PLOT AREA AS PER THAINGULATION

DESCRIPTION	S.NO. 35 AREA IN SQ.M	S.NO. 36 AREA IN SQ.M	S.NO. 39 AREA IN SQ.M	S.NO. 77 AREA IN SQ.M	TOTAL AREA IN SQ.M
SUB PLOT A		792.18		34966.15	35676.33
SUB PLOT B				505.14	505.14
SUB PLOT C			1628.90	12814.45	14443.35
SUB PLOT D	147.05			10280.97	10427.02
AREA UNDER RAILWAY ACQUISITION	234.75	676.92	671.17	22665.43	24196.27
AREA UNDER EXISTING ROAD				693.58	693.58
AREA UNDER PROPOSED ROAD SUB PLOT A				1224.63	1224.63
AREA UNDER PROPOSED ROAD SUB PLOT C				76.39	76.39
TOTAL	381.80	1379.10	2250.07	83228.64	87239.61

PLOT AREA CONSIDERED FOR PROPOSAL

DESCRIPTION	S.NO. 35 AREA IN SQ.M	S.NO. 36 AREA IN SQ.M	S.NO. 39 AREA IN SQ.M	S.NO. 77 AREA IN SQ.M	TOTAL AREA IN SQ.M
SUB PLOT A		910.00		34966.15	35876.15
SUB PLOT B				505.14	505.14
SUB PLOT C			1600.00	12814.45	14414.45
SUB PLOT D	130.00			3648.41	3778.41
AREA UNDER RAILWAY ACQUISITION	250.00	460.00	650.00	23710.00	25070.00
AREA UNDER EXISTING ROAD				693.58	693.58
AREA UNDER PROPOSED ROAD SUB PLOT A				1224.63	1224.63
AREA UNDER PROPOSED ROAD SUB PLOT C				76.39	76.39
		380.00	1370.00	2250.00	77660.75	81660.75

PROPOSED BUILT UP AREA FOR SUB PLOT C

BLDG.TYPE	NO. OF FLOOR	BUILT UP AREA COMMERCIAL	BUILT UP AREA RESIDENTIAL	TOTAL BUILT UP AREA
BLDG. TYPE -A5 ST. + 1ST TO 7TH	STILT + 1ST TO 7TH	------	266.60 X 7 = 1887.20	1887.20
TOTAL PROPOSED BUILT UP AREA				= 1887.20 SQ.M.

STAIRCASE AREA STATEMENT (SUB PLOT-C)

TYPE	FLOORS	TOTAL AREA
A5	STILT + 1ST TO 7TH	575.06 SQ.M.
TOTAL STAIRCASE AREA		575.06 SQ.M.

COVERED BUILT UP AREA STATEMENT (SUB PLOT-C)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA	BALCONY	C.R.	STAIRCASE	STILT	TOTAL BUILT UP AREA
A1	(STILT + 1ST TO 7TH)	1	1887.20	186.82	126.87	575.06	261.94	3039.69
TOTAL PROPOSED COVERED BUILT UP AREA								= 3039.69 SQ.M.

PROPOSED TENEMENT (BUILT UP AREA) STATEMENT (SUB PLOT-C)

BLDG. TYPE	NO. BLDG	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 75 sq.m.	ABOVE 75 sq.m.	TOTAL
A5	1	------	21 NO.	21 NO.	------	42 NO.
TOTAL - 1 NO.		------	21 NO.	21 NO.	------	42 NO.

PROPOSED PARKING STATEMENT:

FLOOR	4 WHEELER	2WHEELER
STILT	14 NO.	37 NO.
OPEN PARKING	21 NO.	10 NO.
TOTAL	35 NO.	47 NO.

PARKING REQUIREMENT (SUB PLOT-C) :

4WHEELER : FLAT BUILT UP AREA	NOS. FLAT	NO. OF PARKING
BELOW 35 SQ.M.	NIL	NIL
35 - 50 SQ.M. BUILT UP (1 PARK/2 FLATS)	21 NO.	11 NO.
50 - 75 SQ.M. BUILT UP (1 PARK/1 FLAT)	21 NO.	21 NO.
ABOVE 75 SQ.MT BUILT UP (2 PARK/1 FLAT)	NIL	NIL
TOTAL	42 NO.	32 NOS.
ADD 10% VISITORS PARKING		3 NOS
TOTAL 4 WHEELER PARKING REQUIRED		35 NOS
2 WHEELER :		
1 PARK /FLAT	42 NO.	42 NO.

AMENITY AREA CALCULATION (SUB PLOT-A) :

ADDITION:

1	8.63 X 0.42	X 0.5	=	1.81
2	127.37 X 7.88	X 0.5	=	501.84
3	130.52 X 40.99	X 0.5	=	2675.03
4	99.70 X 44.63	X 0.5	=	2224.60
5	96.83 X 12.58	X 0.5	=	609.69
6	34.66 X 43.61	X 0.5	=	2094.08
TOTAL			=	8077.20 SQ.M.
AREA AS PER POLY LINE			=	8077.41 SQ.M.

AREA STATEMENT

S.NO.	DESCRIPTION	PLOT-C AREA IN SQ.MT.
1.	AREA OF PLOT (AS PER SUBDIVISION)	14414.45
2.	DEDUCTION FOR	
a.	AREA UNDER D.P. ROAD	
3.	BALANCE AREA OF PLOT (1-2)	14414.45
4.	NET AREA OF PLOT (3)	14414.45
5.	DEDUCTION FOR	
a.	RECREATION GROUND AS PER RULE 15% ON (4)	2162.16
6.	NET PLOT AREA (4-5)	12252.29
7.	FSI PERMISSIBLE	1.00
8.	PERMISSIBLE FLOOR AREA	12252.29
9.	ADD FOR	
a.	MAX PERMISSIBLE 0.90 T.D.R. ON (4) (14414.45 X 0.90 = 12973.00)	
i.	MAX PERMISSIBLE 0.72 T.D.R. REDUCED INDEX (14414.45 X 0.72 = 10378.40)	
ii.	MAX PERMISSIBLE SLUM T.D.R. 0.18 (14414.45 X 0.18 = 2594.60)	
b.	PERMISSIBLE 0.30 ADD FSI ON PAYMENT OF PREMIUM ON (4) = 4324.33	
	TOTAL (a to b)	
c.	AREA UNDER PROPOSED ROAD	76.39
10	TOTAL PERMISSIBLE FLOOR AREA (9 + 10)	12328.68
11	TOTAL PROPOSED FLOOR AREA	1887.20
12	F.S.I. CONSUMED	0.153

TENEMENT STATEMENT

	SUB PLOT C
PROPOSED B/UP AREA	1887.20
LESS DEDUCTION FOR NON RESI. AREA	-----
AREA AVAILABLE FOR TENEMENTS	1887.20
DENSITY OF TENEMENTS	300 / HCT.
* PERMISSIBLE TENEMENTS	57 NOS.
PROPOSED TENEMENTS	42 NOS.
TOTAL TENEMENTS OF THE PLOT	42 NOS.

BALCONY AREA STATEMENT

PERMISIBLE BALCONY AREA /FLR.	REFER BALCONY AREA CALC
PROPOSED BALCONY AREA /FLR.	
EXCESS BALCONY AREA /FLR	

PARKING STATEMENT

	SUB PLOT C
REQUIRED 4 WHEELER PARKING REQUIRED	35 NOS.
PROPOSED 4 WHEELER PARKING PROVIDED	35 NOS.
REQUIRED 2 WHEELER PARKING REQUIRED	42 NOS.
PROPOSED 2 WHEELER PARKING PROVIDED	47 NOS.
GARAGES PERMISSIBLE	------
GARAGES PROPOSED	------

PLOT AREA STATEMENT

SR.NO. (1)	S.NO.	AREA AS PER 7/12 EXTRACT (2)	AREA AS PER A POLYLINE (3)	AREA NOT IN POSSESSION (4)	AREA CONSIDERED PROPOSAL (5)
1	35	380.00	381.80	------	380.00
2	36	1370.00	1379.10	------	1370.00
3	39	2250.00	2259.07	------	2250.00
4	77	81000.00	83228.64	3339.25	77660.75
TOTAL		85000.00	87239.61	3339.25	81660.75

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

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

R.G.1

1	1.35	X 48.60	X 0.5	=	33.48
2	9.34	X 50.99	X 0.5	=	238.12
3	1.19	X 50.99	X 0.5	=	30.34
4	21.56	X 54.99	X 0.5	=	592.02
5	9.41	X 54.99	X 0.5	=	258.76
6	14.08	X 55.59	X 0.5	=	391.25
7	1.66	X 54.64	X 0.5	=	27.21
8	1.66	X 54.64	X 0.5	=	56.64
TOTAL				=	1735.72 SQ.M.
AREA AS PER POLY LINE				=	1735.72 SQ.M.

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

R.G.2

1	36.37	X 16.77	X 0.5	=	304.96
2	36.00	X 1.19	X 0.5	=	21.85
3	3.11	X 0.24	X 0.5	=	9.29
TOTAL				=	327.08 SQ.M.
AREA AS PER POLY LINE				=	327.10 SQ.M.

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

R.G.3

1	25.97	X 12.35	X 0.5	=	160.49
2	55.02	X 1.68	X 0.5	=	46.97
3	25.27	X 10.43	X 0.5	=	132.79
4	25.92	X 12.59	X 0.5	=	163.17
5	31.08	X 7.68	X 0.5	=	119.35
6	19.92	X 2.92	X 0.5	=	19.84
7	31.08	X 13.88	X 0.5	=	217.25
8	20.19	X 1.93	X 0.5	=	21.81
9	21.96	X 8.82	X 0.5	=	96.93
10	19.33	X 0.44	X 0.5	=	4.36
11	27.09	X 4.54	X 0.5	=	92.43
12	32.35	X 13.49	X 0.5	=	218.20
13	25.74	X 17.00	X 0.9	=	799.54
TOTAL				=	1577.75 SQ.M
AREA AS PER POLY LINE				=	1577.72 SQ.M.

TOTAL R.G AREA = (1+2+3)
= 1735.72+ 327.10 + 1577.72
= 3640.54 SQ.M.
RG AREA REQUIRED 25 % OF SUB PLOT C
= 14414.45 = 3603.61 SQ.M.

R.G AREA PROVIDED = 3640.54 SQ.M

SUB PLOT C

1	0.50	X	7.92	X	0.59	= 2.34
2	0.50	X	7.47	X	0.64	= 2.39
3	0.50	X	30.27	X	4.26	= 64.47
4	0.50	X	26.05	X	8.01	= 104.33
5	0.50	X	19.23	X	14.40	= 138.35
6	0.50	X	24.41	X	1.75	= 42.72
7	0.50	X	24.41	X	6.66	= 81.28
8	0.50	X	26.03	X	10.01	= 130.53
9	0.50	X	29.01	X	4.92	= 71.36
10	0.50	X	41.89	X	5.22	= 108.32
11	0.50	X	51.78	X	4.15	= 107.40
12	0.50	X	63.41	X	39.35	= 1247.59
13	0.50	X	62.41	X	16.77	= 523.31
14	0.50	X	47.57	X	10.35	= 246.17
15	0.50	X	36.69	X	7.98	= 147.43
16	0.50	X	3.41	X	4.25	= 8.68
17	0.50	X	14.82	X	10.06	= 74.51
18	0.50	X	11.64	X	6.60	= 38.93
19	0.50	X	24.59	X	1.84	= 22.98
20	0.50	X	14.64	X	14.70	= 330.31
21	0.50	X	61.74	X	11.90	= 636.73
22	0.50	X	81.78	X	19.52	= 757.26
23	0.50	X	30.65	X	13.45	= 544.39
24	0.50	X	72.75	X	9.81	= 356.84
25	0.50	X	24.66	X	8.88	= 109.49
26	0.50	X	10.97	X	7.95	= 15.84
27	0.50	X	41.51	X	11.49	= 238.47
28	0.50	X	71.69	X	9.03	= 288.64
29	0.50	X	40.70	X	19.54	= 397.63
30	0.50	X	59.65	X	6.00	= 118.95
31	0.50	X	53.57	X	2.13	= 57.05
32	0.50	X	83.38	X	16.47	= 768.98
33	0.50	X	83.38	X	23.82	= 1112.15
34	0.50	X	95.70	X	44.86	= 2370.85
35	0.50	X	82.65	X	4.23	= 174.86
36	0.50	X	82.54	X	4.22	= 174.15
37	0.50	X	82.54	X	13.95	= 575.71
38	0.50	X	13.57	X	5.15	= 35.21
39	0.50	X	9.83	X	5.06	= 24.86
40	0.50	X	9.85	X	1.99	= 9.80
41	0.50	X	12.75	X	1.59	= 10.13
42	0.50	X	80.33	X	10.75	= 431.77
43	0.50	X	74.15	X	5.81	= 262.48
44	0.50	X	25.65	X	1.5	= 14.86
45	0.50	X	65.96	X	1.55	= 51.07
46	0.50	X	24.47	X	4.25	= 59.91
47	0.50	X	10.85	X	3.35	= 18.94
48	0.50	X	8.30	X	3.02	= 12.53
49	0.50	X	18.85	X	1.20	= 10.11
TOTAL						=12814.45

PLOT AREA AS PER POLYLINE = 12814.45 ------ 1

SUB PLOT C
S. NO.39

4	0.50	X	57.10	X	9.07	= 258.95
5	0.50	X	57.20	X	21.57	= 616.90
6	0.50	X	58.00	X	16.42	= 412.14
7	0.50	X	31.62	X	2.24	= 35.41
8	0.50	X	30.55	X	9.21	= 140.68
9	0.50	X	16.83	X	10.97	= 92.31
10	0.50	X	16.83	X	7.50	= 63.11
11	0.50	X	18.20	X	1.10	= 9.91
TOTAL						= 1628.41

PLOT AREA AS PER POLYLINE = 1628.90 ------ 2

AREA UNDER PROPOSED ROAD
S. NO.77 (SUB PLOT C)

5	0.50	X	10.33	X	1.41	= 7.28
6	0.50	X	12.98	X	2.54	= 16.98
7	0.50	X	13.75	X	4.30	= 33.19
8	0.50	X	9.48	X	4.00	= 16.96
TOTAL						= 74.41

PLOT AREA AS PER POLYLINE = 76.39 ------ 3

(1 + 2) =12814.45 + 1628.90 = 14443.35 SQ.M.
TOTAL PLOT AREA AS PER POLYLINE = 14443.35 SQ.M.

LAYOUT (SUB PLOT-C) 1/2

CONTENTS OF SHEET

LAYOUT, LOCATION PLAN, SECTION THRU COMP. WALL, R.G. CALCULATIONS, F.S.I. STATEMENT & SECTION.

DATE & STAMP OF APPROVAL OF PLAN

AMENDED
Plans are approved Subject to conditions Prescribed in Permit No. V.P. S10/0011/12 TMC/TD-DP/TPS/22.99.17 Dated 28/8/17

28/8/17
Deputy Engineer (TDD)

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

सावधान

"संदर्भ नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावली व इतर आवश्यक त्या परवानग्या न घेता बांधकाम चालू करणे, म्हाडाचे प्रयोजक व लाभ क्षेत्र कलम अतिनियमांचे उल्लंघन ९४ अनुसार दंडनीय गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे पेक्षा ५ रु. ५०००/- पंर्यंत शिक्षा होऊ शकते."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

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

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL COMPLEX ON SUB PLOT C BEARING S.NO.36(PT.) & 77 (PT.) VILLAGE BETAWDE , THANE.

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

DIRECTOR
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP. SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER/P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

sahkar ARCHITECTS
501 ISHKRIPA, OPP. NEW GIRLS SCHOOL,
TALAV MARUTI ROAD, THANE (W) 400 602.
PHONE - 2537 3701, TELEFAX - 2539 4700
E MAIL - sahkararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN.BY	CHKD. BY
C-609.6/0161/401	AS SHOWN	17/02/2017	ROHIT/ PRIYANKA	