AREA UNDER 20 MT. WIDE ROAD UNDER CHEMICAL BELT(0.5 F.S.I.)

3a) 0.5 x 16.500 x 36.000	= 297.000 sq.mt.
3b) 0.5 x 17.000 x 36.000	= 306.000 sq.mt.
4) 0.5 x 1.500 x 3.000	= 2.250 sq.mt.
5) 0.5 x 2.500 x 18.000	= 22.500 sq.mt.
6) 0.5 x 11.000 x 19.500	= 107.250 sq.mt.
7) 0.5 x 30.500 x 11.000	= 167.750 sq.mt.
8) 0.5 x 18.000 x 6.500	= 58.500 sq.mt.
9) 0.5 x 13.500 x 6.500	= 43.875 sq.mt.
10)	= 41.588 sq.mt.

TOTAL AREA UNDER 20.00MT.WD. RD. = 1046.713 SQ MT — (A) UNDER CHEMICAL BELT

AREA UNDER 20 MT. WIDE ROAD UNDER CHEMICAL BELT(0.5 F.S.I.) (EARLIER NOT IN POSSESSION)

a) by p-line	= 176.806 sq.mt.
f) 0.5 x 21.03 x 5.610	= 58.989 sq.mt.
m) 0.5 x 19.220 x 3.820	= 36.710 sq.mt.
n) by p-line	= 128.90 sq.mt.
o) 0.5 x 30.430 x 9.130	= 138.913 sq.mt.
p) 0.5 x 16.800 x 9.300	= 78.120 sq.mt.
q) 0.5 x 9.300 x 2.160	= 10.044 sq.mt.
r) 0.5 x 2.990 x 1.440	= 2.153 sq.mt.
	= 630.635 sq.mt. — (B)

AREA UNDER 30 MT. WIDE ROAD UNDER CHEMICAL BELT(0.5 F.S.I.) (EARLIER NOT IN POSSESSION)

e) 0.5 x 62.750 x 4.700	= 147.463 sq.mt.
f) 0.5 x 48.71 x 7.540	= 184.787 sq.mt.
g) 0.5 x 14.090 x 5.260	= 37.057 sq.mt.
h) 0.5 x 62.740 x 9.350	= 293.310 sq.mt.
i) 0.5 x 22.130 x 5.750	= 63.624 sq.mt.
j) by p-line	= 143.224 sq.mt.
	= 849.465 sq.mt. — (C)

TOTAL AREA OF ROAD UNDER CHEMICAL BELT = A+B+C = 2526.813 sq.mt.

PARKING STATEMENT AS PER NEW REGULATION

PLOT B	35 SQ.MT.– 50 SQ.MT.		50 SQ.MT.– 75 SQ.MT.		75 SQ.MT.– AND ABOVE		TOTAL	
PARKING REQUIRED	1 PARKING FOR EVERY 2 TENEMENTS		1 PARKING FOR EVERY 1 TENEMENT		2 PARKING FOR EVERY 1 TENEMENT			
	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING
6A	02	02/2=01	---	---	---	---	02	01
6B	02	02/2=01	---	---	---	---	02	01
6C	02	02/2=01	---	---	---	---	02	01
6D	02	02/2=01	---	---	---	---	02	01
7	02	02/2=01	---	---	---	---	02	01
8	---	---	113	113	---	---	113	113
9	---	---	55	55	62	124	117	179
10	117	117/2=58.5	---	---	---	---	117	58.50
11	117	117/2=58.5	---	---	---	---	117	58.50
12	117	117/2=58.5	---	---	---	---	117	58.50
13	117	117/2=58.5	---	---	---	---	117	58.50
TOTAL(b)	478	239	168	168	62	124	708	531.00
TOTAL(a)	56	28	---	---	---	---	56	28
TOTAL (a+b)	534	267.0	168	168	62	124	764	559.00

TOTAL PARKING REQUIRED = 112 + 559 = 671 NOS.
10% VISITORS PARKING = 67 NOS.
TOTAL PARKING REQUIRED = 738 NOS.
TOTAL PARKING PROVIDED = 1480 NOS.

SUMMARY FOR BUILTUP AREA FOR BLDGS. FOR PLOT 'C'

Bldg. no.	plinth area	no.of floors	staircase area (sq.mt.)	total b/u area (sq.mt.)	no.of tenements	status of building
A1	245.564	ST + 18	559.265	4369.162	70	O.C. OBTAINED
A2	272.527	ST + 18(pt)	559.265	4711.572	69	O.C. OBTAINED
A3	272.527	ST + 18(pt)	559.265	4711.572	69	O.C. OBTAINED
A4	275.020	ST + 18(pt)	666.146	4765.690	69	APPROVED
B1	256.478	ST + 17	552.276	4235.444	66	O.C. OBTAINED
B2	256.478	ST + 17	552.276	4235.444	66	O.C. OBTAINED
C1	330.281	ST + 20	618.135	6362.383	77	O.C. OBTAINED
C2	330.281	ST + 20	618.135	6362.383	77	O.C. OBTAINED
D	350.065	ST + 30	3009.81	13097.452	115	PROPOSED
TOTAL			6694.567	49844.502	678	

SUMMARY FOR BUILTUP AREA FOR BLDGS. FOR PLOT 'B'

bldg. no.	plinth area (sq.mt.)	no.of floors	typical area (sq.mt.)	total b/u area (sq.mt.)	staircase area (sq.mt.)	Tenements (sq.mt.)	status of building
1	240.38	ST+PD+18	104.28	3518.88	921.00	72	O.C. OBTAINED
2	198.74	ST+PD+18	160.00	2894.79	734.80	72	O.C. OBTAINED
3	232.86	ST+PD+18	186.43	3306.65	898.60	72	O.C. OBTAINED
4	232.86	ST+PD+18	186.43	3366.65	898.60	72	O.C. OBTAINED
5	218.56	ST+PD+18	192.96	3484.43	912.00	72	O.C. OBTAINED
6A	163.67	BAS.+LG.+UG.+PD	97.70	97.70	197.91	02	AMMENDED
6B	152.97	BAS.+LG.+UG.+PD	85.85	85.85	201.36	02	AMMENDED
6C	152.97	BAS.+LG.+UG.+PD	85.85	85.85	201.36	02	AMMENDED
6D	163.67	BAS.+LG.+UG.+PD	97.70	97.70	197.91	02	AMMENDED
7	152.98	LG.+UG.+PD	85.86	85.86	201.36	02	AMMENDED
8	334.23	LG.+UG.+PD+29	265.02	7524.82	2214.72	113	PROPOSED
9	356.02	LG.+UG.+PD+30	287.65	8347.63	2322.21	117	PROPOSED
10	248.89	LG.+UG.+PD+30	182.90	5538.20	2177.01	117	PROPOSED
11	238.44	LG.+UG.+PD+30	172.32	5009.75	2214.06	117	PROPOSED
12	249.55	LG.+UG.+PD+30	183.33	5312.53	2185.59	117	PROPOSED
13	252.07	LG.+UG.+PD+30	185.67	5425.11	2191.26	117	PROPOSED
TOTAL				54080.22	18735.19	1068.00	

U.L.C. AREA STATEMENT

S.NO.NEW 43/2,3, 45/1A/1, 1B/2,2B,3,4B,5 TO 8,46/3A, 5B,6 TO 13	
AS PER U.L.C. ORDER S.R.1619 DT: 21/09/2006	
AREA UNDER SCHEME	= 19359.00 S.MT.
BUILT-UP AREA TO BE SOLD TO GOVT. NOMINEES AT FIXED RATE	= 1305.40 SQ.MT.
TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED	
TENEMENTS UPTO 50 SQ.M.	194 NOS.
TENEMENTS UPTO 80 SQ.M.	121 NOS.
S.NO.NEW 46/14,15,16,17A, 47/1,3,4,5,7,51/26,31/3,5, 6A,7,8.	
AS PER U.L.C. ORDER S.R.1618 DT: 21/09/2006	
AREA UNDER SCHEME	= 13405.86 S.MT.
BUILT-UP AREA TO BE SOLD TO GOVT. NOMINEES AT FIXED RATE	= 670.26 SQ.MT.
TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED	
TENEMENTS UPTO 50 SQ.M.	135 NOS.
TENEMENTS UPTO 80 SQ.M.	84 NOS.

AS PER REVISED ULC LETTER DT: 09/12/2011

AS PER U.L.C. ORDER S.R.1619 DT: 21/09/2006	
AREA UNDER SCHEME	= 19359.00 S.MT.
AS PER U.L.C. ORDER S.R.1618 DT: 21/09/2006	
AREA UNDER SCHEME	= 13405.86 S.MT.
TOTAL AREA UNDER SCHEME	= 32764.86 S.MT.
REQUIRED AREA OF TENEMENTS UPTO 80 SQ.M. = 16382.43 S.MT. (50% OF 32764.86 S.MT.)	
PROPOSED AREA OF TENEMENTS UPTO 80 SQ.M. = 16437.94 SQ.M.	
REQUIRED AREA OF TENEMENTS UPTO 50 SQ.M. = 16382.43 S.MT. (50% OF 32764.86 S.MT.)	
PROPOSED AREA OF TENEMENTS UPTO 50 SQ.M. = 16385.15 SQ.M.	

AS PER U.L.C. ORDER S.R.1619 DT: 21/09/2006 TOTAL AREA SOLD TO GOVT. NOMINEES AT FIXED RATE ARE = 1305.40 SQ.MT.
AS PER U.L.C. ORDER S.R.1618 DT: 21/09/2006 TOTAL AREA SOLD TO GOVT. NOMINEES AT FIXED RATE ARE = 670.26 SQ.MT.
TOTAL AREA SOLD TO GOVT. NOMINEES AT FIXED RATE ARE =1975.66 SQ.MT.

U.L.C. TENEMENT STATEMENT

	TENEMENTS PROPOSED	TENEMENTS REQD.	
(UPTO 50 SQ.M.)	357 (16385.15 SQ.M.)	328	PROPOSED IN BLDG NO 1,2,3,4,5 (POD.+17TH FLR AND ON 18TH FLR UNIT 1) IN PLOT 'B'
(UPTO 80 SQ.M.)	255 (16437.94 SQ.M.)	205	PROPOSED IN BLDG NO A1,A2,A3 IN PLOT 'C' AND 7(1ST TO 12TH FLR) PLOT B

50 SQ.MT TENEMENTS TO BE PROVIDED IN 50% OF AREA =1975.66 X 50% = 987.83 SQ.MT.
TOTAL NO. OF TENEMENTS OF 50 SQ.MT PROPOSED TO BE SOLD TO GOVT. NOMINEES AT FIXED RATE ARE =17 NOS.
PROPOSED IN BLDG NO 2–Flat Nos. 1701,1703,1704 = 3
PROPOSED IN BLDG NO 3–Flat Nos. 1701,1702,1703 = 3
PROPOSED IN BLDG NO 4–Flat Nos. 1701,1703,1704 = 3
PROPOSED IN BLDG NO 5–Flat Nos. 202,203,1001,1003,1304 = 5
PROPOSED IN BLDG NO A1–Flat Nos. 1403, 1404, 1504 = 3
TOTAL AREA PROPOSED = 1001.28 SQ.MT.
80 SQ.MT TENEMENTS TO BE PROVIDED IN 50% OF AREA =1975.66 X 50% = 987.83 SQ.MT.
TOTAL NO. OF TENEMENTS OF 80 SQ.MT PROPOSED TO BE SOLD TO GOVT. NOMINEES AT FIXED RATE ARE =12 NOS.
PROPOSED IN BLDG NO 7– Flat Nos.101,102, 201, 202, 301, 302 Flat Nos.401, 402,
PROPOSED IN BLDG NO A1 – Flat Nos.1304, 1704
PROPOSED IN BLDG NO A2 – Flat Nos.1801, 1802
TOTAL AREA PROPOSED = 896.42 SQ.MT.

P R O F O R M A A

		AREA STATEMENT	SQ MTS		
1		AREA OF PLOT (CONSIDERED LOWEST OF 7/12,U.L.C. & TRIANG.)	108416.00		
2		DEDUCTIONS FOR			
	a	AREA UNDER 20.00 MT WIDE D.P.ROAD	4825.223		
	b	AREA UNDER 25.00 MT WIDE D.P.ROAD – [illegible]	2556.000		
	c	AREA UNDER 30.00 MT WIDE D.P.ROAD – [illegible]	780.000		
	d	AREA UNDER 30.00 MT WIDE D.P.ROAD – EARLIER NOT IN POSSESSION	849.465		
3		TOTAL AREA UNDER ROAD (a+b+c+d)	8968.688		
4		AREA NOT IN POSSESSION	1299.312		
5		TOTAL (3+4)	10268.000		
		NET GROSS AREA OF PLOT (1-5)	98128.000		
			SUB PLOT 'A'	SUB PLOT 'B'	SUB PLOT 'C'
6		NET GROSS AREA OF PLOT	3235.00	62443.245	32449.755
		DEDUCTIONS FOR			
7	a	AREA UNDER SWIMMING POOL & GARDEN RESERV.	------	26868.000	------
	b	AREA UNDER SURPLUS LAND			
8		BALANCE AREA OF PLOT (6-7)	3235.00	35575.245	32449.755
9		RECREATION GROUND AS PER REGULATION [illegible]	485.25	5336.287	4867.463
10		NET AREA OF PLOT	2749.75	30238.958	27582.291
11		PERMISSIBLE TDR AS PER GOV. NOTIFICATION DATED 02-05-2016			
		115% OF 3235.00 = 3720.25 SQ.MT. – PLOT 'A'			
		140% OF 35575.245 = 49805.343 SQ.MT. – PLOT 'B'			
		90% OF 32449.755 = 29204.779 SQ.MT. – PLOT 'C'			
		ADDITIONS			
	a	100% AREA UNDER ROAD	------	------	4588.648
	b	TDR ALREADY UTILISED FROM D.R.C NO.058	------	------	3450.000
	c	TDR ALREADY UTILISED FROM D.R.C NO.058	------	------	2110.000
	d	TDR TO BE UTILISED FROM D.R.C NO.058	------	------	1521.812
	e	TDR TO BE UTILISED FROM D.R.C NO.137	------	------	1629.000
	f	TDR TO BE UTILISED FROM D.R.C NO.230	------	8100.50	------
	g	TOTAL ADDITIONS (a to f)	------	8100.50	17699.500
12		[illegible]			
		30% OF 3235.00 = 970.50 SQ.MT. – PLOT 'A'			
		30% OF 35575.245 = 10672.573 SQ.MT. – PLOT 'B'		10672.573	
		30% OF 32449.755 = 9734.926 SQ.MT. – PLOT 'C'			4615.972
		OUT OF ABOVE 30% ADD. F.S.I. OF PLOT 'C' BALANCE F.S.I. TO BE UTILISED ON PLOT – 'B' PLOT 'C' 30% ADD F.S.I. = 9734.926 – 4615.972 = 5118.954 SQMT (BALANCE)		5118.954	
13		TOTAL AREA (10 + 11g + 12)	2749.75	54130.485	49887.763
14		PERMISSIBLE F.S.I.	1.00	1.00	1.00
15		PERMISSIBLE TOTAL B.UP AREA (13 x 14)	2749.75	54130.485	49887.763
16		EXISTING B.UP AREA (Already O.C. obtained)		16829.250	34587.800
17		PROPOSED B.UP AREA		37851.020	14905.903
18		TOTAL PROPOSED B.UP AREA (EXG.+PROP)		54080.220	49883.780
19		BALANCE B.UP AREA		50.265	13.983
20		TOTAL F.S.I CONSUMED		0.99	0.99
		BALCONY AREA STATEMENT			
		PERMISSIBLE BALCONY AREA PER FLOOR	AS MENTIONED		
		PROPOSED BALCONY AREA PER FLOOR			
		EXCESS BALCONY AREA			
		TENEMENT STATEMENT			
		PROPOSED AREA AS PER ABOVE	------	54080.220	45268.808
		LESS DEDUCTION OF NON. RESI AREA (SHOPS ETC.)		------	------
		AREA OF TENEMENTS (a-b)	------	54080.220	45268.808
		TENEMENTS PERMISSIBLE (AS PER APPENDIX 'a')			
		- DENSITY	300 /hectare	300 /hectare	300 /hectare
		TOTAL TENEMENTS	------	1672	1319
		TENEMENTS PROPOSED	------	1068	201
		EXISTING	------	------	425
		TOTAL TENEMENTS		1068	626
		PARKING STATEMENT (OLD REGULATION)			
		PARKING REQUIRED BY REGULATION – 1 PARKING FOR EVERY			
		–35 TO 45 SQ.MT. OF AREA	------	160/4=40 = 40 NOS.	------
		–45 TO 70 SQ.MT. OF AREA	------	144/2=72 NOS.	278/2=139 nos.
		–70 SQ.MT. OF AREA & ABOVE	------		224/1=224 nos.
		TOTAL	------	112 NOS.	363 NOS.
		PARKING STATEMENT (NEW REGULATION)			
		–TWO TENEMENTS WITH BUA BETWEEN 35 TO 50 SQ.MT. OF AREA	------	478/2 = 239 NOS.	------
		–ONE TENEMENTS WITH BUA BETWEEN 50 TO 75 SQ.MT. OF AREA	------	168/1 = 168 NOS.	116/1= 116 NOS.
		–2 CAR PARKINGS FOR BUA 75 SQ.MT. OF AREA & ABOVE	------	62 x 2 = 124 NOS.	60x2=120 NOS.
		TOTAL (OLD + NEW PARKING)		112 + 531 = 28NOS.	236 NOS.
		TOTAL PARKING REQUIRED		671 NOS.	599 NOS.
		10% OF VISITORS PARKING	------	67 NOS.	60 NOS.
		TOTAL PARKING REQUIRED	------	738 NOS.	659 NOS.
		TOTAL PARKING PROVIDED			
		IN STILTS (BASEMENT + LOWER GROUND + UPPER GROUND)		280+592+556 = 1474	448 + 67 NOS. = 515 NOS.
		IN OPEN		06	146 NOS.
		TOTAL 4 WHEELER PARKING PROVIDED		1480 NOS.	661 NOS.
		TOTAL 2 WHEELER PARKING REQUIRED		1068 NOS.	
		TOTAL 2 WHEELER PARKING PROVIDED		1781 NOS.	

P R O F O R M A – B

CONTENTS OF SHEET 01/12

LAYOUT PLAN,CALCULATIONS

LOCATION PLAN

Old V.P. No. 88425
Approved Subject to conditions Prescribed in Permit No. V.P. 505/0106/16 TMC/TDD/PTPS/2308/17 Dated 24.05.2017
Deputy Engineer (TDD)
सुनिल पाटील Executive Engineer (TDD)
Thane Municipal Corporation The City of Thane

सावधान [illegible]

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

BUILDING NO 08 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

BUILDING NO 09 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

BUILDING NO 10 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

BUILDING NO 11 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

BUILDING NO 12 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

BUILDING NO 13 – LOWER GROUND + UPPER GROUND + PODIUM + 29 FLOORS

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on - - and the dimensions of sides etc. of plot stated on plan are as measured on site the area so worked out tallies with the area stated in documents of ownership.

-ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RESI. BUILDING ON PLOT BEARING S.NO.43/2, 3/1, 3/3, 4A/1/1, 4C/1, S.NO.45/1A/1, 1B/2, 2B, 3, 4B, 5 TO 8, S.NO.46/3A/1, 3B, 6 TO 16 & 17A, S.NO.47/2 TO 5, 7, [illegible] AT BALKUM, THANE (W).

LAYOUT PLAN
Scale : 1 : 500
N

AREA UNDER 20 MT. WIDE ROAD

1) 0.5 x 13.500 x 6.500	= 43.875 sq.mt.
2) 0.5 x 20.000 x 1.500	= 15.000 sq.mt.
3) 20.000 x 184.500	= 3690.00 sq.mt.
4) 0.5 x 1.500 x 3.000	= 2.250 sq.mt.
5) 0.5 x 2.500 x 18.000	= 22.500 sq.mt.
6) 0.5 x 11.000 x 19.500	= 107.250 sq.mt.
7) 0.5 x 30.500 x 11.000	= 167.750 sq.mt.
8) 0.5 x 18.000 x 6.500	= 58.500 sq.mt.
9) 0.5 x 13.500 x 6.500	= 43.875 sq.mt.
10)	= 41.588 sq.mt.

TOTAL AREA UNDER 20.00MT.WD. RD. = 4192.588 SQ MT

AREA TO BE HANDED OVER TO T.M.C. FOR SWIMMING POOL

1) 0.5 x 71.30 x 30.00	= 1072.500 sq.mt.
2) 0.5 x 71.50 x 11.50	= 411.125 sq.mt.
3) 0.5 X 66.50 X 34.50	= 1147.125 sq.mt.
4) 0.5 X 44.30 X 16.75	= 372.683 sq.mt.
TOTAL AREA	= 3003.438 sq.mt.

LOCATION PLAN

FOR PLOT 'B'

	R.G. 1								
1	1/2	X	73.51	X	8.64	X 1NO	=	318.14	SQ.MT.
2	1/2	X	88.67	X	37.80	X 1NO	=	1667.00	SQ.MT.
3	1/2	X	45.44	X	4.65	X 1NO	=	105.65	SQ.MT.
4	1/2	X	40.04	X	3.69	X 1NO	=	73.87	SQ.MT.
5	1/2	X	78.36	X	20.69	X 1NO	=	810.65	SQ.MT.
6	1/2	X	34.58	X	15.38	X 1NO	=	265.92	SQ.MT.
7	1/2	X	78.36	X	7.54	X 1NO	=	295.42	SQ.MT.
8	1/2	X	77.79	X	14.16	X 1NO	=	550.75	SQ.MT.
9	1/2	X	7.44	X	57.07	X 1NO	=	212.30	SQ.MT.
10	1/2	X	61.86	X	16.10	X 1NO	=	497.97	SQ.MT.
11	1/2	X	63.28	X	5.73	X 1NO	=	181.30	SQ.MT.
12	1/2	X	63.28	X	13.24	X 1NO	=	418.91	SQ.MT.
13	1/2	X	15.73	X	2.56	X 1NO	=	20.13	SQ.MT.
14	2/3	X	5.09	X	0.65	X 1NO	=	2.21	SQ.MT.
14	1/2	X	24.53	X	11.49	X 1NO	=	140.92	SQ.MT.
15	2/3	X	7.33	X	1.02	X 1NO	=	4.98	SQ.MT.
16	2/3	X	7.44	X	1.47	X 1NO	=	7.29	SQ.MT.
17	2/3	X	4.77	X	0.50	X 1NO	=	1.59	SQ.MT.
18	2/3	X	5.98	X	0.80	X 1NO	=	3.19	SQ.MT.
19	2/3	X	7.80	X	0.90	X 1NO	=	4.56	SQ.MT.
20	2/3	X	12.24	X	2.83	X 1NO	=	23.09	SQ.MT.
21						BY P LINE	=	3.56	SQ.MT.
22						BY P LINE	=	3.11	SQ.MT.
23						BY P LINE	=	29.20	SQ.MT.
						TOTAL ADDITION	=	5679.71	SQ.MT.

R.G. AREA CALCULATIONS FOR PLOT 'B'

R.G. 2									
1)	0.5	X	55.59	X	9.80	X1 NO	=	272.39	SQ.MT.
2)	0.5	X	55.59	X	10.29	X1 NO	=	286.01	SQ.MT.
3)	0.5	X	32.58	X	11.84	X1 NO	=	192.87	SQ.MT.
4)	0.5	X	29.89	X	8.75	X1 NO	=	130.77	SQ.MT.
5)	0.5	X	52.58	X	17.67	X1 NO	=	464.54	SQ.MT.
6)	0.5	X	20.98	X	8.95	X1 NO	=	93.89	SQ.MT.
7)	0.5	X	12.32	X	1.81	X1 NO	=	11.15	SQ.MT.
8)	BY P- LINE					X1 NO	=	137.30	SQ.MT.
9)	0.5	X	57.77	X	16.74	X1 NO	=	483.53	SQ.MT.
						TOTAL ADDITION	=	1943.50	SQ.MT.
R.G. 3									
1)	0.50	X	17.77	X	5.04	X 1NO	=	44.78	SQ.MT.
2)	0.50	X	17.77	X	3.77	X 1NO	=	33.50	SQ.MT.
3)	0.50	X	78.79	X	9.16	X 1NO	=	360.86	SQ.MT.
4)	0.50	X	78.79	X	15.61	X 1NO	=	614.96	SQ.MT.
5)	0.50	X	18.55	X	8.67	X 1NO	=	80.41	SQ.MT.
6)	0.50	X	11.75	X	3.70	X 1NO	=	21.74	SQ.MT.
7)	0.50	X	29.46	X	10.26	X 1NO	=	151.13	SQ.MT.
8)	0.50	X	34.64	X	13.21	X 1NO	=	228.80	SQ.MT.
9)	0.50	X	26.17	X	5.43	X 1NO	=	71.05	SQ.MT.
10)	[illegible]								
						TOTAL ADDITION	=	1691.05	SQ.MT.
R.G. 3A									
13)	0.50	X	21.73	X	0.72	X 1NO	=	7.82	SQ.MT.
14)	0.50	X	41.69	X	5.12	X 1NO	=	106.73	SQ.MT.
15)	0.50	X	41.69	X	6.29	X 1NO	=	131.12	SQ.MT.
16)	0.50	X	40.93	X	11.25	X 1NO	=	230.23	SQ.MT.
17)	0.50	X	11.28	X	4.00	X 1NO	=	22.56	SQ.MT.
18)	0.50	X	16.51	X	2.72	X 1NO	=	22.45	SQ.MT.
18A)	0.50	X	16.90	X	1.56	X 1NO	=	13.18	SQ.MT.
						TOTAL ADDITION	=	534.09	SQ.MT.
R.G. 3B									
19)	0.50	X	13.37	X	5.61	X 1NO	=	37.50	SQ.MT.
20)	0.50	X	21.38	X	4.11	X 1NO	=	43.94	SQ.MT.
21)	0.50	X	19.61	X	12.92	X 1NO	=	126.68	SQ.MT.
						TOTAL ADDITION	=	208.12	SQ.MT.

TOTAL R.G.(R.G.1 + R.G.2+ R.G.3 + R.G.3A +R.G.3B) = 10056.47 SQ.MT.

TOTAL R.G. REQD. 25% (35575.245) = 8893.811 SQ.M.
PROPOSED R.C. AREA (R.G.1 +R.G.2+R.G.3)=10056.47 SQ.M.
R.G. REQUIRED ON GROUND= 33% OF TOTAL REQ. R.G
= 33% OF 10154.53 SQ.M. = 3350.99 SQ.MT.
PROPOSED R.G. ON GROUND = R.G.2+R.G.3 = 4376.76 SQ.MT.
R.G.3A+R.G.3B

CLUB HOUSE AREA STATEMENT FOR PLOT 'C'

TOTAL PROP. R.G. AREA = 8636.676 sq.mt.
PERM. CLUB HOUSE AREA = 15%(8636.676)
PERM. CLUB HOUSE AREA = 1295.50
PROP. CLUB HOUSE AREA = 1076.74 sq.mt.
PERM. GR. COVERAGE FOR CLUB HOUSE = 10% OF 8636.676 SQ.M. =863.667 sq.mt.
PROP. GR. LVL AREA = 673.49 sq.mt.

AREA NOT IN POSSESSION (2)

a) 0.5 x 8.500 x 5.000	= 12.750 sq.mt.
b) 0.5 x 12.500 x 6.500	= 40.625 sq.mt.
c) 0.5 x 4.500 x 2.500	= 5.625 sq.mt.
d) 0.5 x 11.500 x 1.250	= 7.187 sq.mt.
e) 0.5 x 15.000 x 2.000	= 15.000 sq.mt.
f) 0.5 x 61.000 x 4.000	= 122.000 sq.mt.
g) 0.5 x 64.000 x 3.750	= 120.000 sq.mt.
h) 0.5 x 34.500 x 0.750	= 12.937 sq.mt.
i) 0.5 x 37.500 x 1.000	= 18.750 sq.mt.
j) 0.5 x 25.000 x 0.500	= 6.250 sq.mt.
k) 0.5 x 25.000 x 0.750	= 9.375 sq.mt.
	370.499 sq.mt.

AREA NOT IN POSSESSION (3)

a) 0.5 x 14.000 x 1.000	= 7.000 sq.mt.
b) 0.5 x 22.000 x 7.500	= 82.500 sq.mt.
c) 0.5 x 22.000 x 12.000	= 132.000 sq.mt.
d) 0.5 x 17.500 x 11.000	= 96.250 sq.mt.
e) 0.5 x 12.000 x 5.000	= 30.000 sq.mt.
f) 0.5 x 12.500 x 5.500	= 34.375 sq.mt.
g) 0.5 x 17.500 x 8.500	= 74.375 sq.mt.
h) 0.5 x 19.500 x 1.500	= 14.125 sq.mt.
i) 0.5 x 23.000 x 7.000	= 80.500 sq.mt.
j) 0.5 x 20.000 x 5.500	= 55.000 sq.mt.
k) 0.5 x 10.000 x 5.000	= 25.000 sq.mt.
l) 0.5 x 10.000 x 2.000	= 10.000 sq.mt.
m) 0.5 x 10.500 x 3.000	= 15.750 sq.mt.
n) 0.5 x 10.500 x 5.000	= 26.250 sq.mt.
o) 0.5 x 29.000 x 5.000	= 72.500 sq.mt.
TOTAL	= 775.625 sq.mt.

AREA NOT IN POSSESSION (4)

a) 0.5 x 9.500 x 1.750	= 8.313 sq.mt.
b) 0.5 x 5.000 x 4.500	= 11.250 sq.mt.
c) 0.5 x 22.000 x 4.500	= 49.500 sq.mt.
d) 0.5 x 25.000 x 2.000	= 25.000 sq.mt.
e) 0.5 x 7.500 x 1.000	= 3.750 sq.mt.
	97.813 sq.mt.

AREA NOT IN POSSESSION (5)

a) 0.5 x 7.000 x 3.000	= 12.250 sq.mt.
b) 0.5 x 8.000 x 4.000	= 6.000 sq.mt.
c) 0.5 x 16.500 x 4.500	= 37.125 sq.mt.
	55.375 sq.mt.

TOTAL AREA NOT IN POSSESSION = 1299.312 SQ.M.

R.G. AREA CALCULATIONS FOR PLOT 'C'

R.G. 1 ON PODIUM		
1) BY PLINE	=	356.549 sq.mt.
2) 0.5 x14.50 x 37.25	=	270.062 sq.mt.
3) 0.5 x14.50 x 33.00	=	239.250 sq.mt.
4) BY PLINE	=	71.314 sq.mt.
5) 0.5 x 33.50 x 8.50	=	142.375 sq.mt.
6) 0.5 x 24.50 x 32.50	=	398.125 sq.mt.
7) 0.5 x 28.25 x 14.00	=	197.750 sq.mt.
8) BY PLINE	=	59.745 sq.mt.
9) BY PLINE	=	58.692 sq.mt.
10) 0.5 x 20.50 x 36.50	=	374.125 sq.mt.
11) 0.5 x 23.50 x 10.50	=	123.375 sq.mt.
12) BY PLINE	=	71.284 sq.mt.
13) 0.5 x 12.50 x 55.00	=	343.750 sq.mt.
14) 0.5 x 23.50 x 10.00	=	117.500 sq.mt.
15) 0.5 x 55.00 x 5.00	=	137.500 sq.mt.
16) 0.5 x 11.50 x 55.00	=	316.250 sq.mt.
17) 0.5 x 10.00 x 27.00	=	135.000 sq.mt.
18) BY PLINE	=	20.547 sq.mt.
19) BY PLINE	=	49.441 sq.mt.
20) 0.5 x 19.75 x 20.50	=	202.437 sq.mt.
21) 0.5 x 26.00 x 8.25	=	107.250 sq.mt.
22) BY PLINE	=	711.619 sq.mt.
23) 0.5 x 30.25 x 21.75	=	328.968 sq.mt.
24) 0.5 x 30.25 x 5.75	=	86.968 sq.mt.
25) 0.5 x 3.50 x 19.00	=	33.250 sq.mt.
TOTAL PROP. R.G. AREA	=	5003.126 sq.mt.

R.G. 2 ON PODIUM								
1	0.5	X	19.90	X	1.53	=	15.22	SQ.MT.
2	0.5	X	19.90	X	11.97	=	119.10	SQ.MT.
3	0.5	X	17.84	X	6.83	=	60.92	SQ.MT.
4	0.5	X	17.84	X	6.32	=	56.37	SQ.MT.
5	0.5	X	24.24	X	8.08	=	97.93	SQ.MT.
6	0.5	X	29.34	X	4.97	=	72.91	SQ.MT.
7	0.5	X	30.98	X	19.24	=	298.03	SQ.MT.
8	0.5	X	31.97	X	3.33	=	53.23	SQ.MT.
9	0.5	X	35.70	X	12.77	=	227.94	SQ.MT.
10	0.5	X	34.05	X	31.16	=	530.50	SQ.MT.
11	0.5	X	34.05	X	26.82	=	456.61	SQ.MT.
12	0.5	X	49.19	X	5.64	=	138.72	SQ.MT.
13	0.5	X	50.86	X	34.25	=	870.98	SQ.MT.
14	0.5	X	39.84	X	15.46	=	307.96	SQ.MT.
15	0.5	X	39.84	X	1.38	=	27.49	SQ.MT.
	BY P LINE							
16						=	0.71	SQ.MT.
17						=	8.05	SQ.MT.
18						=	7.12	SQ.MT.
19						=	35.30	SQ.MT.
20						=	11.19	SQ.MT.
21						=	69.79	SQ.MT.
22						=	27.49	SQ.MT.
23						=	27.49	SQ.MT.
	TOTAL PROP. R.G. AREA					=	3521.050	sq.mt.

R.G. 3 ON PODIUM
1) 7.50 x 15.00 x 1 = 112.50 sq.mt.
TOTAL PROP. R.G. AREA = R.G.1 + R.G.2 + RG 3
TOTAL PROP. R.G. AREA = 8636.676 sq.mt.

TOTAL R.G. REQD. 25% (32449.755) = 8112.44 SQ.M.

AREA OF PODIUM – PLOT 'B' = 15656.942 sq.mt.
AREA OF PODIUM – PLOT 'C' = 8636.676 sq.mt.

PARKING STATEMENT AS PER OLD REGULATION

PLOT C	35 SQ.MT.– 45 SQ.MT.		45 SQ.MT.– 70 SQ.MT.		70 SQ.MT.– AND ABOVE		TOTAL	
PARKING REQUIRED	1 PARKING FOR EVERY 4 TENEMENTS		1 PARKING FOR EVERY 2 TENEMENTS		1 PARKING FOR EVERY 1 TENEMENT			
A1			70	70/2=35			70	35
A2			34	34/2=17	35	35/1=35	69	52
A3			34	34/2=17	35	35/1=35	69	52
A4			8	8/2=4			8	4
B1			66	66/2=33			66	33
B2			66	66/2=33			66	33
C1					77	77/1=77	77	77
C2					77	77/1=77	77	77
TOTAL			278	139	224	224	502	363
PLOT B								
1	16	16/4=4	54	54/2=27			70	31
2	70	70/4=17.5					70	17.5
3	34	34/4=8.5	36	36/2=18			70	26.5
4	34	34/4=8.5	36	36/2=18			70	26.5
5	6	6/4=1.5	18	18/2=9			24	10.5
TOTAL	160	40	144	72			304	112

PARKING STATEMENT AS PER NEW REGULATION

PLOT C	35 SQ.MT.– 50 SQ.MT.		50 SQ.MT.– 75 SQ.MT.		75 SQ.MT.– AND ABOVE		TOTAL	
PARKING REQUIRED	1 PARKING FOR EVERY 2 TENEMENTS		1 PARKING FOR EVERY 1 TENEMENTS		2 PARKING FOR EVERY 1 TENEMENT			
	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING
A4			61	61/1=61			61	61
D			55	55/1=55	60	60X2=120	115	175
TOTAL			116	116	60	120	176	236

PLOT B	35 SQ.MT.– 50 SQ.MT.		50 SQ.MT.– 75 SQ.MT.		75 SQ.MT.– AND ABOVE		TOTAL	
PARKING REQUIRED	1 PARKING FOR EVERY 2 TENEMENTS		1 PARKING FOR EVERY 1 TENEMENT		2 PARKING FOR EVERY 1 TENEMENT			
	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING	TENEMENTS	PARKING
1	2	2/2=1	---	---	---	---	2	1
2	2	2/2=1	---	---	---	---	2	1
3	2	2/2=1	---	---	---	---	2	1
4	2	2/2=1	---	---	---	---	2	1
5	48	48/2=24	---	---	---	---	48	24
TOTAL(a)	56	28	---	---	---	---	56	28

UNDERGROUND WATER TANK SECTION

SECTION THROUGH COMPOUND WALL

NOTES

PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED WASH
PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED
ROAD SET BACK LINE SHOWN IN GREEN RECREATIONAL GARDEN AREA SHOWN IN GREEN WASH

ADDRESS OF DEVELOPER

M/S DHRUVA WOOLEN MILLS PVT.LTD.
RUNWAL CHAMBERS,
1ST ROAD,CHEMBUR.

ADDRESS OF OWNER

SIGNATURE OF OWNER / P.O.A.HOLDER

DIRECTOR
M/S DHRUVA WOOLEN MILLS PVT.LTD.

A R C H I T E C T

AR. SHASHIKANT V. DESHMUKH
ARCHITECTS, REGD. VALUER, INT.DESIGNER

Job No. : -----	Date : 24/05/2017
Sheet No. : 01	Drawn By : EKTA
Scale : 1 : 500	Checked By : ANIL