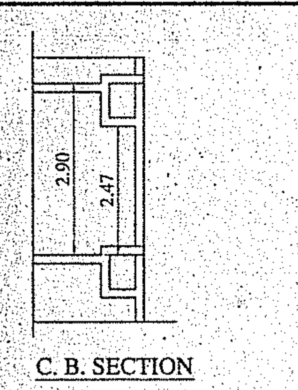
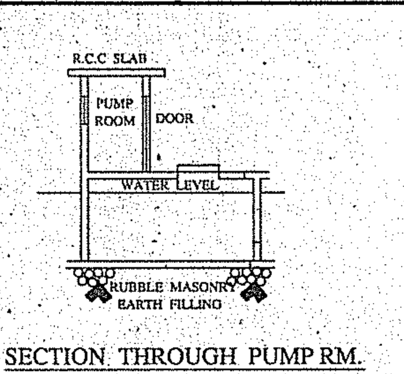
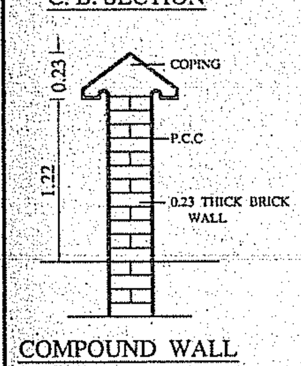


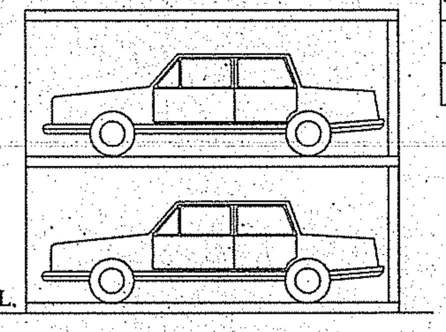
C. B. SECTION



SECTION THROUGH PUMP RM.



COMPOUND WALL



SECTION FOR 2LVL.STACK PARKING

PARKING AREA STATEMENT

TYPE OF FLATS	UNITS	RATIO	NO. OF PARKING
BELOW 35 SQ M	NIL	NIL	NIL
35 TO 50 SQ M	NIL	2 : 1	NIL
50 TO 75 SQ M.	26	1 : 1	26
ABOVE 75 SQ M	28	1 : 2	56
COMMER. PARK	185.46	50 : 1	4.00
TOTAL	54 NOS		86 NOS.
ADD. 10% PARKING FOR VISITORS			8.00 NOS
TOTAL PARKING REQUIRED			94.00 NOS
TOTAL PARKING PROVIDED			94.00 NOS
TWO WHEELER REQUIRED			56.00 NOS
TWO WHEELER PROVIDED			60.00 NOS

AREA CHART AS PER 7/12 EXTRACT

S. NO.	GUT NO./ H.NO	AREA IN SQ.MT.
1)	47/ 1/11	1900.00
	TOTAL AREA	1900.00Sq.mt.

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.07 x 2.13	T.W. FRAMED WITH FLUSH DOOR
D1	0.91 x 2.13	T.W. FRAMED WITH PANEL DOOR
D2	0.76 x 2.13	T.W. FRAMED WITH PANEL DOOR
W	2.13 x 1.22	ALUMN. FRAMED WITH GLAZED
W1	1.82 x 1.22	ALUMN. FRAMED WITH GLAZED
W2	1.52 x 1.22	ALUMN. FRAMED WITH GLAZED
V	0.61 x 0.91	ALUMN. FRAMED WITH LOUVERS

R.G. AREA CALCULATION

REQ. 15% OF 1900.00 = 285.00 SQ. MT.

RG. 'A'

(1) 31.71 X 13.41 X 0.5 = 212.61 SQ. MT

(2) 23.62 X 6.23 X 0.5 = 73.57

TOTAL = 286.18 SQ. MT

STAIRCASE AREA STATEMENT

FLOORS	COMM.	RESI.
STILT	40.12	——
1ST FLOOR	——	40.12
2ND FLOOR	——	40.12
3RD FLOOR	——	40.12
4TH FLOOR	——	40.12
5TH FLOOR	——	40.12
6TH FLOOR	——	40.12
7TH FLOOR	——	40.12
8TH FLOOR	——	40.12
9TH FLOOR	——	40.12
10TH FLOOR	——	40.12
11TH FLOOR	——	40.12
12TH FLOOR	——	40.12
13TH FLOOR	——	40.12
14TH FLOOR	——	40.12
TOTAL	40.12	561.68

TOTAL = 601.80 SQ.MT

B-UP AREA STATEMENT

FLOORS	COMM.	RESI
GR.FLR.	185.46 sq.mt.	——
1ST FLOOR	——	288.64
2ND FLOOR	——	288.64
3RD FLOOR	——	288.64
4TH FLOOR	——	288.64
5TH FLOOR	——	288.64
6TH FLOOR	——	288.64
7TH FLOOR	——	288.64
8TH FLOOR	——	288.64
9TH FLOOR	——	288.64
10TH FLOOR	——	288.64
11TH FLOOR	——	288.64
12TH FLOOR	——	228.26
13TH FLOOR	——	288.89
14TH FLOOR	——	273.41
TOTAL	185.46	3965.60

TOTAL B-UP AREA = 185.46 + 3965.60 SQ.MT.

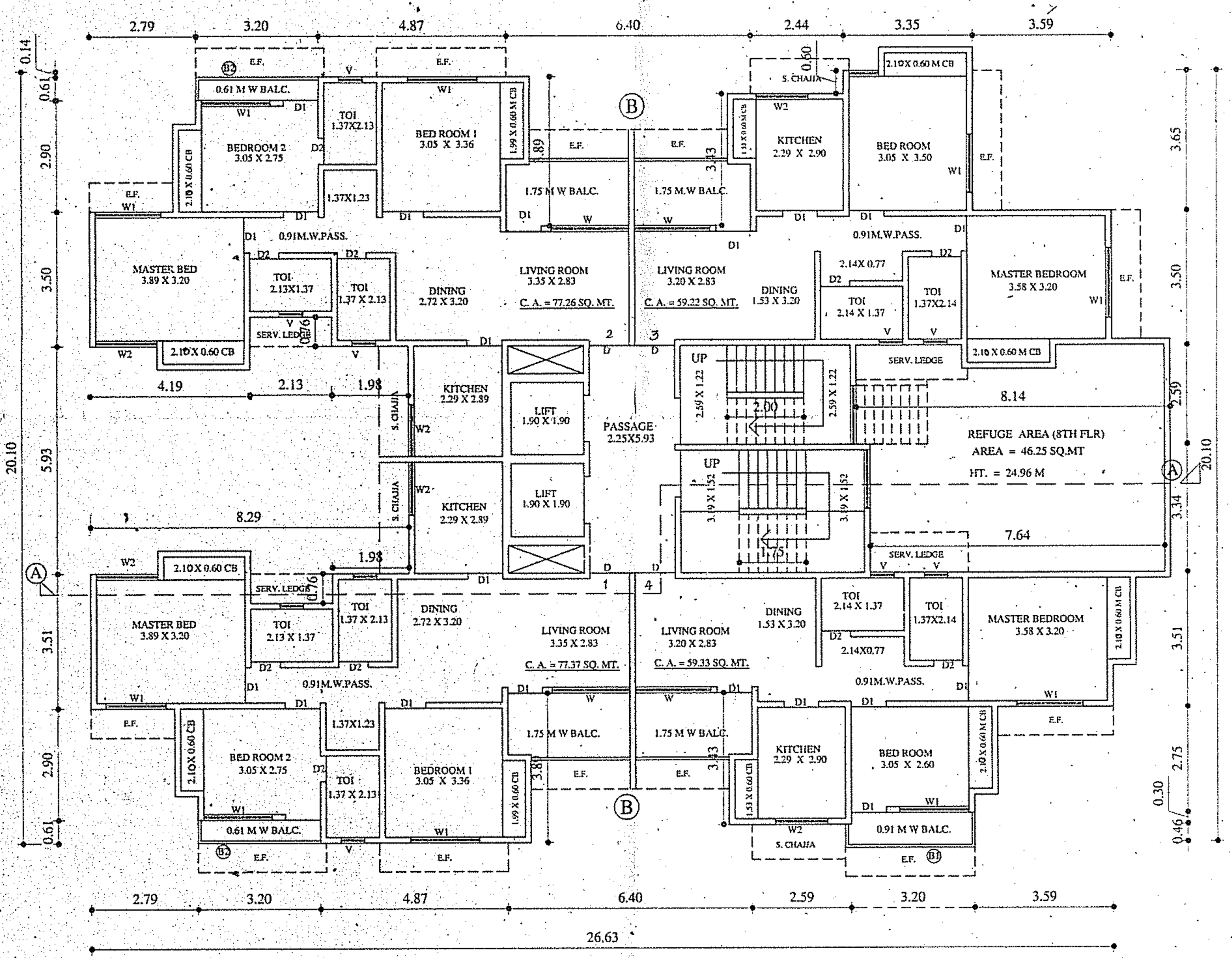
= 4151.06 SQ. MT.

PARKING ALLOTMENT TABLE

VISITOR PARKING = S- 1/2, S-5/6, V-1/2, V-3/4

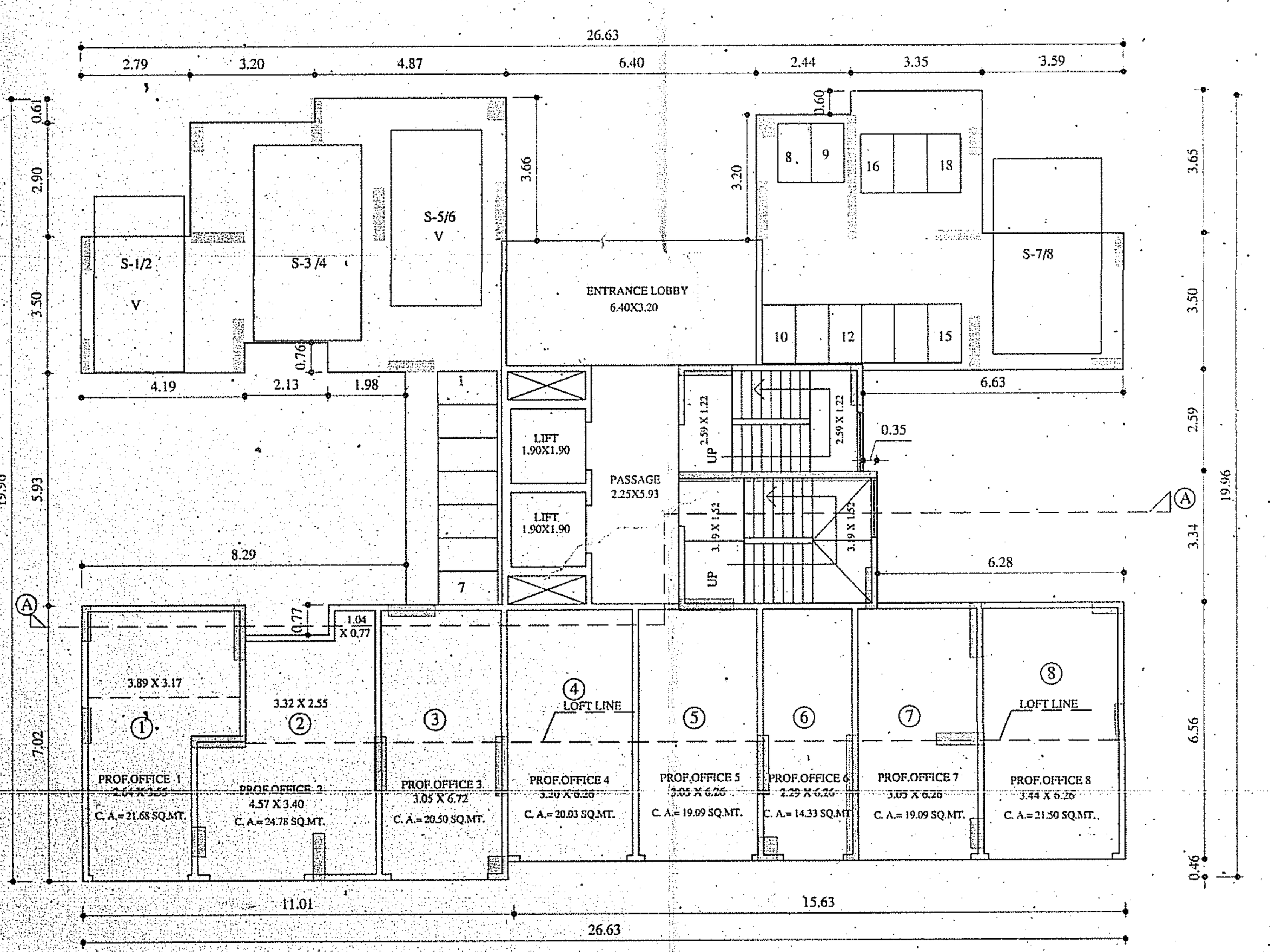
COMMERCIAL PARKING = O-1 TO O-4

FLAT NO.	PARKING	FLAT NO.	PARKING
101	S-3	704	T-22
102	S-7/8	801	T-23
103	St-1/2	802	T-24,T-25
104	S-4	803	T-26,T-27
201	St-3	804	T-28
202	St-5/6	901	T-29
203	St-7/8	902	T-30,T-31
204	St-4	903	T-32,T-33
301	St-9	904	T-34
302	St-11/12	1001	T-35
303	St-13/14	1002	T-36,T-37
304	St-10	1003	T-38,T-39
401	St-15	1004	T-40
402	T-1,T-2	1101	T-41
403	T-3,T-4	1102	T-42,T-43
404	St-16	1103	T-44,T-45
501	T-5	1104	T-46
502	T-6,T-7	1201	T-47
503	T-8,T-9	1202	T-48,T-49
504	T-10	1203	T-50,T-51
601	T-11	1301	T-52
602	T-12,T-13	1302	T-53,T-54
603	T-14,T-15	1303	T-55,T-56
604	T-16	1304	T-57
701	T-17	1401	T-58
702	T-18,T-19	1402	T-59,T-60
703	T-20,T-21	1403	T-61,T-62



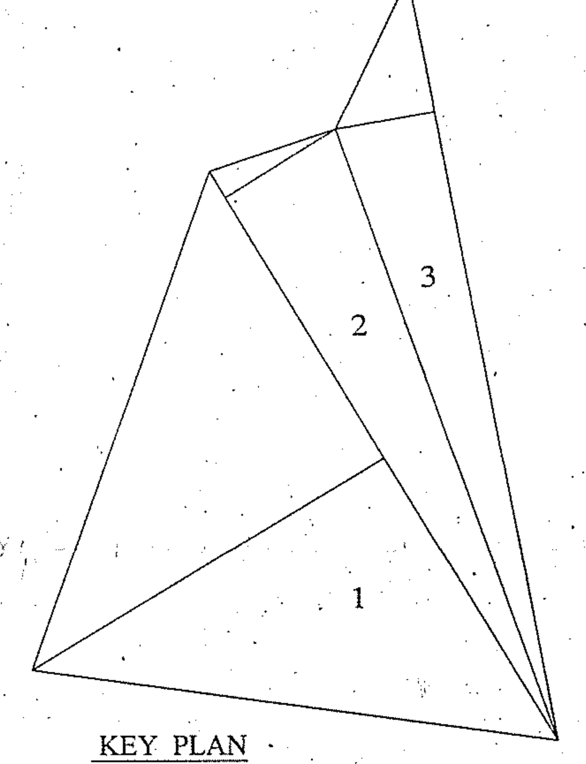
TYPICAL FLOOR PLAN (1ST TO 11TH)

(BLDG. 'A' GR.(PT)+STILT(PT) + 14TH UP (PT))



GROUND FLOOR PLAN

(BLDG. 'A' GR.(PT) +STILT(PT) + 14TH UP (PT))



KEY PLAN

PLOT AREA CALCULATION

(1)	64.00 X 39.60 X 0.5 =	1267.20 SQ. MT
(2)	64.00 X 12.50 X 0.5 =	400.00
(3)	75.00 X 9.75 X 0.5 =	365.62
TOTAL	=	2032.82 SQ. MT

PREMIUM F.S.I. STATEMENT

1) PERM. PREMIUM F.S.I =
1900 X 30% = 570.00 SQ.MT.
2) PROP. PREMIUM F.S.I = 570.00 SQ.MT.
3) UTILISED PREMIUM F.S.I
a) COMM. F.S.I = 17.48 SQ.MT.
b) RESI. F.S.I = 552.52 SQ.MT.

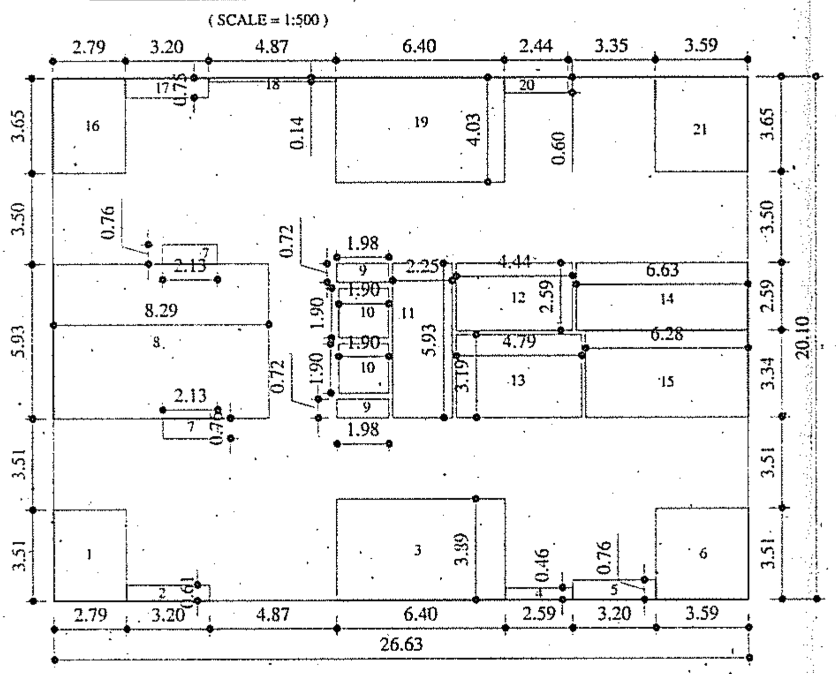
SLUM T.D.R. INDEXATION

1) REC. LAND A.S.R. VALUE = Rs. 43,100/- per Sq.mt.
2) D.R.C. LAND A.S.R. VALUE = Rs. 43,200/- per Sq.mt.

AREA OF D.R.C. No. 3 = 327.00 SQ.MT.

T.D.R. TO BE CLAIMED

327.00 X 43,200 /- / 43,100/- = 327.75 SQ.MT.



AREA LINE DIG. FOR TYPICAL FLR .(1ST TO 11TH)

AREA CAL. FOR TY. FLR. (1ST TO 11TH)

A) 26.63 X 20.10 = 535.26 SQ.MT.

DEDUCTION
1) 2.79 X 3.51 X 1 NOS. = 9.79 SQ.MT.
2) 3.20 X 0.61 X 1 NOS. = 1.95
3) 6.40 X 3.89 X 1 NOS. = 24.89
4) 2.59 X 0.46 X 1 NOS. = 1.19
5) 3.20 X 0.76 X 1 NOS. = 2.43
6) 3.59 X 3.51 X 1 NOS. = 12.60
7) 2.13 X 0.76 X 2 NOS. = 3.23
8) 8.29 X 5.93 X 1 NOS. = 49.15
9) 1.98 X 0.72 X 2 NOS. = 2.85
10) 1.90 X 1.90 X 2 NOS. = 7.22
11) 2.25 X 5.93 X 1 NOS. = 13.34
12) 4.44 X 2.59 X 1 NOS. = 11.49
13) 4.79 X 3.19 X 1 NOS. = 15.28
14) 6.63 X 2.59 X 1 NOS. = 17.17
15) 6.28 X 3.34 X 1 NOS. = 20.97
16) 2.79 X 3.65 X 1 NOS. = 10.18
17) 3.20 X 0.75 X 1 NOS. = 2.40
18) 4.87 X 0.14 X 1 NOS. = 0.68
19) 6.40 X 4.03 X 1 NOS. = 25.79
20) 2.44 X 0.60 X 1 NOS. = 1.46
21) 3.59 X 3.65 X 1 NOS. = 13.10

TOTAL AREA = 247.16 SQ.MT.

B- UP AREA = A - DEDUCTION
= 535.26 - 247.16
= 288.10 SQ.MT.

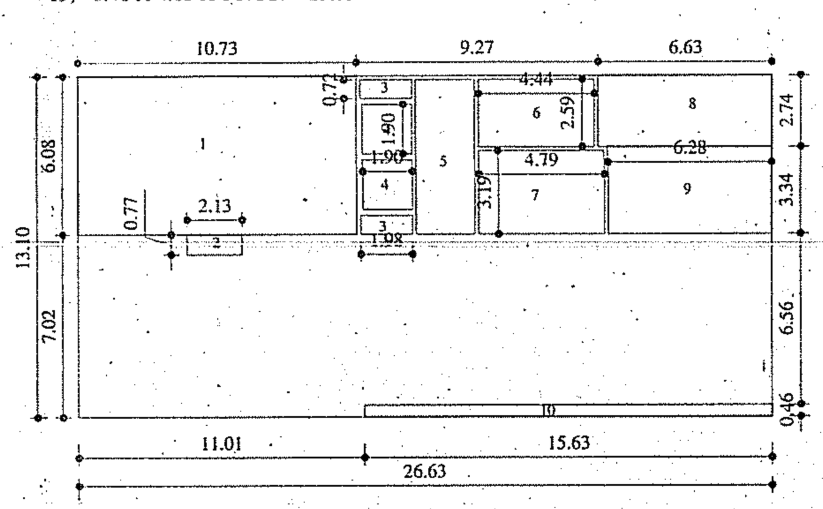
10% PERM BAL. = 28.81 SQ.MT.

BALCONY AREA STATEMENT
B) 6.40 X 1.75 X 2 NOS. = 22.40 SQ. MT.
B1) 3.35 X 0.91 X 1 NOS. = 3.05
B2) 3.20 X 0.61 X 2 NOS. = 3.90

TOTAL BALC. AREA = 29.35 SQ.MT.

PROP BAL. - PERM BAL. = EXCE BAL.
29.35 - 28.81 = 0.54

B-UP AREA = 288.64 SQ.MT.



AREA LINE DIG. FOR GR.FLR .

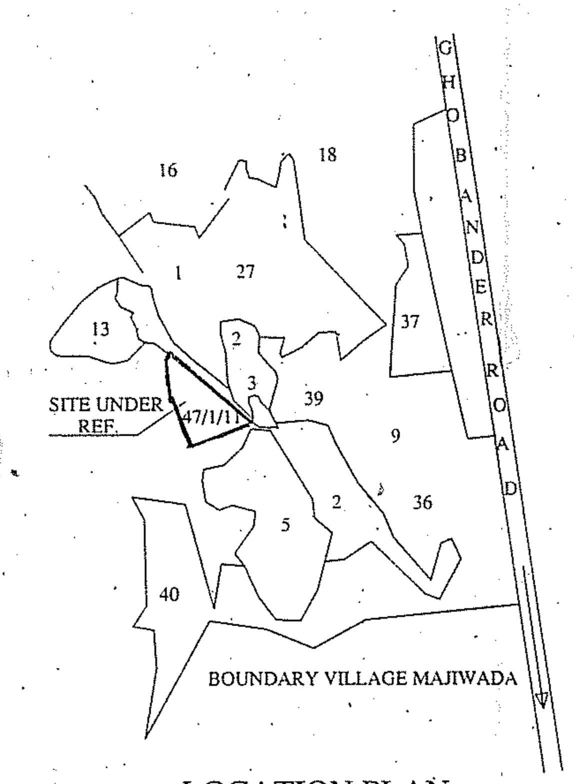
AREA CAL. FOR GR. FLR.

A) 26.63 X 13.10 = 348.85 SQ.MT.

DEDUCTION
1) 10.73 X 6.08 X 1 NOS. = 65.24 SQ.MT.
2) 2.13 X 0.77 X 1 NOS. = 1.64
3) 1.98 X 0.72 X 2 NOS. = 2.85
4) 1.90 X 1.90 X 2 NOS. = 7.22
5) 2.25 X 5.93 X 1 NOS. = 13.34
6) 4.44 X 2.59 X 1 NOS. = 11.50
7) 4.79 X 3.19 X 1 NOS. = 15.28
8) 6.63 X 2.74 X 1 NOS. = 18.16
9) 6.28 X 3.34 X 1 NOS. = 20.98
10) 15.63 X 0.46 X 1 NOS. = 7.18

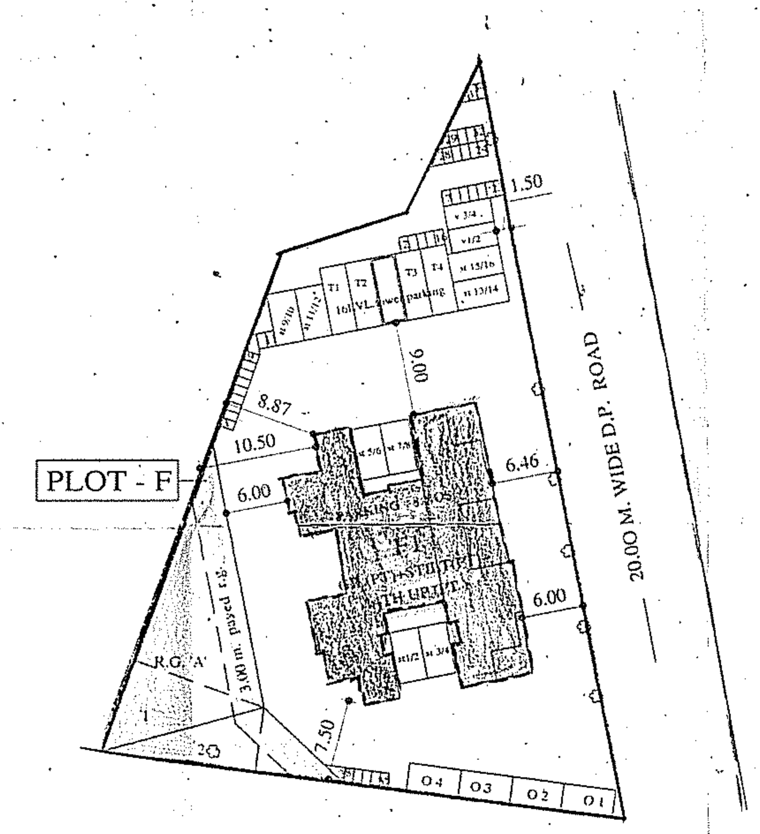
TOTAL AREA = 163.39 SQ.MT.

B- UP AREA = A - DEDUCTION
= 348.85 - 163.39
= 185.46 SQ.MT.



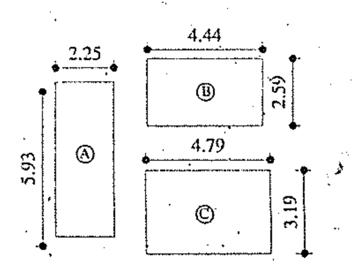
LOCATION PLAN

SCALE = N.T.S.



LAYOUT PLAN

(SCALE = 1:500)



STAIRCASE AREA LINE DIG.

GR.FLR TO 12TH

STAIRCASE AREA CAL. (GR.FLR TO 14TH)

A) 2.25 X 5.93 X 1 NOS. = 13.34
B) 4.44 X 2.59 X 1 NOS. = 11.50
C) 4.79 X 3.19 X 1 NOS. = 15.28

TOTAL AREA = 40.12 SQ.MT.

DATE AND STAMP OF APPROVAL

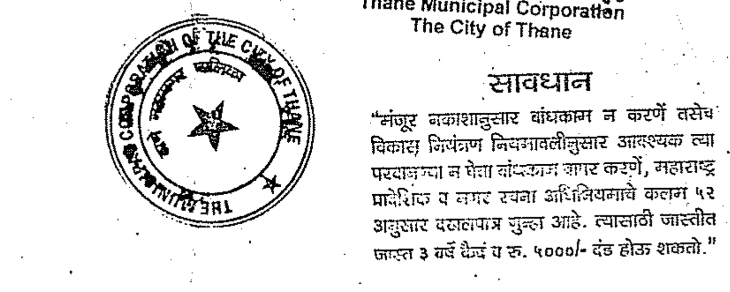
1/3

Amended
Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S04/0082/15
TMC/TD-DP/TPS/2463/18 Dated 06/01/2018

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane



सावधान

"मंजूर नकाशानुसार बांधकाम न करणें तसेंच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

AREA STATEMENT		SQ. MT.
1	AREA OF PLOT	1900.00
2	DEDUCTIONS	
a	ROAD AQUISATION	——
b	PROPOSED ROAD	——
3	BALANCE AREA OF PLOT (1-2)	1900.00
4	DEDUCTIONS FOR R.G	NIL
5	NET AREA OF PLOT (3- 4c)	1900.00
6	ADDITION FOR F. A. R.	——
	T.D.R. PERM (1900.00 x 0.9 SQ.MT = 1710.00 sq.mt.)	
	a) D.R.C. No. 216 (Road) = 180.00 sq.mt.	180.00
	b) D.R.C. No. 178 (Resv) = 1181.68 sq.mt.	1181.68
	c) D.R.C. No.3 (slum t.d.r) = 327.75 sq.mt.	327.75
	c) PREMIUM F. S. I. (1900.00 X 30%)	570.00
7	TOTAL (5 + 6)	4159.43
8	F.A.R. PERM.	ONE
9	PERM. B-UP AREA	4159.43
10	PROP. B-UP AREA	4151.06
11	F. S. I. BALANCE	8.37
12	F. S. I. CONSUMED	0.99%

NOTE : REF. BALCONY AREA STATEMENT

TENAMENT STATEMENT		
1	B-UP AREA OF PLOT	4151.06
2	COMM. B-UP AREA	185.46
3	NET B-UP AREA	3965.60
2	TENEMENT PERMISSIBLE 300/H	119.00 NOS
3	PROPOSED NO. OF TENEMENTS	54.00 NOS
4	EXISTING NO. OF TENEMENTS	NIL
5	TOTAL NO. OF TENAMENTS	54.00 NOS

PARKING AREA STATEMENT		
1	FOUR WHEELER PARKING REQUIRED	94 NOS
2	FOUR WHEELER PARKING PROVIDED	94 NOS
3	TWO WHEELER PARKING REQUIRED	56 NOS
4	TWO WHEELER PARKING PROVIDED	56 NOS

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING GUT NO. 47 / 1 / 11 AT CHITHALSAR MANPADA, THANE.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ON & THE DIMENSION OF SIDE ETC OF WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP PLOT AREAS MEASURED ON SITE AND THE AREA TALLY

ARCHITECT / SURVEYOR

NOTES :-

1. BOUNDARY OF PLOT SHOWN IN THICK BLACK.
2. PROPOSED ROAD SHOWN IN DOTTED GREEN.
3. PROP. BLDG SHOWN IN DOTT. BLACK & RED WASH
4. DRAINAGE LINE SHOWN IN DOTTED RED.
5. RECREATIONAL GROUND AREA SHOWN IN GREEN WASH

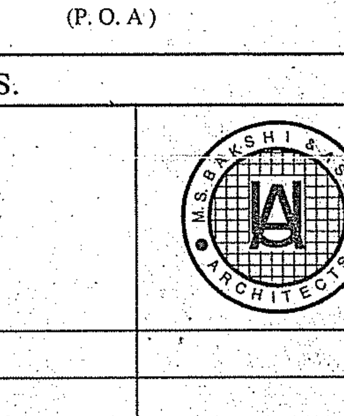
NAME AND SIGNATURE OF OWNER'S

For KIRTI GAURAV BUILDERS & DEVELOPERS PVT Ltd
DIRECTOR
(KIRTI GAURAV BUILDERS & DEVELOPERS)
(OWNER)

For Nexus Builders & Developers Pvt. Ltd.
Director
NEXUS BUILDERS &DEVELOPERS PVT.LTD.
(P. O. A)

ARCHITECT'S NAME & ADDRESS.

TUSHAR A. MESTRY
3, NIVARA SOCIETY,
VEER SAVARKAR PATH,
THANE. (W) 400 602
PH. NO. 2533 52 75 / 2537 85 91



JOB NO.	DATE
DWG. NO.	DRWN BY.
SCALE	CHKD. BY