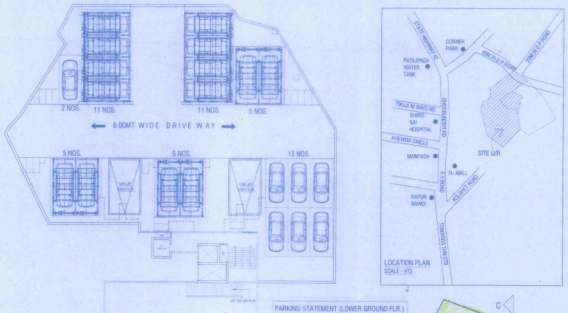


PARKING STATEMENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
- BELOW 35.00 SQ.MT. HAVE NO PARKING	----------	----------
- 2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	23 NOS.	12 NOS.
- 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	28 NOS.	28 NOS.
- 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	----------	----------
- 10% VISITORS PARKING		04 NOS.
- TOTAL CAR PARKING REQUIRED (RESI.)		44 NOS. (A)
- 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	51 NOS.	51 NOS. (C)
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25 SQ.MT. TOTAL COMM. AREA = 337.64 sq.mt.	337.64 / 25	13 NOS.
- TOTAL CAR PARKING REQUIRED (COMM.)		13 NOS. (B)
- 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	337.64 / 20	17 NOS. (D)
TOTAL CAR PARKING REQ. (A+B) = 57 NOS. TOTAL CAR PARKING PROPOSED = 77 NOS.	L. GROUND PARKING PROPOSED = 52 NOS.	
TOTAL SCOOTER PARKING REQ.(C+D) = 68 NOS. TOTAL SCOOTER PARKING PROPOSED = 92 NOS.	GROUND PARKING PROPOSED = 25 NOS.	

R.G. AREA CALCULATION :-

15% R.G. AREA REQ. OF NET PLOT - (1888.68 X 15% = 283.30 sq.mt.)

GROUND R.G. AREA CALCULATION

ADDITION :-

1	18.73	X	7.94	X	0.50	X 1	= 74.35 SQ.MT.
2	21.85	X	3.88	X	0.50	X 1	= 42.38 SQ.MT.
3	24.34	X	0.68	X	0.50	X 1	= 8.28 SQ.MT.
TOTAL GROUND R.G. AREA							= 125.01 SQ.MT.

ELEVATED R.G. AREA CALCULATION

ADDITION :-

1	30.58	X	7.50	X	0.50	X 1	= 115.05 SQ.MT.
2	27.80	X	4.59	X	0.50	X 1	= 63.80 SQ.MT.
3	19.38	X	0.63	X	0.50	X 1	= 6.10 SQ.MT.
4	10.08	X	1.92	X	0.50	X 1	= 9.68 SQ.MT.
TOTAL ELEVATED R.G. AREA							= 194.63 SQ.MT.
TOTAL R.G. AREA (GR+ELE)							= 319.64 SQ.MT.

FLOOR B/UP AREA SUMMARY

BLDG. NOS.	FLOORS	BUILT-UP AREA		TOTAL BUILT-UP AREA	NO. OF TENEMENT
		RESIDENTIAL	COMMERCIAL		
1	LOW.GR. + GROUND/STILT+ 1ST TO 14TH(P.T.) FLOOR	2493.45 SQ.MT.	337.64 SQ.MT.	2831.09 SQ.MT.	51 NOS

STAIRCASE AREA SUMMARY

BLDG. NOS.	FLOORS	TOTAL STAIRCASE AREA
1	LOW.GR. + GROUND/STILT+1ST TO 14TH(PT.) FLOOR	1094.00 SQ.MT.

PLOT AREA SUMMARY

S.NO.	AREA AS PER 7/12	AREA AS PER ( ) METHOD	AREA OF CONSIDERED	AREA UNDER R-ZONE	AREA UNDER NOT-IN-POSS.	AREA UNDER 40.00 M.WI ROAD
120/14	2100.00	2100.00	2100.00	1616.22	33.19	450.59
120/15A	280.00	283.00	280.00	R-ZONE		
120/15B	30.00	26.06	26.06	40.00 M. WIDE ROAD		(505/0029/10)
TOTAL	2410.00	2409.06	2406.06			

S.NO. - 120/14 AREA CALCULATION (SUB PLOT-A)

AREA UNDER R-ZONE :-

ADDITION :-

1	19.04	X	2.67	X	0.50	X 1	= 19.71 SQ.MT.
2	22.85	X	12.05	X	0.50	X 1	= 137.67 SQ.MT.
3	14.12	X	1.92	X	0.50	X 1	= 11.44 SQ.MT.
4	29.01	X	4.82	X	0.50	X 1	= 71.37 SQ.MT.
4a	10.51	X	0.51	X	0.50	X 1	= 2.68 SQ.MT.
4b	8.67	X	1.12	X	0.50	X 1	= 4.86 SQ.MT.
5	32.68	X	2.71	X	0.50	X 1	= 44.28 SQ.MT.
6	3.78	X	2.16	X	0.50	X 1	= 4.08 SQ.MT.
7	35.77	X	2.27	X	0.50	X 1	= 40.60 SQ.MT.
8	43.74	X	16.58	X	0.50	X 1	= 362.61 SQ.MT.
9	43.74	X	15.34	X	0.50	X 1	= 335.49 SQ.MT.
10	25.21	X	8.22	X	0.50	X 1	= 103.62 SQ.MT.
11	28.20	X	0.77	X	0.50	X 1	= 10.86 SQ.MT.
12	27.70	X	7.33	X	0.50	X 1	= 101.52 SQ.MT.
13	27.97	X	1.67	X	0.50	X 1	= 23.36 SQ.MT.
14	27.74	X	2.04	X	0.50	X 1	= 28.30 SQ.MT.
15	27.74	X	2.16	X	0.50	X 1	= 29.96 SQ.MT.
16	27.53	X	6.79	X	0.50	X 1	= 93.47 SQ.MT.
17	17.58	X	4.18	X	0.50	X 1	= 36.74 SQ.MT.
18	9.69	X	4.55	X	0.50	X 1	= 22.05 SQ.MT.
19	3.85	X	3.30	X	0.50	X 1	= 6.36 SQ.MT.
20	9.57	X	1.00	X	0.50	X 1	= 4.79 SQ.MT.
21	17.93	X	7.00	X	0.50	X 1	= 62.76 SQ.MT.
22	17.97	X	6.17	X	0.50	X 1	= 55.44 SQ.MT.
23	20.51	X	0.16	X	2/3	X 1	= 2.20 SQ.MT.
TOTAL R-ZONE AREA							= 1616.22 SQ.MT.

AREA UNDER NOT IN POSSESSION :-

ADDITION :-

iii	6.95	X	2.27	X	0.50	X 1	= 7.89 SQ.MT.
iv	4.36	X	2.07	X	0.50	X 1	= 4.52 SQ.MT.
v	9.01	X	1.33	X	0.50	X 1	= 5.99 SQ.MT.
vi	2.04	X	0.67	X	0.50	X 1	= 0.68 SQ.MT.
vii	7.15	X	1.42	X	0.50	X 1	= 5.08 SQ.MT.
viii	7.33	X	2.46	X	0.50	X 1	= 9.02 SQ.MT.
TOTAL UNDER NOT IN POSS. AREA							= 33.19 SQ.MT.

AREA UNDER 40.00 MT. WIDE D.P. ROAD :-

ADDITION :-

a	30.80	X	16.33	X	0.50	X 1	= 251.48 SQ.MT.
b	24.47	X	16.45	X	0.50	X 1	= 201.31 SQ.MT.
TOTAL ADDITION AREA							= 452.79 SQ.MT.
LESS:- DEDUCTION AREA (11) R-ZONE							
23	20.51	X	0.16	X	2/3	X 1	= 2.20 SQ.MT.
TOTAL 40.00 MT. W. D.P. ROAD AREA							= 450.59 SQ.MT.
TOTAL S.NO - 120/14 AREA							= 2100.00 SQ.MT.

PROFORMA - A

A	AREA STATEMENT	SQ.MT.
1	a AREA OF PLOT	2406.06
2	DEDUCTION FOR :-	
	a AREA UNDER 40.00 M WIDE D.P.ROAD	450.59
	b AREA UNDER 40.00 M WIDE D.P.ROAD (S.NO. - 120/15B)	18.06
	c AREA UNDER NOT IN POSSESSION	33.19
	d TOTAL AREA (a+b+c)	501.84
3	NET PLOT AREA (1-2)	1888.68
4	RECREATION GROUND AS PER REGULATION 54 (15%)	------
5	NET PLOT AREA (3 - 4)	1888.68
6	PERMISSIBLE F.S.I.	ONE
7	ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	
	a AREA UNDER 40.00 M.WIDE D.P.ROAD (450.59 X 2)	901.18
	b AREA UNDER 40.00 M.W. D.P.ROAD (120/15B)	52.12
8	TOTAL D.R. GENERATED (a+b)	953.30
	AS PER G.R. Dated - 29-9-2010 Floor Space Index credit available by Development Rights restricted to 140% of the balance area vide Item 3 above) 130% PERMISSIBLE D.R./T.D.R. OF 1888.68 X 130% = 2356.47 SQ.MT.	
9	20% SLUM T.D.R. OF 1888.68 X 20% = 377.74 SQ.MT.	------
	TDR FOR UTILIZATION = 2356.41 - 953.30 = 1313.11 SQ.MT.	
10	TOTAL (1+4+5+8+9)	953.30
	AS PER G.R. Dated - 29-9-2010 30% ADDITIONAL F.S.I BY PREMIUM = 1888.68 X 30% = 566.60 SQ.MT.	
5	TOTAL (7+ 9)	953.30
5	TOTAL PERMISSIBLE B/UP AREA (5+7+)	2841.98
9	PROPOSED BUILT-UP AREA	2831.09
10	BALANCE AREA (8-9)	10.89
11	BUILT-UP AREA CONSUMED	0.996

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	
PROPOSED BALCONY AREA	AS SHOWN
EXCESS BALCONY AREA	

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	2831.09
LESS DEDUCTION FOR NON RESI. AREA (SHOP)	337.64
AREA AVAILABLE FOR TENEMENT	2493.45
TENEMENT PERMISSIBLE FOR 250/HECTOR	52 NOS.
TENEMENT PROPOSED	51 NOS.
TENEMENT EXISTING	------

PARKING STATEMENT

a	CAR PARKING REQUIRED BY REGULATION	57 NOS.
b	CAR PARKING PROVIDED	77 NOS.
c	SCOOTER PARKING REQUIRED	68 NOS.
d	SCOOTER PARKING PROVIDED	92 NOS.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
W	1.80 X 1.60	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.60	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.60	ALUM. FRAMED SLIDING WINDOW
W3	1.15 X 1.60	ALUM. FRAMED GLAZED WINDOW
W4	3.00 X 1.80	ALUM. FRAMED SLIDING WINDOW
W5	1.80 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

NOTES

- PLOT BOUNDARY SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.
- EXISTING WORK SHOWN IN YELLOW.
- D. P. ROAD SHOWN IN BROWN.
- RECREATION GROUND SHOWN IN GREEN.

PROFORMA - II 1/3

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT, PLOT AREA STATEMENT, LOCATION PLAN, R.G. AREA CALCULATION, B/UP & STAIRCASE AREA SUMMARY, SECTION etc...

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Permit No. V.P.-0515/0029/15 TMC/TD-DP/TS/ 2701/17 Dt. 24/2/2017

Deputy Engineer (TDD)

(Sunil Rao) Executive Engineer (TDB)

Thane Municipal Corporation The City of Thane

समाधान

संबंधित जमाबन्दी/फेरफार/सीलबन्द व सातबारे उतारे विषयक विषयाच्या/संबंधीच्या/संदर्भातील सदर जमाबन्दी/फेरफार व सातबारा व तेथे योजलेला उपर कार्यवाही, व्यवस्थापन, संरक्षित व सातबारा तयार अधिकारीचे आपल्या ५/१ संदर्भात उल्लेखित तुमचा अर्ज, त्यातली मजकूर तसेच ७/१२ वर दि. ४.२०१७ ने होत आहे.

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF LHE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING :- S.NO.-120/14, S.NO.-120/15A & 120/15B AT VILLAGE - KOLSHET, TAL.-DIST.-THANE .

NAME & SIGNATURE OF OWNERS/POAH

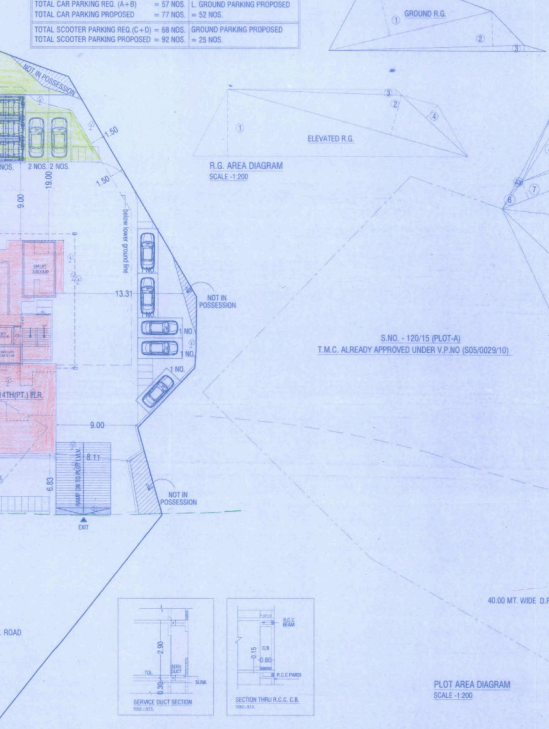
FOR

M/s. FORTUNE (P.P.J) DEVELOPERS

ARCHITECT

10 FOLDS

ARCHITECTS & CONSULTANTS

B-101, Gen Corpora, Opp. Cadbury Signal, Thane (W) 400 601. Tel. - 022-41006062 / 63 / 64 Email : 10foldsarchitects@gmail.com

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NORTH	PATH