



BLOCK PLAN

SCALE 1 : 500

AREA CALCULATION

AREA OF G. NO. 48/1	450.00 SQ.MT.
AREA OF G. NO. 48/2	1720.00 SQ.MT.
AREA OF G. NO. 48/3	60.00 SQ.MT.
TOTAL AREA	2230.00 SQ.MT.
AREA UNDER ROAD	1720.00 SQ.MT.
NET GROSS PLOT AREA	510.00 SQ.MT.
R.G. 15%	258.00 SQ.MT.
NET AREA OF PLOT	1720.00 SQ.MT.
ROAD ADDITION	510.00 SQ.MT.
AREA FOR DEVELOPMENT	2230.00 SQ.MT.
T.D.R. ADDITION	350.00 SQ.MT.
TOTAL AREA FOR DEVELOPMENT	2580.00 SQ.MT.

GARDEN AREA CALC.

1	15.00 X 2.00 X 0.50	= 15.00 SQ.MT.
2	17.00 X 5.50 X 0.50	= 46.75 SQ.MT.
3	17.00 X 11.00 X 0.50	= 93.50 SQ.MT.
4	23.00 X 3.00 X 0.50	= 34.50 SQ.MT.
TOTAL GARDEN AREA		= 258.75 SQ.MT.

AREA UNDER 30 MT. D.P. ROAD

1	27.00 X 5.00 X 0.50	= 67.50 SQ.MT.
2	27.00 X 20.00 X 0.50	= 270.00 SQ.MT.
3	24.00 X 5.00 X 0.50	= 60.00 SQ.MT.
4	13.00 X 5.00 X 0.50	= 32.50 SQ.MT.
AREA UNDER 25 MT. W. ROAD		= 450.00 SQ.MT.
S. NO. 48 H. NO. 4/1, 4/3		
5	15.00 X 8.00 X 0.50	= 60.00 SQ.MT.
AREA UNDER 25 MT. W. ROAD		= 60.00 SQ.MT.
TOTAL AREA UNDER ROAD		= 510.00 SQ.MT.

RESIDENTIAL PLOT AREA CALC.

6	30.00 X 5.25 X 0.50	= 78.75 SQ.MT.
7	8.50 X 1.25 X 0.50	= 5.31 SQ.MT.
8	35.00 X 7.00 X 0.50	= 122.50 SQ.MT.
9	47.00 X 18.00 X 0.50	= 423.00 SQ.MT.
10	50.00 X 21.00 X 0.50	= 525.00 SQ.MT.
11	50.00 X 6.25 X 0.50	= 156.25 SQ.MT.
12	49.50 X 6.50 X 0.50	= 160.88 SQ.MT.
13	49.50 X 8.50 X 0.50	= 210.38 SQ.MT.
14	49.50 X 1.75 X 0.50	= 42.44 SQ.MT.
TOTAL RESIDENTIAL AREA		= 1718.26 SQ.MT.

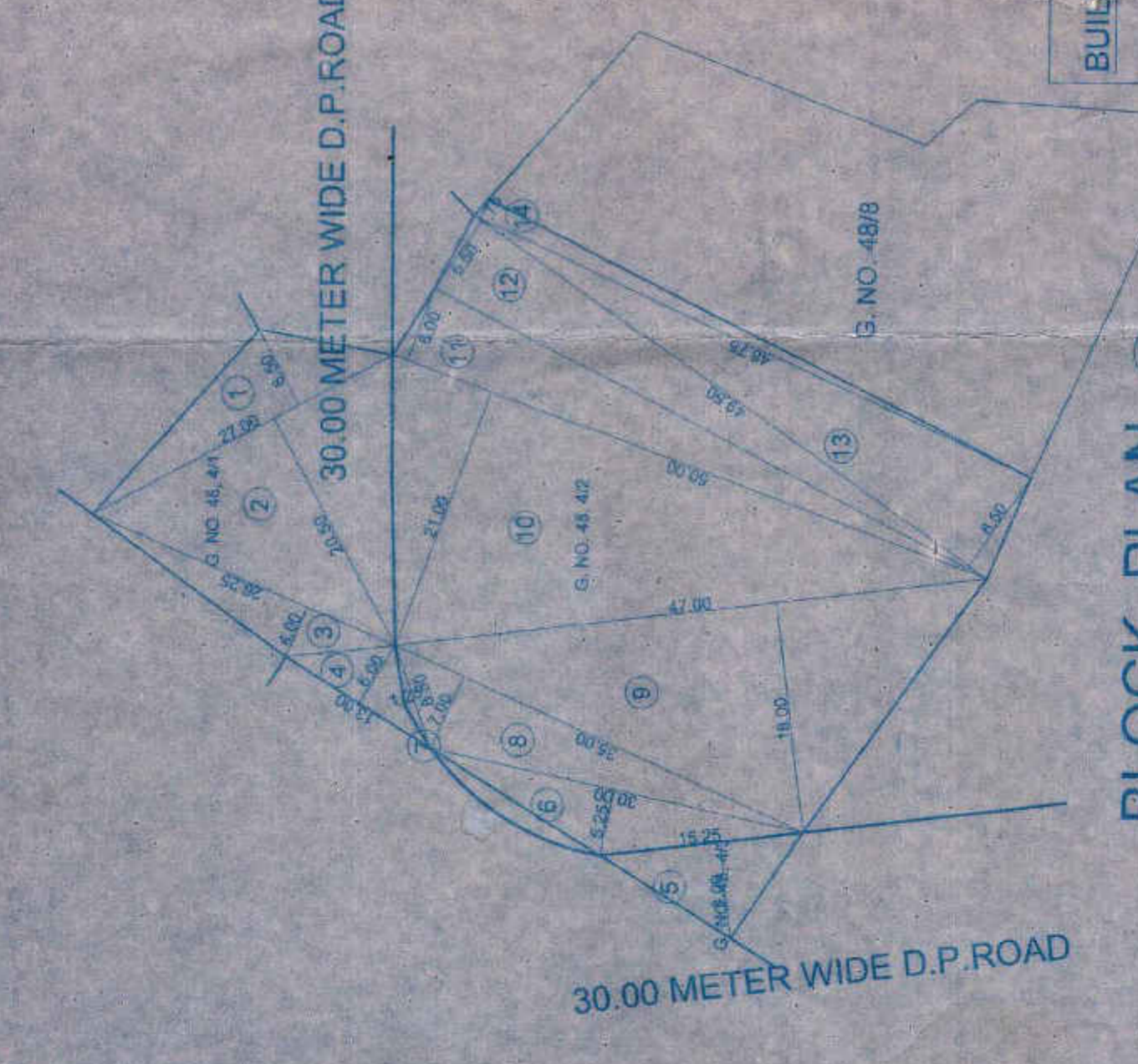
TREES AREA STATEMENT

NET PLOT AREA	1720.00 SQ.MT.
PERMISSIBLE AREA FOR GR. COVERAGE	574.00 SQ.MT.
AREA FOR TREES	1146.00 SQ.MT.
PERMISSIBLE NO. OF TREES	50 NOS.
PROPOSED NO. OF TREES	22 NOS.
SAY	23 NOS.

PARKING STATEMENT

PARKING REQUIRED BY RULE FOR

35 - 80 SQ.MT. = 2 TENEMENT	= 1 CAR
50 - 75 SQ.MT. = 1 TENEMENT	= 1 CAR
FOR SHOP	80 SQ.MT. = 1 CAR
PARKING REQUIRED - 4 WHEELER	
50 - 75 SQ.MT. = 40/1	
TOTAL PARKING	= 40 NOS.
PARKING FOR VISITORS (10%)	= 5 NOS.
PARKING REQUIRED	= 45 NOS.
PARKING PROVIDED	= 46 NOS.
STILT - 16 NOS + OPEN - 30 NOS =	46 NOS.
SCOOTER PARKING REQUIRED =	40 NOS.
SCOOTER PARKING PROVIDED =	40 NOS.
STILT - 12 NOS + OPEN - 28 NOS =	40 NOS.



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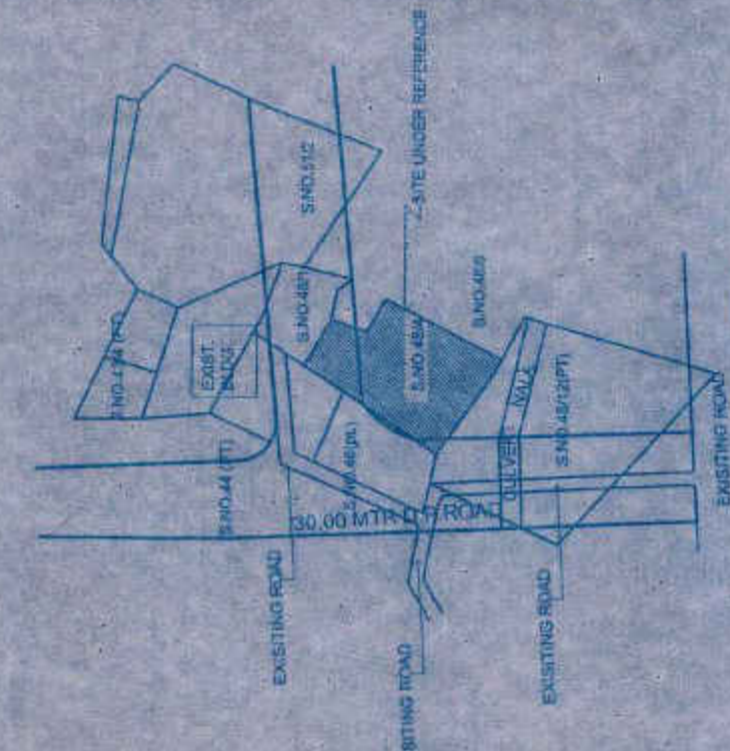
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LOCATION PLAN

PROFORMA - A

AREA STATEMENT		SO. MT.
1	AREA OF PLOT S.NO. 48, H.NO. 4/1, 4/2, 4/3	2230.00
2	DEDUCTION FOR ROAD ACQUISITION AREA S.NO. 48, H.NO. 4/1, 4/3	510.00
3	PROPOSED ROAD	510.00
4	ANY RESERVATION (SUB PLOT / UNBUILT AREA)	---
5	NET GROSS AREA OF PLOT (1+2)	1720.00
6	RECREATION GROUND AS PER REGULATION 58 (15%)	258.00
7	INTERNAL ROAD	---
8	TOTAL (a+b+c)	2580.00
9	NET AREA OF PLOT (3-4)	1720.00
10	ADDITION FOR F.A.R. (TOTAL BUILT UP AREA) PURPOSE (15%)	258.00
11	100% OF SET-BACK AREA	350.00
12	TOTAL AREA (5+6)	2580.00
13	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	2580.00
14	PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	2520.00
15	PROPOSED AREA	0.90
16	TOTAL BUILT-UP AREA CONSUMED (B7)	ONE

PROFORMA - B

TENEMENT STATEMENT		SO. MT.
a	NET AREA OF PLOT A (7) ABOVE	2230.00
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	---
c	AREA OF TENEMENTS (a-b)	2230.00
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	67 NOS.
e	DENSITY	300/HECTOR
f	TOTAL TENEMENT	40 NOS.
g	PROPOSED	---
h	EXISTING	---
i	TENEMENTS PROPOSED	40 NOS.
j	TOTAL TENEMENT (g+h)	40 NOS.

PROFORMA - C

PARKING STATEMENT		NO.
a	PARKING REQUIRED BY REGULATION	45 NOS.
b	GARAGES PERMISSIBLE	---
c	GARAGES PROPOSED	---
d	TOTAL PARKING PROVIDED	46 NOS.

PROFORMA - D

LOADING/UNLOADING STATEMENT		NO.
a	LOADING/UNLOADING REQUIRED	---
b	TOTAL LOADING / UNLOADING PROVIDED	---

NOTES

- BOUNDARY OF PLOT SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN RED DOTTED
- EXISTING WORK SHOWN IN BLUE
- WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
- THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION AND APPROVAL

PROFORMA - A

CONTENT OF SHEET

BLOCK PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

Plans are approved Subject to conditions prescribed in permit No. Y.P. 1000/2013, D. 40/115

THANE MUNICIPAL CORPORATION

THANE MUNICIPAL CORPORATION OF THANE

Urban Development & Planning Officer (P.O.D)

PROFORMA - B

REVISION

REVISION	DESCRIPTION	DATE	SIGNATURE
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CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA 2230.00 SQ.MT. SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS OWNERSHIP

SIGNATURE OF LICENSED ARCHITECTS / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR

SIGNATURE OF OWNER

For TRINITY CONSTRUCTION CO.

DESCRIPTION OF PROPOSAL AND PROPERTY

AMMENDED LAYOUT FOR SANCTIONED BUILDING PROPOSAL USING T.D.R. ON PLOT BEARING, S. NO. 48 H.NO. 4/1, 4/2, 4/3 AT VILL KALWA, TAL & DIST - THANE

ARCHITECT

ASHOK WESAVKAR & CO.

ARCHITECT, INTERIOR DESIGNERS

GANGURJI FIRST FLOOR
OPP. BANK OF MAHARASHTRA,
PANCHPAKHADI, THANE (W) 400 602
PH. NO. 536 8580, 533 5351

JOB NO.

DRAWING NO.

DATE

SCALE

AS SHOWN

DRAWN BY

CHECKED BY

SIGNATURE OF LICENSED ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR

A. WESAVKAR