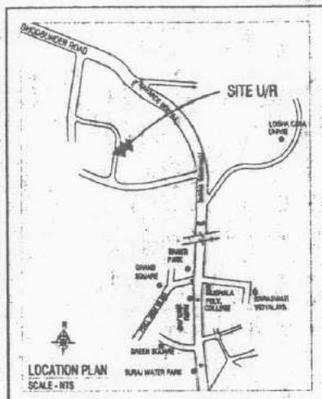


PLOT AREA STATEMENT :-

S.NO./ H.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER △ METHOD	AREA CONSIDERED FOR F.S.I.	AREA UNDER (R-ZONE)	AREA UNDER 20.00 M.W. D.P. ROAD	AREA UNDER MAP RESERVATION	AREA UNDER SAS RESERVATION	AREA UNDER M.H. RESERVATION
100/25	1450.00	1455.09	1450.00 SQ.MT.	1455.09	———	———	———	———
100/27	1970.00	1972.94	1970.00 SQ.MT.	1972.94	———	———	———	———
100/28	4830.00	4833.14	4830.00 SQ.MT.	1873.14	1860.00	930.00	360.00	10.00
TOTAL	8250.00	8261.17	8250.00 SQ.MT.	5101.17	1860.00	930.00	360.00	10.00

BUILT-UP AREA SUMMARY (SALE COMPONENT)

BLDG. NOS.	FLOORS	USE OF BUILDING	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
1	LOWER GR.+UPPER GR./STILT+1st TO 23rd PT. FLR.	(RESI+COMM.)	5936.97	191.33	1	6197.30 sq.mt.	97 NOS.
2	LOWER GR.+UPPER GR./STILT+1st TO 19th(PT) FLR.	(RESI+COMM.)	4106.00	191.33	1	4297.33 sq.mt.	80 NOS.
	FITNESS CENTER EXCESS AREA (ADD IN F.S.I.)		———	———		———	———
	CHANGING ROOM & W.C.					12.00 sq.mt.	
	TOTAL BUILT-UP AREA		9111.97	382.66	02 NOS.	9506.63 sq.mt.	177 NOS.

STAIRCASE AREA SUMMARY (SALE COMPONENT)

BLDG. NOS.	FLOORS	TOTAL STAIRCASE AREA
1	LGR.+U.GR./STILT+1st TO 23rd PT FLR.	1672.80 sq.mt.
2	LGR.+U.GR./STILT+1st TO 19th(PT) FLR.	1405.38 sq.mt.
	TOTAL STAIRCASE AREA	3078.16 sq.mt.

TOTAL B/UP AREA PROPOSED > SALE B/UP AREA + MHADA B/UP AREA
9487.33 SQ.MT. + 865.80 SQ.MT.

TOTAL B/UP AREA PROPOSED > 10353.13 SQ.MT.

TOTAL TENEMENT PROPOSED > SALE TENEMENT + MHADA TENEMENT
177 NOS. + 20 NOS.

TOTAL TENEMENT PROPOSED > 197 NOS.

167 CAR APPROX. PROVIDED IN BASEMENT

STACK PARKING @ STILT (B+S)	= 16 Nos.
PUZZLE PARKING (14X6)	= 84 Nos.
PUZZLE PARKING (11X2)	= 22 Nos.
PUZZLE PARKING (08X2)	= 16 Nos.
PUZZLE PARKING (07X2)	= 14 Nos.
PUZZLE PARKING (06X2)	= 16 Nos.
TOTAL PARKING	= 167 Nos.

AT GROUND LVL. PARKING
(SINGLE PARKING @ OPEN AREA - 15 NOS.)
(SINGLE PARKING @ STILT - 12 NOS.)
AT GROUND FLR.) (16 + 12) = 28 NOS. PARKING

FITNESS CENTER AREA STATEMENT

PER MISSIBLE AREA OF	2% OF TOTAL B.U.A.	
9487.33 X 2%	=	189.75 SQ.MT.
PROPOSED FITNESS CENTER AREA		
TOTAL PROPOSED AREA	=	135.10 SQ.MT.
TOTAL PERMISSIBLE AREA	=	189.75 SQ.MT.
EXCESS AREA(ADD IN F.S.I.)	=	0.00 SQ.MT.

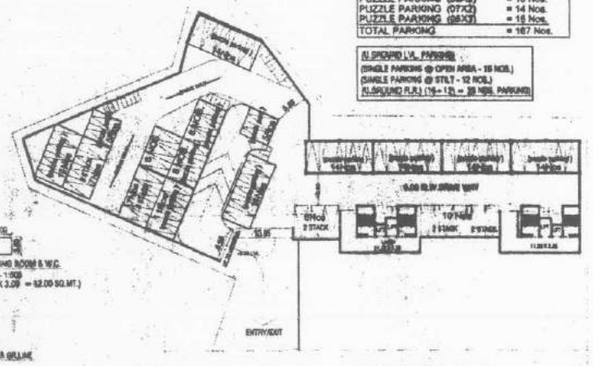
FITNESS CENTER AREA CALCULATION

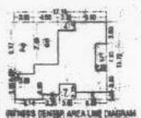
ADDITION-

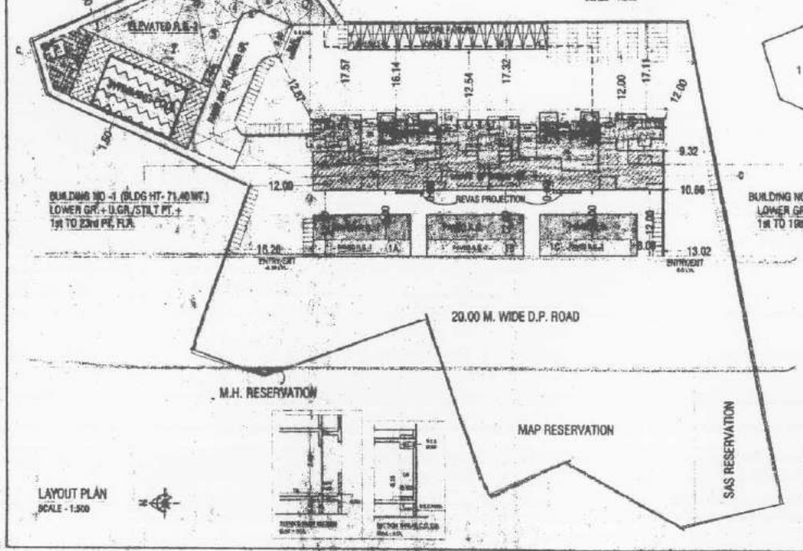
A	17.16	X 13.72	X 1	=	235.45	SQ.MT.
TOTAL ADDITION AREA				=	235.45	SQ.MT.

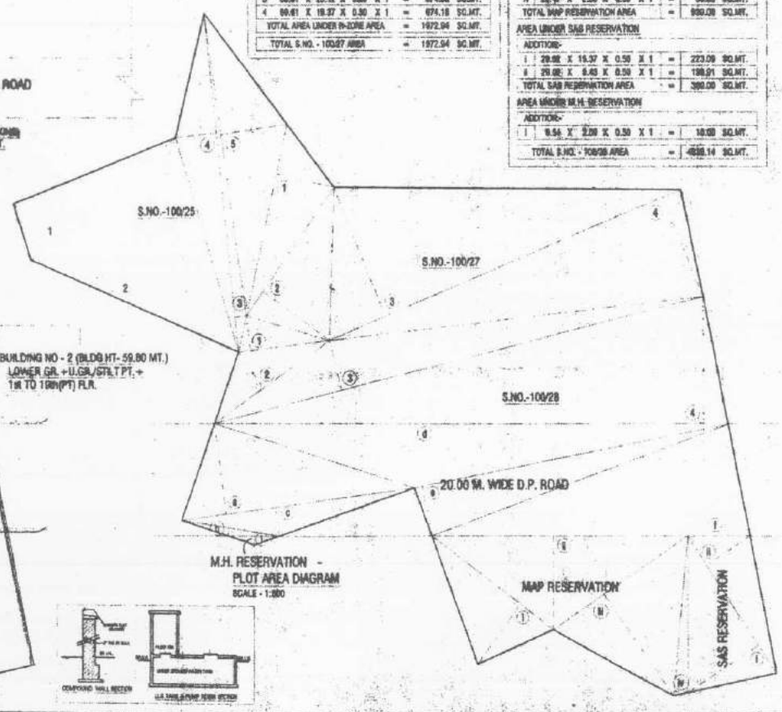
DEDUCTION-

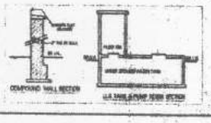
1	0.50	X 0.80	X 1	=	0.40	SQ.MT.
2	3.61	X 9.17	X 1	=	33.10	SQ.MT.
3	4.58	X 7.46	X 1	=	34.39	SQ.MT.
4	3.20	X 1.45	X 1	=	4.59	SQ.MT.
5	2.00	X 4.85	X 1	=	9.76	SQ.MT.
6	5.80	X 1.29	X 1	=	7.48	SQ.MT.
7	3.65	X 8.72	X 1	=	8.39	SQ.MT.
8	3.20	X 0.90	X 1	=	2.89	SQ.MT.
TOTAL DEDUCTION AREA				=	100.75	SQ.MT.
TOTAL FITNESS CENTER AREA				=	135.10	SQ.MT.











R.G. AREA CALCULATION

20% R.G. AREA REQ. OF NET PLOT - (5090.00 X 20% = 1018.00 sq.mt.)
20% R.G. AREA REQ. OF GROUND - (1018.00 X 20% = 335.94 sq.mt.)

GROUND R.G.-1 AREA CALCULATION

ADDITION-

1A	18.00	X 7.50	X 1.00 X 1	=	135.00	SQ.MT.
1B	17.82	X 7.50	X 1.00 X 1	=	133.65	SQ.MT.
1C	18.00	X 7.50	X 1.00 X 1	=	135.00	SQ.MT.
TOTAL GROUND R.G.-1 AREA				=	403.65	SQ.MT.

ELEVATED R.G.-2 AREA CALCULATION

ADDITION-

1	23.26	X 2.17	X 0.50 X 1	=	25.24	SQ.MT.
2	24.23	X 15.45	X 0.80 X 1	=	186.76	SQ.MT.
3	19.73	X 7.18	X 0.80 X 1	=	70.83	SQ.MT.
4	13.90	X 3.10	X 0.50 X 1	=	21.54	SQ.MT.
5	26.80	X 10.32	X 0.80 X 1	=	198.76	SQ.MT.
6	31.32	X 4.13	X 0.80 X 1	=	84.87	SQ.MT.
7	35.86	X 6.49	X 0.50 X 1	=	116.72	SQ.MT.
TOTAL ADDITION AREA				=	806.46	SQ.MT.

DEDUCTION-

a	4.24	X 0.85	X 0.87 X 1	=	2.50	SQ.MT.
TOTAL ELEVATED R.G.-2 AREA				=	933.96	SQ.MT.

TOTAL R.G. AREA PRO. (GR+ELE) = 1337.60 SQ.MT.

FLOOR B/UP AREA SUMMARY (MHADA BUILDING)

BLDG. NOS.	FLOORS	BUILT-UP AREA MHADA	NO.OF TENEMENT
1	1st TO 10th FLOOR	432.80 SQ.MT.	10 NOS.
2	1st TO 10th FLOOR	432.80 SQ.MT.	10 NOS.
TOTAL BUILT-UP AREA		865.60 SQ.MT.	20 NOS.

S.NO. - 100/25 AREA CALCULATION

AREA UNDER R-ZONE

ADDITION-

1	34.92	X 9.68	X 0.80 X 1	=	171.26	SQ.MT.
2	41.48	X 30.74	X 0.50 X 1	=	637.55	SQ.MT.
3	60.80	X 2.30	X 0.30 X 1	=	66.33	SQ.MT.
4	60.50	X 7.75	X 0.50 X 1	=	234.09	SQ.MT.
5	34.38	X 12.00	X 0.80 X 1	=	342.32	SQ.MT.
TOTAL AREA UNDER R-ZONE AREA				=	1455.09	SQ.MT.
TOTAL S.NO. - 100/25 AREA				=	1455.09	SQ.MT.

S.NO. - 100/27 AREA CALCULATION

AREA UNDER R-ZONE

ADDITION-

1	34.38	X 11.55	X 0.50 X 1	=	201.32	SQ.MT.
2	28.06	X 16.91	X 0.30 X 1	=	228.14	SQ.MT.
3	60.61	X 25.12	X 0.80 X 1	=	674.30	SQ.MT.
4	60.61	X 19.37	X 0.30 X 1	=	674.18	SQ.MT.
TOTAL AREA UNDER R-ZONE AREA				=	1972.94	SQ.MT.
TOTAL S.NO. - 100/27 AREA				=	1972.94	SQ.MT.

PARKING STATEMENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
2 TENEMENTS HAVING B/UP AREA ABOVE 36.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	54 NOS.	27 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	122 NOS.	122 NOS.
2 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT. 2 PARKING SPACE FOR EACH	01 NOS.	02 NOS.
(MHADA PARKING STATEMENT) 2 TENEMENTS HAVING B/UP AREA ABOVE 36.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	20 NOS.	10 NOS.
- 10% VISITORS PARKING		19 NOS.
- TOTAL CAR PARKING REQUIRED (RESI.)		177 NOS. (A)
= 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	197 NOS.	197 NOS. (B)
DESCRIPTION (COMMERCIAL)		
- 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	382.66 / 25	16 NOS.
TOTAL COMM. AREA = 382.66 sq.mt.		
- TOTAL CAR PARKING REQUIRED (COMM.)		16 NOS. (C)
= 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	382.66 / 20	19 NOS. (D)

TOTAL CAR PARKING REQ (A+C) = 193 NOS. U.GR.FLOOR = 28 NOS.
TOTAL CAR PARKING PROPOSED = 193 NOS. LOWER GR. FLR = 167 NOS.
TOTAL SCOOTER PARK. REQ.(B+D) = 216 NOS. 193 NOS.
TOTAL SCOOTER PARKING PROPOSED = 216 NOS.

S.NO. - 100/28 AREA CALCULATION

AREA UNDER R-ZONE

ADDITION-

1	18.97	X 6.96	X 0.80 X 1	=	59.06	SQ.MT.
2	26.02	X 8.51	X 0.50 X 1	=	110.72	SQ.MT.
3	92.49	X 9.34	X 0.50 X 1	=	431.93	SQ.MT.
4	94.16	X 22.76	X 0.50 X 1	=	1071.43	SQ.MT.
TOTAL AREA UNDER R-ZONE AREA				=	1673.14	SQ.MT.

AREA UNDER 20.00 M. WIDE D.P. ROAD

ADDITION-

a	48.48	X 16.33	X 0.50 X 1	=	396.02	SQ.MT.
b	19.26	X 1.41	X 0.80 X 1	=	12.88	SQ.MT.
c	48.48	X 5.30	X 0.50 X 1	=	113.06	SQ.MT.
d	94.12	X 11.48	X 0.50 X 1	=	540.25	SQ.MT.
e	89.19	X 9.12	X 0.50 X 1	=	285.36	SQ.MT.
f	92.72	X 10.97	X 0.80 X 1	=	573.48	SQ.MT.
TOTAL 2000 M. WIDE D.P. ROAD AREA				=	1860.00	SQ.MT.

AREA UNDER MAP RESERVATION

ADDITION-

i	27.88	X 13.35	X 0.50 X 1	=	184.71	SQ.MT.
ii	48.56	X 16.05	X 0.50 X 1	=	387.53	SQ.MT.
iii	29.88	X 21.00	X 0.50 X 1	=	332.23	SQ.MT.
iv	38.47	X 2.80	X 0.50 X 1	=	96.53	SQ.MT.
TOTAL MAP RESERVATION AREA				=	980.09	SQ.MT.

AREA UNDER SAS RESERVATION

ADDITION-

i	29.88	X 15.37	X 0.50 X 1	=	229.09	SQ.MT.
ii	29.88	X 6.43	X 0.50 X 1	=	199.91	SQ.MT.
TOTAL SAS RESERVATION AREA				=	380.00	SQ.MT.

AREA UNDER M.H. RESERVATION

ADDITION-

i	9.54	X 2.09	X 0.50 X 1	=	10.00	SQ.MT.
TOTAL S.NO. - 100/28 AREA				=	4838.14	SQ.MT.

PROFORMA - I

AREA STATEMENT — SQ. M.

1	AREA OF PLOT CONSIDERED		8250.00
2	DEDUCTIONS FOR		
	a AREA UNDER 20 M. WD. D.P. ROAD		1860.00
	b AREA UNDER MAP RESERVATION		930.00
	c AREA UNDER SAS RESERVATION		360.00
	d AREA UNDER M.H. RESERVATION		10.00
	TOTAL (a + b + c)		3160.00
3	BALANCE AREA OF PLOT (1 - 2)		5090.00
4	DEDUCTION FOR 15% RECREATION GROUND(REG.54)		763.50
5	NET AREA OF PLOT (3 - 4)		4326.50
6	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UPAREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	SALE F.S.I. 1.00	MHADA ADD F.S.I. 0.20
7	TOTAL PERMISSIBLE B/UP.AREA (5X6)	4326.50	865.30
8	As per G.R. Notification dated 2/05/2016		
	a AREA UNDER 20.00 M. WIDE D.P. ROAD (1860 x 2.00)	3720.00	———
	b AREA UNDER M.H. RESERVATION (10 x 2.00)	20.00	———
	c AS PER G.R. DATED 2-5-2016 90% PERMISSIBLE D.R./T.D.R. OF 5090.00 X 90% =4581.00 20% SLUM T.D.R REQUIRED OF 4581.00 X 20% =916.20 REGULAR T.D.R. FOR UTILIZATION (4581.00 - 916.20) = 3664.80 SQ.MT. D.R. UTILISED 3664.80 SQ.MT. BALANCE D.R. 3740.00 - 3664.80 = 75.20 SQ.MT.	3664.80	———
	d As per G.R. Notification dated 05/05/2015 5.00 ADDITIONAL FSI UPON PREMIUM 2035.00 x 75% = 1527.00 SQ.MT.	1527.00	
	e TOTAL ADDITION AREA (c+d)	5191.80	
9	TOTAL PERMISSIBLE AREA (7+8e)	9518.30	865.30
10	TOTAL PROPOSED BUILT-UP AREA	9506.63	865.60
11	TOTAL BALANCE AREA (9-10)	11.67	———
12	TOTAL F.S.I. CONSUMED	0.996	0.20

BALCONY AREA STATEMENT

13	PERMISSIBLE BALCONY AREA	
	PROPOSED BALCONY AREA	AS SHOWN
	EXCESS BALCONY AREA	

TENEMENT STATEMENT

14	PROPOSED BUILT UP AREA	10353.60
	LESS DEDUCTION FOR NON RESI. AREA (SHOP)	382.66
	AREA AVAILABLE FOR TENEMENT	10000.94
	TENEMENT PERMISSIBLE FOR 250/HECTOR	250 NOS.
	TENEMENT PROPOSED (194 + 20)	194 NOS.

PARKING STATEMENT

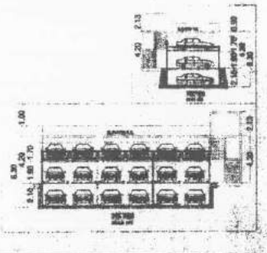
15	a TOTAL CAR PARKING REQD.	182 Nos.	11 Nos.
	b TOTAL CAR PARKING PROP.	182 Nos.	11 Nos.
	c TOTAL 2 WHEELER PARKING REQD.	198 Nos.	20 Nos.
	d TOTAL 2 WHEELER PARKING PROP.	198 Nos.	20 Nos.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.30	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.30	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
W	1.80 X 1.80	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.80	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.80	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW

NOTES

- PLOT BOUNDARY SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.
- EXISTING WORK SHOWN IN YELLOW.
- D. P. ROAD SHOWN IN BROWN.
- RECREATION GROUND SHOWN IN GREEN.



PROFORMA - II 1/6

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT ARE DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. :- 5061/0182/16
TMC/TD-DP/TP/ES.681/18 Dated :- 25/04/2018

Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
सिटीसर्वे विभागातीलमुलार संपादीत व कायमे तसेच सिटीसर्वे विभागाकडील मुलार आवश्यक तसा फायालमध्ये व मेपात संपादीत क्षेत्रात कायमे, सरहद्दीचे दगडी खुणा व अन्य एचवा अधिनिश्चयाचे कामा ५० अनुसार इजलमध्ये सुद्धा आहे. त्यामुळे आपणास मार्ग २ वर्षे मेपा ये ४/१०००/- येथे होत असल्याने

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN, ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING :-
S.NO.-100/25, 100/27 & 100/28
AT VILLAGE :- BHAINDERPADA, TAL.-DIST.-THANE.

NAME & SIGNATURE OF OWNER/POAH

FOR,

M/s. VIHANG ENTERPRISES

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
B/404, Dev Darpan, Opp. Godrej Hiland, Thane (W) 400 607. Tel. : 2533 1734

SCALE	AS SHOWN	DRAWN BY	DATTATRAY
DATE		CHECKED	KULKARNI
DWG. NO.			

NORTH