

S.NO.	AS PER 7/12	AS PER M.Q.NI	AREA TAKEN FOR PROPOSAL	AREA UNDER ROAD
S.NO.30/2	1000 SQ.MT	1109.62 SQ.MT	1000 SQ.MT	-----
S.NO.30/3	1200 SQ.MT	1200.21 SQ.MT	1200.00 SQ.MT	315.58 SQ.MT
TOTAL	2200 SQ.MT	2309.83 SQ.MT	2200 SQ.MT	-----

CONTENTS OF SHEET

- 1) SITE PLAN & LOCATION PLAN
- 2) PLOT AREA DIAGRAM & STATEMENT
- 3) R.G AREA DIAGRAM & STATEMENT
- 4) ALL BUILDING BUILT-UP AREA STATEMENT
- 5) BALCONY AREA STATEMENT OF ALL BLDG.
- 6) SECTION OF COMPOUND WALL
- 7) PLAN OF SEPTIC TANK & SOAK PIT
- 8) SECTION OF SEPTIC TANK & SOAK PIT
- 9) SECTION OF RAIN WATER HARVESTING TANK

BUILT UP AREA STATEMENT OF (BUILDING TYPE A)

FLOOR	BUILT-UP AREA COMM	BUILT-UP AREA RESI	EXCESS BAL AREA	NET BUILT-UP AREA
GROUND	174.31 SQ.MT.	-----	-----	174.31 SQ.MT.
FIRST	142.28 SQ.MT.	36.02 SQ.MT.	0.86 SQ.MT.	179.16 SQ.MT.
SECOND	-----	154.32 SQ.MT.	-----	154.32 SQ.MT.
THIRD	-----	154.32 SQ.MT.	-----	154.32 SQ.MT.
FOURTH	-----	154.32 SQ.MT.	-----	154.32 SQ.MT.
TOTAL	316.59 SQ.MT.	498.98 SQ.MT.	0.86 SQ.MT.	816.43 SQ.MT.

BALCONY AREA STATEMENT (BUILDING TYPE A)

FLOOR	PERMISSIBLE 10% OF B.U.A.	PROPOSED	EXCESS BALC. AREA
GROUND	-----	-----	-----
FIRST	3.60 SQ.MT.	04.46 SQ.MT.	00.86 SQ.MT.
SECOND	15.40 SQ.MT.	13.48 SQ.MT.	----- NIL -----
THIRD	15.40 SQ.MT.	13.48 SQ.MT.	----- NIL -----
FOURTH	15.40 SQ.MT.	13.48 SQ.MT.	----- NIL -----
TOTAL	49.80 SQ.MT.	44.90 SQ.MT.	00.86 SQ.MT.

R. G. AREA CALCULATION.

A	23.649 X 21.928 X 0.50	= 259.287 SQ.MT.
B	32.262 X 01.594 X 0.50	= 25.712 SQ.MT.
TOTAL		= 284.999 SQ.MT.
SAY TO		= 285.000 SQ.MT.
R.G REQUIRED		= 282.66 SQ.MT.
R.G PROPOSED		= 285.000 SQ.MT.

TENEMENT STATEMENT FOR PARKING PURPOSE

BLDG. No.	TENEMENTS AREA IN SQ.M.			
	BELOW 35.0	35.0 - 50.0	50.0 - 75.0	ABOVE 75.0
A	-----	13	-----	-----
B	-----	23	12	-----
TOTAL	-----	36	12	-----
TOTAL	-----	48	-----	-----

BLDG	BLDG-A	BLDG-B
RESI	499.84 SQ.MT.	1378.79 SQ.MT.
COMM	316.59 SQ.MT.	-----
TOTAL	816.43 SQ.MT	1378.79 SQ.MT
TOTAL PROPOSED AREA	= 2195.22 SQ.MT	

TOTAL BUILT UP WITH STAIRCASE & BALCONY					NO. OF TENENT	BLDG. HEIGHT
BLDG. A	FLOOR AREA	STAIR	BAL	C.B.		
COMM	316.59	36.04	-----	352.63	-----	-----
RESI	498.98	105.28	44.900	16.310	665.47	13 NOS
TOTAL	815.57	141.32	44.900	16.310	1018.10	-----

TOTAL BUILT UP WITH STAIRCASE & BALCONY					NO. OF TENENT	BLDG. HEIGHT
BLDG. B	FLOOR AREA	STAIR	BAL	C.B.		
RESI	1365.700	288.56	149.66	71.40	1875.32	35 NOS
TOTAL	1365.700	288.56	149.66	71.40	1875.32	-----

PLOT AREA CALCULATION

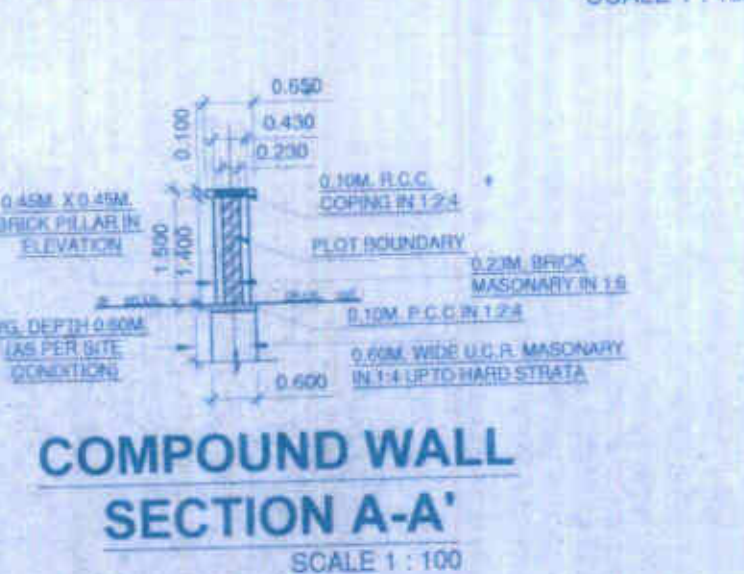
S.NO 30, H.NO 2				
1	1/2 X	46.50 X	19.20 X	1 NO = 443.52 SQ.MT
2	1/2 X	34.62 X	10.08 X	1 NO = 174.48 SQ.MT
3	1/2 X	32.13 X	21.40 X	1 NO = 343.79 SQ.MT
4	1/2 X	15.82 X	10.96 X	1 NO = 86.70 SQ.MT
5	1/2 X	15.82 X	7.73 X	1 NO = 61.13 SQ.MT
TOTAL ADDITION	= 1109.62 SQ.MT			

S.NO 30, H.NO 3				
6	1/2 X	30.77 X	2.95 X	1 NO = 45.39 SQ.MT
7	1/2 X	33.22 X	12.92 X	1 NO = 214.81 SQ.MT
8	1/2 X	33.22 X	13.62 X	1 NO = 226.23 SQ.MT
9	1/2 X	30.39 X	16.49 X	1 NO = 250.56 SQ.MT
10	1/2 X	24.43 X	8.20 X	1 NO = 100.17 SQ.MT
11	1/2 X	22.40 X	3.50 X	1 NO = 39.20 SQ.MT
12	2/3 X	9.55 X	1.33 X	1 NO = 8.47 SQ.MT
TOTAL ADDITION	= 884.63 SQ.MT			

SET BACK AREA CALCULATION. S.NO 30, H.NO 3				
A	09.352 X	21.040 X	0.50	= 98.383 SQ.MT.
B	02.835 X	09.199 X	0.50	= 13.039 SQ.MT.
C	18.415 X	21.137 X	0.50	= 194.618 SQ.MT.
D	06.627 X	02.882 X	0.50	= 09.549 SQ.MT.
TOTAL	= 315.589 SQ.MT.			
SAY TO	= 315.580 SQ.MT.			
TOTAL ADDITION	= 1200.21 SQ.MT			
NET PLOT TOTAL AREA (A+D)	2309.83 SQ.MT			

SET BACK AREA CALCULATION. S.NO 30, H.NO 3

A	09.352 X	21.040 X	0.50	= 98.383 SQ.MT.
B	02.835 X	09.199 X	0.50	= 13.039 SQ.MT.
C	18.415 X	21.137 X	0.50	= 194.618 SQ.MT.
D	06.627 X	02.882 X	0.50	= 09.549 SQ.MT.
TOTAL	= 315.589 SQ.MT.			
SAY TO	= 315.580 SQ.MT.			



STAMP OF APPROVAL



Plans are approved Subject to conditions:
Prescribed in Permit No. VPL/11.10.0.294/14
TMC/ITD-DP/TPS/13.6.8.11.5, Dated: 4.12.2015

Deputy Engineer (TDD)
Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

"नगर निकाशासाठी बांधकाम व कामे तसेच विकास विभाग विनियमनानुसार बांधकाम व कामे प्रमाणानुसार न घेता बांधकाम करणे, नकारात्मक प्रतिक्रिया व संपर्क राखणे अतिशय महत्वाचे आहे. शहरातील बांधकाम व कामे तसेच विकास विभाग विनियमनानुसार बांधकाम व कामे प्रमाणानुसार न घेता बांधकाम करणे, नकारात्मक प्रतिक्रिया व संपर्क राखणे अतिशय महत्वाचे आहे. शहरातील बांधकाम व कामे तसेच विकास विभाग विनियमनानुसार बांधकाम व कामे प्रमाणानुसार न घेता बांधकाम करणे, नकारात्मक प्रतिक्रिया व संपर्क राखणे अतिशय महत्वाचे आहे."

PROFORMA - I

AREA STATEMENT		SQ.MT.
1	AREA OF PLOT S. NO. 30, H. NO 2 = 1000 SQ.MTS. S. NO. 30, H. NO 3 = 1200 SQ.MTS. TOTAL = 2200 SQ.MTS.	2200.00
2	DEDUCTIONS FOR	-----
(a)	ROAD SET-BACK AREA	315.58
(b)	PROPOSED ROAD	-----
(c)	ANY RESERVATION	315.58
(TOTAL a+b+c)		1884.42
3	BALANCE AREA OF PLOT (1-2)	1884.42
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	-----
5	NET AREA OF PLOT (3-4)	1884.42
6	ADDITIONS FOR FLOOR SPACE INDEX	-----
2 (a)	100 % OF ROAD SET-BACK AREA (20 MT. & 25 MT.)	315.58
2 (b)	100 %	2200.00
7	TOTAL AREA (5+6)	1.00
8	FLOOR SPACE INDEX PERMISSIBLE	-----
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40 % OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	2200.00
10	PERMISSIBLE FLOOR AREA (7 X 8)	NIL
11	EXISTING FLOOR AREA	2195.22
12	PROPOSED AREA	2195.22
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (IV) BELOW)	-----
14	TOTAL BUILT-UP AREA PROPOSED (11+12+13)	2195.22
B BALCONY AREA STATEMENT		
(a)	PERMISSIBLE BALCONY AREA AS PER FLOOR.	-----
(b)	PROPOSED BALCONY AREA AS PER FLOOR.	REFER INDIVIDUAL TABLE
(c)	EXCESS BALCONY AREA (TOTAL)	-----
(d)	TOTAL EXCESS BAL. AREA FOR ALL FLOORS	-----
C TENEMENT STATEMENT		
(i)	PROPOSED AREA (ITEM A-12 ABOVE)	2195.22
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP etc.)	316.59
(iii)	AREA AVAILABLE FOR TENEMENTS [(i)-(ii)]	1878.63
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	56
(v)	TENEMENTS PROPOSED (BUILDING TYPE A) 13 (BUILDING TYPE B) 35	48
(vi)	TENEMENTS EXISTING TOTAL TENEMENTS ON THE PLOT	NIL
D PARKING AREA STATEMENT		
(i)	PARKING REQUIRED BY REGULATION FOR CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	REFER INDIVIDUAL TABLE
(ii)	COVERED GARAGES PERMISSIBLE	-----
(iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	-----
(iv)	TOTAL PARKING PROVIDED	REFER INDIVIDUAL TABLE
E TRANSPORT VEHICLES PARKING		
(i)	SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATIONS	NOT APPLICABLE
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

NOTE :-

1. PLOT BOUNDARY SHOWN IN THICK BLACK
2. PROPOSED WORK SHOWN IN RED WASHED
3. DRAINAGE WORK SHOWN IN RED DOTTED
4. ALL PROPOSED BUILDING EXTERNAL WALLS ARE 0.15M. THICK.
5. ALL PROPOSED BUILDING INTERNAL WALLS ARE 0.10M. THICK.

CERTIFICATE OF AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 9/6/2014 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. RECORD

SIGNATURE OF ARCHITECT.

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING S. NO. 30, H. NO. 2 & S. NO. 30, H. NO. 3, AT VILLAGE :- PADLE, TAL :- THANE, DIST :- THANE

FOR : M/S RUDIS DEVELOPERS
(PARTNERSHIP FIRM)
(REGISTERED DEVELOPMENT AGREEMENT & REGISTERED POWER OF ATTORNEY HOLDER OF SHRI. MOTIRAM MAHADEV BHOIR & 2 OTHERS.)

ARCHITECT STAMP AND SIGNATURE	
DRG. NO.	01
DATE	08-09-2014
REVISION NO.	01
DEALT BY	JAYESH
CHECKED BY	-----

MAHESH JAGTAP AND ASSOCIATES
architects & planners / interiors

B-108 / Jain Plaza, opp. Convera Bank, Ambarnath (M).
Dist: Thane - 421501 Tel no: (0251) 2602411
E-mail: ruidesign_planning30@rediffmail.com

LOCATION PLAN

SCALE 1 : 5000

RECREATIONAL GROUND AREA DIAGRAM

SCALE 1 : 500

SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
R.S.	2.40 X 2.45	ROLLING SHUTTER
D	1.20 X 2.25	PANELLED DOOR
D1	0.90 X 2.25	PANELLED DOOR
D2	0.75 X 2.00	PANELLED DOOR
S. DOOR	1.80 X 2.25	SLIDING DOOR
SD1	0.90 X 2.25	GLAZED WINDOW
SD2	0.60 X 2.25	GLAZED WINDOW
V	0.60 X 0.75	LOUVERED WINDOW

SITE PLAN / LAYOUT PLAN

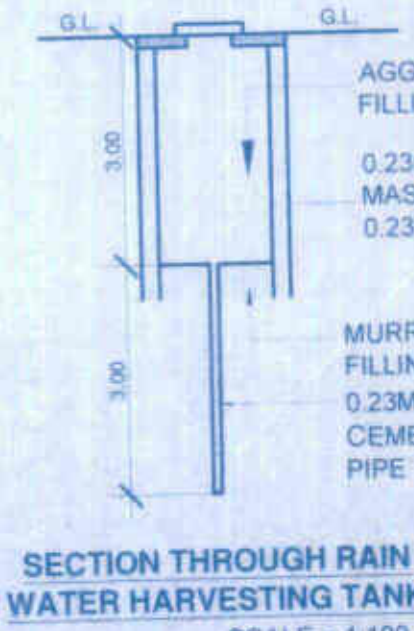
SCALE 1 : 500

PLOT AREA DIAGRAM

SCALE 1 : 500

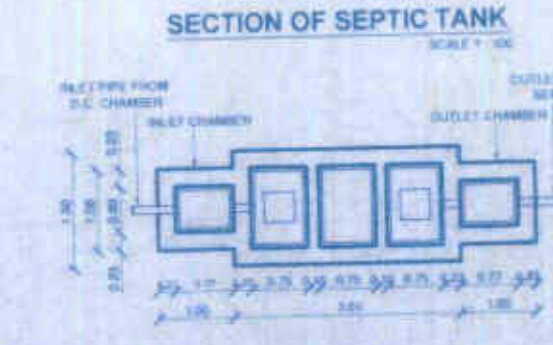
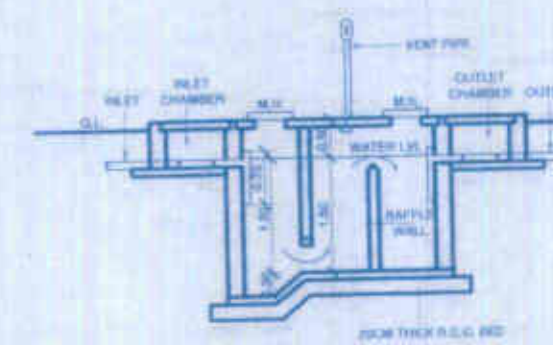
SET BACK AREA DIAGRAM

SCALE 1 : 500



SECTION - CC'

SCALE = 1:100



SECTION OF SOAK PIT

SCALE 1 : 100

PLAN OF SOAK PIT

SCALE 1 : 100