RG AREA CAL FOR PLOT(B) (IN SQ MTS.)

RG - (1)

REQUIRED R.G. AREA = =19149.63x25%=4787.40 SQ.MT.

1) 50.50 x	19.50	x 2/3 =	656.50
2) 77.89 x (28.34+16.64)x 0.5 =			1751.74
3) 61.47 x	12.49	x 0.5 =	383.88
4) 72.35 x (14.69+02.33)x 0.5 =			615.69
5) 72.68 x (22.58+15.85)x 0.5 =			1396.54
		TOTAL =	4804.35

TOTAL R.G. AREA PROVIDED= = 4804.35 SQ.MT.

TOTAL AREA UNDER MUN. MARKET & WELFARE CENTRE

(A + B)
2320.25 + 79.75 = 2400.00 SQ.MT.

LAND UNDER MUN. MARKET & WELFARE CENTRE

G. N. 61/1

c1) 0.50 X 74.00 X 30.00 =1110.00
c2) 0.50 X 74.00 X 32.75 =1211.75

TOTAL = 2321.75
SAY = 2320.25 --(A)

LAND NOT IN POSSESS-ION UNDER MUN. MARKET & WELFARE CENTRE

G.NO. 61/1

d1) 0.50 X 58.00 X 1.25 = 36.25
d2) 0.50 X 58.00 X 1.50 = 43.50

TOTAL = 79.75 --(B)

BALCONY AREA STATEMENT (BLDG.-2 & BLDG.3)

FLOOR	AREA IN SQ.MT. (BLDG.-3)	AREA IN SQ.MT. (BLDG.-2)
GR./STILT	-	-
1ST FL.	51.14	48.38
2ND FL.	51.14	48.38
3RD FL.	51.14	48.38
4TH FL.	51.14	48.38
5TH FL.	51.14	48.38
6TH FL.	51.14	48.38
7TH FL.	45.36	43.29
8TH FL.	51.14	48.38
9TH FL.	51.14	48.38
10TH FL.	51.14	48.38
11TH FL.	51.14	48.38
12TH FL.	51.14	43.29
13TH FL.	-	48.38
14TH FL.	-	48.38
15TH FL.	-	48.38
16TH FL.	-	48.38
17TH FL.	-	48.38
TOTAL	857.86	812.28

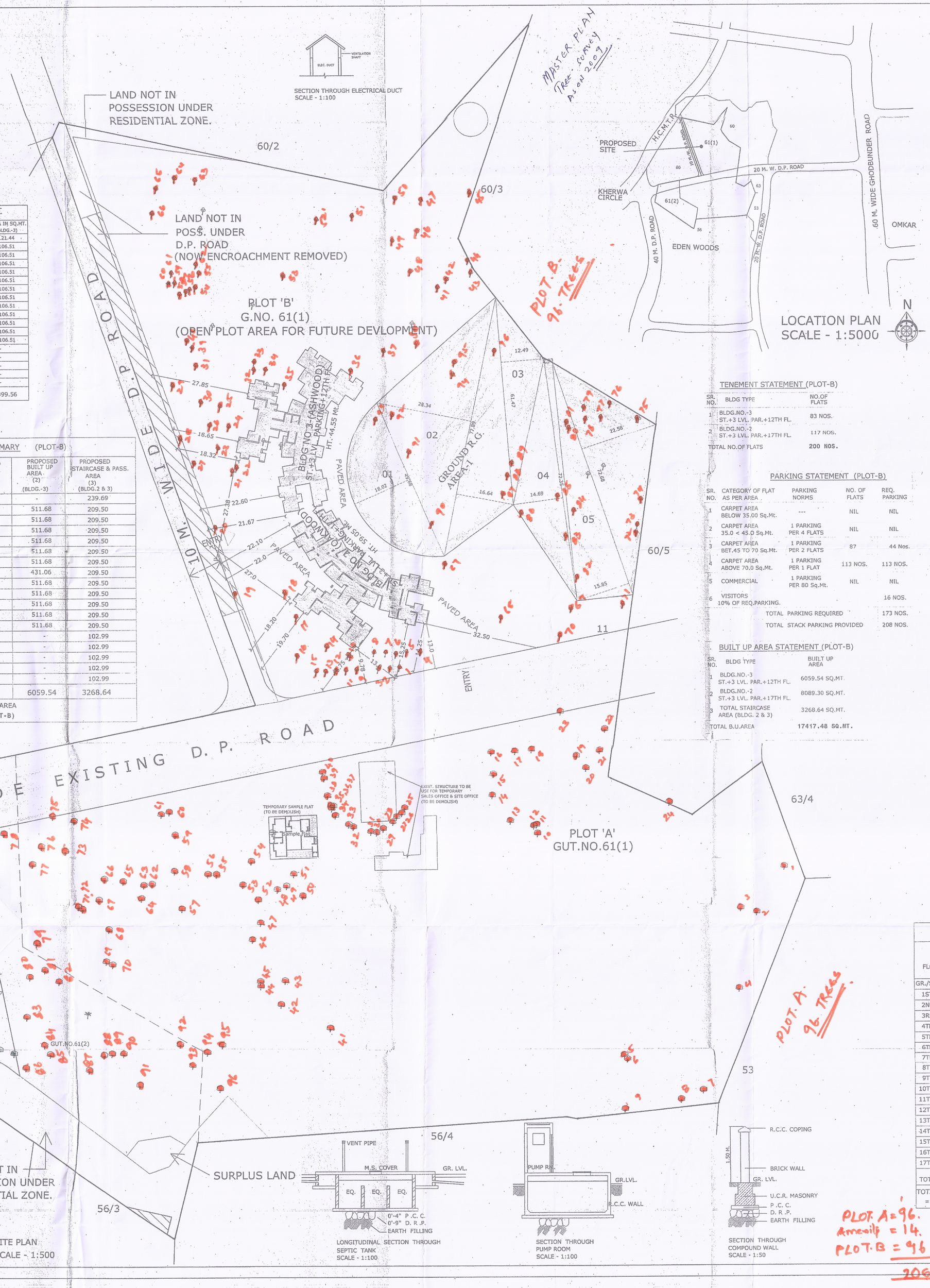
STAIR. AREA STATEMENT (BLDG.-2 & BLDG.3)

FLOOR	AREA IN SQ.MT. (BLDG.-2)	AREA IN SQ.MT. (BLDG.-3)
GR./STILT	118.25	121.44
1ST FL.	102.99	106.51
2ND FL.	102.99	106.51
3RD FL.	102.99	106.51
4TH FL.	102.99	106.51
5TH FL.	102.99	106.51
6TH FL.	102.99	106.51
7TH FL.	102.99	106.51
8TH FL.	102.99	106.51
9TH FL.	102.99	106.51
10TH FL.	102.99	106.51
11TH FL.	102.99	106.51
12TH FL.	102.99	106.51
13TH FL.	102.99	-
14TH FL.	102.99	-
15TH FL.	102.99	-
16TH FL.	102.99	-
17TH FL.	102.99	-
TOTAL	1869.08	1399.56

BUILT UP AREA SUMMARY (PLOT-B)

FLOOR	PROPOSED BUILT UP AREA (1) (BLDG.-2)	PROPOSED BUILT UP AREA (2) (BLDG.-3)	PROPOSED STAIRCASE & PASS. AREA (3) (BLDG.2 & 3)
GR./STILT	-	-	239.69
1ST FL.	484.22	511.68	209.50
2ND FL.	484.22	511.68	209.50
3RD FL.	484.22	511.68	209.50
4TH FL.	484.22	511.68	209.50
5TH FL.	484.22	511.68	209.50
6TH FL.	484.22	511.68	209.50
7TH FL.-REFUGE	413.00	431.06	209.50
8TH FL.	484.22	511.68	209.50
9TH FL.	484.22	511.68	209.50
10TH FL.	484.22	511.68	209.50
11TH FL.	484.22	511.68	209.50
12TH FL.-REFUGE	413.00	511.68	209.50
13TH FL.	484.22	-	102.99
14TH FL.	484.22	-	102.99
15TH FL.	484.22	-	102.99
16TH FL.	484.22	-	102.99
17TH FL.	484.22	-	102.99
TOTAL	8089.30	6059.54	3268.64

TOTAL PROPOSED BUILT UP AREA =17417.48 SQ.MT. (PLOT-B)



TENEMENT STATEMENT (PLOT-B)

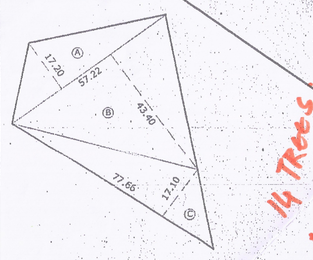
SR. NO.	BLDG TYPE	NO.OF FLATS
1	BLDG.NO.-3 ST.+3 LVL. PAR.+12TH FL.	83 NOS.
2	BLDG.NO.-2 ST.+3 LVL. PAR.+17TH FL.	117 NOS.
TOTAL NO.OF FLATS		200 NOS.

PARKING STATEMENT (PLOT-B)

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 35.00 Sq.Mt.	---	NIL	NIL
2	CARPET AREA 35.0 < 45.0 Sq.Mt.	1 PARKING PER 4 FLATS	NIL	NIL
3	CARPET AREA BET.45 TO 70 Sq.Mt.	1 PARKING PER 2 FLATS	87	44 Nos.
4	CARPET AREA ABOVE 70.0 Sq.Mt.	1 PARKING PER 1 FLAT	113 NOS.	113 NOS.
5	COMMERCIAL	1 PARKING PER 80 Sq.Mt.	NIL	NIL
6	VISITORS 10% OF REQ.PARKING.			16 NOS.
		TOTAL PARKING REQUIRED		173 NOS.
		TOTAL STACK PARKING PROVIDED		208 NOS.

BUILT UP AREA STATEMENT (PLOT-B)

SR. NO.	BLDG TYPE	BUILT UP AREA
1	BLDG.NO.-3 ST.+3 LVL. PAR.+12TH FL.	6059.54 SQ.MT.
2	BLDG.NO.-2 ST.+3 LVL. PAR.+17TH FL.	8089.30 SQ.MT.
3	TOTAL STAIRCASE AREA (BLDG. 2 & 3)	3268.64 SQ.MT.
TOTAL B.U.AREA		17417.48 SQ.MT.



PLOT AREA CALC. (AMENITY & MARKET)

a) 57.22 x 17.20 x 0.5 =	492.09	
b) 57.22 x 43.40 x 0.5 =	1241.68	
c) 77.66 x 17.10 x 0.5 =	663.99	
TOTAL =	2397.76 SQ.MT.	

R.G. AREA CALC. (AMENITY & MARKET)

1) 41.81 x 17.15 x 0.5 =	358.52 SQ.MT.	

LONGITUDINAL SECTION THROUGH SEPTIC TANK
SCALE - 1:100

SECTION THROUGH PUMP ROOM
SCALE - 1:100

SECTION THROUGH COMPOUND WALL
SCALE - 1:50

ENVIRONMENT BUILT UP AREA STATEMENT (PLOT-B)

FLOOR	PROPOSED BUILT UP AREA (1) (BLDG.-2)	PROPOSED BUILT UP AREA (2) (BLDG.-3)	PROPOSED STAIRCASE & PASS. AREA (3) (BLDG.-2 & 3)	PROPOSED BALCONY AREA (4) (BLDG.-2 & 3)
GR./STILT	484.22	511.68	239.69	99.52
1ST FL.	484.22	511.68	209.50	99.52
2ND FL.	484.22	511.68	209.50	99.52
3RD FL.	484.22	511.68	209.50	99.52
4TH FL.	484.22	511.68	209.50	99.52
5TH FL.	484.22	511.68	209.50	99.52
6TH FL.	484.22	511.68	209.50	99.52
7TH FL.-REFUGE	413.00	431.06	209.50	88.67
8TH FL.	484.22	511.68	209.50	99.52
9TH FL.	484.22	511.68	209.50	99.52
10TH FL.	484.22	511.68	209.50	99.52
11TH FL.	484.22	511.68	209.50	99.52
12TH FL.-REFUGE	413.00	511.68	209.50	94.43
13TH FL.	484.22	-	102.99	48.38
14TH FL.	484.22	-	102.99	48.38
15TH FL.	484.22	-	102.99	48.38
16TH FL.	484.22	-	102.99	48.38
17TH FL.	484.22	-	102.99	48.38
TOTAL	8,573.52	6,571.22	3,268.64	1,420.20

TOTAL PROPOSED BUILT UP AREA =19,833.58 SQ.MT. (PLOT-B)

PROFORMA - I

SQ.MT.	A AREA STATEMENT	SQ. MTS.	
	1. AREA OF THE PLOT	54,500.00	
	2. DEDUCTION FOR		
	a) ROAD SET BACK AREA (GHODBUNDER ROAD)	---	
	b) EXISTING 20 M. D.P. ROAD	4,859.21	
	c) AREA NOT IN POSSESSION UNDER 10 M. D.P. ROAD	909.81	
	d) ANY RESERVATION MARKET & WELFAREA CENTER (2)	2,400.00	
	e) AMMENITY PLOT	1327.00	
	f) AREA UNDER SURPLUS LAND	114.72	
	g) AREA NOT IN POSSESSION 1) AREA NOT IN POSSESSION UNDER RESIDENTIAL ZONE (-2409.73)	2,409.73	
	TOTAL (a+b+c+d+e+f+g)	12,020.47	
	3. BALANCE AREA OF THE PLOT (1-2) = 42,479.53 AS PER LAND AREA STATEMENT WHICHEVER IS LESS AREA OF PLOT = 41,970.67	41,970.67	
		PLOT 'A' 25,221.04	PLOT 'B' 16,749.63
	4. AREA OF PLOT FOR MARKET & AMENITY FOR T.M.C (AMENITY PLOT + 50% OF MARKET F.S.I) (AMENITY PLOT + 50% OF MARKET F.S.I) (1327+1062.5) = 2389.5	2,390.0	———
		PLOT 'A'	PLOT 'B'
	5. NET AREA OF PLOT AS PER SANCTION LAYOUT PLAN (PLOT A = 3 + 2 + 4) (PLOT B = 3 + 2 d)	24,158.04	19,149.63
	6. DEDUCTION FOR RECREATIONAL GROUND (15%)		2,872.38
	7. NET AREA OF THE PLOT (4-5)		16,276.83
	8. ADDITIONAL FOR F.S.I. UPTO 80% ADD- 2(b) ---------- 4,859.21 2(d) AREA OF ADDITIONAL MARKET PLOT 531.25 2(e) AREA OF AMENITY PLOT 1327.00 ADDITIONAL CONST FOR ADDITIONAL MARKET AREA ---- 531.25 CONST. AMENITY AREA ------- 1327.00 TOTAL ---------- 8575.71		4859.21
	9. TOTAL AREA (7 + 8)		21,136.04
	10. F.S.I. PERMISSIBLE		ONE
	11. F.S.I. CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (RESTRICTED TO 80% OF THE BALANCE AREA VIDE ITEM 7. ABOVE	---	---
	12. PERMISSIBLE FLOOR AREA (9X10)+11		21,136.04
	13. EXISTING FLOOR AREA	---	---
	14. PROPOSED AREA		17417.48
	15. EXCESS BAL. AREA TAKEN IN F.S.I.	---	---
	16. TOTAL BUILT UP AREA PROPOSED (13+14+15)		17417.48
	17. BALANCE AREA		3718.56
	B BALCONY AREA STATEMENT		
	i) PERMISSIBLE BAL. AREA PER FLOOR		
	ii) PROPOSED BAL. AREA PER FLOOR	AS SHOWN	
	iii) EXCESS BAL. PER FLOOR (AS PER B iii BELOW)		
	iv) TOTAL EXCESS BAL. AREA FOR ALL FLOORS		
	C TENEMENT STATEMENT		
	i) PROPOSED AREA (ITEM A-12 ABOVE)		21,136.04
	ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	---	
	iii) AREA AVAILABLE FOR TENEMENTS (i-ii)		21,136.04
	iv) TENEMENTS PERMISSIBLE		528 NOS.
	(DENSITY OF TENEMENTS/ HECTARE)		
	v) TENEMENTS PROPOSED		200 NOS.
	TOTAL TENEMENTS ON PLOT		200 NOS.
	D PARKING STATEMENT		
	i) PARKING REQUIRED BY REGULATIONS FOR CAR, SCOOTER/MOTOR CYCLE, OUTSIDERS (visitors)		173 NOS.
	ii) COVERED GARAGES PERMISSIBLE		
	iii) COVERED GARAGES PROPOSED		200 NOS.
	iv) TOTAL PARKING PROVIDED		200 NOS.
	NOTE : MARKET & WELFARE CENTER SHOWN THUS		

PROFORMA - II 1/4

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions Prescribed in Permit No. VP-82/142 TMC/TP.D.D./TP3/ 354 Dated: 29/01/2009

Deputy Engineer (TDD) Thane Municipal Corporation of The City of Thane.

Executive Engineer (T.D.D.)

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच शिक्षेस पात्र नियंत्रण नियमावलीनुसार आवश्यक त्या पायाभूत सुविधा न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडनीय गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्ष कैद व रु. १०००/- दंड होऊ शकतो".

NOTE : ARCHITECTURE FEATURES ARE NOT SHOWN ,WILL BE PROPOSED AS PER ELEVATIONAL TREATMENT.

CONTENT OF SHEET

SITE PLAN,
AREA STATEMENTS.

NOTES

.PROPOSED WORK SHOWN IN RED
.BOUNDARY OF THE PLOT SHOWN IN BLACK
.DRAINAGE LINE SHOWN IN RED DOTTED.
.STRUCTURE WOULD BE R.C.C. FRAME.
.ALL EXT. WALLS ARE 6" THK. CONC.
.ALL INT. WALLS ARE 6" THK.BRICK
.ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.
.EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW.
.TREE NO. 1 TO 6 TO BE TRANSPLANTED SHOWN THUS

SCHEDULE OF DOORS & WINDOWS

D1	3'-3" X 7'-3"	T.W. FRAME,WOODEN DOOR
D2	3'-0" X 7'-3"	" " "
D3	2'-6" X 6'-0"	" " "
W1	5'0" X 4'0"	ALU. FRAME ,SLIDING
W2	7'6" X 4'0"	" " "
W3	8'6" X 4'0"	ALU. FRAME, SLIDING
W4	4'6" X 4'0"	" " "
W5	1'6" X 3'0"	ALU. FRAME,LOUVERED
W6	2'6" X 4'0"	ALU. FRAME, SLIDING

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ---- & THE DIMENSION OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWERNERSHIP.

SIGNATURE OF LICENCED ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDINGS ON LAND BEARING GUT.NO. 61/1, 61/2. VILLAGE CHITALSAR - MANPADA, TALUKA DIST. THANE.

NAME OF THE OWNER

ASCENT CONSTRUCTION PVT.LTD.
DIRECTOR
SHRI. PRAVIN H. DOSHI

SHRI. MUNISH P. DOSHI

SCALE	DRAWN BY	CHECKED BY
1 : 500	Narendra	AR.S.G.
DATE	JOBNO	DWG.NO
13.07.09		

ARCHITECTS - scapes ARCHITECTS
SCAPES EARTH,
GUPTE COTTAGE, OPP. BHAKTI MANDIR,
PANCHPAKHADI, THANE (W)-400602.
TEL. NO : 25365805.
E-MAIL : scapes@indiatimes.com

D:/NARENDRA/ACHEC/1/0 APPROVED MUNCIPAL/LAYOUT 23-03-09