PROFORMA -"B" SHEET NO.1/4

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to condition
Prescribed in Permit No. V.P./S11/0188/18.
TMC/TD-DP/TPS/ 2,830/18. Dated. 28/08/2018

Deputy Engineer (TDD)

27/9/18
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच वितरण नियमन नियमावलीनुसार आवश्यक तो पाठपुरावा न केल्यास दंडात्मक कारवाई, भोगवटा प्रमाणपत्र न मिळणे इत्यादी अडचणींचा सामना करावा लागू शकतो याची नोंद घ्यावी. मालमत्ता व्यवस्थापन विभाग."

PARKING STATEMENT FOR FOUR WHEELER

	BLDG. TYPE	FLOOR	FLAT NO.	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED	PARKING LOCATION	PARKING NO.
PARKING SPACE NOT REQD. FOR TENEMENT HAVING BUILT-UP AREA BELOW 35.00 SQ.MT.	A	1ST TO 18TH	01 TO 03, 06 TO 08, 11 TO 15	181				
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING BUILT UP AREA ABOVE 35 UP TO 60 SQ.MT.	A	1ST TO 18TH	04,05,09,10	64	32	32	6FLT OPEN	1 TO 23, 23 TO 32
TOTAL				245 NOS	32	32		
10 % FOR VISITORS (10% OF 32)					03	03	OPEN	33 TO 35
COMM. 213.20 /50= 04					04	04	OPEN	36 TO 39
COMM. LOADING / UNLOADING 213.20/400								
EXTRA PARKING						04	OPEN	40 TO 43
				TOTAL	39 NOS	43		

PARKING STATEMENT FOR TWO WHEELER

	TENEMENTS	PARKING
1 PARKING SPACE FOR EVERY 1 TENEMENT	245	245
COMM. 213.20/ 20		11
PARKING REQUIRED		256 NOS
PARKING PROVIDED		294 NOS

TENEMENTS STATEMENT

BLDG TYPE	FLOORS	TENANT
A	GR.+18TH(P)	245 NOS
	TOTAL	245 NOS

BUILT-UP AREA SUMMARY

BLDG TYPE	FLOORS	AREA IN SQ.MT. COMMERCIAL	RESIDENTIAL	EXCESS WALL	TOTAL
A	GR.+18TH(P)	213.20	8234.48	51.84	8499.52
TOTAL BUILT-UP AREA		213.20	8234.48	51.84	8499.52

STAIRCASE AREA STATEMENT

BLDG TYPE	FLOORS	AREA IN SQ.MT. FIRE STAIR	STAIR	TOTAL
A	GR.+18TH(P)	327.99	2410.75	2738.70
	TOTAL	327.99	2410.75	2738.70

CONSTRUCTION AREA SUMMARY

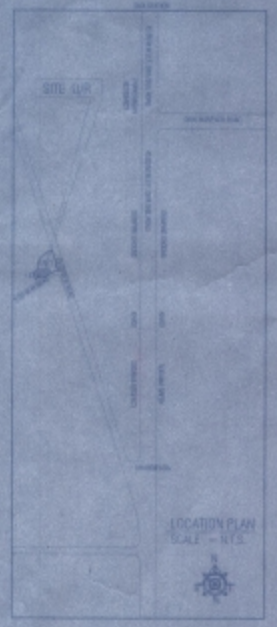
BLDG TYPE	FLOORS	AREA IN SQ.MT.
A	GR.+18TH(P)	13488.79
	TOTAL	13488.79

R.G. AREA CALCULATION (SUB PLOT - C)

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 3769.98)				=	754.00 SQ.MT.
	R.G. PROVIDED			=	760.39 SQ.MT.

R.G. AREA DIAGRAM
SCALE – 1 : 500



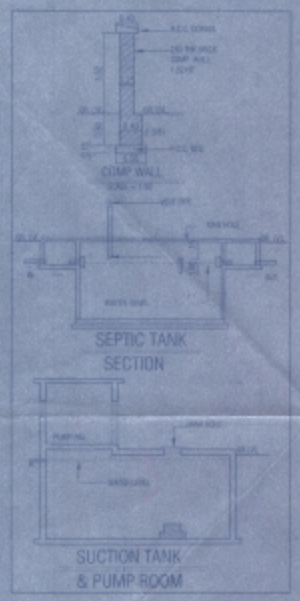
S. NO. 137/4 PLOT AREA CALC.

ADDITIONS

01)	33.13	X 09.59	X 0.50	=	158.66 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.

TREE STATEMENT

		AREA IN SQ.MT.
01	a AREA OF PLOT	3792.99
02	a AREA UNDER 6.00 M. W. D.P. ROAD	
03	NET AREA OF THE PLOT (1 — 2c)	3789.99
04	R. G. 20 % FOR NET PLOT AREA	754.00
05	REQUIRED DEN. TREE 15.00 SQ.MT.	50 NOS
06	EXISTING TREES	
07	TREES PLANTED BEFOR O.C.	50 NOS



NOTES

01	BOUNDARY OF PLOT AS PER SLIT 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	–
07	EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	– YELLOW HATCH

CONTENTS OF SHEET

LAYOUT PLAN R.G. AREA DIG. & AREA CALC. & PUZZLE PARKING & 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	AS PER 7/12 EXTRACT	3660.00
02	AREA AS PER ▲ METHOD	3559.49
03	AREA OF PLOT CONSIDERED FOR APPROVAL (MINIMUM)	9559.49
04	AREA UNDER 20.00 M. W. D.P. ROAD	714.87
05	AREA UNDER 45.00 M. W. D.P. ROAD	4017.24
06	TOTAL (4+5)	4732.11
07	NET PLOT (3 – 6)	4827.38
	a AREA OF SUB-PLOT-A	682.67
	b AREA OF SUB-PLOT-B	463.10
	c AREA OF SUB-PLOT-D	1031.42
	d TOTAL (a+b+c)	2197.39
	e AREA OF SUBPLOT – C (7 – d)	2629.99

B) SUB DIVISION AREA STATEMENT

		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
05	15% RECREATION GROUND AS PER D.C. REGULATION 54	565.50
06	NET AREA OF PLOT (4c – 5)	3204.49
07	ADDITIONS FOR - F.S.I. CREDIT AVAILABLE BY DIVIDING 1.40 MAXIMUM LOADING PERMISSIBLE OF NET PLOT (3769.99 X 1.40 = 5277.99) OUT OF ABOVE POTENTIAL OF T.D.R./G.R. AND A FOR SLUM T.D.R. (5277.99 X 0.20 = 1055.99) PAYME T.D.R. TO LOADED FROM OPEN MARKET (5277.99 — 1055.99 = 4222.39) AS PER T.P.S. NO. 1813/3067/CR-122/UM CORPORATION DRAFT 01-13 REGULATION No. 4.1.1 THE D.P. ENLARGED WILL BE 2.0 TIME ROAD AREA SURRENDERED I.E. 4732.11 X 2.00 = 9464.22	4156.00
08	AS PER GOVT. NOTIFICATION No. TDR-1214/466/CR-96/14/UD-12 (3769.98 X 0.30 = 1131.00)	1131.00
09	TOTAL AREA (6 + 7 + 8)	8493.49
10	FLOOR SPACE INDEX (F. S. I) PERMISSIBLE	1.00
11	TOTAL PERMISSIBLE FLOOR AREA (9 X 10)	8493.49
12	EXISTING AREA	
13	PROPOSED AREA	8489.52
14	TOTAL PROPOSED BUILT-UP AREA (12+13)	8489.52
15	BALANCE AREA (11-14)	03.97
16	F.S.I CONSUMED (14/11)	1.00

B) TENEMENT STATEMENT

01	PROPOSED AREA (ITEM A – 14 ABOVE)	8489.52
02	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	213.20
03	BALANCE AREA (1 — 2)	8276.32
04	TENEMENTS PERMISSIBLE (AS PER APPENDIX-IV)	
05	DENSITY 300 PER HECTARE = (10000 / 300 = 33.33) 8276.32 / 33.33 = 248 NOS	248 NOS
06	PERMISSIBLE TENEMENTS	248 NOS
07	EXISTING TENEMENTS	- - -
08	PROPOSED TENEMENTS	245 NOS
09	TOTAL TENEMENTS	245 NOS

CERTIFICATE OF AREA PROFORMA -"B"

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR IS THE DIMENSIONS OF SIDES, SIZE OF PLOT SHOWN ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP

SIGNATURE OF THE LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON SUB-PLOT-C OF PLOT BEARING S.NO.136/1(P), 137/4 AT VILLAGE - DIVA(E) DISTRICT - THANE

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

1) Mr. Anil Ganesh Shigut. (Sai Shrusti Enterprises)

2) Mr. mahavir Pravin Mehta (Sai Shrusti Enterprises)

V.P.NO. S11/0188/18
DRAWING No. 1
SCALE 1 : 500
DATE 06-08-2018
DRAWN BY SHREYASH
CHECKED BY LATIKA

JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS, PLANNERS