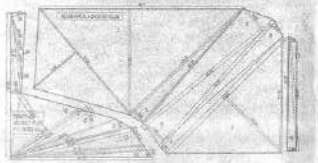
PLOT AREA CALCULATIONS AS PER - - - (In SQ. M.)

AREA AS PER					
SURVEY NO.	TITLE DEEDS	8-FORM	TRIANGULATION	AREA DEDUCTED BY SLUM	AREA UNDER CONSIDERATION
----	----	2672.26	2725.50	2125	2125.50
TOTAL	----	2672.26	2725.50	2125	2125.50

18.0 M WIDE D.P.ROAD - HAJURI RD.



15.0 M WIDE SERVICE ROAD

TRIANGULATION AREA DIAGRAM SCALE : 1:500

AREA BY TRIANGULATION FOR VACANT PLOT

a)	1/2	x	3.69	x	11.49	= 30.49
b)	1/2	x	17.71	x	1.35	= 11.66
c)	1/2	x	21.27	x	0.80	= 8.99
d)	1/2	x	38.23	x	2.65	= 48.74
e)	1/2	x	12.09	x	22.42	= 141.14
f)	1/2	x	23.86	x	0.71	= 8.16
g)	1/2	x	39.62	x	5.23	= 72.46
h)	1/2	x	32.32	x	2.81	= 45.41
i)	1/2	x	22.01	x	0.38	= 4.66
j)	1/2	x	25.26	x	5.10	= 59.66
k)	1/2	x	35.10	x	0.91	= 16.24
l)	1/2	x	37.96	x	2.09	= 38.29

TOTAL VACANT PLOT AREA = 511.76 SQ.M

R.G. AREA STATEMENT :-

10% PERM. R.G. ON PLOT AREA	1705.50	189.05
PROPOSED R.G.		189.95 Sq.Mt

AREA BY TRIANGULATION FOR R.G.

RG 1

1)	1/2	x	32.02	x	2.9	= 92.22
TOTAL AREA OF RG 1						= 92.22 SQ.M

RG 2

2)	1/2	x	13.42	x	(1.10+2.60)	= 37.77
3)	1/2	x	6.67	x	(2.70+2.80)	= 18.35
4)	1/2	x	10.75	x	(5.10+5.00)	= 54.00
TOTAL AREA OF RG 2						= 102.73 SQ.M
TOTAL R.G. AREA						= 189.95 SQ.M

AREA BY TRIANGULATION FOR PLOT OCCUPIED BY SLUM

1)	1/2	x	37.02	x	14.60	= 270.20
2)	1/2	x	64.10	x	24.15	= 781.45
3)	1/2	x	41.20	x	3.80	= 78.20
4)	1/2	x	60.26	x	0.05	= 7.04
5)	1/2	x	44.86	x	8.86	= 153.87
6)	1/2	x	43.04	x	2.67	= 56.28
7)	1/2	x	43.64	x	21.60	= 471.09
8)	1/2	x	44.86	x	4.27	= 169.23
9)	1/2	x	43.83	x	8.50	= 181.21
TOTAL AREA = 2066.59						

AREA BY TRIANGULATION FOR PLOT UNDER D.P. ROAD

10)	1/2	x	36.35	x	2.34	= 36.50
11)	1/2	x	39.42	x	1.94	= 39.50
TOTAL AREA = 60.00						
TOTAL AREA COVERED BY SLUM = 2126.59						

R.G. DEMARCATION FOR R.G.

R.G. DEMARCATION FOR R.G.

NOTES / INDICATIONS

- PLOT BOUNDARY SHOWN IN BRICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN RED DOTTED.
- EXISTING WORK TO BE DEMOLISHED SHOWN IN BLUE.
- EXTERNAL WALLS ARE 0.23 M. THICK.
- INTERNAL WALLS ARE 0.10 M. THICK.
- THIS DRAWING IS DRAWN ONLY FOR OWNER'S SUGGESTION AND APPROVAL.

LOCATION PLAN SCALE : NTS

COMPOUND WALL SECTION

U.G.TANK & PUMP RM. SECTION

REHAB BLDG B1

REHAB TENEMENT STATEMENT

ELIGIBLE RESIDENTIAL	ELIGIBLE COMMERCIAL	ELIGIBLE R/C	TOTAL ELIGIBLE	PAP RESIDENTIAL	PAP COMMERCIAL	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	1TO R AMENITY	TOTAL
52	14	01	67	49	NIL	01	01	01	03	102

REHAB BLDG B1

SALE/NON ELIGIBLE TENEMENT STATEMENT

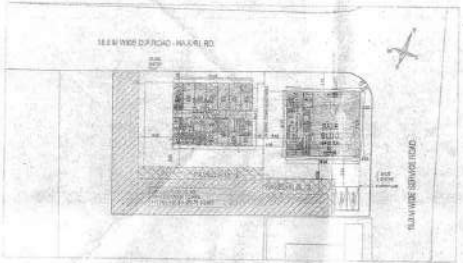
SALE/NON ELIGIBLE RESIDENTIAL	MON-ELIGIBLE COMMERCIAL	TOTAL SALE/NON ELIGIBLE
04	04	18

PLOT AREA STATEMENT

BUILDING TYPE	AREA IN Sq.Mt.
BLDG. TYPE B1 (BASEMENT+ GROUND + 20TH(PT) FLOOR.)	2742.70
BLDG. TYPE B2 (BASEMENT+ GROUND + 15TH(PT) FLOOR.)	3053.84
TOTAL PROPOSED AREA	5796.54

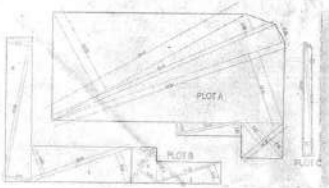
STAIRCASE STATEMENT:

BUILDING TYPE	AREA IN Sq.Mt.
BLDG. TYPE - B1 (BASEMENT+ GROUND + 20TH(PT) FLOOR.)	722.66
BLDG. TYPE - B2 (BASEMENT+ GROUND + 15TH(PT) FLOOR.)	814.13
TOTAL STAIRCASE AREA	1591.79



LAYOUT PLAN SCALE : 1:500

18.0 M WIDE D.P.ROAD - HAJURI RD.



TRIANGULATION AREA DIAGRAM SCALE : 1:500

AREA BY TRIANGULATION FOR PLOT UNDER D.P. ROAD

10)	1/2	x	30.35	x	2.34	= 35.50
11)	1/2	x	39.42	x	1.94	= 39.50
TOTAL AREA OF PLOT C = 85.00						

SR. NO.	DESCRIPTION/PLOT	AREA IN SQ.MTS
PLOT A	(1) SLUM & SALE PLOT	1999.50 SQ.MTRS
PLOT B	(2) PLOT HANDED OVER TO M.S.I.D.	181.00 SQ.MTRS
PLOT C	(4) AREA UNDER 15.00 MTRS. WIDE SERVICE ROAD	85.00 SQ.MTRS
	TOTAL AREA	2125.50 SQ.MTRS

AREA BY TRIANGULATION FOR NET PLOT AREA

1)	1/2	x	38.58	x	35.16	= 733.57
2)	1/2	x	64.10	x	5.56	= 178.36
3)	1/2	x	54.44	x	7.05	= 164.69
4)	1/2	x	54.84	x	20.35	= 559.75
5)	1/2	x	17.51	x	(3.56+3.55)	= 62.35
6)	1/2	x	14.32	x	(7.07+7.07)	= 101.68
TOTAL AREA OF PLOT A = 1999.50						

AREA BY TRIANGULATION FOR PLOT TO BE HANDED OVER TO R.T.O

c)	1/2	x	11.54	x	(6.44+6.42)	= 62.74
d)	1/2	x	18.03	x	(5.47+5.40)	= 98.26
TOTAL AREA OF PLOT B = 161.00						
TOTAL AREA (1999.50 + 161.00) = 2088.50						

AREA BY TRIANGULATION FOR VACANT PLOT TO BE HANDED OVER TO R.T.O

a)	1/2	x	36.90	x	(3.72+6.76)	= 261.74
b)	1/2	x	25.89	x	(2.95+6.87)	= 250.61
TOTAL AREA = 511.76						
TOTAL VACANT LAND AREA TO BE HANDED OVER TO RTO (511.76 + 161.00) = 672.76 SQ.MT						

LOCATION PLAN SCALE : NTS

COMPOUND WALL SECTION

U.G.TANK & PUMP RM. SECTION

BUILT UP AREA CALCULATION FOR GR. FLOOR & 1ST FLOOR REHAB COMMERCIAL

NO.	LENGTH	WIDTH	AREA
R1	3.13	7.1	22.19
R2	3.35	7.1	23.78
R3	3.35	7.1	23.78
R4	3.35	7.1	23.78
R5	3.35	7.1	23.78
R6	3.13	7.1	22.19
R7	3.35	7.1	23.78
R8	3.35	7.1	23.78
R9	3.35	7.1	23.78
R10	3.35	7.1	23.78
R11	3.35	7.1	23.78
R12	3.13	7.1	22.19
R13	3.35	7.1	23.78
R14	3.13	7.1	22.19
TOTAL AREA (SQ.M.)			330.54

BUILT UP AREA CALCULATION FOR GR. FLOOR & 1ST NON ELIGIBLE COMMERCIAL

NO.	LENGTH	WIDTH	AREA
R15	3.35	7.1	23.78
R16	3.35	7.1	23.78
R17	3.13	7.1	22.19
R18	3.35	7.1	23.78
R19	3.13	7.1	22.19
R20	3.13	7.1	22.19
TOTAL AREA (SQ.M.)			134.97

BASEMENT STATEMENT FOR SALE COMM. + R/C

FLOOR	SALE COMM.	SALE R/C	SAC.	FITNESS CENTRE
GR. FLR.	63	-	-	-
1ST FLR.	63	-	-	63
2ND FLR.	-	-	-	-
3RD FLR.	-	04	-	-
4TH FLR.	-	04	-	-
5TH FLR.	-	04	-	-
6TH FLR.	-	04	-	-
7TH FLR.	-	04	-	-
8TH FLR.	-	04	-	-
9TH FLR.	-	04	-	-
10TH FLR.	-	04	-	-
11TH FLR.	-	04	-	-
12TH FLR.	-	04	-	-
13TH FLR.	-	04	-	-
14TH FLR.	-	04	-	-
15TH FLR.	-	04	-	-
16TH FLR.	-	04	-	-
17TH FLR.	-	04	-	-
18TH FLR.	-	04	-	-
19TH FLR.	-	04	-	-
20TH FLR.	-	04	-	-
TOTAL	126	84	11	63

TABLE SHOWING TOTAL REHAB COMPONENT

BUILDING	RESIDENTIAL AREA IN SQ.MT.			COMMON PASSAGE IN SQ.MT.	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	TOTAL REHAB COMP. IN SQ.MT.	SALE B.U.A. IN SQ.MT.	
	BAS. (PART)	PODIUM	TOTAL						COMM.	R/C
GR. FL.	123.42	-	123.42	47.53	-	-	-	240.72	63.00	-
1st	58.97	-	58.97	52.78	-	-	-	111.75	126.00	-
2nd	-	-	-	52.07	28.72	24.72	-	105.51	-	63.42
3rd	-	145.53	145.53	52.15	-	-	-	197.68	-	-
4th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
5th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
6th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
7th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
8th	-	115.99	115.99	45.37	-	-	-	161.36	-	-
9th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
10th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
11th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
12th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
13th	-	115.99	115.99	45.37	-	-	-	161.36	-	-
14th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
15th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
16th	-	145.53	145.53	52.15	-	-	-	197.68	-	-
17th	-	115.99	115.99	45.37	-	-	-	161.36	-	-
18TH	-	145.53	145.53	52.15	-	-	-	197.68	-	-
19TH	-	115.99	115.99	45.37	-	-	-	161.36	-	-
20TH	-	99.45	99.45	46.22	-	-	-	145.67	39.84	-
TOTAL	182.39	2433.79	2616.18	1014.45	28.72	24.72	18.81	3686.88	228.84	63.42

PARKING STATEMENT (REHAB BUILDING B1)

SR. NO.	CATEGORY OF FLAT AREA	PARKING NORMS	NO. OF FLAT	REQ. PARKING
1	B.U.A. BELOW 30.00 SQ.MT.	NIL	NIL	NIL
2	B.U.A. ABOVE 30.00 TO 60.00 SQ.MT.	1 PARKING PER 3 FLATS	NIL	NIL
3	B.U.A. BETW. 60.00 TO 75.00 SQ.MT.	1 PARKING PER 1 FLATS	NIL	NIL
4	B.U.A. ABOVE 75.00 SQ.MT.	2 PARKING PER 1 FLAT	NIL	NIL
5	COMMERCIAL SHOP AREA	1 PARKING PER 30 SQ.MT.	NIL	NIL
6	COMMERCIAL OFFICE AREA	1 PARKING PER 50 SQ.MT.	NIL	NIL
7	VISITORS (10% OF RES. PARKING)			NIL
8	TOTAL REQUIRED 4 WHEELER PARKING			NIL
9	TOTAL PROVIDED 4 WHEELER PARKING			NIL
	2 WHEELER PARKING STATEMENT			
	FOR RETAIL			
10	TOTAL REQUIRED 2 WHEELER PARKING (FOR RESIDENTIAL)			82
11	TOTAL REQUIRED 2 WHEELER PARKING (FOR COMMERCIAL) (REBAT PARKING FOR 20 SQ.MT.) FOR SALE (NOT ELIGIBLE)			11
12	TOTAL REQUIRED 2 WHEELER PARKING (FOR RESIDENTIAL)			64
11	TOTAL REQUIRED 2 WHEELER PARKING (FOR COMMERCIAL) (REBATE PARKING FOR 20 SQ.MT.)			05
12	TOTAL REQUIRED 2 WHEELER PARKING			106
13	TOTAL PROVIDED 2 WHEELER PARKING			106

PARKING STATEMENT (SALE BUILDING B2)

SR. NO.	CATEGORY OF FLAT AREA	PARKING NORMS	NO. OF FLAT	REQ. PARKING
1	B.U.A. BELOW 30.00 SQ.MT.	NIL	NIL	NIL
2	B.U.A. ABOVE 30.00 TO 60.00 SQ.MT.	1 PARKING PER 3 FLATS	NIL	NIL
3	B.U.A. BETW. 60.00 TO 75.00 SQ.MT.	1 PARKING PER 1 FLATS	4	04
4	B.U.A. ABOVE 75.00 SQ.MT.	2 PARKING PER 1 FLAT	NIL	NIL
5	COMMERCIAL SHOP AREA	1 PARKING PER 30 SQ.MT.	1020	34
6	COMMERCIAL OFFICE AREA	1 PARKING PER 50 SQ.MT.	1000	20
7	VISITORS (10% OF RES. PARKING)			05
8	TOTAL REQUIRED 4 WHEELER PARKING			75
9	TOTAL PROVIDED 4 WHEELER PARKING			79
	2 WHEELER PARKING STATEMENT			
10	TOTAL REQUIRED 2 WHEELER PARKING (FOR RESIDENTIAL)			04
11	TOTAL REQUIRED 2 WHEELER PARKING (FOR COMMERCIAL) (REBATE PARKING FOR 20 SQ.MT.)			34
12	TOTAL REQUIRED 2 WHEELER PARKING			75
13	TOTAL PROVIDED 2 WHEELER PARKING			75

CONTENT OF SHEET

SHEET

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

Approved subject to the condition mentioned in this office per letter No. SRA/ENGG./0[illegible]/2018 Dt. 07-DEC-2018

Executive Engineer
Slum Rehabilitation Authority

PROFORMA- A

				SQ.MT.
A		AREA STATEMENT		
	1	AREA OF ELUM PLOT		2126.50
	2	DEDUCTION AREA		
		a	AREA UNDER D.P. ROAD (SERVICE ROAD 15 MTR WIDE)	60.00
		b	AS PER LETTER FROM MCGM RESERVATION LAND TO BE GIVEN TO RTO	141.00
			TOTAL AREA (a+b)	201.00
	3		NET PLOT AREA (1-2)	1999.50
	4		DEDUCTION AREA	
			AREA FOR INDUSTRIAL TO RESIDENTIAL AMENITY (5% OF NET PLOT AREA)	94.97
	5		ADDITION FOR	
			5% (INDUSTRIAL TO RESIDENTIAL AMENITY	94.97
	6		NET PLOT AREA	1999.50
	7		ADDITION FOR	
		a	AREA UNDER D.P. ROAD	60.00
		b	LAND TO BE HANDED OVER TO R.T.O.	161.00
	8		TOTAL PLOT AREA FOR F.S.I. PURPOSE	2220.50
	9		PERMISSIBLE F.S.I.	3.00
	10		TOTAL PERMISSIBLE B.U.A. IN SCHEME	6661.50
	11		REHAB B.U.A.	3744.70
	12		B.U.A. OF PASSAGE AND AMEN.	1123.56
	13		REHAB COMPONENT (11+12)	3686.88
	14		SALE COMPONENT PERMISSIBLE FOR THE SCHEME	2869.68
	15		TOTAL PERMISSIBLE B.U.A IN (T.D.R.) SCHEME (10-14)	6629.38
	16		SANCTION P.S.I. FOR THE PROJECT (15/8)	3.11
	17		SALE B.U.A PERMISSIBLE IN SITU (10-11)	3833.80
	18		SALE B.U.A PROPOSED	3813.84
A	19		TOTAL B.U.A PROPOSED TO BE CONSUMED IN-SITU	6558.54
	20		FSI PROPOSED TO BE CONSUMED IN-SITU	2.99
	21		T.D.R. GENERATED IN SCHEME	282.62
			TENEMENT STATEMENT	
		a	PROPOSED AREA OF PLOT (ITEM 1)	5674.01
		b	LESS NON- RESI. AREA	887.63
		c	DENSITY	1250/HT
		d	PERMISSIBLE TENENTS	284 NOS.
C		a	PROPOSED	140 NOS.
		b	EXISTING	---
			TOTAL TENEMENT (a+b)	140 NOS.
			PARKING STATEMENT:	
		a	CAR PARKING REQUIRED BY REGULATION	74 NOS.
		b	CAR PARKING PROVIDED	74 NOS.
		c	SCOOTER PARKING REQUIRED FOR SALE BUILDING	98 NOS.
		d	SCOOTER PARKING PROVIDED FOR SALE BUILDING	75 NOS.
		e	SCOOTER PARKING REQUIRED FOR REHAB BUILDING	106 NOS.
		f	SCOOTER PARKING PROVIDED FOR REHAB BUILDING	106 NOS.

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SRA PROJECT ON FINAL PLOT 134 OF TPS NO 1 OF VILLAGE: PANCHPAKHADI , THANE

NAME & SIGN. OF OWNER

EESHAN ENTERPRISES

Eeshan Enterprises
Partner

(P.O.A. HOLDER)

SIGNATURE OF ARCHITECT

ARCHITECTS NAME AND ADDRESS

AEMNXII Architects
G-102, Sarovar Darshan Towers,
Almeida Road, Opp. TMC,
Panchpakhadi, Thane- 400 602

JOB No.	/MVK_2018_01
DRAWING No.	100
SCALE	AS STATED
DATE	18/09/2018

NILESH DESAI
AEMNXII Architects
G-102,SAROVAR DARSHAN TOWERS,
ALMEIDA ROAD, OPP. TMC,
PANCHPAKHADI, THANE 400602
T - 25 22 2384[illegible]
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