



STAIRCASE AREA STATEMENT

BLDG NO. FLOOR	DESCRIPTION	TOTAL AREA
1	BASEMENT 2 + BASEMENT 1 + POORUM (GROUND) + STILT + 1ST FLOOR	329.93
2	BASEMENT 2 + BASEMENT 1 + POORUM (GROUND) + STILT + 1ST FLOOR	329.84
3	BASEMENT 2 + BASEMENT 1 + STILT + 5TH (PT) FLOOR	854.33
4	BASEMENT 2 + BASEMENT 1 + STILT + 20TH FLOOR	2605.00
5	BASEMENT 2 + BASEMENT 1 + STILT + 20TH FLOOR	2634.32
6	BASEMENT 2 + BASEMENT 1 + STILT + 20TH FLOOR	2676.16
7	BASEMENT 2 + BASEMENT 1 + STILT + 20TH FLOOR	2966.40
8	CLUB HOUSE GROUND + 1 FLOOR	229.34
TOTAL		12798.32 SQ.M.

COVERED BUILT UP AREA STATEMENT

BLDG. TYPE	BUILT UP AREA (SQ.M.)	BALCONY (SQ.M.)	C.B. (SQ.M.)	STAIRCASE (SQ.M.)	REFUSE (SQ.M.)	STILT (SQ.M.)	TOTAL BUILT UP AREA (SQ.M.)
BLDG. 1 - BASE. 2 + BASE. 1 + POORUM (GROUND) + STILT + 1ST FLOOR	426.84	41.98	---	329.93	---	305.58	1167.33
BLDG. 2 - BASE. 2 + BASE. 1 + POORUM (GROUND) + STILT + 1ST FLOOR	376.36	37.40	---	329.84	---	323.14	1066.74
BLDG. 3 - BASE. 2 + BASE. 1 + STILT + 5TH (PT) FLOOR	1196.81	206.21	17.35	854.33	---	281.20	3316.10
BLDG. 4 - BASE. 2 + BASE. 1 + STILT + 20TH FLOOR	1007.36	1249.72	151.54	2688.00	393.05	307.15	10892.82
BLDG. 5 - BASE. 2 + BASE. 1 + STILT + 20TH FLOOR	757.60	747.24	108.84	2624.32	367.55	141.85	11922.49
BLDG. 6 - BASE. 2 + BASE. 1 + STILT + 20TH FLOOR	854.89	837.41	133.18	2676.16	423.73	183.45	12618.84
BLDG. 7 - BASE. 2 + BASE. 1 + STILT + 20TH FLOOR	5910.00	553.51	245.31	2966.40	368.33	87.47	8771.01
BLDG. 8 - BASE. 2 + BASE. 1 + STILT + 20TH FLOOR	1781.05	3673.47	727.42	12478.08	1878.84	5889.24	21128.40
TOTAL (B+C+D+E+F+G)	950.31	---	---	229.34	---	---	1195.85
BASEMENT 2 + BASEMENT 1 + GR. POORUM	---	---	---	---	---	---	4992.89
SOCIETY OFFICE & TOILET, METER ROOM, PANEL ROOM, MAIL BOX, LV ROOM	---	---	---	---	---	---	893.42
SERVANT TOILET	---	---	---	---	---	---	65.00
TOTAL PROPOSED COVERED BUILT UP AREA (1 + 2 + 3 + 4 + 5)						10892.32 SQ.M.	

TEENEMENTS TO BE CONSTRUCTED AS PER GOVERNMENTS NOTIFICATION NO. TPE 1812, 501/CN-250/13-05/13/DT-03/06/2018

1. TOTAL PERMISSIBLE BUILT UP AREA = 21795.96 SQ.M.
 2. 35% OF BLDG. FSI FOR RESIDENTIAL UNITS UPTO BUILT UP AREA UPTO 50.00 SQ.M. = 25% OF 21795.96 = 4399.19 SQ.M.

CATEGORY	BUILT UP AREA OF TEENEMENT (IN SQ.M.)	NO. OF TEENEMENTS	IN BLDG. TYPE	FLOOR	FLAT NO.
30 TO 50 SQ.M.	45.96	88 NOS	TOWER 1	1ST TO 7TH, 8TH TO 11TH, 13TH TO 15TH, 16TH TO 21ST, 23RD FLR.	1,2,3,4
			TOWER 2	8TH, 12TH, 17TH, REFUSE FLR.	1,2,3

RG AREA CALCULATIONS:

BALCONY: 4592.89 SQ.M. = 25642.31 SQ.M.
 REQUIRED PHYSICAL RG (25% OF 25642.31 SQ.M.) = 6410.58 SQ.M.

CLUB HOUSE AREA CALCULATION:

R.G.A + R.G.B = 5926.79 + 1904.96 = 7831.75 SQ.M.
 REQUIRED R.G. AREA = 6410.58 SQ.M.

PROPOSED RG AREA:

R.G. A = 390.24
 R.G. B = 153.33
 R.G. C = 3016.80
 R.G. D = 104.89
 R.G. E = 42.58
 R.G. F = 112.23
 R.G. G = 147.94
 R.G. H = 1403.87
 R.G. I = 102.00
 R.G. J = 363.02
 TOTAL = 5661.29

DEDUCTIONS:

a. 2.36 X 0.24 X 2.0 = 0.38
 b. 6.49 X 1.76 X 2.0 = 9.96
 TOTAL AREA = 10.34 SQ.M.

5661.29 - 10.34 = 5650.95
 AS PER POLY LINE AREA = 6558.78 SQ.M.

R.G. E:

1. 20.42 X 7.41 X 0.5 = 75.66
 2. 20.42 X 7.14 X 0.5 = 72.90
 TOTAL = 148.56
 AS PER POLY LINE AREA = 148.70 SQ.M.

R.G. F:

1. 22.99 X 7.85 X 0.5 = 86.70
 2. 22.99 X 7.52 X 0.5 = 83.94
 TOTAL = 170.64
 AS PER POLY LINE AREA = 169.77 SQ.M.

R.G. G:

1. 9.71 X 3.85 X 0.5 = 18.52
 2. 14.11 X 8.62 X 0.5 = 60.81
 3. 52.35 X 9.47 X 0.5 = 247.87
 4. 43.57 X 9.47 X 0.5 = 206.30
 TOTAL = 533.90
 AS PER POLY LINE AREA = 534.20 SQ.M.

R.G. C:

1. 30.09 X 6.50 X 0.5 = 63.90
 2. 30.09 X 6.84 X 0.5 = 68.71
 TOTAL = 132.61
 AS PER POLY LINE AREA = 134.89 SQ.M.

R.G. D:

1. 20.28 X 0.85 X 0.5 = 89.40
 2. 20.28 X 7.14 X 0.5 = 72.40
 TOTAL = 161.80
 AS PER POLY LINE AREA = 141.77 SQ.M.



PROPOSED BUILT UP AREA STATEMENT

BUILDING TYPE	BUILDING FLOORS	NO. OF FLOORS	BUILT UP AREA (SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)	BUILDING HEIGHT (IN M.)
1	BASEMENT 2 + BASEMENT 1 + POORUM (GR.) + STILT + 1ST FLR.	1ST FLOOR	426.84 X 1 = 426.84	426.84	11.70
2	BASEMENT 2 + BASEMENT 1 + POORUM (GR.) + STILT + 1ST FLR.	1ST FLOOR	376.36 X 1 = 376.36	376.36	11.70
3	BASEMENT 2 + BASEMENT 1 + STILT + 5TH (PT) FLOOR	1ST TO 5TH	477.88 X 3 = 1433.64 49.77 X 1 = 49.77 241.40 X 1 = 241.40	2166.81	19.35
4	BASEMENT 2 + BASEMENT 1 + STILT + 20TH	1ST TO 3RD, 4TH FLOOR, 5TH (PT) FLOOR	477.32 X 5 = 2386.60 352.14 X 1 = 352.14 389.73 X 3 = 1169.19 408.73 X 1 = 408.73 473.50 X 1 = 473.50 480.65 X 1 = 480.65 398.61 X 1 = 398.61 462.51 X 1 = 462.51 459.73 X 1 = 459.73	7087.60	91.35
5	BASEMENT 2 + BASEMENT 1 + STILT + 20TH	1ST TO 6TH, 9TH TO 11TH, 13TH TO 15TH, 16TH TO 21ST, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH	273.62 X 2 = 547.24 203.59 X 1 = 203.59 206.38 X 4 = 825.54 270.85 X 3 = 812.55	1588.88	91.35
6	BASEMENT 2 + BASEMENT 1 + STILT + 20TH	1ST TO 6TH, 9TH, 11TH, 13TH TO 14TH, 18TH, 19TH, 21ST, 23TH, 25TH, 26TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH	305.43 X 17 = 5192.31 311.83 X 4 = 1247.32 229.32 X 1 = 229.32 232.46 X 2 = 464.92 302.70 X 1 = 302.70 238.36 X 1 = 238.36 232.02 X 1 = 232.02 315.18 X 1 = 315.18	8564.89	91.35
7	BASEMENT 1 + BASEMENT 2 + STILT + 20TH	1ST TO 7TH, 8TH TO 11TH, 13TH TO 15TH, 16TH TO 21ST, 23RD, 24TH TO 26TH, 28TH, 29TH	150.04 X 1 = 150.04 152.81 X 4 = 611.24 158.61 X 3 = 475.83	1277.11	91.35

PROPOSED RESIDENTIAL BUILT UP AREA

37831.95 SQ.M.

PROPOSED TENEMENT STATEMENT

BLDG. NO.	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 75 sq.m.	ABOVE 75 sq.m.	TOTAL
1	---	---	---	62	62
2	---	---	---	62	62
3	---	---	---	16	16
4	---	---	---	108	108
5	---	---	---	111	111
6	---	---	---	53	53
7	---	---	---	111	111
TOTAL	---	---	---	603	603

PARKING REQUIREMENT (4 WHEELER):

FLAT BUILT UP AREA	NOS. FLAT	NO. OF PARKING
BELOW 35 SQ.M.	NIL	NIL
35 - 50 SQ.M. BUILT UP (1 PARKING PLATS)	111	56
50 - 75 SQ.M. BUILT UP (1 PARKING PLAT)	164	164
ABOVE 75 SQ.M. BUILT UP (2 PARKING PLAT)	183	376
TOTAL	460	596
ADD 10% VISITORS PARKING	60	60
TOTAL PARKING REQUIRED	520	656

PARKING REQUIREMENT (2 WHEELER):

1 PARKING PLAT	2 PARKING PLAT
463	483
TOTAL PARKING REQUIRED	483

PROPOSED PARKING STATEMENT

FLOOR	4 WHEELER	2 WHEELER
2ND BASEMENT	394	275
1ST BASEMENT	480	275
GR. POORUM	70	90
TOTAL	1044	640

BASEMENT AREA SUMMARY

BASEMENT - 2: 18402.56 SQ.M.
 BASEMENT - 1: 17777.49 SQ.M.
 TOTAL: 36180.05 SQ.M.

POORUM AREA SUMMARY

GR. POORUM: 4752.35 SQ.M.
 TOTAL: 4752.35 SQ.M.

PROFORMA 'A'

SR. NO.	DESCRIPTION	AREA IN SQ.M.
1	AREA OF PLOT	36418.00
2	DEDUCTION FOR ROAD SETBACK AREA (AREA ALREADY TRANSFERRED IN TMC NAME)	1400.00
3	DEDUCTION FOR ROAD SETBACK AREA AS PER NEW D.P. ROAD LINE	788.28
4	TOTAL (+/-)	2229.26
5	BALANCE PLOT AREA (1 - 2)	34188.74
6	DEDUCTION FOR 25% AMENITY OPEN SPACE ON (3 - 4)	8547.43
7	NET PLOT AREA (3 - 4)	25641.31
8	DEDUCTION FOR 15% RG AS PER RULE	3846.19
9	NET PLOT AREA (5 - 6)	21795.12
10	PERMISSIBLE FLOOR SPACE INDEX	1.35
11	TOTAL PERMISSIBLE FLOOR AREA (7 X 8)	21795.96

PROFORMA 'B'

CONTENTS OF SHEET

LAYOUT PLAN, AREA STATEMENTS, R.G. AREA CALC., COMPOUND WALL SECTION, AREA STATEMENTS, SUMMARY ETC.

Amended 02/09/2016

Plans are approved Subject to conditions Prescribed in Permit No. TPE 1812, 501/CN-250/13-05/13/DT-03/06/2018

Thane Municipal Corporation

STAMP OF APPROVAL OF PLAN

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