

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT,

PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLANS

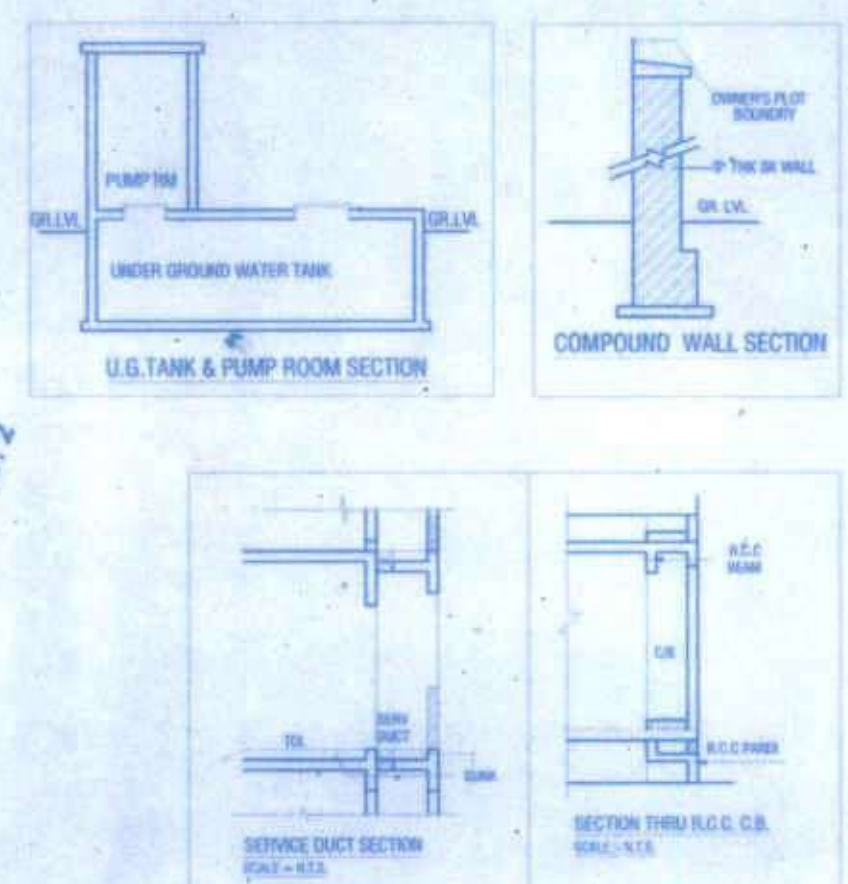
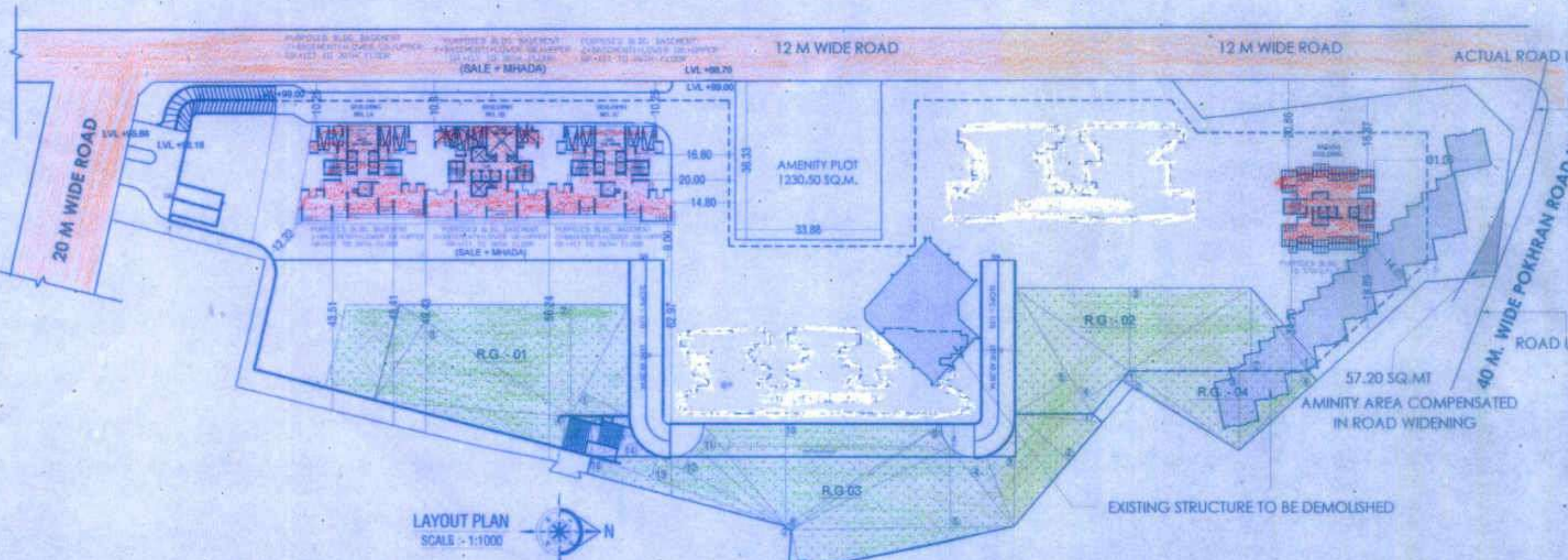
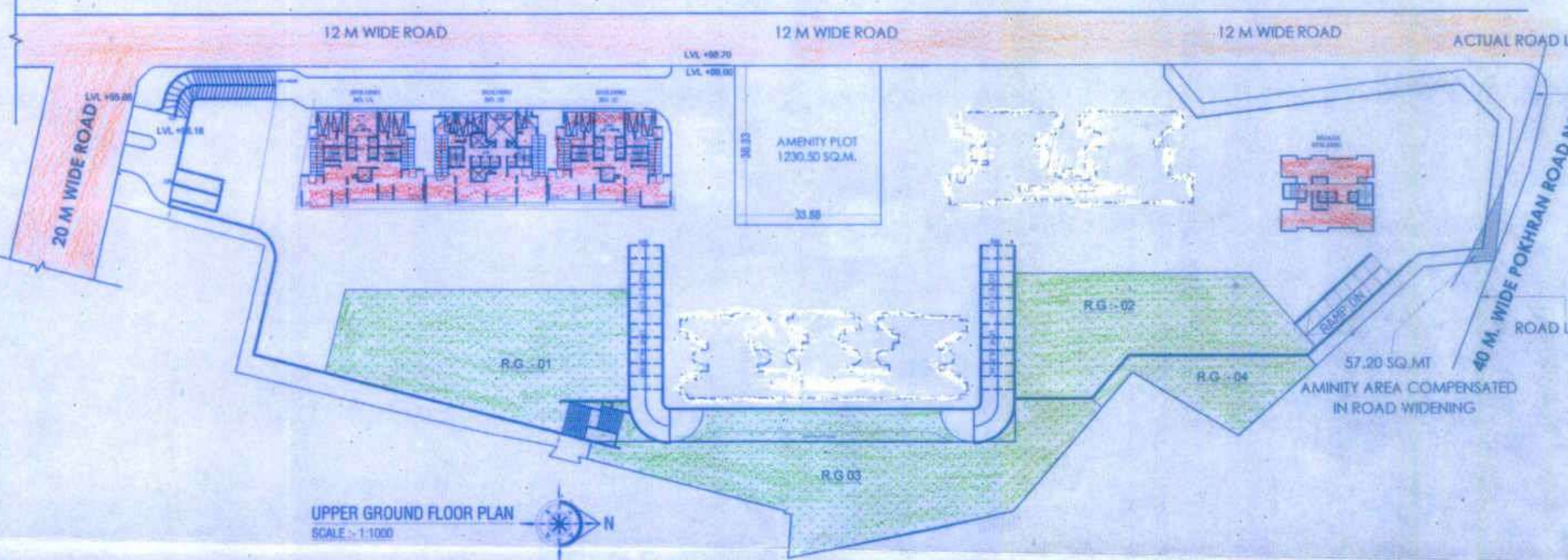
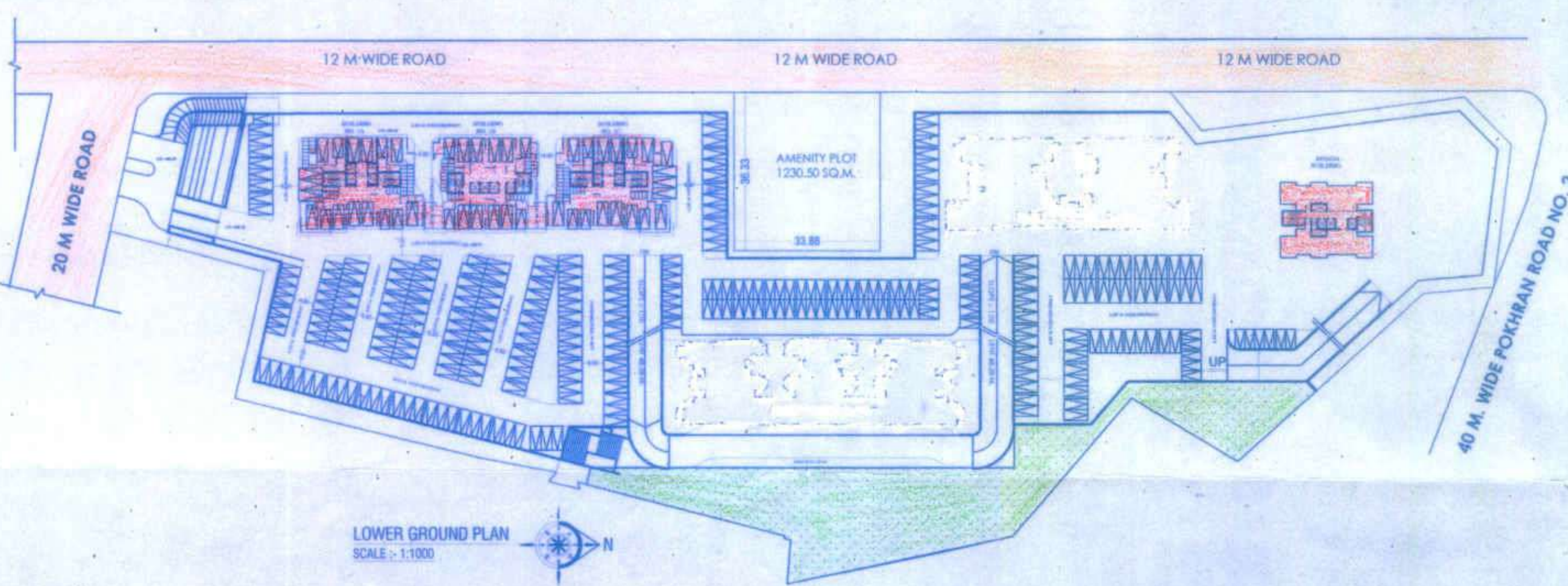
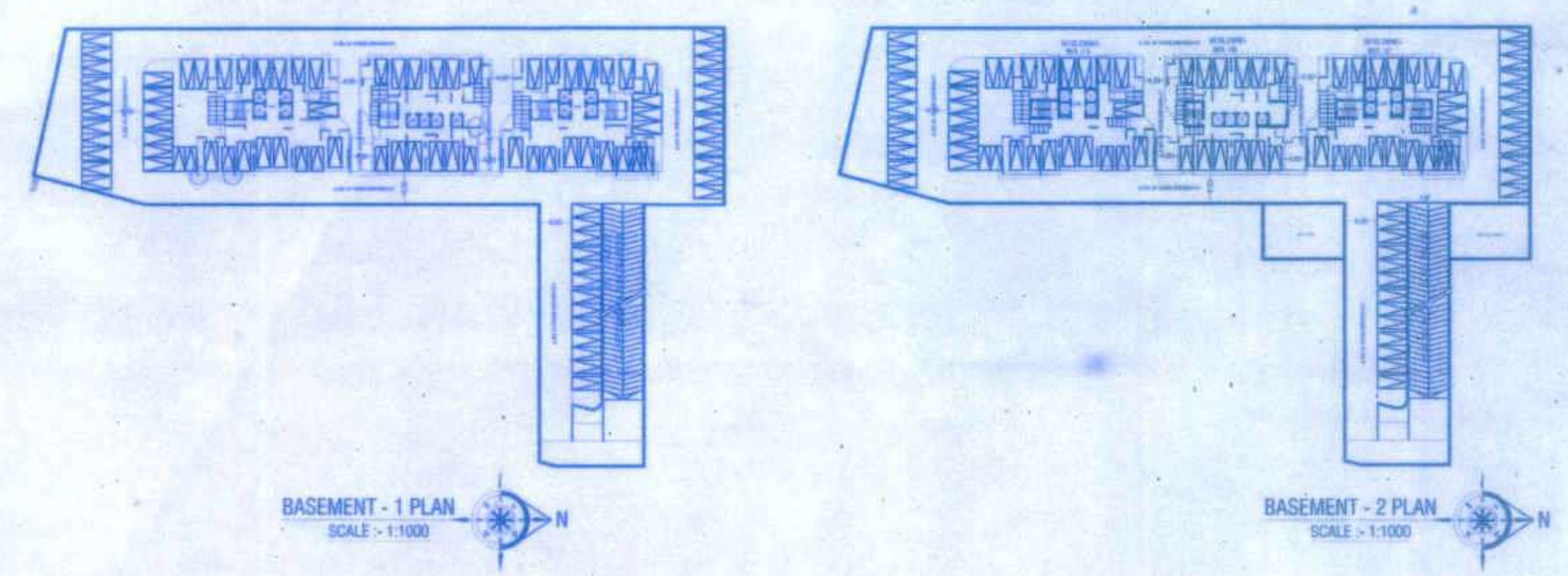


Plans are approved Subject to conditions Prescribed in Permit No. VP/Sc4/1008/11/15 TMC/TP/DP/1929/16 Dated 4/10/2016  
 M.V. Tapir  
 Deputy Engineer (TOD)  
 Thane Municipal Corporation  
 The City of Thane

**संवधान**  
 मंगर मकाभुदुमर बांधकाम न देवने केलें  
 थाने नगरपालिका नियंत्रणमंडळाने या बांधकामाचा  
 परवानग्या न देता बांधकाम संपन्न करणें, अशा बांधकाम  
 प्रकल्पाने मंगर देवना अधिनियमाचे कलम १२  
 अन्वये बांधकाम मुद्रा आहे. त्यामुळे कायदा  
 कलम १ वर केवळ न. १००८-१६ होऊ शकतो.

**PLOT AREA SUMMARY**

Sr.No.	S.No.	AREA AS PER 7/12	AREA AS PER Δ METHOD	AREA UNDER EXISTING ROAD	AREA CONSIDERED FOR FSI
1	S.NO. - 53/1	1180.00	1200.00	---	1180.00
2	S.NO. - 55	18510.00	18537.96	94.00	18416.00
3	S.NO. - 70/1 (part)	2610.00	2318.95	686.00	1924.00
4	S.NO. - 70/2 (part)	600.00	650.11	---	600.00
5	S.NO. - 70/4 (part)	100.00	100.00	52.00	48.00
6	S.NO. - 70/6 (part)	150.00	150.06	142.00	8.00
7	S.NO. - 70/7 (part)	720.00	723.94	395.00	325.00
8	S.NO. - 70/8 (part)	440.00	450.45	187.00	253.00
9	S.NO. - 70/9 (part)	160.00	160.00	---	160.00
10	S.NO. - 71/1/A/1/1	2400.00	2408.02	---	2400.00
11	S.NO. - 71/1/A/1/3	100.00	139.40	---	100.00
12	S.NO. - 71/2	180.00	213.00	---	180.00
13	S.NO. - 72/3A/2	160.00	197.88	---	160.00
TOTAL AREA		27310.00	27249.77	1556.00	25754.00



**R.G - 1 CALCULATION**

25% R.G. AREA REQ. OF NET PLOT - (24666.30 X 25% = 6116.58 sq.mt.)  
 GROUND R.G. AREA REQ. OF - (6116.58 X 33% = 2018.47 sq.mt.)

ADDITION:-

1	11.91 X 28.91 X 0.50 X 1	=	172.16 SQ.MT.
2	53.00 X 25.64 X 0.50 X 1	=	679.48 SQ.MT.
3	47.13 X 21.70 X 0.50 X 1	=	511.36 SQ.MT.
4	45.59 X 7.61 X 0.50 X 1	=	173.47 SQ.MT.
TOTAL R.G. AREA		=	1536.45 SQ.MT.
AS PER POLY LINE AREA		=	1789.24 SQ.MT.

**R.G - 2 CALCULATION**

ADDITION:-

1	23.15 X 2.76 X 0.50 X 1	=	31.95 SQ.MT.
2	41.34 X 19.03 X 0.50 X 1	=	393.35 SQ.MT.
3	54.78 X 19.03 X 0.50 X 1	=	521.23 SQ.MT.
4	34.08 X 12.44 X 0.50 X 1	=	211.98 SQ.MT.
5	34.08 X 15.36 X 0.50 X 1	=	261.56 SQ.MT.
TOTAL R.G. AREA		=	1420.07 SQ.MT.
AS PER POLY LINE AREA		=	1429.08 SQ.MT.

**R.G - 3 (GROUND R.G) CALCULATION**

ADDITION:-

1	20.16 X 1.73 X 0.50 X 1	=	17.44 SQ.MT.
2	31.41 X 16.47 X 0.50 X 1	=	258.66 SQ.MT.
3	26.73 X 6.36 X 0.50 X 1	=	86.06 SQ.MT.
4	28.53 X 4.58 X 0.50 X 1	=	53.80 SQ.MT.
5	51.46 X 18.46 X 0.50 X 1	=	474.98 SQ.MT.
6	63.38 X 9.75 X 0.50 X 1	=	260.23 SQ.MT.
7	1.67 X 0.51 X 0.50 X 1	=	0.43 SQ.MT.
8	42.30 X 1.50 X 0.50 X 1	=	32.19 SQ.MT.
9	42.41 X 5.14 X 0.50 X 1	=	108.99 SQ.MT.
10	55.05 X 23.18 X 0.50 X 1	=	638.03 SQ.MT.
11	29.90 X 4.76 X 0.50 X 1	=	71.16 SQ.MT.
12	33.39 X 5.58 X 0.50 X 1	=	92.82 SQ.MT.
13	47.65 X 5.14 X 0.50 X 1	=	122.20 SQ.MT.
14	15.44 X 3.20 X 0.50 X 1	=	24.70 SQ.MT.
15	12.58 X 5.31 X 0.50 X 1	=	33.40 SQ.MT.
16	47.56 X 4.01 X 0.50 X 1	=	95.36 SQ.MT.
17	13.42 X 9.26 X 0.50 X 1	=	62.13 SQ.MT.
18	10.40 X 6.82 X 0.50 X 1	=	35.46 SQ.MT.
TOTAL R.G. AREA		=	2451.01 SQ.MT.

**R.G - 04 (GROUND R.G) CALCULATION**

ADDITION:-

1	31.80 X 2.24 X 0.50 X 1	=	35.28 SQ.MT.
2	31.60 X 0.52 X 0.50 X 1	=	8.22 SQ.MT.
3	41.34 X 18.25 X 0.50 X 1	=	377.23 SQ.MT.
4	24.27 X 2.95 X 0.50 X 1	=	35.80 SQ.MT.
TOTAL R.G. AREA		=	456.52 SQ.MT.

TOTAL GROUND R.G. AREA(3+4)=2957.53 SQ.MT.  
 TOTAL R.G. AREA(1+2+3+4)=6116.85 SQ.MT.

**FLOOR B/UP AREA SUMMARY (MHADA)**

BLDG. NOS.	FLOORS DETAILS	TOTAL BUILT-UP AREA	NO. OF TENEMENT
MHADA	ST. +1ST TO 5TH(F/F)	963.77 SQ.MT.	25 NOS
1B	2nd TO 21ST FLOOR	3220.88 SQ.MT.	77 NOS
TOTAL BUILT-UP AREA		4184.65 SQ.MT.	102 NOS

**STAIRCASE AREA SUMMARY (MHADA)**

BLDG. NOS.	FLOORS DETAILS	TOTAL STAIRCASE AREA
MHADA	ST. +1st TO 5TH(F/F)	389.38 SQ.MT.
1B	2nd TO 21ST FLOOR	1708.40 SQ.MT.
TOTAL BUILT-UP AREA		2098.78 SQ.MT.

**FLOOR B/UP AREA SUMMARY (SALE)**

BLDG. NOS.	FLOORS DETAILS	TOTAL BUILT-UP AREA	NO. OF TENEMENT
1A	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 30th FLOOR	8910.09 SQ.MT.	111 NOS
1B	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 30th FLOOR	5241.35 SQ.MT.	91 NOS
1C	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 29th FLOOR	7729.27 SQ.MT.	96 NOS
TOTAL BUILT-UP AREA		21880.71 SQ.MT.	298 NOS

**STAIRCASE AREA SUMMARY (SALE)**

BLDG. NOS.	FLOORS DETAILS	TOTAL STAIRCASE AREA
1A	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 30th FLOOR	2200.64 SQ.MT.
1B	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 30th FLOOR	1025.94 SQ.MT.
1C	BS.2+BS.1+LOWER GR.+UPPER GR.+1st TO 29th FLOOR	1925.56 SQ.MT.
TOTAL BUILT-UP AREA		5151.24 SQ.MT.

**TOTAL B/UP AREA PROPOSED :- SALE B/UP AREA + MHADA B/UP AREA**

21880.71 SQ.MT. + 4184.65 SQ.MT.  
 TOTAL B/UP AREA PROPOSED - 26065.36 SQ.MT.  
 TOTAL TENEMENT PROPOSED - SALE TENEMENT + MHADA TENEMENT  
 298 NOS. + 102 NOS.  
 TOTAL TENEMENT PROPOSED - 400 NOS.

**PARKING STATEMENT**

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 35.00 SQ.MT. NO PARKING	37 NOS	---
2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	139 NOS	70 NOS
1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	104 NOS	104 NOS
1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	16 NOS	36 NOS
(MHADA PARKING STATEMENT)		
BELOW 35.00 SQ.MT. NO PARKING	40 NOS	---
2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	62 NOS	31 NOS
10% VISITORS PARKING	---	24 NOS
TOTAL CAR PARKING REQUIRED (RESL)	---	265 NOS
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	400 NOS	400 NOS
TOTAL CAR PARKING REQUIRED	= 265 NOS.	BASEMENT - 2 = 94 NOS.
TOTAL CAR PARKING PROPOSED	= 538 NOS.	BASEMENT - 1 = 95 NOS.
TOTAL SCOOTER PARKING REQUIRED	= 400 NOS.	LOWER GROND = 337 NOS.
TOTAL SCOOTER PARKING PROPOSED	= 420 NOS.	UPPER GROND = 12 NOS.

**PROFORMA - A**

A	AREA STATEMENT	SQ.MT
1 a	AREA OF PLOT (AS PER 7/12)	27310.00
b	AREA OF PLOT (AS PER TRIANGULATION METHOD)	27890.77
c	AREA OF PLOT (CONSIDERED FOR F.S.I.)	27310.00
2	DEDUCTIONS FOR :-	---
a	AREA UNDER NOT IN POSSESSION	---
b	AREA UNDER EXISTING ROAD	1556.00
c	TOTAL AREA (2b+2c)	1556.00
3 a	NET AREA OF PLOT (1c-2d)	25754.00
b	5 % AMINITY PLOT (24684 X 0.05)	1287.70
BALANCE PLOT AREA		24466.30
4	DEDUCTION FOR 15% R.G	3669.94
5	BALANCE PLOT AREA (3-4)	20796.36
6	PLOT DIVIDED IN SALE COMPONENT & MHADA COMPONENT	SALE MHADA
7	FLOOR SPACE INDEX PERMISSIBLE	1.00 0.20
8	PERMISSIBLE BUILT UP AREA (5 X 7)	20796.36 4159.27
9	ADD AMINITY PLOT AREA	1287.70
10	TOTAL PERMISSIBLE AREA (7+8+9)	22084.06 4159.27
11	TOTAL PROPOSED AREA	21880.71 4184.65
12	TOTAL BALANCE AREA (9-10)	203.35
13	TOTAL F.S.I. CONSUMED	0.990 1.00
14 B	TENEMENT STATEMENT	---
a	PROPOSED AREA (ITEM A -11 ABOVE)	26065.36
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	00.00
c	AREA AVAILABLE FOR TENEMENTS (a-b)	26065.36
15	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY 250/HECT	652 NOS
TOTAL PROPOSED TENEMENT		400 NOS
C	PARKING STATEMENT	---
16 a	CAR PARKING REQUIRED BY REGULATION	265 NOS. N/A
b	TOTAL CAR PARKING PROVIDED	538 NOS. ---
17 a	SCOOTER PARKING REQUIRED BY REGULATION	400 NOS. N/A
b	TOTAL SCOOTER PARKING PROVIDED	420 NOS. ---

**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 AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED BUILDINGS ON PLOT BEARING -S. NO. - 53/1, 55, 70/1A, 70/2A, 70/4A, 70/6A, 70/7A, 70/8A, 70/9B, 71/1/A/1/1, 71/2, 72/3A/2 AT VILLAGE -PACHPAKHADI, TAL.-DIST. -THANE.

**NAME OF OWNER**

FOR,

M/S.TAPIR CONSTRUCTIONS LTD. (TAPIR CONSTR)

DATE	JOB.NO.	DRG.NO.	DRAWN BY	CHECKED BY
20/05/2016	---	---	RUPESH	DAJIN RACHIN

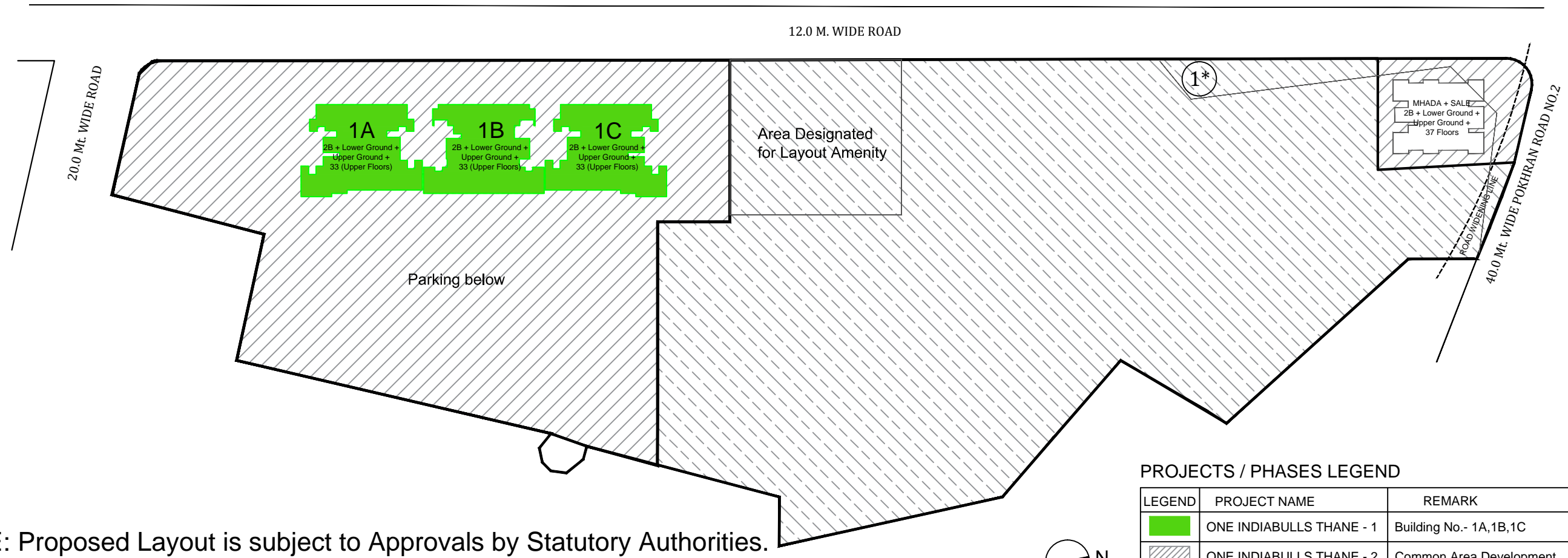
**SIGNATURE, NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT**

**ADA** ANUPAM DE & ASSOCIATES  
 804/5/6,KAILASH CORPORATE LOUNGE,  
 VEER SAVARKAR ROAD,PARK SITE,  
 VIKHROLI (WEST) MUMBAI-400079.

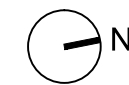
**SIGNATURE, NAME AND ADDRESS OF LICENSED ARCHITECT**

403, 4th Floor, Aaditya Society,  
 Mahakali Nagar,  
 Mulund (w), Mumbai - 400081  
 Email : ambience\_architect@yahoo.in

# PROPOSED LAYOUT



**NOTE: Proposed Layout is subject to Approvals by Statutory Authorities.**  
 1\* - Sanad Land to be acquired subject to statutory permissions



## PROJECTS / PHASES LEGEND

LEGEND	PROJECT NAME	REMARK
	ONE INDIABULLS THANE - 1	Building No.- 1A,1B,1C
	ONE INDIABULLS THANE - 2	Common Area Development
	FUTURE DEVELOPMENT	Balance Layout Potential