PROFORMA – I

CONTENT OF SHEET: SALE BLDG. WING 'A' / 3/10
GROUND FLOOR PLAN
AREA DIAGRAM & CALCULATION
STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the Previous Plans sanctioned under No. TMC/TDD/ 6775/LBC Dated 23/10/2020

Approved Subject to the condition mentioned in this office permission letter No. MMR/SRA/ENG/3235/THANE (Vasti) Dt. 20 MAY 2021

Executive Engineer
Mumbai Metropolitan Region
Slum Rehabilitation Authority, Thane

PUNE BUILTUP AREA STATEMENT WITH ANCILLARY FSI

FOR SALE BUILDING WING 'A'

FLOOR	COMMERCIAL BUILT UP AREA IN SQM.	RESIDENTIAL BUILT UP AREA IN SQM.	TOTAL BUILT UP AREA IN SQM.
BASEMENT	—	—	—
GROUND FLR	779.23	—	779.23
1ST FLR	568.92	307.46	876.38
2ND FLR	559.50	307.48	866.98
3RD FLR	—	315.70	315.70
4TH FLR	—	726.63	726.63
5TH FLR	—	726.63	726.63
6TH FLR	—	726.63	726.63
7TH FLR (REF.)	—	666.47	666.47
8TH FLR	—	726.63	726.63
9TH FLR	—	726.63	726.63
10TH FLR	—	726.63	726.63
11TH FLR	—	726.63	726.63
12TH FLR	—	726.63	726.63
13TH FLR (REF.)	—	666.47	666.47
14TH FLR	—	726.63	726.63
15TH FLR	—	726.63	726.63
16TH FLR	—	726.63	726.63
17TH FLR	—	726.63	726.63
18TH FLR (REF.)	—	666.47	666.47
19TH FLR	—	726.63	726.63
20TH FLR	—	726.63	726.63
21ST FLR	—	726.63	726.63
22ND FLR	—	726.63	726.63
23RD FLR (REF.)	—	666.47	666.47
24TH FLR	—	726.63	726.63
25TH FLR	—	726.63	726.63
26TH FLR	—	726.63	726.63
27TH FLR	—	726.63	726.63
28TH (SERVICE FLR)	—	—	—
29TH PART FLR (PT.CONT.)	—	396.39	396.39
TOTAL	1907.65	19645.55	20642.56
COMMERCIAL BUILT UP AREA	=		1907.65
RESIDENTIAL BUILT UP AREA	=		19645.55
TOTAL SALE BUILT UP ANCILLARY AREA	=		20642.56

TENAMENT STATEMENT FOR SALE BUILDING WING 'A'

FLOOR	REHAB. COMM.	SALE SHOP	SALE RES.	SALE OFFICE	SOCI. OFFI.	PIT CENT
GROUND FLR	—	19	—	01	—	—
1ST FLR	—	—	03	10	—	—
2ND FLR	—	—	03	—	—	—
3RD FLR	—	—	03	—	—	—
4TH FLR	—	—	09	—	—	—
5TH FLR	—	—	09	—	—	—
6TH FLR	—	—	09	—	—	—
7TH FLR (REF.)	—	—	08	—	—	—
8TH FLR	—	—	09	—	—	—
9TH FLR	—	—	09	—	—	—
10TH FLR	—	—	09	—	—	—
11TH FLR	—	—	09	—	—	—
12TH FLR	—	—	09	—	—	—
13TH FLR (REF.)	—	—	08	—	—	—
14TH FLR	—	—	09	—	—	—
15TH FLR	—	—	09	—	—	—
16TH FLR	—	—	09	—	—	—
17TH FLR	—	—	09	—	—	—
18TH FLR (REF.)	—	—	08	—	—	—
19TH FLR	—	—	09	—	—	—
20TH FLR	—	—	09	—	—	—
21ST FLR	—	—	09	—	—	—
22ND FLR	—	—	09	—	—	—
23RD FLR (REF.)	—	—	08	—	—	—
24TH FLR	—	—	09	—	—	—
25TH FLR	—	—	09	—	—	—
26TH FLR	—	—	09	—	—	—
27TH FLR	—	—	09	—	—	—
28TH (SERVICE FLOOR)	—	—	—	—	—	—
29TH PART FLR (PT.CONT.)	—	—	—	—	—	01
TOTAL	10	221	30	01	01	01

CAR PARKING STATEMENT FOR SALE BUILDING WING 'A'

FLOOR	CARPET AREA BELOW 30 SQ.MT.	CARPET AREA ABOVE 30 BELOW 40 SQ.MT.	CARPET AREA ABOVE 40 BELOW 80 SQ.MT.	CARPET AREA ABOVE 80 BELOW 100 SQ.MT.	CARPET AREA ABOVE 100 SQ.MT.	TOTAL FLATS
REQUIRED PARKING	PARKING NOT NECESSARY	1 PARKING = 3 FLAT	1 PARKING = 2 FLAT	1 PARKING = 1 FLAT	2 PARKING = 1 FLAT	—
BASEMENT	—	—	—	—	—	—
GR. FLR	—	—	—	—	—	—
1ST FLR	—	—	—	—	—	03
2ND FLR	—	—	—	—	—	03
3RD FLR	—	—	—	—	—	03
4TH FLR	—	—	09	—	—	09
5TH FLR	—	—	09	—	—	09
6TH FLR	—	—	09	—	—	09
7TH FLR (REF.)	—	—	08	—	—	08
8TH FLR	—	—	09	—	—	09
9TH FLR	—	—	09	—	—	09
10TH FLR	—	—	09	—	—	09
11TH FLR	—	—	09	—	—	09
12TH FLR	—	—	09	—	—	09
13TH FLR (REF.)	—	—	08	—	—	08
14TH FLR	—	—	09	—	—	09
15TH FLR	—	—	09	—	—	09
16TH FLR	—	—	09	—	—	09
17TH FLR	—	—	09	—	—	09
18TH FLR (REF.)	—	—	08	—	—	08
19TH FLR	—	—	09	—	—	09
20TH FLR	—	—	09	—	—	09
21ST FLR	—	—	09	—	—	09
22ND FLR	—	—	09	—	—	09
23RD FLR (REF.)	—	—	08	—	—	08
24TH FLR	—	—	09	—	—	09
25TH FLR	—	—	09	—	—	09
26TH FLR	—	—	09	—	—	09
27TH FLR	—	—	09	—	—	09
28TH SERVICE FLR	—	—	—	—	—	—
29TH PART FLR	—	—	—	—	—	—
TOTAL FLAT	—	221	—	—	—	221
PARKING REQUIRED	—	110.50 NOS.	—	—	—	—

PARKING REQUIRED = 110.50 NOS.
TOTAL PARKING = 110.50 NOS.
5% VISITER PARKING = 5.52
(-41.00 = 2.05 NOS.) = 116.02 NOS.
TOTAL CAR PARKING REQUIRED RESI. = SAY 116 NOS. (1)
TOTAL CAR PARKING REQUIRED COMM. = SAY 21 NOS. (2)
TOTAL CAR PARKING REQUIRED = 1 + 2 = 116 + 21 = 137 NOS.

SCOOTER PARKING STATEMENT FOR SALE BUILDING WING 'A'

FLOOR	CARPET AREA BELOW 30 SQ.MT.	CARPET AREA ABOVE 30 BELOW 40 SQ.MT.	CARPET AREA ABOVE 40 BELOW 80 SQ.MT.	CARPET AREA ABOVE 80 BELOW 100 SQ.MT.	CARPET AREA ABOVE 100 SQ.MT.	TOTAL FLATS
REQUIRED PARKING	4 PARKING = 1 FLAT	3 PARKING = 1 FLAT	2 PARKING = 1 FLAT	1 PARKING = 1 FLAT	2 PARKING = 1 FLAT	—
BASEMENT	—	—	—	—	—	—
GR. FLR	—	—	—	—	—	—
1ST FLR	—	—	—	—	—	03
2ND FLR	—	—	—	—	—	03
3RD FLR	—	—	—	—	—	03
4TH FLR	—	—	09	—	—	09
5TH FLR	—	—	09	—	—	09
6TH FLR	—	—	09	—	—	09
7TH FLR (REF.)	—	—	08	—	—	08
8TH FLR	—	—	09	—	—	09
9TH FLR	—	—	09	—	—	09
10TH FLR	—	—	09	—	—	09
11TH FLR	—	—	09	—	—	09
12TH FLR	—	—	09	—	—	09
13TH FLR (REF.)	—	—	08	—	—	08
14TH FLR	—	—	09	—	—	09
15TH FLR	—	—	09	—	—	09
16TH FLR	—	—	09	—	—	09
17TH FLR	—	—	09	—	—	09
18TH FLR (REF.)	—	—	08	—	—	08
19TH FLR	—	—	09	—	—	09
20TH FLR	—	—	09	—	—	09
21ST FLR	—	—	09	—	—	09
22ND FLR	—	—	09	—	—	09
23RD FLR (REF.)	—	—	08	—	—	08
24TH FLR	—	—	09	—	—	09
25TH FLR	—	—	09	—	—	09
26TH FLR	—	—	09	—	—	09
27TH FLR	—	—	09	—	—	09
28TH SERVICE FLR	—	—	—	—	—	—
29TH PART FLR	—	—	—	—	—	—
TOTAL FLAT	—	221	—	—	—	221
PARKING REQUIRED	—	552.50 NOS.	—	—	—	—

PARKING REQUIRED = 552.50 NOS.
TOTAL PARKING = 552.50 NOS.
5% VISITER PARKING = 27.62
(-41.00 = 2.05 NOS.) = 580.12 NOS.
TOTAL SCOOTER PARKING REQUIRED RESI. = SAY 580 NOS. (1)
TOTAL SCOOTER PARKING REQUIRED COMM. = SAY...70 NOS. (2)
TOTAL SCOOTER PARKING REQUIRED = 1 + 2 = 580 + 70 = 650 NOS.

SALE BLDG. WING 'A' COMMERCIAL CAR PARKING STATEMENT

SHOP PARKING STATEMENT

FLOOR	CARPET AREA EVERY 100 SQ.MT.	TOTAL PARKING REQUIRED
REQ.	100 SQ.MT. 2 PARKING	
GROUND	476.65 / 100 = 4.77 X 2 CAR = 9.54	9.54 NOS. (A)

OFFICE PARKING STATEMENT

FLOOR	CARPET AREA EVERY 200 SQ.MT.	TOTAL PARKING REQUIRED
REQ.	200 SQ.MT. 1 PARKING	
1ST & 2ND FL.	760.66 / 200 = 3.75 X 3 CAR = 11.25	11.25 NOS. (B)

TOTAL CAR PARKING REQUIRED COMM SHOPS + OFFICE
= A + B
= 9.54 +11.25
= 20.79 NOS.
TOTAL CAR PARKING REQUIRED = SAY..21 NOS.

SALE BLDG. WING 'A' COMMERCIAL SCOOTER PARKING STATEMENT

SHOP PARKING STATEMENT

FLOOR	CARPET AREA EVERY 100 SQ.MT.	TOTAL PARKING REQUIRED
REQ.	100 SQ.MT. 4 PARKING	
GROUND	476.65 / 100 = 4.77 X 8 SCOOTER = 28.62	28.62 NOS. (A)

OFFICE PARKING STATEMENT

FLOOR	CARPET AREA EVERY 200 SQ.MT.	TOTAL PARKING REQUIRED
REQ.	200 SQ.MT. 11 PARKING	
1ST& 2ND FLR	760.66 / 200 = 3.75 X 11 SCOOTER = 41.25	41.25 NOS (B)

TOTAL SCOOTER PARKING REQUIRED COMM SHOPS + OFFICE
= A + B
= 28.62 + 41.25
= 69.87 NOS.
TOTAL SCOOTER PARKING REQUIRED = SAY..70 NOS.

CARPET AREA STATEMENT FOR SALE BLDG. WING 'A' GROUND FLOOR

SHOP NO	SALE BLDG.	CARPET AREA
1	SALE	41.16
2	SALE	42.53
3	SALE	36.24
4	SALE	23.62
5	SALE	36.25
6	SALE	23.76
7	SALE	17.97
8	SALE	67.34
9	SALE	72.09
10	SALE	96.28
TOTAL	—	476.65 SQ.MT.

CARPET AREA STATEMENT FOR SALE BLDG. WING 'A' 1ST & 2ND FLOOR

OFFICE NO	SALE BLDG.	CARPET AREA
1	SALE	39.65
2	SALE	31.08
3	SALE	26.77
4	SALE	17.90
5	SALE	26.20
6	SALE	15.92
7	SALE	13.67
8	SALE	51.90
9	SALE	54.19
10	SALE	45.76
TOTAL	—	375.26 SQ.MT.
		18.8.2 / 760.38 SQ.MT.

BUILT UP AREA CALCULATION OF GROUND FLOOR — SALE BUILDING WING 'A'

1	52.12	X	23.39	=	1219.09	SQ.MT.
2	2/3 X	5.19	X	1.50	=	3.06 SQ.MT.
			TOTAL ADDITION	=	1223.07	SQ.MT. (A)

DEDUCTIONS

1	8.83	X	10.91	=	96.34	SQ.MT.
2	2.80	X	10.75	=	31.01	
3	2.80	X	1.50	=	3.90	
3A	0.45	X	4.00	=	1.80	
4	10.98	X	4.37	=	47.98	
5	4.80	X	4.05	=	22.32	
6	3.05	X	6.10	=	18.65	
7	9.64	X	4.88	=	2.13	
8	1.20	X	0.25	=	0.30	
9	7.41	X	0.40	=	2.96	
10	3.15	X	2.23	=	7.02	
11	3.40	X	3.05	=	6.17	
12	2.88	X	5.09	=	15.64	
13	1/2 X	2.03	X	19.09	=	20.19
14	1/2 X	5.19	X	2.60	=	6.75
15	4.58	X	1.05	=	4.91	
16	1.84	X	3.69	=	6.73	
17	1.96	X	5.35	=	10.43	
18	1.48	X	5.19	=	7.62	
			TOTAL DEDUCTION	=	391.00	SQ.MT. (1)

O.W.C. ROOM CALCULATION

O.W.C.1	1.85	X	2.07	=	3.79	
O.W.C.2	1.97	X	4.75	=	8.36	
O.W.C.3	0.27	X	3.87	=	0.96	
TOTAL O.W.C. AREA				=	13.11	SQ.MT. (2)

LIFT AREA CALCULATION

L1	2.80	X	2.80	=	7.70	SQ.MT.
L2	3.40	X	2.80	=	9.80	
L3	1.80	X	1.80	X 2	=	6.48
L4	2.00	X	2.00	X 3	=	12.00
TOTAL LIFT AREA				=	30.28	SQ.MT. (3)

DUCT AREA CALCULATION

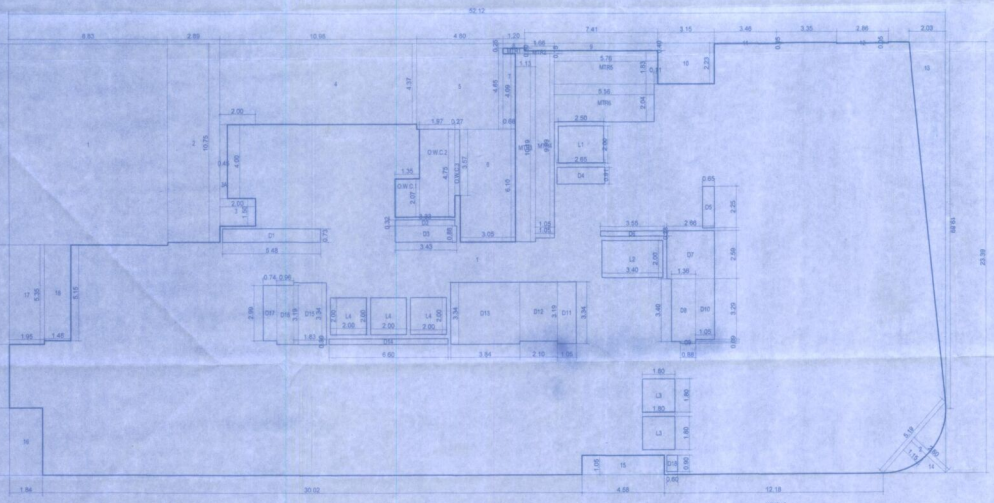
D1	5.48	X	0.73	=	4.00	SQ.MT.
D2	3.33	X	0.33	=	1.10	
D3	3.43	X	0.68	=	2.02	
D4	2.65	X	0.91	=	2.41	
D5	0.65	X	2.25	=	1.46	
D6	3.85	X	0.28	=	0.96	
D7	2.68	X	2.99	=	8.03	
D8	1.36	X	3.45	=	4.62	
D9	0.88	X	0.69	=	0.59	
D10	1.05	X	3.29	=	3.45	
D11	1.05	X	3.34	=	3.51	
D12	2.10	X	3.19	=	6.70	
D13	3.84	X	3.34	=	12.83	
D14	9.60	X	0.30	=	2.88	
D15	1.83	X	3.34	=	6.11	
D16	0.96	X	3.19	=	3.06	
D17	0.74	X	2.99	=	2.21	
D18	3.60	X	0.89	=	3.04	
TOTAL DUCT AREA				=	64.96	SQ.MT. (4)

METTER ROOM AREA CALCULATION

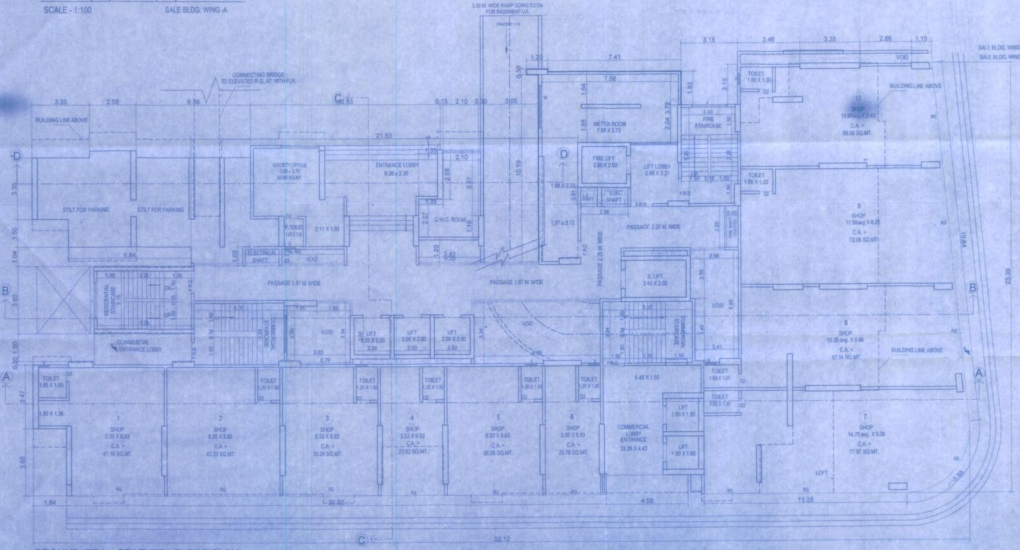
MTR1	1.20	X	0.30	=	0.36	SQ.MT.
MTR2	1.66	X	0.15	=	0.25	
MTR3	1.13	X	10.18	=	11.51	
MTR4	1.03	X	9.99	=	10.49	
MTR5	5.76	X	1.83	=	10.54	
MTR6	5.96	X	2.04	=	11.34	
TOTAL METER ROOM AREA				=	44.49	SQ.MT. (5)

A= (1+2+3+4+5)
1223.07 - (291.00+ 13.11+30.28+64.96+44.49)
1223.07 - 443.84 = 779.23

TOTAL BUILTUP WITH ANCILLARY AREA = 779.23 SQ.MT.



GROUND (PT.) + STILT (PT.) FLOOR PLAN
SCALE - 1:100 SALE BLDG. WING -A



GROUND (PT.) + STILT (PT.) FLOOR PLAN
SCALE - 1:100 SALE BLDG. WING -A

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT SRA SCHEME ON PLOT BEARING F.P. NO. 313 OF TPS-1(PANCHPAKHADI) THANE (W)

AT — ANAND NAGAR CHS.

SOCIETY'S NAME & SIGNATURE: सर्वोदय नगर सहकारी गृहनिर्माण संस्था मर्यादित
सूचना प्रवर्तक

NAME OF P.O.A.HOLDER & SIGNATURE: For Pushpak Developers — Partner

DEVELOPER
M/S. PUSHPAK DEVELOPERS

JOB NO	DRG NO	DATE	SCALE	DRAWN BY	CHD. BY
	02	23/07/2021	AS SHOWN	VISHNU	B.T.SUTE

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