FLOOR AREA SUMMARY (SALE COMPONENT)

BLDG. TYPES	FLOORS	NO. OF BLDG.	TOTAL B/UP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
TYPE - A	BASE - / & 2 + STILT + POD.-1& 2 + 1ST TO 22ND FLOOR	1 NO.	9024.74 SQ.MT.	3079.87 SQ.MT.	172
TYPE - B	BASE - / & 2 + STILT + POD.-1& 2 + 1ST TO 12TH FLOOR	1 NO.	4976.82 SQ.MT.	2242.60 SQ.MT.	100
TYPE - C	BASE - / & 2 + STILT + POD.-1& 2 + 1ST FLOOR	1 NO.	1086.96 SQ.MT.	527.52 SQ.MT.	16
TOTAL AREA		3 NOS.	14990.52 SQ.MT.	5849.99 SQ.MT.	288
TOTAL BUILT-UP AREA			21340.51 SQ.MT.		

TENEMENTS STATEMENT (SALE COMPONENT)

BLDG. TYPE	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE - A	00	62	90	00	172
TYPE - B	00	00	100	00	100
TYPE - C	00	00	06	10	16
TOTAL	00	62	196	10	288

NOTES

PLOT BOUNDARY SHOWN IN	=	THICK BLACK
PROPOSED WORK	=	RED FILLED
DRAINAGE LINE	=	RED DOTTED
R.G.	=	GREEN FILLED
D.P. ROAD	=	GREEN DOTTED
EXISTING STRUCTURE TO BE DEMOLISHED	=	YELLOW DOTTED

FLOOR AREA SUMMARY (MUN. HOUSING)

BLDG. TYPES	FLOORS	NO. OF BLDG.	TOTAL B/UP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
TYPE - D	STILT + 1ST TO 20TH(PT.) FLOOR	1 NO.	7625.49 SQ.MT.	2412.94 SQ.MT.	110
	TOTAL AREA	1 NO.	7625.49 SQ.MT.	2412.94 SQ.MT.	110

TENEMENTS STATEMENT (MUN. HOUSING)

BLDG. TYPE	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE - D	00	00	110	00	110
TOTAL	00	00	110	00	110

PARKING AREA STATEMENT

CAR PARKING PROVIDED IN ON GRD. LVL.	= 143 NOS.
CAR PARKING PROVIDED IN BASEMENT-1	= 254 NOS.
CAR PARKING PROVIDED IN BASEMENT-2	= 259 NOS.
CAR PARKING PROVIDED IN PODIUM-1	= 89 NOS.
CAR PARKING PROVIDED IN PODIUM-2	= 71 NOS.
TOTAL CAR PARKING PROVIDED	= 816 NOS.

PARKING STATEMENT - SALE COMPONENT (RESIDENTIAL)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 35.00 SQ.MT. NO PARKING	——	——
• 2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQMT. 1 PARKING SPACE FOR EACH.	62 NOS.	41 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQMT. 1 PARKING SPACE FOR EACH.	196 NOS.	196 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 75 SQMT. 2 PARKING SPACE FOR EACH.	10 NOS.	10 NOS.
• 10% VISITORS PARKING	——	26 NOS.
• TOTAL CAR PARKING REQUIRED		281 NOS.
• 1TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	288 NOS.	288 NOS.

DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	304.66 / 25	12 NOS.
& REMAINING 1 PARKING SPACE FOR EVERY 50 SQ.MT.	——	——
TOTAL CAR PARKING REQUIRED (COMM.)	——	12 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	304.66 / 20	15 NOS.

TOTAL CAR PARKING REQUIRED (RESI. + COMM.) 281 + 12	293 NOS.
TOTAL CAR PARKING PROVIDED	816 NOS.
TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.) 288 + 15	303 NOS.
TOTAL SCOOTER PARKING PROVIDED	305 NOS.

PARKING STATEMENT - MUN. HOUSING (RESIDENTIAL)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 35.00 SQ.MT. NO PARKING	——	——
• 3 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQMT. 1 PARKING SPACE FOR EACH.	——	——
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQMT. 1 PARKING SPACE FOR EACH.	110 NOS.	110 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 75 SQMT. 2 PARKING SPACE FOR EACH.	——	——
• 10% VISITORS PARKING	——	11 NOS.
• TOTAL CAR PARKING REQUIRED		121 NOS.
• TOTAL CAR PARKING PROVIDED		121 NOS.
• 1TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	110 NOS.	110 NOS.
• TOTAL CAR PARKING PROVIDED		110 NOS.

R.G. AREA CALCULATION

25% REQUIRED PHYSICAL R.G. AREA
17164.45 X 25% = 4291.11 SQ.MT.
35% REQUIRED R.G. AREA ON GRD. LVL.
3791.11 X 35% = 1251.07 SQ.MT.

R.G. AREA CALCULATION
RGROUND R.G.-1

ADDITION :-									
1	21.82	X	6.35	X	0.5	X	1	=	67.37 SQMT
2	33.69	X	6.63	X	0.5	X	1	=	111.68 SQMT
3	25.98	X	13.38	X	0.5	X	1	=	178.49 SQMT
4	10.18	X	3.57	X	0.5	X	1	=	18.17 SQMT
5	24.93	X	2.38	X	0.5	X	1	=	29.67 SQMT
6	36.59	X	8.14	X	0.5	X	1	=	230.22 SQMT
7	64.76	X	7.64	X	0.5	X	1	=	253.66 SQMT
8	89.15	X	12.17	X	0.5	X	1	=	542.36 SQMT
9	99.13	X	0.63	X	0.5	X	1	=	28.08 SQMT
TOTAL AREA								=	1477.01 SQMT

GROUND R.G.-2
ADDITION :-

1	31.87	X	2.26	X	0.5	X	1	=	36.01 SQMT
2	12.53	X	1.36	X	0.5	X	1	=	8.52 SQMT
3	30.11	X	2.61	X	0.5	X	1	=	39.29 SQMT
4	18.05	X	7.17	X	0.5	X	1	=	64.71 SQMT
5	15.71	X	2.82	X	0.5	X	1	=	22.15 SQMT
6	2.90	X	0.62	X	0.67	X	1	=	1.20 SQMT
7	51.64	X	8.90	X	0.5	X	1	=	340.80 SQMT
8	57.82	X	6.24	X	0.5	X	1	=	153.42 SQMT
9	10.99	X	1.45	X	0.67	X	1	=	10.68 SQMT
10	57.82	X	4.73	X	0.5	X	1	=	69.05 SQMT
TOTAL AREA								=	768.23 SQMT
DEDUCTION :-									
a	5.40	X	1.76	X	0.67	X	1	=	10.01 SQMT
TOTAL AREA								=	758.24 SQMT

GROUND R.G.-3
ADDITION :-

1	28.54	X	6.05	X	0.5	X	1	=	87.47 SQMT
2	29.05	X	9.80	X	0.5	X	1	=	142.35 SQMT
3	29.05	X	1.55	X	0.5	X	1	=	22.51 SQMT
4	27.74	X	6.25	X	0.5	X	1	=	86.69 SQMT
5	23.07	X	2.37	X	0.5	X	1	=	27.34 SQMT
TOTAL AREA								=	366.36 SQMT
DEDUCTION :-									
a	10.85	X	1.33	X	0.67	X	1	=	9.67 SQMT
TOTAL AREA								=	356.71 SQMT

GROUND R.G.-4
ADDITION :-

1	18.28	X	1.42	X	0.5	X	1	=	12.98 SQMT
2	17.16	X	3.75	X	0.5	X	1	=	32.16 SQMT
3	17.16	X	2.27	X	0.5	X	1	=	19.48 SQMT
4	14.95	X	4.95	X	0.5	X	1	=	36.96 SQMT
5	14.95	X	6.37	X	0.5	X	1	=	47.62 SQMT
6	19.68	X	7.41	X	0.5	X	1	=	72.81 SQMT
TOTAL AREA								=	221.65 SQMT

GROUND R.G.-5
ADDITION :-

1	49.46	X	24.63	X	0.5	X	2	=	1218.20 SQMT
TOTAL AREA								=	1218.20 SQMT
TOTAL R.G. AREA (1 + 2 + 3 + 4 + 5)								=	3032.91 SQMT

MUNICIPAL HOUSING COMPONENT PLOT AREA CALCULATION

ADDITIONS :-

1	1/2	X	74.16	X	24.21	X	1 NO.	=	1272.21 SQ.MT.
2	1/2	X	74.16	X	2.31	X	1 NO.	=	88.85 SQ.MT.
3	1/2	X	74.16	X	5.98	X	1 NO.	=	221.74 SQ.MT.
4	1/2	X	57.97	X	6.90	X	1 NO.	=	199.85 SQ.MT.
5	1/2	X	27.02	X	8.44	X	1 NO.	=	59.99 SQ.MT.
6	1/2	X	49.90	X	19.54	X	1 NO.	=	474.82 SQ.MT.
7	1/2	X	45.19	X	3.65	X	1 NO.	=	82.47 SQ.MT.
8	1/2	X	45.19	X	8.37	X	1 NO.	=	189.12 SQ.MT.
9	1/2	X	32.73	X	25.87	X	1 NO.	=	484.14 SQ.MT.
10	1/2	X	41.01	X	3.56	X	1 NO.	=	73.00 SQ.MT.
11	1/2	X	49.16	X	20.44	X	1 NO.	=	502.32 SQ.MT.
12	1/2	X	49.97	X	5.73	X	1 NO.	=	143.47 SQ.MT.
13	1/2	X	56.89	X	27.45	X	1 NO.	=	780.41 SQ.MT.
14	1/2	X	39.71	X	3.86	X	1 NO.	=	61.21 SQ.MT.
15	1/2	X	49.00	X	8.61	X	1 NO.	=	208.84 SQ.MT.
16	1/2	X	70.08	X	25.37	X	1 NO.	=	888.88 SQ.MT.
17	1/2	X	38.00	X	12.09	X	1 NO.	=	229.19 SQ.MT.
18	1/2	X	25.79	X	5.83	X	1 NO.	=	75.73 SQ.MT.
19	2/3	X	5.89	X	0.29	X	1 NO.	=	1.14 SQ.MT.
20	2/3	X	16.27	X	1.43	X	1 NO.	=	15.27 SQ.MT.
21	2/3	X	11.15	X	1.40	X	1 NO.	=	10.78 SQ.MT.
					TOTAL ADDITION			=	8050.06 SQ.MT. X

DEDUCTIONS :-

A	2/3	X	8.25	X	0.72	X	1 NO.	=	3.87 SQ.MT.
B	2/3	X	5.81	X	1.80	X	1 NO.	=	10.32 SQ.MT.
					TOTAL DEDUCTION			=	14.20 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)								=	8035.79 SQ.MT. X1

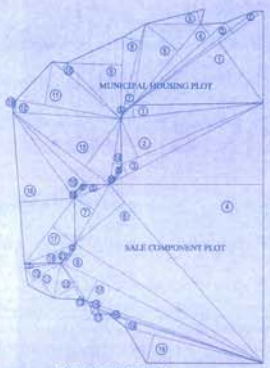
SALE COMPONENT PLOT AREA CALCULATION

ADDITIONS :-

1	1/2	X	85.12	X	3.54	X	1 NO.	=	150.38 SQ.MT.
2	1/2	X	70.19	X	19.28	X	1 NO.	=	675.93 SQ.MT.
3	1/2	X	70.19	X	6.80	X	1 NO.	=	213.73 SQ.MT.
4	1/2	X	119.28	X	69.67	X	1 NO.	=	4167.05 SQ.MT.
5	1/2	X	17.18	X	3.52	X	1 NO.	=	30.24 SQ.MT.
6	1/2	X	107.78	X	29.42	X	1 NO.	=	1585.44 SQ.MT.
7	1/2	X	21.25	X	10.70	X	1 NO.	=	187.19 SQ.MT.
8	1/2	X	103.00	X	10.84	X	1 NO.	=	558.26 SQ.MT.
9	1/2	X	16.68	X	2.06	X	1 NO.	=	17.18 SQ.MT.
10	1/2	X	16.46	X	7.34	X	1 NO.	=	60.37 SQ.MT.
11	1/2	X	16.46	X	17.62	X	1 NO.	=	108.00 SQ.MT.
12	1/2	X	16.00	X	10.86	X	1 NO.	=	108.60 SQ.MT.
13	1/2	X	21.49	X	1.68	X	1 NO.	=	18.08 SQ.MT.
14	1/2	X	103.00	X	10.70	X	1 NO.	=	550.03 SQ.MT.
15	1/2	X	85.88	X	1.33	X	1 NO.	=	56.89 SQ.MT.
16	1/2	X	82.89	X	0.78	X	1 NO.	=	32.33 SQ.MT.
17	1/2	X	8.11	X	2.96	X	1 NO.	=	12.00 SQ.MT.
18	1/2	X	73.82	X	3.40	X	1 NO.	=	125.49 SQ.MT.
19	1/2	X	94.76	X	10.76	X	1 NO.	=	509.36 SQ.MT.
20	2/3	X	8.51	X	1.16	X	1 NO.	=	6.59 SQ.MT.
					TOTAL ADDITION			=	9123.33 SQ.MT. X

DEDUCTIONS :-

A	2/3	X	6.16	X	0.84	X	1 NO.	=	3.57 SQ.MT.
B	2/3	X	10.89	X	1.41	X	1 NO.	=	10.01 SQ.MT.
C	2/3	X	10.67	X	1.41	X	1 NO.	=	10.30 SQ.MT.
					TOTAL DEDUCTION			=	24.88 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)								=	9098.87 SQ.MT. X1



PLOT AREA CALCULATION
SCALE - 1:500

PROFORMA - B

1

CONTENT OF SHEET

LAYOUT PLAN, BASEMENT PLAN, LOCATION PLAN, R.G. CALCULATION, PARKING STATEMENT, SUMMARY, U/G. TANK & PUMP ROOM SECTION, SERVICE DUCT & C.B. SECTION, ETC...

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions prescribed in permission vide C.E.P. 204/0090/16 TMC/TDO/ 193/16 Dt. 30/08/2016

Town Planning Officer
For Commissioner
For City of Thane

सावधान
"संदर्भ मंजूरीनुसार बांधकाम व वापरे करिता निर्गमित जिकास्तरीय/ विभागस्तरीयस्तर आणि एकत्रकरण व पोत बांधकाम करता करावे. अन्यथा संबंधितांवर व त्यांचे सल्ला अभियंत्यावर कायदा २००५ नुसार दाखलपात्र गुन्हा आहे. याबाबतची जाणीव असावी. ३ वर्षे वैध व क्र. [illegible] पेंट होईल असावे.

PROFORMA- A

A	AREA STATEMENT		SQ.MT
1	AREA OF PLOT (AS PER CONSIDERED)		15164.45
2	DEDUCTIONS FOR		
	ARE UNDER ROAD AREA		——
3	GROSS AREA OF PLOT - (1 - 2)		15164.45
4	DEDUCTION FOR RECREATION GROUND		——
5	BALANCE AREA OF PLOT (3 - 4)		15164.45
6	PLOT AREA	SALE COMPONENT 60% PLOT AREA 9098.67	MUNICIPAL HOUSING 40% PLOT AREA 6065.78
7	PERMISSIBLE AREA FOR SALE COMPONENT	15164.45	50% B/UP AREA HANDED OVER TO TMC (15164.45 X 50% = 7582.22
8	PERMISSIBLE F.S.I.	1.00	
9	ADDITION FOR		
	a AS PER G.R. DATED - 29-1-2016 140% T.D.R. PERMISSIBLE OF (15164.45 X 140% = 21230.23 SQ.MT. - B/UP AREA OF MUN. HOUSING BLDG. HANDED OVER TO TMC = 7582.74 SQ.MT. CONSTRUCTION AREA OF MUN. HOUSING BLDG. = 11015.43 SQ.MT. AS PER G.R. DATED 29-01-2016, (4.2) CONSTRUCTED T.D.R. = A/8 X 1.25 CONSTRUCTED T.D.R. = 22065/51200 X 1.25 = 6228.00 SQ.MT. T.D.R. PURCHASED TO BE OPEN MARKET = (21230.23 - 6228.00)= 15002.23	6228.00	
	AS PER G.R. DATED - 20-6-2017	——	
	b 30% ADDITIONAL FSI BY PREMIUM (15164.45 X 30% = 4549.3)	——	
	c TOTAL (a + b)	6229.00	
10	TOTAL PERMISSIBLE FLOOR B/UP AREA	21392.45	7582.22
11	PROPOSED AREA	21340.51	7625.49
12	TOTAL BUILT-UP AREA CONSUMED	0.997	
B	TENEMENT STATEMENT		
	a PROPOSED TOTAL FLOOR AREA	21340.51	7582.22
	b LESS DEDUCTION OF NON-RESIDENTIAL AREA .	304.66	——
	c AREA OF TENEMENTS (a-b)	21035.85	7582.22
	d TENEMENTS PERMISSIBLE (AS PER APPENDIX N)		
	e DENSITY 250 PER HECT	526 NOS.	189 NOS.
13	PROPOSED	288 NOS.	110 NOS.
14	EXISTING	——	——
	a TENEMENTS PROPOSED	288 NOS.	110 NOS.
C	PARKING STATEMENT		
	a CAR PARKING REQUIRED BY REGULATION	293 NOS.	121 NOS.
	d TOTAL PARKING PROVIDED	816 NOS.	121 NOS.
	c SCOOTER PARKING REQUIRED	303 NOS.	110 NOS.
	d PARKING PROVIDE	305 NOS.	110 NOS.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY MR/MS. ..... 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

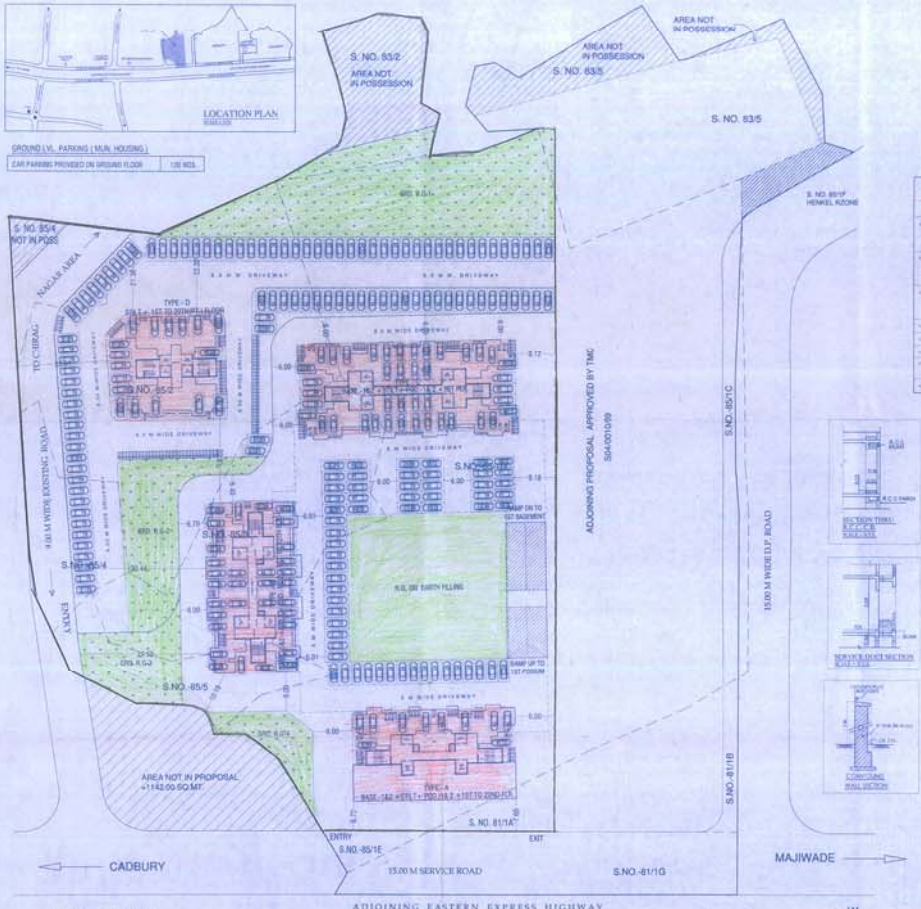
PROPOSED LAYOUT ON PLOT BEARING :- S.NO.-81/1A, 81/1B, 81/1G, S.NO.-83/2, 83/5, S.NO.- 89/1C, 89/1D, 85/1E, 85/1F, 85/2, 85/3, 85/4, 85/5. AT VILLAGE- PANCHPAKHADI, THANE - (SECTOR-4).

NAME OF OWNER/ POA HOLDER

SHETH DEVELOPERS & REALTORS (I) LTD. /
SHETH DEVELOPERS PVT. LTD.
"SHETH HOUSE" VASANT VALLEY,
NEXT TO DINDOSHI BUS DEPOT, GEN. A.K.VAIDYA MARG
MALAD (E) - MUMBAI - 97

ARCHITECTS NAME AND ADDRESS

acipl
archetype consultants (i) pvt. ltd.
701, devcorporc , eastern express highway,
codbury junction , khopat , thane (w) - 400 601
t: 022-25420661 f: 022-25366868
www.archetypeconsultants.net



LAYOUT PLAN
SCALE = 1:500

GROUND LVL. PARKING (MUN. HOUSING)

CAR PARKING PROVIDED ON GROUND FLOOR	130 NOS.

GROUND LVL. PARKING (SALE COMPONENT)

CAR PARKING PROVIDED ON GROUND FLOOR	143 NOS.