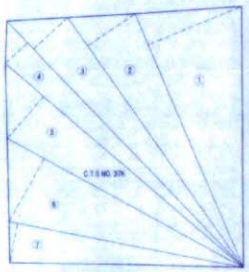


PLOT AREA DIAGRAM
SCALE - 1:200

BUILT UP AREA CALCULATION OF 1ST & 2ND FLOOR
BLOCK 'A'
= 14.80 X 14.30 = 210.23
TOTAL = 210.23 SQ.M

DEDUCTION FOR
1 3.10 X 1.05 X 1.00 = 3.26
2 1.50 X 0.40 X 1.00 = 0.60
3 1.50 X 0.40 X 1.00 = 0.60
4 2.85 X 1.30 X 1.00 = 3.84
5 1.67 X 0.90 X 1.00 = 1.68
6 1.17 X 2.30 X 1.00 = 2.69
7 3.10 X 1.80 X 1.00 = 5.58
8 0.75 X 2.85 X 1.00 = 2.14
9 1.15 X 2.65 X 1.00 = 3.05
10 5.15 X 1.20 X 1.00 = 7.38
11 0.75 X 2.85 X 1.00 = 1.06
12 0.35 X 2.85 X 1.00 = 1.00
13 3.20 X 1.95 X 1.00 = 6.24
14 2.15 X 4.00 X 1.00 = 8.60

D1 1.78 X 0.39 X 1.00 = 0.69
D1 3.85 X 2.50 X 1.00 = 9.63
S2 2.40 X 0.39 X 1.00 = 0.94
S3 2.25 X 4.51 X 1.00 = 10.15
S4 1.85 X 2.03 X 1.00 = 3.76

TOTAL AREA = 75.04 SQ.M.
BUILT UP AREA OF 1ST & 2ND FLOOR
= 210.23 - 75.04 = 134.17 SQ.M
AREA AS PER POLY LINE = 134.20 SQ.M

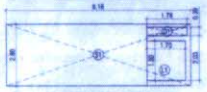
PLOT AREA CALCULATION
C.T.S NO. 37K

1	24.75	X	8.98	X	0.50	= 111.30
2	27.32	X	5.10	X	0.50	= 69.67
3	30.49	X	4.17	X	0.50	= 63.57
4	30.49	X	2.75	X	0.50	= 41.92
5	27.92	X	4.98	X	0.50	= 69.52
6	23.94	X	6.51	X	0.50	= 77.92
7	21.19	X	3.62	X	0.50	= 38.35

TOTAL PLOT AREA = 471.95 SQ.MT.
AREA AS PER POLYLINE 471.26 SQ.M.

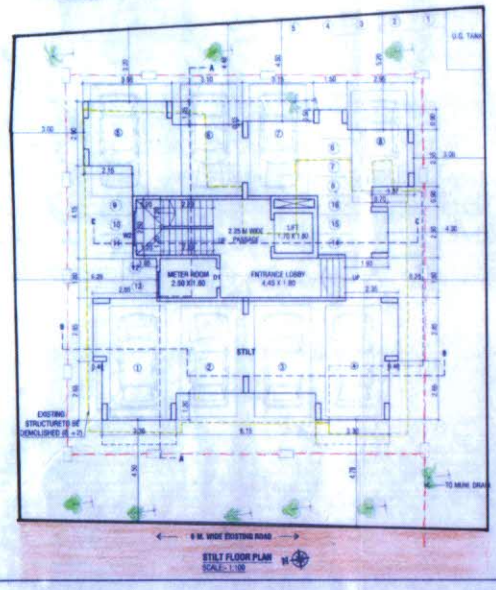
STAIRCASE AREA CALCULATION OF STILT FLOOR
ADDITION:
S1 3.15 X 2.80 = 22.90
TOTAL ADDITIONS = 22.90
DEDUCTION
D1 1.78 X 0.39 = 0.69
L1 1.70 X 1.80 = 3.06
TOTAL DEDUCTIONS = 3.75

STAIRCASE AREA = 22.90 - 3.75
= 19.15 SQ.M.
STAIRCASE AREA AS PER POLYLINE = 19.15 SQ.M.



STAIRCASE AREA DIAGRAM FOR STILT FLOOR
SCALE - 1:100

BLOCK PLAN
SCALE-1:500



STILT FLOOR PLAN
SCALE- 1:100

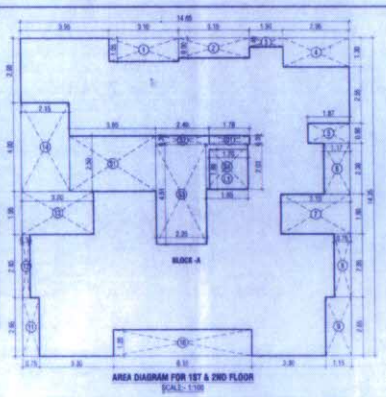
BALCONY AREA CALC. OF 1ST FLOOR :
B1 3.30 X 1.10 X 2 = 7.26
B2 0.50 X 1.80 X 1 = 0.90
B3 3.10 X 1.05 X 1 = 3.26
B4 3.30 X 0.40 X 1 = 1.32
L1 3.10 X 0.50 X 1 = 1.55
TOTAL BALCONY AREA = 14.32 SQ.M.
AS PER POLYLINE = 14.31 SQ.M.

PERMISSIBLE BALC. =10% OF PROPOSED
B/UP AREA 134.20 = 13.42 SQ.M.
PROPOSED BALC. AREA = 14.31 SQ.M.
EXCESS BALC. = 0.89 SQ.M.
TOTAL BUILT UP AREA OF 1ST FLOOR.=
134.20 + 0.89 = 135.09 SQ.M

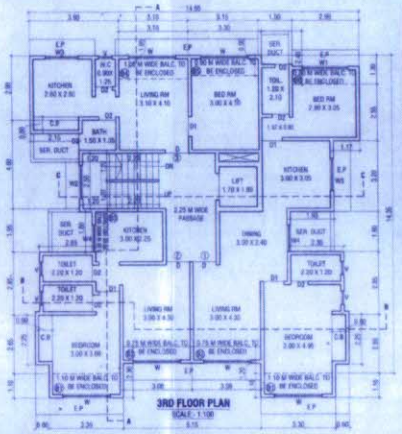
BALCONY AREA CALC. OF 2ND FLOOR.
B1 3.30 X 1.10 X 2 = 7.26
B2 3.67 X 0.75 X 2 = 4.61
B3 0.50 X 1.80 X 1 = 0.90
B4 3.10 X 1.05 X 1 = 3.26
B5 3.30 X 0.40 X 1 = 1.32
3.15 X 0.50 X 1 = 1.58
B6 0.80 X 3.90 X 1 = 2.36
TOTAL BALCONY AREA = 21.29 SQ.M.
AS PER POLYLINE = 21.25 SQ.M.

PERMISSIBLE BALC. =10% OF PROPOSED
B/UP AREA 134.20 = 13.42 SQ.M.
PROPOSED BALC. AREA = 21.29 SQ.M.
EXCESS BALC. = 7.86 SQ.M.
TOTAL BUILT UP AREA OF 2ND FLOOR.=
134.20 + 7.86 = 142.06 SQ.M

STAIRCASE AREA CALCULATION OF 1ST TO 3RD FLOOR
ADDITION:
S1 3.45 X 2.50 = 8.63
S2 2.40 X 0.39 = 0.94
S3 2.25 X 4.51 = 10.15
S4 1.85 X 2.03 = 3.76
TOTAL ADDITIONS = 24.48
DEDUCTION
L1 1.72 X 1.80 = 3.06
TOTAL DEDUCTIONS = 3.06
STAIRCASE AREA = 24.48 - 3.06
= 21.42 SQ.M.
STAIRCASE AREA AS PER POLYLINE
= 21.40 SQ.M.



AREA DIAGRAM FOR 1ST & 2ND FLOOR
SCALE- 1:100



3RD FLOOR PLAN
SCALE - 1:100

BUILT UP AREA SUMMARY

FLOOR	AREA IN SQ.M.
STILT FLOOR	---
1ST FLOOR	135.09 SQ.M.
2ND FLOOR	142.06 SQ.M.
3RD FLOOR	142.63 SQ.M.
4TH FLOOR	81.23 SQ.M.
5TH FLOOR	81.23 SQ.M.
6TH FLOOR	72.51 SQ.M.
TOTAL	654.75 SQ.M.
TOTAL B/UP AREA = 654.75 SQ.M.	

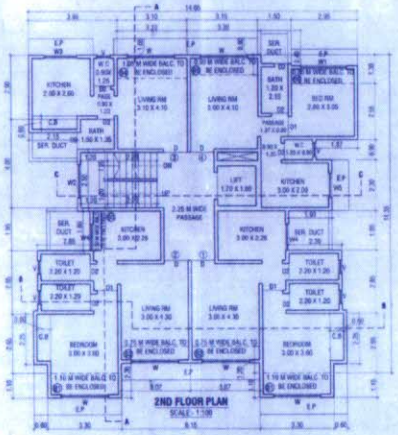
STAIRCASE AREA SUMMARY

FLOOR	AREA IN SQ.M.
STILT FLOOR	19.15 SQ.M.
1ST FLOOR	21.40 SQ.M.
2ND FLOOR	21.40 SQ.M.
3RD FLOOR	21.40 SQ.M.
4TH FLOOR	25.16 SQ.M.
5TH FLOOR	25.16 SQ.M.
6TH FLOOR	25.16 SQ.M.
TOTAL	179.13 SQ.M.
TOTAL STAIRCASE AREA = 158.83 SQ.M.	

COVERED BUILT UP AREA STATEMENT

BUILT UP AREA	BALCONY	C.B.	STAIRCASE	STILT AREA	ENTRANCE LOBBY	TOTAL BUILT UP AREA
654.75	62.99	26.37	158.83	120.25	11.00	1027.99 SQ.M.

METER ROOM AREA = 5.46 SQ.M.
TOTAL PROPOSED COVERED BUILT UP AREA (1027.99 - 5.46) = 1022.35 SQ.M.



2ND FLOOR PLAN
SCALE- 1:100

BUILT UP AREA CALCULATION OF 3RD FLOOR
BLOCK 'A'
= 14.65 X 14.35 = 210.23
TOTAL = 210.23 SQ.M.

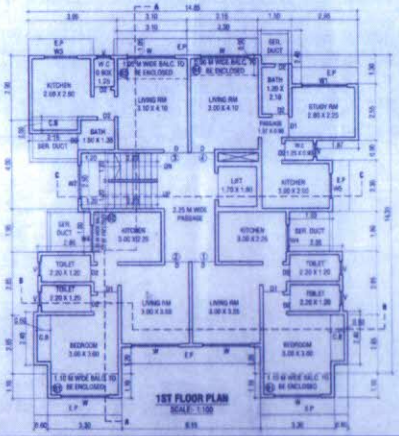
DEDUCTION FOR
1. 3.10 X 1.05 X 1.00 = 3.26
2. 2.15 X 0.90 X 1.00 = 2.84
3. 1.50 X 0.40 X 1.00 = 0.60
4. 2.85 X 1.30 X 1.00 = 3.84
5. 1.17 X 3.20 X 1.00 = 3.74
6. 3.10 X 1.80 X 1.00 = 5.58
7. 0.75 X 2.85 X 1.00 = 2.14
8. 1.15 X 2.65 X 1.00 = 3.05
9. 5.15 X 1.20 X 1.00 = 7.38
10. 0.75 X 2.85 X 1.00 = 1.06
11. 0.35 X 2.85 X 1.00 = 1.00
12. 3.20 X 1.95 X 1.00 = 6.24
13. 2.15 X 4.00 X 1.00 = 8.60

D1. 1.78 X 0.39 X 1.00 = 0.69
D1. 3.85 X 2.50 X 1.00 = 9.63
S2. 2.40 X 0.39 X 1.00 = 0.94
S3. 2.25 X 4.51 X 1.00 = 10.15
S4. 1.85 X 2.03 X 1.00 = 3.76

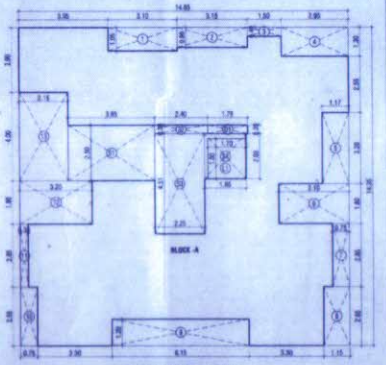
TOTAL AREA = 75.43 SQ.M.
BUILT UP AREA OF 3RD FLOOR
= 210.23 - 75.43 = 134.80 SQ.M.
AREA AS PER POLY LINE = 134.80 SQ.M.

BALCONY AREA CALC. OF 3RD FLOOR.:
B1. 3.30 X 1.10 X 2 = 7.26
B2. 3.67 X 0.75 X 2 = 4.61
B3. 0.50 X 1.80 X 1 = 0.90
B4. 3.10 X 1.05 X 1 = 3.26
B5. 3.30 X 0.40 X 1 = 1.32
3.15 X 0.50 X 1 = 1.58
B6. 2.35 X 0.90 X 1 = 2.36
TOTAL BALCONY AREA = 21.29 SQ.M.
AS PER POLYLINE = 21.29 SQ.M.

PERMISSIBLE BALC. =10% OF PROPOSED
B/UP AREA 134.80 = 13.48 SQ.M.
PROPOSED BALC. AREA = 21.29 SQ.M.
EXCESS BALC. = 7.80 SQ.M.
TOTAL BUILT UP AREA OF 3RD FLOOR.=
134.80 + 7.80 = 142.63 SQ.M.



1ST FLOOR PLAN
SCALE- 1:100



AREA DIAGRAM FOR 3RD FLOOR
SCALE- 1:100

LOCATION PLAN
SCALE-1:5000

SECTION THROUGH COMPOUND WALL

PROFORMA 'A'

AREA STATEMENT

SR.NO.	DESCRIPTION	AREA IN SQ.M
1.	AREA OF PLOT (AS PER P.R. CARD)	437.28
2.	AREA OF PLOT (AS PER TRIANGULATION)	471.26
	AREA CONSIDERED FOR PROPOSAL	432.28
3.	DEDUCTION FOR: AREA UNDER ROAD	-----
4.	BALANCE AREA OF PLOT (2 - 3)	432.28
5.	DEDUCTION FOR: R.G. AS PER RULE	-----
6.	NET PLOT AREA (4 - 5)	432.28
7.	PERMISSIBLE F.S.I.	1.00
8.	PERMISSIBLE FLOOR AREA FSI CONSUMED IN EXISTING BUILDING AS PER TAX ASS.EXTRACT	443.71
9.	ADDITION FOR: 50%OF EXISTING AUTHORISED AREA AS PER TAX ASS. EXTRACT (50% OF 444.19 SQMT)	221.85
10.	TOTAL PERMISSIBLE FLOOR AREA (8+9)	665.56
11.	TOTAL PROPOSED BUILT UP AREA	654.75

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	654.75
LESS DEDUCTION FOR NON RESI. AREA	-----
AREA AVAILABLE FOR TENEMENTS	654.75
DENSITY OF TENEMENTS	250 / HCT
PERMISSIBLE TENEMENTS	16 NOS.
PROPOSED TENEMENTS	16 NOS.
TOTAL TENEMENTS OF THE PLOT	16 NOS.

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA /FLR.	REFER
PROPOSED BALCONY AREA /FLR.	BALCONY
EXCESS BALCONY AREA /FLR.	AREA CALC

PARKING STATEMENT

1. PARKING REQUIRED (FOUR WHEELERS)

RESIDENTIAL		
FLAT AREA	NOS. OF FLAT	NO. OF PARKING
LESS THAN 35 SQ.M.	4 NOS.	NIL
35 - 50 SQ.M.	10 NOS.	5 NOS.
50 - 75 SQ.M.	2 NOS.	2 NOS.
ABOVE 75 SQ.M.	0 NOS.	NIL
TOTAL	16 NOS.	7 NOS.
ADD 10% FOR VISITORS PARKING		1 NOS.
TOTAL CAR PARKING REQUIRED		8 NOS.
PARKING PROVIDED		8 NOS.

PARKING REQUIRED (TWO WHEELER)

RESIDENTIAL		
FLAT AREA	NOS. OF FLAT	NO. OF PARKING
PER FLAT 1 PARKING	16 NOS.	16 NOS.
TOTAL PARKING REQUIRED		16 NOS.
PARKING PROVIDED (TWO WHEELER)		16 NOS.

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLAK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
PROPOSED R. G. SHOWN IN GREEN
SET BACK LINE SHOWN IN BROWN

1/2

CONTENTS OF SHEET

LAYOUT PLAN, FLOOR PLANS,AREA DIAGRAM & AREA CALCULATIONS, PLOT AREA DIAG AND LOCATION PLAN,SUMMARY ETC.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Provided in Permit No. VP/ S-09/0264/18
TMC/TO-09/1124/18 Dated 28/12/18

Deputy Engineer (TDD)
Thane Municipal Corporation
The City of Thane

(Court Fees) Executive Engineer (TDD)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT SHRAM DHAM BUILDING ON PLOT BEARING C.T.S.NO 37K ,TIKA NO 10 , SAHAYOG MANDIR ROAD, GHANTALI , THANE.

NAME AND ADDRESS OF OWNER/ P.O.A.H.

PAFILIA REALTORS LLP,
Mr. SHAKUL SHIVAJIRAJ PAWAR
301/A, GAYATRI BUILDING,SAMBHAJI PATH,
THANE (W)-400 602.

For Pafilia Realtors LLP
Designated Partner / Authorized Signatory

SIGNATURE OF OWNER / P.O.A.H. SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS

Sakaar ARCHITECTS
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NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2537 6701,TELEFAX - 2536 4700
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DWG.NO	SCALE	DATE	DRN.BY	CHKD. BY
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