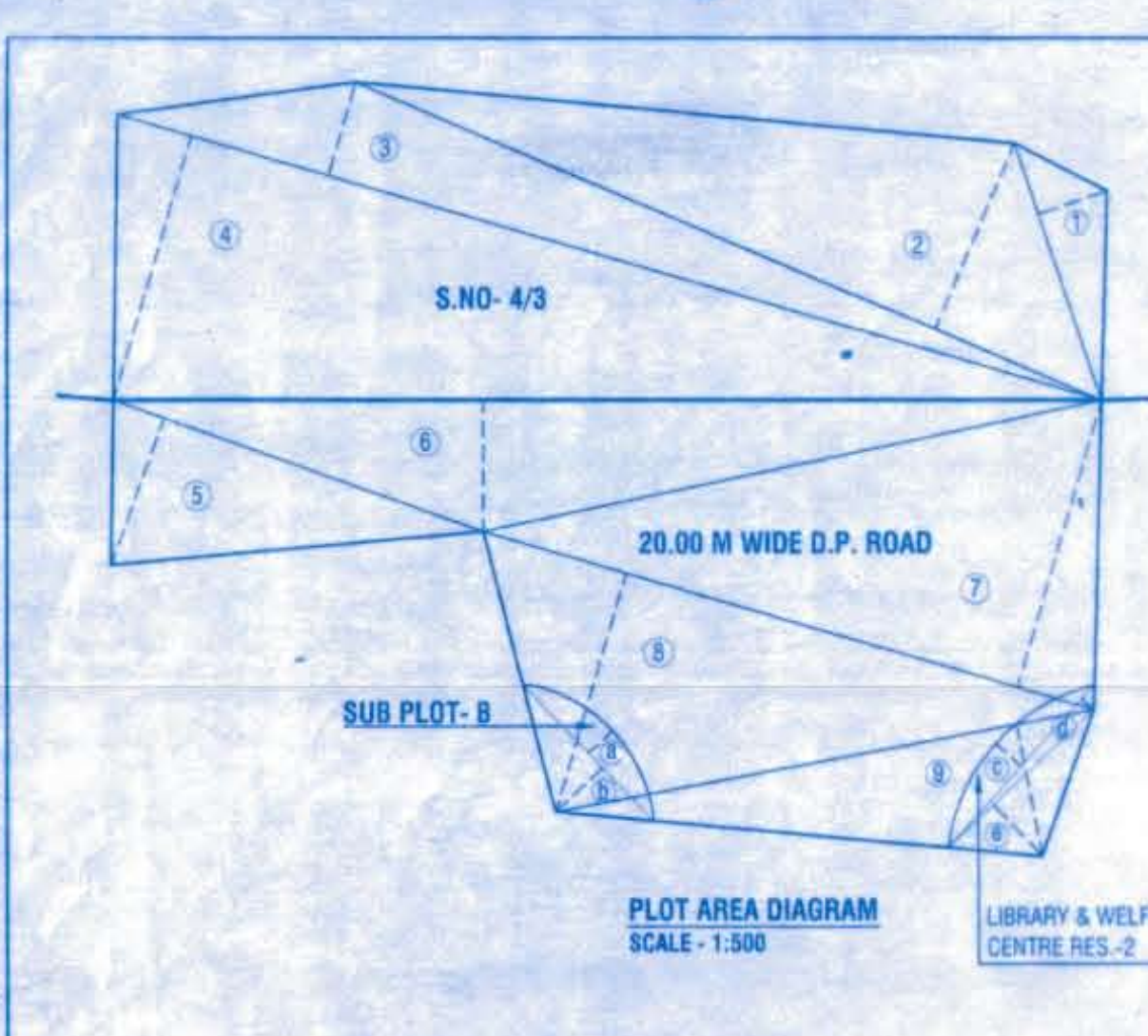




PLOT AREA CALCULATION (S NO 4/3)							
1	18.78	X	5.02	X	0.50	=	47.14
2	55.90	X	13.98	X	0.50	=	390.74
3	70.81	X	8.74	X	0.50	=	237.96
4	70.81	X	19.21	X	0.50	=	678.21
TOTAL PLOT AREA							= 1354.05 SQ.M.
AREA AS PER POLYLINE- 1353.98							
AREA UNDER 20.00 M. WIDE ROAD							
ADDITION:							
5	26.04	X	10.82	X	0.50	=	140.88
6	67.06	X	8.09	X	0.50	=	271.29
7	42.79	X	19.16	X	0.50	=	422.77
8	42.79	X	16.27	X	0.50	=	348.10
9	37.72	X	9.40	X	0.50	=	177.28
TOTAL ROAD AREA							= 1360.32 SQ.M.
AREA AS PER POLYLINE - 1360.00							
SUB PLOT B							
1	11.03	X	2.28	X	2/3	=	16.77
2	11.03	X	4.30	X	0.50	=	23.71
TOTAL PLOT AREA							= 40.48 SQ.M.
AREA AS PER POLYLINE- 40.00							
LIBRARY & WELFARE CENTRE RES-2							
1	15.20	X	2.30	X	2/3	=	23.31
2	15.20	X	1.85	X	0.50	=	7.88
3	12.70	X	4.80	X	0.50	=	29.31
TOTAL PLOT AREA							= 60.50 SQ.M.
AREA AS PER POLYLINE- 60.00							
TOTAL PLOT AREA = 1353.98 + 1464.29 =							2818.27 SQ.M.
TOTAL PLOT AREA = 2818.27 SQ.M.							

R.G. AREA CALCULATION

ADDITION:

1	14.65	X	1.58	X	0.50	=	11.57
2	12.53	X	3.59	X	0.50	=	22.49
3	11.63	X	0.67	X	0.50	=	3.90
4	12.88	X	2.14	X	0.50	=	13.78
5	17.15	X	4.66	X	0.50	=	39.86
6	17.15	X	2.42	X	0.50	=	20.75
7	11.71	X	3.17	X	0.50	=	18.56
8	14.81	X	5.81	X	0.50	=	42.15
9	9.66	X	1.33	X	0.50	=	6.43
10	9.66	X	3.08	X	0.50	=	14.79
TOTAL R.G. AREA							= 198.61 SQ.M.

DEDUCTIONS:

1	2.73	X	0.26	X	2/3	=	0.47
2	2.00	X	1.00	X	2/3	=	2.67
TOTAL							= 0.47 SQ.M.

R.G. AREA REQUIRED 15% ON BALANCE PLOT AREA 1310.00 = 196.50 SQ.M.

R.G. AREA AS PER POLYLINE = 198.61 SQ.M.

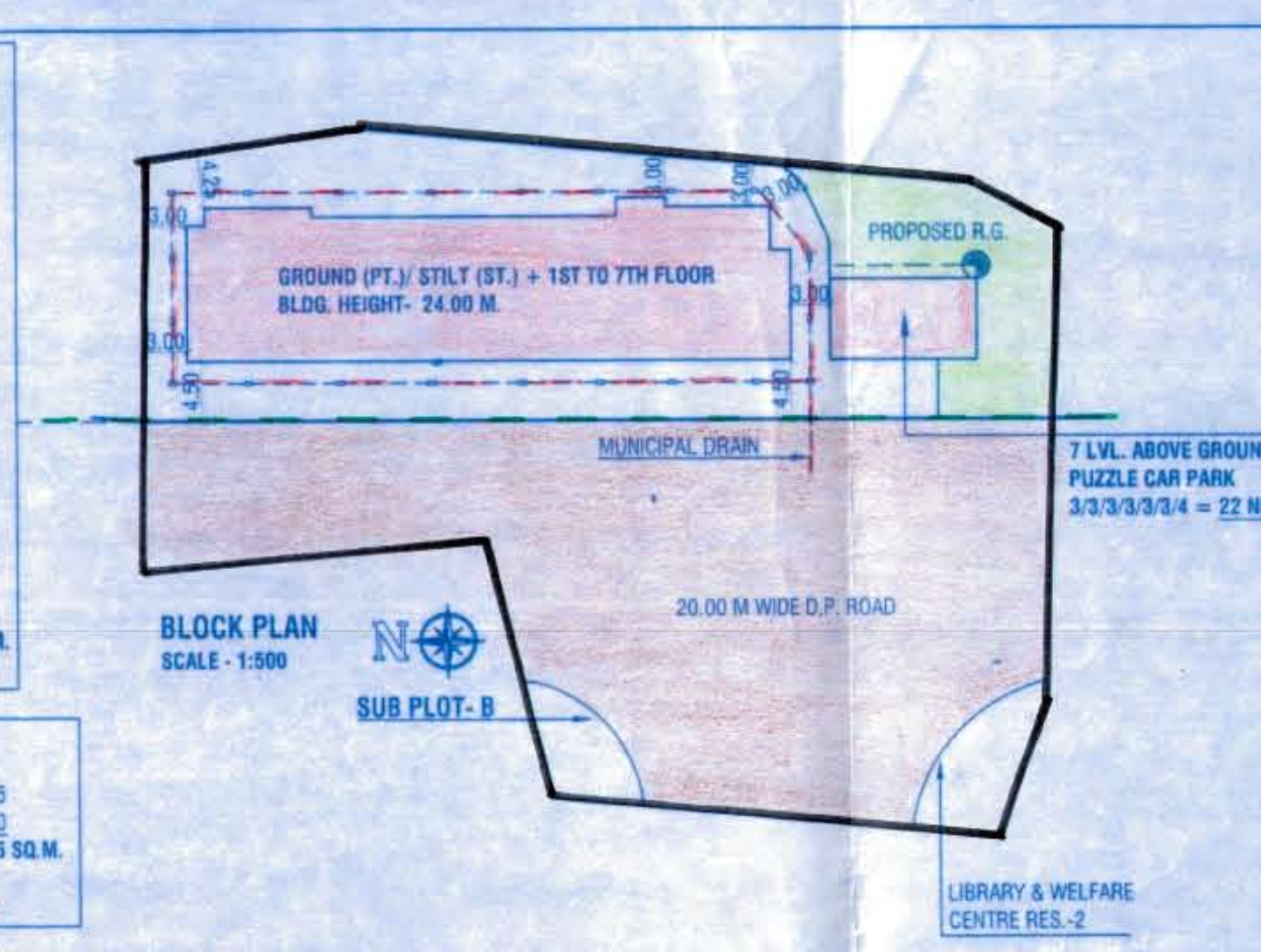
R.G. AREA REQUIRED 15% ON BALANCE PLOT AREA 1310.00 = 196.50 SQ.M.
R.G. AREA PROVIDED = 198.61 SQ.M.

SOCIETY OFFICE AREA CALCULATION:
ADDITION:

1	3.15	X	1.35	=	4.25
2	3.15	X	1.80	=	5.67
TOTAL AREA					= 9.92 SQ.M.

AREA AS PER POLYLINE = 9.92 SQ.M.

TOTAL SOCIETY OFFICE AREA = 9.92 SQ.M.



PROPOSED TENEMENT STATEMENT:

NO. OF FLOORS	TENEMENT LESS THAN 35 sqm.	TENEMENT 35 TO 50 sqm.	TENEMENT 50 TO 75 sqm.	ABOVE 75 sqm.	TOTAL
(1ST TO 7TH)	35	7	14	NIL	56 NO.
TOTAL	35	7	14	NIL	56 NO.

COVERED BUILT UP AREA STATEMENT:

BUILT UP AREA	BALCONY	C.B.	STAIRCASE	ENTRANCE LOBBY	STILT AREA	TOTAL BUILT UP AREA
2611.21	203.95	98.07	436.17	22.67	97.46	3469.53 SQ.M.

SOCIETY OFFICE = 9.92 SQ.M.

METER ROOM = 9.61 SQ.M.

SERVANT TOILET AREA = 2.43 SQ.M.

TOTAL PROPOSED COVERED BUILT UP AREA = 3469.53 + 9.92 + 9.61 + 2.43 = 3491.22 SQ.M.

PARKING STATEMENT:

FLATS LESS THAN 35 SQ.M.	FLATS - 35 TO 50 SQ.M.	FLATS - 50 TO 75 SQ.M.	FLATS MORE THAN 75 SQ.M.	TOTAL
35	7	14	0	56
NO. OF FLATS	35	7	14	56
NO. OF PARKING REQUIRED	35	7	14	56

10% FOR VISITORS

TOTAL PARKING REQUIRED (4 WHEELER) = 20

COMMERCIAL:

SHOP AREA = 301.25 SQ.M. (1 CAR/25.00 SQ.M.)

TOTAL COMMERCIAL PARKING REQUIRED = 15

TOTAL 4 WHEELER PARKING REQUIRED 20 + 15 = 35 NOS.

TOTAL 4 WHEELER PARKING PROVIDED = 32 NOS.

TOTAL PARKING REQUIRED (2 WHEELER) (TOTAL TENEMENT = 56)

COMMERCIAL:

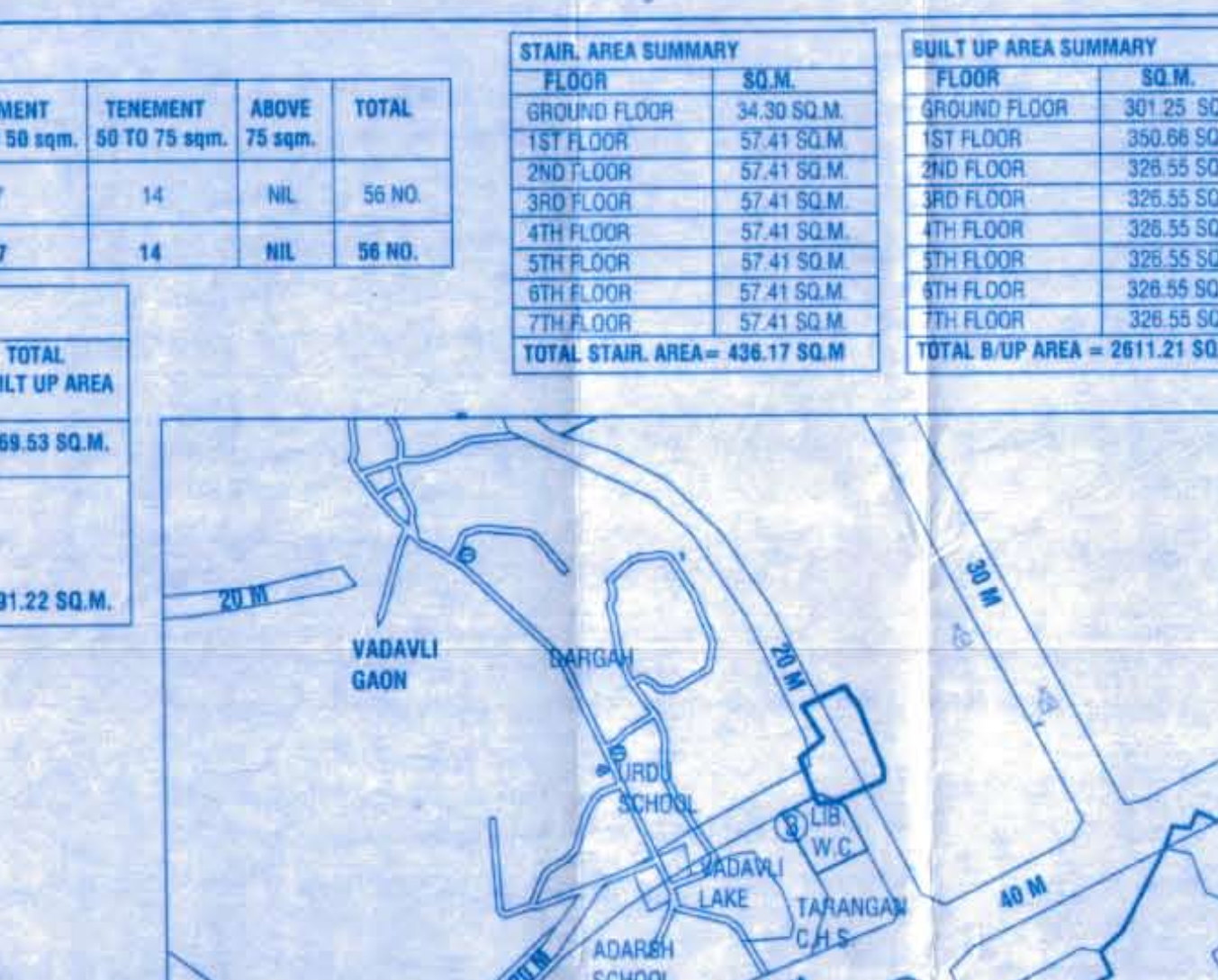
SHOP AREA = 301.25 SQ.M. (1 CAR/25.00 SQ.M.)

TOTAL COMMERCIAL PARKING REQUIRED = 15

TOTAL 2 WHEELER PARKING REQUIRED 56 + 15 = 71 NOS.

TOTAL 4 WHEELER PARKING PROVIDED = 48 NOS.

TOTAL 2 WHEELER PARKING PROVIDED = 71 NOS.



PROFORMA 'A'

AREA STATEMENT

SR.NO.	DESCRIPTION	AREA (IN SQ.M.)
1.	AREA OF PLOT AS PER 7/12 EXTRACT	2770.00
2.	PLOT AREA AS PER TRIANGULATION	2813.98
3.	AREA CONSIDERED FOR PROPOSAL	2770.00
4.	DEDUCTION FOR	
a.	AREA UNDER 20.00 M WIDE D.P. ROAD	1360.00
b.	LIBRARY & WELFARE CENTRE RES-2	60.00
c.	SUBPLOT 'B'	40.00
d.	TOTAL (a+b+c)	1460.00
5.	BALANCE AREA OF PLOT (1-2)	1310.00
6.	PERMISSIBLE F.S.I.	1.00
7.	PERMISSIBLE BUILTUP AREA (3 X 4)	1310.00
8.	ADD FOR	
A.	MAXIMUM PERMISSIBLE T.D.R./ DR [0.90 OF (3)] = 1179.00 SQ.M.	
B.	MAXIMUM PERMISSIBLE NON SLUM T.D.R./ DR [0.72 OF (3)] = 943.20 SQ.M.	
C.	AREA AVAILABLE BY DEVELOPMENT RIGHTS (AREA UNDER 20.00 M WIDE D.P. ROAD TO BE UTILIZED)	943.20
D.	MAX. PERMISSIBLE SLUM T.D.R./ DR COMPONENT [0.18 OF (3)] = 235.20 SQ.M.	
E.	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM [0.30 ON (3)] = 393.00 SQ.M.	
F.	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM TO BE UTILIZED	358.01
G.	TOTAL (A+B)	1301.21
H.	TOTAL PERMISSIBLE BUILT UP AREA (5+6)	2611.21
I.	TOTAL PROPOSED BUILT-UP AREA	2611.21
J.	BALANCE BUILT-UP AREA	0.00

CONTENT OF SHEET

LAYOUT PLAN, PLOT AREA CALCULATION, RG AREA CALCULATION, AREA STATEMENT, COMPOUND WALL, SUMMARY, LOCATION PLAN ETC

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Form No. 504 (03/08/18) TMC/TO-09/TH/15/18 Dated 14/11/19

THE MUNICIPAL CORPORATION

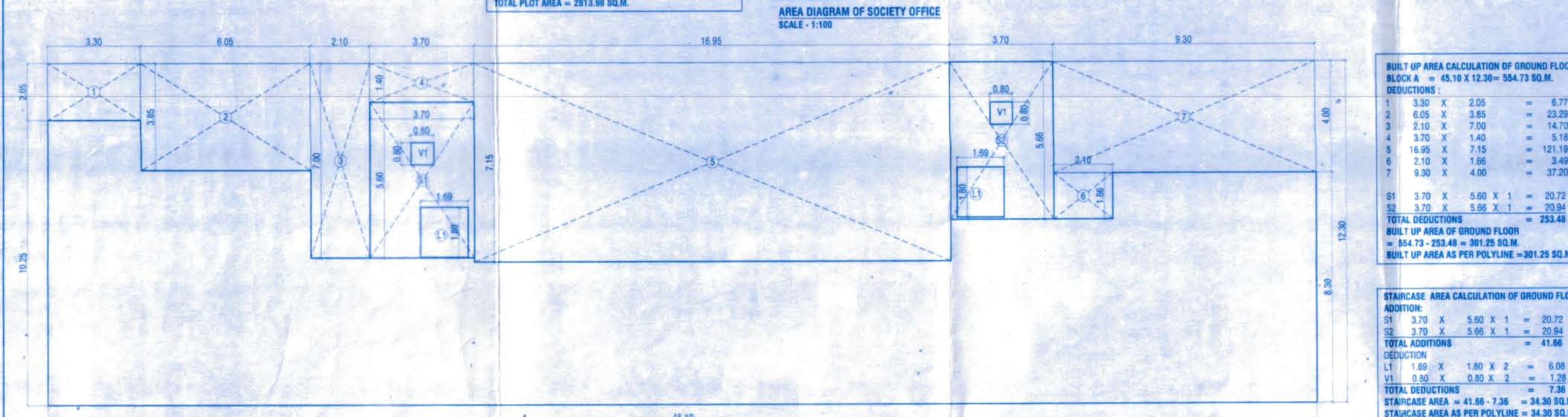
Thane Municipal Corporation

The City of Thane

सायधान

महेश्वर मोरेश्वर मानवाच्यार्या

वडावाली, थाने



COMMERCIAL :			
SHOP AREA =	301.25 SQ.M (1 CAP, 25.00 SQ.M.)		
TOTAL COMMERCIAL PARKING REQUIRED			12
TOTAL 4 WHEELER PARKING REQUIRED 20 = 12 = 32 NOS.			32 NOS.
TOTAL PARKING REQUIRED (2 WHEELER) (TOTAL TENEMENT= 56)			56 NOS.
COMMERCIAL :			
SHOP AREA =	301.25 SQ.M (1 CAP, 20.00 SQ.M.)		
TOTAL COMMERCIAL PARKING REQUIRED *			15
TOTAL 2 WHEELER PARKING REQUIRED 56+ 15 = 71 NOS.			71 NOS.
TOTAL 4-WHEELER PARKING (PROVIDED) = 48 NOS.			
TOTAL 2-WHEELER PARKING (PROVIDED) = 71 NOS.			

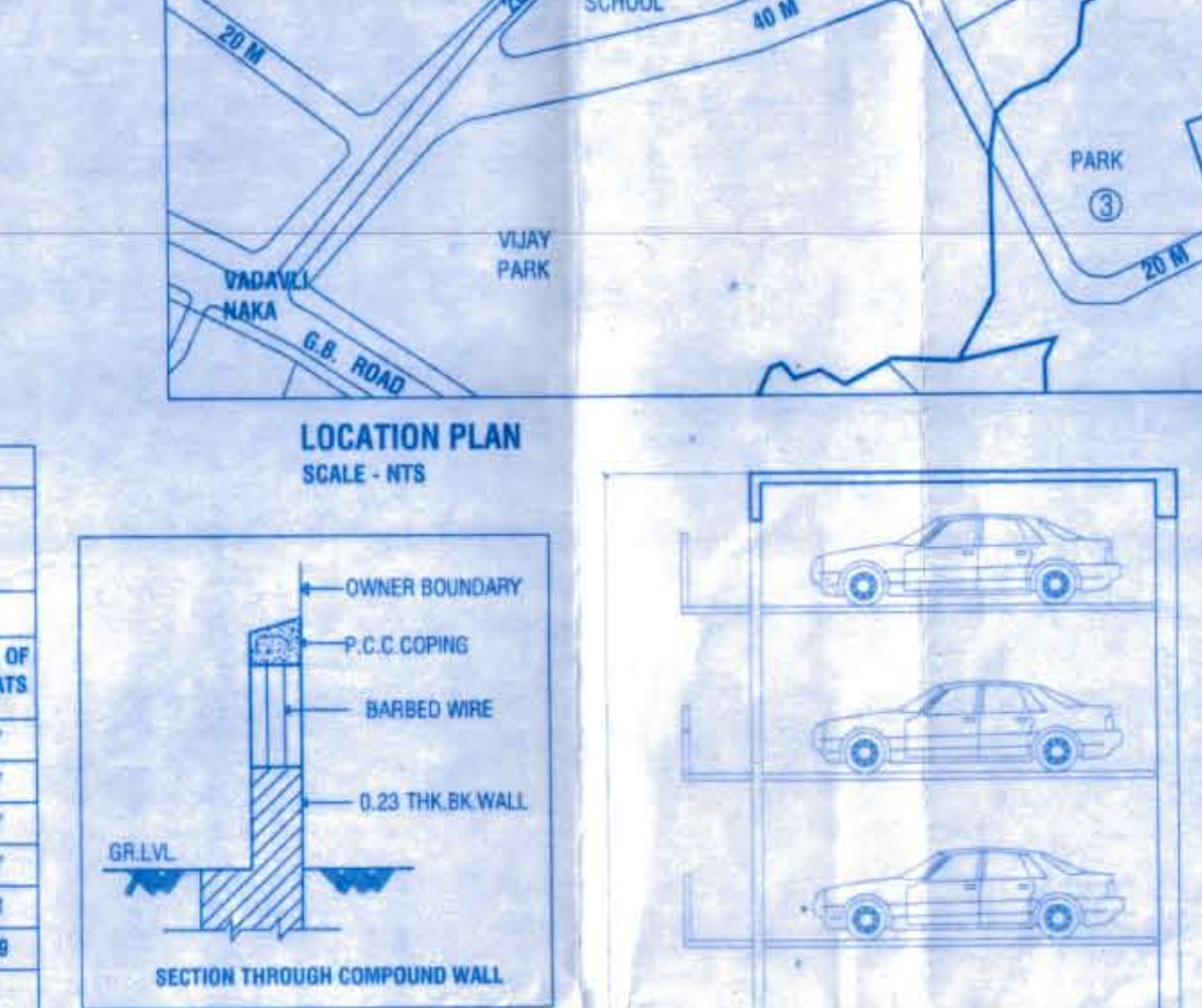
U.L.C. STATEMENT

AS PER U.L.C. ORDER NO. ULC/TA/ATP/WSHS - 20/SR-1743
dated 26 Feb 2007 (S.NO. 4/3)

TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED UPTO 40.00 SQ.M.

SER.NO.	TENEMENTS AREA	NO.	WING	FLOOR	FLAT NO.	NO. FLAT
1	UPTO 40 SQM	35	A	1ST TO 7TH	1	7
			B	1ST TO 7TH	2	7
			B	1ST TO 7TH	5	7
			B	1ST TO 7TH	8	7
			B	1ST	6	1
TOTAL						28

TOTAL NO. OF TENEMENTS TO BE SURRENDERED TO GOVERNMENT



U.L.C. STATEMENT

AS PER U.L.C. ORDER NO. ULC/TA/TP/WSHS - 20/SR-1743 dated 26 Feb 2007 (S.NO. 4/3)

TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED UPTO 40.00 SQ.M.

SR.NO.	TENEMENTS AREA	NO.	WING	FLOOR	FLAT NO.	NO. OF FLATS
1	UPTO 40 SQ.M.	56	A	1ST TO 7TH	1	7
			A	1ST TO 7TH	2	7
			B	1ST TO 7TH	5	7
			B	1ST TO 7TH	8	7
			B	1ST	6	1
TOTAL						29

TOTAL NO. OF TENEMENTS TO BE SURRENDERED TO GOVERNMENT

SR.NO.	TENEMENTS AREA	NO.	WING	FLOOR	FLAT NO.	NO. OF FLATS
1	UPTO 40 SQ.M.	2	A	2ND	1	1
			B	2ND	5	1
TOTAL						2

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	2611.21
LESS DEDUCTION FOR NON RES. AREA	301.25
AREA AVAILABLE FOR TENEMENTS	2309.96
DENSITY OF TENEMENTS	300 / HCT
PERMISSIBLE TENEMENTS	68 NOS.
PROPOSED TENEMENTS	56 NOS.
TOTAL TENEMENTS OF THE PLOT	56 NOS.

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA /FLR.	REFER BALCONY AREA CALC.
PROPOSED BALCONY AREA /FLR.	
EXCESS BALCONY AREA /FLR.	

PARKING STATEMENT

REQUIRED 4 WHEELER PARKING	32 NO.
PROPOSED 4 WHEELER PARKING	48 NO.
REQUIRED 2 WHEELER PARKING	71 NO.
PROPOSED 2 WHEELER PARKING	71 NO.
GARAGES PERMISSIBLE	
GARAGES PROPOSED	

DOOR WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
D	1.05 X 2.10	T. W. FRAMED MAIN DOOR
D1	0.90 X 2.10	T. W. FRAMED SHUTTER DOOR
D2	0.75 X 2.00	T. W. FRAMED SHUTTER DOOR
W1	2.20 X 1.20	ALUMINIUM SLIDING WINDOW
W2	1.65 X 1.20	ALUMINIUM SLIDING WINDOW
W3	1.20 X 1.20	ALUMINIUM SLIDING WINDOW
W4	1.20 X 1.20	ALUMINIUM SLIDING WINDOW
W5	1.55 X 1.20	ALUMINIUM SLIDING WINDOW
R.S.	2.10 X 3.60	ROLLING SHUTTER
V1	0.90 X 1.20	VENTILATOR
V.	0.60 X 0.90	LOUVERED WINDOWS

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLK

PROPOSED WORK SHOWN IN RED

DRAINAGE LINE SHOWN IN RED DOTTED

PROPOSED R. G. SHOWN IN GREEN

SET BACK LINE SHOWN IN BROWN

CERTIFICATE OF AREA

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

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING DEVELOPMENT ON PLOT BEARING S.NO. 4/3 AT VILLAGE VADAVLI, TAL. & DIST. THANE

NAME AND ADDRESS OF OWNER/ P.O.A.H.

SHRI. YASHWANT MORESHWAR MANWACHARYA

VADAVLI, THANE (W)

SIGNATURE OF OWNER/ P.O.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS

saakar ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W). 400 602

PHONE - 2537 8701, TELEFAX - 2536 4700

E MAIL - saakararchitects@yahoo.co.in

DRG NO **SCALE** **DATE** **DRN** **CHKD. BY**

C-576/2019/M-01 1:100 29.05.2019 UDAY SUNDH

USER: P:\Saakar\12\Gad Drawings\MANWACHARYA VADAVLI - S.NO. 4/3, MUNICIPAL 2, REVISED 18/05/2019