



FITNESS CENTER AREA STATEMENT

| | |
|--|---------------|
| PERMISSIBLE AREA OF 2% OF TOTAL B.U.A. | 34.25 SQ.MT. |
| PROPOSED FITNESS CENTER AREA | 136.61 SQ.MT. |
| TOTAL PROPOSED AREA | 170.86 SQ.MT. |
| TOTAL PERMISSIBLE AREA | 34.25 SQ.MT. |
| EXCESS AREA (ADD IN F.S.I.) | 136.61 SQ.MT. |

FITNESS CENTER AREA CALCULATION

ADDITION-

| | | | |
|---|------------------|---|--------------|
| A | 13.48 X 5.47 X 1 | = | 73.54 SQ.MT. |
| B | 13.48 X 5.47 X 1 | = | 73.54 SQ.MT. |
| TOTAL ADDITION AREA = 147.08 SQ.MT. | | | |
| 1 | 4.58 X 7.49 X 1 | = | 34.30 SQ.MT. |
| 2 | 3.20 X 1.43 X 1 | = | 4.58 SQ.MT. |
| 3 | 2.04 X 5.13 X 1 | = | 10.48 SQ.MT. |
| 4 | 1.53 X 0.32 X 1 | = | 0.49 SQ.MT. |
| 5 | 3.05 X 3.04 X 1 | = | 9.27 SQ.MT. |
| 6 | 5.67 X 1.61 X 1 | = | 9.13 SQ.MT. |
| TOTAL DEDUCTION AREA = 68.23 SQ.MT. | | | |
| TOTAL FITNESS CENTER AREA = 170.86 SQ.MT. | | | |

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. | 4833.14 | 1860.00 | 600.00 | 360.00 | 10.00 |
| TOTAL | 8250.00 | 8261.17 | 8250.00 SQ.MT. | 8101.17 | 1860.00 | 600.00 | 360.00 | 10.00 |

BUILT-UP AREA SUMMARY (SALE COMPONENT)

| BLDG. NOS. | FLOORS | USE OF BUILDING | RES. AREA | COMM. AREA | S.G. NO. | TOTAL B.U.P. AREA | NO. OF TENEMENT |
|---------------------|--------|--|-----------|------------|----------|-------------------|-----------------|
| 1 | 1 | LOWER GR. + UPPER GR. + STILT + 1st TO 23rd PT. FLR. (RESI+COMM) | 5032.42 | 191.33 | 1 | 5193.75 sq.mt. | 97 NOS. |
| 2 | 2 | LOWER GR. + UPPER GR. + STILT + 1st TO 14th FLR. (RESI+COMM) | 2972.22 | 191.33 | 1 | 3163.55 sq.mt. | 58 NOS. |
| TOTAL BUILT-UP AREA | | | | | | | 7874.64 |

STAIRCASE AREA SUMMARY (SALE COMPONENT)

| BLDG. NOS. | FLOORS | TOTAL STAIRCASE AREA |
|----------------------|--------|----------------------|
| 1 | 1 | 1672.80 sq.mt. |
| 2 | 2 | 1067.81 sq.mt. |
| TOTAL STAIRCASE AREA | | 2740.61 sq.mt. |

R.G. AREA CALCULATION

20% R.G. AREA REQ. OF NET PLOT - (5095.00 x 20% = 1019.00 sq.mt.)

33% R.G. AREA REQ. OF GROUND - (10118.00 x 33% = 3338.94 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 | 23.23 X 13.56 X 0.50 X 1 | = | 156.96 SQ.MT. |
| 2 | 36.54 X 16.93 X 0.50 X 1 | = | 308.31 SQ.MT. |
| 3 | 33.81 X 28.11 X 0.50 X 1 | = | 475.29 SQ.MT. |
| 4 | 32.79 X 7.56 X 0.50 X 1 | = | 123.95 SQ.MT. |
| TOTAL ELEVATED R.G.-2 AREA = 1064.51 SQ.MT. | | | |
| TOTAL R.G. AREA PRO. (GR+ELE) = 1468.16 SQ.MT. | | | |

FLOOR B/U.P. 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 | 34.32 X 9.96 X 0.50 X 1 | = | 171.26 SQ.MT. |
| 2 | 41.48 X 30.74 X 0.50 X 1 | = | 637.55 SQ.MT. |
| 3 | 60.55 X 2.29 X 0.50 X 1 | = | 69.30 SQ.MT. |
| 4 | 60.55 X 7.75 X 0.50 X 1 | = | 234.63 SQ.MT. |
| 5 | 54.38 X 12.58 X 0.50 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 | 34.86 X 11.56 X 0.50 X 1 | = | 201.32 SQ.MT. |
| 2 | 28.05 X 15.91 X 0.50 X 1 | = | 223.14 SQ.MT. |
| 3 | 69.61 X 25.12 X 0.50 X 1 | = | 874.30 SQ.MT. |
| 4 | 68.61 X 19.37 X 0.50 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 SUP AREA ABOVE 30.00 SQ.MT. TO 50.00 SQ.MT. | 46 NOS. | 23 NOS. |
| 1 PARKING SPACE FOR 2 TENEMENTS | --- | --- |
| 1 TENEMENTS HAVING SUP AREA ABOVE 50.00 SQ.MT. TO 75.00 SQ.MT. | 108 NOS. | 108 NOS. |
| 1 PARKING SPACE FOR 1 TENEMENTS | --- | --- |
| 1 TENEMENT HAVING SUP AREA ABOVE 75.00 SQ.MT. | 01 NOS. | 02 NOS. |
| 2 PARKING SPACE FOR EACH | --- | --- |
| (MHADA PARKING STATEMENT) | | |
| 2 TENEMENTS HAVING SUP AREA ABOVE 30.00 SQ.MT. TO 50.00 SQ.MT. | 20 NOS. | 10 NOS. |
| 1 PARKING SPACE FOR 2 TENEMENTS | --- | --- |
| 10% VISITORS PARKING | --- | 14 NOS. |
| TOTAL CAR PARKING REQUIRED (RESI) | --- | 137 NOS. (A) |
| 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (SALE + MHADA) | 175 NOS. | 175 NOS. (B) |
| DESCRIPTION (COMMERCIAL) | | |
| 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT. | 362.65 / 25 | 16 NOS. |
| TOTAL COMM. AREA = 362.65 sq.mt. | --- | --- |
| TOTAL CAR PARKING REQUIRED (COMM) | --- | 16 NOS. (C) |
| 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT. | 362.66 / 20 | 18 NOS. (D) |
| TOTAL CAR PARKING REQ. (A+C) = 173 NOS. | --- | --- |
| TOTAL CAR PARKING PROPOSED = 219 NOS. | --- | --- |
| TOTAL SCOOTER PARK. REQ. (B+D) = 194 NOS. | --- | --- |
| TOTAL SCOOTER PARKING PROPOSED = 230 NOS. | --- | --- |
| TOTAL PARKING - 24 NOS. STILL PARKING - 29 NOS. SINGLE PARKING - 29 NOS. BELOW ELE. R.G. - 76 NOS. LOWER GR. FLR. - 90 NOS. | --- | --- |
| TOTAL 230 NOS. LOWER GR. FLR. - 219 NOS. | --- | --- |

S.NO. - 100/28 AREA CALCULATION

AREA UNDER R-ZONE

ADDITION-

| | | | |
|---|--------------------------|---|----------------|
| 1 | 16.97 X 6.96 X 0.50 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 | 94.15 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 | 43.48 X 16.33 X 0.50 X 1 | = | 355.02 SQ.MT. |
| b | 18.26 X 3.41 X 0.50 X 1 | = | 12.88 SQ.MT. |
| c | 43.48 X 5.20 X 0.50 X 1 | = | 113.05 SQ.MT. |
| d | 94.12 X 11.48 X 0.50 X 1 | = | 540.25 SQ.MT. |
| e | 58.19 X 9.12 X 0.50 X 1 | = | 265.35 SQ.MT. |
| f | 57.72 X 19.87 X 0.50 X 1 | = | 573.48 SQ.MT. |
| TOTAL 20.00 M. WIDE D.P. ROAD AREA = 1860.00 SQ.MT. | | | |

AREA UNDER MAP RESERVATION

ADDITION-

| | | | |
|--|--------------------------|---|---------------|
| 1 | 27.88 X 13.25 X 0.50 X 1 | = | 184.71 SQ.MT. |
| 2 | 46.55 X 16.05 X 0.50 X 1 | = | 377.53 SQ.MT. |
| 3 | 25.36 X 21.05 X 0.50 X 1 | = | 267.23 SQ.MT. |
| 4 | 28.47 X 2.50 X 0.50 X 1 | = | 35.59 SQ.MT. |
| TOTAL MAP RESERVATION AREA = 900.00 SQ.MT. | | | |

AREA UNDER SAS RESERVATION

ADDITION-

| | | | |
|--|--------------------------|---|---------------|
| 1 | 29.02 X 15.37 X 0.50 X 1 | = | 223.09 SQ.MT. |
| 2 | 25.02 X 9.43 X 0.50 X 1 | = | 136.91 SQ.MT. |
| TOTAL SAS RESERVATION AREA = 360.00 SQ.MT. | | | |

AREA UNDER M.H. RESERVATION

ADDITION-

| | | | |
|--|------------------------|---|--------------|
| 1 | 9.54 X 2.09 X 0.50 X 1 | = | 10.00 SQ.MT. |
| TOTAL S.NO. - 100/28 AREA = 4833.14 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 | 900.00 |
| c | AREA UNDER SAS RESERVATION | 360.00 |
| d | AREA UNDER M.H. RESERVATION | 10.00 |
| TOTAL (a + b + c + d) | | 3100.00 |
| 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-UP AREA 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.U.P. AREA (5X6) | 4326.50 |

As per G.R. Notification Dated 28/01/2018, Maximum Transferable Development Right (TDR) permissible is 0.50.
I.e. 5090.00 sq.mt. x 0.5 = 2545.00 sq.mt.

| | | |
|----|--|---------|
| 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 | ADDITIONAL INCENTIVE T.D.R. TO THE EXTENT OF 20% OF THE SURRENDERED LAND 1870.00 X 0.20 = 374.00 SQ.MT. | 374.00 |
| d | Additional 0.30 FSI by Payment of Premium as per government notification, dated 28/08/2015. Permissible FSI = 5090.00 x 30% = 1527.00 SQ.MT. | --- |
| e | TOTAL ADDITIONAL AREA (a+b+c+d) | 4114.00 |
| 9 | TOTAL PERMISSIBLE AREA (7+9e) | 8440.50 |
| 10 | TOTAL PROPOSED BUILT-UP AREA | 8357.30 |
| 11 | TOTAL BALANCE AREA (9-10) | 83.20 |
| 12 | TOTAL F.S.I. CONSUMED | 0.990 |

BALCONY AREA STATEMENT

| | |
|--------------------------|----------|
| PERMISSIBLE BALCONY AREA | --- |
| PROPOSED BALCONY AREA | AS SHOWN |
| EXCESS BALCONY AREA | --- |

TENEMENT STATEMENT

| | |
|--|----------|
| PROPOSED BUILT UP AREA | 9305.80 |
| LESS DEDUCTION FOR NON RESI. AREA (SHOP) | 382.96 |
| AREA AVAILABLE FOR TENEMENT | 8922.84 |
| TENEMENT PERMISSIBLE FOR 250HECTOR | 223 NOS. |
| TENEMENT PROPOSED | 175 NOS. |

PARKING STATEMENT

| AREA OF FLAT | NO. OF FLATS | PARKING REQD. |
|--|--------------|---------------|
| BELOW 35 M2 | --- | --- |
| 35 M2 TO 50 M2 | 66 Nos. | 33 Nos. |
| 50 M2 TO 75 M2 | 108 Nos. | 108 Nos. |
| 75 M2 TO ABOVE | 01 Nos. | 02 Nos. |
| PARKING REQD. | --- | 143 Nos. |
| ADD FOR VISITOR'S 10% | --- | 14 Nos. |
| COMMERCIAL (UPTO 400M2 ONE PARKING FOR EVERY 25M2) | --- | 16 Nos. |
| AMENITY | --- | --- |
| TOTAL PARKING REQD. | --- | 173 Nos. |
| TOTAL PARKING PROP. | --- | 219 Nos. |
| 2 WHEELER PARKING PER FLAT | --- | 175 Nos. |
| 2 WHEELER PARKING PER 20 M2 (COMMERCIAL) | --- | 19 Nos. |
| TOTAL 2 WHEELER PARKING REQD. | --- | 194 Nos. |
| TOTAL 2 WHEELER PARKING PROP. | --- | 230 Nos. |

SCHEDULE OF DOORS & WINDOWS

| NO. | SIZE | REMARK |
|-----|-------------|-----------------------------|
| D | 1.05 X 2.20 | T.W. FRAMED MAIN DOOR |
| D1 | 0.91 X 2.20 | T.W. FRAMED paneled DOOR |
| D2 | 0.75 X 2.20 | T.W. FRAMED paneled DOOR |
| W1 | 1.80 X 1.60 | ALUM. FRAMED SLIDING WINDOW |
| W2 | 1.50 X 1.60 | ALUM. FRAMED SLIDING WINDOW |
| W3 | 1.20 X 1.60 | 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 1/5

CONTENTS OF SHEETS

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

Approved

Plans are approved Subject to conditions prescribed in Permit No. V.P. 56/10182/14 TMC/DT-DPT/PS/18/7/11C Dated 26/07/2016

Executive Engineer (TDD)

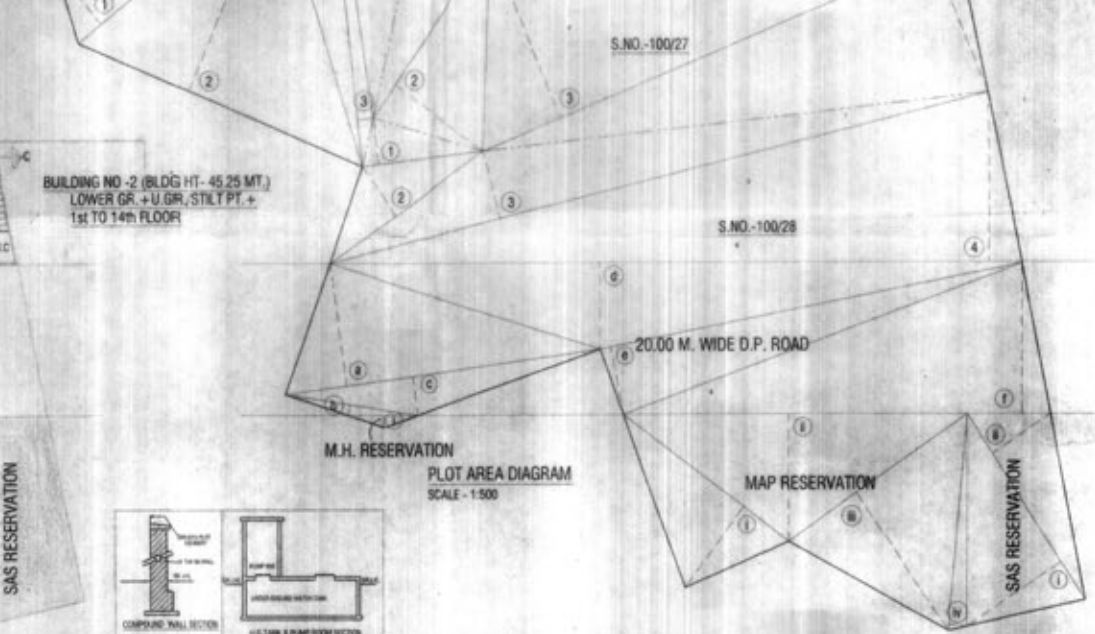
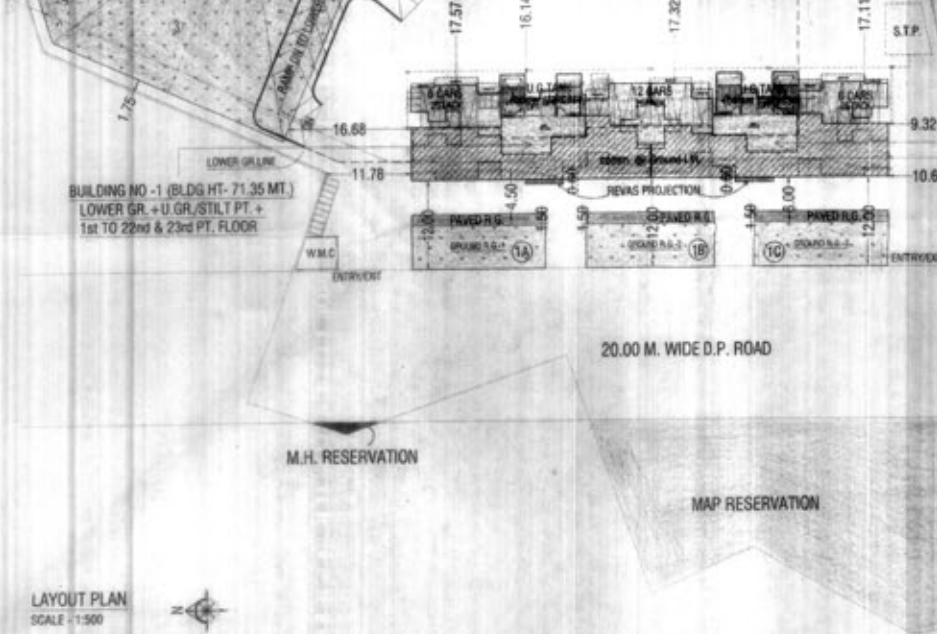
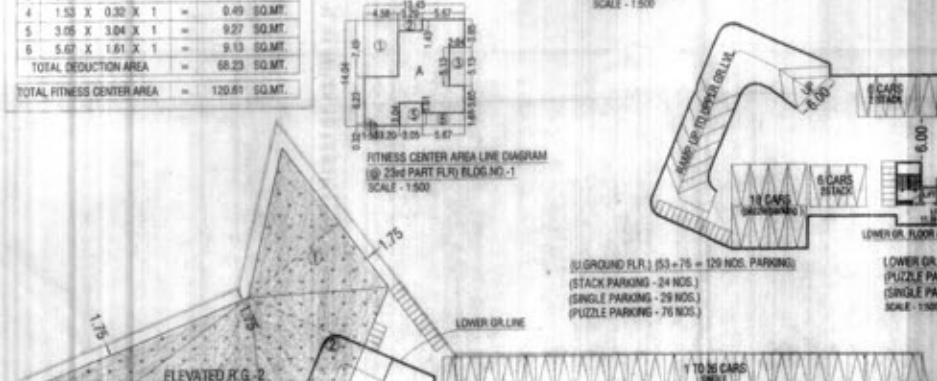
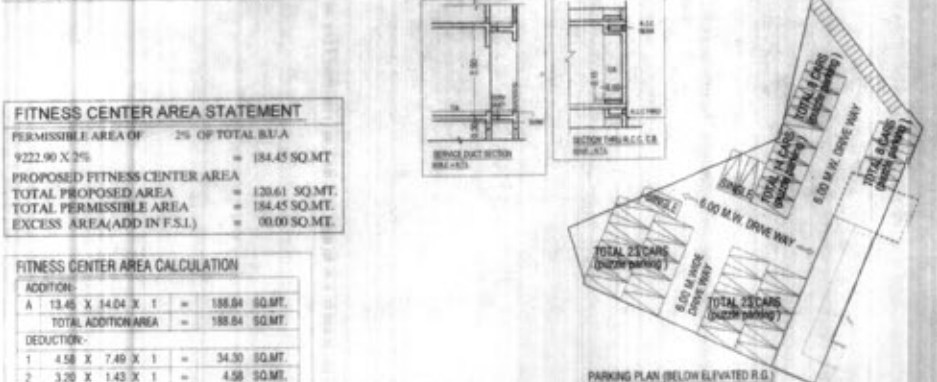
Thane Municipal Corporation The City of Thane

STAMP OF RECEIPT OF PLAN

RECEIVED

THE MHA/MHADA OFFICE

THANE MUNICIPAL CORPORATION



LAYOUT PLAN SCALE - 1:500

| SCALE | AS SHOWN | DRAWN BY |
|---------------|----------|----------|
| DATE | CHECKED | |
| JOB NO. | | |
| WORKSHEET NO. | | |
| DATE OF PLOT | | |
| CHECKED | | |