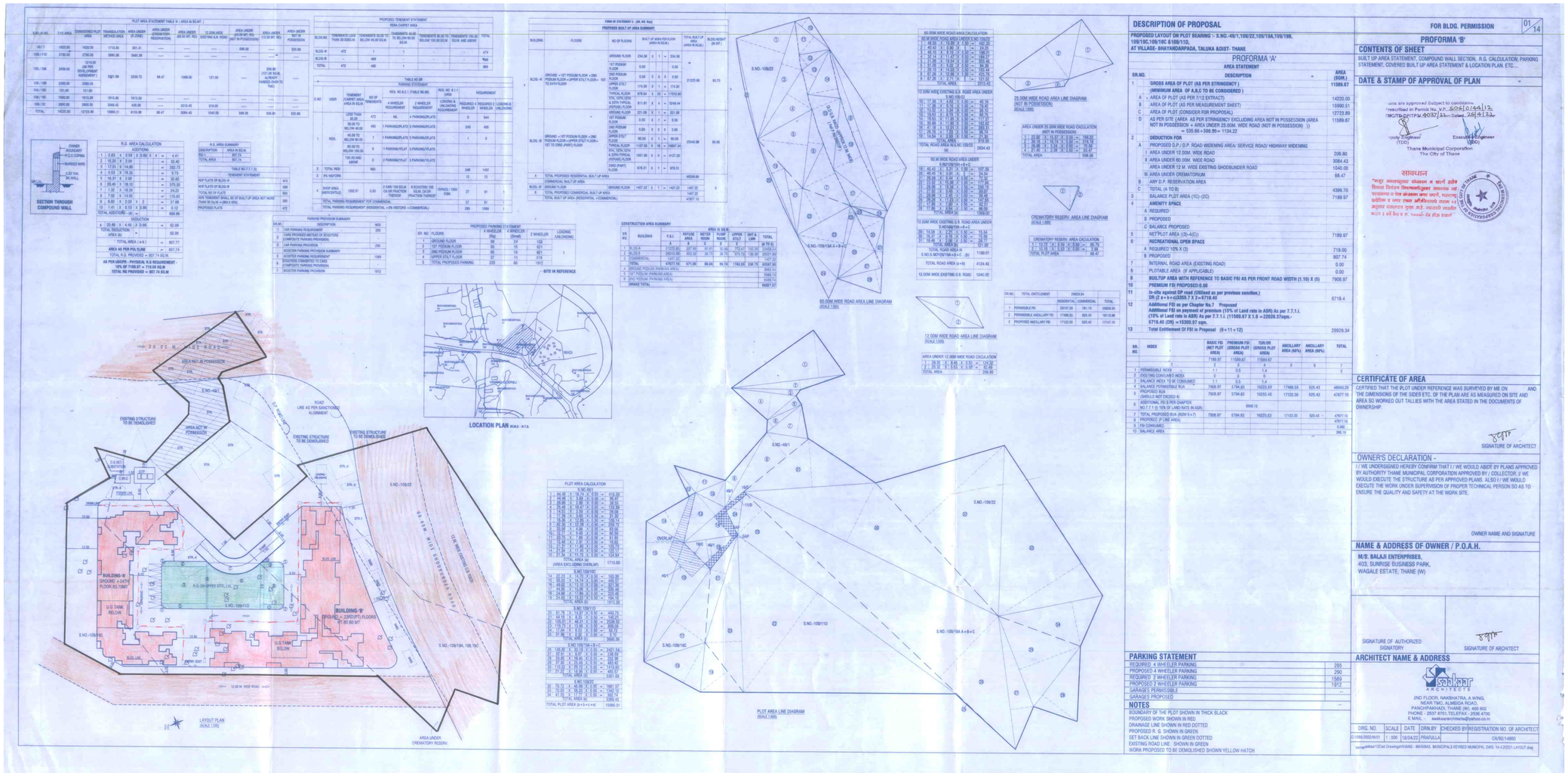

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON PLOT BEARING :- S.NO.-49/1,109/22,109/15A,109/19B, 109/19C,109/19D & 61B/110, AT VILLAGE- BHAYANDARPADA, TALUKA &DIST- THANE

PROFORMA 'A'

AREA STATEMENT

SR.NO.	DESCRIPTION		AREA (SQM.)
1	GROSS AREA OF PLOT (AS PER STRINGENCY)		11589.67
	(MINIMUM AREA OF A,B,C TO BE CONSIDERED)		
A	AREA OF PLOT (AS PER 7/12 EXTRACT)		14220.00
B	AREA OF PLOT (AS PER MEASUREMENT SHEET)		10990.51
C	AREA OF PLOT (CONSIDER FOR PROPOSAL)		12723.99
D	AS PER SITE (AREA AS PER STRINGENCY EXCLUDING AREA NOT IN POSSESSION (AREA NOT IN POSSESSION = AREA UNDER 25.00M. WIDE ROAD (NOT IN POSSESSION))) = 535.66+598.55= 1134.22		11589.67
2	DEDUCTION FOR		
A	PROPOSED G.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING		
I	AREA UNDER 12.00M. WIDE ROAD		206.80
II	AREA UNDER 60.00M. WIDE ROAD		3084.43
III	AREA UNDER 12 M. WIDE EXISTING GHODBUNDER ROAD		1040.00
III	AREA UNDER CREMATORIUM		68.47
B	ANY D.P. RESERVATION AREA		
C	TOTAL (A TO B)		4399.70
3	BALANCE PLOT AREA (1C)-(2C)		7189.97
4	AMENITY SPACE		
A	REQUIRED		
B	PROPOSED		
C	BALANCE PROPOSED		
5	NET PLOT AREA (3)-4(C)		7189.97
6	RECREATIONAL OPEN SPACE		
A	REQUIRED 10% X (3)		719.00
B	PROPOSED		807.74
7	INTERNAL ROAD AREA (EXISTING ROAD)		0.00
8	PLOTABLE AREA (IF APPLICABLE)		0.00
9	BUILTUP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (1.10) X (5)		7908.97
10	PREMIUM FSI PROPOSED 0.00		
11	In-situ against DP road (Utilised as per previous sanction.) DR (2 a+ b+ c)3359.7 X 2= 6719.40		6719.4
12	Additional FSI as per Chapter No.7 Proposed Additional FSI on payment of premium (10% of Land rate in ASR) As per 7.7.1.i. (10% of Land rate in ASR) As per 7.7.1.i. (11589.67 X 1.8 =22020.37sqm.- 6719.40 (DR) =15300.97 sqm.		
13	Total Entitlement Of FSI in Proposal (9+11+12)		29029.34

SR.NO.	TOTAL ENTITLEMENT	29029.34		
		RESIDENTIAL	COMMERCIAL	TOTAL
1	PERMISSIBLE R&	29147.56	781.78	29929.34
2	PERMISSIBLE ANCILLARY R&	17488.53	625.43	18113.96
3	PROPOSED ANCILLARY R&	17122.35	625.43	17747.78

SR. NO.	INDEX	BASIC FSI (NET PLOT AREA)	PREMIUM FSI (GROSS PLOT AREA)	TDR/DR (GROSS PLOT AREA)	ANCILLARY AREA (50%)	ANCILLARY AREA (50%)	TOTAL
		7189.97	11589.67	11589.67			
1		2	3	4	5	6	7
1	PERMISSIBLE INDX	1.1	0.5	1.4			3
2	EXISTING CONSUMED INDEX	0	0	0			0
3	BALANCE INDEX TO BE CONSUMED	1.1	0.5	1.4			
4	BALANCE PERMISSIBLE BUA	7908.97	5794.83	16225.63	17488.53	625.43	48843.29
5	PROPOSED BUA (SHOULD NOT EXCEED 4)	7908.97	5794.83	16255.43	17122.35	625.43	47927.16
6	ADDITIONAL FSI 5 PER CHAPTER NO.7.7.1 I) 10% OF LAND RATE IN ASR)		5906.13				
7	TOTAL PROPOSED BUA (ROW 5+7)	7908.97	5794.83	16225.53	17122.33	625.43	47927.10
8	PROPOSED (F LINE AREA)						47927.16
9	FSI CONSUMED						0.960
10	BALANCE AREA						366.19

PARKING STATEMENT

REQUIRED 4 WHEELER PARKING	285
PROPOSED 4 WHEELER PARKING	290
REQUIRED 2 WHEELER PARKING	1569
PROPOSED 2 WHEELER PARKING	1912
GARAGES PERMISSIBLE	--
GARAGES PROPOSED	--

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
PROPOSED R. G. SHOWN IN GREEN
SET BACK LINE SHOWN IN GREEN DOTTED
EXISTING ROAD LINE - SHOWN IN GREEN
WORK PROPOSED TO BE DEMOLISHED SHOWN YELLOW HATCH

FOR BLDG. PERMISSION

01/14

PROFORMA 'B'

CONTENTS OF SHEET

BUILT UP AREA STATEMENT, COMPOUND WALL SECTION, R.G. CALCULATION, PARKING STATEMENT, COVERED BUILT UP AREA STATEMENT & LOCATION PLAN, ETC....

DATE & STAMP OF APPROVAL OF PLAN

-

...ans are approved subject to conditions
...rescribed in Permit No. V.P./ SOR/0149/12
MCGB/DVP/SP/49287/12 Dated 26/9/12

Deputy Engineer (DDO)

Executive Engineer (DDO)
Thane Municipal Corporation
The City of Thane

सायधान

"मंजूर नकाशानुसार बांधकाम न करणे शक्षेत्र
विकास नियंत्रण नियमावलीनुसार नकाशात नमूद
पार्कासाठी व जागा त्यात आवश्यकतेनुसार वाहने
प्रशिक्षण व जागा त्यात आवश्यकतेनुसार वाहने
अग्नशमन यंत्रणा इत्यादी साठवणी जसजशी
करता येतील या दृष्टीने ती तेथे ठेवणे."

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / COLLECTOR. I/ WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER NAME AND SIGNATURE

NAME & ADDRESS OF OWNER / P.O.A.H.

M/S. BALAJI ENTERPRISES,
403, SUNRISE BUSINESS PARK,
WAGALE ESTATE, THANE (W)

SIGNATURE OF AUTHORIZED SIGNATORY

SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

sankaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TNC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2557 9701/TELEFAX - 2536 4700
E MAIL - - sankaararchitects@yahoo.co.in

DRG. NO.	SCALE	DATE	DRN.BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
D:\109\2022\49\01	1 : 500	18/04/22	PRAFULLA		CA/92/14800

...\sankaar\Akkar12\Cad Drawings\BHAYANDAR - MARWAR MUNICIPALS REVISED MUNICIPAL DWG 14-4-2022\1 LAYOUT.dwg