

R.G. AREA STATEMENT
SCALE - 1:500

R.G. AREA STATEMENT
REQUIRED R.G. AREA = 2207.62 x 20%
= 441.52 Sq.Mt.
REQUIRED GR.FL. R.G. = 441.52 x 33%
= 145.70 Sq.Mt.

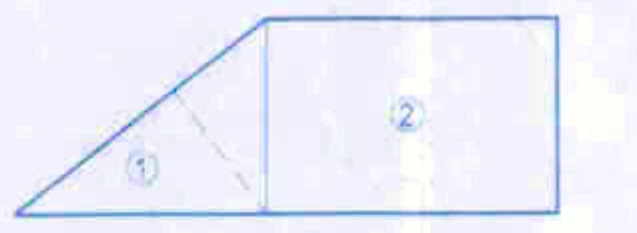
1 R.G. AREA -1	= 136.51 Sq.Mt.
2 PODIUM R.G.	= 318.96 Sq.Mt.
TOTAL R.G. AREA	= 454.96 Sq.Mt.

R.G. AREA -1

A	1/2 x 6.21 x 17.36	= 53.90 Sq.Mt.
B	1/2 x 19.50 x 4.60	= 54.85 Sq.Mt.
C	1/2 x 6.80 x 3.50	= 11.95 Sq.Mt.
D	1/2 x 17.45 x 0.90	= 15.70 Sq.Mt.
TOTAL AREA	= 1326.51 Sq.Mt.	

ELEVATED R.G. AREA CALCULATION

1	9.39 x 7.05 x 1/2	= 37.32 Sq.Mt.
2	10.71 x 7.56 x 1No	= 80.98 Sq.Mt.
3	21.70 x 7.56 x 1No	= 164.05 Sq.Mt.
4	9.56 x 7.50 x 1/2	= 35.85 Sq.Mt.
TOTAL AREA	= 318.96 Sq.Mt.	



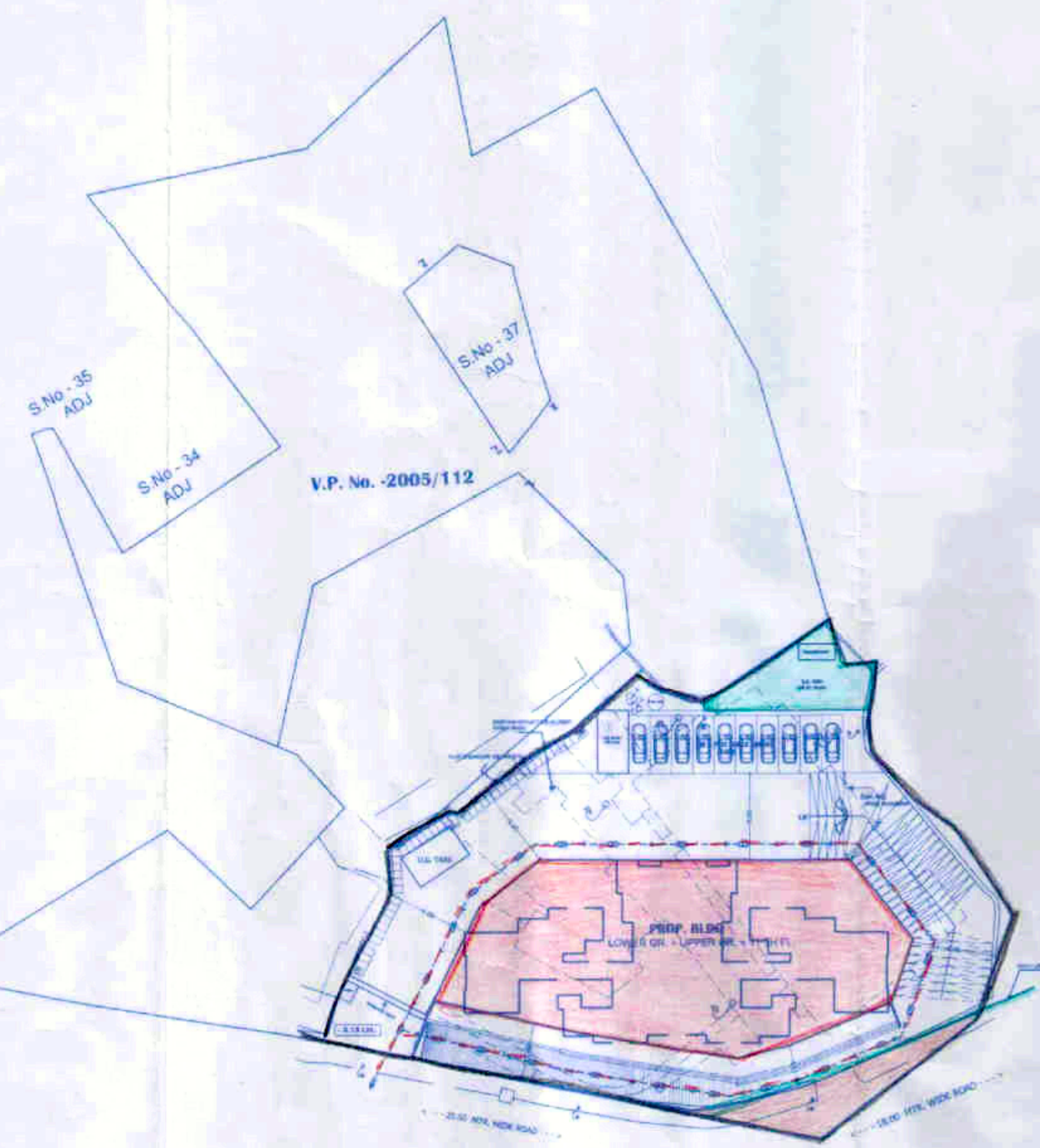
ELEVATED R.G. AREA STATEMENT
SCALE - 1:200

ROAD AREA CALCULATION

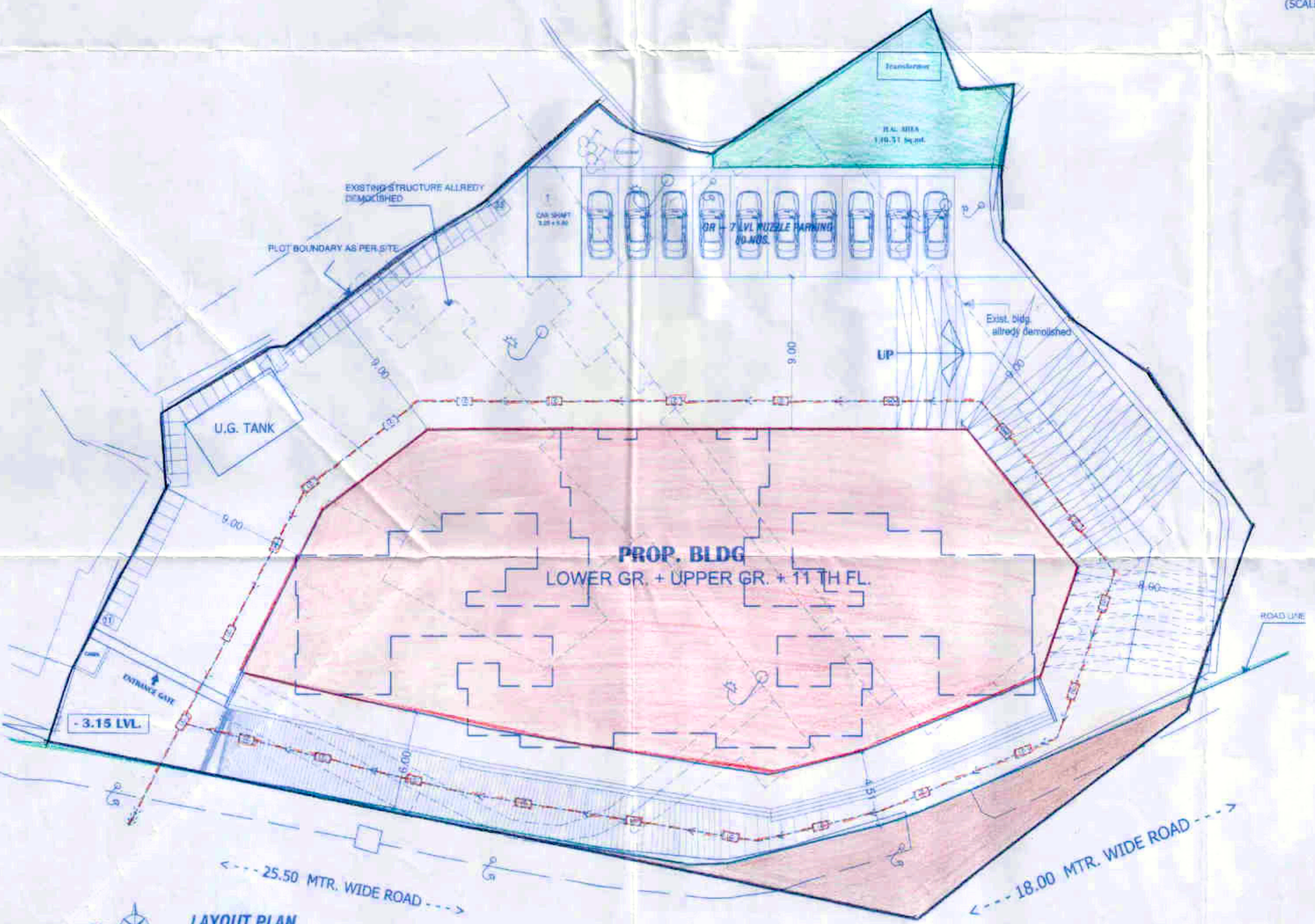
ADDITION

1	1/2 x 17.62 x 0.77 x 1No	= 6.78 Sq.Mt.
2	1/2 x 20.30 x 4.84 x 1No	= 49.12 Sq.Mt.
3	1/2 x 6.33 x 2.45 x 1No	= 7.75 Sq.Mt.
4	1/2 x 11.81 x 4.67 x 1No	= 27.57 Sq.Mt.
5	1/2 x 14.07 x 0.58 x 1No	= 4.06 Sq.Mt.
6	1/2 x 25.02 x 0.40 x 1No	= 5.00 Sq.Mt.
7	1/2 x 17.68 x 0.17 x 1No	= 1.50 Sq.Mt.
8	1/2 x 28.22 x 0.28 x 1No	= 4.05 Sq.Mt.
TOTAL ADDITION	= 156.29 Sq.Mt.	

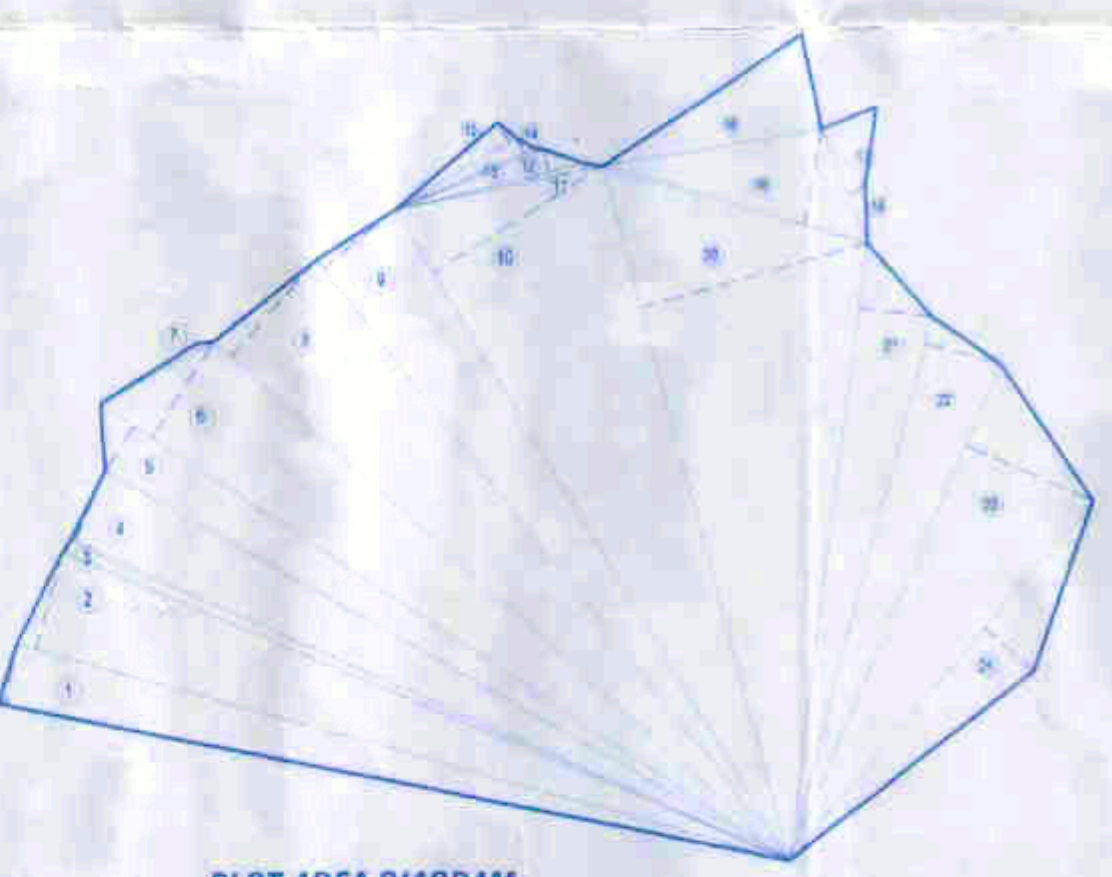
ELEVATED R.G. AREA STATEMENT
SCALE - 1:200



BLOCK PLAN
SCALE - 1:500



LAYOUT PLAN
SCALE - 1:200



PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA

1	1/2 x 53.00 x 4.07 x 1 No	= 107.85 Sq.Mt.
2	1/2 x 53.00 x 6.60 x 1 No	= 174.90 Sq.Mt.
3	1/2 x 52.10 x 0.90 x 1 No	= 23.44 Sq.Mt.
4	1/2 x 51.90 x 5.06 x 1 No	= 131.30 Sq.Mt.
5	1/2 x 54.44 x 3.52 x 1 No	= 95.81 Sq.Mt.
6	1/2 x 54.44 x 7.49 x 1 No	= 203.88 Sq.Mt.
7	1/2 x 8.53 x 0.41 x 1 No	= 1.75 Sq.Mt.
8	1/2 x 50.92 x 8.44 x 1 No	= 214.88 Sq.Mt.
9	1/2 x 50.13 x 6.10 x 1 No	= 152.89 Sq.Mt.
10	1/2 x 49.78 x 13.19 x 1 No	= 328.29 Sq.Mt.
11	1/2 x 14.03 x 0.41 x 1 No	= 2.88 Sq.Mt.
12	1/2 x 12.80 x 1.56 x 1 No	= 9.98 Sq.Mt.
13	1/2 x 10.52 x 0.30 x 1 No	= 1.58 Sq.Mt.
14	1/2 x 10.03 x 1.05 x 1 No	= 5.26 Sq.Mt.
15	1/2 x 9.27 x 1.55 x 1 No	= 7.18 Sq.Mt.
16	1/2 x 14.49 x 8.30 x 1 No	= 60.13 Sq.Mt.
17	1/2 x 3.29 x 4.90 x 1 No	= 8.06 Sq.Mt.
18	1/2 x 8.16 x 1.70 x 1 No	= 5.23 Sq.Mt.
19	1/2 x 18.24 x 4.31 x 1 No	= 39.31 Sq.Mt.
20	1/2 x 46.90 x 15.56 x 1 No	= 364.88 Sq.Mt.
21	1/2 x 40.50 x 4.87 x 1 No	= 98.62 Sq.Mt.
22	1/2 x 36.61 x 5.14 x 1 No	= 94.09 Sq.Mt.
23	1/2 x 35.18 x 9.22 x 1 No	= 162.18 Sq.Mt.
24	1/2 x 30.80 x 4.29 x 1 No	= 66.06 Sq.Mt.
TOTAL ADDITION	= 2365.29 Sq.Mt.	

BUILT UP AREA SUMMARY
(COMM. + RESI.)

FLOOR	BUILT UP AREA	TOTAL
LOWER GROUND FLOOR	= 524.98 Sq.Mt.	= 524.98 Sq.Mt.
UPPER GROUND FLOOR	= 528.52 Sq.Mt.	= 528.52 Sq.Mt.
FIRST FLOOR	= 517.39 Sq.Mt.	= 517.39 Sq.Mt.
SECOND FLOOR	-----	-----
THIRD FLOOR	= 330.46 Sq.Mt.	= 330.46 Sq.Mt.
FOURTH FLOOR	= 315.63 Sq.Mt.	= 315.63 Sq.Mt.
FIFTH FLOOR	= 309.32 Sq.Mt.	= 309.32 Sq.Mt.
SIXTH FLOOR	= 287.51 Sq.Mt.	= 287.51 Sq.Mt.
SEVENTH FLOOR	= 278.87 Sq.Mt.	= 278.87 Sq.Mt.
EIGHTH FLOOR	= 277.02 Sq.Mt.	= 277.02 Sq.Mt.
NINTH FLOOR	= 184.80 Sq.Mt.	= 184.80 Sq.Mt.
TENTH FLOOR	= 223.32 Sq.Mt.	= 223.32 Sq.Mt.
ELEVENTH FLOOR	= 219.12 Sq.Mt.	= 219.12 Sq.Mt.
TOTAL	3998.00 Sq.Mt.	3998.00 Sq.Mt.
TOTAL COMM. AREA	1570.91 Sq.Mt.	1570.91 Sq.Mt.
TOTAL RESI AREA	2427.09 Sq.Mt.	2427.09 Sq.Mt.
EXCESS. BALCONY	13.96 Sq.Mt.	13.96 Sq.Mt.
TOTAL PROPOSED AREA	4016.95 Sq.Mt.	4016.95 Sq.Mt.

CONTENT OF SHEET 1/12

LAYOUT PLAN, BLOCK PLAN, PLOT AREA DIA. & CALC. R.G. AREA DIA & CALC. LOCATION PLAN, COMPOUND WALL SECTION

STAMP OF APPROVAL BY T.M.C.

are approved Subject to conditions prescribed in Permit No. V.P. 502/0078/11.
I/MC/TD-DP/TPSI. 3334/20. Dated. 16/01/2020

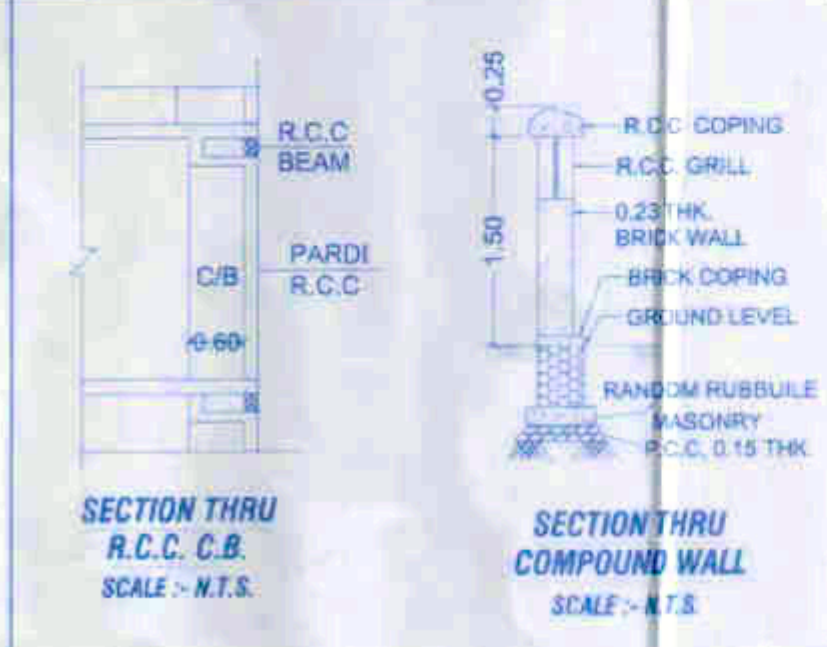
(Signature)
Deputy Engineer (TDD)

(Signature)
Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

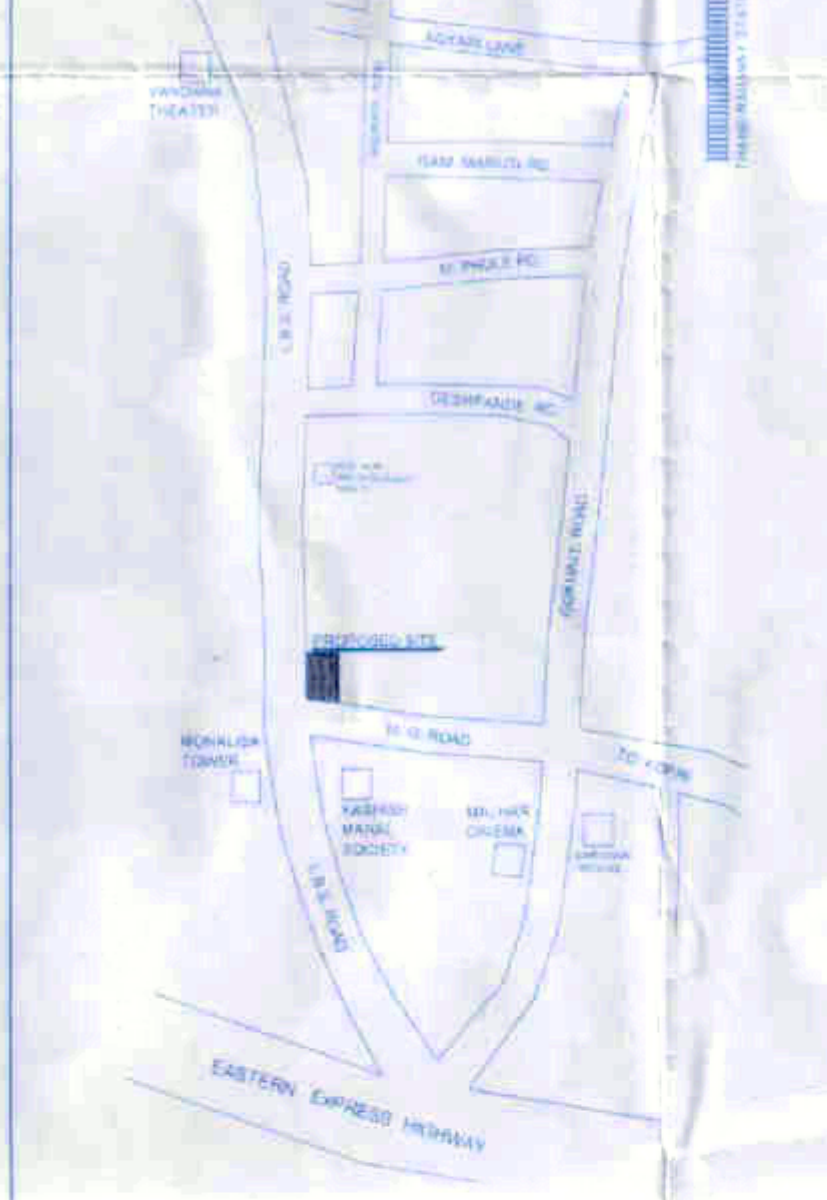
PROFORMA-1

Sl. No.	AREA STATEMENT	Sq.Mt.
1	C.T. S. No. 75 (pt.) 78	2357.92
2	DEDUCTION FOR	
a	ROAD SET BACK AREA = 150.30	150.30
b	ANY RESERVATION (D.P. RESERVATION)	
d	TOTAL (A+B+C)	150.30
3	BALANCE AREA OF PLOT (ZMINUS 3)	2207.62
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE) 15% (Rule No.-54)	82.62
5	NET AREA OF THE PLOT (3) MINUS (4)	2125.00
6	ADDITIONS FOR FLOOR SPACE INDEX	
2 (a)	100% (150.30 x 2 = 300.60)	300.60
2 (b)	100%	---
7	TOTAL AREA (5 + 6)	2425.60
8	F.S.I. CREDIT AVAILABLE T.D.R.	---
9	ADD. 50% F.S.I. OF EXISTING TENEMENT AREA AS PER	---
i)	Year - 1972-73 (i.e. 2171.30 x 0.20 = 2605.56 sq.mt./2 1302.78 SQ.MT.	1302.78
ii)	Site Measurements i.e. -	
10	20% Premium F.S.I. (2207.62 x 20% = 441.52 Sq.Mt.)	441.52
11	PERMISSIBLE FLOOR AREA (7+8) +9 + 10 ABOVE	4169.90
12	PROPOSED AREA COMM.	1570.91
13	PROPOSED AREA RESI.	2446.05
14	EXCESS BALCONY AREA TAKEN IN FLOOR	---
15	SPACE INDEX (AS PER B (III) (BELOW)	---
16	TOTAL BUILT-UP AREA PROPOSED (12 + 13) TOTAL	4016.95
16	BALANCE BUILT-UP AREA	
B	BALCONY AREA STATEMENT	
i)	PERMISSIBLE BALCONY AREA PER FLOOR	
ii)	PROPOSED BALCONY AREA PER FLOOR	AS SHOWN IN DRG
iii)	EXCESS BALCONY PER FLOOR	
iv)	TOTAL EXCESS BALCONY AREA PER FLOOR FOR ALL FLOOR	
C	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A-14 ABOVE)	4016.95
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.) COMM.	1570.91
iii)	AREA AVAILABLE FOR TENEMENT (ii) - (iii)	2446.04
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENT/HECTARE)300MH	78 Nos.
v)	TENEMENT PROPOSED	82 Nos.
vi)	TENEMENT EXISTING	---
vii)	TOTAL TENEMENTS ON THE PLOT	82 Nos.
D	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATION FOR CAR	66 Nos.
ii)	PARKING REQUIRED BY REGULATION FOR SCOOTER	110 Nos.
iii)	PARKING PROPOSED FOR CAR	80 Nos.
iv)	PARKING PROPOSED FOR SCOOTER	126 Nos.



SECTION THRU R.C.C. C.B.
SCALE - N.T.S.

SECTION THRU COMPOUND WALL
SCALE - N.T.S.



LOCATION PLAN
SCALE - N.T.S.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 1/07/13 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS 2357.92 Sq.Mt. MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS.

(Signature)
SIGNATURE OF LICENSED ARCHITECT

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN METRIC.
- BOUNDARY OF PLOT AS PER T.I.L.R SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED.
- R.G. AREA SHOWN THUS
- DRAINAGE / SEWERAGE LINE SHOWN IN RED DOTTED
- ROAD LINE SHOWN IN GREEN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT COMM. CUM RESI BLDG.ON PLOT BEARING C.T.S. No.75(pt.) AT HARI NIWAS AT THANE.

SIGNATURE & ADDRESS OF OWNERS

(Signature) aaji krupa bldg. 1st floor hari niwas circle thane (w)

Shri Nimit Jitendra Mehta
For :- M/s. Maharashtra Developers (Towards)

NoRTH LINE

SIGNATURE OF ARCHITECT

(Signature)
A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO.: CA/94/17923

GENERAL NOTES :-

JOB No	DRG.No.	SCALE	DATE	DRN.BY	CHK.BY	APP.BY
251	MD/MU/01	AS SHOWN	13.12.2019	BHUPESH	ASHA	DESAI

A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO.: CA/94/17923
Tel.(off) : 25821898
(Fax) : 25802997

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