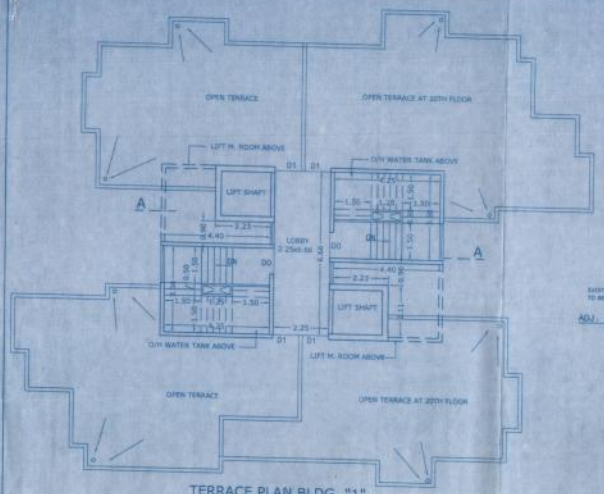
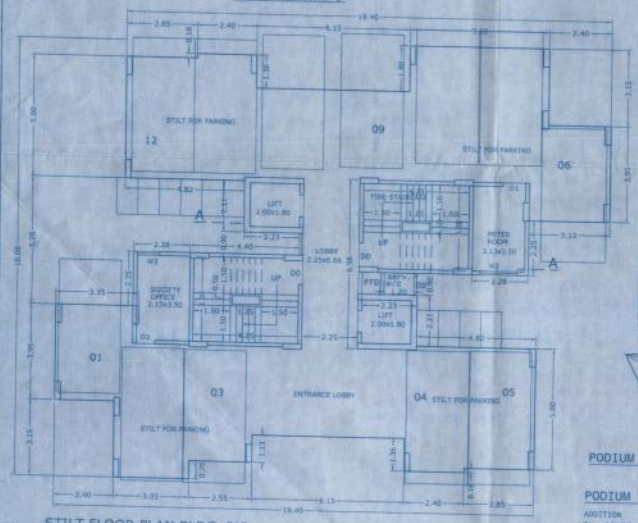


TERRACE PLAN BLDG. "1"

SCALE = 1:100 BLDG. "1"



STILT FLOOR PLAN BLDG. "1"

SCALE = 1:100 BLDG. "1"

SITE PLAN

SCALE = 1:500

CONSTRUCTION AREA STATEMENT	
1) BUILT UP AREA	= 3569.91 SQ.MT.
2) STAIRCASE AREA	= 1020.56
3) BALCONY AREA	= 350.12
4) C.B. AREA	= 163.44
5) PODIUM AREA	= 201.77
6) REFUGE AREA	= 114.42
7) STILT AREA	= 186.33
8) U.G.+O/H+ S.TANK =	67.00
TOTAL CONSTRUCTION AREA	= 5679.55 SQ.MT

GROUND R.G 1 AREA DIAGRAM

SCALE = 1:500

GROUND R.G 1 AREA CALCULATION:-

ADDITION

1) 14.15 x 8.74 x 0.5 = 47.68
2) 18.07 x 10.76 x 0.5 = 97.21

TOTAL GR. R.G 1 AREA = 144.89 SQ.MT ----(A)

TOTAL R.G. AREA (A+B)= 346.66 SQ.MT

REQUIRED 15% R.G. AREA OF 2100.00 = 2100.00 x 15% =315.00 SQ.M.

TOTAL PROPOSED R.G. AREA = 346.66 SQ.MT

PODIUM R.G 2 AREA DIAGRAM

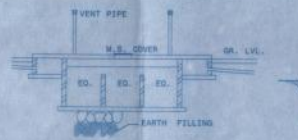
SCALE = 1:500

PODIUM R.G 2 AREA CALCULATION:-

ADDITION

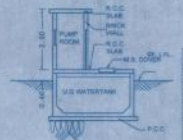
3) 15.50 x 2.60 x 0.5 = 20.15
4) 20.00 x 4.94 x 0.5 = 49.40
5) 20.30 x 11.50 x 0.5 = 116.72
6) 12.16 x 2.55 x 0.5 = 15.50

TOTAL PODIUM R.G 2 AREA = 201.77 SQ.MT ----(B)



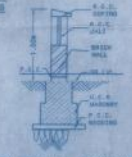
LONGITUDINAL SECTION THROUGH SEPTIC TANK

SCALE = N.T.S



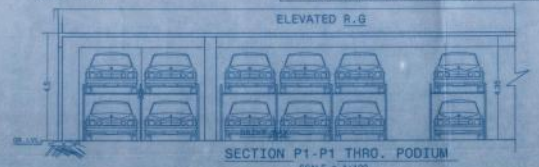
SECTION THROUGH PUMP ROOM

SCALE = 1:100



SECTION THROUGH COMPOUND WALL

SCALE = 1:50



SCALE = 1:100

NOT IN POSSESION AREA DIAGRAM

SCALE = 1:500

NOT IN POSSESION AREA CALCULATION:-

S.NO 223/1

ADDITION

1) 11.05 x 2.66 x 0.5 = 14.70
2) 4.21 x 0.89 x 0.5 = 1.87
3) 5.19 x 1.59 x 0.5 = 4.13
4) 8.73 x 4.67 x 0.5 = 22.72
5) 8.81 x 4.36 x 0.5 = 19.20
6) 10.39 x 0.86 x 0.5 = 4.47
7) 14.91 x 2.08 x 0.5 = 15.58
8) 18.67 x 3.91 x 0.5 = 32.76
9) 8.03 x 1.76 x 0.5 = 7.07
10) 3.88 x 1.00 x 0.5 = 1.94
11) 3.88 x 2.23 x 0.5 = 4.33
12) 2.76 x 1.02 x 0.5 = 1.41
13) 1.20 x 0.56 x 0.5 = 0.35

TOTAL N.I.P AREA = 130.00 SQ.MT

EXIST. STRUCTURE AREA DIAGRAM

SCALE = 1:500

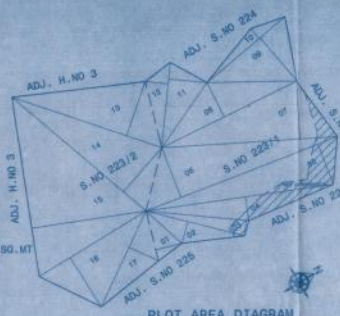
EXIST. STRUCTURE AREA CAL.

ADDITION

1) 11.26 x 5.62 x 0.5 x 2 = 63.28
2) 7.32 x 2.36 x 0.5 = 8.52
1) 7.32 x 2.19 x 0.5 = 7.90
2) 4.88 x 2.04 x 0.5 = 4.96
1) 4.66 x 1.88 x 0.5 = 4.57

TOTAL AREA = 89.23 SQ.MT

TOTAL AREA OF EXIST.STRUCTURE = 89.23 SQ.MT



PLOT AREA DIAGRAM

SCALE = 1:500

TYP. STACK PARKING CROS SECTION

SECTION P-P

SCALE = 1:100

STAIRCASE AREA STATEMENT		
FLOOR BLDG = "1"	FIRE STAIRCASE BUILT UP AREA	NORMAL STAIRCASE BUILT UP AREA
GR./STILT	18.30	44.16
1ST FL.	15.67	34.86
2ND FL.	15.67	34.86
3RD FL.	15.67	34.86
4TH FL.	15.67	34.86
5TH FL.	15.67	34.86
6TH FL.	15.67	34.86
7TH FL.	15.67	34.86
8TH FL.	15.67	34.86
9TH FL.	15.67	34.86
10TH FL.	15.67	34.86
11TH FL.	15.67	34.86
12TH FL.	15.67	34.86
13TH FL.	15.67	34.86
14TH FL.	15.67	34.86
15TH FL.	15.67	34.86
16TH FL.	15.67	34.86
17TH FL.	15.67	34.86
18TH FL.	15.67	34.86
19TH FL.	15.67	34.86
20TH FL.	15.67	34.86
TOTAL	314.06 SQMT.	706.50 SQMT.

BUILT UP AREA STATEMENT	
FLOOR BLDG = "1"	PROPOSED BUILT UP AREA
GR./STILT	-----
1ST FL.	186.33
2ND FL.	186.33
3RD FL.	186.33
4TH FL.	186.33
5TH FL.	186.33
6TH FL.	186.33
7TH FL.	186.33
8TH FL.	148.19
9TH FL.	186.33
10TH FL.	186.33
11TH FL.	186.33
12TH FL.	186.33
13TH FL.	148.19
14TH FL.	186.33
15TH FL.	186.33
16TH FL.	186.33
17TH FL.	186.33
18TH FL.	148.19
19TH FL.	186.33
20TH(Pt.) FL.	144.06
TOTAL	3569.91 SQMT.

PROPOSED TENEMENT STATEMENT	
FLOOR BLDG = "1"	PER FLOOR TENEMENT
GR./STILT	-----
1ST FL.	04
2ND FL.	04
3RD FL.	04
4TH FL.	04
5TH FL.	04
6TH FL.	04
7TH FL.	04
8TH FL.	03
9TH FL.	04
10TH FL.	04
11TH FL.	04
12TH FL.	04
13TH FL.	03
14TH FL.	04
15TH FL.	04
16TH FL.	04
17TH FL.	04
18TH FL.	03
19TH FL.	04
20TH FL.	03
TOTAL	76 NOS

AREA UNDER R-ZONE CALCULATION:-

S.NO 223/1 (ASPER 7/12 AREA 1190.00 SQ.MT)

ADDITION

1) 10.49 x 5.44 x 0.5 = 28.53
2) 20.49 x 4.56 x 0.5 = 46.72
3) 20.76 x 3.13 x 0.5 = 32.52
4) 38.27 x 4.89 x 0.5 = 93.57
5) 41.50 x 8.76 x 0.5 = 181.77
6) 41.50 x 10.88 x 0.5 = 225.76
7) 35.81 x 11.83 x 0.5 = 210.63
8) 30.36 x 7.82 x 0.5 = 118.71
9) 20.53 x 11.53 x 0.5 = 118.36
10) 20.53 x 2.62 x 0.5 = 26.88
11) 17.43 x 7.76 x 0.5 = 67.00
12) 17.43 x 4.63 x 0.5 = 40.35

TOTAL AREA = 1191.61 SQ.MT

AREA UNDER R-ZONE CALCULATION:-

S.NO 223/2 (ASPER 7/12 AREA 1040.00 SQ.MT)

ADDITION

13) 31.78 x 11.65 x 0.5 = 185.12
14) 36.53 x 11.52 x 0.5 = 209.98
15) 36.91 x 23.15 x 0.5 = 427.23
16) 25.20 x 11.64 x 0.5 = 146.18
17) 21.49 x 6.59 x 0.5 = 70.80

TOTAL AREA = 1042.31 SQ.MT

TOTAL PLOT AREA (S 223/1,2)AS PER TRIANGULAR METHOD = 2233.92 SQ.MT

S.NO.	AREA AS PER 7/12 EXTRACT (1)	AREA AS PER △ METHOD (2)	AREA UNDER NOT IN POSSESSION (3)	AREA CONSIDERED FOR F.S.I. (1-3)=4
S.NO 223/1	1190.00	1191.61	130.00	1060.00
S.NO 223/2	1040.00	1042.31	----	1040.00
TOTAL	2230.00	2233.92	130.00	2100.00

TWO WHEELER PARKING STATEMENT		
SUBCRIPTION	TENEMENTS	PARKING
• 1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT (EXCEPT TENAMENTS No.)	76 NOS.	76 NOS
PARKING REQUIRED		76 NOS.
PARKING PROVIDED ON GROUND (PER PARKING PROPOSED AREA= 1.20 SQ.MT.)		80 NOS.

PARKING STATEMENT		
SUBCRIPTION	TENEMENTS	PARKING
• PARKING SPACE NOT REQD FOR TENEMENT HAVING B/U AREA BELOW 35.00 SQ.MT.		NIL
• 1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/U AREA ABOVE 35.00 SQ.MT. UP TO 90 SQ.MT	06 NOS.	16 NOS.
• 1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/U AREA ABOVE NEAR SQ.MT.BUT NOT EXCEED 75 SQ.MT.	40 NOS.	40 NOS.
10 % FOR VISITORS(2 / 10%)		6 NOS.
PARKING REQUIRED		64 NOS.
PARKING PROVIDED STILT = 12 NOS STACK PARKING = 64 NOS SINGLE PARKING = 4 NOS PODIUM STACK PARKING = 16 NOS		84 NOS.

CONTENT OF SHEET
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATIONS, PARKING STATEMENT, R.G. AREA CALCULATION , STILT FLR. & TERRACE FLR.
PROPOSED WORK SHOWN IN PINK.
BOUNDARY OF THE PLOT SHOWN IN BLACK.
DRAINAGE LINE SHOWN IN RED DOTTED.
STRUCTURE WOULD BE R.C.C. FRAME.
ALL EXT. WALLS ARE 15 CM & 23 CM THK. CONC.
ALL INT. WALLS ARE 15 CM THK.BRICK.
ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.
SULPRUS LAND SHOWN.
EXISTING TEMPORARY SITE OFFICES & GODOWN IN PARK RESERCATION WILL BE DEMOLISHED AT THE TIME OF HANDING OVER POSSESSION.

LOCATION PLAN

T.D.R. UTILIZATION & DEDUCTION AREA DETAIL AS PER GOVT. CIRCULAR DATED 29/01/2016 (TABLE X)

SR. NO.	D.R.C. NO.	D.R.C. SCHE. S.NO. & VILLAGE	D.R.C. SCHE. GRNE YEAR & AREA	R.R. RATE OF D.R.C. SCHE. YEAR	R.R. RATE OF RECEIVING PLOT	RATIO OF R.R. RATE B	D.R.C PURCHASE AREA (A)	TOTAL AREA TO BE UTELIZE IN V.P.	AREA DEDUCTION FROM D.R.C. CERTIFICATE (B)	BALANCE PURCHASE AREA (A-B)
01	291	K.P.NO. 80/2 AT VILLAGE DHAYANDEKPADA	2017 4047.00SMT.	21700/-/SQ.MT.	19700/- (OF YEAR 2017)	21700/19700= 1:1.1015%	610.07 SQ.MT.	= 672.00 SQ.MT.	Vs 610.07 SMT.x Rs.21700/- Rs. 19700/- = 672.00 SQ.MT.	= 0.00 SQ.MT.
02	004 (SLUM)	STS NO. 8007 AT VILLAGE KOPARI.	2017 400.00SMT.	38700/-/SQ.MT.	19700/- (OF YEAR 2017)	38700/19700= 1:1.9644%	20.96 SQ.MT.	= 41.21 SQ.MT.	Vs 20.96 SMT.x Rs.38700/- Rs. 19700/- = 41.21 SQ.MT.	= 0.00 SQ.MT.
03	002 (SLUM)	F.P.NO. 317 T.P.S. NO.-1 AT VILLAGE PANCHPAKHADI.	2018 290.00SMT.	94000/-/SQ.MT.	19700/- (OF YEAR 2018)	94000/19700= 1:4.7715%	20.20 SQ.MT.	= 57.42 SQ.MT.	Vs 20.20 SMT.x Rs.94000/- Rs. 19700/- = 57.42 SQ.MT.	= 0.00 SQ.MT.
04	007 (SLUM)	F.P.NO. 317 T.P.S. NO.-1 AT VILLAGE PANCHPAKHADI.	2018 290.00SMT.	94000/-/SQ.MT.	19700/- (OF YEAR 2018)	94000/19700= 1:4.7715%	34.40 SQ.MT.	= 68.36 SQ.MT.	Vs 34.40 SMT.x Rs.94000/- Rs. 19700/- = 68.36 SQ.MT.	= 0.00 SQ.MT.

NOTE :-

ROOM DIAMENTION MAY WARY UPTO 3% DUE TO STRUCTURAL MEMBER.

PROFORMA - II 1/2

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions/ permission of even no. V.P. SOG/2016/13 dated 23/11/2018 TP/TDD/ 2887/18

Town Development & Planning Officer I.C.H.P. Thane Municipal Corporation of The City of Thane

PROFORMA - I	SQ. MTS.
1. AREA OF PLOT	2230.00
2. AREA UNDER NOT IN POSSESSION	130.00
3. BALANCE AREA OF THE PLOT(1-2)	2100.00
4. DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE) 10% OF 3.	-----
5. NET AREA OF THE PLOT (3-4)	2100.00
6. F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE i.e. of 2100.00) = 840.00	-----
6a) 20% PERM. SLUM AREA=840x20%=168SMT UTILIZATION AREA FROM DRC NO.2=57.42 SMT. UTILIZATION AREA FROM DRC NO.4=41.21 SMT. UTILIZATION AREA FROM DRC NO.7=69.36 SMT. TOTAL UTIL. SLUM TDR AREA =167.99 SMT.	167.99
6a) BALANCE PERMISSIBLE TDR/DR = 672.00 PURCHASE AREA = 0.00 SQ.MT. UTILIZATION AREA FROM DRC NO.:291=672 SMT. Ashay Indexation	672.00
6a)ii) BALANCE T.D.R. TO BE PURCHASE =(6-6a)+6a)i)= 0.00 SQ.M.	
6b UTILIZE 30% ADDITIONAL PREMIUM AREA OF 2100.00x30% =630.00 SQ.MT.	630.00
7. TOTAL AREA (5+6)	3569.99
8. F.S.I. PERMISSIBLE	1.00
9. PERMISSIBLE FLOOR AREA (7X8)	3569.99
10. EXISTING FLOOR AREA	0.00
11. PROPOSED FLOOR AREA	3569.91
12. EXCESS BAL. AREA TAKEN IN F.S.I.	NIL
13. TOTAL BUILT UP AREA PROPOSED (10+11+12)	3569.91
14. BALANCE AREA	0.08
B) TENEMENT STATEMENT	
i. PROPOSED AREA (ITEM A-15 ABOVE)	3569.91
ii. LESS DEDUCTION OF NON RESIDENTIAL AREA	NIL
iii. AREA AVAILABLE FOR TENEMENTS(i-ii)	3569.91
iv. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE 250)	89 NOS.
v. TENEMENTS PROPOSED	76 NOS.

CERTIFICATE OF AREA

REFERENCE ON ..... I/WE THAT THE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER DEVELOPMENT OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN HERE PREPARED ON SITE AND THE AREA SO WORKED OUT IS 2230.00 SQUARE METERS AND TALLIES WITH THE AREA STATED ON THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF LICENCED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDINGS ON THE LAND BEARING S.NO.223 H. NO. 1 & 2, VILLAGE KAVESAR,THANE(W).

NAME OF THE DEVELOPER

SHRI. DWARKANATH VISHNU GONDHALI & OTHER'S. (OWNER'S)

M/S V.R.CONSTRUCTORS PVT.LTD. POWER OF ATTORNEY HOLDER SHRI : AKSHAY J. DOSHI.

SCALE	DRAWN BY	CHECKED BY
1:100	AVRUTEE	N. G.
DATE	JOB NO.	APPROVED BY
22/05/2018		AR. S.G.

scapes architects+interiors
A: scapes earth, gupte cottage, opp bhaktivedanta hospital, panchpakhadi, thane (w)-400602
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F: +91.22 2254 0014
E: mail@scapesearth.com
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