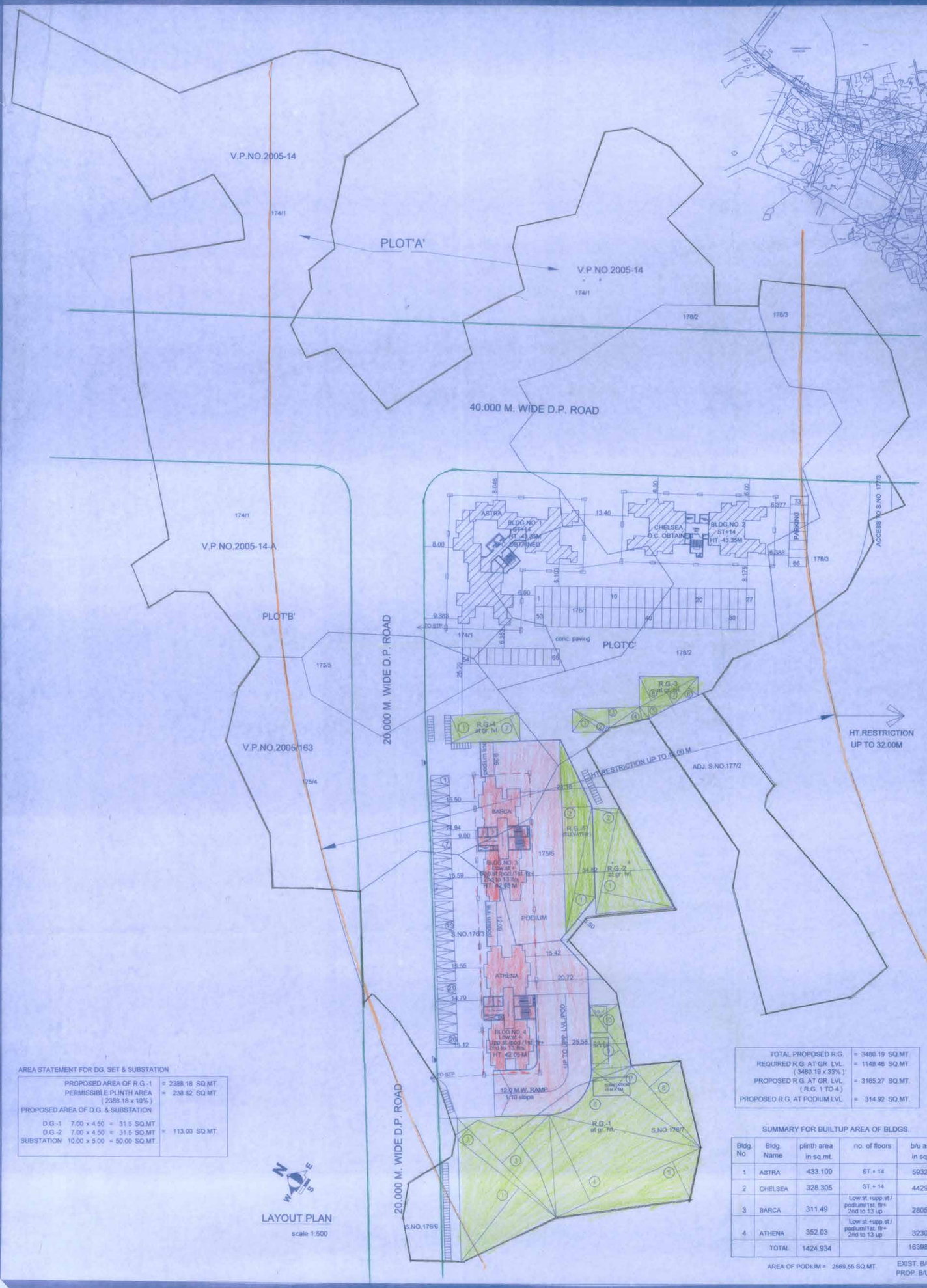

LAYOUT PLAN

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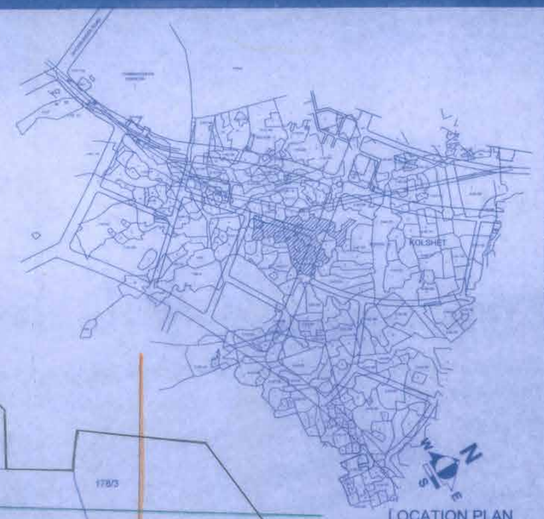


LOCATION PLAN

PLOT AREA STATEMENT

S. No.	SURVEY No.	PLOT AREA AS PER TRIANGULATION METHOD(IN sq.mt.)	PLOT AREA AS PER 7/12 EXTRACT (IN sq.mt.)	PLOT AREA AS PER U.L.C ORDER (IN sq.mt.)	PLOT AREA UNDER CONSIDERATION (IN sq.mt.)	AREA UNDER 40 M. W. ROAD (IN sq.mt.)	AREA UNDER 20 M. W. ROAD (IN sq.mt.)	AREA UNDER PLOT-A (IN sq.mt.)	AREA UNDER PLOT-B (IN sq.mt.)	AREA UNDER PLOT-C (IN sq.mt.)
1	174/1	14685.260	14170.00	14170.00	14170.00	3718.750	923.000	6399.625	2364.200	764.425
2	175/4	3431.375	3360.00	3360.00	3360.00	--	776.875	------	1664.125	919.000
3	175/5	902.875	800.00	800.00	800.00	--	488.500	------	131.000	180.500
4	175/6	1428.500	1110.00	1110.00	1110.00	--	--	------	------	1110.000
5	178/1	1194.625	940.00	940.00	940.00	--	--	------	------	940.000
6	178/2	6288.500	6220.00	6220.00	6220.00	2510.000	--	191.750	------	3518.250
7	178/3	2567.525	2530.00	2530.00	2530.00	954.375	--	355.875	------	1219.750
8	176/3	3545.000	3420.00	3415.00	3415.00	------	888.875	16.000	------	2510.125
9	176/6	1066.125	1060.00	1060.00	1060.00	------	219.375	------	------	840.625
10	176/7	1527.750	1440.00	1440.00	1440.00	------	--	------	------	1440.000
11	TOTAL	36637.535	35050.00	35045.00	35045.00	7183.125	3296.625	6983.250	4159.325	13442.675

NOTE: AREA OF 40.0M WIDE ROAD IN S.NO. 174/1 & S.NO.178/3 i.e. 3718.750 + 954.375 = 4673.125 sq.m. USED IN V.P. NO. 2004/14.

AREA OF 20.0M WIDE ROAD IN S.NO. 174/1 i.e. 923.000 sq.m. USED IN V.P. NO. 2004/14.

AREA OF 20.0M WIDE ROAD IN S.NO. 175/4 i.e. 776.875 sq.m. USED IN V.P. NO. 2005/163.

AREA OF 20.0M WIDE ROAD IN S.NO. 178/3 i.e. 888.875 sq.m. USED IN V.P. NO. 2005/163.

BALANCE AREA OF 20.0M WIDE ROAD (3296.625 - 923.00 - 776.875 - 888.875 = 707.875 SQ.MT.)

PARKING STATEMENT FOR BLDG. NO. 1 & 2 AS PER APPROVED PLAN	NO. OF Tenements	NO. OF PARKING REQUIRED
1 CAR PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/UP AREA 45 TO 70 SQ.MT.	82 NOS.	41 NOS.
1 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA ABOVE 70 SQ.MT.	54 NOS.	54 NOS.
10% VISITORS PARKING		10 NOS.
TOTAL		105 NOS.

PARKING STATEMENT FOR BLDG. NO. 3 & 4 AS PER NEW. REG.	NO. OF Tenements	NO. OF PARKING REQUIRED
1 CAR PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/UP AREA 35 TO 60SQ.MT.	12 NOS.	6 NOS.
1 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA 50 TO 75 SQ.MT.	84 NOS.	84 NOS.
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT.	-- NOS.	-- NOS.
10% VISITORS PARKING		09 NOS.
TOTAL		99 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT REQUIRED	96 NOS.	96 NOS.
TOTAL CAR PARKING REQUIRED (105 + 99)		204 NOS.
PROPOSED CAR PARKING BLDG.NO. 1&2 IN STILT = 33 BLDG.NO. 1&2 OPEN CAR PARK = 73 IN LOW. STILT OF BLDG.NO.3 = 111 UPP. STILT LVL. OF BLDG.NO.3 = 03		220 NOS.

RECREATION GROUND AREA CALCULATION:

REQUIRED R.G.

25% OF 13442.675 = 3360.67 SQ.MT.

PROPOSED R.G. - 1 AT GR. LVL.				
1	1/2 X 34.04 X 25.47	=	433.50	SQ.MT.
2	1/2 X 38.05 X 4.05	=	77.05	SQ.MT.
3	1/2 X 38.05 X 18.24	=	347.02	SQ.MT.
4	1/2 X 43.55 X 25.78	=	561.36	SQ.MT.
5	1/2 X 43.55 X 11.37	=	247.58	SQ.MT.
6	AS PER P-LINE AREA	=	270.71	SQ.MT.
7	1/2 X 35.42 X 7.14	=	130.02	SQ.MT.
8	1/2 X 29.00 X 10.85	=	157.33	SQ.MT.
9	1/2 X 20.15 X 9.52	=	95.91	SQ.MT.
10	1/2 X 20.15 X 6.72	=	67.70	SQ.MT.
TOTAL ADDITION		=	2388.18	SQ.MT.

PROPOSED R.G. - 2 AT GR. LVL.				
1	1/2 X 29.35 X 20.11	=	295.11	SQ.MT.
2	1/2 X 29.35 X 6.87	=	100.82	SQ.MT.
TOTAL ADDITION		=	395.93	SQ.MT.

PROPOSED R.G. - 3 AT GR. LVL.				
1	1/2 X 10.58 X 5.04	=	26.91	SQ.MT.
2	1/2 X 11.22 X 1.57	=	8.81	SQ.MT.
3	1/2 X 18.15 X 5.45	=	49.46	SQ.MT.
4	1/2 X 11.09 X 3.68	=	20.41	SQ.MT.
5	1/2 X 9.36 X 3.28	=	15.36	SQ.MT.
6	1/2 X 10.29 X 3.30	=	16.98	SQ.MT.
7	1/2 X 18.07 X 3.85	=	34.78	SQ.MT.
8	1/2 X 18.07 X 7.36	=	66.50	SQ.MT.
TOTAL ADDITION		=	239.20	SQ.MT.

PROPOSED R.G. - 4 AT GR. LVL.				
1	1/2 X 20.25 X 6.94	=	70.27	SQ.MT.
2	1/2 X 20.25 X 7.08	=	71.69	SQ.MT.
TOTAL ADDITION		=	141.96	SQ.MT.

PROPOSED R.G. - 5 (ELEVATED)				
1	1/2 X 35.11 X 5.75	=	100.94	SQ.MT.
2	1/2 X 52.64 X 8.13	=	213.98	SQ.MT.
TOTAL ADDITION		=	314.92	SQ.MT.

TOTAL PROP. R.G.1 TO 5 = 3480.19 SQ.MT.

TOTAL PROPOSED R.G.	= 3480.19 SQ.MT.
REQUIRED R.G. AT GR. LVL. (3480.19 x 33%)	= 1148.46 SQ.MT.
PROPOSED R.G. AT GR. LVL. (R.G. 1 TO 4)	= 3165.27 SQ.MT.
PROPOSED R.G. AT PODIUM LVL.	= 314.92 SQ.MT.

AREA STATEMENT FOR DG. SET & SUBSTATION

PROPOSED AREA OF R.G.-1		= 2388.18 SQ.MT.
PERMISSIBLE PLINTH AREA (2388.18 x 10%)		= 238.82 SQ.MT.
PROPOSED AREA OF D.G. & SUBSTATION		
D.G.-1	7.00 x 4.50 = 31.5 SQ.MT.	
D.G.-2	7.00 x 4.50 = 31.5 SQ.MT.	= 113.00 SQ.MT.
SUBSTATION	10.00 x 5.00 = 50.00 SQ.MT.	

SUMMARY FOR BUILTUP AREA OF BLDGS.

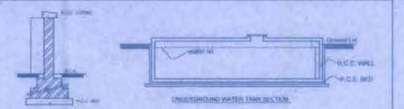
Bldg. No	Bldg. Name	plinth area in sq.mt.	no. of floors	b/u area in sq.mt.	stair-case area in sq.mt.	use. of bldg./ status	no. of tenements
1	ASTRA	433.109	ST. + 14	5932.949	676.215	RESIDENTIAL (O.C. OBTAINED)	82
2	CHELSEA	328.305	ST. + 14	4429.486	504.300	RESIDENTIAL (O.C. OBTAINED)	54
3	BARCA	311.49	Low.st.+upp.st./ podium/1st. flr+ 2nd to 13 up	2805.360	1146.46	RESIDENTIAL (proposed)	48
4	ATHENA	352.03	Low.st.+upp.st./ podium/1st. flr+ 2nd to 13 up	3230.640	1162.56	RESIDENTIAL (proposed)	48
	TOTAL	1424.934		16398.435	3489.535		232 NOS.

AREA OF PODIUM = 2569.55 SQ.MT.

EXIST. B/UP AREA (O.C. OBTAINED) = 10362.435 sq.mt.
PROP. B/UP AREA (BLDG. NO. 3 & 4) = 6036.000 sq.mt.

PROFORMA - A

A		AREA STATEMENT	SQ. MTS.
1		TOTAL AREA OF PLOT CONSIDERED	35045.000
2		DEDUCTIONS FOR	
	a	AREA UNDER 40 M.W. D.P. ROAD used in v.p.no. 2004/14	4673.125
	b	BALANCE UNDER 40 M.W. D.P. ROAD	2510.000
	c	AREA UNDER 20 M.W. D.P. ROAD used in v.p.no. 2004/14	923.000
	d	AREA UNDER 20 M.W. D.P. ROAD used in v.p.no. 2005/163	1665.750
	e	BALANCE UNDER 20 M.W. D.P. ROAD	707.875
	f	TOTAL (a+b+c+d+e)	10479.750
3		BALANCE AREA OF PLOT (1-2)	24565.250
	a	AREA OF PLOT-A	6963.250
	b	AREA OF PLOT-B	4159.325
	c	AREA OF PLOT-C	13442.675
		PLOT AREA UNDER CONSIDERATION - PLOT-C	13442.675
4		DEDUCTIONS FOR	
	a	RECREATION GROUND AS PER REGULATION 54	2016.401
5		NET AREA OF PLOT C (3c-4a)	11426.274
6		ADDITION FOR F.A.R (TOTAL B.UP AREA) PURPOSE AS PER UDD NOTIFICATION DT 29-01-2016 Maximum upto 140% of 13442.675 = 18819.74 sq.mt	
	a	BALANCE AREA UNDER 40 m.w. ROAD	2510.000
	b	BALANCE AREA UNDER 20 m.w. ROAD	707.875
	c	PERMISSIBLE ADDITIONAL 30% FSI AS PER GOVT. NOTIFICATION DT. 28-08-2015 i.e. 30% OF 13442.67 SQ.MT. = 4032.80 SQ.MT. NOW PROPOSED 1780.00 SQ.MT. ON PREMIUM	1780.00
	d	TOTAL ADDITIONS (a+b+c)	4997.875
7		TOTAL AREA (5+6d)	16424.149
8		F.A.R PERMISSIBLE	ONE
9		PERMISSIBLE BUILT UP AREA	16424.149
10		EXIST. B/UP AREA (O.C. OBTAINED)	10362.435
11		PROP. B/UP AREA (BLDG. NO. 3 & 4)	6036.000
12		TOTAL BUILT UP AREA (EXIST. + PROP.)	16398.435
13		BALANCE B.UP AREA	25.714
14		TOTAL F.S.I CONSUMED	0.999
		TENEMENT STATEMENT	
	a	PROPOSED AREA	16398.435
	b	LESS DEDUCTION OF NON. RESI AREA (SHOPS ETC.)	---
	c	AREA OF TENEMENTS (a-b)	16398.435
	d	TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	
		DENSITY 300/HECT.	492 NOS.
		TOTAL TENEMENT	
		TENEMENTS PROPOSED	232 NOS.
		EXISTING	---
	e	TOTAL TENEMENTS	232 NOS.
		PARKING STATEMENT	
	a	4-W PARKING REQ. BY REGULATION	204 NOS.
	b	4-W PARKING PROPOSED	220 NOS.
	a	2-W PARKING REQ. BY REGULATION	96 NOS.
	b	2-W PARKING PROPOSED	115 NOS.



NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
EXIST. STRUC. TO BE DEMOLISHED SHOWN IN	YELLOW DOTTED
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH

Rev. No.	Description	Date

PROFORMA - B

CONTENTS OF SHEET 01/04

LAYOUT PLAN, R.G.AREA CALCULATION, ROAD AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G.TANK SECTION, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLANS

Approved Plans are approved Subject to conditions Prescribed in Permit No. VP-2006/ES TMC/T.D.D.P./TPS/ 32 Dated: 9/1/07

Deputy Engineer (TDD) Thane Municipal Corporation of The City of Thane.

Executive Engineer (T.D.D.)

सावधान

"शासनाचा कोणताही पदाधिकारी व कर्मचारी यांनी बांधकाम परवानगी देताना किंवा बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र देताना अग्निशमन विभागाचा ना हरकत दाखला घेतला आहे किंवा नाही याची खात्री करावी. अन्यथा संबंधित पदाधिकारी व कर्मचारी यांच्यावर कलम ५१ अनुसार कारवाई होऊ शकते. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

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 the area so worked out tallies with the area stated in documents of ownership.

-ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON PLOT BEARING S.NO.174/1, 175/4,5,6, 176/3,6,7, 178/1,2,3 AT KOLSHET, THANE(W).

NAME OF OWNER

Shri Shantaram Gopal & Others

ADDRESS OF DEVELOPER

ROMA BUILDERS PVT. LTD. OLYMPIA, CENTRAL AVENUE, HIRANANDANI GARDENS, POWAI, MUMBAI.

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

SHRI. NIRANJAN L. HIRANANDANI
M/S. ROMA BUILDERS PVT.LTD..

ARCHITECT

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shashikantvdeshmukh@yahoo.co.uk
shashikantvdeshmukh@rediffmail.com

Job No.	---	Date :	---
Sheet No.	01/04	Drawn By :	DINESH
Scale :	1:500	Checked By :	---