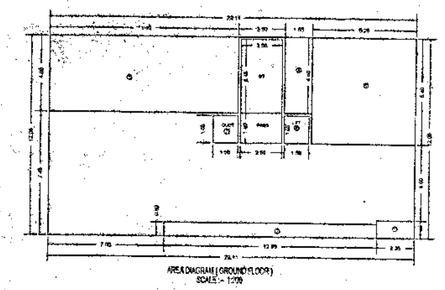
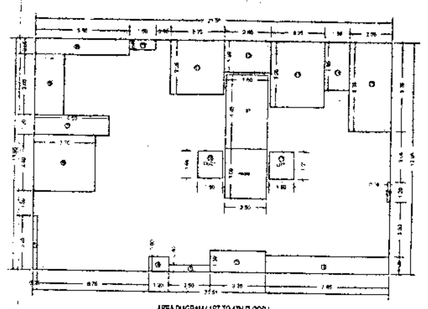


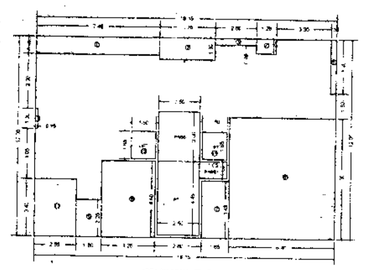
BUILT UP AREA CALCULATION (GROUND FLOOR SHOP)		
ADDITION = 22.11 X 12.05 =		266.43 SQ.MT.
DEDUCTION		
SR.NO.	SIZE IN MT.	AREA IN SQ.MT.
1	2.25 X 1.05	2.36
2	12.85 X 0.93	10.87
3	11.40 X 4.60	52.44
4	1.65 X 4.60	7.59
5	8.25 X 6.40	43.06
6	1.50 X 1.65	2.48
7	1.50 X 1.55	2.45
TOTAL DEDUCTION		118.08 SQ.MT.
STAIRCASE & PASSAGE AREA		
ST1	2.50 X 4.45	11.13
PASS	2.50 X 1.20	4.50
TOTAL DEDUCTION		15.63 SQ.MT.
TOTAL BUILT-UP AREA		132.72 SQ.MT.

AREA DIAGRAM (GROUND FLOOR)
SCALE :- 1:200



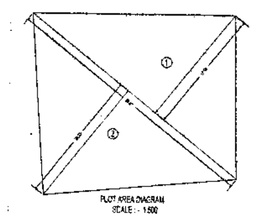
BUILT UP AREA CALCULATION (1ST TO 4TH FLOOR)		
ADDITION = 21.51 X 13.05 =		280.66 SQ.MT.
DEDUCTION		
SR.NO.	SIZE IN MT.	AREA IN SQ.MT.
1	7.45 X 1.05	7.82
2	3.35 X 1.30	4.36
3	2.50 X 0.40	1.00
4	1.20 X 0.90	1.08
5	9.25 X 3.25	0.91
6	3.70 X 3.40	12.58
7	4.50 X 1.20	5.40
8	1.75 X 3.85	6.39
9	5.65 X 0.95	5.37
10	1.80 X 0.60	0.98
11	3.25 X 3.25	10.56
12	2.80 X 1.00	5.32
13	3.25 X 3.95	12.84
14	1.50 X 2.90	4.34
15	2.55 X 5.35	13.64
16	0.15 X 1.20	0.18
17	1.50 X 1.65	2.48
18	1.50 X 1.65	2.48
TOTAL DEDUCTION		97.81 SQ.MT.
STAIRCASE & PASSAGE AREA		
ST1	2.50 X 4.45	11.13
PASS	2.50 X 3.00	7.50
TOTAL DEDUCTION		18.63 SQ.MT.
TOTAL BUILT-UP AREA		183.82 SQ.MT.

AREA DIAGRAM (1ST TO 4TH FLOOR)
SCALE :- 1:200



BUILT UP AREA CALCULATION (5TH FLOOR)		
ADDITION = 18.15 X 12.05 =		218.71 SQ.MT.
DEDUCTION		
SR.NO.	SIZE IN MT.	AREA IN SQ.MT.
1	7.45 X 1.05	7.82
2	3.35 X 1.30	4.36
3	2.50 X 0.40	1.00
4	1.20 X 0.90	1.08
5	0.35 X 3.25	1.14
6	6.40 X 7.30	46.72
7	1.65 X 3.45	5.69
8	3.25 X 4.60	14.95
9	1.50 X 2.25	3.38
10	2.05 X 3.45	8.80
11	0.15 X 1.30	0.18
12	1.50 X 1.65	2.48
13	1.50 X 1.65	2.48
TOTAL DEDUCTION		100.08 SQ.MT.
STAIRCASE & PASSAGE AREA		
ST1	2.50 X 4.45	11.13
PASS	2.50 X 3.00	7.50
PASS1	1.65 X 1.00	1.65
TOTAL DEDUCTION		20.28 SQ.MT.
TOTAL BUILT-UP AREA		98.35 SQ.MT.

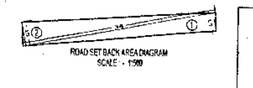
AREA DIAGRAM (5TH FLOOR)
SCALE :- 1:200



PLOT AREA DIAGRAM
SCALE :- 1:500

5% METHOD PLOT AREA CALCULATION		
1	6.5 X 70.67 X 1.414	919.67 SQ.MT.
2	3.5 X 19.67 X 2.828	415.29 SQ.MT.
	TOTAL PLOT AREA	777.83 SQ.MT.

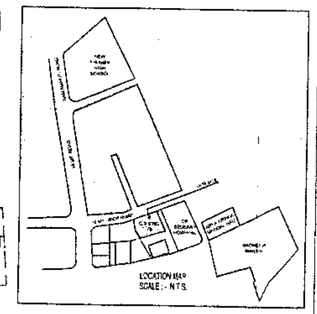
ROAD SET BACK AREA CALCULATION		
1	6.5 X 70.67 X 1.73	45.94 SQ.MT.
2	3.5 X 70.67 X 3.58	52.77 SQ.MT.
	TOTAL AREA	93.81 SQ.MT.
AS PER TOWN PLANNING AREA		92.97 SQ.MT.



ROAD SET BACK AREA DIAGRAM
SCALE :- 1:500

EXISTING STRUCTURE TO BE DEMOLISHED AREA 99.95 SQ.MT.

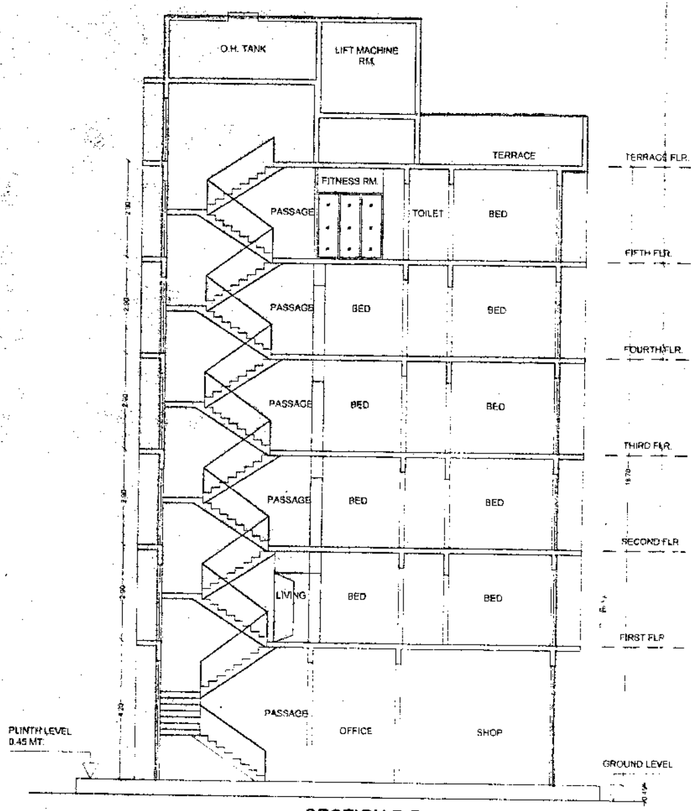
EXISTING STRUCTURE
SCALE :- 1:200



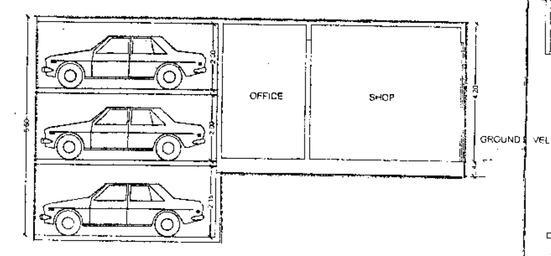
LOCATION MAP
SCALE :- N.T.S.

BUILT UP AREA STATEMENT							
SR. NO	FLOORS	COMMERCIAL AREA IN SQ.MT.	RESIDENTIAL AREA IN SQ.MT.	STAIR & PASS AREA IN SQ.MT.	LIFT AREA IN SQ.MT.	PERM. BALC. AREA IN SQ.MT.	EXCESS. BALC. AREA IN SQ.MT.	TOTAL BUILT-UP AREA IN SQ.MT.	TENEMENT PROPOSED
1	GRD. FLR.	132.72	0.00	15.63	2.48	0.00	0.00	132.72	-
2	1ST FLR.	0.00	183.82	18.63	2.48	18.38	0.00	183.82	4
3	2ND FLR.	0.00	183.82	18.63	2.48	18.38	0.00	183.82	3
4	3RD FLR.	0.00	183.82	18.63	2.48	18.38	0.00	183.82	3
5	4TH FLR.	0.00	183.82	18.63	2.48	18.38	0.00	183.82	3
6	5TH PT.FLR.	0.00	99.35	20.28	2.48	9.84	0.00	98.35	2
	TOTAL	132.72	833.63	110.43	14.88	83.38	0.00	966.35	15

PARKING STATEMENT					
		PROPOSED COMMERCIAL AREA IN SQ.MT.	PARKING FOR SHOP	PARKING FOR OFFICE	PARKING REQUIRED
1	1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT. & REMAINING 1 PARKING SPACE FOR EVERY 50 SQ.MT	132.72	5 NOS	0 NOS	5 NOS
		PROPOSED RESIDENTIAL AREA IN SQ.MT.	NO. OF FLAT UNDER 35 - 50 SQ.MT.	NO. OF FLAT UNDER 50 - 75 SQ.MT.	
2	ONE CAR PARKING SPACE FOR EVERY -	833.63	2 NOS.	12 NOS.	
	A) 2 TENEMENT WITH A BUILT UP AREA EXCEEDING 35 SQ. MTS. BUT NOT EXCEEDING 50 SQ. MTS.		NO. OF PARKING REQUIRED	NO. OF PARKING REQUIRED	
	B) 1 TENEMENT WITH A BUILT UP AREA EXCEEDING 50 SQ. MTS. BUT NOT EXCEEDING 75 SQ. MTS.		1 NOS.	12 NOS.	13 NOS.
3	10% VISITORS PARKING				1 NOS.
4	TOTAL PARKING REQUIRED				19 NOS.
5	TOTAL PARKING PROPOSED				23 NOS.

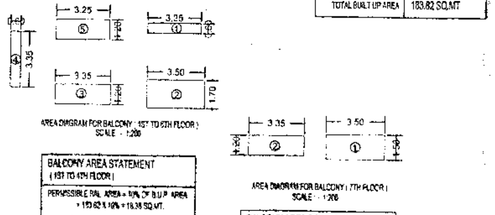


SECTION B-B
SCALE :- 1:100



SECTION C-C FOR MECHANICAL PARKING
SCALE :- 1:100

GROUND FLOOR (LAYOUT PLAN)
SCALE :- 1:100

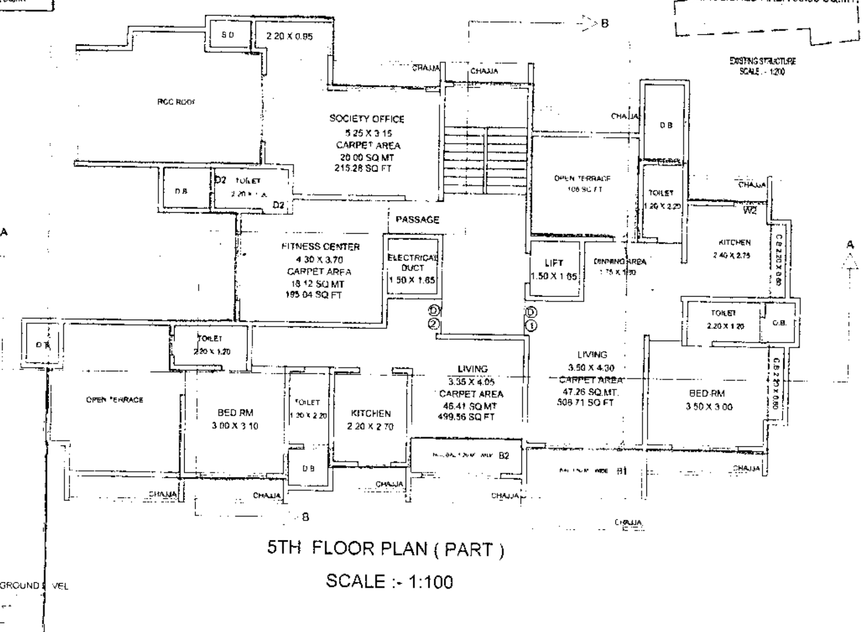


BALCONY AREA STATEMENT (1ST TO 4TH FLOOR)		
PERMISSIBLE BAL. AREA = 10% OF B.U.P. AREA = 183.82 X 10% =		18.38 SQ.MT.
PROPOSED BALCONY AREA		
1	3.50 X 1.50	5.25 SQ.MT.
1	3.35 X 1.20	4.02 SQ.MT.
TOTAL BAL. AREA		9.27 SQ.MT.
EXCESS BAL. AREA		---

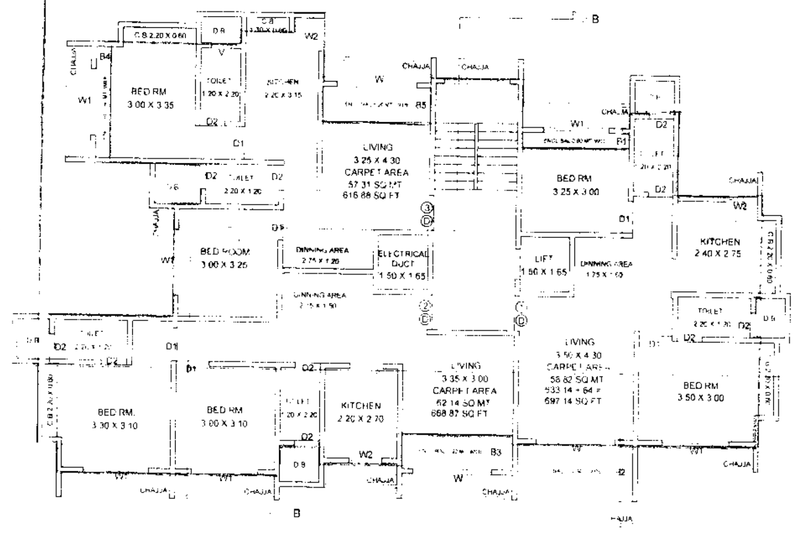
AREA DIAGRAM FOR BALCONY (1ST TO 4TH FLOOR)
SCALE :- 1:200

BALCONY AREA STATEMENT (5TH FLOOR)		
PERMISSIBLE BAL. AREA = 10% OF B.U.P. AREA = 98.35 X 10% =		9.84 SQ.MT.
PROPOSED BALCONY AREA		
1	3.50 X 1.50	5.25 SQ.MT.
1	3.35 X 1.20	4.02 SQ.MT.
TOTAL BAL. AREA		9.27 SQ.MT.
EXCESS BAL. AREA		---

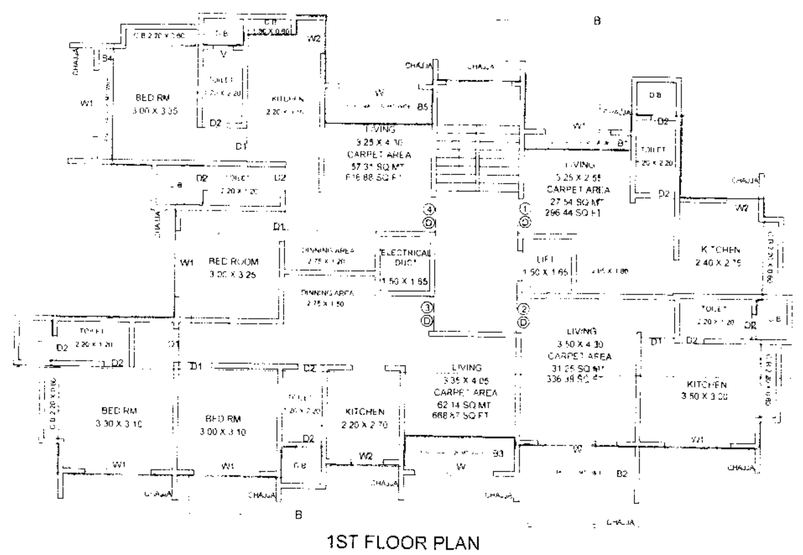
AREA DIAGRAM FOR BALCONY (5TH FLOOR)
SCALE :- 1:200



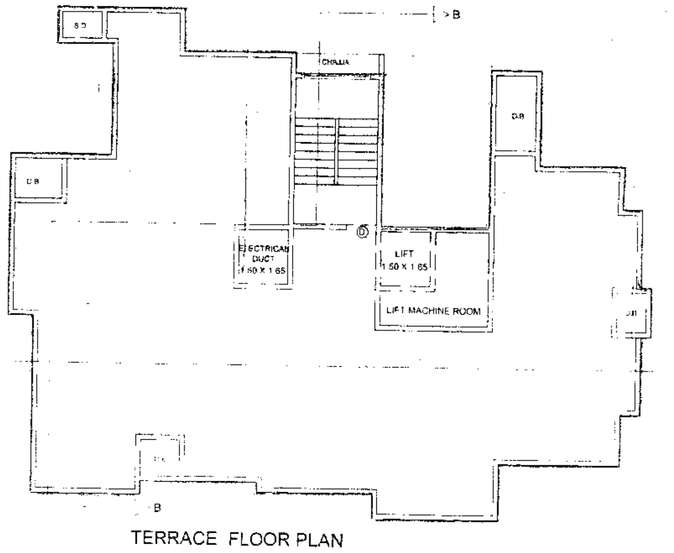
5TH FLOOR PLAN (PART)
SCALE :- 1:100



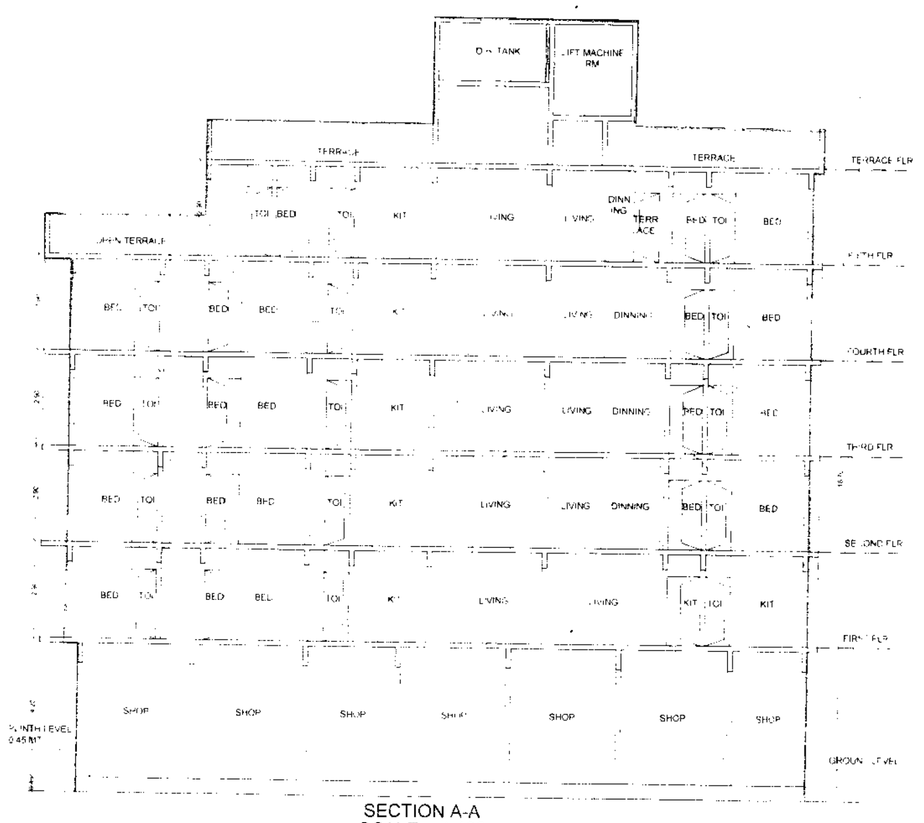
2ND, 3RD & 4TH TYPICAL FLOOR PLAN
SCALE :- 1:100



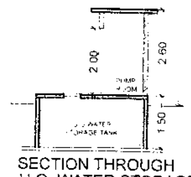
1ST FLOOR PLAN
SCALE :- 1:100



TERRACE FLOOR PLAN
SCALE :- 1:100



SECTION A-A
SCALE :- 1:100



SECTION THROUGH U.G. WATER STORAGE TANK

SECTION THROUGH COMPOUND WALL

F. SCHEDULE OF DOORS & WINDOWS		
NOS.	SIZE IN M.	DESCRIPTION
D	1.05 X 2.10	T.W. FLUSH DOOR
D1	1.00 X 2.10	T.W. FLUSH DOOR
D2	0.75 X 2.00	F.R.P. DOOR
W	2.40 X 2.10	ALUMINUM SLIDING WINDOW
W1	2.00 X 2.10	ALUMINUM SLIDING WINDOW
W2	1.00 X 1.20	ALUMINUM SLIDING WINDOW
W3	1.20 X 1.20	ALUMINUM SLIDING WINDOW
V	0.90 X 0.60	ALUMINUM LOUVERED WINDOW

NOTES

A) PLOT BOUNDERY SHOWN IN BLACK

B) ROAD LINE SHOWN IN DARK GREEN DOTTED

C) PROPOSED STRUCTURE SHOWN IN RED

D) DRAINAGE LINE RED DOTTED

E) STRUCTURE TO BE DEMOLISHED YELLOW HATCHED

CONTENT OF SHEET.

GROUND FLOOR PLAN, FIRST FLOOR PLAN, 2ND TO 4TH TYPICAL FLOOR PLAN, 5TH FLOOR PART PLAN & BUILT UP AREA CALCULATION, PLOT AREA DIAGRAM & CALCULATION, ROAD AREA DIAGRAM & CALCULATION, B.U.A STATEMENT, SUMMARY OF AREA, SCHEDULE OF DOOR & WINDOWS, COMPOUND WALL, CUPBOARD, BLOCK PLAN, LOCATION PLAN & F.S.I. STATEMENT, SECTION A-A, SECTION B-B, SECTION C-C FOR MECHANICAL PARKING.

STAMP OF DATE OF RECEIPT OF PLANS.

Plans are approved Subject to remarks
Prescribed in Permit No. VP/S02/0263/18
ISSUED DATE: 2/3/19 Dated: 2/11/2019

Deputy Engineer (TDD)

Chief Officer / City Engineer (TDD)

Thane Municipal Corporation
The City of Thane

PROFORMA - A

A		AREA STATEMENT	SQ.MT.
1		AREA OF PLOT AS PER C.T.S.	773.41
2		DEDUCTION FOR	
	a)	ROAD SET BACK AREA (12 mt. wide road)	92.97
	b)	PROPOSED ROAD	-
	c)	ANY RESERVATION	-
		TOTAL (a + b + c)	92.97
3		BALANCE AREA OF PLOT (1 - 2)	680.44
4		PERMISSIBLE FSI.	1.00
5		PERMISSIBLE BUILT-UP AREA	680.44
6		ADD AREA UNDER 12 MT. WIDE D.P. ROAD (92.97 X 2 = 185.94 SQ.MT.)	185.94
7		15% INCENTIVE ON 'R' ON (5)	102.07
8		TOTAL PERMISSIBLE FLOOR AREA (5 + 6 + 7)	968.45
9		PROPOSED B.U.A COMMERCIAL	132.72
10		PROPOSED B.U.A RESIDENTIAL	833.63
11		EXCESS BALCONY AREA	0.00
12		PROPOSED TOTAL BUILT-UP AREA	966.35
13		BALANCE BUILT-UP AREA	2.10
14		F.S.I. CONSUMED	
B		BALCONY AREA STATEMENT	
	I	PERMISSIBLE BALCONY AREA PER FLOOR	
	II	PROPOSED BALCONY AREA PER FLOOR	
	III	EXCESS BALCONY AREA PER FLOOR	
	IV	TOTAL EXCESS BALCONY AREA ALL FLOORS	
C		TENEMENT STATEMENT	
	I	PERMISSIBLE AREA	968.45
	II	LESS, DEDUCTION OF NON-RESIDENTIAL AREA	132.72
	III	AREA AVAILABLE FOR TENEMENTS (I-II)	833.63
	IV	TENEMENTS PERMISSIBLE (DENSITY 250H.C.) OF TENEMENTS PROPOSED	21 NOS.
	V	TENEMENTS PROPOSED	15 NOS.
D		PARKING STATEMENT	
	I	TOTAL CAR PARKING REQUIRED	19 NOS.
	II	TOTAL CAR PARKING PROVIDED	23 NOS.
	III	TOTAL TWO WHEELER PARKING REQUIRED	20 NOS.
	IV	TOTAL TWO WHEELER PARKING PROVIDED	28 NOS.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SERVED THE PLOT UNDER REF. ON DATE : AND THAT THE DIMENSION OF THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED CUT IS 773.41 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG ON PLOT BEARING C.T.S. NO. 78, & TIKA NO. 16 BEHIND DR. BEDEKAR HOSPITAL, GAONDEVI, THANE (W).

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

MR. NITIN S. MIRWANKAR (P.O.A. HOLDER) FOR M/S. SANCHIT ENTERPRISES

102, SEEMA HEIGHTS, NEAR BRAHMIN VIDYALAYA, CHARAI, THANE-W.

SIGNATURE OF P.O.A. HOLDER	SIGNATURE OF ARCHITECT
	N.S. Mirwankar

ARCHITECT

ARCH-M

MRS.M. N. MIRWANKAR.

102, SEEMA HEIGHTS,
NEAR BRAHMIN VIDYALAYA,
G.B ROAD, CHARAI, THANE (W) 400601
PHONE:- 2543 5449

DRAWN BY	CHKD BY	DATE	SHEET NO.
PRAVIN	M. N. M.	16.05.2018	1