45	3470.00	-----	3470.00
208/9	450.00	474.16	450.00	-----	450.00
TOTAL	8320.00	8685.35	8320.00	-----	8320.00

NOTES :-

- PLOT BOUNDARY SHOWN IN = THICK BLACK
- PROPOSED WORK = RED FILLED
- DRAINAGE LINE = RED DOTTED
- PROPOSED COMPOUND WALL = GREEN FILLED
- EXTERNAL ROAD = BLACK SIDING
- SAC ROAD LINE = GREEN DOTTED
- EXISTING FIRE LINE = ORANGE
- STRUCTURE TO BE DEMOLISHED = YELLOW HATCHED

SUMMARY FOR MHADA AREA

TOTAL PERMISSIBLE AREA	=	7072.06 SQ.MT.
PERMISSIBLE MHADA AREA 20% OF PERMISSIBLE AREA	=	1414.40 SQ.MT.
PROPOSED MHADA AREA	=	1423.31 SQ.MT.

BLDG. TYPE	FLOORS	NO. OF BLDG.	NO. OF FLAT	AREA OF BLDG.	TOTAL AREA
MHADA BLDG.	ST+7TH FLR.	1	28	1423.31	1423.31
TOTAL AREA PROPOSED FOR MHADA AREA					1423.31

R.G. AREA CALCULATIONS:

REQUIRED PHYSICAL R.G. = 8320.00 x 20% = 1664.00 Sq.Mt. (20 % of net PLOT)

PROVIDED PHYSICAL R.G.

R.G. 1

B1	16.75	X 10.85	X 0.50	=	90.86	Sq.Mt.
B2	2.75	X 0.45	X 1/3	=	0.42	Sq.Mt.
C1	13.70	X 2.75	X 0.50	=	18.83	Sq.Mt.
C2	10.50	X 8.91	X 0.50	=	137.21	Sq.Mt.
E1	30.50	X 9.15	X 0.50	=	48.03	Sq.Mt.
E2	4.50	X 0.52	X 1/3	=	0.78	Sq.Mt.
J1	39.50	X 24.46	X 0.50	=	483.06	Sq.Mt.
J2	37.90	X 4.07	X 0.50	=	94.15	Sq.Mt.
J3	2.50	X 5.34	X 0.50	=	6.67	Sq.Mt.
J4	0.64	X 6.00	X 1/3	=	1.68	Sq.Mt.
K1	24.90	X 4.30	X 0.50	=	53.70	Sq.Mt.
I1	18.80	X 0.55	X 0.50	=	51.60	Sq.Mt.
I2	24.00	X 2.65	X 0.50	=	0.02	Sq.Mt.
I3	0.10	X 0.65	X 1/3	=	5.17	Sq.Mt.
I4	18.80	X 0.55	X 0.50	=	28.50	Sq.Mt.
I5	12.10	X 3.15	X 0.50	=	5.11	Sq.Mt.
J5	3.90	X 0.65	X 0.50	=	0.13	Sq.Mt.
J6	1.30	X 0.30	X 1/3	=	1202.19	Sq.Mt.
		TOTAL		=		

R.G. 2

I1	15.48	X 8.50	X 0.50	=	98.56	Sq.Mt.
I2	12.57	X 12.60	X 1/3	=	2.43	Sq.Mt.
I3	16.04	X 5.87	X 0.50	=	22.50	Sq.Mt.
	TOTAL			=	187.25	Sq.Mt.

R.G. 3

H1	30.58	X 12.30	X 0.50	=	188.96	Sq.Mt.
H2	30.58	X 27.80	X 0.50	=	425.06	Sq.Mt.
	TOTAL			=	614.04	Sq.Mt.
	TOTAL R.G. PROVIDED			=	1789.48	Sq.Mt.