

SALE COMPONENT FLOOR B/UP AREA SUMMARY

BLDG. NO.	FLOORS	B.U.P. AREA		NO. OF BLDG.	TOTAL BUILT-UP AREA
		COMM.	RESI.		
BLDG. NO.-1	L.B.S.+U.B.S.+GR./ST.+1st RESI. PT.FLR / MEZZA.FLR.+2nd PT.FLR / FITNESS CENTER.+3rd TO 22nd, 23rd(PT) to 31st(PT) FLR. EXCESS FITNESS CENTER AREA	1981.70	27961.28	1	29942.98 SQ.MT.
			92.07		92.07 SQ.MT.
TOTAL B/UP AREA		1981.70	28053.35	1	30035.05 SQ.MT.

SALE COMPONENT STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	STAIRCASE AREA		NO. OF BLDG.	TOTAL STAIRCASE AREA
		COMM./RESI.			
BLDG. NO.-1	L.B.S.+U.B.S.+GR./ST.+1st RESI. PT.FLR / MEZZA.FLR.+2nd PT.FLR / FITNESS CENTER.+3rd TO 22nd, 23rd(PT) to 31st(PT) FLR	5033.17		1	5033.17 SQ.MT.
TOTAL STAIRCASE AREA		5033.17		1	5033.17 SQ.MT.

SALE COMPONENT TENEMENTS STATEMENTS

BLDG. NO.	2% FREE AREA OF FITNESS CENTER OF TOTAL B/UP AREA				TOTAL
	0-35 SQ.MT.	35-50 SQ.MT.	50-75 SQ.MT.	>75 SQ.MT.	
BLDG. NO.-1	0	0	0	139	139

2% FREE AREA OF FITNESS CENTER OF TOTAL B/UP AREA
 TOTAL B/UP AREA = 29942.98 X 2% = 598.86 SQ.MT.
 PERMISSIBLE AREA FOR FITNESS CENTER
 PROPOSED AREA OF FITNESS CENTER (2ND FLR. + TERRACE FLR.) = 631.29 + 57.64 = 688.93 SQ.MT.
 EXCESS AREA OF FITNESS CENTER TAKEN IN L.S.L. = 90.07 SQ.MT.

R.G. AREA CALCULATION

RENTAL HOUSING PLOT R.G. AREA / AMENITY OPEN SPACE CALCULATION

RENTAL HOUSING PLOT - 10024.79 X 25% = 2506.20 SQ.M.

RENTAL HOUSING PLOT AREA = 2506.20 SQ.MTS.

8% OF PHYSICAL R.G. REQUIRED OF (2506.20 X 8%) = 200.50 SQ.MTS.

PROPOSED R.G.-1 AT GROUND LVL. R.G. - 1 AREA CALCULATION

ADDITION :-

1	41.52 X 5.95 X 0.5 X 1	=	123.52 SQMT
2	41.52 X 5.39 X 0.5 X 1	=	111.90 SQMT
TOTAL R.G. - 1 AREA			
= 235.42 SQMT			

PROPOSED R.G.-2 AT GROUND LVL. R.G. - 2 AREA CALCULATION

ADDITION :-

1	26.85 X 7.95 X 0.5 X 1	=	103.29 SQMT
2	26.05 X 7.83 X 0.5 X 1	=	101.99 SQMT
TOTAL R.G. - 2 AREA			
= 205.28 SQMT			
TOTAL R.G. PROVIDED (235.42 + 205.28) = 440.70 SQMT			

PARKING STATEMENT SALE COMPONENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
* 1 TENEMENTS HAVING B/UP AREA ABOVE 25 SQ.MT.	139 NOS.	278 NOS.
* 10% VISITORS PARKING		28 NOS.
* TOTAL CAR PARKING REQUIRED		306 NOS.
* TENEMENTS HAVING B/UP AREA ABOVE 35 SQ.MT. EVERY TENEMENTS 1 SCOOTER PARKING REQUIRED FOR EACH.	139 NOS.	139 NOS.
DESCRIPTION (COMMERCIAL)		
* 1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 50.00 SQ.MT. 1 PARKING SPACE EACH (1981.70 - 400 = 1581.70)	400/25 = 1581.70/50	16 NOS.
* TOTAL CAR PARKING REQUIRED		48 NOS.
* 1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	1981.70/20	99 NOS.
TOTAL CAR PARKING PROVIDED (RESI. + COMM.) = 354 NOS.		
TOTAL CAR PARKING PROVIDED (RESI. + COMM.) GRVTLT CAR PARKING PRO. = 27 NOS.		
UPP. BASEMENT CAR PARKING PRO. = 156 NOS.		
LOW. BASEMENT CAR PARKING PRO. = 171 NOS.		
TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.) = 238 NOS.		
TOTAL SCOOTER PARKING PROVIDED (RESI. + COMM.) = 240 NOS.		

SALE PLOT R.G. AREA / AMENITY OPEN SPACE CAL.

8% PHYSICAL R.G. REQUIRED OF NET PLOT AREA 7518.59 X 8% = 601.49 SQ.MTS.

PROPOSED R.G.1 AT GROUND LVL. AREA CALCULATION

ADDITION :-

1	7.02 X 2.51 X 0.5	=	8.81 SQMT
2	7.02 X 2.66 X 0.5	=	9.34 SQMT
3	34.44 X 6.09 X 0.5	=	104.87 SQMT
4	41.19 X 7.10 X 0.5	=	146.22 SQMT
5	18.44 X 3.82 X 0.5	=	35.22 SQMT
6	18.44 X 6.80 X 0.5	=	62.70 SQMT
7	1.09 X 0.23 X 0.67	=	0.17 SQMT
8	0.85 X 0.15 X 0.67	=	0.09 SQMT
9	22.98 X 0.81 X 0.5	=	9.31 SQMT
10	8.92 X 0.69 X 0.5	=	3.08 SQMT
11	22.98 X 7.90 X 0.5	=	90.77 SQMT
12	29.64 X 9.54 X 0.5	=	141.38 SQMT
13	13.10 X 7.36 X 0.5	=	48.21 SQMT
14	19.08 X 8.74 X 0.5	=	83.38 SQMT
15	21.45 X 2.48 X 0.5	=	26.60 SQMT
16	5.55 X 0.28 X 0.67	=	0.67 SQMT
17	21.45 X 10.01 X 0.5	=	107.36 SQMT
18	6.73 X 3.30 X 0.5	=	11.11 SQMT
19	6.73 X 3.50 X 0.5	=	11.78 SQMT
20	12.89 X 5.72 X 0.5	=	36.87 SQMT
21	15.87 X 4.56 X 0.5	=	36.18 SQMT
TOTAL ADDITION AREA = 974.12 SQMT			
DEDUCTION			
a	5.95 X 0.96 X 0.67	=	3.83 SQMT
TOTAL R.G.-1 AREA = 970.29 SQMT			
ELEVATED R.G.-1 AREA			
ADDITION			
1	9.63 X 17.67 X 1	=	170.16 SQMT
2	0.76 X 9.95 X 1	=	7.56 SQMT
3	16.69 X 9.55 X 1	=	159.39 SQMT
DEDUCTION			
b	1.10 X 0.22 X 0.67	=	0.16 SQMT
TOTAL ELEVATED R.G.-1 AREA = 336.95 SQMT			
TOTAL GR. RG. & ELEVATED R.G. (970.29 + 336.95) = 1307.24 SQMT			

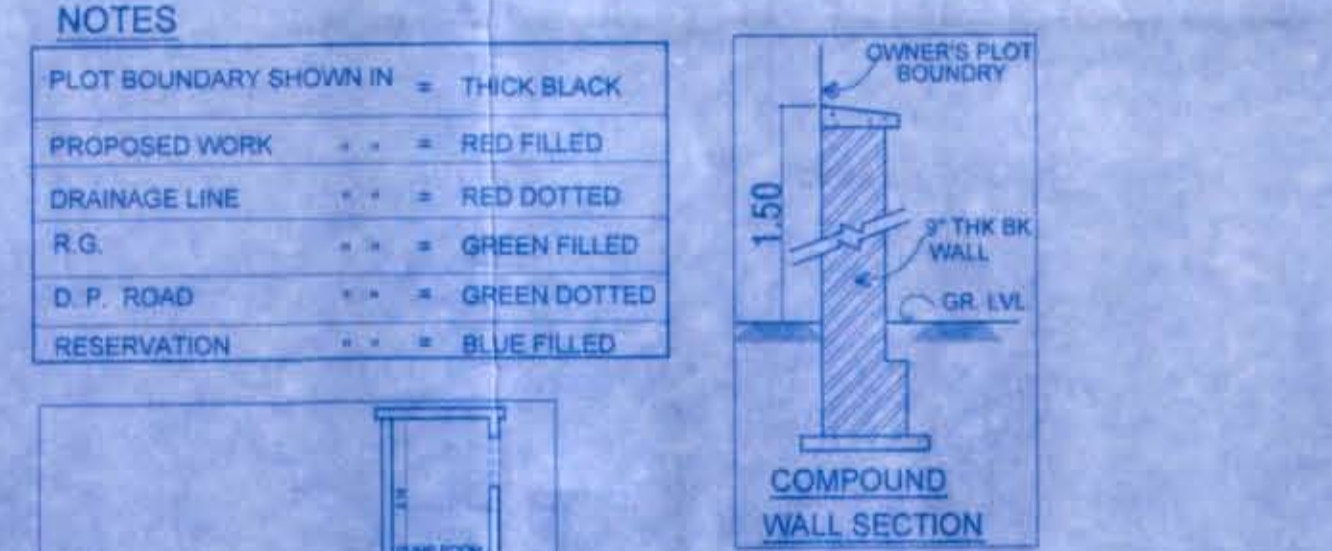
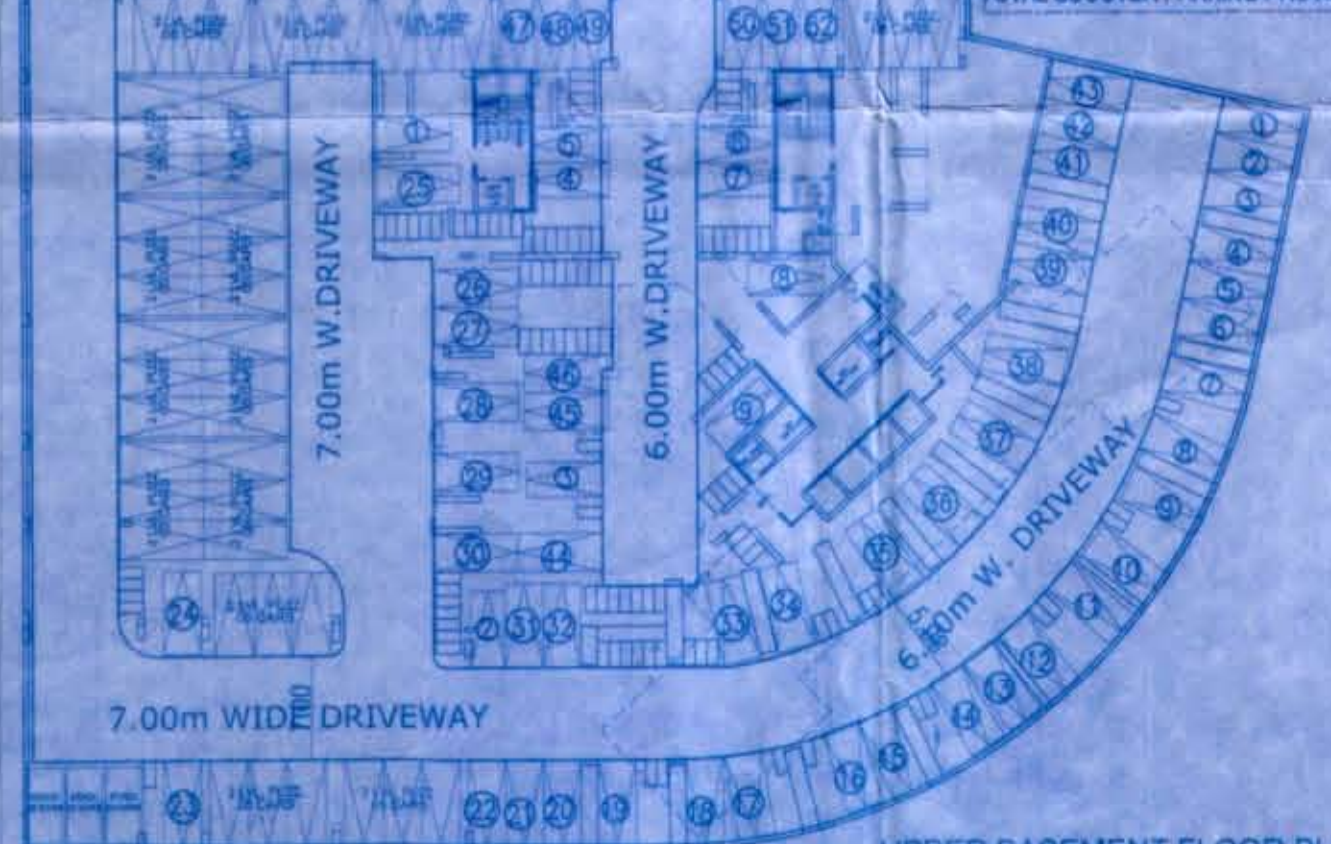
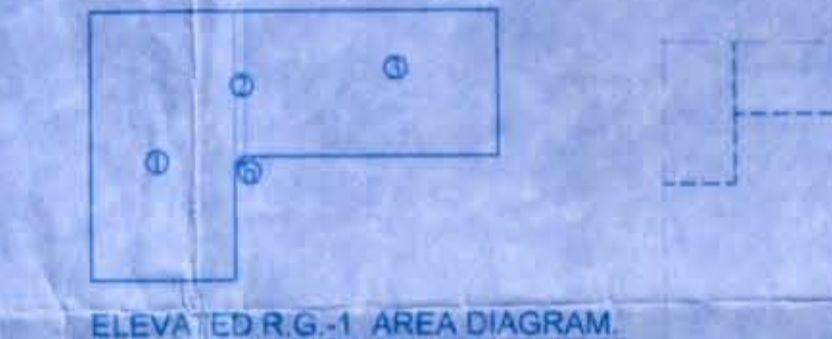
RENTAL HOUSING BUILT-UP AREA STATEMENT

BLDG. NO.	NO. OF FLOORS	COMM. AREA	RESI. AREA	BLDG. NO.	TOTAL AREA
BLDG. NO.-2	GR./ST.(pt.) + 1st TO 25TH (PT) FLR.	93.52	9927.30	1	10020.82 SQ.MT.
TOTAL BUILT-UP AREA		93.52	9927.30	1	10020.82 SQ.MT.

RENTAL HOUSING STAIRCASE AREA STATEMENT

BLDG. NO.	NO. OF FLOORS	TOTAL AREA	NO. OF TENEMENTS	NO. OF SHOP OR FL.
BLDG. NO.-2	GR./ST.(pt.) + 1st TO 25TH (PT) FLR.	4747.55 SQ.MT.	283 NOS.	03 NOS.
TOTAL STAIRCASE AREA		4747.55 SQ.MT.	283 NOS.	03 NOS.

BLDG. NO.	BALWADI	WALFARE	MANAGER OFFICE
BLDG. NO.-2	02 NOS.	02 NOS.	02 NOS.
TOTAL	02 NOS.	02 NOS.	02 NOS.



24.00 M. WIDE ALMEDA ROAD

2 STACK CAR PARKING PROVIDED IN STILT FLOOR = 14 NOS.

SINGLE CAR PARKING PROVIDED IN OPEN AREA = 13 NOS.

TOTAL CAR PARKING PROVIDED ON STILT FLOOR = 27 NOS.

LAYOUT PLAN
SCALE: 1:500

MECHANICAL VENTILATION PROVIDED UPPER BASEMENT.

UPPER BASEMENT FLOOR PLAN
Scale 1:500

MECHANICAL VENTILATION PROVIDED LOWER BASEMENT.

LOWER BASEMENT FLOOR PLAN
Scale 1:500

SMALL SINGLE CAR PARKING PROVIDED IN L. BASEMENT FLOOR = 07 NOS.

2 STACK CAR PARKING PROVIDED IN L. BASEMENT FLOOR (5X2) = 10 NOS.

BACK TO BACK BIG CAR PARKING PROVIDED IN L. BASEMENT FLOOR = 06 NOS.

2 LVL. PIT PUZZ. 8 NOS. CAR PARK. PROVI. IN L. BASE. FLR (16 X 8) = 128 NOS.

2 LVL. PIT PUZZ. 5 NOS. CAR PARK. PROVI. IN L. BASE. FLR (5 X 4) = 20 NOS.

TOTAL CAR PARKING PROVIDED ON L. BASEMENT FLOOR = 171 NOS.

TOTAL SCOOTER PARKING PROVIDED ON L. BASEMENT FLOOR = 26 NOS.

PROFORMA - B

CONTENT OF SHEET
 LAYOUT PLAN, SUMMARY
 STAMP OF APPROVAL OF PLANS

Amended Plans are approved Subject to conditions prescribed in permit No. V.P.52/10015/13 TMC/TDD/329/19. Dated: 14/10/2019

Deputy Engineer (TDD) [Signature]
 Town Development & Planning Officer [Signature]

Thane Municipal Corporation
 The City of Thane
THANE

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PROFORMA - A

A	AREA STATEMENT	SQ.MT.	
1	AREA OF PLOT (AS PER P.R.CARD)	12257.68	
2	DEDUCTION FOR		
a	ACCESS ROAD AREA	71.22	
b	AREA NOT IN POSSESSION	220.97	
c	15% R.G. AREA (EXISTING)	282.42	
d	EXISTING AREA (1+2+3)	1678.26	
TOTAL (a+b+c+d)		2232.87	
3	NET AREA OF PLOT (1-2)	10024.79	
4	a NET AREA OF PLOT 75% FOR SALE COMPONENT. (10024.79 X 75% = 7518.59 SQ.MT.)	7518.59	
	b NET AREA OF PLOT 75% FOR SALE COMPONENT. (10024.79 X 25% = 2506.20 SQ.MT.)	2506.20	
5	PERMISSIBLE F.S.I FOR RENTAL HOUSING SCHEME	SALE COMPONENT UNITS	
6	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	4.00	
7	PERMISSIBLE TOTAL FLOOR AREA	30074.36	
8	PROPOSED AREA FLOOR B/UP AREA	30035.05	
9	BALANCE AREA	39.31	
10	TOTAL BUILT-UP AREA CONSUMED	0.998	
TENEMENT STATEMENT			
a	TOTAL PERMISSIBLE B/UP AREA	30074.36	
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA.	1981.70	
c	AREA OF TENEMENTS (a-b)	28092.66	
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	---	
e	DENSITY	250/H	
f	TOTAL TENEMENT	702 NOS.	
g	PROPOSED	139 NOS. 283 NOS.	
PARKING STATEMENT			
h	PARKING REQUIRED BY REGULATION	354 NOS.	
i	TOTAL PARKING PROVIDED	354 NOS.	
j	SCOOTER PARKING REQUIRED	238 NOS.	
k	SCOOTER PARKING PROVIDED	240 NOS.	
REVISION DESCRIPTION DATE SIGNATURE			
DATE JOB NO. DRAWN BY CHECKED BY			
DAITRAY KULDEEP			

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 AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING PLOT NO. 394A AND 394C, OF T.P.S.-1 AT VILL - PANCHPAKADI, TAL. & DIST. - THANE.

NAME OF OWNER

FOR, [Signature]

MERIDIAN BUILDPRO PVT. LTD.

ARCHITECTS NAME AND ADDRESS

[Signature]

10 FOLDS

ARCHITECTS & CONSULTANTS

G-2, A Wing, Dev Corpora, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) 400 601.
 T: 022-4100882 / 83 / 84, Email: 10foldsarchitects@gmail.com