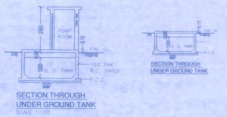
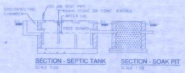
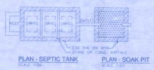
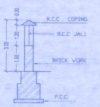


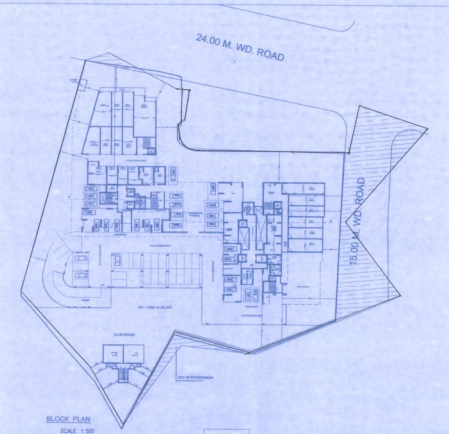


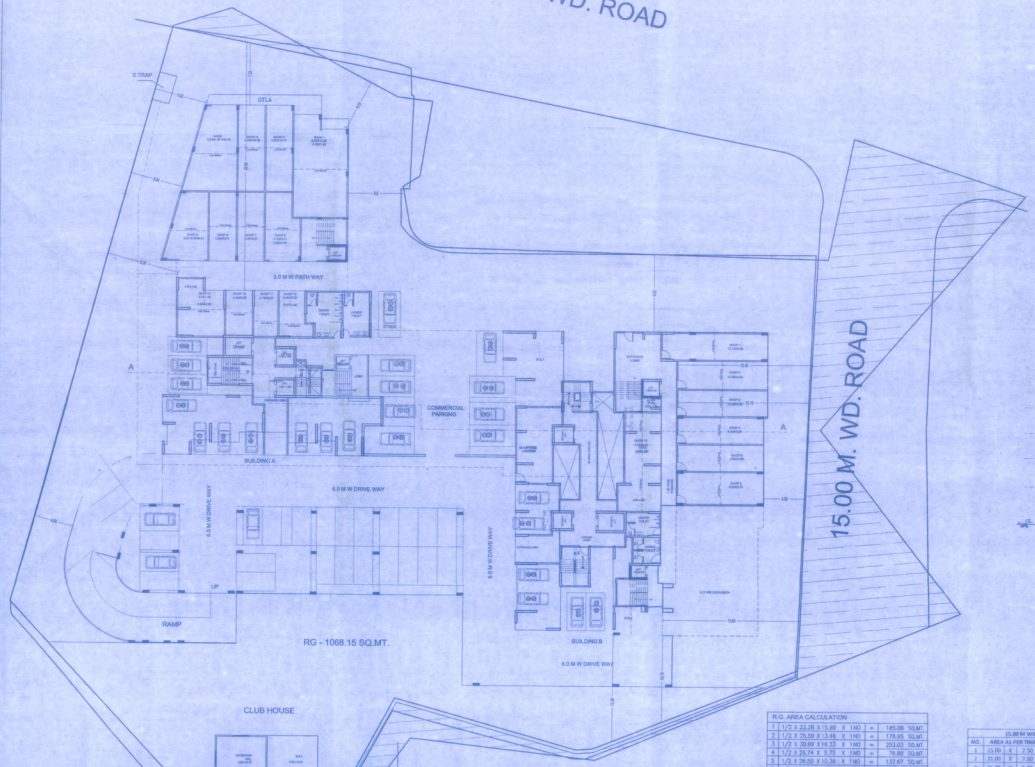


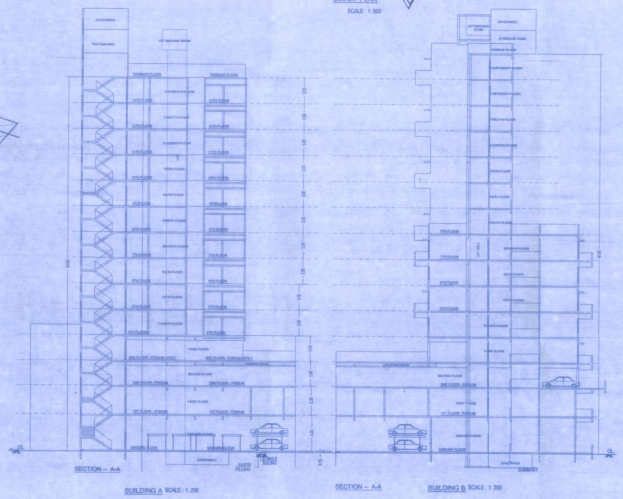


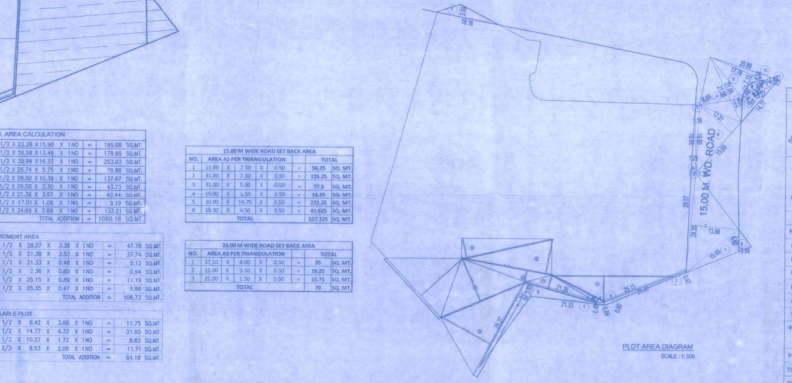
BUILDING	NET BUA	EXCESS BALCONY
A WING	1444.75	6.00
B WING	2830.85	5.40
COMMERCIAL	1229.78	0
TOTAL	5505.38	8.06

	NO. OF TENANTS		
	UPTO 31	31 TO 45	45 TO 75
BLDG A	8	NIL	14
BLDG B	NIL	16	25
TOTAL	87		









R.G. AREA CALCULATION

1	1/2 X 22.28	X	15.90	X 1 NO	=	185.08 SQ.MT.
2	1/2 X 26.59	X	13.46	X 1 NO	=	178.85 SQ.MT.
3	1/2 X 30.69	X	16.13	X 1 NO	=	253.83 SQ.MT.
4	1/2 X 26.74	X	5.75	X 1 NO	=	76.88 SQ.MT.
5	1/2 X 26.00	X	10.39	X 1 NO	=	132.67 SQ.MT.
6	1/2 X 25.70	X	3.30	X 1 NO	=	42.73 SQ.MT.
7	1/2 X 21.38	X	3.97	X 1 NO	=	42.44 SQ.MT.
8	1/2 X 17.01	X	1.08	X 1 NO	=	9.19 SQ.MT.
9	1/2 X 34.69	X	7.66	X 1 NO	=	133.31 SQ.MT.
			TOTAL ADDITION		=	1060.18 SQ.MT.

ENCHROMENT AREA

a	1/2	X	26.27	X 3.36 X 1 NO	=	47.76 SQ.MT.
b	1/2	X	21.38	X 3.53 X 1 NO	=	37.74 SQ.MT.
c	1/2	X	21.33	X 0.48 X 1 NO	=	5.12 SQ.MT.
d	1/2	X	2.36	X 0.80 X 1 NO	=	0.94 SQ.MT.
e	1/2	X	20.15	X 0.89 X 1 NO	=	11.19 SQ.MT.
f	1/2	X	26.35	X 0.47 X 1 NO	=	5.96 SQ.MT.
				TOTAL ADDITION	=	108.73 SQ.MT.

UNBUILABLE PLOT

a	1/2	X	6.42	X 3.66 X 1 NO	=	11.75 SQ.MT.
b	1/2	X	14.77	X 4.32 X 1 NO	=	31.90 SQ.MT.
c	1/2	X	10.27	X 1.73 X 1 NO	=	8.83 SQ.MT.
d	2/3	X	8.53	X 2.06 X 1 NO	=	11.71 SQ.MT.
				TOTAL ADDITION	=	84.19 SQ.MT.

15.00 M WIDE ROAD SET BACK AREA

NO.	AREA AS PER TRIANGULATION					TOTAL
1	11.00	X	2.50	X 0.50	=	56.25 SQ. MT
2	31.00	X	7.50	X 0.50	=	139.25 SQ. MT
3	51.00	X	5.00	X 0.50	=	77.5 SQ. MT
4	19.00	X	1.35	X 0.50	=	34.89 SQ. MT
5	10.90	X	14.75	X 0.50	=	213.25 SQ. MT
6	18.50	X	4.95	X 0.50	=	41.625 SQ. MT
	TOTAL					527.335 SQ. MT

24.00 M WIDE ROAD SET BACK AREA

NO.	AREA AS PER TRIANGULATION					TOTAL
1	37.00	X	4.00	X 0.50	=	35 SQ. MT
2	31.00	X	3.50	X 0.50	=	19.25 SQ. MT
3	21.01	X	1.50	X 0.50	=	15.75 SQ. MT
	TOTAL					70 SQ. MT

PARKING AREA STATEMENT (as per d.c.rule)

RESIDENTIAL	ONE PARKING SPACE FOR EVERY		
	a	4TENEMENT HAVING CARPET AREA ABOVE 35M EACH.	
	b	2TENEMENT HAVING CARPET AREA BET. 45-70M EACH.	
	c	1TENEMENT HAVING CARPET AREA ABOVE 70M EACH.	
COMMERCIAL	ONE PARKING SPACE FOR EVERY		
	a	40M IN OF FLOOR AREA UPTO 800M	
	b	150M IN OF FLOOR AREA IMOVE 800M PROVIDED THAT NO PARKING FOR FLOOR AREA UPTO 100M	
VISITORS	10%OF THE NUMBER STIPULATED ABOVE		

RESIDENTIAL	TENEMENT STATEMENT	PARKING SPACE
CARPET AREA	NUMBER OF TENEMENT	REQUIRED
BELOW 35M	8	2.00
BET. 35-45M	10	5.00
BET. 45-70M	39	39
ABOVE 70M	NIL	NIL
TOTAL NUMBERS	57	46
a COMMERCIAL	800.00 / 80.00 = 10.00 335.03 / 150.00 = 2.06 1135.03 =	12.09
b VISITORS	10%OF ABOVE	6
TOTAL PARKING SPACE REQUIRED(SHWN)		64
TOTAL PARKING SPACE PROPOSED		184

STAMP OF APPROVAL OF PLAN

SHEET NO- 1 OF 4

सहायक संचालक नगररचना,
ठाणे महानगरपालिका/क्षेत्रामधे ते क्षेत्रासाठ क्षेत्र
प्रस्ताव ब क्षेत्रीय / सी/ sn/ sb-3/ 2057-3e/60
दिनांक 28.04.2018
दिनांक अक्षरी

सहायक संचालक नगररचना

AREA STATEMENT			SQ.MT
1	AREA OF PLOT		6780.00
	UNBUILDABLE AREA = ENCHROMENT AREA		205.0
	AREA OF PLOT		6575.0
2	DEDUCTION FOR		-
a	EXISTING ROAD		-
b	PROPOSED ROAD(SET-BACK AREA)	24M RD = 1284 RD SLA = 5778	597.0
c	ANY RESERVATION		-
d	TOTAL AREA (a+b+c)		597.0
3	BALANCED AREA OF PLOT		5978.0
4	DEDUCTION FOR EXCREATION GROUND	5978.0 x 15%	896.7
	INTERNAL ROAD		-
5	NET AREA OF PLOT (3-4)		5081.3
6	ADDITION FOR F.S.I.	597.0 x 1.00	597.0
			-
7	TOTAL AREA		5678.3
8	F.S.I. PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE		
10	PERMISSIBLE FLOOR AREA		5678.3
11	EXISTING FLOOR AREA		
12	PROPOSED FLOOR AREA		5505.38
13	EXCESS BALCONY AREA		8.06
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)		5513.44
15	F.S.I. CONSUMED		0.97

BALCONY AREA STATEMENT		
a	PERMISSIBLE BALCONY AREA	AS SHOWN
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT		
a	PROPOSED AREA	5654.1
b	LESS DEDUCTION OF NON -RESIDENTIAL AREA	574.11
c	AREA OF TENEMENT (a+b)	5079.9
e	TENEMENT PERMISSIBLE	150
f	TENEMENT PROPOSED	57
g	TENEMENT EXISTING	NIL
h	TOTAL NO.OF TENEMENT	57

PARKING STATEMENT		
a	PARKING REQUIRED BY RULE, CAR	AS SHOWN
	SCOOTER	
	CYCLE	

NAME & SIGNATURE OF OWNER / P.O.A HOLDER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. No.35
H.No-1 OF MAOLIE GANDHARE , KALYAN.
TAL. KALYAN DIST. THANE.
FOR SHREE COMPLEX -PHASE-4 CO OP HSG SOC.
P.O.A. HOLDER : TYCOONS DEVELOPERS,
PARTNERS : MR. PAVAN NARAYAN BHOSALE

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 24-03-17 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA AS WORKED OUT IS 6603.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P. SCHEME/ RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT.

SIGN OF ARCHITECT :-

ARCHITECT

MUGDHA MADHAV PHANSALKAR
CA/98/23868

DESIGNWAVES
12, AKASHDEEP SOC., RAM MARUTI RD.,
NAUPADA, THANE - 400 601

DATE	DRAWN	CHECKED BY	PHONE NO.	DRG NO.
05-01-18	VINU	MUM P		