PROFORMA - B

1/7

CONTENT OF SHEET

BLOCK PLAN, AREA STATEMENT, LOCATION PLAN, R.G. CALCULATION, SUMMARY, PARKING STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permission no. V.P. 505/0124/17
TMC/TD-DPTPS/ 2480/18 Dated 13/01/2018

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
Thane (M.S.) India

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न केल्यास शास्ती
किंवा शास्ती व्यवस्था
परवाना रद्द
प्रतिबंधक
अनुज्ञप्ती
आदेश ३ (४) अन्वये दि. [illegible] पर्यंत वैध राहील."

PLOT AREA DIAGRAM

SCALE 1:500

S.no.	7/12 AREA	TRIANGULAR AREA	CONSIDER AREA	40 m.w. D.P. ROAD AREA	PLOT - E
183/15a	840.00	935.94	840		840
183/15b	40.00		40	40	
183/25A	510.00	516.77	510	282.6	227.4
183/25B	380.00	487.66	380	302.41	77.59
183/26A	500.00	583.29	500	13.73	486.27
183/26B	810.00	778.55	778.55	-	778.55
183/26D	240.00	230.63	230		230
183/28	2000.00	1547.17	1547.07	587.69	959.38
183/29	910.00	910.39	910	3.18	906.82
TOTAL	6230.00	5900.4	5735.62	1227.61	4508.01

NOT IN POSSESSION AREA

1) 9.85 X 2.50 X 0.50	=	12.31	SQ.MT.
2)20.62 X 1.18 X 0.50	=	12.17	SQ.MT.
3)36.42 X 2.06 X 0.50	=	39.08	SQ.MT.
4)16.03 X 1.11 X 0.50	=	8.90	SQ.MT.
5) 9.75 X 1.14 X 0.50	=	5.56	SQ.MT.
6) 6.61 X 3.14 X 0.50	=	10.38	SQ.MT.
7) 7.98 X 1.84 X 0.50	=	7.34	SQ.MT.
8) 7.98 X 4.33 X 0.50	=	17.28	SQ.MT.
9) 8.79 X 2.43 X 0.50	=	10.68	SQ.MT.
10)16.71 X 1.84 X 0.50	=	17.21	SQ.MT.
TOTAL	=	140.91	SQ.MT.

NOT IN POSSESSION AREA DIAGRAM
SCALE NIL

PARKING STATEMENT

AS PER CIRCULAR DATED 28-08-09

	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
BELOW 35 SQ.MT. PARKING REQUIRED NIL	279 NOS.	---
TOTAL	279 NOS.	---
10% VISITORS PARKING		---
TOTAL CAR PARKING REQ. BY REG.		---
SAY		---
1 TWO-WHEELER PARKING SPACE REQUIRED FOR EACH TENEMENT		279 NOS.
PROPOSED OPEN PARKING		303 NOS.

SUMMARY FOR BUILTUP AREA

BLDG.	Plinth area in sq.mt.	No. of floors	B/u area in sq.mt.	Staircase & Pass. area	No. of tenements
K	1128.41	Gr./ST.+20th(pt)	4305.39	2435.58	139 NOS.
4874.13 sq.mt. NOT TO BE COUNTED TOWARDS FSI				626.62	140 NOS.

AMENITY AREA CALCULATION

REQUIRED AMENITY	=	218.36 SQ.MT.
PROPOSED AMENITY	=	218.36 SQ.MT.
1) 9.24 X 5.23 X 0.50	=	24.16 SQ.MT.
2)28.06 X 6.81 X 0.50	=	95.54 SQ.MT.
3)22.85 X 8.64 X 0.50	=	98.66 SQ.MT.
TOTAL	=	216.36 SQ.MT.

SUBSTATION & DG AREA STATEMENT

TOTAL R.G. AREA (R.G.-II)	=	1116.52 SQ.MT.
PERMISSIBLE PLINTH AREA (10 %)	=	111.65 SQ.MT.
PROPOSED PLINTH AREA	=	110.00 SQ.MT.

R.G. AREA CALCULATION

R.G. AREA REQ.= 4148.84 x 10%				=	626.77	sq.mt.	
PROPOSED R.G. AREA				=	1116.52	sq.mt.	
PROPOSED R.G. -1							
1	7.18	x	5.39	x	0.67	=	0.42 sq.mt.
2	9.15	x	3.13	x	0.5	=	4.96 sq.mt.
3	19.35	x	6	x	0.5	=	58.05 sq.mt.
4	26.67	x	33	x	0.5	=	149.71 sq.mt.
5	26.53	x	3.64	x	0.5	=	24.10 sq.mt.
6	26.45	x	26.27	x	0.5	=	217.91 sq.mt.
7	22.9	x	5.93	x	0.5	=	68.05 sq.mt.
8	34.76	x	4.66	x	0.5	=	81.32 sq.mt.
9	13.06	x	3.1	x	0.5	=	13.57 sq.mt.
10	49.95	x	9.7	x	0.5	=	242.26 sq.mt.
11	12.9	x	4.16	x	0.5	=	16.01 sq.mt.
12	17.78	x	6.33	x	0.5	=	14.05 sq.mt.
13	10.2	x	2.82	x	0.5	=	27.07 sq.mt.
R.G. AREA				=	1116.52	sq.mt.	

PLOT AREA CALCULATION

S.no. 183/15a						
1	10.34	x	4.39	x	0.5	= 22.70 sq.mt.
2	24.00	x	2.7	x	0.5	= 33.66 sq.mt.
3	26.95	x	11.8	x	0.5	= 159.47 sq.mt.
4	26.42	x	3.4	x	0.5	= 22.84 sq.mt.
5	23.26	x	15.26	x	0.5	= 177.43 sq.mt.
6	33.26	x	39.5	x	0.5	= 327.66 sq.mt.
7	23.49	x	30.06	x	0.5	= 138.15 sq.mt.
8	11.96	x	5.06	x	0.5	= 33.85 sq.mt.
9	19.78	x	3.54	x	0.5	= 35.00 sq.mt.
a	17.27	x	5.62	x	0.5	= 48.60 sq.mt.
Total				=		535.94 sq.mt.
S.no. 183/25A						
1	17.01	x	10.44	x	0.5	= 90.50 sq.mt.
2	17.01	x	7.73	x	0.5	= 65.74 sq.mt.
3	10.79	x	2.97	x	0.5	= 15.97 sq.mt.
a	16.49	x	5.72	x	0.5	= 94.38 sq.mt.
b	15.49	x	4.57	x	0.5	= 37.60 sq.mt.
b	15.01	x	2.41	x	0.5	= 18.11 sq.mt.
c	15.8	x	4.44	x	0.5	= 35.06 sq.mt.
d	21.37	x	0.87	x	0.5	= 10.47 sq.mt.
e	21.37	x	10.52	x	0.5	= 112.34 sq.mt.
Total				=		518.77 sq.mt.
S.no. 183/25B						
1	22.57	x	11.985	x	0.5	= 135.21 sq.mt.
a	21.21	x	3.02	x	0.5	= 32.05 sq.mt.
b	8.14	x	2.06	x	0.5	= 8.38 sq.mt.
c	21.21	x	5.06	x	0.5	= 70.02 sq.mt.
d	10.1	x	5.15	x	0.5	= 49.18 sq.mt.
e	19.06	x	4.3	x	0.5	= 42.01 sq.mt.
f	21.21	x	6.72	x	0.5	= 60.46 sq.mt.
Total				=		437.66 sq.mt.
S.no. 183/25A						
1	15.6	x	1.84	x	0.5	= 14.35 sq.mt.
2	18.78	x	7.01	x	0.5	= 74.36 sq.mt.
3	16.23	x	14.967	x	0.5	= 121.05 sq.mt.
4	23.23	x	15.55	x	0.5	= 171.71 sq.mt.
5	25.18	x	5.55	x	0.5	= 72.07 sq.mt.
a	12.4	x	3.18	x	0.5	= 13.71 sq.mt.
Total				=		345.20 sq.mt.
S.no. 183/26D						
1	21.06	x	9.61	x	0.5	= 101.40 sq.mt.
2	21.06	x	10.27	x	0.5	= 120.16 sq.mt.
Total				=		230.65 sq.mt.
S.no. 183/26B						
1	29.5	x	5.06	x	0.5	= 68.85 sq.mt.
2	30.75	x	5.25	x	0.5	= 80.72 sq.mt.
3	33.75	x	5.56	x	0.5	= 87.02 sq.mt.
4	31.21	x	8.84	x	0.5	= 137.95 sq.mt.
5	15.48	x	5.48	x	0.5	= 42.46 sq.mt.
6	23.02	x	17.512	x	0.5	= 204.57 sq.mt.
7	19.1	x	10.34	x	0.5	= 97.70 sq.mt.
8	19.65	x	5.03	x	0.5	= 38.29 sq.mt.
9	4.53	x	3.42	x	0.5	= 7.07 sq.mt.
Total				=		778.55 sq.mt.
S.no. 183/28						
1	31.05	x	4.95	x	0.5	= 76.86 sq.mt.
2	30.89	x	15.47	x	0.5	= 405.27 sq.mt.
3	35.89	x	11.32	x	0.5	= 203.02 sq.mt.
4	25.38	x	20.26	x	0.5	= 262.93 sq.mt.
5	29.23	x	9.2	x	0.5	= 7.40 sq.mt.
7	37.23	x	1.89	x	0.5	= 35.02 sq.mt.
b	27.07	x	23.34	x	0.5	= 315.75 sq.mt.
c	34.35	x	14.51	x	2.0	= 245.20 sq.mt.
Total				=		1547.17 sq.mt.
S.no. 183/29						
1	36.37	x	3.43	x	0.5	= 28.07 sq.mt.
2	17.06	x	2.82	x	0.5	= 34.13 sq.mt.
3	26.73	x	11.97	x	0.5	= 167.61 sq.mt.
4	15.6	x	6.39	x	0.5	= 34.01 sq.mt.
5	17.78	x	5.33	x	0.5	= 38.01 sq.mt.
6	38.26	x	11.06	x	0.5	= 104.16 sq.mt.
7	32.05	x	9.92	x	0.5	= 161.74 sq.mt.
8	27.66	x	1.24	x	0.5	= 17.12 sq.mt.
9	30.05	x	9.46	x	0.5	= 134.76 sq.mt.
10	30.39	x	10.03	x	0.5	= 151.02 sq.mt.
a	1.73	x	5.994	x	0.5	= 5.18 sq.mt.
Total				=		910.39 sq.mt.

EWS/LIG STATEMENT (as per G.R. dt.8/11/2013)

TENEMENT STATEMENT AS PER CIRCULAR DATED 08-11-2013

FOR PLOT AREA ABOVE 4000.00 SQ.MT.

1) PROPOSED PLOT AREA OF (PLOT - A) --- EARLIER APPROVED AREA (31-5-2013)		
4665.61 sq.mt. - 4427.91 sq.mt.	=	567.70 sq.mt. - @
DEDUCT 15% R.G. AREA	=	83.95 sq.mt.
NET PLOT AREA	=	471.05 sq.mt. ------ (A)
2) PROPOSED PLOT AREA OF (PLOT - B)	=	23673.47 sq.mt.
DEDUCT 15% R.G. AREA	=	3551.02 sq.mt.
BALANCE AREA	=	20122.45 sq.mt.
ADD PERMISSIBLE FSI OF CRZ AREA (PLOT - B)	=	84.07 sq.mt.
NET PLOT AREA	=	20206.52 sq.mt. ------ (B)
3) PROPOSED PLOT AREA OF (PLOT - E)	=	4148.75 sq.mt.
DEDUCT 15% R.G. AREA	=	622.31 sq.mt.
BALANCE AREA	=	3526.43 sq.mt. ------ (C)
A + B + C	=	24204.00 sq.mt.

20% OF 24204.00 REQUIRED AREA FOR EWS/LIG = 4840.80 SQ.MT.
WITH FLAT AREA 30 TO 50 SQ.MT.

PROPOSED TENEMENTS IN BLDG. - K (PLOT - E)

GROUND FLOOR					
FLAT NO. 1,4,5,11	= 35.00 X	4 NOS. X	1 FLOORS	=	140.00 sq.mt.
FLAT NO. 2,3,6,7,8,9,10	= 34.95 X	7 NOS. X	1 FLOORS	=	244.65 sq.mt.
				=	384.65 sq.mt.
TYPICAL FLOOR (1st to 5th fl.)					
FLAT NO. 2,3,4,5,6,10,11 + 14 to 19,22,23	= 34.80 X	15 NOS. X	1 FLOORS	=	522.00 sq.mt.
FLAT NO. 1,12,13,24	= 35.00 X	4 NOS. X	1 FLOORS	=	140.00 sq.mt.
FLAT NO. 9,20,	= 34.65 X	2 NOS. X	1 FLOORS	=	69.30 sq.mt.
FLAT NO. 21	= 34.33 X	1 NOS. X	1 FLOORS	=	34.33 sq.mt.
			TOTAL	=	765.63 sq.mt.
TYPICAL FLOOR AREA				=	3828.15 sq.mt.
6th FLOOR					
FLAT NO. 2,3,4,5,6,10,11 + 14 to 19	= 34.80 X	13 NOS. X	1 FLOORS	=	452.40 sq.mt.
FLAT NO. 1,12,13	= 35.00 X	3 NOS. X	1 FLOORS	=	105.00
FLAT NO. 9,20,21	= 34.65 X	3 NOS. X	1 FLOORS	=	103.95
			TOTAL	=	661.35
NET PROPOSED AREA FOR EWS/LIG IN BLDG.-A				=	4874.13 sq.mt.

NOTE - EWS/LIG STATEMENT AS PER G.R. dt. 8/11/2013
B/UP AREA = 4874.13 sq.mt. NOT TO BE COUNTED TOWARDS FSI

Required EWS/LIG Unit of Area 4135.51 SQ.MT. UNDER V.P.NO. 2005/140
EWS/LIG Unit of Area 4135.51 SQ.MT. SHOWN IN V.P. NO. 505/0124/17

AREA STATEMENT

				PROPOSED
A	1		TOTAL PLOT AREA AS PER 7/12	6220.00
	2		TOTAL AREA AS PER TRIANGULATION	5900.40
	3		PLOT AREA CONSIDERED	5735.62
	4		DEDUCTIONS	
		a	Not in Possession Area	140.91
		b	AREA UNDER 40 M. WIDE DP ROAD (40.00+60.00 to 100 sq.mt. area already utilized/DR) in V.P. - 2005/140	1227.61
		c	Total Deduction Area (a+b)	1368.52
	5		Balance Plot (3 - 4c)	4367.10
	6		5% Amenity Area	218.36
	7		Balance Plot (5-6)	4148.75
	8		Less 15% RG Area	622.31
	9		Net Plot Area (7-8)	3526.43
	10		FAR Permissible	1.00
	11		Permissible Built-Up Area (9 x 10)	3526.43
			PERMISSIBLE TDR POTENTIAL (As per Notification dated 2-5-2016) 1.40 OF 4148.75 SQ.MTR. = 5808.24 SQ.MTR.	
	12		Addition for FSI - TDR/ DR	
		a	5% Amenity Area	218.36
		b	DP Road Area (S.No. 183/25a & 183/29) total road area = 283.78 x 2 (As per Notification dated- 29-1-2016)	567.56
		c	Total OR area (a+b)	785.92
	13		ADDITIONAL FSI BY PAYING PREMIUM (30% OF 7)= 1244.62	-
	14		Permissible Built-Up Area for plot Potential (11+12C+13+14)	4312.35
	15		Total Proposed Built Up Area	4305.39
	16		BALANCE BUILT UP AREA (14-15)	6.96
	17		Permissible F.A.R./ FSI	1.00
B			TENEMENT SATEMENT	
		a	PROPOSED AREA	4305.39
		b	LESS DEDUCTION OF NON. RESI AREA (SHOP ETC.)	0
		c	AREA OF TENEMENTS	4305.39
			TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	300/hect.
		d	DENSITY	129
		e	TENEMENTS PROPOSED	279
C			PARKING STATEMENT	
		a	CAR PARKING REQUIRED BY REGULATION	-
		b	TOTAL CAR PARKING PROVIDED	
		c	2 WHEELAR PARKING REQUIRED BY REGULATION	279
		d	TOTAL 2 WHEELAR PARKING PROVIDED	303

NOTE

PLOT BOUNDARY SHOWN BY	THICK BLACK
PROPOSED WORK SHOWN BY	RED WORK
PROPOSED DRAWING SHOWN BY	RED DOTTED
EXISTING WORK SHOWN BY	BLUE WASH
D.P. ROAD SHOWN BY	GREEN DOTTED
RECREATIONAL GROUND AREA SHOWN BY	GREEN WASH
EXIST. STRUCTURE TO BE DEMOLISHED	YELLOW DOTTED
EXISTING TREES SHOWN BY	●

DESCRIPTION OF PROPOSAL AND PROPERTY

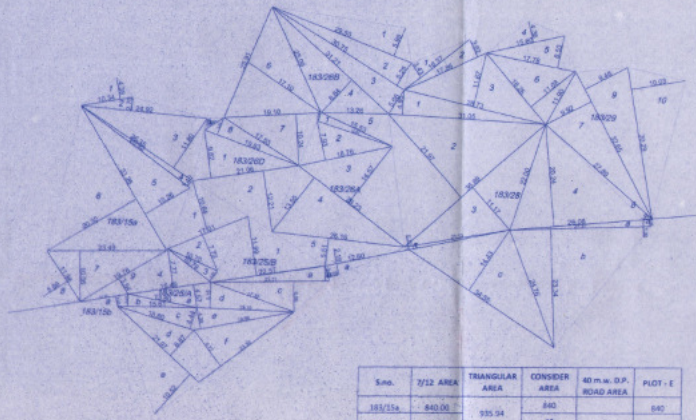
PROPOSED BUILDING ON PLOT BEARING OLD S.NO. 95/15, 25a, 25b,26a,26d, 26b, 28, 29 (NEW NO.183), AT VILLAGE BALKUM,THANE.

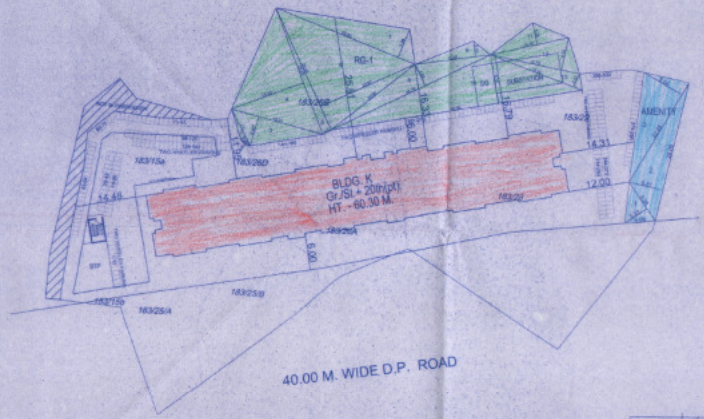
NAME OF OWNER

(AUTHORISED SIGNATORY)
SHREE SAI NATH ENTERPRISES
CONSTRUCTION & DEVELOPERS PVT.LTD.

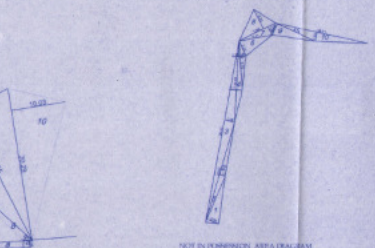
ARCHITECTS NAME AND ADDRESS

PRADEEP KAMBLE & ASSOCIATES CA/87/10471
B/101, 1st FL. JAKH BAUTERA COMPLEX,
PANDIT MALVIYA PATH, RAMNAGAR,
DOMBIVALI (E) 421 201, TEL.- 022 2862642.

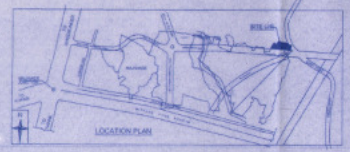




BLOCK PLAN
SCALE - 1:500



NOT IN POSSESSION AREA DIAGRAM
SCALE NIL

SECTION THROUGH COMPOUND WALL

UNDERGROUND WATER TANK SECTION