

SCHEDULE OF DOORS & WINDOWS		
TYPES	SIZE	DESCRIPTION
D	1.00 X 2.10	T.W. PANELLED DOOR
D1	0.91 X 2.10	T.W. PANELLED DOOR
D2	0.76 X 1.85	T.W. PANELLED DOOR
W	2.13 X 1.20	T.W. GLAZED WINDOW
W1	1.22 X 1.20	T.W. GLAZED WINDOW
V	0.60 X 0.75	T.W. GLAZED VENTILATOR

FLOOR B/UP AREA SUMMARY			
FLOORS	COMMERCIAL	RESIDENTIAL	TOTAL
GROUND FLOOR	282.89 SQ.MT.	319.80 SQ.MT.	282.89 SQ.MT.
1ST FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
2ND FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
3RD FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
4TH FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
5TH FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
6TH FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
7TH FLOOR		306.44 SQ.MT.	306.44 SQ.MT.
TOTAL AREA	282.89 SQ.MT.	2158.44 SQ.MT.	2441.33 SQ.MT.

PARKING STATEMENT : 4 WHEELER		
DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKING
RESIDENTIAL AREA		
NO PARKING PROVIDED FOR TENEMENTS HAVING CARPET AREA BELOW 35 SQ.MT.	07 NOS.	0 NOS.
2 PARKING FOR EACH 4 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 35 SQ.MT. TO 50 SQ.MT.	49 NOS.	25 NOS.
1 PARKING FOR EACH 1 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	0 NOS.	0 NOS.
VISITORS 10 %		3 NOS.
COMMERCIAL AREA		
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UPTO 400 SQ.MT. - 282.89/25 = 12 CAR	282.89 Sq.Mt.	12 NOS.
TOTAL PARKING REQUIRED		40 NOS.
TOTAL PARKING PROVIDED		45 NOS.
PARKING STATEMENT : 2 WHEELER		
1 PARKING EACH FOR EVERY TENEMENT	56 NOS.	56 NOS.
COMMERCIAL AREA		
1 PARKING SPACE FOR EVERY 20.00 SQ.MT. UPTO 400 SQ.MT. - 282.89/20 = 15 CAR	282.89 Sq.Mt.	15 NOS.
TOTAL TWO WHEELER PARKING REQUIRED		71 NOS.
TWO WHEELER PARKING PROVIDED		71 NOS.

PROFORMA- A		SQ.MT
A	AREA STATEMENT	
1	a AREA OF PLOT (AS PER 7/12)	3200.00
	b AREA OF PLOT (AS PER TRIANGULATION METHOD)	3104.00
	c AREA OF PLOT (AS PER CONSIDERED) (1b)	3104.00
2	DEDUCTIONS FOR :-	
	a AREA UNDER NOT IN POSSESSION	1214.00
	b AREA UNDER ROAD	510.00
	c Total (2a + 2b)	1724.00
3	NET AREA OF PLOT (1-2c)	1380.00
4	DEDUCTION FOR 15% R.G	
5	BALANCE PLOT AREA (3-4)	1380.00
6	FLOOR SPACE INDEX PERMISSIBLE	1.00
7	PERMISSIBLE BUILT UP AREA (5 X 6)	1380.00
8	ADD ROAD SET BACK AREA X 2 (510.00 X 2.00)	1020.00
9	PERMISSIBLE 0.3 PREMIUM FSI (1380 X 0.3) = 414.00	
	a ADD PART 0.3 PREMIUM FSI	45.00
10	TOTAL PERMISSIBLE AREA (7+8+9a)	2445.00
11	TOTAL PROPOSED AREA	2441.33
12	TOTAL BALANCE AREA (9-10)	3.67
13	TOTAL F.S.I. CONSUMED	0.99
14	B TENEMENT STATEMENT	
	a PROPOSED AREA (ITEM A-11 ABOVE)	2441.33
	b LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	282.89
	c AREA AVAILABLE FOR TENEMENTS (a-b)	2158.44
15	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY 250/ HECT	62 NOS.
	TOTAL PROPOSED TENEMENT	56 NOS.

CONTENT OF SHEET
LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, DOOR, WINDOW SCHEDULED
SECTION OF COMPOUND WALL, U.G. TANK



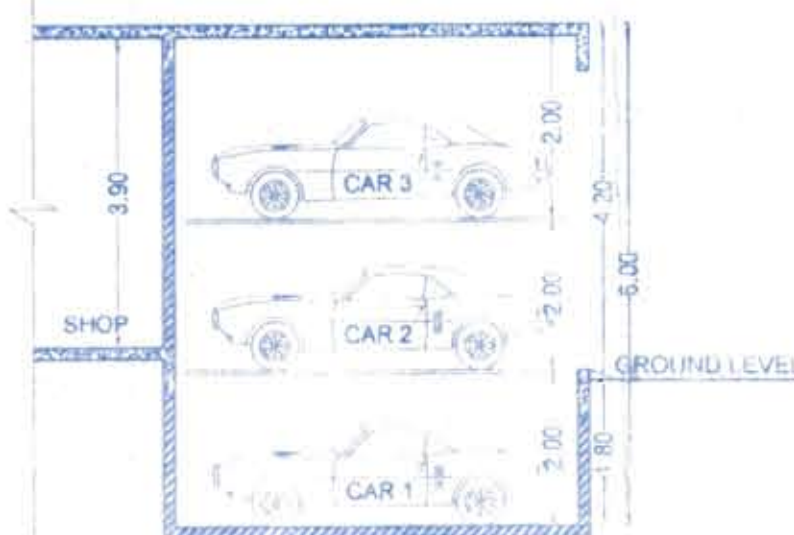
Amended
Plans are approved Subject to conditions
Prescribed in Permit No. M.C. 506/0247/1/16
TMC/ID-DP/77/2150/17 dated 19.12.2017
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"नगर निकासालय बांधकाम न करणे वरून विकासा निबंधन नियमावलीनुसार आवश्यक त्या परवानक्या न देता बांधकाम बांधणे, नकाराक्य बांधकाम व नगर रचना अधिनियमाचे कलम ५२ अन्वये बांधकाम पुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे देय व रु. ५०००/- दंड देऊ शकतो."



LOCATION PLAN
SCALE - 1:5000

STAIRCASE AREA SUMMARY	
FLOORS	AREA
GROUND FLOOR	32.76 SQ.MT.
1ST FLOOR	32.76 SQ.MT.
2ND FLOOR	32.76 SQ.MT.
3RD FLOOR	32.76 SQ.MT.
4TH FLOOR	32.76 SQ.MT.
5TH FLOOR	32.76 SQ.MT.
6TH FLOOR	32.76 SQ.MT.
7TH FLOOR	32.76 SQ.MT.
TOTAL AREA	262.08 SQ.MT.



TYPICAL SECTION
(3 LVL. MECHANICAL PARKING)

R.G. AREA CALCULATION	
15% AREA REQ. OF NET PLOT AREA - (1380.00 X 0.15) = 207.00 SQ.MT.	
GROUND R.G. (35% OF REQ. R.G. AREA) - (207.00 X 0.35) = 72.45 SQ.MT.	
GROUND R.G. AREA CALCULATION:	
ADDITION:	
01 20.98 X 0.91 X 0.50 X 1 = 9.55 SQ.MT.	
02 20.98 X 11.05 X 0.50 X 1 = 115.91 SQ.MT.	
GROUND R.G. AREA = 125.46 SQ.MT.	
PROPOSED GROUND R.G. AS PER POLY LINE AREA = 125.46 SQ.MT.	

GROUND R.G. AREA DIAGRAM
SCALE - 1:500

ELEVATED R.G. AREA CALCULATION	
ADDITION AREA -	
01 20.40 X 0.64 X 0.50 X 1 = 6.73 SQ.MT.	
02 20.40 X 0.58 X 0.50 X 1 = 5.96 SQ.MT.	
TOTAL ELEVATED R.G. AREA = 12.69 SQ.MT.	
AS PER POLY LINE AREA = 127.41 SQ.MT.	
TOTAL R.G. PROPOSED (GR.R.G. + ELE.R.G.) = 252.87 SQ.MT.	

ELEVATED R.G. AREA DIAGRAM
SCALE - 1:500

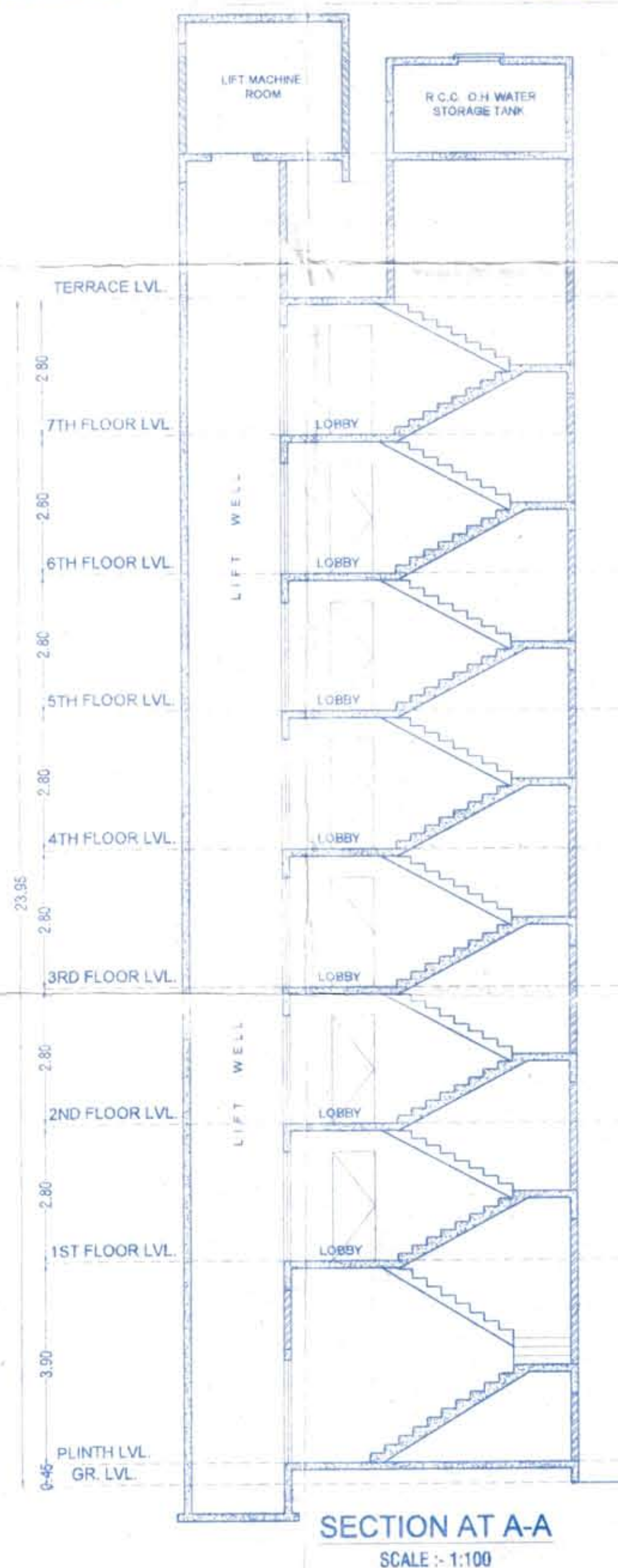
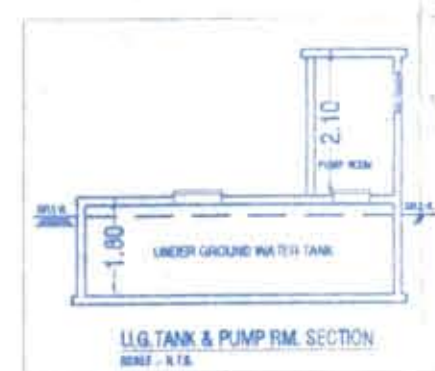
PLOT AREA CALCULATION	
ADDITION AREA -	
01 50.00 X 8.16 X 0.50 X 1 = 204.00 SQ.MT.	
02 35.39 X 3.36 X 0.50 X 1 = 59.44 SQ.MT.	
03 29.88 X 9.20 X 0.50 X 1 = 137.44 SQ.MT.	
04 21.92 X 2.77 X 0.50 X 1 = 30.34 SQ.MT.	
05 21.64 X 5.47 X 0.50 X 1 = 59.17 SQ.MT.	
06 21.64 X 2.14 X 0.50 X 1 = 23.15 SQ.MT.	
TOTAL = 513.58 SQ.MT.	
A) NOT IN POSSESSION AREA 1 = 513.54 SQ.MT.	

07 12.91 X 2.86 X 0.50 X 1 = 18.46 SQ.MT.	
08 15.98 X 1.59 X 0.50 X 1 = 12.71 SQ.MT.	
09 13.16 X 3.54 X 0.50 X 1 = 23.29 SQ.MT.	
10 14.89 X 4.42 X 0.50 X 1 = 32.91 SQ.MT.	
11 15.96 X 1.59 X 0.50 X 1 = 12.69 SQ.MT.	
12 17.00 X 0.79 X 0.50 X 1 = 6.71 SQ.MT.	
13 17.00 X 8.29 X 0.50 X 1 = 70.47 SQ.MT.	
14 10.58 X 2.81 X 0.50 X 1 = 14.86 SQ.MT.	
15 10.58 X 4.46 X 0.50 X 1 = 23.59 SQ.MT.	
16 14.22 X 5.29 X 0.50 X 1 = 37.51 SQ.MT.	
17 14.22 X 3.35 X 0.50 X 1 = 23.82 SQ.MT.	
18 14.24 X 1.48 X 0.50 X 1 = 10.54 SQ.MT.	
19 14.24 X 5.22 X 0.50 X 1 = 37.17 SQ.MT.	
20 14.93 X 3.88 X 0.50 X 1 = 28.96 SQ.MT.	
21 14.93 X 3.22 X 0.50 X 1 = 24.04 SQ.MT.	
22 5.28 X 0.55 X 0.50 X 1 = 1.45 SQ.MT.	
TOTAL = 379.28 SQ.MT.	
B) NOT IN POSSESSION AREA 2 = 379.28 SQ.MT.	

23 29.66 X 5.36 X 0.50 X 1 = 79.49 SQ.MT.	
24 32.07 X 5.34 X 0.50 X 1 = 85.63 SQ.MT.	
25 46.18 X 6.59 X 0.50 X 1 = 152.10 SQ.MT.	
26 16.18 X 0.49 X 0.50 X 1 = 3.96 SQ.MT.	
TOTAL = 321.18 SQ.MT.	
C) NOT IN POSSESSION AREA 3 = 321.18 SQ.MT.	
TOTAL NOT IN POSSESSION AREA (A+B+C) = 1214.00 SQ.MT.	

25 45.01 X 1.29 X 0.50 X 1 = 29.03 SQ.MT.	
26 50.21 X 4.02 X 0.50 X 1 = 100.90 SQ.MT.	
27 54.32 X 3.16 X 0.50 X 1 = 139.30 SQ.MT.	
28 54.48 X 1.18 X 0.50 X 1 = 32.14 SQ.MT.	
29 49.22 X 3.53 X 0.50 X 1 = 86.87 SQ.MT.	
31 49.22 X 5.84 X 0.50 X 1 = 143.70 SQ.MT.	
32 50.00 X 1.46 X 0.50 X 1 = 36.50 SQ.MT.	
33 45.02 X 2.12 X 0.50 X 1 = 47.72 SQ.MT.	
34 41.02 X 2.07 X 0.50 X 1 = 42.46 SQ.MT.	
35 48.53 X 2.93 X 0.50 X 1 = 71.10 SQ.MT.	
36 46.29 X 7.91 X 0.50 X 1 = 183.10 SQ.MT.	
37 35.02 X 3.07 X 0.50 X 1 = 53.78 SQ.MT.	
38 44.40 X 18.82 X 0.50 X 1 = 413.40 SQ.MT.	
TOTAL = 1380.00 SQ.MT.	
D) NET PLOT AREA = 1380.00 SQ.MT.	

ADDITION AREA -	
38 16.63 X 5.46 X 0.50 X 1 = 45.41 SQ.MT.	
39 12.35 X 10.00 X 0.50 X 1 = 61.75 SQ.MT.	
40 41.99 X 8.86 X 0.50 X 1 = 186.01 SQ.MT.	
41 43.41 X 9.99 X 0.50 X 1 = 216.83 SQ.MT.	
TOTAL = 510.00 SQ.MT.	
E) ROAD AREA CALCULATION = 510.00 SQ.MT.	
TOTAL PLOT AREA (A+B+C+D+E) = 3104.00 SQ.MT.	



SECTION AT A-A
SCALE - 1:100

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 RESIDENTIAL BUILDING ON THE PLOT BEARING NEW S.NO. 108 H.NO. 1, AT BHIYENDERPADA, THANE.

NAME OF OWNER
FOR, JVM ENTERPRISE
DATE 25/01/2017
JOB NO.
DRG. NO.
DRAWN BY SHRIKANT
CHECKED BY SACHIN

SIGNATURE, NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT

Ar. SACHIN CHARPE
CA/20110/47370

right angle
ARCHITECTS & INTERIOR DESIGNERS
GR FLOOR, New Bhushan Chs Ltd.
Teen Hath Naka Surwadi
M.S. Road, Thane (W)
MOB. no - 9987963331
Email id - rightanglearchitects123@gmail.com