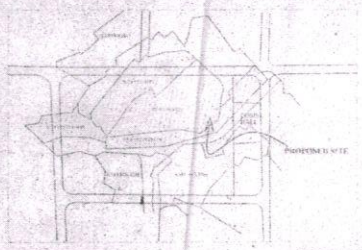
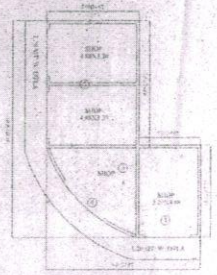


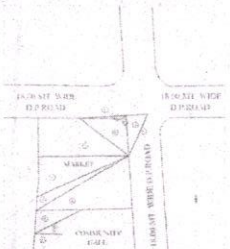
LOCATION PLAN



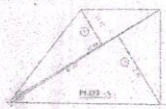
SHOP S1

AREA OF SHOP S1 CALCULATION

1	0.50	x 5.05 x 1.00	=	17.61 sq.mt
2	6.85	x 5.05 x 1.00	=	34.46 sq.mt
3	7.85	x 2.29 x 0.50	=	17.29 sq.mt
4	7.00	x 1.20 x 0.50	=	5.60 sq.mt
TOTAL AREA			=	75.67 sq.mt



LAYOUT PLAN OF RESERVATION UNDER C.R.Z. ZONE



AMENITY PLOT AREA DIAGRAM

AMENITY AREA CALCULATION

PLOT-A

1	1/2	x 17.56	x 11.17	x 1.00	=	98.04 sq.mt
2	1/2	x 17.56	x 9.04	x 1.00	=	79.36 sq.mt
3	1/2	x 14.47	x 22.89	x 1.00	=	165.57 sq.mt
TOTAL AREA					=	342.97 sq.mt

PLOT-B

1	1/2	x 6.25	x 15.34	x 1.00	=	47.91 sq.mt
2	1/2	x 10.25	x 12.05	x 1.00	=	61.74 sq.mt
3	1/2	x 19.11	x 12.75	x 1.00	=	121.79 sq.mt
TOTAL AREA					=	231.44 sq.mt

TOTAL PLOT AREA (A+B) = 574.41 sq.mt

RESERVATION AREA CALC.

[A] COMMUNITY HALL AREA

a	29.50	x 10.00	x 0.50	=	145.00	sq.mt
b	29.50	x 7.00	x 0.50	=	103.00	sq.mt
c	17.00	x 14.50	x 0.50	=	369.75	sq.mt
TOTAL AREA				=	355.00	sq.mt

[B] MARKET AREA

a	60.00	x 13.00	x 0.50	=	390.00	sq.mt
b	62.30	x 6.00	x 0.50	=	186.00	sq.mt
c	74.00	x 12.00	x 0.50	=	444.00	sq.mt
d	51.00	x 22.00	x 0.50	=	561.00	sq.mt
e	34.50	x 12.00	x 0.50	=	204.00	sq.mt
TOTAL AREA				=	1935.00	sq.mt

[C] D.P. ROAD AREA UNDER CRZ

a	38.90	x 14.90	x 0.50	=	305.09	sq.mt
b	27.00	x 10.80	x 0.50	=	145.80	sq.mt
c	21.00	x 5.00	x 0.50	=	52.50	sq.mt
d	21.00	x 5.00	x 0.50	=	52.50	sq.mt
e	16.00	x 2.00	x 0.50	=	16.00	sq.mt
TOTAL AREA				=	571.89	sq.mt
TOTAL NET AREA (A+B+C)				=	2700.30	sq.mt

D.P. ROAD AREA CALCULATION

1	12.30	x 2.00	x 0.50	=	18.00	sq.mt
2	15.30	x 12.00	x 0.50	=	117.00	sq.mt
3	15.00	x 8.60	x 0.50	=	72.00	sq.mt
4	45.30	x 3.00	x 0.50	=	67.95	sq.mt
5	84.00	x 15.00	x 0.50	=	630.00	sq.mt
6	104.00	x 12.00	x 0.50	=	780.00	sq.mt
7	23.00	x 7.00	x 0.50	=	94.50	sq.mt
8	42.00	x 17.00	x 0.50	=	357.00	sq.mt
9	46.00	x 15.00	x 0.50	=	368.00	sq.mt
TOTAL AREA				=	2504.00	sq.mt

TOTAL D.P.ROAD = D.P.ROAD + D.P.UNDER CRZ
= 2504.00 + 571.89
TOTAL D.P.ROAD = 3075.89 SQ.MT.

INTERNAL ROAD AREA CALC.

ADDITIONS

a	7.00	x 7.00	x 0.50	=	24.50	sq.mt
b	18.00	x 83.80	x 1.00	=	1508.40	sq.mt
c	7.00	x 7.00	x 0.50	=	24.50	sq.mt
d	7.00	x 7.00	x 0.50	=	24.50	sq.mt
e	7.00	x 7.00	x 0.50	=	24.50	sq.mt
f	28.00	x 13.00	x 1.00	=	364.00	sq.mt
g	16.00	x 8.00	x 1.00	=	128.00	sq.mt
h	16.00	x 5.00	x 0.50	=	40.00	sq.mt
i	16.00	x 5.00	x 2.73	=	44.00	sq.mt
j	90.18	x 14.27	x 0.50	=	643.28	sq.mt
k	90.18	x 15.15	x 0.50	=	680.71	sq.mt
TOTAL AREA				=	3654.40	sq.mt

DEDUCTIONS

a	16.90	x 5.22	x 0.50	=	15.15	sq.mt
b	12.68	x 6.70	x 0.50	=	39.31	sq.mt
c	9.78	x 5.10	x 0.50	=	25.38	sq.mt
TOTAL DEDUCTION AREA				=	104.84	sq.mt
NET INTERNAL RD. AREA				=	3549.56	sq.mt

UNDER C.R.Z. AREA CALCULATION

1	15.00	x 6.00	x 0.50	=	45.00	sq.mt
2	16.00	x 6.00	x 0.50	=	54.00	sq.mt
3	24.50	x 12.50	x 0.50	=	306.66	sq.mt
4	113.00	x 12.00	x 0.50	=	678.00	sq.mt
5	113.00	x 8.00	x 0.50	=	452.00	sq.mt
6	150.00	x 22.60	x 0.50	=	1695.00	sq.mt
7	27.00	x 20.00	x 0.50	=	270.00	sq.mt
8	26.00	x 14.00	x 0.50	=	182.00	sq.mt
9	40.00	x 13.00	x 0.50	=	260.00	sq.mt
10	40.00	x 20.00	x 0.50	=	400.00	sq.mt
11	77.00	x 14.60	x 0.50	=	674.00	sq.mt
12	78.00	x 17.00	x 0.50	=	663.00	sq.mt
13	71.00	x 13.00	x 0.50	=	924.00	sq.mt
14	32.00	x 5.60	x 0.50	=	90.00	sq.mt
15	78.00	x 4.60	x 0.50	=	179.40	sq.mt
16	16.00	x 4.00	x 0.50	=	64.00	sq.mt
17	24.00	x 7.00	x 0.50	=	168.00	sq.mt
18	55.00	x 4.00	x 0.50	=	110.00	sq.mt
19	55.00	x 8.00	x 0.50	=	220.00	sq.mt
20	36.00	x 8.00	x 0.50	=	144.00	sq.mt
21	66.00	x 12.00	x 0.50	=	396.00	sq.mt
22	11.00	x 8.00	x 0.50	=	88.00	sq.mt
23	73.00	x 10.00	x 0.50	=	365.00	sq.mt
24	53.00	x 8.00	x 0.50	=	212.00	sq.mt
25	24.00	x 7.00	x 0.50	=	84.00	sq.mt
TOTAL AREA				=	8267.06	sq.mt

DEDUCTION OF RESERVATION AREA UNDER CRZ

COMMUNITY HALL	=	355.00 sq.mt
MARKET	=	1935.00 sq.mt
D.P.ROAD	=	450.00 sq.mt
TOTAL AREA	=	2700.30 sq.mt
NET BALANCE C.R.Z. AREA	=	5566.50 sq.mt

R. G. AREA CALCULATION

R.G.-1

1	38.00	x 14.80	x 0.50	=	266.00	sq.mt
2	56.00	x 29.00	x 0.50	=	1624.00	sq.mt
3	77.00	x 13.00	x 0.50	=	437.50	sq.mt
4	25.00	x 22.00	x 0.50	=	400.50	sq.mt
5	25.00	x 12.00	x 0.50	=	162.00	sq.mt
6	20.00	x 6.00	x 0.50	=	60.00	sq.mt
7	37.00	x 10.00	x 0.50	=	185.00	sq.mt
8	27.00	x 9.00	x 0.50	=	135.00	sq.mt
9	29.00	x 10.00	x 0.50	=	145.00	sq.mt
TOTAL AREA				=	2314.00	sq.mt

R.G.-2

1	30.12	x 5.50	x 0.50	=	137.10	
2	36.12	x 7.38	x 0.50	=	133.28	sq.mt
3	12.22	x 6.37	x 0.50	=	45.51	sq.mt
4	7.88	x 3.67	x 0.50	=	13.73	sq.mt
5	14.44	x 2.54	x 0.50	=	18.24	sq.mt
TOTAL AREA				=	312.96	sq.mt

R.G.-3

1	74.12	x 4.50	x 0.50	=	537.37	sq.mt
2	58.78	x 36.10	x 0.50	=	1024.85	sq.mt
3	37.61	x 13.00	x 0.50	=	244.47	sq.mt
TOTAL AREA				=	1806.73	sq.mt

R.G.-4

a	22.53	x 9.48	x 0.50	=	106.79	sq.mt
b	20.42	x 6.15	x 0.50	=	62.77	sq.mt
c	33.48	x 1.35	x 0.50	=	22.60	sq.mt
TOTAL AREA				=	198.11	sq.mt

R.G.-5

a	27.00	x 23.05	x 0.50	=	310.50	sq.mt
b	17.00	x 5.00	x 0.50	=	42.50	sq.mt
c	24.03	x 11.50	x 0.50	=	138.00	sq.mt
d	23.69	x 0.50	x 0.50	=	29.75	sq.mt
e	18.00	x 10.05	x 0.50	=	90.80	sq.mt
f	16.00	x 7.00	x 0.50	=	63.00	sq.mt
TOTAL AREA				=	672.75	sq.mt
NET R.G. AREA (1+2+3+4+5)				=	3504.34	sq.mt
NET PLOT AREA				=	23719.45	sq.mt
REQUIRED R.G. AREA (25%)				=	6929.86	sq.mt
PROPOSED R.G. AREA = NET PLOT AREA X 25% = 5926.36 SQ.MT. + 1003.50 SQ.MT.						
TOTAL PROPOSED R.G. AREA =					6929.86	sq.mt

AREA STATEMENT

Nos	DESCRIPTION	SQ.MT.
[1]	AREA OF PLOT S.NO. - 92PT (92PT)	9600.00
	S.NO. - 93 (93/1/2)	11,500.00
	S.NO. - 95 (95/1/2)	13,000.00
	S.NO. - 95PT (95PT)	4,600.00
	TOTAL	42,900.00
[2]	DEDUCTIONS	
a	D.P.ROAD	3,075.89
b	D.P.ROAD AREA UNDER C.R.Z.	571.89
c	MARKET AREA UNDER CR.Z. (RESERVATION NO. [B])	1935.00
d	COMMUNITY HALL AREA UNDER CR.Z. (RESERVATION NO. [A])	355.00
e	AREA UNDER C.R.Z.	3,566.50
	TOTAL DEDUCTIONS (a+b+c+d+e)	10,071.00
[3]	BALANCE PLOT AREA	32,829.00
[4]	DEDUCTION FOR R.G. (25%)	8,050.35
[5]	BALANCE PLOT AREA	24,778.65
[6]	ADDITION OF D.P. ROAD	3,075.89
[7]	NET PLOT AREA	27,082.65
[8]	F.S.I. PERMISSIBLE	1.00
[9]	TOTAL PERMISSIBLE BUILT UP AREA	27,082.65
[10]	EXISTING T.D.R. AREA	13,541.64
[11]	PROPOSED T.D.R. AREA	13,541.64
[12]	TOTAL PERMISSIBLE BUILT UP AREA (9+10+11)	54,165.93
[13]	TOTAL ASSUMED BUILT UP AREA	
	BLDG TYPE "A" = 6663.23 (A) + 324.20 (B) = 6987.43	6987.43
	B - 1907.22 (A) + 120.00 (B) = 2027.22	2027.22
	B - 4756.01 (A) + 204.20 (B) = 4960.21	4960.21
	B1 - 6663.23 (A) + 324.20 (B) = 6987.43	6987.43
	B1 - 1907.22 (A) + 120.00 (B) = 2027.22	2027.22
	B2 - 285.00 (A) + 00.00 (B) = 285.00	285.00
	A - 2826.23 (A) + 00.00 (B) = 2826.23	2826.23
	A1 - 2826.23 (A) + 00.00 (B) = 2826.23	2826.23
	M - 6663.23 (A) + 324.20 (B) = 6987.43	6987.43
	S1 - 1907.22 (A) + 120.00 (B) = 2027.22	2027.22
	S2 - 1907.22 (A) + 120.00 (B) = 2027.22	2027.22
	S3 - 1907.22 (A) + 120.00 (B) = 2027.22	2027.22
	TOTAL ASSUMED BUILT UP AREA	37,926.46
[14]	BALANCE BUILT UP AREA	16,239.47
[15]	PROPOSED GROSS BUILT UP AREA	
	C - 4663.23 (A) + 324.20 (B) = 4987.43	4987.43
	A1 - 2826.23 (A) + 00.00 (B) = 2826.23	2826.23
	B1 - 6663.23 (A) + 324.20 (B) = 6987.43	6987.43
	TOTAL PROPOSED BUILT UP AREA	14801.09
[16]	BALANCE BUILT UP AREA	0.00

T.D.R. AREA STATEMENT

				SQ.MT.
[1]	SUBJECT T.D.R. CONSUMED			13541.64
[2]	NEW T.D.R.	CERTIFICATE NO. 1473	T.D.R. GENERATED FROM S.NO. 92/1/2	3564.00
		CERTIFICATE NO. 1251		6774.00
		CERTIFICATE NO. 1252		1419.28
		CERTIFICATE NO. 1253	T.D.R. GENERATED FROM S.NO. 93/1/2	824.00
		CERTIFICATE NO. 1254		3240.00
		CERTIFICATE NO. 1255		3217.76
[3]	TOTAL EXISTING T.D.R. AREA			13,041.04
[4]	PROPOSED T.D.R. AREA			
	ADD T.D.R.	CERTIFICATE NO. 1451	T.D.R. PROPOSED FROM S.NO. 95/1/2	8,000.00
		CERTIFICATE NO. 1452		5,541.64
		CERTIFICATE NO. 1453		[illegible]
		CERTIFICATE NO. 1454		0.00
	TOTAL PROPOSED T.D.R. AREA			13,541.64

GROSS B.UP AREA STATEMENT IN SQ.MTS. (BLDG. TYPE "C")

FLOOR	FLAT/SHOP AREA / TENEMENT AREA	AGGT.	STAIR CASE AREA	LIFT M/C ROOM AREA	SERVICE DUCT AREA	COMPOUND WALL	OPEN PLOT AREA	GROSS B.UP AREA
GROUND FLOOR	4663.23	324.20	618.45	141.25	99.83	59.53		4987.43
TOTAL AREA TENEMENT (S)	= 4663.23 SQ.MT.							
TOTAL SHOP (S) AREA	= 324.20 SQ.MT.							

GROSS B.UP AREA STATEMENT IN SQ.MTS. (BLDG. TYPE "E1")

FLOOR	SHOP/OFF. AREA / TENEMENT AREA	AGGT.	STAIR CASE AREA	LIFT M/C ROOM AREA	SERVICE DUCT AREA	COMPOUND WALL	OPEN PLOT AREA	GROSS B.UP AREA
GROUND FLOOR	4663.23	324.20	618.45	141.25	99.83	59.53		4987.43
TOTAL AREA TENEMENT (S)	= 4663.23 SQ.MT.							
TOTAL SHOP (S) AREA	= 324.20 SQ.MT.							

GROSS B.UP AREA STATEMENT IN SQ.MTS. (BLDG. TYPE "H")

FLOOR	SHOP/OFF. AREA / TENEMENT AREA	AGGT.	STAIR CASE AREA	LIFT M/C ROOM AREA	SERVICE DUCT AREA	COMPOUND WALL	OPEN PLOT AREA	GROSS B.UP AREA
GROUND FLOOR	1907.22	120.00	202.47	42.00	97.50	59.53		2027.22
TOTAL AREA TENEMENT (S)	= 1907.22 SQ.MT.							
TOTAL SHOP (S) AREA	= 120.00 SQ.MT.							

TOTAL GROSS AREA (A+B+C+D+E) = 14139.36 SQ.MT.

TENEMENT STATEMENT

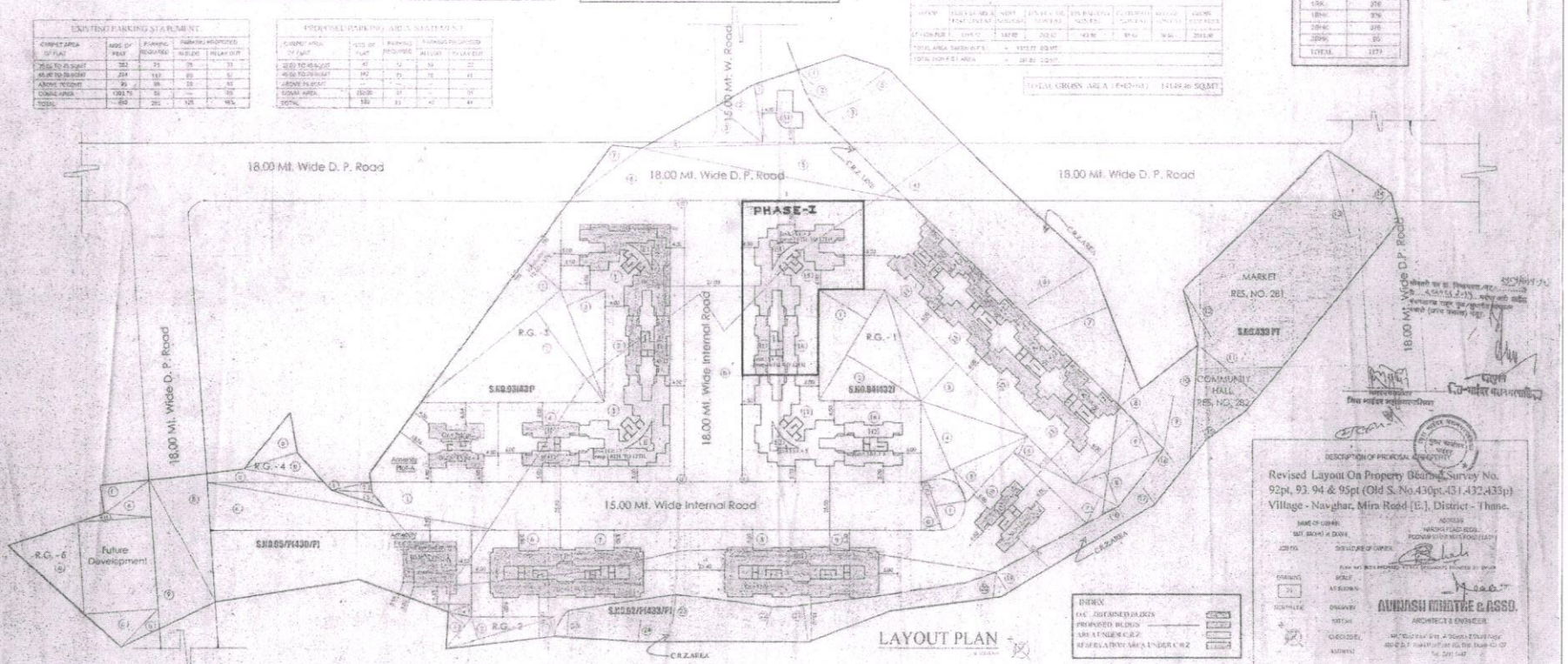
BHK TYPE	NO. OF FLATS
1BHK	376
1BHK	376
2BHK	376
2BHK	95
TOTAL	1223

EXISTING PARKING STATEMENT

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROVIDED IN BLDG.	PARKING PROVIDED IN PLAY OUT
25 SQ.TO 45 SQ.MT.	282	71	75	33
45 SQ.TO 70 SQ.MT.	234	117	80	52
ABOVE 70 SQ.MT.	95	95	28	43
COMM. AREA	1383.75	50	---	00
TOTAL	610	261	125	145

PROPOSED PARKING AREA STATEMENT

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROVIDED IN BLDG.	PARKING PROVIDED IN PLAY OUT
25 SQ.TO 45 SQ.MT.	47	12	10	02
45 SQ.TO 70 SQ.MT.	142	71	30	41
ABOVE 70 SQ.MT.	00	00	00	00
COMM. AREA	324.20	12	---	00
TOTAL	189	83	40	43



LAYOUT PLAN

INDEX

CC. OBTAINED BLDGS	
PROPOSED BLDGS	
AREA UNDER C.R.Z.	
RESERVATION AREA UNDER C.R.Z.	

DESCRIPTION OF PROPOSAL & LOCATION

Revised Layout On Property Bearing Survey No. 92pt, 93, 94 & 95pt (Old S. No.430pt,431,432,433p) Village - Navghar, Mira Road [E.], District - Thane.

NAME OF OWNER: SMT. SUDHA H. DUBE

ADDRESS: NAVGHAR GAON ROAD, POONAM KUNJ MIRA ROAD (EAST)

SIGNATURE OF OWNER

SIGNATURE

SCALE: AS SHOWN

DRAWN

CHECKED

AUTHOR

AVINASH MHATRE & ASSO.
ARCHITECTS & ENGINEERS