

BLOCK PLAN, PLOT AREA CALC. PARKING STATEMENT, SECTION THROUGH U.G. TANK & COMPOUND WALL, BUILT UP AREA SUMMARY, SCHEDULE OF DOOR & WINDOW, STILT FLOOR PLAN, R.G. AREA CALC.

Plans are approved Subject to conditions prescribed in receipt No. V.P. 2006/60/14/29 TMC/TDD/1665/16 Dated: 25/11/2016



राजधानी
पंचायत नगरपालिका
पिनकोड: २०१००१
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PROFORMA - I		AREA STATEMENT	SQ. MT.
1	AREA OF PLOT (7/12 EXTRACT)		5540.00
2	DEDUCTION FOR		
a	ROAD SET BACK AREA (30.00 M W.D.P. ROAD)		65.02
b	PROPOSED ROAD		---
c	ANY RESERVATION		---
	TOTAL (a+b+c)		65.02
3	BALANCE AREA OF PLOT (1-2)		5474.98
4	DEDUCTION FOR		
	RECREATIONAL GROUND (AS PER REG. 58) 15%		821.24
5	NET AREA OF THE PLOT (3-4)		4653.74
6	ADDITIONS FOR FLOOR SPACE INDEX 80%		---
	2 (b) 100%		---
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7	TOTAL AREA (5+6)		4653.74
8	FLOOR SPACE INDEX PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE DEVELOPMENT RIGHTS (RESTRICTED) TO 80% OF		
a	VIDE D.R.C. NO. 177 = 945.00 SQ.MT.		2653.65
b	VIDE D.R.C. NO. 179 = 541.91 SQ.MT.		---
c	VIDE D.R.C. NO. 167 = 1106.74 SQ.MT.		---
10	PERMISSIBLE FLOOR AREA (7 x 8) = 9 ABOVE		7307.39
11	EXISTING FLOOR AREA		---
12	PROPOSED AREA		
	COMMERCIAL		260.38
	RESIDENTIAL		6985.78
13	EXCESS BALCONY AREA TAKEN IN FLOOR		31.96
	SPACE INDEX (AS PER B (ii) BELOW)		---
14	TOTAL BUILT-UP AREA PROPOSED (11+12+13)		7278.12
B BALCONY AREA STATEMENT			
i	PERMISSIBLE BALCONY AREA PER FLOOR		---
ii	PROPOSED BALCONY AREA PER FLOOR		---
iii	EXCESS BALCONY PER FLOOR		---
iv	TOTAL EXCESS BALCONY AREA PER FOR ALL FL.		---
C TENEMENT STATEMENT			
i	PROPOSED AREA		7278.12
ii	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)		260.38
iii	AREA AVAILABLE FOR TENEMENT (i) MINUS (ii)		7017.74
iv	TENEMENT PERMISSIBLE (DENSITY OF TENEMENT/HECTARE) 250/H		211 nos
v	TENEMENT PROPOSED		118 nos
vi	TENEMENT EXISTING		---
	TOTAL TENEMENTS ON THE PLOT		118 nos
D PARKING STATEMENT			
i	TOTAL CAR PARKING REQUIRED		113 nos
ii	TOTAL SCOOTER PARKING REQUIRED		131 nos
iii	TOTAL VISITOR PARKING REQUIRED		10 nos
iv	PROPOSED CAR PARKING		120 nos
v	PROPOSED SCOOTER PARKING		138 nos

SIGNATURE & ADDRESS OF OWNERS
Name: Purushottam V. Patil
Kaver, vadavali Naka G.B. Road
Thane 400 615 (W)

FOR: M/s. Gaurav enterprises (towards)
Shri. Purushottam V. Patil

SIGNATURE OF ARCHITECT
A.V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO. CA/94/17923

JOB NO.	DRG. NO.	SCALE	DATE	DRN. BY	CHK. BY
267	GEM/UN/01	AS SHOWN	24/01/2015	ASHA	DESAI

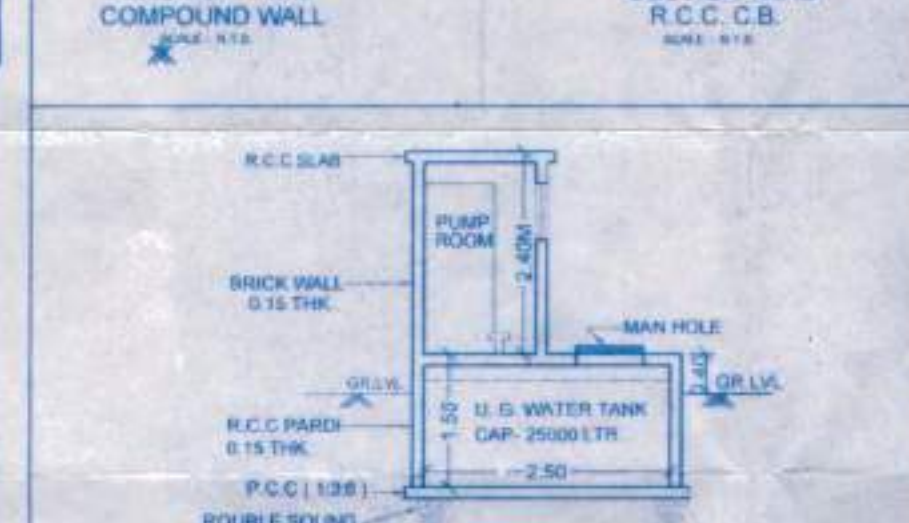
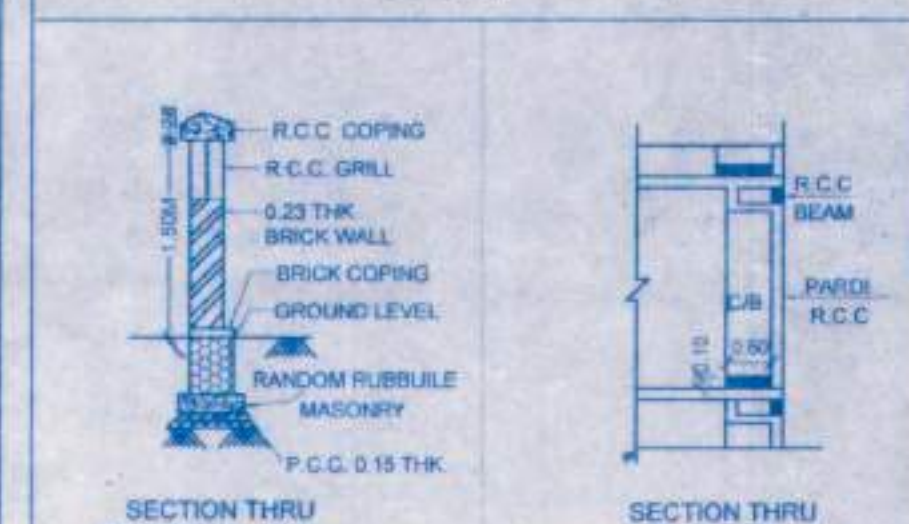
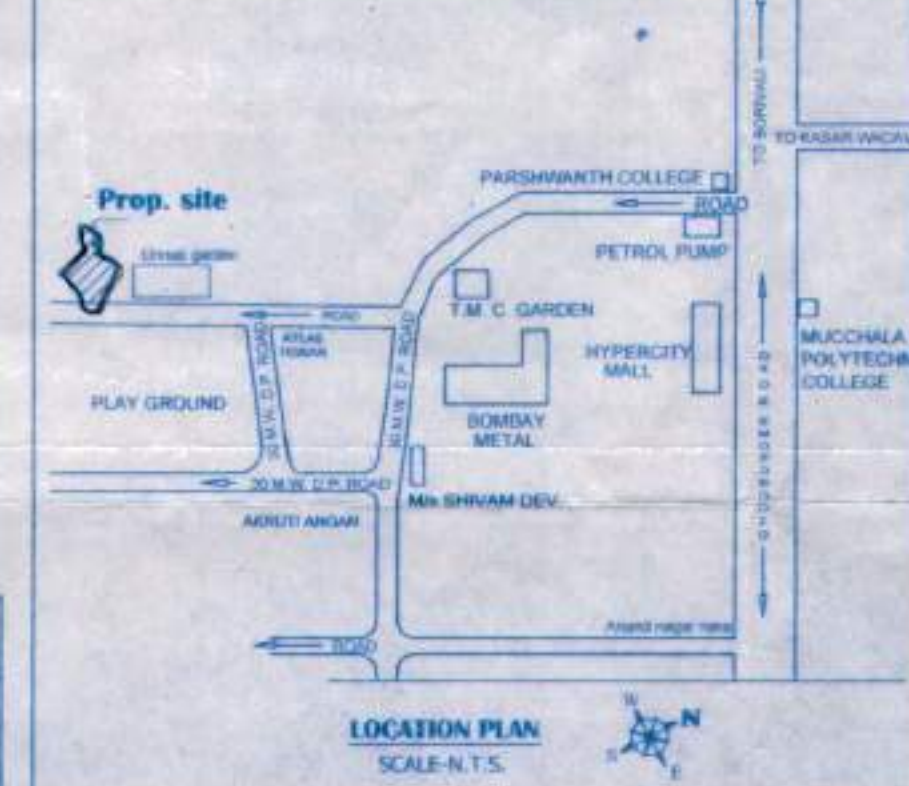
akruti consultants
ARCHITECT + INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI RESIDENCY
NEAR LANDMARK, KAJIWADI, THANE-400604
Tel: (OFF) : 2582 18 98
(Fax) : 2580 29 97
Mobile : 9821346171

BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA	TOTAL
(BLDG- A COMM.)		
GROUND FLOOR	= 111.72 sq.mt.	= 111.72 sq.mt.
FIRST FLOOR	= 148.84 sq.mt.	= 148.84 sq.mt.
TOTAL		260.56 sq.mt.
(BLDG- B RES.)		
STILT FLOOR		
TYPICAL FLOOR (1ST TO 7TH FL. 8TH TO 12TH FL. 13TH TO 15 TH FL.)	474.00 x 13 FL. = 6162.00 sq.mt.	= 6162.00 sq.mt.
TYPICAL FLOOR (16TH TO 17 FL. 18TH TO 19 FL.)	411.78 x 2 FL. = 823.56 sq.mt.	= 823.56 sq.mt.
TOTAL		6985.56 sq.mt.
TOTAL PROP AREA (BLDG. A + BLDG. B)		7246.12 sq.mt.
EXCESS BALC.		= 31.96 sq.mt.
TOTAL PROPOSED AREA		= 7278.12 sq.mt.
AS PER P.D.C.R REPORT		= 7278.14 sq.mt.

SCHEDULE OF DOOR & WINDOW

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.10	T.W. PANELLED DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	T.W. PANELLED DOOR
W1	1.50 x 1.50	ALU. SLIDING WINDOWS
W2	1.20 x 1.20	DO
W3	0.50 x 0.75	ALL. LOUVERED VENTILATOR
G	1.20 x 1.20	R.C.C. CEMENT JALI



REVISION	DATE	DESCRIPTION	SIGNATURE
R3	10/10/2013	AMENDED	
R2	09/10/2012	AMENDED	
R1	03/06/2011	AMENDED	

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED COMM. CUM RESIDENTIAL BLDG. ON PLOT BEARING S.NO. 23, H.NO 2/2 & 3/2 AT WADAVALI GHODBUNDER ROAD SECTOR NO 6 THANE. (W)
M/s. Gaurav enterprises (towards)

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26/03/09 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS 5540 sq.mt MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS.

GENERAL NOTES
1. ALL DIMENSIONS ARE IN METRIC.
2. EXTERNAL WALL 0.15 THK & INTERNAL WALL 0.15 THK.
3. BOUNDARY OF PLOT AS PER T.I.L.R. SHOWN BY THICK BLACK.
4. BOUNDARY OF PLOT AS PER PHYSICAL SHOWN IN BROWN.
5. PROPOSED WORK SHOWN IN RED FILLED.
6. DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED.
7. EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW HATCHED.
8. EXISTING ROAD LINE (D.P.) SHOWN IN GREEN.
9. THIS DRAWING IS DRAWN AS PER OWNERS SUGGESTION & APPROVAL.

ROAD AREA CALCULATION

A	1/2 x 15.08 x 2.66 x 1NO	= 20.05 SQ.MT.
B	1/2 x 22.62 x 3.94 x 1NO	= 44.97 SQ.MT.
TOTAL AREA		= 65.02 SQ.MT.

PLOT AREA CALCULATION

S.NO.23 H.NO.-32		
A	1/2 x 22.96 x 10.35 x 1NO	= 118.92 SQ.MT.
B	1/2 x 30.88 x 18.27 x 1NO	= 282.09 SQ.MT.
C	1/2 x 32.13 x 25.88 x 1NO	= 412.55 SQ.MT.
D	1/2 x 32.13 x 6.61 x 1NO	= 106.19 SQ.MT.
E	1/2 x 29.72 x 4.58 x 1NO	= 68.06 SQ.MT.
TOTAL AREA		= 987.88 SQ.MT.

S.NO.23 H.NO.-22

1	1/2 x 51.84 x 17.04 x 1NO	= 441.68 SQ.MT.
2	1/2 x 56.65 x 14.17 x 1NO	= 401.37 SQ.MT.
3	1/2 x 71.98 x 18.61 x 1NO	= 669.77 SQ.MT.
4	1/2 x 78.33 x 11.19 x 1NO	= 438.26 SQ.MT.
5	1/2 x 78.09 x 9.78 x 1NO	= 381.86 SQ.MT.
6	1/2 x 78.09 x 20.47 x 1NO	= 799.25 SQ.MT.
7	1/2 x 75.79 x 28.79 x 1NO	= 1091.00 SQ.MT.
8	1/2 x 36.39 x 3.76 x 1NO	= 68.41 SQ.MT.
9	1/2 x 34.46 x 9.47 x 1NO	= 163.17 SQ.MT.
10	1/2 x 34.46 x 10.10 x 1NO	= 174.02 SQ.MT.
11	1/2 x 27.34 x 9.45 x 1NO	= 129.18 SQ.MT.
TOTAL AREA		= 4757.74 SQ.MT.
TOTAL PLOT AREA		= 5655.62 SQ.MT.

ROAD AREA DIA. SCALE:1:500

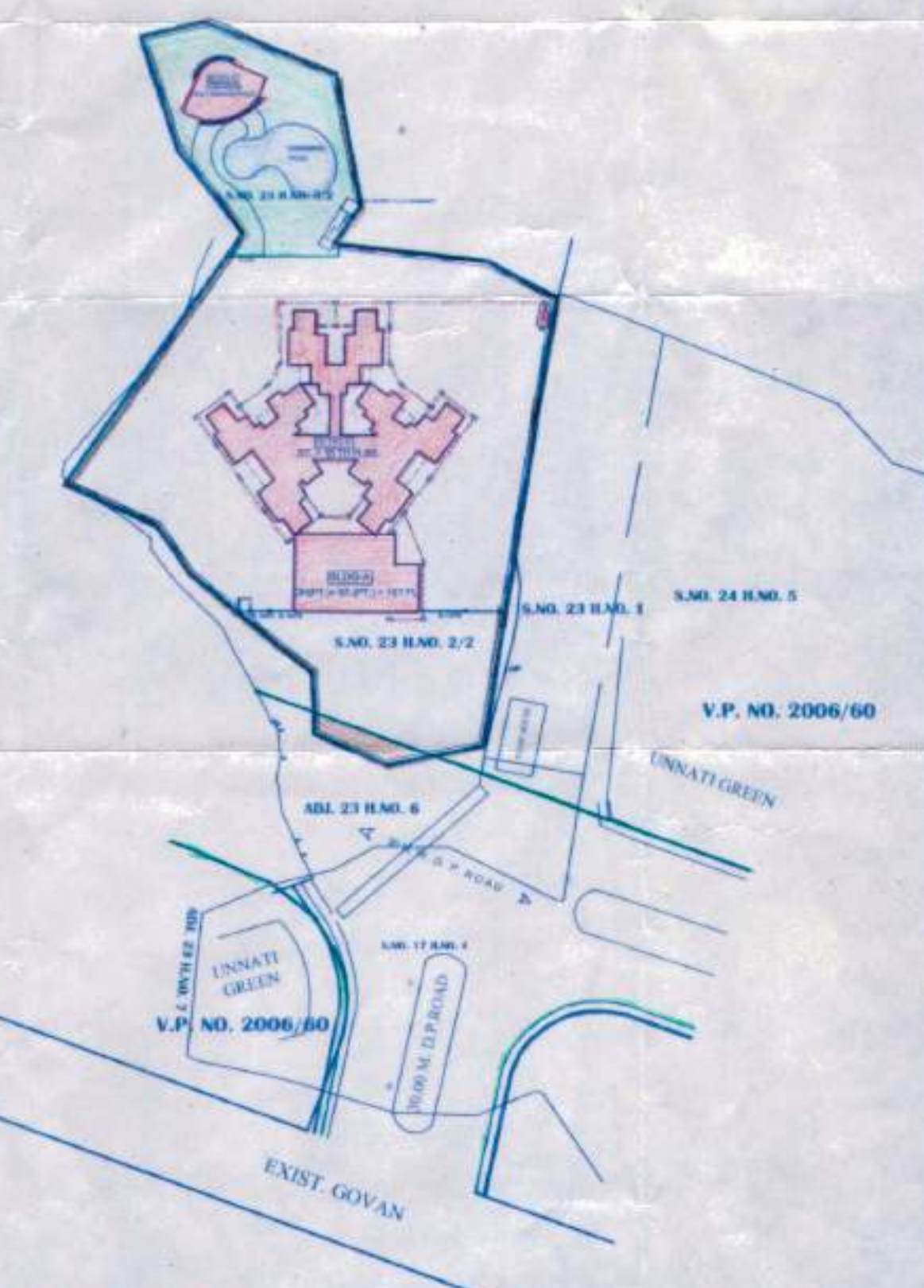
PLOT AREA DIA. SCALE:1:500

PARKING STATEMENT BLDG A & B

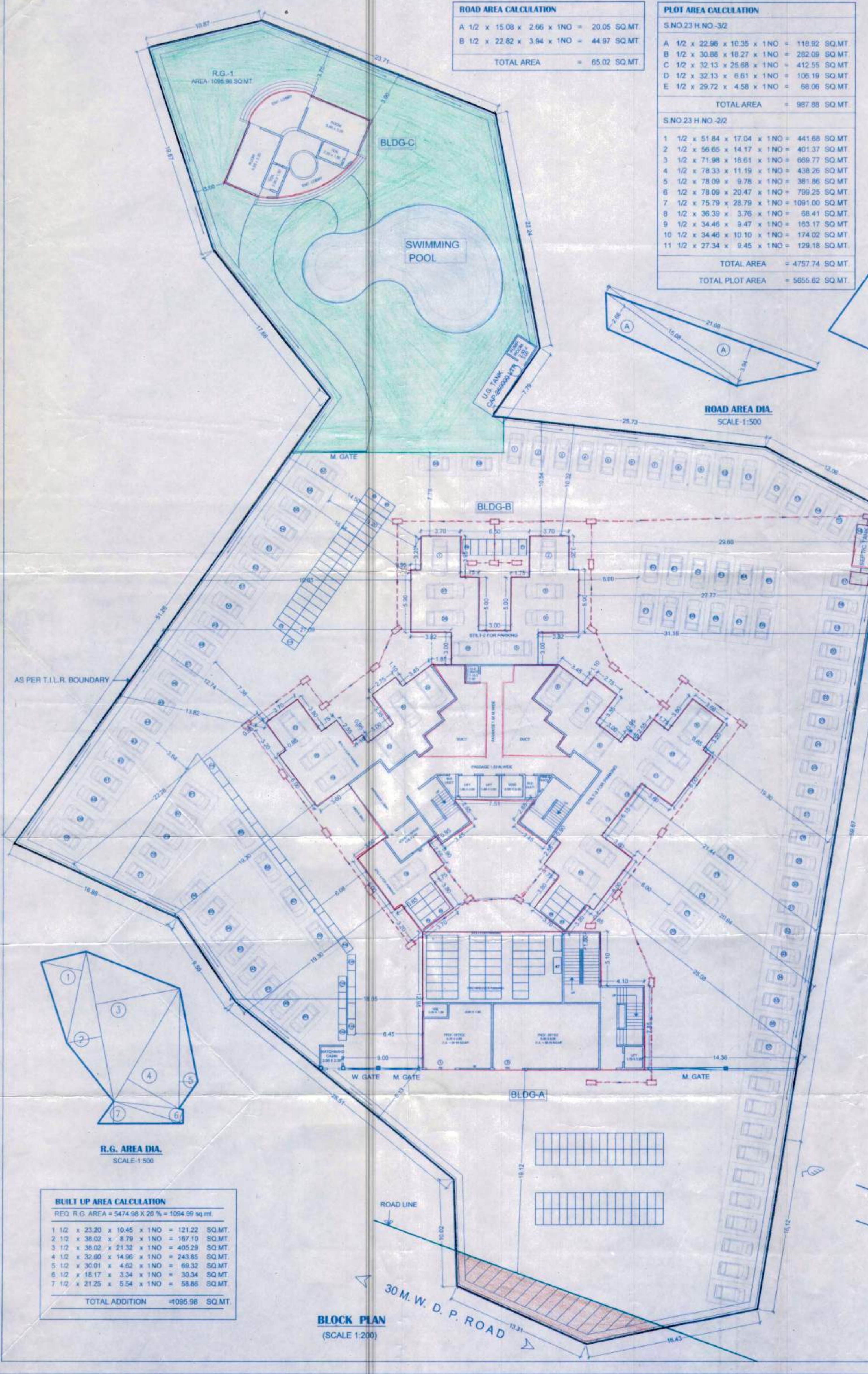
BLDG	REQUIRED CAR PARKING	PROVIDED CAR PARKING	REQUIRED TWO WHEELER PARKING	PROVIDED TWO WHEELER PARKING	LOCATION FOR CAR PARKING
BLDG - A	10 nos	10 nos	13 nos	13 nos	OPEN PARK NO. 1 TO 13 NOS.
BLDG - B	103 nos	110 nos	118 nos	125 nos	STILT PARK NO. 1 TO 27 NOS. OPEN PARK NO. 1470.46 NOS & 57 TO 75 NOS.
TOTAL	113 nos	120 nos	131 nos	138 nos	

PARKING RULE (COMMERCIAL)
(TWO WHEELER) ONE PARKING FOR BU AREA = 20 SQ.MT.
(CAR) ONE PARKING FOR BU AREA = 25 SQ.MT.

PARKING RULE (RESIDENTIAL)
(TWO WHEELER) PER TENEMENT ONE PARKING = 1:1
(CAR) BUILT UP AREA 35 - 50 SQ.M. REQ PARK = 2:1
(CAR) BUILT UP AREA 50 - 70 SQ.M. REQ PARK = 1:1
(CAR) BUILT UP AREA ABOVE 70SQ.M REQ PARK = 1:2



BLOCK PLAN (SCALE 1:1000)



BLOCK PLAN (SCALE 1:200)

BUILT UP AREA CALCULATION

REQ. R.G. AREA = 5474.98 x 20 % = 1094.99 sq.mt.	
1	1/2 x 23.20 x 10.45 x 1NO = 121.22 SQ.MT.
2	1/2 x 38.02 x 8.79 x 1NO = 167.10 SQ.MT.
3	1/2 x 38.02 x 21.32 x 1NO = 405.29 SQ.MT.
4	1/2 x 32.60 x 14.96 x 1NO = 243.85 SQ.MT.
5	1/2 x 30.01 x 4.62 x 1NO = 69.32 SQ.MT.
6	1/2 x 18.17 x 3.34 x 1NO = 30.34 SQ.MT.
7	1/2 x 21.29 x 5.54 x 1NO = 58.86 SQ.MT.
TOTAL ADDITION = 1095.96 SQ.MT.	