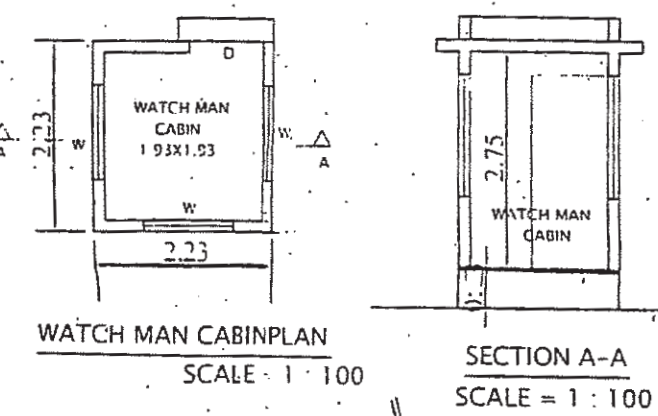


SUMMARY FOR BUILTUP AREA OF BLDGS.

BLDG. NO.	PLINTH AREA IN SQ.MT.	NO. OF FLOORS	B/U AREA IN SQ.MT.	STAIRCASE & LOBBY AREA IN SQ.MT.	TENEMENTS
1	332.74	LOW.ST.+UPP.ST.+21	5050.38	1771.23	39 NOS.
2	207.75	LOW.ST.+UPP.ST.+7	979.83	547.92	34 NOS.
3	256.86	ST.+7	1435.98	---	49 NOS.
TOTAL	797.35		7466.19	2319.15	122 NOS.

- TOTAL B/UP. AREA = 7466.19 SQ.MT.
- LESS 20% PERMISSIBLE B/UP. AREA IN THE FORM OF TENEMENTS HAVING CARPET AREA OF 269.0 SQ.FT. SHALL BE HANDED OVER TO CORPORATION FREE OF COST. 20% OF 7156.22 = 1431.24 SQ.MT.
- NET PROPOSED B/UP. AREA (1-2) = 6034.95 SQ.MT.



B/UP. AREA CAL. WATCH MAN CABIN  
AREA = 2.23 X 2.23 = 4.97 SQ.MTS.

COVERED AREA CALCULATION

BLDG. 1	8080.55 SQ.MT.
BLDG. 2	1798.66 SQ.MT.
BLDG. 3	2156.07 SQ.MT.
LOWER ST./PODIUM FLR. BLDG. NO. 1 & 2	2624.72 SQ.MT.
CLUB HOUSE	152.19 SQ.MT.
D.G. SET	46.75 SQ.MT.
WATCH MAN CABIN	4.97 SQ.MT.
TOTAL AREA	14863.91 SQ.MT.

AREA CAL. OF EXISTING STRUCTURE TO BE DEMOLISHED

STRUC.1 AREA CALCULATION  
A) 11.54 X 6.60 X 1 = 76.16 SQ.MT.

STRUC.2(p) AREA CALCULATION  
B) 1.2 X 9.82 X 1 = 11.78 SQ.MT.

STRUC.3 AREA CALCULATION  
C) 9.71 X 4.89 X 0.5 = 23.74 SQ.MT.  
D) 9.71 X 2.21 X 0.5 = 10.73 SQ.MT.  
TOTAL = 34.47 SQ.MT.

TOTAL AREA (STRUC. NO. 1 TO 3) = 122.41 SQ.MT.

R.G. AREA CALCULATION:-  
REQUIRED R.G. = 7156.22 X 20% = 1431.24 SQ.MT.

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

1	0.5 X 16.50 X 7.40	61.05 SQ.MT.
2	0.5 X 30.00 X 14.50	217.50 SQ.MT.
3	0.5 X 38.10 X 8.20	156.21 SQ.MT.
4	0.5 X 26.00 X 5.25	68.25 SQ.MT.
5	0.5 X 38.10 X 15.40	293.37 SQ.MT.
6	0.5 X 30.75 X 14.30	219.86 SQ.MT.
TOTAL ADDITION		1016.24 SQ.MT.

R.G.-2 AT GR. LVL.

1	0.5 X 26.85 X 1.80	24.17 SQ.MT.
2	0.5 X 20.85 X 7.00	93.98 SQ.MT.
3	0.5 X 23.00 X 11.50	132.25 SQ.MT.
4	0.5 X 22.75 X 12.00	136.50 SQ.MT.
5	0.5 X 18.55 X 8.80	81.62 SQ.MT.
6	0.5 X 16.25 X 2.25	18.28 SQ.MT.
7	0.5 X 6.00 X 0.75	2.25 SQ.MT.
TOTAL ADDITION		489.05 SQ.MT.
TOTAL PROPOSED R.G.		1505.29 SQ.MT.

PROP. NO OF PARKING IN STILT OF BLDG. NO. 3 & UPP. ST. OF BLDG. NO. 1 & 2

BLDG. NO.	2-wheeler	4-wheeler
01	---	12 nos.
02	06 nos.	10 nos.
03	50 nos.	---
Total	56 nos.	22 nos.

CALCULATION OF AREA NOT IN POSSESSION

- 51.55 X 12.87 X 0.5 = 331.72 SQ.MT.
- 51.55 X 21.88 X 0.5 = 563.96 SQ.MT.
- 49.48 X 6.57 X 0.5 = 162.54 SQ.MT.
- 47.30 X 2.18 X 0.5 = 51.56 SQ.MT.

TOTAL AREA = 1109.78 SQ.MT.

PARKING STATEMENT

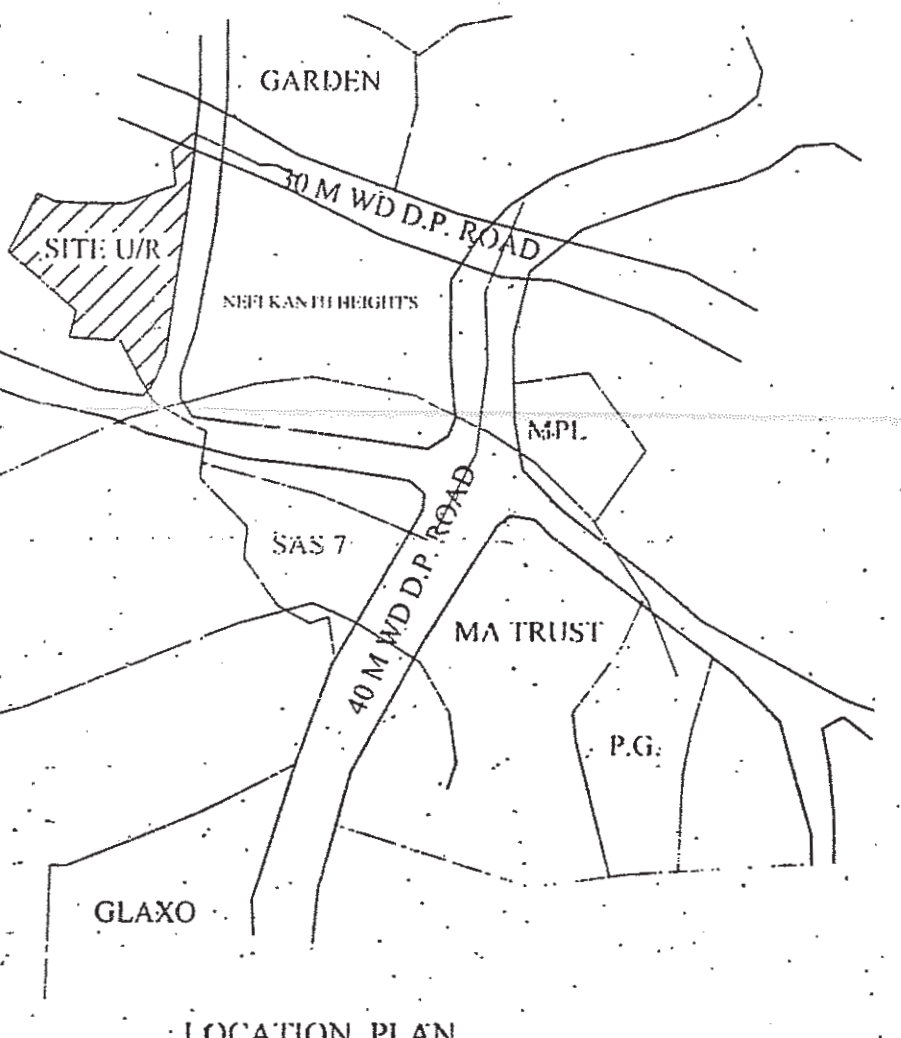
	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
NILL. UPTO 15 SQ.MT.	33 NOS.	---
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA ABOVE 75 SQ.MT.	9 NOS.	18 NOS.
TOTAL		18 NOS.
10% VISITORS PARKING		8 NOS.
TOTAL CAR PARKING REQ. BY R.G.		26 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT	122 NOS.	122 NOS.
PROPOSED NO. OF CAR PARKING IN LOWER STILT (BLDG. NO. 1 & 2)	78	
IN UPP. STILT (BLDG. NO. 1 & 2)	22	144 NOS.
IN OPEN STACK PARKING	44	
2-WHEELAR PARKING IN LOW. STILT	127	183 NOS.
IN STILT UPP. STILT	56	

AREA STATEMENT FOR CLUB HOUSE

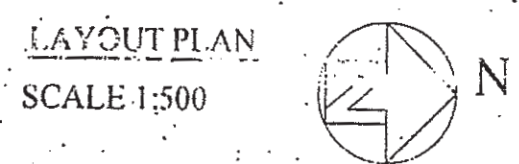
AREA OF R.G.-1 = 1016.24 SQ.MT.  
PERMISSIBLE GR. FLR. AREA = 101.62 SQ.MT. (1016.24 X 10%)  
PERMISSIBLE 1ST. FLR. AREA = 50.81 SQ.MT. (1016.24 X 5%)  
TOTAL PERMISSIBLE B/UP AREA = 152.43 SQ.MT.

PROPOSED GR. FLR. AREA OF CLUB HOUSE = 101.46 SQ.MT.  
PROPOSED 1ST. FLR. AREA = 50.73 SQ.MT.  
TOTAL PROP. B/UP AREA OF CLUB HOUSE = 152.19 SQ.MT.

AREA OF R.G.-2 = 489.05 SQ.MT.  
PERMISSIBLE GR. FLR. AREA = 48.90 SQ.MT. (489.05 X 10%)  
EXIST. AREA OF D.G.SET (GR.FLR.) = 46.75 SQ.MT. (5.50 X 8.50)



	AREA IN SQ.MT.
1 NET AREA OF HOUSING FOR DISHOUSED	7156.22
2 LESS 15% R.G. AS PER REGULATION 54	1073.43
3 NET AREA	6082.79
4 REQUIRED 20% PERMISSIBLE B/UP. AREA IN THE FORM OF TENEMENTS HAVING CARPET AREA OF 20.90 SQ.MT. SHALL BE HANDED OVER TO CORPORATION FREE OF COST. 20% OF 7156.22 = 1431.24 SQ.MT. (PROPOSED B/UP AREA IS 1435.98 SQ.MT. IN BLDG. NO. - 3) (CARPET AREA 269.00 SQ.FT. & NO. OF TENEMENTS ARE 49 NOS.)	1431.24
5 TOTAL AREA (3 + 4)	7514.03
6 PROPOSED NO. OF TENEMENTS	122 NOS.
7 50% OF TENEMENTS HAVING CARPET AREA OF 20.90 SQ.MT. ARE REQUIRED	61 NOS.
8 PROPOSED TOTAL NO. OF TENEMENTS HAVING CARPET AREA OF 269.00 SQ.FT. (25.00 SQ.MT.) IN R/DG. NO. - 2 = 39 NOS. IN BLDG. NO. - 3 = 49 NOS.	88 NOS.



PROFORMA - A

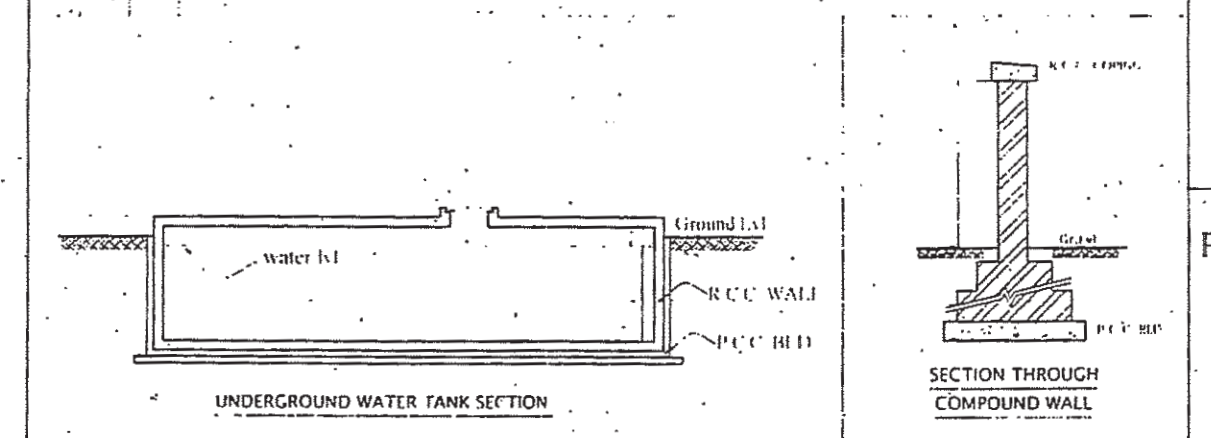
AREA STATEMENT	SQ. MTS.
1 AREA OF PLOT	8266.00
2 DEDUCTIONS FOR	
a AREA NOT IN POSSESSION	1109.78
b AREA UNDER PROPOSED ROAD	---
c AREA UNDER RESERVATION	---
TOTAL (a+b+c)	1109.78
3 BALANCE AREA OF PLOT (1-2)	7156.22
4 LESS 15% R.G. AS PER REGULATION 54	1073.43
5 NET AREA	6082.79
6 ADDITION FOR F.A.R (TOTAL B. UP AREA) PURPOSE	
7 TOTAL AREA (5+6)	6082.79
8 F.A.R PERMISSIBLE	1.0
9 PERMISSIBLE BUILT UP AREA	6082.79
10 PROPOSED BUILT UP AREA	6034.95
11 TOTAL F.S.I CONSUMED	0.992
12 BALANCE B. UP AREA	47.840

TENEMENT STATEMENT	
a TOTAL PROPOSED AREA	7466.19
b LESS DEDUCTION OF NON. RESI. ARFA (SHOPS ETC.)	---
c AREA OF TENEMENTS (a-b)	7466.19
d TENEMENTS PERMISSIBLE (AS PER APPENDIX N) DENSITY 275/HECT.	205 NOS
e TOTAL TLM/MLT TENEMENTS PROPOSED EXISTING	122 NOS
f TOTAL TENEMENTS	122 NOS

PARKING STATEMENT	
a CAR PARKING REQUIRED BY REGULATION	86 NOS
b TOTAL CAR PARKING PROPOSED	144 NOS
c 2-WHEELAR PARKING REQ. BY REG.	122 NOS
d 2-WHEELAR PARKING PROPOSED	183 NOS



PROFORMA - B

CONTENTS OF SHEET 01/07

LAYOUT PLAN, R.G. AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G. TANK SECTION, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLANS

Amended Plans are approved Subject to conditions prescribed in permit No. V.P. 2021/1907/MC/TDD/56. Date: 9.5.19

Engineer Town Development & Planning Officer  
Thane Municipal Corporation of The City of Thane



सावधान  
भूमिगत पाण्याच्या बांधकामात कोणत्याही प्रकारचे बदल किंवा अडथळे न करता बांधकाम पूर्ण करणे आवश्यक आहे. बांधकामाच्या प्रगतीबाबतचे अद्ययावत माहिती देण्यासाठी नियमितपणे बैठक होईल. बांधकामाच्या प्रगतीबाबतचे अद्ययावत माहिती देण्यासाठी नियमितपणे बैठक होईल.

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 the area so worked out tallies with the area stated in documents of ownership.

ARCHITECT DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON HOUSING FOR DISHOUSED & TRANSIT CAMP ON PLOT BEARING S. NO. 194/1B AT VILLAGE MAJIWADE, POKHRAN RD. NO. 2 THANE (W).

ADDRESS OF DEVELOPER

NEELKANTH REALTORS PVT. LTD.  
508, Delmal House,  
Jamnalal bajaj Road,  
Nariman Point, Mumbai - 400 021

SIGNATURE OF P.O.A. HOLDER

SHRI YOGESH DAVIDA  
DIRECTOR / AUTHORIZED SIGNATORY  
NEELKANTH REALTORS PVT. LTD.

ARCHITECT

Shashikant V. Deshmukh  
Architect  
Regd. Valuer  
Interior Designer  
G. D. Arch., F.I.V., F.H.A., A.I.I.D.

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Job No.:	10-01-08
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Checked By:	---

REV. NO.	DATE	DESCRIPTION