

S.NO. 48, H.NO.1 CALC.

1	1/2	x	5.14	x	0.84	=	2.16
2	1/2	x	34.85	x	2.87	=	51.90
3	1/2	x	35.28	x	1.82	=	33.87
4	1/2	x	34.88	x	9.71	=	168.37
5	1/2	x	34.88	x	5.55	=	98.24
6	1/2	x	57.02	x	27.50	=	784.03
7	1/2	x	46.44	x	11.20	=	260.06
8	1/2	x	30.24	x	18.33	=	277.15
9	1/2	x	28.58	x	4.04	=	57.75
10	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 1731.53

S.NO. 58 H.NO. 1

A	1/2	x	29.29	x	3.71	=	54.33
B	1/2	x	28.34	x	1.73	=	25.38
C	1/2	x	87.89	x	14.94	=	505.84
D	1/2	x	44.49	x	1.99	=	43.87
E	1/2	x	26.80	x	2.89	=	33.76
F	1/2	x	35.42	x	2.38	=	42.15
TOTAL ADDITION							= 692.16

NEW S.NO. 188

A	1/2	x	85.40	x	31.82	=	1350.17
B	1/2	x	85.40	x	13.80	=	580.72
C	1/2	x	40.01	x	17.02	=	340.49
D	1/2	x	30.06	x	7.33	=	110.24
E	1/2	x	30.05	x	15.28	=	228.29
F	1/2	x	32.25	x	14.22	=	228.57
TOTAL ADDITION							= 2840.27

1731.53 + 692.16 + 2840.27 = 5263.96 SQ.MT.

ROAD AREA CALCULATION

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

STAIRCASE & PASSAGE STATEMENT

BLDG. TYP.	STAIRCASE AREA	PASS. AREA
BLDG-A	548.83 SQ.MT.	414.29 SQ.MT.
BLDG-B	288.41 SQ.MT.	388.00 SQ.MT.
BLDG-C	648.12 SQ.MT.	520.48 SQ.MT.
BLDG-D	882.00 SQ.MT.	827.88 SQ.MT.
TOTAL		2160.38 SQ.MT.
GRAND TOTAL = 4439.52 SQ.MT.		

PARKING STATEMENT

OPEN PARKING SHOW IN MULTILEVEL PARKING

BLDG. TYP.	CAR PARKING	TWO WHEELER PARKING
BLDG-A	48 NOS.	88 NOS.
BLDG-B	40 NOS.	48 NOS.
BLDG-C	10 NOS.	88 NOS.
BLDG-D	121 NOS.	168 NOS.
TOTAL		374 NOS.
TOTAL CAR PARKING PROVIDED = 236 NOS.		
TOTAL SCOOTER PARKING PROVIDED = 374 NOS.		

ENCROACHMENT AREA-A

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-B

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-C

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-D

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-E

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-F

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-G

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-H

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-I

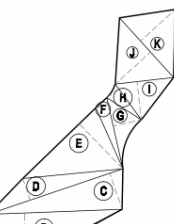
A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-J

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

ENCROACHMENT AREA-K

A	1/2	x	24.74	x	0.75	=	9.28
TOTAL ADDITION							= 9.28

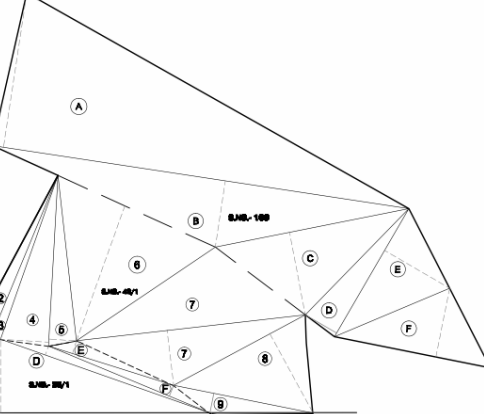


R.G. AREA
SCALE: 1:500

R.G. AREA STATEMENT

A	1/2	x	22.34	x	0.56	=	6.28
B	1/2	x	27.71	x	9.49	=	131.48
C	1/2	x	29.42	x	7.88	=	115.91
D	1/2	x	28.42	x	4.75	=	68.87
E	1/2	x	21.02	x	12.86	=	136.42
F	1/2	x	15.11	x	2.89	=	20.32
G	1/2	x	15.11	x	5.95	=	44.85
H	1/2	x	8.14	x	3.05	=	13.98
I	1/2	x	12.15	x	7.94	=	48.24
J	1/2	x	18.57	x	9.87	=	82.27
K	1/2	x	18.57	x	9.74	=	81.18
TOTAL ADDITION							= 750.88

R.G. AREA
SCALE: 1:500



30.00 MTR. WIDE D.P. ROAD

EXIST. COMPOUND WALL

NOTE :-

- 1) EXIST. GULLY SHOWN THUS
- 2) PROP. GULLY SHOWN THUS
- 3) EXIST. STORM GUTTER SHOWN THUS
- 4) PROP. COVERED STORM GUTTER SHOWN THUS

SECTION THRU
R.C.C. BEAM
R.C.C. GRILL
0.25 THK. BRICK WALL
BRICK COPING
RANDOM RUBBLE MASONRY
P.C.G. 9.15 THK.

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BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA	TOTAL
ST. FLOOR		
TYPICAL FLOOR	187.78 X 18 TH FL. = 2880.89 sq.mt.	
9 TH, 13 TH & 18 TH	187.78 X 9 TH FL. = 472.278 sq.mt.	
TOTAL AREA		= 3453.27 sq.mt.
BLDG-B - COMM.		
GR. FLOOR	= 154.418 sq.mt.	
TYPICAL FLOOR	118.827 X 7 TH FL. = 851.788 sq.mt.	
TOTAL AREA		= 996.50 sq.mt.
BLDG-C - REBEL		
ST. FLOOR		
TYPICAL FLOOR	180.00 X 13 TH FL. = 2470.00 sq.mt.	
18 TH & 19 TH	180.00 X 2 TH FL. = 370.00 sq.mt.	
TOTAL AREA		= 2760.00 sq.mt.
BLDG-D - REBEL		
GR. FLOOR	218.00	
FIRST FLOOR	248.00	
TYPICAL FLOOR	184.00 X 4 TH FL. = 584.00 sq.mt.	
2ND TO 5TH	280.00 X 18 TH FL. = 4880.00 sq.mt.	
TYPICAL FLOOR	218.00 X 4 TH FL. = 584.00 sq.mt.	
6 TH, 13 TH, 18 TH		
TOTAL AREA		= 5480.00 sq.mt.
GRAND TOTAL		= 13909.47 sq.mt.
EXCESS BALD. AREA		= 30.81 sq.mt.
TOTAL PROPOSED AREA		= 13700.28 sq.mt.

CONTENT OF SHEET

BLOCK PLAN, PLOT AREA CALC., AREA CALC., ROAD AREA CALC., STAIRCASE AREA CALC., BAL AREA SUMMARY, LOCATION PLAN.

STAMP OF APPROVAL BY T.M.C.

AREA STATEMENT

NO.	DESCRIPTION	SQ.MT.
1	AREA OF THE PLOT (AS PER T12 EXTRACT)	5000.00
2	DEDUCTION FOR	
A	ROAD SET BACK AREA	
B	PROPOSED ROAD (30.00 M.M. D.P. ROAD)	9.28
C	AREA NOT IN POSSESSION	187.82
3	NET GROSS AREA OF THE PLOT (1-2)	5372.80
4	DEDUCTION FOR	
A	REGISTRATION GR. AS PER REG. 805.52	
B	NET AREA OF THE PLOT (3-4)	4880.88
C	PERMISSIBLE GR. & TIR	7312.94
7	ADDITION FOR P.A.U.	
8	100% SET BACK AREA S.NO. 48/1 = 6.28	
9	AVAILABLE T.D.R. BY ROAD SETBACK (S.NO. 38/4) = 300	
10	PURCHASED ORC = PERMISSIBLE T.D.R.	
11	30% Payment of Premium Area (5372.80 X 30%) = 1611.84	1611.84
12	TOTAL AREA (8 + 7 + 8)	13700.84
13	PERMISSIBLE BUILT UP AREA	
14	EXIST. BUILT UP AREA	
15	PROPOSED BUILT UP AREA	
16	COMMERCIAL = 1448.20	1448.20
17	RESIDENTIAL = 12222.27	12222.27
18	EXCESS BALCONY AREA TAKEN IN FLOOR	30.81
19	TOTAL BUILT UP AREA (11 + 12 + 13)	13700.28
20	BALCONY AREA (10 - 14)	0.28

TEENMENT STATEMENT

NO.	DESCRIPTION	SQ.MT.
1	TOTAL BUILT UP AREA	13700.28
2	DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	1448.20
3	AREA OF TEENMENTS	12254.08
4	TEENMENTS PERMISSIBLE (AS PER APPENDIX IV) DENSITY 2500	387 NOS
5	TOTAL TEENMENT	
6	TEENMENTS PROPOSED	301 NOS.

PARKING STATEMENT

NO.	DESCRIPTION	NOS.
1	CAR PARKING REQUIRED	167 NOS.
2	SCOOTER PARKING REQUIRED	218 NOS.
3	CAR PARKING PROVIDED	280 NOS.
4	SCOOTER PARKING PROVIDED	374 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON LAND BEARING S.NO.38 H.NO.1 S.NO.42 H.NO.1, S.NO.109 AT BORDWAD THANE (WEST).

FOR :- M/s. SHIVAM DEVELOPERS & M/s. GURURAJ ENTERPRISE

SIGNATURE & ADDRESS OF SHARERS

M/s. SHIVAM DEVELOPERS OFF. SHOP NO. 7 & 8 PATDA COMPLEX, KANUNAWAR 10, NO-2, VORULI (B) JAMNAGAR-488008	M/s. GURURAJ ENTERPRISES 201, RADHA NIWAS, OPP. BHANTALDEVI MANGIR, NAUPADA, THANE (W)
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CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY 12/12/08 M.E. ON AND THE DIMENSIONS OF BLDGS, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

SIGNATURE OF LICENSED ARCHITECT

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN METRIC.
- EXTERNAL WALL 0.15 THK & INTERNAL WALL 0.10 THK.
- BOUNDARY OF PLOT AS PER T.I.R. SHOWN IN THICK BLACK.
- BOUNDARY OF PLOT AS PER PHYSICAL SHOWN IN BROWN.
- PROPOSED WORK SHOWN IN RED FILLED.
- DRAINAGE/REWEIRAGE LINE SHOWN IN RED DOTTED.
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW HATCHED.
- EXISTING ROAD LINE (D.P.) SHOWN IN GREEN.

AMENDED PLAN - 5 1/4

1) Mr. P.V. PATIL **2) Mr. H.D. JAGTAP**

FOR :- M/s. SHIVAM DEVELOPERS & M/s. GURURAJ ENTERPRISE

NORTH LINE **SIGNATURE OF ARCHITECT**

308 NO **DWG. NO.** **SCALE** **DATE** **DRAWN** **CHECK** **APP. BY**

272 GEB M / 01 AS SHOWN 27.07.17 MOHIN ABHA ABHA

A.V. DESAI **28/07/2018** **(Ph) :- 2800397**

akruti consultants
-ARCHITECTS - ENGINEERS - INTERIOR DESIGNERS-
JOSEPH SHARMA, PLOT NO. 10, UNIT NO. 10, BLDG. 100,
NEXT MODEL CO-OP, WALKERIE, THANE (W)-4000