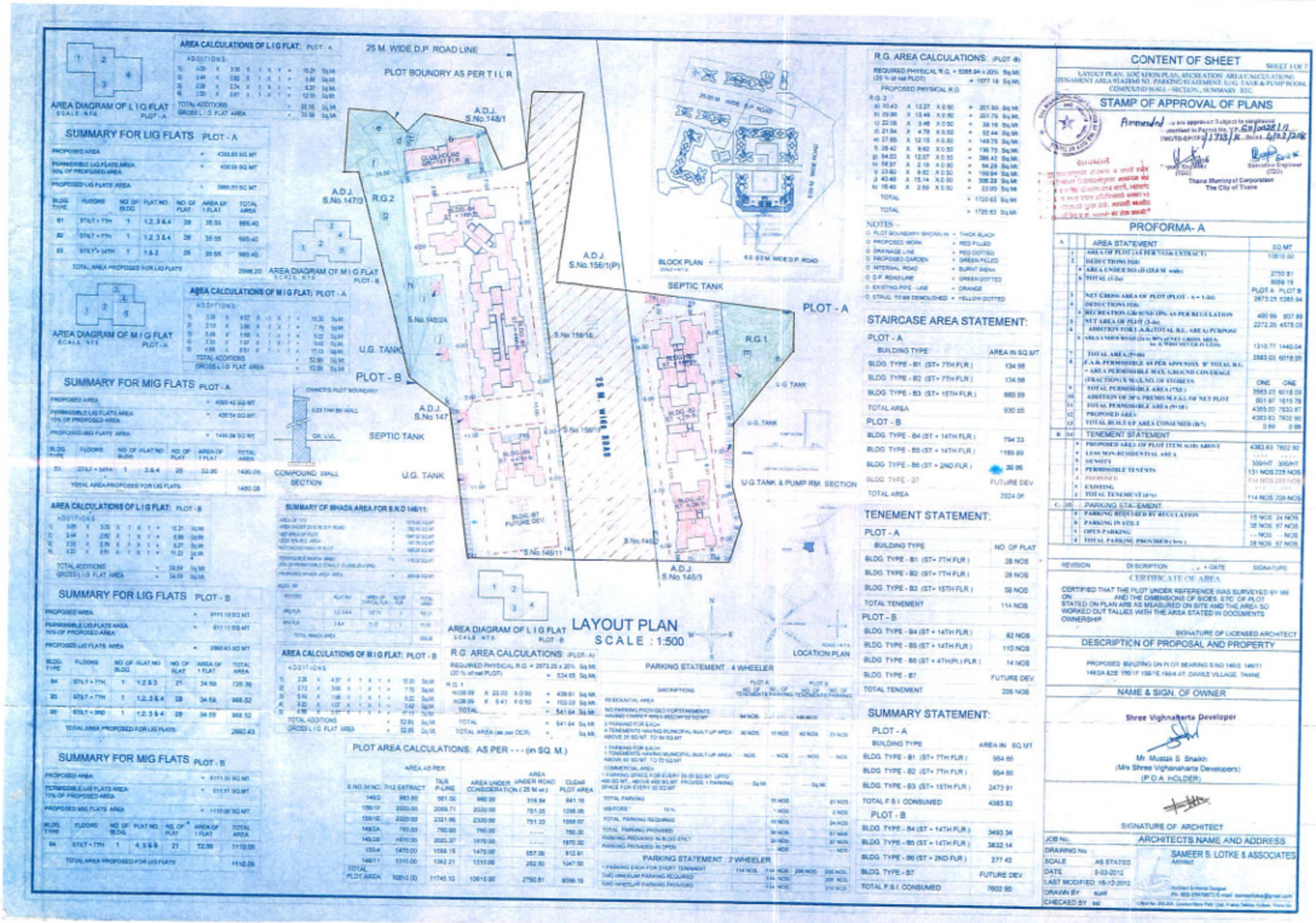

AREA CALCULATIONS OF L I G FLAT: PLOT - A

ADDITIONS:

1)	3.05	X	3.35	X	1	X	1	= 10.21 Sq.Mt.
2)	2.44	X	2.62	X	1	X	1	= 6.39 Sq.Mt.
3)	2.29	X	2.74	X	1	X	1	= 6.27 Sq.Mt.
4)	3.20	X	3.61	X	1	X	1	= 12.89 Sq.Mt.

TOTAL ADDITIONS = 35.55 Sq.Mt.
GROSS L I G FLAT AREA = 35.55 Sq.Mt.

SUMMARY FOR LIG FLATS PLOT - A

PROPOSED AREA	=	4388.83 SQ.MT
PERMISSIBLE LIG FLATS AREA 50% OF PROPOSED AREA	=	438.39 SQ.MT
PROPOSED LIG FLATS AREA	=	2986.20 SQ.MT

BLDG. TYPE	FLOORS	NO. OF BLDG.	FLAT NO.	NO. OF FLAT	AREA OF 1 FLAT	TOTAL AREA
B1	STILT + 7TH	1	1,2,3 & 4	28	35.55	995.40
B2	STILT + 7TH	1	1,2,3 & 4	28	35.55	995.40
B3	STILT + 14TH	1	1 & 2	28	35.55	995.40

TOTAL AREA PROPOSED FOR LIG FLATS 2986.20

AREA CALCULATIONS OF M I G FLAT: PLOT - A

ADDITIONS:

1)	3.29	X	4.57	X	1	X	1	= 15.03 Sq.Mt.
2)	2.13	X	3.66	X	1	X	1	= 7.79 Sq.Mt.
3)	5.49	X	1.68	X	1	X	1	= 9.22 Sq.Mt.
4)	3.20	X	1.07	X	1	X	1	= 3.42 Sq.Mt.
5)	4.88	X	3.51	X	1	X	1	= 17.13 Sq.Mt.

TOTAL ADDITIONS = 52.89 Sq.Mt.
GROSS L I G FLAT AREA = 52.89 Sq.Mt.

SUMMARY FOR MIG FLATS PLOT - A

PROPOSED AREA	=	4383.42 SQ.MT
PERMISSIBLE LIG FLATS AREA 15% OF PROPOSED AREA	=	438.54 SQ.MT
PROPOSED MIG FLATS AREA	=	1480.08 SQ.MT

BLDG. TYPE	FLOORS	NO. OF BLDG.	FLAT NO.	NO. OF FLAT	AREA OF 1 FLAT	TOTAL AREA
B3	STILT + 14TH	1	3 & 4	28	52.86	1480.08

TOTAL AREA PROPOSED FOR LIG FLATS 1480.08

AREA CALCULATIONS OF L I G FLAT: PLOT - B

ADDITIONS:

1)	3.05	X	3.35	X	1	X	1	= 10.21 Sq.Mt.
2)	2.44	X	2.62	X	1	X	1	= 6.39 Sq.Mt.
3)	2.29	X	2.74	X	1	X	1	= 6.27 Sq.Mt.
4)	3.20	X	3.61	X	1	X	1	= 12.89 Sq.Mt.

TOTAL ADDITIONS = 34.59 Sq.Mt.
GROSS L I G FLAT AREA = 34.59 Sq.Mt.

SUMMARY FOR LIG FLATS PLOT - B

PROPOSED AREA	=	4111.10 SQ.MT
PERMISSIBLE LIG FLATS AREA 15% OF PROPOSED AREA	=	411.11 SQ.MT
PROPOSED LIG FLATS AREA	=	2960.43 SQ.MT

BLDG. TYPE	FLOORS	NO. OF BLDG.	FLAT NO.	NO. OF FLAT	AREA OF 1 FLAT	TOTAL AREA
B4	STILT + 7TH	1	1,2,3,5	21	34.59	726.39
B5	STILT + 7TH	1	1,2,3 & 4	28	34.59	968.52
B6	STILT + 3RD	1	1,2,3 & 4	28	34.59	968.52

TOTAL AREA PROPOSED FOR LIG FLATS 2960.43

SUMMARY FOR MIG FLATS PLOT - B

PROPOSED AREA	=	4111.10 SQ.MT
PERMISSIBLE LIG FLATS AREA 10% OF PROPOSED AREA	=	411.11 SQ.MT
PROPOSED MIG FLATS AREA	=	1110.06 SQ.MT

BLDG. TYPE	FLOORS	NO. OF BLDG.	FLAT NO.	NO. OF FLAT	AREA OF 1 FLAT	TOTAL AREA
B4	STILT + 7TH	1	4, 5 & 6	21	52.86	1110.06

TOTAL AREA PROPOSED FOR LIG FLATS 1110.06

SUMMARY OF MHADA AREA FOR S.N.O 146/11:

AREA OF 11/2	=	12100.00 SQ.MT
AREA UNDER 20.00 M. D.P. ROAD	=	750.10 SQ.MT
NET AREA OF PLOT	=	11349.90 SQ.MT
LESS 10% R.G. AREA	=	1134.99 SQ.MT
NET UNDER KING OF PLOT	=	10214.91 SQ.MT
PERMISSIBLE MHADA AREA	=	1702.52 SQ.MT
25% OF PERMISSIBLE TOTAL F.S.I.(50+25%)	=	
PROPOSED MHADA AREA AREA	=	2554.08 SQ.MT

BLDG. B6

FLOORS	FLAT NO.	AREA OF 1 FLAT	NO OF FLR.	TOTAL AREA
3RD FLR.	1,2,3 & 4	52.86	1	211.44
4TH FLR.	1 & 4	71.27	1	142.54
TOTAL MHADA AREA				353.98

AREA CALCULATIONS OF M I G FLAT: PLOT - B

ADDITIONS:

1)	3.35	X	4.57	X	1	X	1	= 15.30 Sq.Mt.
2)	2.13	X	3.66	X	1	X	1	= 7.79 Sq.Mt.
3)	5.49	X	1.68	X	1	X	1	= 9.22 Sq.Mt.
4)	3.20	X	1.07	X	1	X	1	= 3.42 Sq.Mt.
5)	4.88	X	3.51	X	1	X	1	= 17.13 Sq.Mt.

TOTAL ADDITIONS = 52.86 Sq.Mt.
GROSS L I G FLAT AREA = 52.86 Sq.Mt.

R.G. AREA CALCULATIONS (PLOT - A)

REQUIRED PHYSICAL R.G. = 2673.25 x 20% Sq.Mt. (20 % of net PLOT) = 534.65 Sq.Mt.

PROPOSED PHYSICAL R.G.

R.G.1

m)	38.09	X 23.00	X 0.50	=	438.61 Sq.Mt.
n)	38.09	X 5.41	X 0.50	=	103.03 Sq.Mt.
	TOTAL			=	541.64 Sq.Mt.
	TOTAL			=	541.64 Sq.Mt.
	TOTAL AREA (as per DCR)			=	Sq.Mt.

PLOT AREA CALCULATIONS: AS PER - - - (in SQ. M.)

S.NO./H NO.	AREA AS PER 7/12 EXTRACT	TILR P-LINE	AREA UNDER CONSIDERATION	AREA UNDER ROAD (25 M wi.)	CLEAR PLOT AREA
148/2	980.00	981.00	980.00	318.84	661.16
156/1B	2320.00	2059.71	2320.00	761.05	1258.95
156/1E	2320.00	2321.66	2320.00	761.33	1558.67
148/2A	760.00	760.00	760.00	-----	760.00
148/2B	1970.00	2665.37	1970.00	-----	1970.00
156/4	1470.00	1585.15	1470.00	657.08	812.91
146/11	1310.00	1362.21	1310.00	262.50	1047.50
TOTAL PLOT AREA	10810.00	11745.10	10810.00	2760.81	8049.19

PARKING STATEMENT : 4 WHEELER

DESCRIPTIONS	PLOT A: NO. OF TENEMENTS	PLOT A: NO. OF PARKING	PLOT B: NO. OF TENEMENTS	PLOT B: NO. OF PARKING
RESIDENTIAL AREA				
NO PARKING PROVIDED FOR TENEMENTS HAVING CARPET AREA BELOW 50 SQ.MT	84 NOS.	----	148 NOS.	----
2 PARKING FOR EACH 4 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 25 SQ.MT. TO 50 SQ.MT	30 NOS.	15 NOS.	42 NOS.	21 NOS.
1 PARKING FOR EACH 3 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT	NOS.	--- NOS.	--- NOS.	--- NOS.
COMMERCIAL AREA				
1 PARKING SPACE FOR EVERY 30.00 SQ.MT. UPTO 400 SQ.MT., ABOVE 400 SQ.MT. PROVIDE 1 PARKING SPACE FOR EVERY 50 SQ.MT.	--- Sq.Mt.	----	--- Sq.Mt.	----
TOTAL PARKING		15 NOS.		21 NOS.
VISITORS' 10 %		1 NOS.		2 NOS.
TOTAL PARKING REQUIRED		16 NOS.		24 NOS.
TOTAL PARKING PROVIDED		34 NOS.		57 NOS.
PARKING PROVIDED IN BLDG ETC.		34 NOS.		57 NOS.
PARKING PROVIDED IN OPEN		--- NOS.		--- NOS.

PARKING STATEMENT : 2 WHEELER

1 PARKING EACH FOR EVERY TENEMENT	114 NOS.	114 NOS.	206 NOS.	206 NOS.
TWO WHEELAR PARKING REQUIRED		114 NOS.		206 NOS.
TWO WHEELAR PARKING PROVIDED		114 NOS.		210 NOS.

R.G. AREA CALCULATIONS: (PLOT - B)

REQUIRED PHYSICAL R.G. = 5385.94 x 20% Sq.Mt. (20 % of net PLOT) = 1077.18 Sq.Mt.

PROPOSED PHYSICAL R.G.

R.G.2

a)	10.43	X 13.27	X 0.50	=	201.93 Sq.Mt.
b)	29.86	X 13.46	X 0.50	=	201.76 Sq.Mt.
c)	22.06	X 3.46	X 0.50	=	38.16 Sq.Mt.
d)	21.54	X 4.79	X 0.50	=	52.44 Sq.Mt.
e)	27.65	X 12.15	X 0.50	=	149.75 Sq.Mt.
f)	28.42	X 9.62	X 0.50	=	136.70 Sq.Mt.
g)	64.03	X 12.07	X 0.50	=	386.42 Sq.Mt.
h)	58.97	X 2.18	X 0.50	=	64.28 Sq.Mt.
i)	33.60	X 9.62	X 0.50	=	166.94 Sq.Mt.
j)	43.46	X 15.14	X 0.50	=	328.28 Sq.Mt.
k)	18.40	X 2.50	X 0.50	=	23.00 Sq.Mt.
	TOTAL			=	1720.63 Sq.Mt.
	TOTAL			=	1720.63 Sq.Mt.

NOTES :-

O	PLOT BOUNDARY SHOWN IN	= THICK BLACK
O	PROPOSED WORK	= RED FILLED
O	DRAINAGE LINE	= RED DOTTED
O	PROPOSED GARDEN	= GREEN FILLED
O	INTERNAL ROAD	= BURNT SIENA
O	D.P. ROAD LINE	= GREEN DOTTED
O	EXISTING PIPE - LINE	= ORANGE
O	STRUC. TO BE DEMOLISHED	= YELLOW DOTTED

STAIRCASE AREA STATEMENT:

PLOT - A

BUILDING TYPE	AREA IN SQ.MT
BLDG. TYPE - B1 (ST+ 7TH FLR.)	134.98
BLDG. TYPE - B2 (ST+ 7TH FLR.)	134.98
BLDG. TYPE - B3 (ST+ 15TH FLR.)	660.59
TOTAL AREA	930.55

PLOT - B

BUILDING TYPE	AREA IN SQ.MT
BLDG. TYPE - B4 (ST + 14TH FLR.)	794.33
BLDG. TYPE - B5 (ST + 14TH FLR.)	1189.89
BLDG. TYPE - B6 (ST + 2ND FLR.)	39.86
BLDG. TYPE - B7	FUTURE DEV.
TOTAL AREA	2024.08

TENEMENT STATEMENT:

PLOT - A

BUILDING TYPE	NO. OF FLAT
BLDG. TYPE - B1 (ST+ 7TH FLR.)	28 NOS.
BLDG. TYPE - B2 (ST+ 7TH FLR.)	28 NOS.
BLDG. TYPE - B3 (ST+ 15TH FLR.)	58 NOS.
TOTAL TENEMENT	114 NOS.

PLOT - B

BUILDING TYPE	NO. OF FLAT
BLDG. TYPE - B4 (ST + 14TH FLR.)	82 NOS.
BLDG. TYPE - B5 (ST + 14TH FLR.)	110 NOS.
BLDG. TYPE - B6 (ST + 4TH(PL) FLR.)	14 NOS.
BLDG. TYPE - B7	FUTURE DEV.
TOTAL TENEMENT	206 NOS.

SUMMARY STATEMENT:

PLOT - A

BUILDING TYPE	AREA IN SQ.MT
BLDG. TYPE - B1 (ST+ 7TH FLR.)	964.66
BLDG. TYPE - B2 (ST+ 7TH FLR.)	964.66
BLDG. TYPE - B3 (ST+ 15TH FLR.)	2473.91
TOTAL F.S.I. CONSUMED	4383.83

PLOT - B

BUILDING TYPE	AREA IN SQ.MT
BLDG. TYPE - B4 (ST + 14TH FLR.)	3493.34
BLDG. TYPE - B5 (ST + 14TH FLR.)	3832.14
BLDG. TYPE - B6 (ST + 2ND FLR.)	277.42
BLDG. TYPE - B7	FUTURE DEV.
TOTAL F.S.I. CONSUMED	7602.90

CONTENT OF SHEET

SHEET 1 OF 7

LAYOUT PLAN, LOCATION PLAN, ABSTRACTION, AREA CALCULATIONS, TENAMENT AREA STATEMENT, PARKING STATEMENT, U.G. TANK & PUMP ROOM, COMPOUND WALL - SECTION, SUMMARY ETC.

STAMP OF APPROVAL OF PLANS

Amended ... is are approved Subject to compliance mentioned in Permis No. V.P./ CH/0228/11/ TMC/TD-DP/Pro/1713/K. Dated 4/03/2013

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

PROFORMA- A

		AREA STATEVENT	SQ.MT
A	1	AREA OF PLOT (AS PER 7/12 & EXTRACT)	10810.00
	2	DEDUCTIONS FOR:	
	a	AREA UNDER ROAD (25.0 M. wide)	2760.81
	b	TOTAL (1-2a)	8049.19
			PLOT A PLOT B
	3	NET GROSS AREA OF PLOT (PLOT - A + 1-2a)	2673.25 5385.94
	4	DEDUCTIONS FOR:	
	a	RECREATION GROUND 10% AS PER REGULATION	400.99 807.89
	5	NET AREA OF PLOT (3-4a)	2272.26 4578.05
	6	ADDITION FOR LAA/TOTAL B.U. AREA) PURPOSE	
	a	AREA UNDER ROAD (2a to 50% of NET GROSS AREA) (as A.Y.R&O DATED 19.12.08)	1310.77 1440.04
	7	TOTAL AREA (5+6a)	3583.03 6018.09
	8	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. = AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	ONE ONE
	9	TOTAL PERMISSIBLE AREA (7X8)	3583.03 6018.09
	10	ADDITION OF 20% PREMIUM F.A.I. OF NET PLOT	801.87 1615.78
	11	TOTAL PERMISSIBLE AREA (9+10)	4385.00 7633.87
	12	PROPOSED AREA	4383.83 7602.90
	13	TOTAL BUILT-UP AREA CONSUMED (R%)	0.99 0.99
B	14	TENEMENT STATEMENT	
	a	PROPOSED AREA OF PLOT ITEM A (8) ABOVE	4383.83 7602.90
	b	LESS NON-RESIDENTIAL AREA	---- ----
	c	DENSITY	300/HT 300/HT
	d	PERMISSIBLE TENENTS	131 NOS 228 NOS
	e	PROPOSED	114 NOS 206 NOS
	f	EXISTING	---- ----
	g	TOTAL TENEMENT (d+e)	114 NOS 206 NOS
C	15	PARKING STATEMENT	
	a	PARKING REQUIRED BY REGULATION	16 NOS 24 NOS
	b	PARKING IN STILT	38 NOS 57 NOS
	c	OPEN PARKING	--- NOS --- NOS
	d	TOTAL PARKING PROVIDED (b+c)	38 NOS 57 NOS

REVISION	DESCRIPTION	DATE	SIGNATURE

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 AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.146/2, 148/1A, 148/2, 156/1F, 156/1E, 156/4 AT. DAWLE VILLAGE, THANE

NAME & SIGN. OF OWNER

Shree Vighnaharta Developer

Mr. Mustak S. Shaikh
(M/s Shree Vighanaharta Developers)
(P.O.A. HOLDER)

SIGNATURE OF ARCHITECT

ARCHITECTS NAME AND ADDRESS

SAMEER S. LOTKE & ASSOCIATES
Architect

Architect & Interior Designer
Ph. 022-27479972 E-mail : sameerlotke@gmail.com
Office No. 205,206, Greens Mars, Park, Opp. Pratap Talkies, Kolbad, Thane (W).

JOB No.	
DRAWING No.	
SCALE	AS STATED
DATE	5-03-2012
LAST MODIFIED	16-12-2012
DRAWN BY	sunil
CHECKED BY	sst