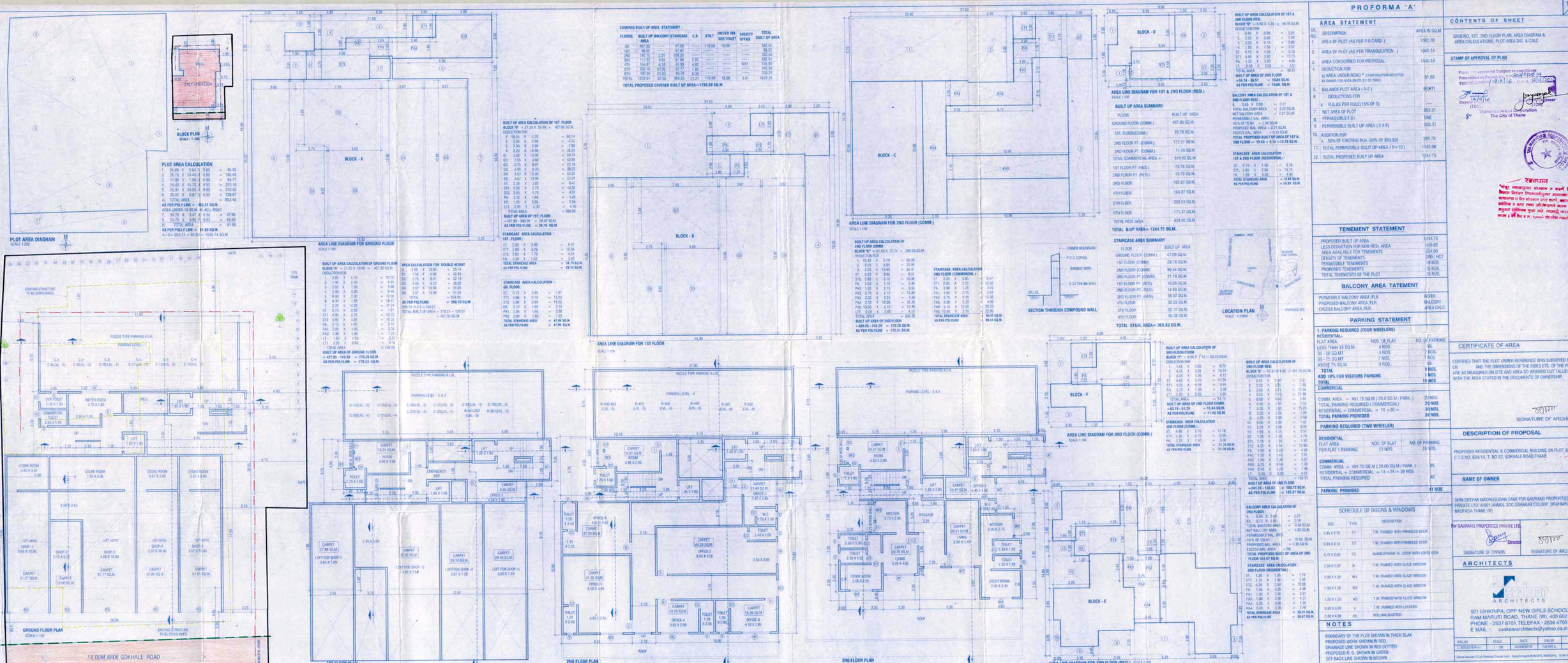

PROFORMA 'A'

AREA STATEMENT

SR. NO.	DESCRIPTION	AREA IN SQ.M.
1.	AREA OF PLOT (AS PER P.R CARD)	1982.70
2.	AREA OF PLOT (AS PER TRIANGULATION)	1045.14
3.	AREA CONSIDERED FOR PROPOSAL	1045.14
4.	DEDUCTION FOR a) AREA UNDER ROAD * COMPENSATION ADOPTED BY OWNER FOR AREA ON RS. 31/- SQ. METER)	91.83
5.	BALANCE PLOT AREA (1-2)	953.31
6.	DEDUCTIONS FOR a. R.G.AS PER RULE(15% OF 3)	—
7.	NET AREA OF PLOT	953.31
8.	PERMISSIBLE F.S.I	ONE
9.	PERMISSIBLE BUILT UP AREA (5 X 6)	953.31
10.	ADDITION FOR a. 50% OF EXISTING BUA (50% OF SR3.5.0)	291.75
11.	TOTAL PERMISSIBLE BUILT UP AREA (9 + 10)	1245.06
12.	TOTAL PROPOSED BUILT UP AREA	1244.75

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	1244.75
LESS DEDUCTION FOR NON RESI. AREA	119.82
AREA AVAILABLE FOR TENEMENTS	124.93
DENSITY OF TENEMENTS	200 / HCT
PERMISSIBLE TENEMENTS	0 NOS
PROPOSED TENEMENTS	0 NOS
TOTAL TENEMENTS OF THE PLOT	0 NOS

BALCONY AREA TATEMENT

PERMISIBLE BALCONY AREA PLR	IN RER
PROPOSED BALCONY AREA PLR.	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.MT	4 NOS.	2 NOS.
50 - 75 SQ.MT	7 NOS.	7 NOS.
ABOVE 75 SQ.M.	9 NOS.	NIL
TOTAL		9 NOS.
ADD 10% FOR VISITORS PARKING		1 NOS.
TOTAL		10 NOS.

COMMERCIAL

COMM. AREA = 491.75 SQ.M (25.0 SQ.M / PARK)	20 NOS.
TOTAL PARKING REQUIRED (COMMERCIAL)	20 NOS.
RESIDENTIAL + COMMERCIAL = 10 +20 =	30 NOS.
TOTAL PARKING PROVIDED	30 NOS.

PARKING REQUIRED (TWO WHEELER)

RESIDENTIAL

FLAT AREA	NOS. OF FLAT	NO. OF PARKING
PER FLAT 1 PARKING	15 NOS.	15 NOS.

COMMERCIAL

COMM. AREA = 491.75 SQ.M (20.00 SQ.M / PARK)	25
RESIDENTIAL + COMMERCIAL = 14 + 24 = 38 NOS.	
TOTAL PARKING REQUIRED	40
PARKING PROVIDED	41 NOS

SCHEDULE OF DOORS & WINDOWS

SIZE	TYPE	DESCRIPTION
1.20 X 2.10	D1	T.W. FRAMED WITH PANNELED DOOR
0.90 X 2.10	D2	T.W. FRAMED WITH PANNELED DOOR
0.75 X 2.00	D3	MARBLE FRAME AL. DOOR WITH VENTILATOR
2.50 X 1.00	W	T.W. FRAMED WITH GLAZE WINDOW
3.00 X 1.00	W1	T.W. FRAMED WITH GLAZE WINDOW
1.50 X 1.20	W2	T.W. FRAMED WITH GLAZE WINDOW
0.60 X 0.60	V	T.W. FRAMED WITH LOUVERD
3.40 X 4.00	RS	ROLLING SHUTTER

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
1ST BACK LINE SHOWN IN BROWN

1/2

CONTENTS OF SHEET

GROUND, 1ST, 2ND FLOOR PLAN, AREA DIAGRAM & AREA CALCULATIONS, PLOT AREA DIC. & CALC.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Letter No. TMC/TP/ 1915/16 Dated 19/04/16
Deputy Director (TDD)
for Thane Municipal Corporation
The City of Thane

स्वयंघोषणा

"मौजूद जमाबन्दी संस्थान व सक्षमे सैलेस विभाग जिल्हा परिषद ठाणे/महानगरपालिका/नगरपालिका/नगरपंचायत व ग्राम पंचायत यांच्या हद्दीत असलेल्या जागेत मी/आम्ही प्रस्तावित इमारत बांधकाम करणार आहे/करीत आहे. त्यासाठी लागणारी आवश्यक ती सर्व कागदपत्रे मी/आम्ही सोबत जोडली आहेत."

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR 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 RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING C.T.S.NO. 83A/1A, T. NO 22, GOKHALE ROAD,THANE.

NAME OF OWNER

SHRI DEEPAK MADHUSUDAN SANE FOR GAURANG PROPERTIES PRIVATE LTD. A/001,ANMOL SOC.SAHAKAR COLONY, JRAHMHAN SOC. NAUPADA THANE (W)

for GAURANG PROPERTIES PRIVATE LTD.
Director

SIGNATURE OF OWNER | SIGNATURE OF ARCHITECT

ARCHITECTS

ARCHITECTS
501 ISHKRIPA, OPP NEW GIRLS SCHOOL
RAM MARUTI ROAD, THANE (W). 400 602
PHONE - 2537 8701 TELEFAX - 2536 4700
E MAIL - saakaraarchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	CHKD.BY
C/83/2015/M-01	1 : 100	26/04/2016	VISHAL S.	

Observations/TCs/Letter Stamping/Remarks from Corporation/Authorities/Fire Dept./Other Dept./Amenities/Premium/Layout/Any other