BUILT-UP AREA STATEMENT (TYPE WISE)

BUILDING NO.	TYPE	GROUND FLOOR		1st floor	2nd floor	3rd floor	4th floor	total	Excess bal.	Hight of Building
		Commercial	Residencial							
1	A	229.51		443.28	443.28	443.28	443.28	2002.63	NIL	14.70
2	B	117.06		222.68	222.68	222.68	222.68	1007.78	NIL	14.70
3	C		326.98	546.54	546.54	546.54	546.54	2513.14	NIL	14.70
4	D		311.71	490.93	490.93	490.93	490.93	2275.43	NIL	14.70
5	E		152.76	378.55	378.55	378.55	378.55	1666.96	NIL	14.70
6	F		12.74	79.05	79.05	79.05	79.05	328.94	NIL	14.70
7	G		97.58	52.74				150.32	NIL	6.15
				TOTAL BUILT UP AREA TYPE A TO G = 9945.20 SQ.MT						

AREA OF RECORDS OF RIGHTS

S.NO.	H.NO.	AREA IN M²	P.O.A. NO.
184	15(P)	4000.00	3641 - 15/7/201)
172	8(P)	3800.00	3641 - 15/7/201
181	1	810	4502 - 12/06/2012
181	3 , 2	100	3641 - 15/7/2011
172	6 , 7	200	OWNER
173	1	300	OWNER
TOTAL PLOT AREA		9210.00 M²	

STAMP OF APPROVAL OF PLANS

SHEET - 1

ग्रा.कार्यालयाचे पत्र क्र. विशा/वेसाक/बां.प./ की.आ.निली/ ना.रचना/ संसंठाणे/ ७६ दिनांक १३/११/१८ मधील शर्तींना अधीन राहून विरुध्द संगते दुरुस्ती सुचविल्याप्रमाणे "दरिदाखत" ने नकाशा बांधकामासाठी नकाशाला मंजुरीसाठी शिफारस

सहायक संचालक, नगर रचना, ठाणे

PROFORMA I

		SQ. MTS.
A	AREA STATEMENT	
1	GROSS AREA OF LAND	9210.00
2	DEDUCTIONS FOR	
	(A) ROAD ACQUISITION AREA	
	(B) PROPOSED ROAD	
	(C) ANY RESERVATION	
	TOTAL DEDUCTION (A + B + C)	
3	REMAINING GROSS AREA OF PLOT (1-2)	9210.00
4	DEDUCTIONS FOR	
	(A)REQUIRED R.G. AS PER REGULATION NO. 13.3 PROPOSED R.G. IN LAYOUT (A) + (B)	921.00 959.02
	(B) INTERNAL ROADS	NIL
	(C) AMENITY SPACE, IF ANY (5%)	NIL
	TOTAL DEDUCTION	921.00
5	NET AREA OF PLOTS FOR F.S.I CALCULATION = 9210.00 X 0.90	8289.00
6	PERMISSIBLE BUA AREA ON NORMAL F.S.I = 8289 X 1.00	8289.00
7	PERMISSIBLE WITH PAYMENT OF PREMIUM 8289.00 X 20%	1657.80
8	PERMISSIBLE BUILT-UP AREA (6+7)	9946.80
9	EXISTING BUILT-UP AREA	
10	PROPOSED BUILT-UP AREA	8945.20
11	EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER B.(C) BELOW	
12	TOTAL BUILT-UP AREA (9+10+11)	9945.20
13	F.S.I CONSUMED (12/5)	1.19
14	F.S.I BALANCED	0.01
B	BALCONY AREA STATEMENT	
	(A) PERMISSIBLE BALCONY AREA PER FLOOR	
	(B) PROPOSED BALCONY AREA PER FLOOR SHOWN IN DRG	
	(C) EXCESS BALCONY AREA (TOTAL)	
C	TENEMENT STATEMENT	
	A NET AREA OF ITEM A ABOVE	8945.20
	B LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS ETC.)	340.57
	C AREA OF TENEMENTS (A - B)	9897.70
	TENEMENTS PERMISSIBLE AS PER 80, 100, 125, NO.	291 NOS.
	TENEMENTS PROPOSED	264 NOS.
D	PARKING STATEMENT	
	(A) PARKING REQUIRED	
	CAR	
	SCOOTER / MOTOR CYCLE	264 NOS.
	CYCLE	264 NOS.
	(B) GARAGES PERMISSIBLE	NIL

DESCRIPTION

PROPOSED LAY-OUT ON LAND BEARING S.NO.184 H.NO-15(P) S.NO.181 H.NO.1,2,3 S.NO. 172 H.NO. 6,7,8(P) & S.NO. 173 H.NO.1 AT VILLAGE:-VASIND, TAL- SHAHAPUR, DIST- THANE.

NAME, SIGNATURES OF OWNER OR P.O.A HOLDER

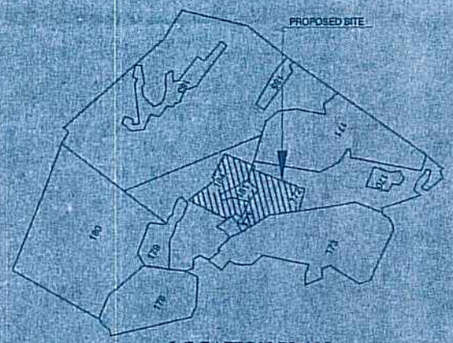
MR. ANIL D. MANIWADE

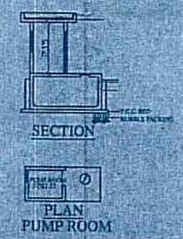
MR. JITENDRA B. DESAI

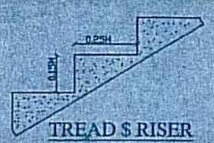
JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
	08 / 01 / 2016	1:100	ARCH NO. 1	MITESH	RAJESH

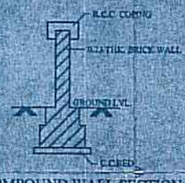
RAJ ASSOCIATES
ARCHITECT & ENGINEERS
A- 14, GROUND FLOOR, MAHALAXMI APT., BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W) 421201

SIGNATURE OF ARCHITECT





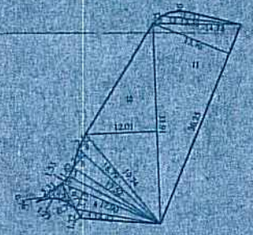




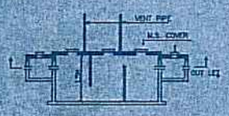
COMPOUND WALL SECTION

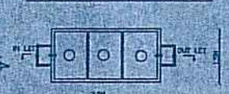
PLOT AREA CALCULATION
SCALE-1:500

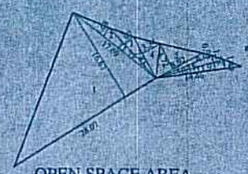
1	1/2	X 63.38	X 28.04	X 1 NO	=	891.71 SQ.MT.
2	1/2	X 63.38	X 5.31	X 1 NO	=	175.16 SQ.MT.
3	1/2	X 91.34	X 3.89	X 1 NO	=	155.86 SQ.MT.
4	1/2	X 129.90	X 20.36	X 1 NO	=	1322.39 SQ.MT.
5	1/2	X 114.29	X 29.53	X 1 NO	=	1587.49 SQ.MT.
6	1/2	X 66.28	X 34.82	X 1 NO	=	2068.33 SQ.MT.
7	1/2	X 66.34	X 6.28	X 1 NO	=	355.65 SQ.MT.
8	1/2	X 42.23	X 12.81	X 1 NO	=	649.53 SQ.MT.
9	1/2	X 82.22	X 5.69	X 1 NO	=	262.70 SQ.MT.
10	1/2	X 31.71	X 7.29	X 1 NO	=	224.96 SQ.MT.
11	1/2	X 72.73	X 17.81	X 1 NO	=	514.09 SQ.MT.
12	1/2	X 34.37	X 26.19	X 1 NO	=	710.67 SQ.MT.
13	1/2	X 54.27	X 24.80	X 1 NO	=	672.55 SQ.MT.
14	1/2	X 33.06	X 10.28	X 1 NO	=	169.93 SQ.MT.
			TOTAL ADDITION		=	9500.41 SQ.MT.



OPEN SPACE AREA CALCULATION (A)						
1	1/2	X 3.31	X 0.76	X 1 NO	=	2.02 SQ.MT.
2	1/2	X 3.37	X 1.23	X 1 NO	=	2.07 SQ.MT.
3	1/2	X 4.97	X 0.78	X 1 NO	=	1.96 SQ.MT.
4	1/2	X 17.90	X 3.17	X 1 NO	=	28.37 SQ.MT.
5	1/2	X 14.42	X 1.32	X 1 NO	=	9.52 SQ.MT.
6	1/2	X 17.90	X 1.53	X 1 NO	=	17.09 SQ.MT.
7	1/2	X 17.52	X 1.62	X 1 NO	=	14.19 SQ.MT.
8	1/2	X 18.79	X 2.59	X 1 NO	=	27.15 SQ.MT.
9	1/2	X 19.74	X 2.57	X 1 NO	=	38.67 SQ.MT.
10	1/2	X 31.91	X 12.01	X 1 NO	=	203.63 SQ.MT.
11	1/2	X 36.25	X 13.76	X 1 NO	=	249.40 SQ.MT.
12	1/2	X 14.72	X 1.25	X 1 NO	=	9.21 SQ.MT.
13	1/2	X 13.28	X 1.16	X 1 NO	=	7.76 SQ.MT.
			TOTAL ADDITION		=	593.84 SQ.MT.







OPEN SPACE AREA CALCULATION (B)						
1	1/2	X 31.77	X 18.82	X 1 NO	=	298.96 SQ.MT.
2	1/2	X 23.02	X 1.31	X 1 NO	=	15.11 SQ.MT.
3	1/2	X 12.87	X 2.23	X 1 NO	=	14.35 SQ.MT.
4	1/2	X 8.84	X 3.74	X 1 NO	=	16.71 SQ.MT.
5	1/2	X 10.10	X 5.35	X 1 NO	=	27.02 SQ.MT.
6	1/2	X 11.48	X 1.07	X 1 NO	=	6.14 SQ.MT.
7	1/2	X 13.50	X 1.34	X 1 NO	=	9.05 SQ.MT.
8	1/2	X 16.37	X 1.69	X 1 NO	=	13.85 SQ.MT.
			TOTAL DEDUCTION		=	405.18 SQ.MT.

LAYOUT PLAN
SCALE-1:500

CERTIFICATE

BUILDING PLAN :- THIS IS TO CERTIFY THAT, I HAVE INSPECTED THE PROPOSED LAND & CERTIFIED THAT, THERE IS NO ANY HIGH TENSION ELECTRIC WIRE OF LOW TENSION DOMESTIC LINE, HIGH TENSION ELECTRIC TOWER, OVER THE PROPOSED LAND ALONG THE PERIPHERY OF PROPOSED LAND

NO CANAL, NALLA & RIVER ACROSS & ALONG THE PERIPHERY OF PROPOSED LAND. THE SLOPE OF PROPOSED LAND IS IN LIMIT OF 1:5 RATIO

ALSO I HAVE MEASURED WIDTH OF EXISTING ROAD, WHICH IS ON EAST SIDE OF PROPOSED LAND, THE WIDTH OF EXISTING ROAD IS 9.00 MTRS.

RAJ ASSOCIATES
ARCHITECT & ENGINEERS