

LAYOUT PLAN, LOCATION PLAN, RECREATION AREA CALCULATIONS, TENEMENT 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 Prescribed in Permit No. V.P. 518/2020/18 TNG/ID-DR/TP/3/20/13 Dated: 20/11/2019

Deputy Engineer (TDD) Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane



A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT AS PER 7/12	4300.00
2	AREA OF PLOT AS PER TRIANGULATION	4301.13
3	DEDUCTIONS FOR	
a	AREA UNDER 30.00 M. W. D.P. ROAD	1559.40
b	AREA UNDER EXISTING ROAD ROAD	45.00
c	TOTAL (2-a & b)	2695.60
		PLOT-A PLOT-B
4	NET GROSS AREA OF PLOT	1015.00 1680.60
5	DEDUCTIONS FOR	
a	RECREATION GROUND 15% AS PER REGULATION	
6	NET AREA OF PLOT (4-5a)	1015.00 1680.60
7	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	ONE ONE
8	PERMISSIBLE AREA	1015.00 1680.60
9	AS PER G.R. DATED-29/01/2016	
a	PERMISSIBLE T.D.R. - 1.40% (1015.00 x 1.40 = 1421.00 sq.mt.)	
b	LESS 20% SLUM T.D.R. - (1421.00 x 20% = 284.20 sq.mt.)	
c	T.D.R./DR FOR UTILIZATION = 1136.80 sq.mt.	
d	TOTAL DR OF 30.00 M. W. D.P. Road = 1559.40 x 2 (2a x 2time) = 3118.80	
e	DR OF 30.00 MT. D.P. ROAD CONSIDERED IN PLOT-A	1136.80
f	BALANCE DR OF 30.00 MT. wide D.P. Road-1982.00	
10	0.30% PERMISSIBLE AREA	304.50 504.00
11	0.30% PROPOSED AREA	304.50
12	TOTAL PERMISSIBLE AREA [plot-A (8+9+11)]	2450.35 2184.60
13	TOTAL PROPOSED AREA	2450.35
	TOTAL BUILT-UP AREA CONSUMED (13/12)	0.99
B 14	TENEMENT STATEMENT	
a	PROPOSED AREA OF PLOT ITEM A(13) ABOVE	2450.35
b	LESS NON-RESIDENTIAL AREA	88.97
c	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	71 NOS 00 NOS
d	DENSITY	300/HT 300/HT
e	PROPOSED	71 NOS 00 NOS
f	EXISTING	
	TOTAL TENEMENT (e+f)	71 NOS 00 NOS
C 15	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION	07 NOS 00 NOS
b	PARKING IN STILL	07 NOS 00 NOS
c	TOTAL PARKING PROVIDED (b+c)	07 NOS 00 NOS

REVISION DESCRIPTION DATE SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF SIDES, 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. 65 AT, MHATARDI VILLAGE, THANE.

NAME & SIGN. OF OWNER

1) Anil Ganesh Bhagat 2) Nikarath Yadav Bhagat

FOR M/S VIGANAHARTH ENTERPRISES (P.O.A. HOLDER)

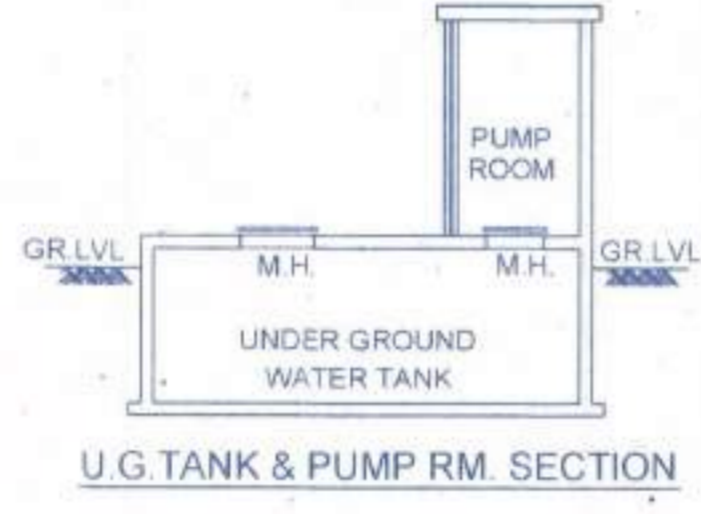
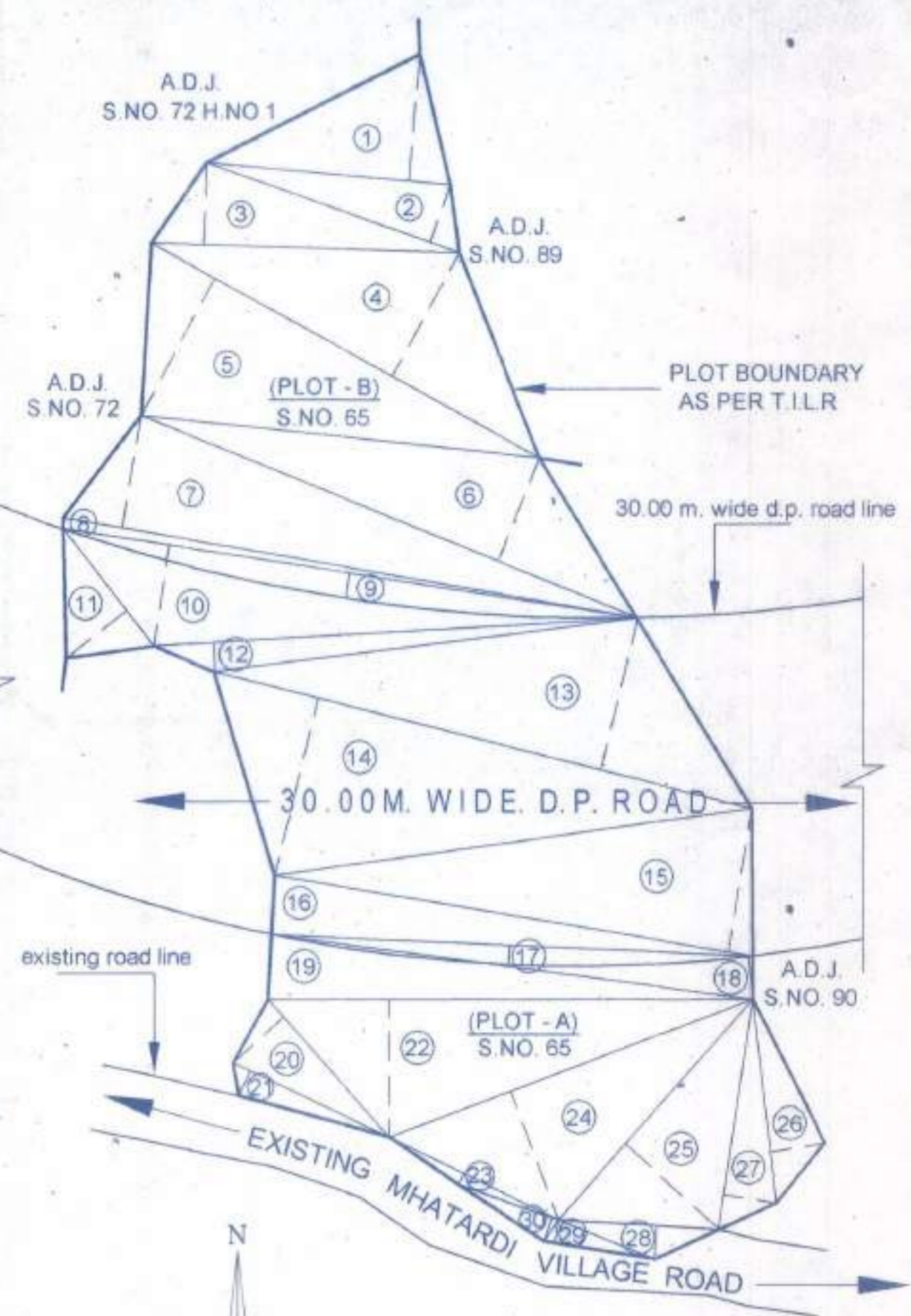
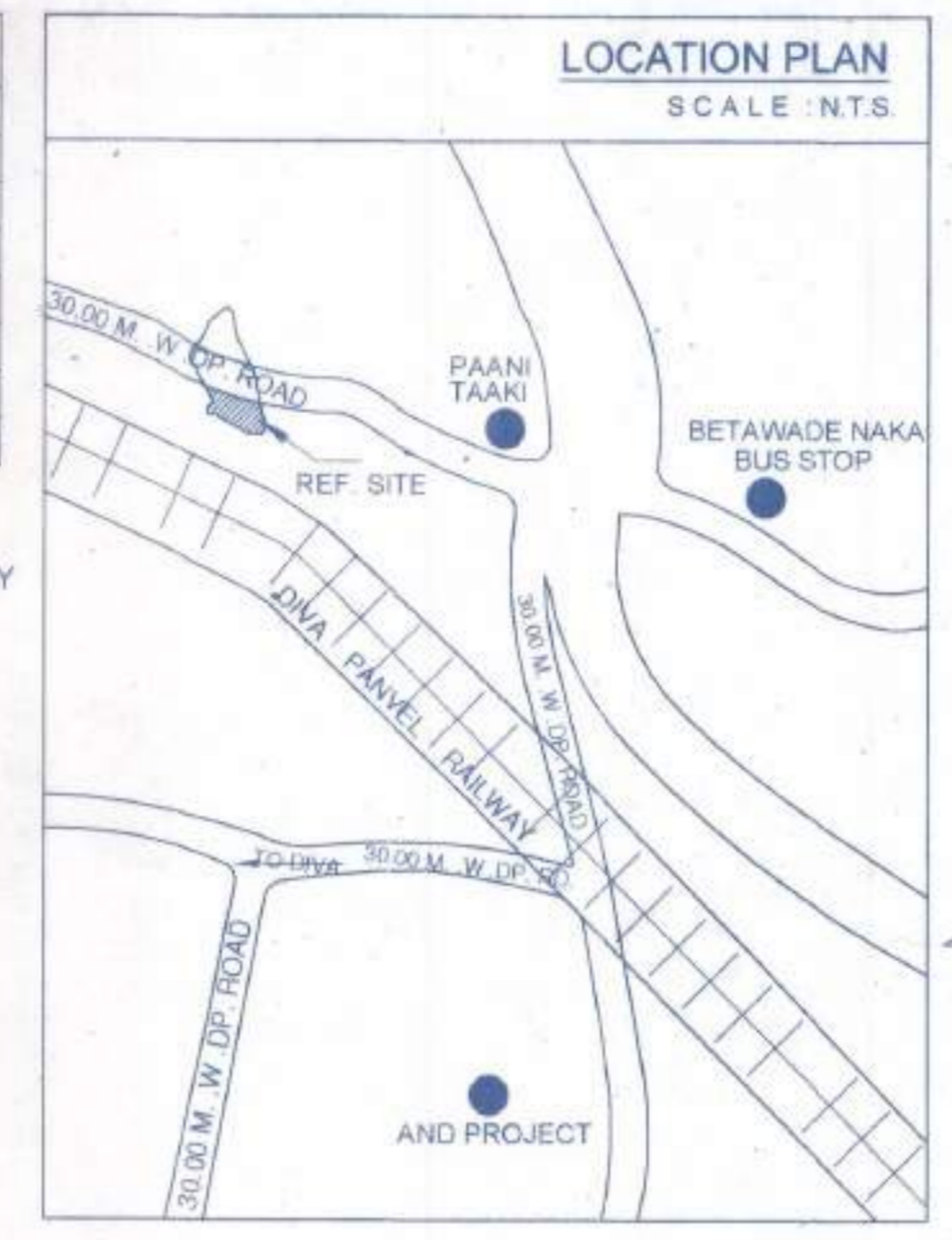
SIGNATURE OF ARCHITECT

ARCHITECT'S NAME AND ADDRESS

SAMEER S. LOTKE & ASSOCIATES Architect

JOB No. SCALE: AS STATED DATE: 03-11-2018 LAST MODIFIED: DRAWN BY: Sandesh CHECKED BY: SSI

Office No. 205-206, Cosmos May Park, Opp. Pratik Towers, Kulkarni, Thane (W)



R.G. AREA CALCULATIONS: (PLOT - A)

REQUIRED PHYSICAL R.G. = 1015.00 x 15% Sq.Mt. (15% of net PLOT) = 152.25 Sq.Mt.

PROPOSED PHYSICAL R.G.

R.G.	Area	Value
a) 10.31 X 5.21 X 0.50	=	26.85 Sq.Mt.
b) 17.87 X 3.95 X 0.50	=	35.11 Sq.Mt.
c) 9.18 X 1.39 X 0.50	=	6.38 Sq.Mt.
d) 17.87 X 11.07 X 0.50	=	98.91 Sq.Mt.
TOTAL	=	167.25 Sq.Mt.
TOTAL R.G. PROVIDED	=	167.25 Sq.Mt.

R.G. AREA CALCULATIONS: (PLOT - B)

REQUIRED PHYSICAL R.G. = 1680.60 x 15% Sq.Mt. (15% of net PLOT) = 252.09 Sq.Mt.

PROPOSED PHYSICAL R.G.

R.G.	Area	Value
a) 3.15 X 24.00 X 0.50	=	37.80 Sq.Mt.
b) 6.10 X 37.50 X 0.50	=	114.37 Sq.Mt.
c) 10.40 X 15.55 X 0.50	=	80.86 Sq.Mt.
d) 14.20 X 1.00 X 0.50	=	7.10 Sq.Mt.
e) 10.78 X 1.39 X 0.50	=	7.49 Sq.Mt.
f) 10.17 X 1.38 X 0.50	=	7.02 Sq.Mt.
TOTAL	=	254.64 Sq.Mt.
TOTAL R.G. PROVIDED	=	254.64 Sq.Mt.

PARKING STATEMENT : 4 WHEELER

DISCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
RESIDENTIAL AREA		
NO PARKING PROVIDED FOR TENEMENTS HAVING CARPET AREA BELOW 35 SQ.MT.	64 NOS.	00 NOS.
2 PARKING FOR EACH : 4 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 35 SQ.MT. TO 50 SQ.MT.	07 NOS.	04 NOS.
1 PARKING FOR EACH : 1 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 70 SQ.MT.	00 NOS.	00 NOS.
COMMERCIAL AREA		
1 PARKING SPACE FOR EVERY 50.00 SQ.MT. FOR PROFESSIONAL OFFICE SPACE FOR EVERY 50 SQ.MT.	88.97 Sq.Mt.	02 NOS.
TOTAL PARKING		06 NOS.
VISITORS 10%		01 NOS.
TOTAL PARKING REQUIRED		07 NOS.
TOTAL PARKING PROVIDED		07 NOS.
PARKING PROVIDED IN BLDG. STILL		07 NOS.
PARKING PROVIDED IN OPEN		00 NOS.

PARKING STATEMENT : 2 WHEELER

1 PARKING EACH FOR EVERY TENEMENT	71 NOS.	71 NOS.
PROFF. OFFICE AREA (88.97/20)	05 NOS.	05 NOS.
TWO WHEELAR PARKING REQUIRED		76 NOS.
TWO WHEELAR PARKING PROVIDED		80 NOS.

PLOT AREA CALCULATION FOR (S.NO. :- 65)

(PLOT B)

01) 22.73 X 11.37 X 0.50	=	129.22 Sq.Mt.
02) 24.07 X 5.40 X 0.50	=	64.99 Sq.Mt.
03) 29.23 X 8.30 X 0.50	=	121.30 Sq.Mt.
04) 40.47 X 13.12 X 0.50	=	265.48 Sq.Mt.
05) 40.47 X 13.60 X 0.50	=	275.19 Sq.Mt.
06) 49.70 X 11.20 X 0.50	=	278.32 Sq.Mt.
07) 55.40 X 13.53 X 0.50	=	374.78 Sq.Mt.
08) 55.40 X 3.16 X 0.50	=	87.53 Sq.Mt.
09) 54.21 X 2.35 X 2/3	=	84.92 Sq.Mt.
	=	1881.73 Sq.Mt.

30.00 M. WIDE D.P. ROAD

10) 54.21 X 9.50 X 0.50	=	257.49 Sq.Mt.
11) 13.54 X 7.03 X 0.50	=	47.59 Sq.Mt.
12) 45.56 X 2.46 X 0.50	=	56.05 Sq.Mt.
13) 52.18 X 14.54 X 0.50	=	379.35 Sq.Mt.
14) 52.18 X 16.50 X 0.50	=	430.50 Sq.Mt.
15) 44.78 X 13.10 X 0.50	=	293.31 Sq.Mt.
16) 44.78 X 5.69 X 0.50	=	127.40 Sq.Mt.
17) 44.61 X 1.77 X 2/3	=	52.64 Sq.Mt.
(DEDUCTION)		1644.30 Sq.Mt.
9) 54.21 X 2.35 X 2/3	=	84.93 Sq.Mt.
	=	1559.40 Sq.Mt.

(PLOT A)

18) 44.87 X 4.22 X 0.50	=	94.67 Sq.Mt.
19) 44.87 X 5.22 X 0.50	=	117.11 Sq.Mt.
20) 14.92 X 6.57 X 0.50	=	49.01 Sq.Mt.
21) 13.82 X 2.71 X 0.50	=	18.72 Sq.Mt.
22) 44.86 X 11.68 X 0.50	=	261.98 Sq.Mt.
23) 18.00 X 1.20 X 0.50	=	10.80 Sq.Mt.
24) 36.00 X 13.00 X 0.50	=	234.00 Sq.Mt.
25) 28.00 X 12.00 X 0.50	=	168.00 Sq.Mt.
26) 6.00 X 18.80 X 0.50	=	56.40 Sq.Mt.
27) 5.30 X 21.50 X 0.50	=	56.95 Sq.Mt.
(DEDUCTION)		1067.64 Sq.Mt.
17) 44.61 X 1.77 X 2/3	=	52.64 Sq.Mt.
	=	1015.00 Sq.Mt.

(EXISTING ROAD AREA)

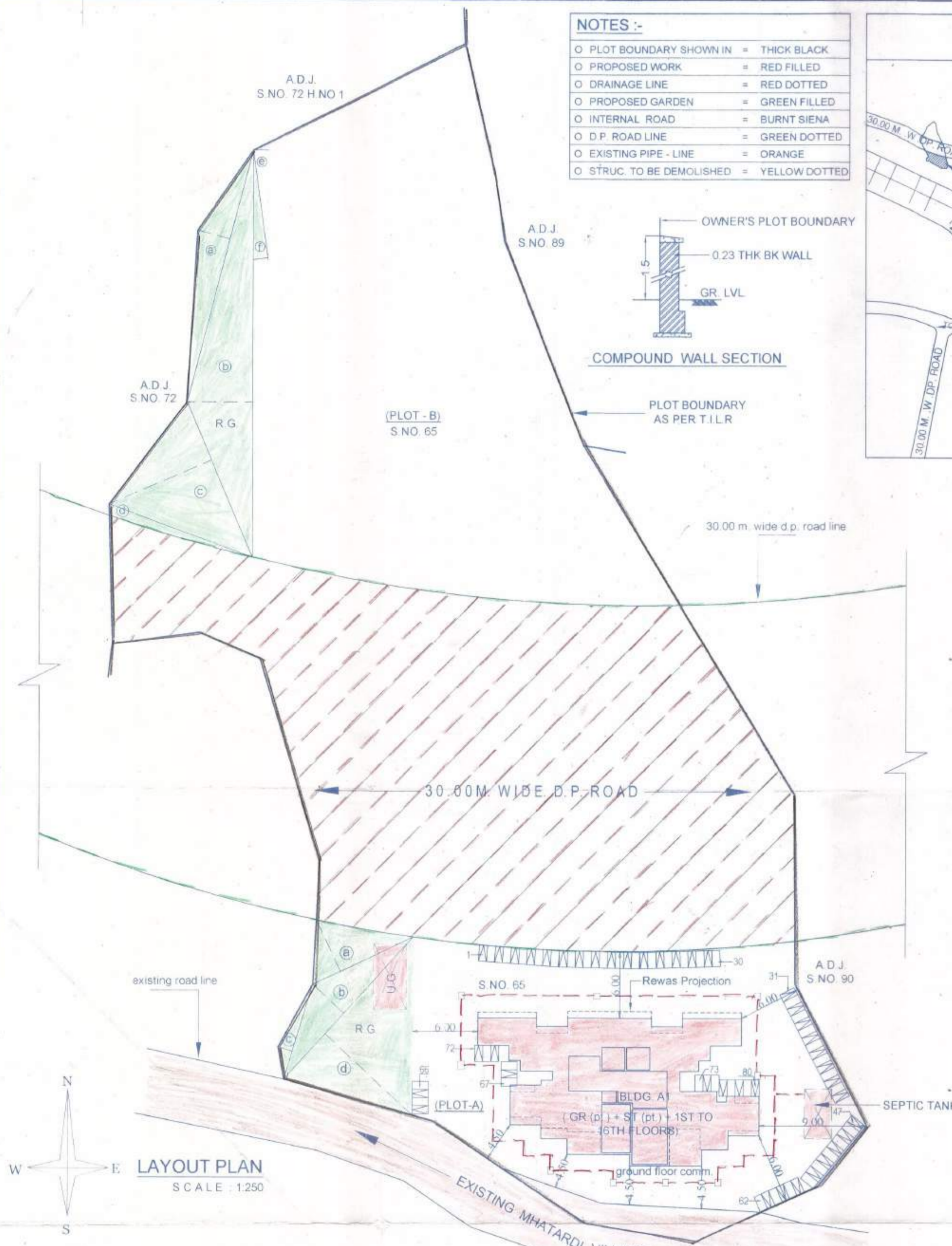
28) 15.00 X 3.10 X 0.50	=	23.25 Sq.Mt.
29) 10.24 X 2.10 X 0.50	=	10.75 Sq.Mt.
30) 10.00 X 2.20 X 0.50	=	11.00 Sq.Mt.
	=	45.00 Sq.Mt.

TOTAL AREA AS PER TRIANGULATION = 4301.13 Sq.Mt.

PLOT AREA AS PER 7/12 = 4300.00 Sq.Mt.

NOTES :-

- PLOT BOUNDARY SHOWN IN = THICK BLACK
- PROPOSED WORK = RED FILLED
- DRAINAGE LINE = RED DOTTED
- PROPOSED GARDEN = GREEN FILLED
- INTERNAL ROAD = BURNT SIENA
- D.P. ROAD LINE = GREEN DOTTED
- EXISTING PIPE - LINE = ORANGE
- STRUC. TO BE DEMOLISHED = YELLOW DOTTED



PROPOSED AREA STATEMENT

BUILDING TYPE	RESIDENTIAL AREA IN Sq.Mt.	COMMERCIAL AREA IN Sq.Mt.
BUILDING - A1 (GR.(pt.) + ST.(pt.) + 1ST TO 16TH FLOOR)	2361.38	88.97
PROPOSED MUNICIPAL AREA	2361.38	88.97
TOTAL PROPOSED MUNICIPAL AREA (Residential + Commercial)	= 2450.35 SQ.MT.	

PLOT AREA CALCULATIONS: AS PER SUB-DIVISION

S.NO./H.NO.	AREA AS PER			AREA UNDER 30.00 D.P. ROAD (Sq. Mt.)	AREA UNDER EXISTING ROAD (Sq. Mt.)	NET PLOT (Sq. Mt.)
	7/12 EXTRACT (Sq. Mt.)	T.I.L.R TRIANGULATION (Sq. Mt.)	CONSIDERATION (Sq. Mt.)			
65	4300.00	4301.13	4300.00	1559.40	45.00	2695.60
TOTAL	4300.00	4301.13	4300.00	1559.40	45.00	2695.60

TENEMENT STATEMENT

BUILDING TYPE	NO. OF FLAT
BUILDING - A1 (GR.(pt.) + ST.(pt.) + 1ST TO 16TH FLOOR)	71 NOS
TOTAL TENEMENTS	71 NOS

STAIRCASE AREA STATEMENT

BUILDING TYPE	AREA IN Sq. Mt.
BUILDING - A1 (GR.(pt.) + ST.(pt.) + 1ST TO 16TH FLOOR)	931.73
TOTAL STAIRCASE AREA	931.73