SHEET NO.1/8

BLOCK PLAN

ROAD AREA CALCULATION						
1	1/2	X 46.69 X 16.32 X 1 NO	=	380.41	SQ.MT.
2	1/2	X 45.34 X 11.76 X 1 NO	=	266.24	SQ.MT.
3	1/2	X 55.66 X 5.62 X 1 NO	=	173.40	SQ.MT.
4	1/2	X 3.42 X 1.63 X 1 NO	=	2.79	SQ.MT.
5	1/2	X 6.94 X 2.70 X 1 NO	=	9.03	SQ.MT.
6	1/2	X10.07 X 0.90 X 1 NO	=	4.54	SQ.MT.
7	1/2	X14.11 X 1.35 X 1 NO	=	9.52	SQ.MT.
8	1/2	X 28.31 X 2.25 X 1 NO	=	30.13	SQ.MT.
9	1/2	X12.39 X 0.73 X 1 NO	=	4.80	SQ.MT.
10	1/2	X39.91 X 5.46 X 1 NO	=	136.66	SQ.MT.
11	1/2	X39.91 X 5.00 X 1 NO	=	100.97	SQ.MT.
12	1/2	X 16.99 X 2.31 X 1 NO	=	21.99	SQ.MT.
13	1/2	X 29.62 X 3.91 X 1 NO	=	48.13	SQ.MT.
14	1/2	X 24.52 X 1.82 X 1 NO	=	15.86	SQ.MT.
15	1/2	X 14.06 X 3.16 X 1 NO	=	22.32	SQ.MT.
		TOTAL ADDITION	=	1216.91	SQ.MT.

AREA CALCULATION OF PLOT AREA NOT IN POSSESSION						
42	1/2	X 12.40 X 1.24 X 1 NO	=	7.72	SQ.MT.
43	1/2	X 19.68 X 7.54 X 1 NO	=	74.23	SQ.MT.
44	1/2	X 28.63 X 4.46 X 1 NO	=	63.82	SQ.MT.
45	1/2	X 32.25 X 13.57 X 1 NO	=	218.82	SQ.MT.
46	1/2	X 41.52 X 10.29 X 1 NO	=	213.62	SQ.MT.
47	1/2	X 48.33 X 20.34 X 1 NO	=	491.02	SQ.MT.
48	1/2	X 48.31 X 7.50 X 1 NO	=	181.24	SQ.MT.
49	1/2	X 47.30 X 4.76 X 1 NO	=	112.66	SQ.MT.
50	1/2	X 47.35 X 14.35 X 1 NO	=	339.00	SQ.MT.
51	1/2	X 48.64 X 7.04 X 1 NO	=	171.99	SQ.MT.
52	1/2	X 53.09 X 9.77 X 1 NO	=	259.34	SQ.MT.
53	1/2	X 53.09 X 16.85 X 1 NO	=	447.25	SQ.MT.
54	1/2	X 49.52 X 8.77 X 1 NO	=	216.27	SQ.MT.
55	1/2	X 53.65 X 17.80 X 1 NO	=	477.49	SQ.MT.
56	1/2	X 60.51 X 11.42 X 1 NO	=	345.51	SQ.MT.
57	1/2	X 60.51 X 4.62 X 1 NO	=	139.78	SQ.MT.
58	1/2	X 40.83 X 13.78 X 1 NO	=	278.53	SQ.MT.
59	1/2	X 59.21 X 34.83 X 1 NO	=	1013.73	SQ.MT.
60	1/2	X 30.78 X 1.62 X 1 NO	=	32.55	SQ.MT.
61	1/2	X 39.32 X 19.07 X 1 NO	=	389.38	SQ.MT.
62	1/2	X 53.40 X 29.47 X 1 NO	=	786.85	SQ.MT.
63	1/2	X 53.40 X 16.37 X 1 NO	=	437.09	SQ.MT.
		TOTAL ADDITION	=	6870.00	SQ.MT.
		TOTAL PLOT AREA AS PER SITE	=	17684.73	SQ.MT.

ENCROACHMENT AREA CALCULATION						
64	1/2	X 16.39 X 9.62 X 1 NO	=	56.71	SQ.MT.
65	1/2	X 37.14 X 13.81 X 1 NO	=	247.17	SQ.MT.
66	1/2	X 12.14 X 3.80 X 1 NO	=	23.01	SQ.MT.
67	1/2	X 14.79 X 1.20 X 1 NO	=	8.87	SQ.MT.
68	1/2	X 30.81 X 2.80 X 1 NO	=	43.05	SQ.MT.
69	1/2	X 18.34 X 1.34 X 1 NO	=	10.98	SQ.MT.
70	1/2	X 13.33 X 1.72 X 1 NO	=	10.62	SQ.MT.
71	1/2	X 7.07 X 1.35 X 1 NO	=	4.79	SQ.MT.
		TOTAL ADDITION	=	404.92	SQ.MT.

PROPOSED PLOT AREA CALCULATION						
16	1/2	X 39.18 X 9.00 X 1 NO	=	186.72	SQ.MT.
17	1/2	X 39.17 X 9.09 X 1 NO	=	189.44	SQ.MT.
18	1/2	X 39.53 X 8.56 X 1 NO	=	78.75	SQ.MT.
19	1/2	X 92.97 X 20.88 X 1 NO	=	646.32	SQ.MT.
20	1/2	X 92.47 X 36.72 X 1 NO	=	1514.15	SQ.MT.
21	1/2	X 92.47 X 21.44 X 1 NO	=	884.08	SQ.MT.
22	1/2	X 66.66 X 3.99 X 1 NO	=	120.09	SQ.MT.
23	1/2	X 63.78 X 6.39 X 1 NO	=	204.88	SQ.MT.
24	1/2	X 61.52 X 9.00 X 1 NO	=	153.80	SQ.MT.
25	1/2	X 61.52 X 4.60 X 1 NO	=	141.50	SQ.MT.
26	1/2	X 36.36 X 7.40 X 1 NO	=	216.01	SQ.MT.
27	1/2	X 53.65 X 17.37 X 1 NO	=	457.66	SQ.MT.
28	1/2	X 36.17 X 12.81 X 1 NO	=	350.77	SQ.MT.
29	1/2	X 66.64 X 34.74 X 1 NO	=	1181.01	SQ.MT.
30	1/2	X 41.46 X 3.04 X 1 NO	=	63.06	SQ.MT.
31	1/2	X 37.66 X 5.70 X 1 NO	=	107.38	SQ.MT.
32	1/2	X 53.16 X 11.70 X 1 NO	=	193.09	SQ.MT.
33	1/2	X 36.20 X 16.57 X 1 NO	=	338.12	SQ.MT.
34	1/2	X 44.79 X 6.43 X 1 NO	=	143.34	SQ.MT.
35	1/2	X 44.79 X 9.66 X 1 NO	=	216.34	SQ.MT.
36	1/2	X 10.43 X 1.33 X 1 NO	=	6.89	SQ.MT.
37	1/2	X 48.66 X 3.66 X 1 NO	=	89.25	SQ.MT.
38	1/2	X 60.34 X 3.71 X 1 NO	=	60.36	SQ.MT.
39	1/2	X 62.50 X 12.00 X 1 NO	=	318.00	SQ.MT.
40	1/2	X 57.27 X 27.23 X 1 NO	=	779.44	SQ.MT.
41	1/2	X 57.27 X 20.39 X 1 NO	=	574.13	SQ.MT.
		TOTAL ADDITION	=	8560.06	SQ.MT.

AS PER 712				
	S.NO.65/1	=	3440.00	SQ.MT
	S.NO.66/2	=	2630.00	SQ.MT
	S.NO.66/1	=	12270.00	SQ.MT
	TOTAL(7/12)	=	18340.00	SQ.MT

AS PER AGREEMENT				
	S.NO.65/1	=	3400.00	SQ.MT
	S.NO.66/2	=	2630.00	SQ.MT
	S.NO.65/1	=	5600.00	SQ.MT
	TOTAL AREA	=	11630.00	SQ.MT

TOTAL PROPOSED BUILT UP AREA STATEMENT				
BLDG.	NET B.U.AREA	EXCESS B.A.C.	EXCESS STAIR	TOTAL B.U. AREA
BLDG.NO-1	6573.97	19.65	203.65	6797.27
COMMERCIAL BLDG.	3628.45	NIL	54.15	3682.60
TOTAL	10202.42	19.65	257.80	10479.87

GROSS BUILT UP AREA STATEMENT (SQ.MT) BLDG.NO-1&2									
BLDG.	B.U.AREA	BALCONY	STAIRCASE (NET AREA)	SHAFT/ DUCT/ PIPE ENTRANCE	CUPBOARD	PLT	RAMP	TOTAL B.U.AREA	
BLDG.NO-1	8641.83	557.49	1405.48	481.80	137.49	1289.19	175.95	10733.14	
BLDG.NO-2 (COMMERCIAL BLDG.)	4414.71	------	1037.88	230.25	------	39.64	57.73	5781.31	
TOTAL	11056.54	557.49	2443.16	721.05	137.49	1328.19	233.36	16482.45	

TOTAL RG AREA	
RG-1 AREA	600.00 SQ.MT.
RG-2 AREA	871.87 SQ.MT.
RG-3 AREA	334.92 SQ.MT.
RG-4 AREA	126.05 SQ.MT.
PODIUM RG	246.62 SQ.MT.
TOTAL PROPOSED RG	1978.46 SQ.MT.
REQUIRED RG	1979.00 SQ.MT.

R.G-1 AREA CALCULATION						
5	1/2	X 22.06 X 10.66 X 1 NO	=	117.52	SQ.MT.
6	1/2	X 20.06 X 8.32 X 1 NO	=	83.35	SQ.MT.
7	1/2	X 20.83 X 4.28 X 1 NO	=	44.57	SQ.MT.
8	1/2	X 21.13 X 8.64 X 1 NO	=	91.28	SQ.MT.
9	1/2	X 21.13 X 12.96 X 1 NO	=	153.75	SQ.MT.
10	1/2	X 17.70 X 6.75 X 1 NO	=	59.75	SQ.MT.
		TOTAL ADDITION	=	550.01	SQ.MT.

R-G-2 AREA CALCULATION						
1	1/2	X 34.18 X 7.13 X 1 NO	=	121.85	SQ.MT.
2	1/2	X 31.30 X 15.23 X 1 NO	=	238.50	SQ.MT.
3	1/2	X 31.30 X 14.52 X 1 NO	=	227.39	SQ.MT.
4	1/2	X 29.80 X 5.28 X 1 NO	=	84.16	SQ.MT.
		TOTAL ADDITION	=	671.87	SQ.MT.

PROPOSED PARKING AREA & TENEMENT STATEMENT

WING	AREA BELOW 35 SQMT.	AREA 35 TO 45 SQMT.	AREA 45 TO 75 SQMT.	AREA ABOVE 75 SQMT.	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
BLDG.NO-1	18 NOS.	33 (33+4@ 25)	55 (55/2=28.50)	NIL	104 NOS.	36.00 NOS	(75+37+34) 146 NOS.
COMMERCIAL AREA(BLDG.-1)	= 1221.36 SQ.MT.			1221.36/300=4.07		4.07 NOS		
VISITORS PARKING (10% OF REQUIRED PARKING)						4 NOS.		
TOTAL						43.07 NOS.	
COMM.BLDG	COMMERCIAL AREA	= 3682.63 SQ.MT.		3682.63/300=12.27		12.27 NOS	19 NOS
VISITORS PARKING (10% OF REQUIRED PARKING)						1.30 NOS	
TOTAL						13.57 NOS.	

R.G-3 AREA CALCULATION						
11	1/2	X 18.77 X 10.28 X 1 NO	=	81.14	SQ.MT.
12	1/2	X 13.41 X 1.83 X 1 NO	=	12.94	SQ.MT.
13	1/2	X 13.23 X 1.96 X 1 NO	=	13.20	SQ.MT.
14	1/2	X 17.85 X 4.48 X 1 NO	=	39.97	SQ.MT.
15	1/2	X 15.26 X 2.70 X 1 NO	=	20.63	SQ.MT.
16	1/2	X 14.27 X 8.46 X 1 NO	=	60.29	SQ.MT.
17	1/2	X 15.37 X 1.30 X 1 NO	=	9.74	SQ.MT.
18	1/2	X 27.25 X 6.89 X 1 NO	=	91.02	SQ.MT.
19	1/2	X 15.15 X 1.20 X 1 NO	=	9.68	SQ.MT.
		TOTAL ADDITION	=	334.92	SQ.MT.

R.G-4 AREA CALCULATION						
20	1/2	X 19.73 X 2.73 X 1 NO	=	37.12	SQ.MT.
21	1/2	X 18.79 X 1.57 X 1 NO	=	15.48	SQ.MT.
22	1/2	X 14.70 X 1.82 X 1 NO	=	17.66	SQ.MT.
23	1/2	X 18.07 X 1.83 X 1 NO	=	16.64	SQ.MT.
24	1/2	X 16.39 X 1.85 X 1 NO	=	17.01	SQ.MT.
25	1/2	X 19.05 X 1.71 X 1 NO	=	16.48	SQ.MT.
26	1/2	X 20.62 X 1.42 X 1 NO	=	14.57	SQ.MT.
		TOTAL ADDITION	=	135.05	SQ.MT.

DESCRIPTION OF PLANS

1) PROPOSED 18.00 WIDE ROAD (WITH NALLA)
2) 'A' TO 'B' & 'C' TO 'D' PROPOSED NALLA
3) EXISTING NALLA
4) ROAD
5) PLOT BOUNDARY SHOWN IN BLACK
6) PROPOSED WORK SHOWN IN RED
7) R.G. SHOWN IN GREEN
8) EXISTING WORK SHOWN IN YELLOW
9) ENCROACHMENT
10) OTHERS PROPERTY

PLOT AREA DIAGRAM
SCALE 1:500

BLOCK PLAN
SCALE 1:500

R.G. AREA DIAGRAM
SCALE 1:300

LOCATION PLAN
SCALE 1:4000

PROFORMA-A

AREA STATEMENTS		SQ.MT	
	AREA OF PLOT AS PER 7/12	18340.00	Sq.mts.
	AREA OF PLOT AS PER SITE	17684.73	Sq.mts.
2	DEDUCTIONS		
	a. Road	1219.81	Sq.mts.
	b. PLOT AREA NOT IN POSSESSION/OTHERS PROPERTY	6870.00	Sq.mts.
	c. ENCROACHMENT	404.92	Sq.mts.
	TOTAL (a+b+c)	8294.73	Sq.mts.
3	BALANCE AREA OF THE PLOT (1 minus 2)	9390.00	Sq.mts.
4	DEDUCTION FOR		
	a. 15% Reservation (proposed / if developed)	1408.50	Sq.mts.
	b. 10% Amenities (if applicable)	NIL	
5	NET AREA OF PLOT (3 - 4)	7981.50	Sq.mts.
6	ADDITIONS FOR FLOOR SPACE INDEX		
	a. ADR Road area---1219.81*10/12.00=	2500.81	Sq.mts.
	b. ADR Garden		
7	TOTAL AREA	10482.11	Sq.mts.
8	FLOOR SPACE INDEX PERMISSIBLE		
9	FSI CREDIT AVAILABLE (7.0 A.)		
10	PERMISSIBLE FLOOR AREA	10482.11	Sq.mts.
11	EXISTING FLOOR AREA	NIL	
12	PROPOSED AREA	10479.87	Sq.mts.
13	EXCESS BALCONY AREA/TAKEN IN FLOOR SPACE INDEX	NIL	Sq.mts.
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)		Sq.mts.
B	BALCONY AREA STATEMENT		
	PERMISSIBLE AREA PER FLOOR	10476.87	Sq.mts.
	PROPOSED BALCONY AREA AS PER PLOT	as per drawings	
	EXCESS BALCONY AREA PER FLOOR		
	TOTAL EXCESS BALCONY AREA AS PER BUILT FLOORS		
C	TENEMENT STATEMENT		
	PROPOSED AREA (upto 4.75 ABOVE)	10476.87	Sq.mts.
	DEDUCTION IN NON RESIDENTIAL AREA (SHOPS)	2903.98	Sq.mts.
	NET AREA	7572.89	Sq.mts.
	TENANTS PERMISSIBLE DENSITY (TENANTS PER ACRE)		
	TENANTS PROPOSED		
	TOTAL TENANTS ON THE PLOT		
D	PARKING STATEMENT		
	PARKING REQUIRED AS PER		
	TOTAL PARKING PROVIDED		

PROFORMA- B

CONTENTS OF SHEET

SR. NO.	DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

SR.NO/DWG	DESCRIPTION	STAGE	SIGNATURE

CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed from me on _____ and the dimensions of the side etc.of the plot shown in the plans are as measured on site and the areas so worked out tallies with the price indices in the documents of ownership / p. scheme record and records kept / by survey record.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL COM.COMMERCIAL BLDG ON PLOT BEARING GUDOWADA NEW S.NO 139/3+NO 1, OLD S.NO 65/1A+ S.NO 65/1B+NO 1, 2 VILLAGE - GODOWY, DAUKA & DISTRICT - THANE.

NAME OF OWNER	SIGNATURE OF OWNER
M/S. GUJRAT ESTATE	

Sign	Land No.	Dwg No.	Scale	Dsn By	Chkd By

SIGNATURE OF PLANNERS & ENGINEERS

B.A.C. PLANNERS & ENGINEERS PVT. LTD.
Authorised Signatory

SEAL	NAME OF THE PLANNERS & ENGINEERS
	B.A.C. PLANNERS & ENGINEERS PVT.LTD.

"सेवाधर्म"
"सक्षम प्राधिकारी यांच्याकडे सादर केलेले हे नकाशे मंजूर करताना ते तांत्रिक दृष्टीने योग्य असल्याची खात्री करण्यात आली आहे. तथापि, या नकाशांमुळे जमिनीच्या मालकी हक्काबाबत कोणतेही हक्क प्रस्थापित होत नाहीत. तसेच या नकाशांमुळे जमिनीच्या मालकी हक्काबाबत कोणतेही हक्क प्रस्थापित होत नाहीत. तसेच या नकाशांमुळे जमिनीच्या मालकी हक्काबाबत कोणतेही हक्क प्रस्थापित होत नाहीत."

सहायक संचालक नगररचना
वि.प्र. - भाईंदर महानगरपालिका

आयुक्त
वि.प्र.-भाईंदर महानगरपालिका