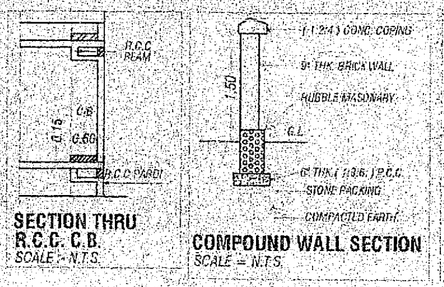
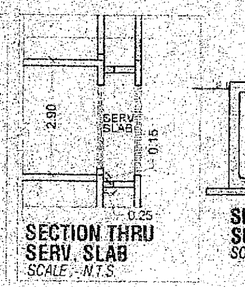
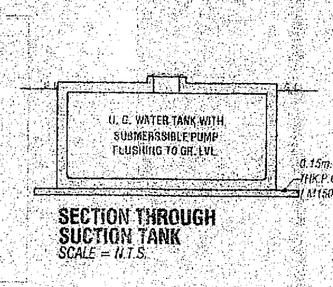


SECTION THRU R.C.C. C.B.
SCALE - N.T.S.

COMPOUND WALL SECTION
SCALE = N.T.S.



SECTION THRU SERV. SLAB
SCALE - N.T.S.



SECTION THROUGH SUCTION TANK
SCALE = N.T.S.

R.G. AREA CALCULATION
REQD. R.G. AREA-1147.30 X 15% =172.09 SQ.MT.

1)	23.19	X	2.97	X	0.50	=	22.91 SQMT.
2)	23.19	X	3.25	X	0.50	=	36.05 SQMT.
3)	3.32	X	0.29	X	0.50	=	0.48 SQMT.
4)	17.21	X	7.35	X	0.50	=	63.24 SQMT.
5)	15.36	X	6.84	X	0.50	=	52.83 SQMT.
	TOTAL AREA					=	175.51 SQMT.

PLOT AREA CALCULATION

C.T.S. NO.-785							
A)	17.21	X	7.35	X	1	=	6.91 SQMT.
C.T.S. NO.-786							
B)	3.68	X	1.25	X	1	=	4.60 SQMT.
C.T.S. NO.-787							
C)	3.68	X	1.25	X	1	=	7.32 SQMT.
C.T.S. NO.-788							
D)	10.81	X	7.01	X	1	=	76.42 SQMT.
C.T.S. NO.-789							
E)	10.63	X	9.61	X	1	=	96.32 SQMT.
C.T.S. NO.-790							
F)	2.97	X	3.03	X	1	=	10.77 SQMT.
G)	4.21	X	6.34	X	1	=	20.63 SQMT.
	TOTAL AREA					=	60.40 SQMT.
C.T.S. NO.-791							
H)	7.51	X	3.78	X	1	=	28.14 SQMT.
I)	1.67	X	2.56	X	1	=	4.28 SQMT.
	TOTAL AREA					=	32.42 SQMT.
C.T.S. NO.-792							
J)	2.33	X	2.02	X	1	=	4.13 SQMT.
C.T.S. NO.-793							
K)	2.72	X	4.63	X	1	=	12.69 SQMT.
C.T.S. NO.-794							
L)	4.25	X	4.70	X	1	=	19.27 SQMT.
C.T.S. NO.-230							
M)	5.11	X	2.64	X	1	=	12.49 SQMT.
C.T.S. NO.-233							
N)	5.12	X	2.63	X	1	=	13.60 SQMT.
C.T.S. NO.-839							
O)	17.21	X	7.35	X	0.50	=	63.24 SQMT.
P)	15.36	X	6.84	X	0.50	=	52.83 SQMT.
	TOTAL AREA					=	116.07 SQMT.
	TOTAL AREA (A TO P)					=	447.09 SQMT.
C.T.S. NO.-795							
I)	22.26	X	2.23	X	0.50	=	74.89 SQMT.
J)	53.11	X	20.19	X	0.50	=	572.66 SQMT.
J)	55.11	X	10.81	X	0.50	=	590.67 SQMT.
	TOTAL AREA					=	1098.56 SQMT.
	LESS :						
	TOTAL AREA (A TO N)					=	325.47 SQMT.
	TOTAL AREA					=	773.44 SQMT.

PARKING STATEMENT

	DESCRIPTION	NO OF TENEMENT	NO.OF PARKING
	CAR PARKING (RESI.)		
1.	NO PARKING SPACE REQUIRED FOR TENEMENTS HAVING B/U AREA BELOW 35.00 SQ.MT.	6 NOS.	NIL
2.	1 PARKING SPACE FOR EVERY 2 TENEMENTS HAVING BUILT UP AREA BETWEEN 35 TO 50 SQ.MT.	6 NOS.	3 NOS.
3.	1 PARKING SPACE FOR EVERY 1 TENEMENTS HAVING BUILT UP AREA BETWEEN 50 TO 75 SQ.MT.	4 NOS.	4 NOS.
4.	10% VISITOR'S PARKING		1.00
	TOTAL CAR PARKING REQUIRED	---	8.00
	TOTAL CAR PARKING PROVIDED	---	8.00
	SCOOTER PARKING		
1.	1 PARKING SPACE FOR EVERY 30 SQ.MT. OF COMM. AREA	---	---
2.	1 PARKING SPACE FOR EVERY 1 TENEMENTS	16.00	16.00
	TOTAL SCOOTER PARKING REQUIRED	---	16.00
	TOTAL SCOOTER PARKING PROVIDED	---	16.00

BUILT UP AREA STATEMENT

SR. NO.	FLOOR	BUILT UP AREA IN SQ.MT.	EXCSS. BALC.AREA IN SQ.MT.	TOTAL BUILT AREA IN SQ.MT.
		BUILT UP AREA FOR F.S.I.		
2	GR. FLR.	25.18	nil	25.18
3	1ST FLR.	119.17	1.40	120.57
4	2ND FLR.	119.03	1.55	120.58
5	3RD FLR.	119.03.	1.55	120.58
6	4TH FLR.	120.13	0.34	120.47
7	5TH FLR.	102.60	2.23	104.83
	TOTAL	605.14	7.07	612.21

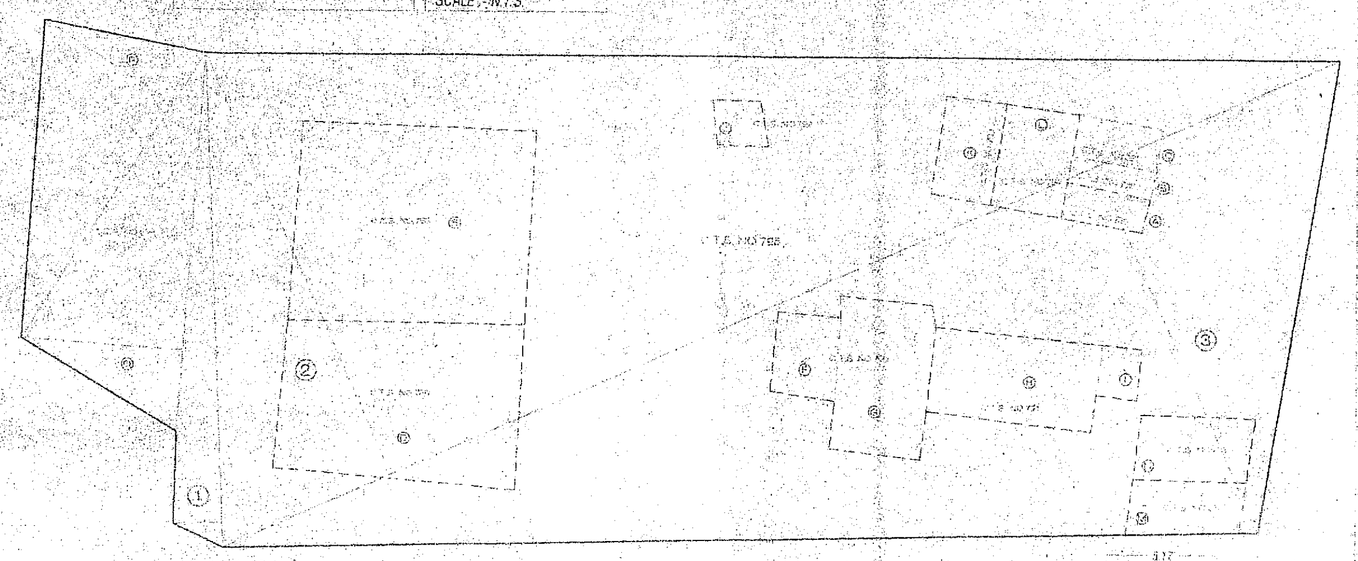
PLOT AREA SUMMARY

C.T.S. NO.	AREA AS PER P.R.CARD	AREA AS PER △ METHOD
C.T.S. NO.-785	5.10 SQMT.	5.04 SQMT.
C.T.S. NO.-786	4.30 SQMT.	4.85 SQMT.
C.T.S. NO.-787	7.10 SQMT.	7.52 SQMT.
C.T.S. NO.-788	73.50 SQMT.	70.42 SQMT.
C.T.S. NO.-789	94.50 SQMT.	96.32 SQMT.
C.T.S. NO.-790	39.90 SQMT.	40.40 SQMT.
C.T.S. NO.-791	30.60 SQMT.	33.42 SQMT.
C.T.S. NO.-792	4.60 SQMT.	4.73 SQMT.
C.T.S. NO.-793	12.50 SQMT.	12.69 SQMT.
C.T.S. NO.-794	14.40 SQMT.	15.27 SQMT.
C.T.S. NO.-795	728.60 SQMT.	773.44 SQMT.
C.T.S. NO.-230	12.30 SQMT.	12.46 SQMT.
C.T.S. NO.-233	14.80 SQMT.	15.09 SQMT.
C.T.S. NO.-839	105.00 SQMT.	116.07 SQMT.
TOTAL AREA	1147.30 SQMT.	1214.53 SQMT.
AREA CONSIDER FOR F.S.I		1147.30 SQMT.

STAIRCASE AREA SUMMARY

SR. NO.	FLOOR	AREA IN SQ.MT.
2	GR. FLR.	12.92
3	1ST FLR.	15.89
4	2ND FLR.	15.89
5	3RD FLR.	15.89
6	4TH FLR.	15.89
7	5TH FLR.	15.89
	TOTAL	92.37

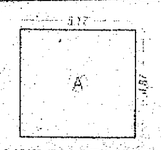
NOTES :
- ALL DIMENSIONS ARE IN METRIC.
- BOUNDARY OF PLOT SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED
- DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED
- PROP. ROAD LINE (D.P.) SHOWN IN GREEN
- EXISTING STRUCTURE TO BE DIMOLISHED SHOWN THUS
- COMPOUND WALL SHOWN THUS
- TREE SHOWN THUS



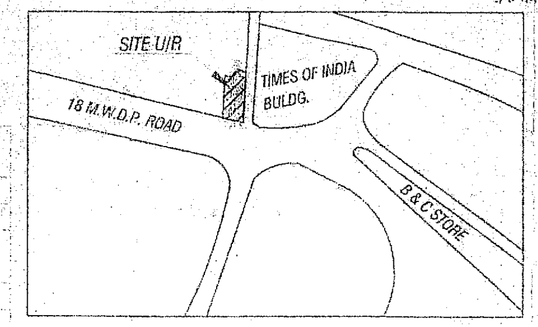
PLOT AREA LINE DIAGRAM
SCALE = 1:200

BUILT UP AREA CALC. ON GROUND FLOOR

ADDITION						
A	5.11	X	4.87	X	1	= 25.18 SQMT.
	TOTAL B/UP AREA					= 25.18 SQMT.

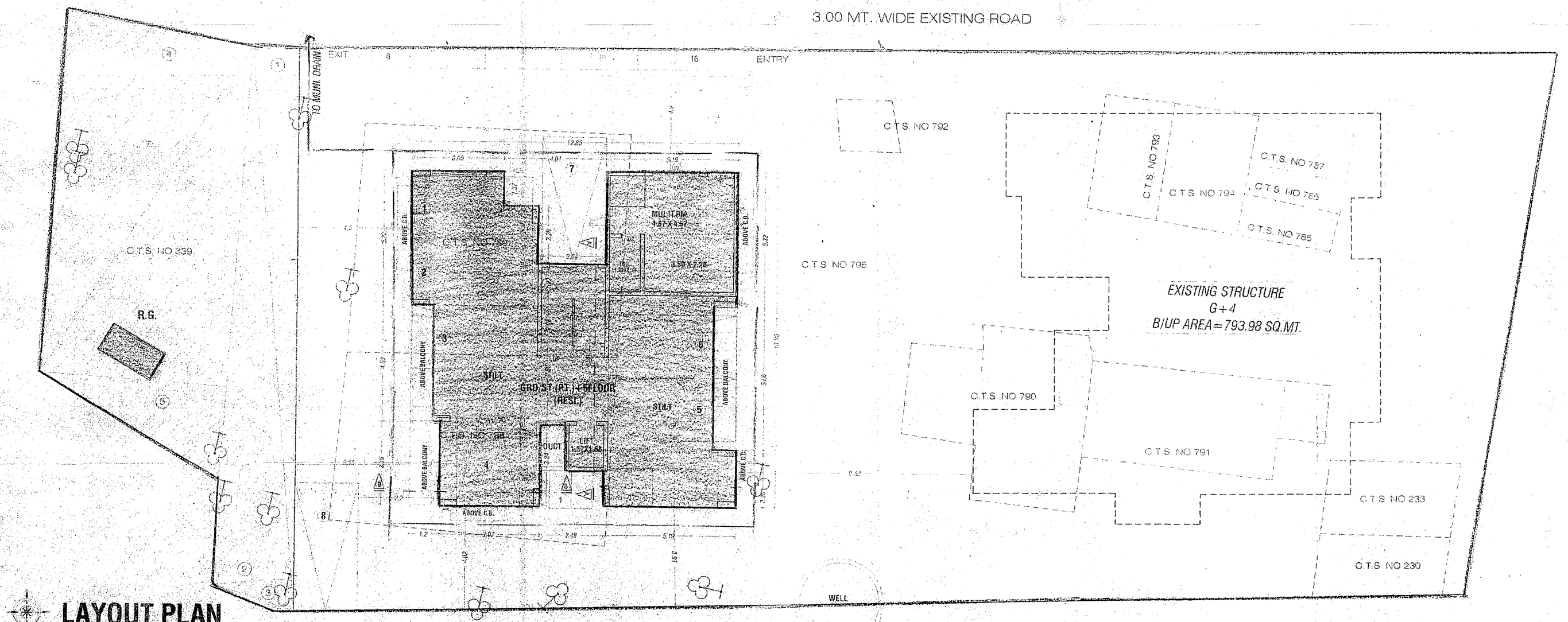


AREA LINE DIAGRAM OF GRD.FLR.
SCALE = 1:200



DOORS & WINDOWS SCHEDULE

NO	SIZE	
D	3'6" X 7'0"	T.W. PANELED DOOR
D1	3'0" X 7'0"	T.W. PANELED DOOR
D2	2'6" X 6'6"	T.W. PANELED DOOR
W	3'0" X 4'0"	T.W. WINDOW PANELED
W1	4'0" X 5'0"	T.W. WINDOW PANELED
W2	1'6" X 2'6"	T.W. LOUVERD WINDOW



LAYOUT PLAN
SCALE = 1:100

N

CONTENTS OF SHEET

LAYOUT FLOOR PLAN,
PLOT AREA LINE DIAGRAM & AREA CALCULATION,BLOCK PLAN,
PARKING & BUILT UP AREA STATEMENT, LOCATION PLAN, SUMMARY, ETC.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

STAMP OF APPROVAL OF PLAN Subject to conditions
rescribed in Permit No. V.P./SD/Thane/196
TMC/TD-DP/TPS/..22.01/17 Dated 27.1.17

सावधान

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विहित नियमांचे मिजासकडुसार आवश्यक त्या पायाभरण्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडनीय गुन्हा आहे. त्यासाठी जास्तीत ..."

AREA STATEMENT

NO.		DESCRIPTION	SQ.MT.
1		AREA OF THE PLOT AS PER P.R.CARD	1147.30
2		DEDUCTION FOR	
	a	AREA UNDER ROAD	-------
	b	EXISTING BUILT UP AREA	793.98
3		NET GROSS AREA OF THE PLOT (1-2)	353.32
		ADDITIONS FOR	
4	a	AREA UNDER ROAD	------
	b	15% TENENT BENEFIT OF PLOT AREA (353.32 X 15%)	53.00
5		PLOT AREA (3+4)	406.32
6		F.S.I. PERMISSIBLE	1.00
7		PERMISSIBLE FLOOR AREA	406.32
8		ADDITIONS FOR F.A.R.	
	a	40% PERMISSIBLE TDR OF NET PLOT AREA (as per earlier tdr policy) 353.32 x 40% = 141.33 SQ.MT. TDR PURCHASED D.R.C. NO. 008 (CONST.AMENITY/HOSTEL) =145.00 SQ.MT.	141.33
	b	ADDITIANAL FSI BY PAYMENT OF PREMIUM = 0.2 (MAX.POTENTIAL) (as per revised policy of premium fsi) 353.32 X 0.2 = 70.66 SQ.MT. REQUIRED PREMIUM F.S.I.= 65.00 SQ.MT.	65.00
9		TOTAL ADDITIONS AREA (4b+8b)	116.00
10		PERMISSIBLE TOTAL FLOOR AREA (2b+3+8a+9)	1406.63
11		EXISTING BUILT UP AREA	793.98
12		PROPOSED BUILT UP AREA	512.21
13		BALANCE AREA	0.44

TENAMENT STATEMENT

1	PERMISSIBLE BUILT-UP AREA	1406.63
2	DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	.....
3	AREA OF TENAMENTS (1-2)	1406.63
4	TENAMENTS PERMISSIBLE (AS PER APENDIX 'N') DENSITY 300/H TOTAL TENAMENT	18 NOS.
5	PROPOSED EXISTING	
6	TENAMENTS PROPOSED	16 NOS.

PARKING STATEMENT

1	TOTAL CAR PARKING REQUIRED	8.00
2	TOTAL CAR PARKING PROVIDED	8.00
3	TOTAL SCOOTER PARKING REQUIRED	16.00
4	TOTAL SCOOTER PARKING PROVIDED	16.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 14/4/16 AND THE DIMENSIONS OF SIDES, 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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESI. BLDG ON PLOT BEARING C.T.S.NO. 785 TO 795, C.T.S.NO. 230,233,839,TIKA NO.10&11, AT VILLAGE, NAUPADA,-THANE (W.)

FOR :- M/S. SHREE SWAMI KRUPA BUILDERS & DEVELOPERS

FOR :-
M/S. SHREE SWAMI KRUPA BUILDERS & DEVELOPERS
SIGN. OF OWNER

SIGN. OF ARCHITECT

NORTH	DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
N	02.05.2016	01	1 : 100	AISHA	M.T.

MAKARAND TORASKAR
& ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
A-101,'Royal Crown' Kajaari Wadi.,
OPP.T.M.C. School No. 13, Khopat, Thane (W)-400602
TEL. NO. : 022- 65064072 / 25451177
E - Mail : hlbtdesigns @ rediffmail.com