

STAMP OF APPROVAL OF PLANS

PLAN APPROVED SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER
 No. TMC/CFO/189/18
 DATED: 01.08.2018



*Dr. Chait Fire Officer /
 Thane Fire Brigade, Thane.*

BLDG. TYPE	FLOOR	FLAT NO.	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED	PARKING LOCATION	PARKING NO.
A	1ST TO 20TH	01 TO 03	212				
		04 TO 08					
A	1ST TO 20TH	04,05,06,10	66	33	33	STILT OPEN	1 TO 22
							23 TO 33
TOTAL				276 NOS	33		
10 % FOR VISITORS (10% OF 33)				03	03	OPEN	34 TO 36
COMM. 213.20 /50=04				04	04	OPEN	37 TO 43
COMM. LOADING / UNLOADING 213.20/100					03	OPEN	41 TO 43
EXTRA PARKING							
TOTAL				43 NOS	43		

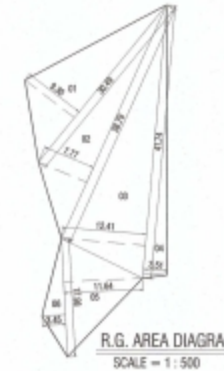
BLDG TYPE	FLOORS	TENMT
A	GR+20TH	276 NOS
TOTAL		276 NOS

BLDG TYPE	FLOORS	AREA IN SQ.MT.		
		COMMERCIAL	RESIDENTIAL	EXCESS BALC. TOTAL
A	GR+20TH	213.20	9296.62	66.62
TOTAL BUILT-UP AREA		213.20	9296.62	66.62
TOTAL				9564.64

BLDG TYPE	FLOORS	AREA IN SQ.MT.
A	GR+20TH	3655.93
TOTAL		3655.93

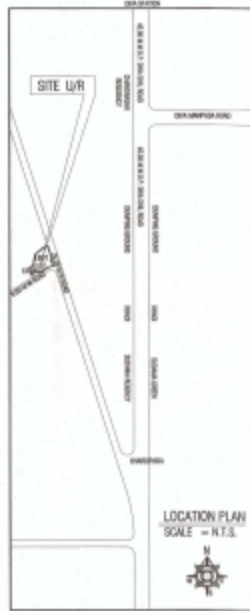
BLDG TYPE	FLOORS	AREA IN SQ.MT.
A	GR+20TH	15065.45
TOTAL		15065.45

ADDITION :	
01)	30.49 X 9.30 X 0.50 = 141.78 SQ.MT.
02)	38.79 X 7.77 X 0.50 = 150.70
03)	41.74 X 12.41 X 0.50 = 259.00
04)	41.74 X 3.51 X 0.50 = 73.25
05)	17.98 X 11.64 X 0.50 = 104.64
06)	17.98 X 3.45 X 0.50 = 31.02
TOTAL R.G. AREA = 760.39 SQ.MT.	
R.G. REQUIRED (20% OF 3769.99) = 754.00 SQ.MT.	
R.G. PROVIDED = 760.39 SQ.MT.	

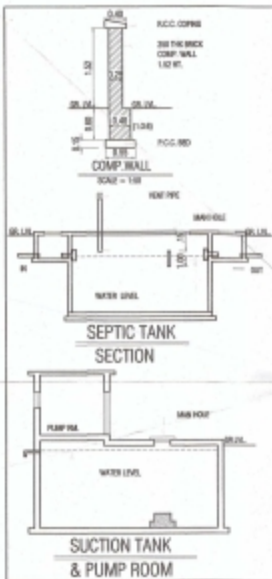


TENEMENTS	PARKING
1 PARKING SPACE FOR EVERY 1 TENEMENT	276
COMM. 213.20 /50=04	11
PARKING REQUIRED	289 NOS
PARKING PROVIDED	161 NOS

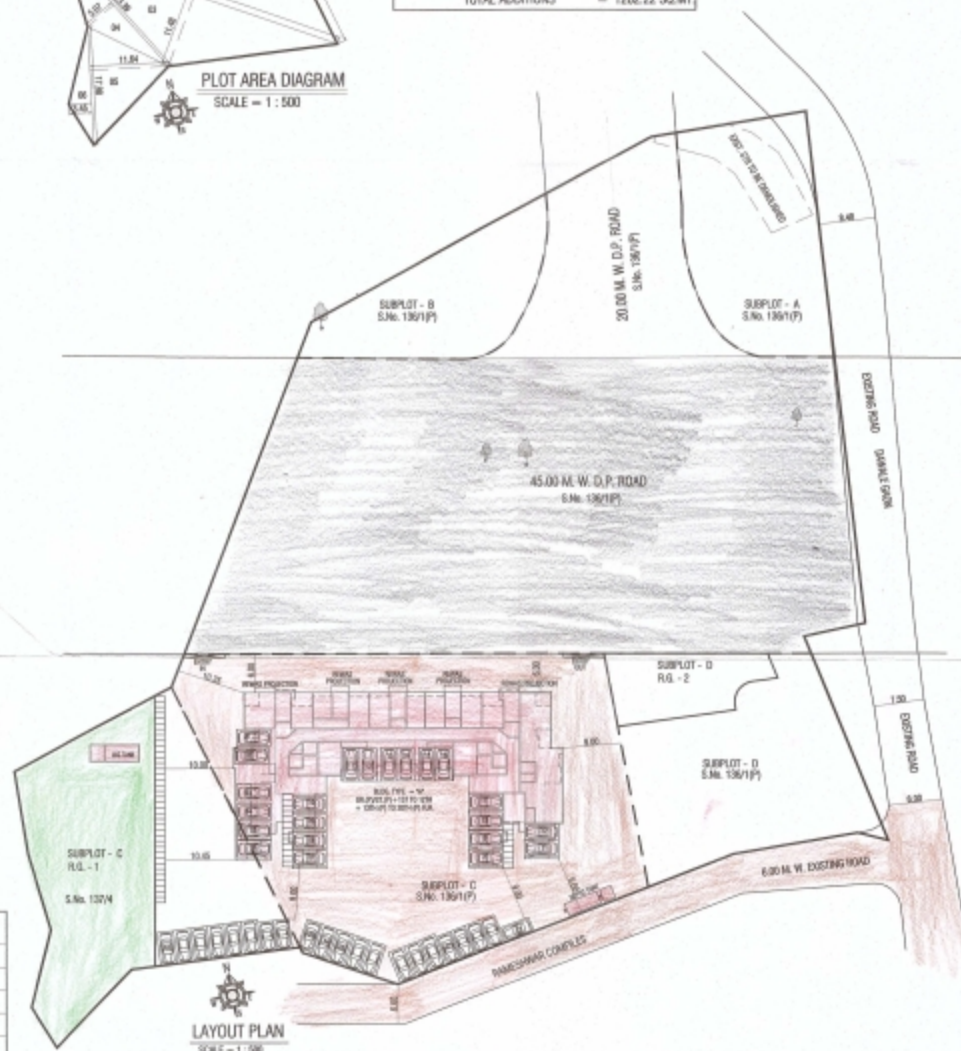
ADDITIONS	
01)	33.13 X 09.59 X 0.50 = 158.86 SQ.MT.
02)	43.92 X 30.19 X 0.50 = 662.97
03)	42.76 X 11.48 X 0.50 = 245.44
04)	23.39 X 05.07 X 0.50 = 59.29
05)	17.98 X 11.64 X 0.50 = 104.64
06)	17.98 X 03.45 X 0.50 = 31.02
TOTAL ADDITIONS = 1262.22 SQ.MT.	



Sl. No.	AREA OF PLOT	AREA IN SQ.MT.
01	AREA OF PLOT	5799.99
02	AREA UNDER 6.00 M. W. D.P. ROAD	
03	NET AREA OF THE PLOT (1-2c)	3789.96
04	R.G. 20% FOR NET PLOT AREA	754.00
05	REQUIRED ONE TREE 15.00 SQ.MT.	50 NOS
06	EXISTING TREES	
07	TREES PLANTED BEFORE D.C.	50 NOS



01	BOUNDARY OF PLOT AS PER GUT BOOK SHOWN IN	= THICK BLACK
02	PROPOSED RECREATION GROUND 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	EXISTING STRUCTURE TO BE RETAINED SHOWN IN	= HATCHED
07	EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	= YELLOW HATCH



CONTENTS OF SHEET
 LAYOUT PLAN, 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.....

Sl. No.	DESCRIPTION	AREA IN SQ.MT.
01	AS PER 7/12 EXTRACT	9660.00
02	AREA AS PER G.METHOD	9556.49
03	AREA OF PLOT CONSIDERED FOR APPROVAL (MINIMUM)	9556.49
04	AREA UNDER 20 M. W. D.P. ROAD	714.87
05	AREA UNDER 45.00 M. W. D.P. ROAD	4017.24
06	TOTAL (04+05)	4732.11
07	NET PLOT (3-6)	4827.36
a	AREA OF SUB-PLOT-A	682.87
b	AREA OF SUB-PLOT-B	483.10
c	AREA OF SUB-PLOT-D	1031.42
d	TOTAL (a+b+c)	2197.39
e	AREA OF SUBPLOT-C (7-d)	2629.99

Sl. No.	DESCRIPTION	SUB PLOT 'C'
04	SUB-DIVISION	
a	AREA OF SUB-PLOT-C	2629.99
b	S.NO. 137/4	1140.00
c	TOTAL (a+b)	3769.99
06	15% RECREATION GROUND AS PER D.C. REGULATION 54	565.50
07	NET AREA OF PLOT (4c-5)	3204.49
07	ADDITIONS FOR :-	
	F.S.I CREDIT AVAILABLE BY DIVYD 1.45 MAXIMUM LOADING PERMISSIBLE OF NET PLOT (3769.99 X 1.45 = 5277.99)	5277.99
	OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (5277.99 X 0.20 = 1055.60)	1055.60
	PERM. T.D.R. TO LOADED FROM OPEN MARKET (5277.99 - 1055.60 = 4222.39)	4222.39
08	ADDITION 0.30 F.S.I. (BY PAYMENT OF PREMIUM) AS PER GOVT. NOTIFICATION No. TSP-1214/450/CHB/14/UD-12 (3769.99 X 0.30 = 1131.00)	1131.00
09	TOTAL AREA (6+7+8)	9613.48
10	FLOOR SPACE INDEX (F.S.I.) PERMISSIBLE	1.00
11	TOTAL PERMISSIBLE FLOOR AREA (9 X 10)	9613.48
12	EXISTING AREA	
13	PROPOSED AREA	9564.64
14	TOTAL PROPOSED BUILT-UP AREA (12+13)	9564.64
15	BALANCE AREA (11-14)	48.84
16	F.S.I CONSUMED (14/11)	0.99

01	PROPOSED AREA (ITEM A - 14 ABOVE)	9564.64
02	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	213.20
03	BALANCE AREA (1-2)	9351.44
04	TENEMENTS PERMISSIBLE (AS PER APPENDIX-A)	
05	DENSITY 300 PER HECTARE = (10000 / 300 = 33.33)	281 NOS
	9351.44 / 33.33 = 281 NOS	281 NOS
06	PERMISSIBLE TENEMENTS	281 NOS
07	EXISTING TENEMENTS	----
08	PROPOSED TENEMENTS	276 NOS
09	TOTAL TENEMENTS	276 NOS

CERTIFICATE OF AREA PROFORMA -'B'

DECLARED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR A THE SURVEYING OFFICER, CTS OF PLOT EXTENT ON PLAIN ARE AS MEASURED ON SITE & THE AREA SO WORKED-OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNED BY

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED SUB DIVISION OF PLOT BEHIND S.NO.136/1/PL. 137/4 AT VILLAGE- DAWALE DISTRICT - THANE

NAME & SIGN. OF OWNER / P.O.A. HOLDER

- Mr. Anil ganesb Bhogat. (Sai Shrusdi Enterprises)
- Mr. mahavir Pravin Mehta (Sai Shrusdi Enterprises)

V.P. NO. :
 DRAWING No. : 1
 SCALE : 1 : 500
 DATE : 05-08-2018
 DRAWN BY : SHEKHAR
 CHECKED BY : LAJIK
JOSHI DESHAWARE ASSOCIATES ARCHITECTS, PLANNERS
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