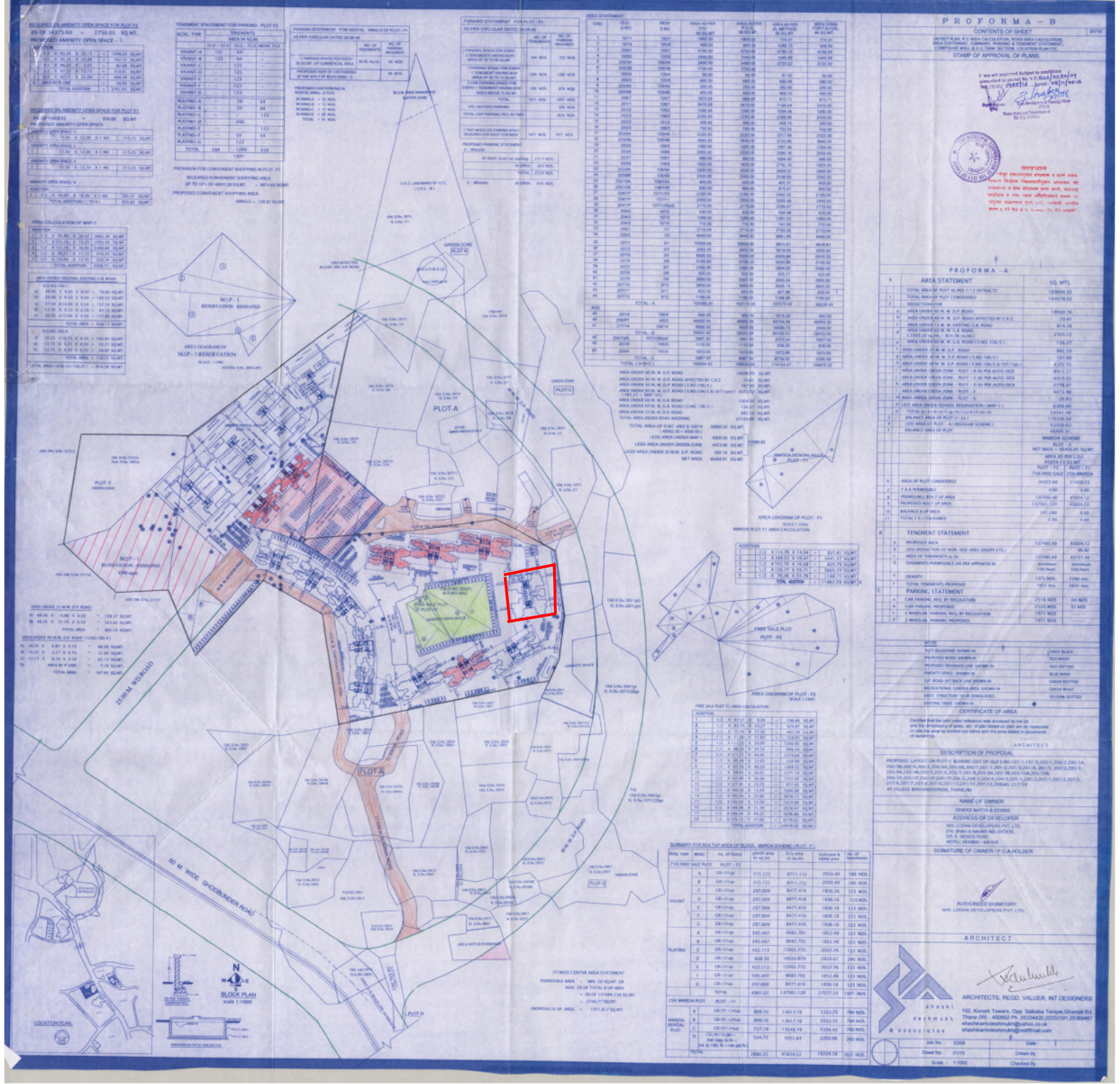

PROFORMA – B

CONTENTS OF SHEET — 01/15

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

STAMP OF APPROVAL OF PLANS

I we are appointed Subject to conditions prescribed in permit No. V.P.S.No.( ) 08/Bldg/09 NM/1010/ 2987/14 dated 09/11/2016

Signature — Name — Designation — State Regional Corporation of Municipality

सावधानता

१. सदर बांधकाम परवानगीचा फलक कामाचे ठिकाणी दर्शनी भागात लावणे बंधनकारक आहे. फलकावर ७/१२ चा उतारा, बांधकाम परवानगी व नकाशा यांमध्ये नमूद केल्याप्रमाणे सर्व तपशील स्पष्टपणे लिहिणे आवश्यक आहे. तसे न केल्यास बांधकाम परवानगी आपोआप रद्द होईल.

PROFORMA – A

A AREA STATEMENT — SQ. MTS.

1	TOTAL AREA OF PLOT AS PER 7/12 EXTRACTS	169004.50
2	TOTAL AREA OF PLOT CONSIDERED	164678.02
3	DEDUCTIONS FOR	
a	AREA UNDER 40 M. W. D.P. ROAD	18500.79
b	AREA UNDER 40 M. W. D.P. ROAD AFFECTED BY C.R.Z.	20.40
c	AREA UNDER 12 M. W. EXISTING G.B. ROAD	814.38
d	AREA UNDER 60 M. W. C.E. ROAD (1309.50 sq.mt. – 874.38 sq.mt.)	2355.12
e	AREA UNDER 60 M. W. C.E. ROAD (TLND 106/1)	126.27
f	AREA UNDER 25 M. W. D.P. ROAD	882.19
g	AREA UNDER 45 M. W. D.P. ROAD (TLND 106/4)	187.90
h	AREA UNDER 40 M. W. D.P. ROAD (TLND 106/5 & 107/1pt.)	4372.72
i	AREA UNDER GREEN ZONE – PLOT – B AS PER AUTO-DCR	891.27
j	AREA UNDER GREEN ZONE – PLOT – E AS PER AUTO-DCR	4405.33
k	AREA UNDER GREEN ZONE – PLOT – D AS PER AUTO-DCR	2778.47
l	AREA UNDER GREEN ZONE – PLOT – F	4473.90
m	AREA UNDER GREEN ZONE – PLOT – G	26.82
n	LESS AREA UNDER SCHOOL RESERVATION (MAP - 1)	6300.00
o	TOTAL (a+b+c+d+e+f+g+h+i+j+k+l+m+n)	54041.48
3	BALANCE AREA OF PLOT (1-2a)	110636.54
4	LESS AREA OF PLOT – A (REGULAR SCHEME)	63900.63
5	BALANCE AREA OF PLOT	46405.51

		MMRDA SCHEME	
		PLOT – F	
		NET AREA = 46405.91 SQ.MT.	
		AREA AS PER C.O.J 45834.13 SQ.MT.	
		PLOT - F2	PLOT - F1
		75% FREE SALE	25% MMRDA
6	AREA OF PLOT CONSIDERED	34375.60	11458.53
7	F.A.R PERMISSIBLE	4.00	4.00
8	PERMISSIBLE B.U.P. UP AREA	137502.40	45834.12
9	PROPOSED B.U.P. UP AREA	137361.220	45834.13
10	BALANCE B.U.P. AREA	141.180	0.00
11	TOTAL F.S.I. CONSUMED	3.99	4.00

B TENEMENT STATEMENT

a	PROPOSED AREA	137485.49	45834.12
b	LESS DEDUCTION OF NON. RES. AREA (SHOPS ETC.)	----	96.82
c	AREA OF TENEMENTS (a-b)	137485.49	45737.30
d	TENEMENTS PERMISSIBLE (AS PER ANNEXURE N)	2500 Nos. maximum 500/hect.	1000 Nos. maximum 500/hect.
e	DENSITY	1371 NOS.	2286 nos.
f	TOTAL TENEMENTS PROPOSED	1871 nos.	2031 nos.

C PARKING STATEMENT

a	CAR PARKING REQ. BY REGULATION	2316 NOS	64 NOS
b	CAR PARKING PROPOSED	2520 NOS	51 NOS
c	2 WHEELER PARKING REQ. BY REGULATION	1871 NOS	------
d	2 WHEELER PARKING PROPOSED	1871 NOS	------

NOTE

PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED/HARD
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
AMENITY SPACE SHOWN IN	BLUE WASH
D.P. ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH
EXIST. STRUCTURE TO BE DEMOLISHED	YELLOW DOTTED
EXISTING TREES SHOWN IN	●

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 PLOT-F BEARING OUT OF OLD S.NO.197/1,197/5,200/1,208/2,200/3A, 200/3B,200/4,200/5,200/6A,200/6B,200/7,201/1,203/2,201/3,201/4, 201/5, 202/2,203/1, 203/4A,203/4B,203/5,220/1,203/7,203/8,203/9A,203/9B,203/10A,203/10B, 204/1P,204/1P,204/1P,204/1P,204/2,204/3,204/4,204/5,205/1,205/2,207/1,207/5, 207/6,207/7,207/8,207/9,207/10,207/11,207/12,208pt, 217/14 AT VILLAGE BHAYANDERPADA, THANE (M)

NAME OF OWNER

RENDER MATYA & OTHERS.

ADDRESS OF DEVELOPER

M/S. LODHA DEVELOPERS PVT. LTD. 216, SHAH & NAHAR IND. ESTATE, DR. E. MOSES ROAD, WORLI, MUMBAI - 400 018

SIGNATURE OF OWNER / P.O.A.HOLDER

AUTHORIZED SIGNATORY
M/S. LODHA DEVELOPERS PVT. LTD.

ARCHITECT

ashoshi deshmukh & associates

ARCHITECTS, REGD. VALUER, INT. DESIGNERS

102, Konark Towers, Opp. Saibaba Temple,Ghantali Rd, Thane (W) - 400602 Ph. 25334420,25333191,25369497
shashikantdeshmukh@yahoo.co.uk
shashikantdeshmukh@rediffmail.com

Job No. : 3209	Date :
Sheet No : 01/15	Drawn By :
Scale : 1:1000	Checked By :

AREA STATEMENT

S.NO	OLD S.NO	NEW S.NO	AREA AS PER 7/12 IN SQ.MT.	AREA AFTER P.O.C. IN SQ.MT.	AREA AS PER Δ METHOD IN SQ.MT.	AREA CONSI FOR F.S.I CAL IN SQ.MT.
1	197/1	197/1	1990.00	1990.00	774.31	774.31
2	197/5	197/5	600.00	600.00	1086.75	908.50
3	200/1	200/1	4780.00	4700.00	4786.15	4788.88
4	200/2	200/2	1840.00	1840.00	1640.88	1640.88
5	200/3A	200/3A	3490.00	3490.00	2720.22	2720.22
6	200/3B	200/3B	1720.00	1720.00		
7	200/4	200/4	80.00	80.00	81.02	80.80
8	200/5	200/5	680.00	680.00	680.98	680.00
9	200/6A	200/6A	250.00	250.00	250.00	250.00
10	200/6B	200/6B	450.00	450.00	456.15	450.00
11	206/7	206/7	1870.00	1850.00	813.71	813.71
12	201/1	201/1	5410.00	5410.00	7190.64	5410.00
13	201/2	201/2	1268.00	1260.00	1284.36	1260.00
14	201/3	201/3	2769.00	2350.00	2366.88	2350.00
15	202/2	202/2	1818.00	950.00	955.70	950.00
16	203/3	203/3	750.00	750.00	752.54	750.00
17	203/4A	203/4A	2320.00	2320.00	2317.58	2320.00
18	203/4B	203/4B	1645.00	1640.00	2743.95	1640.00
19	203/5	203/5	1580.00	1300.00	1287.48	1300.00
20	203/6	203/6	2550.00	2550.00	2580.16	2550.00
21	203/7	203/7	980.00	950.00	1064.40	980.00
22	203/8	203/8	1820.00	1820.00	2742.76	1820.00
23	203/9A	203/9A	3400.00	3300.00	3284.28	3300.00
24	203/9B	203/9B	2300.00	2300.00	2336.80	2300.00
25	203/10A	203/10A	400.00	400.00	401.51	400.00
26	203/10B	203/10B	800.00	800.00	875.81	800.00
27	204/1P	1031/2A	3160.00	3160.00	3460.02	3160.00
28	204/1P	1031/1	2850.00	2850.00	2855.46	2850.00
29	204/1P	1031/2B(pt)	2175.00	2175.00	2186.07	2175.00
30	204/2	1032	430.00	430.00	434.46	430.00
31	204/3	1033	1280.00	1280.00	1281.53	1280.00
32	204/5	1016	710.00	710.00	741.33	710.00
33	205/1	1/1	2710.00	2710.00	2788.33	2710.00
34	208/2	1/2	9440.00	9440.00	9861.99	9440.00
35	207/1	3/1	10000.00	10000.00	9895.81	9918.61
36	207/3	3/3	3000.00	3000.00	3018.60	3000.00
37	207/5	3/5	9300.00	9300.00	8909.96	9000.00
38	207/6	3/6	5190.00	5100.00	5290.96	5100.00
39	207/7	3/7	2580.00	2580.00	2804.65	2580.00
40	207/8	3/8	520.00	520.00	526.17	520.00
41	207/9	3/9	2600.00	2600.00	2650.04	2600.00
42	207/10	3/10	3600.00	3600.00	3640.18	3600.00
43	207/11	3/11	620.00	620.00	634.46	620.00
44	207/12	3/12	1190.00	1180.00	1188.58	1180.00
	TOTAL - A		103586.00	102113.00	107275.42	99230.43
ADD						
45	201/4	1/3(pt)	986.00	986.00	1019.25	980.00
46	208/PT	4/5/2	46992.00	46992.00	46704.66	46992.00
47	217/14	139/14	9500.00	9500.00	10430.73	9500.00
	TOTAL - B		57492.00	57492.00	58153.53	57472.00
48	204/1(pt)	1031/2B(pt)	3987.50	3987.50	4223.24	3987.50
49	201/5	1/3(pt)	1110.00	1110.00	538.03	638.06
50	206/8	107/4	1870.00	1818.00	972.60	1870.00
	TOTAL - C		6967.50	6967.50	6734.02	6309.56
	TOTAL (A+B+C)		168045.50	166573.50	174164.47	164678.02

AREA UNDER 40 M. W. D.P. ROAD — 18500.79 SQ.MT.
AREA UNDER 40 M. W. D.P. ROAD AFFECTED BY C.R.Z. — 20.40 SQ.MT.
AREA UNDER 60 M. W. D.P. ROAD (S.NO.106/4) — 187.90 SQ.MT.
AREA UNDER 60 M. W. D.P. ROAD (S.NO.106/5 & 107/1pt) (1483.22 – 3887.50) — 4372.72 SQ.MT.
AREA UNDER 60 M. W. C.E. ROAD — 3309.50 SQ.MT.
AREA UNDER 60 M. W. C.E. ROAD (S.NO. 106/1) — 126.27 SQ.MT.
AREA UNDER 25 M. W. D.P. ROAD — 882.19 SQ.MT.
TOTAL AREA UNDER ROAD ASSKING — 27430.09 SQ.MT.

TOTAL AREA OF S.NO. 4/6/2 & 10/1/4 (48992.00 + 9500.00) — 58492.00 SQ.MT.
LESS AREA UNDER MAP-1 — 6300.00 SQ.MT.
LESS AREA UNDER GREEN ZONE — 4473.90 SQ.MT.
LESS AREA UNDER 25 M.W. D.P. ROAD — 882.19 SQ.MT.
NET AREA — 46992.91 SQ.MT.

PARKING STATEMENT FOR PLOT - F2

AS PER CIRCULAR DATED 28-09-09

	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
1 PARKING SPACE FOR EVERY 2 TENEMENTS HAVING BUA AREA OF 28 TO 60 SQ.MT.	264 NOS	132 NOS.
1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING BUA AREA OF 60 TO 90 SQ.MT.	1280 NOS.	1280 NOS.
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING BUA AREA ABOVE 90 SQ.MT.	406 NOS.	812 NOS.
TOTAL	1871 NOS.	2207 NOS.
10% VISITORS PARKING		221 NOS.
TOTAL CAR PARKING REQ. BY REG.		2316 NOS.
1 TWO WHEELER PARKING SPACE REQUIRED FOR EACH TENEMENT	1871 NOS.	1871 NOS.

PROPOSED PARKING STATEMENT

4 – Wheeler	
IN Multi- level car parking	2317 NOS.
IN OPEN	203 NOS.
TOTAL	2520 NOS.
2 – Wheeler	
IN OPEN	840 NOS.

PARKING STATEMENT FOR RENTAL - WING-D OF PLOT - F1

AS PER CIRCULAR DATED 28-09-09

	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
1 PARKING SPACE FOR EVERY 2 TENEMENTS HAVING BUA AREA OF 28 TO 60 SQ.MT. OF COMMERCIAL AREA	96.82 Sq.mt.	96 NOS.
PROPOSED NOR OF CAR PARKING IN THE 6% F.S.I OF BLDG WING - D		96 NOS.

PROPOSED CAR PARKING IN RENTAL WING - A TO D

IN WING-A = 15 NOS.
IN WING-B = 12 NOS.
IN WING-C = 15 NOS.
IN WING-D = 96 NOS.
TOTAL = 91 NOS.

BLDG. WISE MANDATORY BUFFER ZONE

TENEMENT STATEMENT FOR PARKING - PLOT F2

BLDG. TYPE	TENEMENTS AREA IN SQ.M. 25.0 - 50.0	50.0 - 75.0	ABOVE 75.0
VIVANT - A	122	64	–
VIVANT - B	122	64	–
VIVANT - C	–	123	–
VIVANT - D	–	123	–
VIVANT - E	–	123	–
VIVANT - F	–	123	–
VIVANT - G	–	123	–
PLATING - A	–	59	64
PLATING - B	–	59	64
PLATING - C	–	–	123
PLATING - D	–	246	–
PLATING - E	–	–	123
PLATING - F	–	59	64
PLATING - G	–	123	–
TOTAL	244	1299	438
		1971	

PROVISION FOR CONVEMENT SHOPPING IN PLOT - F1

REQUIRED CONVEMENT SHOPPING AREA (UP TO 15% OF 45651.20 SQ.MT. = 6847.68 SQ.MT.

PROPOSED CONVEMENT SHOPPING AREA

WING-D = 128.82 SQ.MT.

REQUIRED 8% AMENITY OPEN SPACE FOR PLOT F2

8% OF 34375.60 = 2750.05 SQ.MT.

PROPOSED AMENITY OPEN SPACE - 1

A	0.5	X 65.25	X 32.13	=	1048.24 SQ.MT.
B	0.5	X 65.25	X 23.58	=	769.22 SQ.MT.
C	0.5	X 94.25	X 1.55	=	82.28 SQ.MT.
D	0.5	X 47.12	X 13.15	=	310.81 SQ.MT.
E	0.5	X 47.12	X 21.00	=	494.76 SQ.MT.
F	AREA BY P-LINE			=	18.50 SQ.MT.
	TOTAL ADDITION			=	2791.81 SQ.MT.

REQUIRED 8% AMENITY OPEN SPACE FOR PLOT F1

8% OF 11458.53 = 916.68 SQ.MT.

PROPOSED AMENITY OPEN SPACE

AMENITY OPEN SPACE - 1

1	17.50	X 12.30	X 1 NO.	=	215.21 SQ.MT.

AMENITY OPEN SPACE - 2

1	17.50	X 12.30	X 1 NO.	=	215.25 SQ.MT.

AMENITY OPEN SPACE - 3

1	17.50	X 12.30	X 1 NO.	=	215.25 SQ.MT.

AMENITY OPEN SPACE - 4

ADDITION

1	11.5	X 34.81	X 18.94	X 1 NO.	381.07 SQ.MT.
	TOTAL ADDITION (1 TO 4)				850.82 SQ.MT.

AREA CALCULATION OF MAP-1

ADDITION

1	1/2	X 91.89	X 39.47	=	1812.19 SQ.MT.
2	1/2	X 131.16	X 15.33	=	1005.14 SQ.MT.
3	1/2	X 131.16	X 30.00	=	2460.68 SQ.MT.
4	1/2	X 99.22	X 11.15	=	516.50 SQ.MT.
5	1/2	X 19.64	X 17.70	=	528.05 SQ.MT.
	TOTAL ADDITION			=	6306.51 SQ.MT.

AREA UNDER ORIGINAL EXISTING C.E. ROAD

N.S.NO.106/1

A	35.00	X 4.00	X 0.50	=	78.00 SQ.MT.
M	34.66	X 9.50	X 0.50	=	160.52 SQ.MT.
G	27.53	X 16.60	X 0.50	=	137.10 SQ.MT.
H	17.53	X 9.50	X 0.50	=	83.13 SQ.MT.
G	28.00	X 12.00	X 0.50	=	177.00 SQ.MT.
	TOTAL AREA			=	636.11 SQ.MT.

N.S.NO.106/4

N	20.25	X 16.75	X 0.50	=	169.84 SQ.MT.
M	12.75	X 9.25	X 0.50	=	20.72 SQ.MT.
N	12.75	X 4.54	X 0.50	=	28.89 SQ.MT.
	TOTAL AREA			=	218.25 SQ.MT.
	TOTAL AREA (636.11+218.25)			=	814.36 SQ.MT.

AREA UNDER 25 M.W. D.P. ROAD

A	48.26	X 14.86	X 0.50	=	358.57 SQ.MT.
B	48.26	X 21.70	X 0.50	=	523.62 SQ.MT.
	TOTAL AREA			=	882.19 SQ.MT.

AREA UNDER 40 M.W. D.P. ROAD (S.NO.106/4)

A	19.33	X 6.97	X 0.50	=	66.40 SQ.MT.
B	19.33	X 3.27	X 0.50	=	31.60 SQ.MT.
C	19.17	X 8.19	X 0.50	=	82.12 SQ.MT.
D		AREA BY P-LINE		=	7.78 SQ.MT.
	TOTAL AREA			=	187.90 SQ.MT.

FREE SALE PLOT F2 AREA CALCULATION

ADDITION

1	1/2	X 47.17	X 8.29	=	195.46 SQ.MT.
2	1/2	X 82.79	X 10.27	=	424.82 SQ.MT.
3	1/2	X 33.16	X 17.35	=	287.28 SQ.MT.
4	1/2	X 31.66	X 21.87	=	518.03 SQ.MT.
5	1/2	X 123.51	X 25.00	=	1544.65 SQ.MT.
6	1/2	X 66.25	X 25.33	=	838.74 SQ.MT.
7	1/2	X 113.21	X 44.95	=	2714.64 SQ.MT.
8	1/2	X 85.28	X 12.65	=	539.50 SQ.MT.
9	1/2	X 83.18	X 46.23	=	1269.52 SQ.MT.
10	1/2	X 69.83	X 34.51	=	1271.16 SQ.MT.
11	1/2	X 127.96	X 20.58	=	1517.95 SQ.MT.
12	1/2	X 127.82	X 13.73	=	877.62 SQ.MT.
13	1/2	X 160.28	X 13.04	=	1046.58 SQ.MT.
14	1/2	X 185.34	X 37.80	=	3676.11 SQ.MT.
15	1/2	X 185.34	X 13.09	=	1212.84 SQ.MT.
16	1/2	X 194.28	X 21.09	=	2578.41 SQ.MT.
17	1/2	X 194.28	X 44.22	=	4296.85 SQ.MT.
18	1/2	X 115.12	X 77.06	=	6178.62 SQ.MT.
	TOTAL ADDITION			=	34478.02 SQ.MT.

SUMMARY FOR BUILT-UP AREA OF BLDGS. MMRDA SCHEME (PLOT - F1)

Bldg. type	WING	no. of floors	plinth area in sq.mt.	R/e area in sq.mt.	staircase & lobby area	no. of tenements
75% FREE SALE PLOT	PLOT – F2					
VIVANT	A	GR+31up	315.122	8711.152	2050.40	186 NOS.
	B	GR+31up	315.122	8711.152	2050.40	186 NOS.
	C	GR+31up	297.009	8477.416	1836.16	123 NOS.
	D	GR+31up	297.009	8477.416	1836.16	123 NOS.
	E	GR+31up	297.009	8477.416	1836.16	123 NOS.
	F	GR+31up	297.009	8477.416	1836.16	123 NOS.
	G	GR+31up	297.009	8477.416	1836.16	123 NOS.
PLATING	A	GR+31up	345.447	9682.702	1852.48	123 NOS.
	B	GR+31up	345.447	9682.702	1852.48	123 NOS.
	C	GR+31up	422.113	13002.772	2037.76	123 NOS.
	D	GR+31up	468.20	16020.870	2826.61	246 NOS.
	E	GR+31up	422.113	13002.772	2037.76	123 NOS.
	F	GR+31up	345.447	9682.702	1852.48	123 NOS.
	G	GR+31up	297.009	8477.416	1836.16	123 NOS.
		TOTAL	4901.07	137381.120	27577.53	1971 NOS.
25% MMRDA PLOT	PLOT – F1					
MMRDA RENTAL PLOT	A	GR./ST.+24up	809.16	1361.716	5352.75	784 NOS.
	B	GR./ST.+24up	809.16	1361.716	5352.75	784 NOS.
	C	GR./ST.+24up	727.18	1754.619	5356.42	780 NOS.
	D	GR./ST.+24up – 2nd, 10th, G.Flr. not to 13th, 1st + Lift pit flr.	504.72	1051.81	2292.66	283 NOS.
	TOTAL		2880.22	45834.12	18354.58	2631 NOS.

FITNESS CENTER AREA STATEMENT

PERMISSIBLE AREA = MIN. 20 SQ.MT. OR MAX. 2% OF TOTAL B-UP AREA = 2% OF 137485.134 SQ.MT. = 2749.27 SQ.MT.

PROPOSED B-UP. AREA = 1871.817 SQ.MT.