PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

BLDG NO.1				
A	53.0 X 44.80	X 18.61	= 440.73	SQ.MT.
B	53.0 X 44.80	X 17.09	= 404.94	SQ.MT.
TOTAL			= 845.67	SQ.MT.
BLDG NO.10				
I	53.0 X 44.80	X 18.62	= 441.79	SQ.MT.
II	53.0 X 44.80	X 16.07	= 403.05	SQ.MT.
TOTAL			= 844.84	SQ.MT.
GRAND TOTAL			= 1690.79	SQ.MT.

CONSTRUCTION AREA IN SQ.MT. BLDG. NO.-1 & 10

SR NO.	FLOOR	MUN.SUBJECT OF AREA COMM.	RES.	PROVIDED BALC.AREA	CUB AREA	STAIRCASE AREA	PASSAGE AREA	LIFT AREA	MEP.DUCT AREA	SERVICE/ PODIUM AREA	MISC. AREA	NO OF FLATS	TOTAL	BLDG. HEIGHT
1	PLINTH													0.45
2	GROUND FLOOR	489.10				30.26		7.20	-	74.23	-	-	992.94	3.75
3	1st FLOOR	407.90				30.57	21.70	23.41	-	169.81	-	-	991.36	4.20
4	2nd PODIUM FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
5	3rd PODIUM FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
6	4th PODIUM FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
7	5th PODIUM FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
8	6th PODIUM FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
9	7th STILT FLOOR					30.26		24.21	-	802.48	-	-	991.36	2.90
10	8th FLOOR (REF.+SER)	-	219.80	22.11	29.48	30.44		107.58	22.99	66.52	-	6	535.66	2.90
11	9th FLOOR	-	390.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
12	10th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
13	11th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
14	12th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
15	13th FLOOR (REF.+SER)	-	390.37	35.31	39.40	37.95		107.58	22.99	164.08	-	6	598.15	2.90
16	14th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
17	15th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
18	16th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
19	17th FLOOR	-	345.37	35.31	39.40	37.95		107.58	22.99	-	-	6	598.15	2.90
20	18th FLOOR (REF.+SER)	-	389.37	34.99	37.42	37.95		107.58	22.99	106.47	-	6	531.13	2.90
21	19th FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
22	20th FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
23	21st FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
24	22nd FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
25	23rd FLOOR (REF.+SER)	-	389.37	34.99	37.42	37.95		107.58	22.99	106.47	-	5	531.13	2.90
26	24th FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
27	25th FLOOR	-	337.53	46.85	36.46	37.95		107.58	22.99	-	-	5	615.04	2.90
28	26th FLOOR (PART)	-	333.27	37.38	28.47	37.95		107.58	22.99	-	-	6	666.30	2.90
29	26th (PART) FLOOR							26.48		134.17	22.99	-	185.64	2.90
30	BLDG NO.1 OFFICE ENTRANCE LOBBY, METER ROOM, COMMON TOILET, M.E.P. FLOOR, GYM, & FITNESS CENTER												331.76	
31	LIFT												30.68	
	TOTAL		3941.14	557.36										
	TOTAL		1922.36		846.22	733.74	1109.24	3808.49	744.80	413.22	3957.84	342.45	157	19042.11

BUA SUMMARY IN SQ.MT. BLDG.NO.-1 & 10

SR NO.	FLOOR	BUA BUILT UP AREA COMM.	RES.	NO OF BALC.
	(A) COMMERCIAL			
1	GROUND FLOOR (COMM.)	489.10		
2	1st FLOOR (COMM.)	407.90		
	TOTAL	896.10		
	(B) PARKING			
3	2nd PODIUM FLOOR			-
4	3rd PODIUM FLOOR			-
5	4th PODIUM FLOOR			-
6	5th PODIUM FLOOR			-
7	6th PODIUM FLOOR			-
8	7th STILT FLOOR			-
	(C) RESIDENTIAL			
9	8th FLOOR (REF.+SER)	-	219.80	6
10	9th FLOOR	-	390.37	6
11	10th FLOOR	-	345.37	6
12	11th FLOOR	-	345.37	6
13	12th FLOOR	-	345.37	6
14	13th FLOOR (REF.+SER)	-	390.37	6
15	14th FLOOR	-	345.37	6
16	15th FLOOR	-	345.37	6
17	16th FLOOR	-	345.37	6
18	17th FLOOR	-	345.37	6
19	18th FLOOR (REF.+SER)	-	389.37	6
20	19th FLOOR	-	337.53	5
21	20th FLOOR	-	337.53	5
22	21st FLOOR	-	337.53	5
23	22nd FLOOR	-	337.53	5
24	23rd FLOOR (REF.+SER)	-	389.37	5
25	24th FLOOR	-	337.53	5
26	25th FLOOR	-	337.53	5
27	26th FLOOR	-	333.27	6
28	27th FLOOR	-	333.27	6
29	26th FLOOR (PART)	-	333.27	6
30	26th (PART) FLOOR		30.68	
31	LIFT			
	TOTAL RES.	-	7081.94	254
	TOTAL BUA- A+C		7978.04	

STAIRCASE & PASSAGE AREA SUMMARY IN SQ.MT. BLDG.NO.-1 & 10

SR NO.	FLOOR	REQ.
	(A) COMMERCIAL	
1	GROUND FLOOR (COMM.)	59.26
2	1st FLOOR (COMM.)	60.27
	TOTAL COMM.	119.53
	(B) PARKING	
3	2nd PODIUM FLOOR	34.23
4	3rd PODIUM FLOOR	36.28
5	4th PODIUM FLOOR	36.27
6	5th PODIUM FLOOR	36.33
7	6th PODIUM FLOOR	36.33
8	7th STILT FLOOR	36.25
	TOTAL PARKING	214.66
	(C) RESIDENTIAL	
9	8th FLOOR (REF.+SER)	143.86
10	9th FLOOR	140.33
11	10th FLOOR	145.20
12	11th FLOOR	145.20
13	12th FLOOR	145.20
14	13th FLOOR (REF.+SER)	144.39
15	14th FLOOR	145.20
16	15th FLOOR	145.20
17	16th FLOOR	145.20
18	17th FLOOR	145.20
19	18th FLOOR (REF.+SER)	143.28
20	19th FLOOR	147.57
21	20th FLOOR	147.57
22	21st FLOOR	147.57
23	22nd FLOOR	147.57
24	23rd FLOOR (REF.+SER)	144.39
25	24th FLOOR	147.57
26	25th FLOOR	147.57
27	26th FLOOR	147.57
28	27th FLOOR	147.57
29	26th FLOOR (PART)	149.29
30	26th (PART) FLOOR	152.59
	TOTAL RESIDENTIAL	3912.87
	TOTAL A+B+C	4247.06

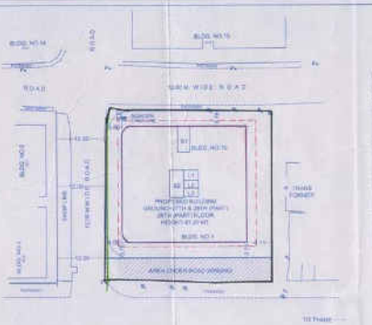
PARKING AREA STATEMENT (4-WHEELER)

SR.NO.	DESCRIPTION	NO. OF ECS	PARKING REQ.
A	PARKING REQUIRED FOR RESIDENCES AS PER TABLE No. 6(R) (a, b)		
1	FOR FLAT AREA BELOW 30/60 M		NIL
2	FOR FLAT AREA 61 Sqr. Mt.-90 Sq.m.	112	56
3	FOR FLAT AREA 91 Sqr. Mt. 90-150 Sq.m.	40	40
4	FOR FLAT AREA ABOVE 150 Sq.M.	5	10
5	TOTAL PARKING REQUIRED FOR RESIDENTIAL	157	101
B	PARKING REQUIRED FOR COMMERCIAL AS PER TABLE No. 6 (15)		
1	FOR SHOPPING DEPT.- ONE PARKING SPACE FOR 29.50 MT. OF F.LOOR AREA UPTO 4099.0 MT. & ALSO PARKING SPACE FOR EVERY 59.00 MT. OF SPACE FOR AREA EXCEEDING 405.00 SQ.MT. (i.e.-406.19/29.5 & -98.19/59)	466.15	16
2	FOR OFFICE- ONE PARKING SPACE FOR 59SQ.MT OF FLOOR AREA UPTO 1593SQ.M AND FOR EVERY 150 SQ.M OF ADDITIONAL SPACE FOR AREA EXCEEDING 1593SQ.M (i.e.- 407.80/59)	407.80	9
3	TOTAL PARKING REQUIRED FOR COMMERCIAL		24
C	VISITOR PARKING REQUIRED AS PER TABLE No. 6 (R) (c)		
	10% VISITOR PARKING		10
D	TOTAL PARKING REQUIRED (A+B+C)		137
E	TOTAL PARKING PROVIDED		138

PARKING AREA STATEMENT (2- WHEELER)

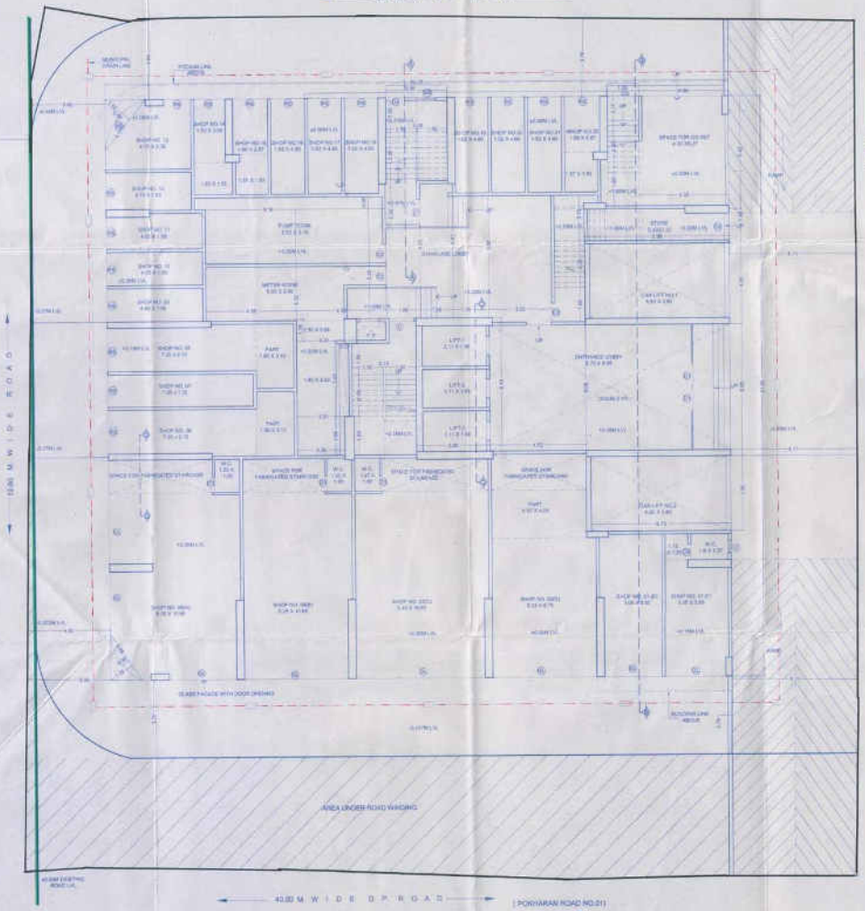
1	TWO WHEELER PARKING SPACE FOR EVERY 30 SQ. MT. FOR SHOP AREA AREA OF SHOP = 406.19 SQ.	406.19	24
2	TWO WHEELER PARKING SPACE FOR EVERY 150 SQ. MT OF OFFICE AREA AREA OF OFFICE = 407.80*100	407.80	4
3	2 WHEELER PARKING REQUIRED FOR RESI.	157	157
4	TOTAL 2 WHEELER PARKING REQUIRED		185
5	PARKING PROVIDED		210

SITE PLAN
SCALE -1:500

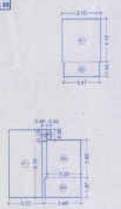


PROFORMA

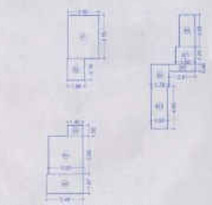
A	AREA STATEMENT	
R.NO.	DESCRIPTION	AREA IN SQ.MT.
1	PLOT AREA	1690.79
2	DEDUCTION	
	(a) ROAD SET BACK	
	(b) PROPOSED ROAD	
	(c) RESERVATIONS IF ANY	
	TOTAL DEDUCTION (a+b+c)	
3	NET PLOT AREA	1690.79
4	FAR/DEEMED FSI & IS IF ANY	
5	10% AMENITY IF ANY	
6	BALANCE FSI (3-4+5)	1690.79
7	ADDITIONAL FSI	
	(a) 100% OF 3(a)	
	(b) 100% OF 3(b)	
8	TOTAL (6+7)	1690.79
9	PERMISSIBLE FSI	
	PERMISSIBLE B.U.A AS PER MHADA NOC No CO/BOARD/HNOC/8832/2011 DT. 15/12/2011	5,747.69
	PERMISSIBLE B.U.A AS PER MHADA NOC No. CO/BOARD/HNOC/8832/2011 DT. 15/12/2011	3,381.58
10	ADDITIONAL B.U.A AS PER APPENDIX IV (c) A.A. = 25% + 1690.79 = 1690.79 + 1267.84 X 25% = 290.65 SQ.MT.	290.65
11	ADDITIONAL B.U.A FOR ENERGAIED BUILDING AS PER MHADA NOC	1,267.84
12	ADDITIONAL BUILT UP FOR ENERGAIED AREA AS PER MHADA NOC	1,267.84
13	TOTAL PERMISSIBLE B.U.A (UP AREA (10+11+12)	10,956.55
14	PROPOSED FLOOR AREA	10,956.55
15	BALANCE FLOOR AREA	0.00
B	BALCONY STATEMENT	
1	PERMISSIBLE BALCONY AREA	
2	PROPOSED BALCONY AREA	1921.01 (11.75%)
3	EXCESS BALCONY AREA	
	TOTAL EXCESS BALCONY AREA	
C	TENAMENT STATEMENT	
1	PROPOSED AREA PER TENEMENT	75.00
2	12.5% DEDUCTION OF NON-RESIDENTIAL (SHOPS ETC.)	1,369.54
3	AREA AVAILABLE FOR TENAMENTS	9,586.01
4	TENAMENTS PERMISSIBLE	128.00
5	TENAMENTS PROPOSED	128.00
6	TENAMENTS EXISTING	
7	TOTAL TENAMENT PROPOSED	128.00
D	CAR PARKING	
1	COVERED GARAGES PERMISSIBLE	
2	COVERED GARAGES PROPOSED	
3	PARKING REQUIRED BY REGULATIONS	
4	TOTAL PARKING PROVIDED	
5	TRANSPORT VEHICLE PARKING	
	SPACE RESERVED FOR TRANSPORT VEHICLE BY REGULATIONS	
	TOTAL NO.s OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	



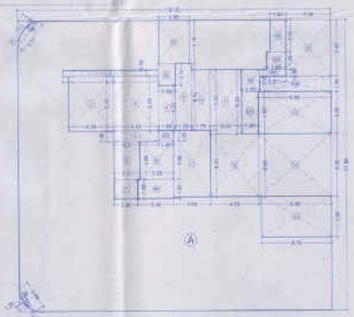
GROUND (COMM.) FLOOR PLAN
SCALE - 1:100



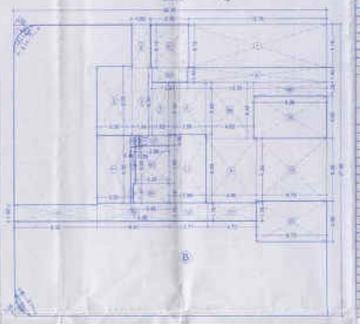
STAIRCASE & PASSAGE AREA DIAGRAM OF 1ST FLOOR PLAN (COMM.)
SCALE - 1:200



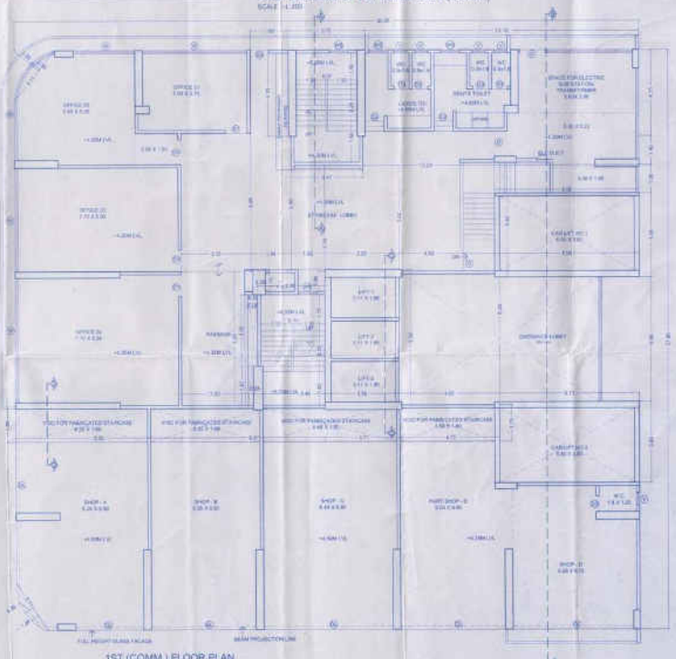
STAIRCASE AREA DIAGRAM OF GROUND FLOOR PLAN (COMM.)
SCALE - 1:200



AREA DIAGRAM OF GROUND FLOOR PLAN (COMM.)
SCALE - 1:200



AREA DIAGRAM OF 1ST FLOOR PLAN (COMM.)
SCALE - 1:200



1ST (COMM.) FLOOR PLAN
SCALE - 1:100

COLOUR CODE
BOUNDARY OF PLOT - THICK BLACK
PROPOSED WORK - RED WASH
DRAINAGE LINE - MIX BOTTLE
RECREATION GROUND - GREEN WASH
DETAILS AREA - COVERS YELLOW WASH
ROADS - INDIAN WASH

CERTIFICATE OF AREA

CERTIFIED THAT I have surveyed the plot under reference no. ... and that the dimensions of the plots, viz. of the site marked on the plan are measured on site and the area as worked out is ... sq.mts. and tallies with the area stated in the document of Township / Town Planning Scheme vide ...

PROFORMA 'B'

OWNER'S NAME & ADDRESS

OWNER'S SIGNATURE

REV.	DATE	DESCRIPTION	DRAWN	SUPER.

PROJECT :
PROPOSED REDEVELOPMENT OF SURVEY NO.99(P), 99(2), 99(3), 99(5)(P), NO.100, 101, BUILDING NO.1 & BUILDING NO.10 (PART OF HOUSING LAYOUT OF VARTAK NAGAR CO-OP. LAND DEVELOPERS & ORS.) AND TDR (CM TO CM) 28,383.67 SQ.MTS. AT VILLAGE - MAJIWADA & KOLSHET (P) PT.B, NO.1(P), PARKOPAR ROAD, THANE.

SCALE :

DATE :

DRAWN BY	CHECKED	APPROVED BY
RAJ UL	AJ SHAH	AJ SHAH

ARCHITECT :

design consortium
architects & interior designers

Ground Floor, 28, Bhandari Apartment, Near Tulshidham Mandir, Bhandari Colony, Somani Road, Ranking Express Highway, Thane(w) - 400604.
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Website : www.dcpl.com