

सोबलदे पुत्र क्र. विमाननगर/नर/...
दि. ०६/०५/२०१६ मधील अटी शर्तीस
बंधनकारक राहून मुळ/सुधारीत बाबधस्त
नकाशे (प्रारंभ पत्रासह) मंजूर.



महाराष्ट्र शासन
महानगरपालिका

FORM I

विश्व-बाईर महानगरपालिका

PARKING STATEMENT

	HAVING CARPET AREA TENEMENT			VISITORS PARKING (10%)	TOTAL REQUIRED PARKING	PROVIDED PARKING
	35.00 TO 45.00 SQ.MT.	45.00 TO 70.00 SQ.MT.	ABOVE 70.00 SQ.MT.			
B-1 RESI.	1/2 x 12.25	3/4 x 18.50	—	2.07	33.92	STILT PARKING - 08 NOS OPEN PARKING - 21 NOS
COMM.	873.50 x 300 = 3.00	—	—	0.3	3.30	TOTAL - 38 NOS
B-2 RESI.	1/2 x 0.50	3/4 x 1.50	—	1.00	3.00	STILT PARKING - 08 NOS
COMM.	875.64 x 300 = 2.91	—	—	1.00	3.91	OPEN PARKING - 70 NOS
TOTAL REQUIRED PARKING						78 NOS
TOTAL PARKING PROVIDED IN LAYOUT = 76 NOS						

TOTAL BUILT UP AREA

BLDG. NO.	GROUND FL.	1st FLOOR	2nd FLOOR	3rd to 7th FLOOR	8th FLOOR	9th TO 13th	TOTAL
1	363.59	541.42	478.03	323.42 X 5 = 1617.10	286.48	323.42 X 5 = 1617.10	4903.72
2	299.16	446.06	446.06	120.41	—	—	1311.69
TOTAL	—	—	—	—	—	—	6215.41



SECTION A - A
SCALE: 1:100

AREA CALCULATION

1	61.04 x 22.51 x 0.5	=	687.00 sq.mt.
2	61.04 x 19.78 x 0.5	=	603.88 sq.mt.
3	46.13 x 16.53 x 0.5	=	381.26 sq.mt.
4	37.73 x 12.17 x 0.5	=	229.58 sq.mt.
5	37.73 x 7.71 x 0.5	=	145.44 sq.mt.
6	27.03 x 22.33 x 0.5	=	301.78 sq.mt.
7	32.73 x 23.63 x 0.5	=	386.70 sq.mt.
8	30.70 x 3.68 x 0.5	=	56.48 sq.mt.
9	27.13 x 8.47 x 0.5	=	114.89 sq.mt.
10	27.13 x 15.44 x 0.5	=	209.44 sq.mt.
11	22.58 x 3.23 x 0.5	=	36.46 sq.mt.
12	26.16 x 8.11 x 0.5	=	106.07 sq.mt.
13	26.16 x 5.88 x 0.5	=	76.64 sq.mt.
14	23.18 x 5.15 x 0.5	=	59.88 sq.mt.
15	21.78 x 2.01 x 0.5	=	21.88 sq.mt.
16	17.50 x 1.19 x 0.5	=	10.41 sq.mt.
TOTAL = 3427.39 sq.mt.			

AREA CALCULATION

I	73.87 x 0.42 x 0.5	=	15.47 sq.mt.
II	73.58 x 14.95 x 0.5	=	550.01 sq.mt.
III	67.71 x 4.74 x 0.5	=	160.47 sq.mt.
IV	70.83 x 12.00 x 0.5	=	424.98 sq.mt.
V	70.83 x 27.81 x 0.5	=	984.89 sq.mt.
TOTAL = 2135.82 sq.mt.			

ROAD AREA CALCULATION

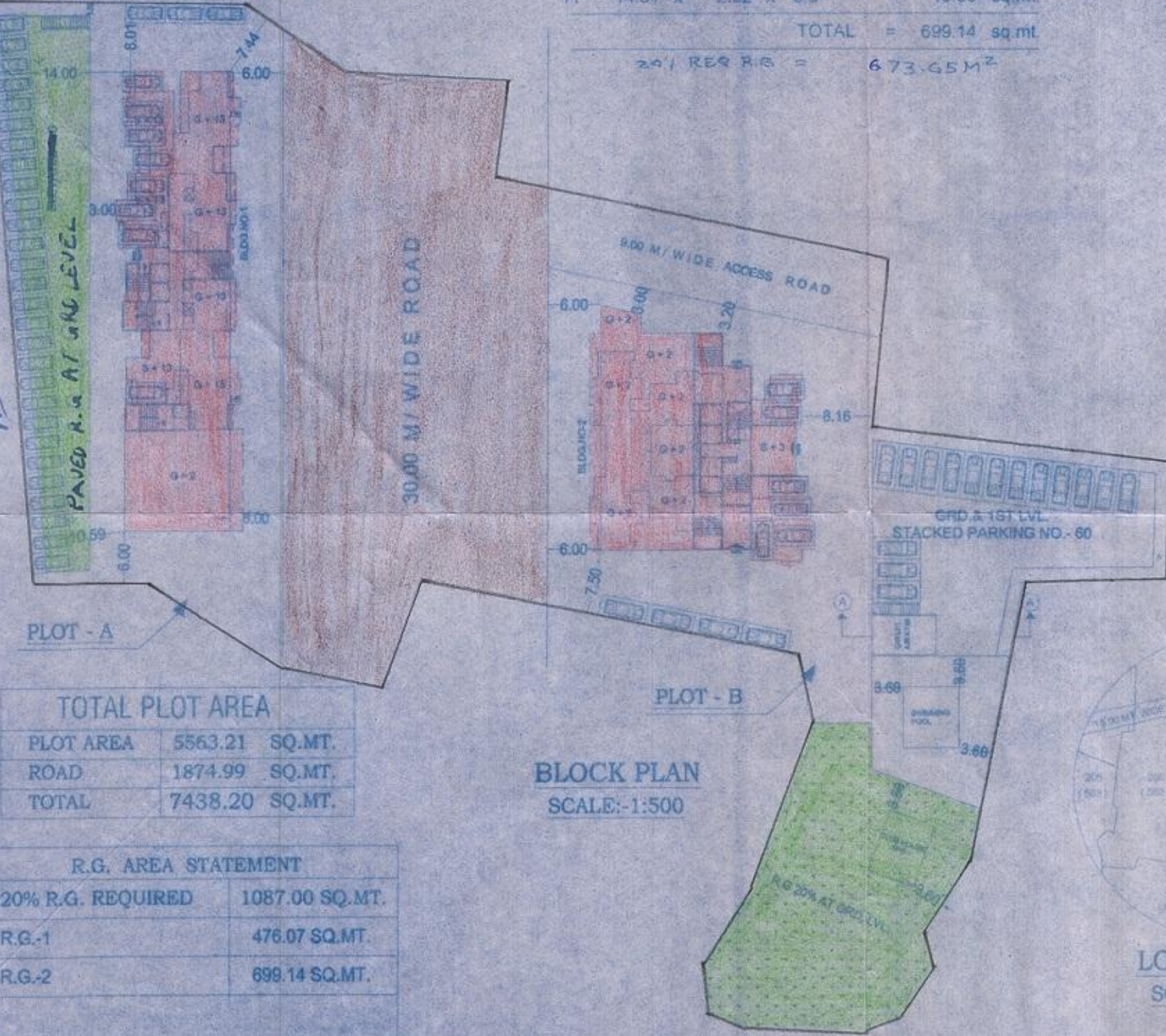
a	76.90 x 10.86 x 0.5	=	417.57 sq.mt.
b	76.90 x 5.89 x 0.5	=	226.47 sq.mt.
c	65.55 x 6.10 x 0.5	=	199.93 sq.mt.
d	65.54 x 12.66 x 0.5	=	414.87 sq.mt.
e	65.54 x 11.40 x 0.5	=	373.58 sq.mt.
f	20.53 x 9.71 x 0.5	=	99.67 sq.mt.
g	49.79 x 5.74 x 0.5	=	142.90 sq.mt.
TOTAL = 1874.99 sq.mt.			

R.G. 1 AREA CALCULATION Plot-A

1	64.22 x 10.10 x 0.5	=	324.31 sq.mt.
2	64.17 x 4.73 x 0.5	=	151.76 sq.mt.
TOTAL = 476.07 sq.mt.			
R.G. 1 AREA = 476.07 sq.mt.			

R.G. 2 AREA CALCULATION Plot-B

1	24.01 x 5.54 x 0.5	=	66.50 sq.mt.
2	24.01 x 3.11 x 0.5	=	37.33 sq.mt.
3	27.98 x 8.49 x 0.5	=	118.77 sq.mt.
4	27.98 x 5.27 x 0.5	=	73.72 sq.mt.
5	25.37 x 7.23 x 0.5	=	91.71 sq.mt.
6	22.58 x 3.23 x 0.5	=	36.46 sq.mt.
7	22.58 x 6.80 x 0.5	=	76.77 sq.mt.
8	22.27 x 4.29 x 0.5	=	47.76 sq.mt.
9	20.49 x 10.37 x 0.5	=	106.24 sq.mt.
10	15.29 x 3.57 x 0.5	=	27.29 sq.mt.
11	14.31 x 2.32 x 0.5	=	16.59 sq.mt.
TOTAL = 699.14 sq.mt.			
R.G. 2 AREA = 699.14 sq.mt.			



PLOT AREA DIAGRAM
SCALE: 1:500

TOTAL PLOT AREA	
PLOT AREA	5563.21 SQ.MT.
ROAD	1874.99 SQ.MT.
TOTAL	7438.20 SQ.MT.

R.G. AREA STATEMENT	
20% R.G. REQUIRED	1087.00 SQ.MT.
R.G.-1	476.07 SQ.MT.
R.G.-2	699.14 SQ.MT.

FORM I	
AREA STATEMENT	
1	AREA OF PLOT (AS PER 7/12)
2	DEDUCTIONS FOR
(A)	ROAD SET BACK AREA
(B)	PROPOSED ROAD
(C)	ANY RESERVATION
TOTAL (A+B+C)	
3	(A) BALANCE AREA OF PLOT (1 MINUS 2)
AREA OF PLOT	
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)
5	NET AREA OF PLOT (3 MINUS 4)
6	ADDITIONS FOR FLOOR SPACE INDEX
2(A) 100% 40%	
2(B) 100%	
7	TOTAL AREA (5 PLUS 6)
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)
10	PERMISSIBLE FLOOR AREA (7 PLUS 8) PLUS 9 ABOVE
11	EXISTING FLOOR AREA
12	PROPOSED AREA
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)
BALCONY AREA STATEMENT	
(I)	PERMISSIBLE BALCONY AREA PER FLOOR
(II)	PROPOSED BALCONY AREA PER FLOOR
(III)	EXCESS BALCONY AREA PER FLOOR
(IV)	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR
TENEMENT STATEMENT OF PLANS	
(I)	PROPOSED AREA (ITEM A 12 ABOVE)
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)
(III)	AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)
(V)	TENEMENTS PROPOSED
(VI)	TENEMENTS EXISTING
TOTAL TENEMENTS ON THE PLOT	
TOTAL TENEMENTS ON THE PLOT	
PARKING STATEMENT	
1 (I)	PARKING PROVIDED BY REGULATIONS FOR
2	CAR
3	SCOOTER / MOTOR CYCLE
4	OUTSIDERS (VISITORS)
5 (I)	PROPOSED WORKERS PERMISSIBLE
5 (II)	EXISTING WORKERS PROPOSED
6	CAR
7	SCOOTER / MOTOR CYCLE
8	OUTSIDERS (VISITORS)
(IV)	TOTAL PARKING PROVIDED
FORM II	
TRANSPORT VEHICLES PARKING	
SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
TOTAL ON OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
CONTENTS OF SHEET	
BLOCK PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, R.G. ROAD AREA CALCULATION, LOCATION PLAN AND TOTAL BUILT UP AREA STATEMENT	
STAMP OF DATE OF RECEIPT OF PLANS	
STAMP OF APPROVAL OF PLANS	
REVISION	DISCRIPTION
DATE	SIGNATURE
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS	
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS	
SIGNATURE OF LICENSED SURVEYOR OR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROP. RES./COMM. BLDG. ON S.NO. 559/1	
AT VILLAGE:- BHAYANDAR, TAL & DIST: THANE	
NAME OF THE OWNER	
M.B. Mehta	
DATE	JOB NO
DRG. NO	SCALE
DRAWN BY	CHECKED BY
13/04/2016	559
AS SHOWN	JAYESH
SIGNATURE NAME (IN BLOCK LETTER) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT	
NORTH	
ANISH & ASSOCIATES	
SHOP NO-1&2, GRD. FLR, BHAYAV SHRUSHTI	
150 FEET ROAD BHAYANDER (W),	
TEL & FAX : 28198842	