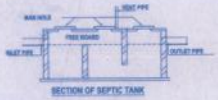
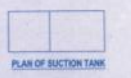
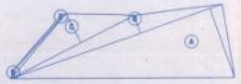




BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA	LESS STAIR CASE AREA	NET AREA	PERM. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
GROUND FLOOR	204.76	12.75	168.01				168.01
1ST FLOOR	235.84	15.54	168.39				168.39
2ND FLOOR	196.77	12.48	168.29	19.87	34.75	14.82	181.21
3RD FLOOR	196.77	12.48	168.29	19.87	34.75	14.82	181.21
4TH FLOOR	196.77	12.48	168.29	19.87	34.75	14.82	181.21
5TH FLOOR	179.69	14.89	144.80	17.36	17.36	NIL	144.80
6TH FLOOR	196.77	12.48	168.29	19.87	34.75	14.82	181.21
7TH FLOOR LOWER	214.54	15.66	168.39	21.45	14.28	NIL	189.84
7TH FLOOR UPPER	200.54	12.48	167.56	20.80	7.32	NIL	188.68
TOTAL	1829.95	361.88	1484.56			59.66	1956.37



PLOT AREA CALCULATION

PLOT							
A	1/2	X	37.44	X 16.99 X 1 NO	=	542.66	SQ.MT.
B	1/2	X	37.44	X 4.66 X 1 NO	=	139.59	SQ.MT.
C	1/2	X	35.29	X 8.45 X 1 NO	=	149.15	SQ.MT.
D	1/2	X	21.83	X 0.88 X 1 NO	=	9.60	SQ.MT.
E	1/2	X	20.31	X 0.56 X 1 NO	=	5.69	SQ.MT.
				TOTAL ADDITION	=	846.76	SQ.MT.

BLOCK PLAN
(SCALE 1:500)

LOCATION PLAN

PARKING AREA STATEMENT

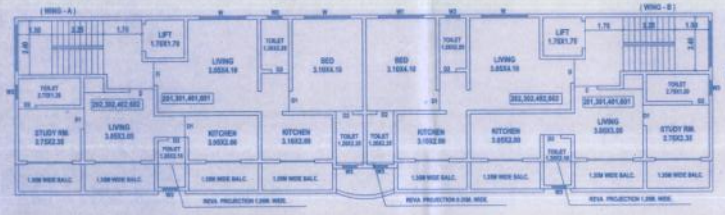
ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR
TENEMENTS HAVING CARPET AREA AREA BETWEEN 25.05M. TO 35.00M	02 Nos.	01 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 35.00M. TO 45.00M	00 Nos.	02 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 45.00M. TO 70.00M	10 Nos.	05 Nos.
TENEMENTS HAVING CARPET AREA AREA70.00M ABOVE	04 Nos.	04 Nos.
COMMERCIAL AREA PARKING AREA 430.60 SM. / 30Sq.	14 Nos.	14 Nos.
TOTAL REQUIRED PARKING CAR	29 Nos.	26 Nos.
TOTAL PROPOSED PARKING CAR	29 Nos.	34 Nos.

5TH FLOOR PLAN
(SCALE 1:100)

AREA DIGRAM
5TH FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

5TH FLOOR							
D	30.65	X	7.75	X 1 NO	=	237.54	SQ.MT.
				TOTAL ADDITION	=	237.54	SQ.MT.
DEDUCTIONS							
1	1.70	X	1.65	X 2 NOS	=	6.29	SQ.MT.
2	4.75	X	1.20	X 2 NOS	=	11.40	SQ.MT.
3	2.90	X	3.65	X 2 NOS	=	22.33	SQ.MT.
4	6.30	X	1.20	X 1 NO	=	7.56	SQ.MT.
5	2.85	X	0.95	X 1 NO	=	2.71	SQ.MT.
6	6.30	X	1.20	X 1 NO	=	7.56	SQ.MT.
				TOTAL DEDUCTION	=	57.85	SQ.MT.
TOTAL BUILT UP AREA (237.54 - 57.85)					=	179.69	SQ.MT.

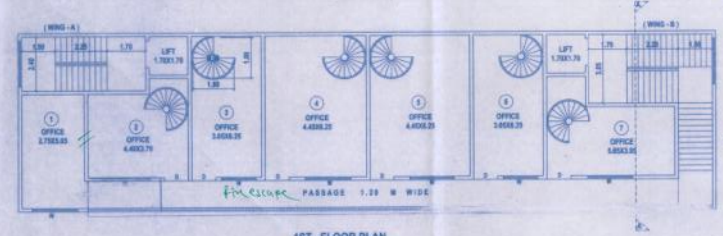


2ND , 3RD , 4TH & 6TH FLOOR PLAN
(SCALE 1:100)

AREA DIGRAM
2ND , 3RD , 4TH & 6TH FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

2ND , 3RD , 4TH & 6TH FLOOR							
C	30.65	X	7.75	X 1 NO	=	237.53	SQ.MT.
				TOTAL ADDITION	=	237.53	SQ.MT.
DEDUCTIONS							
1	1.70	X	1.65	X 2 NOS	=	6.29	SQ.MT.
2	6.10	X	1.20	X 2 NOS	=	14.64	SQ.MT.
3	6.30	X	1.20	X 1 NO	=	7.56	SQ.MT.
4	2.85	X	0.95	X 1 NO	=	2.71	SQ.MT.
5	6.30	X	1.20	X 1 NO	=	7.56	SQ.MT.
				TOTAL DEDUCTION	=	38.76	SQ.MT.
TOTAL BUILT UP AREA (237.53 - 38.76)					=	198.77	SQ.MT.



1ST FLOOR PLAN
(SCALE 1:100)

AREA DIGRAM
1ST FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

1ST FLOOR							
B	30.65	X	7.99	X 1 NO	=	242.13	SQ.MT.
				TOTAL ADDITION	=	242.13	SQ.MT.
DEDUCTIONS							
1	1.70	X	1.65	X 2 NOS	=	6.29	SQ.MT.
				TOTAL DEDUCTION	=	6.29	SQ.MT.
TOTAL BUILT UP AREA (242.13 - 6.29)					=	235.84	SQ.MT.

AREA DIGRAM
GROUND FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	30.65	X	6.55	X 1 NO	=	200.76	SQ.MT.
				TOTAL ADDITION	=	200.76	SQ.MT.

CARPET AREA STATEMENT (WING - A)

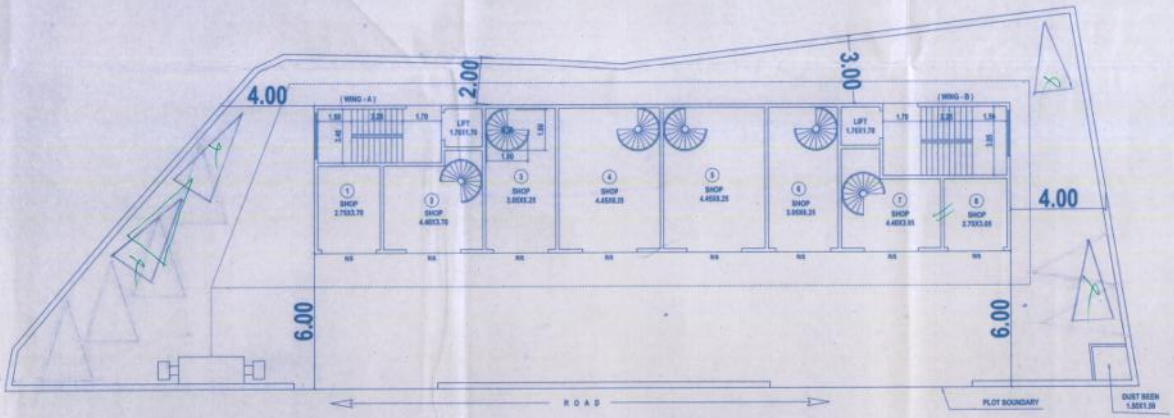
FLAT NO	AREA SQ.MT.
201,301,401,501	46.63 SQ.MT.
501	46.63 SQ.MT.
202,302,402,502	41.62 SQ.MT.
502	25.03 SQ.MT.
701	50.36 SQ.MT.
702	71.48 SQ.MT.

CARPET AREA STATEMENT (WING - B)

FLAT NO	AREA SQ.MT.
201,301,401,501	41.62 SQ.MT.
501	25.03 SQ.MT.
202,302,402,502	46.63 SQ.MT.
502	46.63 SQ.MT.
701	71.48 SQ.MT.
702	52.36 SQ.MT.

TENEMENT STATEMENT

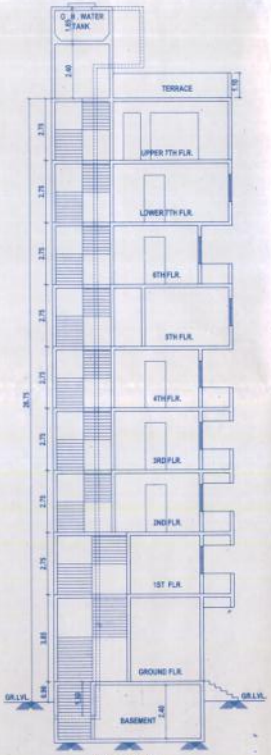
REQUIRED PERCENTAGE	NOS. OF TENEMENT	PERCENTAGE
25.00 TO 35.00 SQ.MT.	02	8 %
35.00 TO 45.00 SQ.MT.	08	33 %
45.00 TO 70.00 SQ.MT.	10	42 %
ABOVE 70.00 SQ.MT.	04	17 %
TOTAL	24	100 %



GROUND FLOOR PLAN
(SCALE 1:100)

DOOORS AND WINDOWS SCHEDULE

	SIZE	REMARKS
RS	1.80 X 2.10	ROLLING SHUTTER.
D	1.00 X 2.10	T.W. FRAMED PANELLED DOOR.
D1	0.90 X 2.10	T.W. FRAMED PANELLED DOOR.
D2	0.75 X 2.00	T.W. FRAMED PARTLY GLAZED SINTEX DOOR.
W	2.30 X 1.20	T.W. FRAMED GLAZED PANELLED WINDOW.
W1	1.20 X 1.20	T.W. FRAMED GLAZED PANELLED WINDOW.
W2	1.50 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW.
W3	0.60 X 0.60	T.W. FRAMED GLAZED LOUVERED WINDOW.

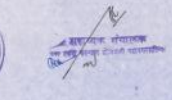


SECTINN AA
(SCALE 1:100)

STAMP OF APPROVAL OF PLAN

SHEET NO - 2 / 1
T.D.R. R-1

महानगर पालिका मर्यादित —— ठाणे
ठाणे दुकाने (व्यवस्थापन) अधिनियम व परवाना शाखा
प्रस्ताव क्र. ई/ठाणे / नवी / बां / वर्ग-II / 2052-98 / ई.व / 986
दिनांक 31/10/2013
प्रेषक
प्रेषिका अदिशानी.



A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	846.76
1	AREA AS PER SITE MEASUREMENT	
2	DEDUCTION FOR AREA	
a	ROAD SET BACK AREA	-
b	PROPOSED ROAD	-
c	ANY RESERVATION	-
	TOTAL (a+b+c)	-
3	BALANCE AREA OF PLOT (1 - 2)	846.76
4	DEDUCTION FOR	
a	RECREATION GROUND	-
b	INTERNAL ROAD	-
	TOTAL (a+b)	-
5	BALANCE AREA OF PLOT (3 - 4)	846.76
6	ADDITIONS FOR FLOOR SPACE INDEX	
	3a) 3a) 100% OR 40% OF 5	
	3a) 100% OR 40% OF 5	
7	TOTAL AREA (5+6)	846.76
8	F.S.I PERMISSIBLE	0.90
9	F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED	
	TO 40% OF THE NET PLOT AREA NEW T .D . R . 50%	678.61
a	FROM D.P. ROAD	
b	FROM D.P. RESERVATION	
10	PERMISSIBLE FLOOR AREA (5)	(573.12)
11	EXISTING FLOOR AREA	-
12	PROPOSED AREA	1484.56
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.	59.66
14	TOTAL BUILT UP AREA (11+12+13)	(1544.22)
15	F.S.I. CONSUMED	-
B	TENEMENTS STATEMENT	
1	NET AREA OF PLOT	(573.12)
2	LESS FOR NON RESIDENTIAL	438.69
3	AREA OF TENEMENTS	1105.53
4	TENEMENTS PERMISSIBLE	33 Nos.
5	TENEMENTS PROPOSED	24 Nos.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 08/10/2013 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 846.76 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF SURVEYOR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S. NO. - 36 , H . NO - 1B (PT) AT VILL. CHIKANGHAR , TAL . KALYAN . DIST. THANE.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
SHREE : - RAMPAL PUROHIT .	
SIGNATURE.	(VARGHESE JOPIN)

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY.
1	P - 45	AS SHOWN	20-03-2014	DRAWING/ART

NORTH

ARCHITECTS & CONSULTANTS :-

De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS,
BLDG. VALUERS & PROJECT CONSULTANTS
S-1, RAJMANDIR TOWER, RAMBAUG, LANE No. 5,
BALKUMBH(E)-421 306. TAL. DIST.THANE.