LAYOUT PLAN

SCALE 1:1000

R.G. AREA CALCULATION (plot - A)

TOTAL R.G. AREA REQ. = [illegible]
PROPOSED R.G. AREA = 11783.08 SQ.MT.

PROPOSED R.G.-1 · PROPOSED R.G.-2 · PROPOSED R.G.-3 · PROPOSED R.G.-4 · PROPOSED R.G.-5

TOTAL R.G. AREA PROVIDED (R.G-1 & 5) AREA = 11783.08 SQ.MT

CULB HOUSE AREA STATEMENT

TOTAL R.G. AREA (R.G-2) = [illegible] SQ.MT.
MAXIMUM BUA PERMISSIBLE (15 %) = 1330.10 SQ.MT.
PROPOSED B/U AREA = 1276.21 SQ.MT.
PERMISSIBLE PLINTH AREA (15 %) = 886.75 SQ.MT.
PROPOSED PLINTH AREA = 885.15 SQ.MT.

T.M.C. PLOT AREA CALCULATION

REQUIRED AREA	= 2360.25 SQ.MT
1) 55.04 X 40.54 X 0.50	= 1115.66 SQ.MT
2) 102.70 X 24.27 X 0.50	= 1246.51 SQ.MT
TOTAL AREA	= 2362.17 SQ.MT

FINAL BUILT-UP AREA SUMMARY (PLOT - A)

BLDG.	FLOORS	TOTAL BUILT-UP AREA	ST. AREA Premium Paid	TENEMENT	STATUS
WING -A	BAS.+ST+PO./GR.+27th FL.	8588.75 SQ.MT.	1882.80 SQ.MT.	113 NOS.	O.C. OBTAINED
WING -B	BAS.+ST+PO./GR.+27th FL.	8417.54 SQ.MT.	1882.80 SQ.MT.	173 NOS.	O.C. OBTAINED
WING -C	BAS.+ST+PO./GR.+27th FL.	9150.06 SQ.MT.	1886.80 SQ.MT.	130 NOS.	O.C. OBTAINED
WING -D	BAS.+ST+PO./GR.+27th FL.	9150.06 SQ.MT.	1886.80 SQ.MT.	80 NOS.	O.C. OBTAINED
WING - E	BAS.+ST+PO./GR.+27th FL.	8588.75 SQ.MT.	1882.80 SQ.MT.	181 NOS.	O.C. OBTAINED
WING -F	BAS.+ST+PO./GR.+27th FL.	9150.06 SQ.MT.	1886.80 SQ.MT.	83 NOS.	O.C. OBTAINED
WING -G	BAS.+ST+PO./GR.+27th FL.	9150.06 SQ.MT.	1886.80 SQ.MT.	129 NOS.	O.C. OBTAINED
WING -H	ST.+PO./GR.+27th FL.	7345.75 SQ.MT.	1459.36 SQ.MT.	105 NOS.	
WING -I	ST+PO./GR.+27th FL.	7343.75 SQ.MT.	1459.36 SQ.MT.	115 NOS.	
WING -J	Base.2+Gr./ST.+28th FL.	5752.20 SQ.MT.	1864.77 SQ.MT.	140 NOS.	
	COMMERCIAL	290.68 SQ.MT.			
		4104.70 SQ.MT. NOT TO BE COUNTED TOWARDS FSI	630.40 SQ.MT. (ST. AREA FOR LIG UNIT)	101 NOS.	
TOTAL		83897.58 SQ.MT.	17767.03 SQ.MT.	1269 NOS.	
SHOP	GR.	436.70 SQ.MT.			
COMMUNITY CENTRE	GR.	701.43 SQ.MT.			
TOTAL BUILT UP AREA		84825.81 SQ.MT.			

FINAL BUILT-UP AREA SUMMARY (PLOT - B)

BLDG. NOS.	FLOORS	TOTAL BUILT-UP AREA	ST. AREA Premium Paid	TENEMENT
BLDG. - A	ST./GR.+20th	8345.15 SQ.MT.	1506.27 SQ.MT.	113 NOS
BLDG. - B	ST./GR.+20th	8345.15 SQ.MT.	1506.27 SQ.MT.	113 NOS
BLDG. - C	ST./GR.+20th	12766.53 SQ.MT.	1724.56 SQ.MT.	113 NOS
BLDG. - D	Base.2+Gr./St.+18th	9465.16 SQ.MT.	1363.48 SQ.MT.	147 NOS
TOTAL BUILT UP AREA		38941.89 SQ.MT.	6097.58 SQ.MT.	486 NOS.

TMC BLDG.	ST.+9th(pt)	7305.29 SQ.MT.	372.32 SQ.MT.

AS PER U.L.C. SCHEME ORDER

ORDER NO.	SURVEY NO.	SURPLUS LAND SQ.MT.	HANDOVER TO GOVT. NOMINEE	TENEMENTS TO BE CONSTRUCTED TOTAL U.L.C. FLAT UP TO 25 SQ.MT.	40 SQ.MT.	60 SQ.MT.	80 SQ.MT.
(1794)	24/1	3374.00	65.32		43		
(1795)	34/2	2968.20	0.00				
(1796)	27/1,28/2,30/3, 34/1,34/3,34/8	15101.31	149.50	29	100	10	15
(1797)	33/4	1383.07	0.00				
(1798)	28/5,30/1,34/5P	4368.92	28.05		97		
(1799)	23,25/10, 28/1,29/9	14887.26	321.75				
(39)	22	964.84	38.17	-			
TOTAL		42728.40	630.79	29	240	10	15

FLATS UNDER U.L.C. SCHEME AREA PROPOSED IN WING - I & J FROM PLOT - A, WING - D FROM PLOT - B

PARKING STATEMENT PLOT -A

NEW PARKING

PARKING STATEMENT FOR PLOT - B

EWS/LIG STATEMENT (as per G.R. dt.8/11/2013)

TENEMENT STATEMENT AS PER CIRCULAR DATED 08-11-2013
FOR PLOT AREA ABOVE 4000.00 SQ.MT.
1) PROPOSED PLOT AREA OF (PLOT - A) - EARLIER APPROVED AREA (31-5-2013)
4985.81 sq.mt. - 4827.81 sq.mt. = 557.70 sq.mt. - B
DEDUCT 15% R.G. AREA = 83.66 sq.mt.
NET PLOT AREA = 471.05 sq.mt. —— (A)
2) PROPOSED PLOT AREA OF (PLOT - B) = 23673.47 sq.mt.
DEDUCT 15% R.G. AREA = 3551.02 sq.mt.
BALANCE AREA = 20122.45 sq.mt.
ADD PERMISSIBLE FSI OF CRZ AREA (PLOT - B) = 84.07 sq.mt.
NET PLOT AREA = 20206.52 sq.mt. —— (B)
A + B = 20677.57 sq.mt.
20% OF 20677.57 REQUIRED AREA FOR EWS/LIG = 4135.51 SQ.MT. WITH FLAT AREA 30 TO 50 SQ.MT.
PROPOSED TENEMENTS IN WING - J (PLOT - A)
TYPICAL FLOOR (1st to 12th fl.)
FLAT NO. 1 = 41.31 X 1 NOS. X 12 FLOORS = 495.72 sq.mt.
FLAT NO. 2 = 41.40 X 1 NOS. X 11 FLOORS = 455.40 sq.mt.
FLAT NO. 3 = 41.30 X 1 NOS. X 12 FLOORS = 495.60 sq.mt.
FLAT NO. 4 = 41.03 X 1 NOS. X 12 FLOORS = 492.36 sq.mt.
FLAT NO. 5 = 41.03 X 1 NOS. X 11 FLOORS = 451.33 sq.mt.
FLAT NO. 6 = 41.03 X 1 NOS. X 11 FLOORS = 451.33 sq.mt.
FLAT NO. 7 = 41.03 X 1 NOS. X 12 FLOORS = 492.36 sq.mt.
FLAT NO. 8 = 41.03 X 1 NOS. X 12 FLOORS = 492.36 sq.mt.
FLAT NO. 9 = 41.03 X 1 NOS. X 08 FLOORS = 328.24 sq.mt.
NET PROPOSED AREA FOR EWS/LIG IN BLDG.-A = 4104.70 sq.mt.
NOTE - EWS/LIG STATEMENT AS PER G.R. dt. 8/11/2013
B/UP AREA = 4104.70 sq.mt. NOT TO BE COUNTED TOWARDS FSI

R.G. AREA CALCULATION (PLOT - B)

R.G. AREA REQ.=23673.47 x 20% = [illegible] sq.mt.
PROPOSED R.G. AREA = [illegible] sq.mt.

AMENITY PLOT AREA CALCULATION

REQUIRED AREA	= 3608.50 SQ.MT
1) 54.34 X 6.45 X 0.50	= 175.25 SQ.MT
2) 52.71 X 21.36 X 0.50	= 562.94 SQ.MT
3) 66.70 X 28.40 X 0.50	= 947.14 SQ.MT
4) 125.45 X 31.10 X 0.50	= 1950.75 SQ.MT
TOTAL AREA	= 3636.08 SQ.MT

TENEMENTS TO BE HANDOVER GOVT. NOMINEES

AREA SQ.MT.	NO.OF FLATS PROVIDED	LOCATION PLOT -A WING	FLAT NO	FLOORS	NO.OF FLAT
UP TO 40	16	I	1,2,3,4,5,6,7,8	1st & 2nd	8X2 =16
				TOTAL	16 nos.

NOTE - 16 NOS. OF FLATS MENTIONED ABOVE ARE ALREADY HANDED OVER TO ULC DEPT.

NOTES

PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK	RED FILLED
DRAINAGE LINE	RED DOTTED
PROPOSED R.G.	GREEN
AMENITY OPEN SPACE	BLUE FILLED
INTERNAL ROAD	BRUNT SIENA
D.P. ROAD LINE	GREEN DOTTED
SRUCT. TO BE DDEMOLISHED	YELLOW DOTTED

PARKING STATEMENT FOR TMC BLDG.

DESCRIPTION	NO. OF TENEMENT	NO. OF PARKING
ONE PARKING SPACE FOR EVERY 50 SQ.MT. OF OFFICE SPACE AREA UP TO 1000 SQ.MT. & ONE FOR EVERY 100 SQ.MT. OF ADDITINAL SPACE FOR AREA EXCEEDING 1000 SQ.MT. 7305.29 SQ.MT.	[illegible]	83 NOS.
TOTAL		83 NOS.
10% VISITORS PARKING		8.30 nos.
PARKING REQUIRED SAY		91.30 91 NOS.
One Two Wheeler Parking Space for Every 100 sq.mt. of Office Space - 7305.29 sq.mt.		73 NOS.
PROVIDED STILT PARKING		45 NOS.
PROVIDED OPEN PARKING		37 NOS.
TOTAL PARKING PROVIDED		82 NOS.
SCOOTER PARKING IN STILT PROVIDED		74 NOS.

CULB HOUSE AREA STATEMENT

(PLOT - B)

TOTAL R.G. AREA (R.G-1) = 4886.30 SQ.MT.
MAXIMUM BUA PERMISSIBLE (15 %) = 732.95 SQ.MT.
PROPOSED B/U AREA = 720.87 SQ.MT.
PERMISSIBLE PLINTH AREA (10 %) = 488.63 SQ.MT.
PROPOSED PLINTH AREA = 387.00 SQ.MT.

FITNESS CENTER AREA STATEMENT

(PLOT - B)

WING - A,B,C BUILT UP AREA = 29456.75 SQ.MT.
PERMISSIBLE FITNESS CENTER AREA (2% of 29456.75) = 589.13 SQ.MT.
PROPOSED FITNESS CENTER AREA = 475.00 SQ.MT.

TMC BLDG. B/UP AREA CALCULATION (as per G.R. dt. 14/10/2011)

	PLOT-A	PLOT-B NON CRZ AREA	PLOT-B CRZ AREA
NET PLOT AREA	4985.81	23673.47	112.09
15% R.G. AREA	747.84	3551.02	-
PERMISSIBLE BUA	4237.77	20122.45	84.77 (112.09X0.75% = 84.77)
TOTAL PERMISSIBLE BUA (PLOT A+ PLOT B)	24444.39		
TOWN CENTER BUILT UP AREA (24444.39 X 30%)	7333.29 sq.mt.		

NOTE:
AS PER G.R. DT. 14/10/2011 BUILT UP AREA OF TMC BLDG. NOT TO BE COUNTED TOWARDS FSI

AS PER APPROVED LAYOUT DATED = 27/11/2007
TOTAL BUA TO BE HANDOVER FOR TMC SHOP = 429.58 SQ.MT.

SHOPS TO BE HANDOVER TO TMC

SR.NO	WING	NO.OF SHOPS	SHOPS SR.NO	AREA SQ.MT.	ALLOTTED TO TMC
1	SHOP	6	1 TO 6	436.70	TMC
	TOTAL	6		436.70	

PROFORMA - B

DRG. NO. 1/4

CONTENT OF SHEET
BLOCK PLAN, AREA STATEMENT, LOCATION PLAN,
R.G. CALCULATION, SUMMARY, PARKING STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Amended Plans are approved Subject to conditions Prescribed in Permission No. V.P. New. 505/0104/14.0M.2005/140 TMC/TDD/TPP/ 2134/17 Dated 07/04/2017.

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.22, S. NO 23, S.NO.24/1 TO 7, 8a,8b,9,10,S.NO.25/1,3,5,7,8,9,10,11, S.NO.26/1,2,4,5,6,7,8,9,10,11,12, S. NO 27/1,2,3,4 to 18,S.NO.28/1 TO 5, S.NO.29/1 to 9, S.NO. 30/1,4,5,6,8 , S.NO.31/1,2,3,4,5,6,7,8,9, S.NO.32/1 to 14, S.NO.33/1,2,3,4,5,6a,6b,7,8,9,10, 11,12,13,14,15,16,17,18,19,20,21 , S.NO.34/1,2,3,4,5,6,7,8,9 AT MAJIWADE , OLD S.NO. 95/6b,12,14A,15,20,21,22,23,24a,24b,25a,25b,28,32 (NEW NO.183), S.NO. 96/2,3a,3b,3c,3d,4,5,6,6a,6b+7a,7b,7c,8 (NEW NO.184) AT VILLAGE BALKUM,THANE .

NAME OF OWNER

(AUTHORISED SIGNATORY)
SHREE SAI NATH ENTERPRISES
CONSTRUCTION & DEVELOPERS PVT.LTD.

ARCHITECTS NAME AND ADDRESS

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