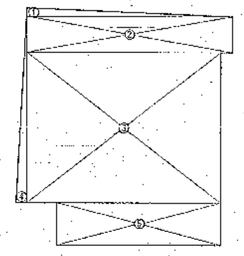


PLAYGROUND AREA DIAGRAM
SCALE :- 1:500

PHYSICAL PLAYGROUND REQUIRED = 40% OF 3580.00 = 1432.00 SQ.MT.
PROPOSED PLAYGROUND = 1433.51 SQ.MT.

PLAYGROUND AREA CALCULATION

ADDITION :
1. 1.46 X 36.58 X 0.50 = 26.70
2. 36.58 X 6.39 X 1.00 = 233.75
3. 34.54 X 26.65 X 1.00 = 920.49
4. 1.92 X 34.50 X 0.50 = 33.12
5. 29.26 X 7.50 X 1.00 = 219.45
TOTAL = 1433.51
TOTAL AREA OF PLAYGROUND = 1433.51 SQ.MT

PROPOSED BUILT UP AREA BUILDING 'A'

BLDG. TYPE	FLOOR	B/U AREA IN SQ.MT.
A ST+21ST (PT) FLOORS	GR. FLOOR	-----
	1ST FLOOR	356.72 X 01 = 356.72
	2ND TO 7TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST.	418.13 X 16 = 6690.08
	REFUGE FL. (8TH, 12TH & 17TH)	350.72 X 03 = 1070.16
	21ST FLOOR	298.04 X 01 = 298.04
TOTAL PROPOSED BUILT UP AREA		8415.00 SQ.MT.

PROPOSED STAIRCASE AREA BUILDING 'A'

BLDG. TYPE	FLOOR	AREA IN SQMT.	TOTAL FIRE STAIRCASE AREA (IN SQ.M)
A ST+21ST (PT) FLOORS	GR. FLOOR	52.02 X 01 = 52.02	26.89 X 01 = 26.89
	1ST FLOOR	114.75 X 01 = 114.75	26.14 X 01 = 26.14
	2ND TO 7TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST FLOOR)	116.85 X 17 = 1986.45	26.14 X 17 = 444.38
	REFUGE FL. (8TH, 12TH & 17TH FLOOR)	114.75 X 03 = 344.25	26.14 X 03 = 78.42
TOTAL PROPOSED BUILT UP AREA		2497.47 SQ.MT.(1)	575.83 SQ.MT.(2)
TOTAL STAIRCASE AREA (1+2) = 3073.30			

COVERED BUILT UP AREA STATEMENT

BUILDING TYPE	STILT AREA	BUILT UP AREA	BALCONY	C.B.	STAIRCASE	REFUGE	METER ROOM	SOCIETY OFFICE	ENTRANCE LOBBY	FITNESS CENTER	TOTAL BUILT UP AREA
A - ST+21ST (PT) FLOOR	433.65	8415.00	849.28	263.55	3073.30	357.63	34.22	19.60	59.02	101.13	13605.78 (A)
B ST+GR+7TH FL	210.95	4113.85	----	----	1897.97	65.45	9.45	-----	46.85	-----	6344.52 (B)
TOTAL PROPOSED COVERED BUILT UP AREA A+B = 19950.30 SQ.M.											

PROPOSED TENEMENT STATEMENT

	BUILDING TYPE	TENEMENT LESS THAN 35 SQ.M	TENEMENTS 35 TO 50 SQ.M	TENEMENT 50 TO 75 SQ.M	ABOVE 75 SQ.M	TOTAL
TOTAL	A - ST+21ST (PT) FL	---	00	141	---	141
		---	00	141	---	141

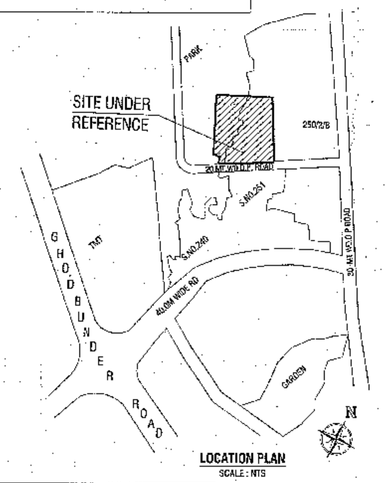
PROPOSED PARKING STATEMENT

	PARKING REQUIRED	TOWER PARKING	PARKING PROVIDED IN STILT	TOTAL PARKING PROVIDED
TOTAL	158	260	43	303

PARKING STATEMENT : (BUILDING - A)

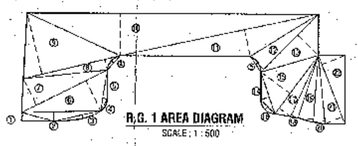
	NO.OF FLATS	PARKING REQUIRED
FLATS LESS THAN 35SQ.M.	00	NIL
FLATS - 35 TO 50 SQ.M.	00	00
FLATS - 50 TO 75 SQ.M.	141	141.00
FLATS MORE THAN 75 SQ.M.	00	NIL
TOTAL	141	141.00
10% FOR VISITORS		14.10
TOTAL PARKING REQUIRED		155.10 NO.
SAY		156.00 NO.
TOTAL PARKING PROVIDED		303.00 NO.

SCOOTER PARKING REQUIRED FOR RESIDENTIAL = 141 NOS. (1 PARKING PER FLAT)
TOTAL SCOOTER PARKING REQUIRED = 141 NOS.
TOTAL SCOOTER PARKING PROVIDED = 149 NOS.



LOCATION PLAN
SCALE : NTS

PHYSICAL R.G. REQUIRED = 20% OF BALANCE PLOT AREA = 3580.00 X 20 % = 716.00 SQ.MT.
TOTAL R.G. AREA PROPOSED (1+2) = 724.51 SQ.MT.
R.G. - 1 AREA CALCULATION
ADDITIONS :
1. 6.00 X 1.45 X 0.50 X 1 = 4.35
2. 14.14 X 1.67 X 0.50 X 1 = 11.81
3. 9.54 X 0.62 X 0.67 X 1 = 3.56
4. 2.39 X 0.30 X 0.67 X 1 = 0.48
5. 7.30 X 0.80 X 0.50 X 1 = 2.92
6. 17.06 X 5.95 X 0.50 X 1 = 50.75
7. 17.06 X 5.22 X 0.50 X 1 = 44.53
8. 17.70 X 1.96 X 0.50 X 1 = 17.35
9. 17.70 X 11.21 X 0.50 X 1 = 99.21
10. 51.63 X 7.50 X 0.50 X 1 = 193.61
11. 35.89 X 4.82 X 0.50 X 1 = 86.49
12. 14.41 X 3.33 X 0.50 X 1 = 23.99
13. 14.41 X 5.08 X 0.50 X 1 = 36.60
14. 7.80 X 1.57 X 0.50 X 1 = 6.12
15. 12.69 X 0.37 X 0.50 X 1 = 11.05
16. 3.54 X 0.73 X 0.67 X 1 = 1.73
17. 12.89 X 2.51 X 0.50 X 1 = 16.18
18. 11.88 X 1.26 X 0.50 X 1 = 7.48
19. 11.86 X 2.75 X 0.50 X 1 = 16.34
20. 12.17 X 2.04 X 0.50 X 1 = 12.41
21. 13.01 X 3.26 X 0.50 X 1 = 21.21
22. 13.01 X 4.42 X 0.50 X 1 = 28.75
TOTAL = 726.91---a
Deduction
a. 3.42 X 0.55 X 0.67 X 1 = 1.26
b. 3.49 X 0.50 X 0.67 X 1 = 1.14
TOTAL = 2.40---b
TOTAL AREA OF R.G. 1 (a-b) = 724.51 SQ.MT.



R.G. 1 AREA DIAGRAM
SCALE : 1 : 500

AREA STATEMENT

S.NO	TOTAL PLOT AREA AS PER 7/12	AREA UNDER RESIDENTIAL BUILDING PLOT	AREA UNDER SCHOOL BUILDING PLOT
244/13	1200.00	---	175.00
244/16	70.00	70.00	---
244/14/2	1500.00	142.57	1357.43
250/1/A	2110.00	134.93	1975.37
250/2/A	1500.00	1367.50	72.50
250/3	1540.00	1540.00	---
251/5/A	230.00	230.00	---
242/1/1A (PT)	95.00	95.00	---
TOTAL	8345.00	3580.00	3580.00

PARKING STATEMENT (BUILDING - B)

SR. NO.	CATEGORY OF AS PER CARPET AREA	PARKING NORMS	CARPET AREA	REQ. PARKING
1	EDUCATIONAL	1 PARKING SPACE REQUIRED FOR EACH 35 SQ.MT. CARPET AREA OF ADMINISTRATIVE OFFICE AND PUBLIC AREA.	233.89	6.40 NOS.
	TOTAL FOUR WHEELER PARKING REQUIRED			7.00 NOS.
	TOTAL FOUR WHEELER PARKING PROVIDED			10.00 NOS.
2	1 TWO WHEELER PARKING SPACE REQUIRED FOR EACH CLASSROOM		53.00	212.00 NOS.
	TOTAL TWO WHEELER PARKING PROVIDED			212.00 NOS.

PROPOSED STAIRCASE AREA FOR SCHOOL (BLDG-B)

BLDG. TYPE	FLOOR	BUILT UP AREA
B GR+7TH FL.	GR. FLOOR	244.50 X 1 = 244.50
	1ST TO 7TH FLOORS	230.21 X 7 = 1653.47
TOTAL STAIRCASE AREA		1897.97 SQ.MT.

PERMISSIBLE BUILT UP AREA = 7160.00 X 50 % = 3580.00 SQ.MT.
PROPOSED BUILT UP AREA = 4113.85 SQ.MT.

PROPOSED BUILT UP AREA FOR SCHOOL (BLDG-B)

BLDG. TYPE	FLOOR	BUILT UP AREA
B GR+7TH FLOOR.	GR. FLOOR	288.42 X 1 = 288.42
	1ST TO 3RD FLOORS	562.40 X 3 = 1687.20
	4TH, 6TH & 7TH FLOORS	594.73 X 3 = 1784.19
	5TH FLOORS	444.04 X 1 = 444.04
TOTAL PROPOSED BUILT UP AREA		4113.85 SQ.MT.

TOTAL PLOT AREA UNDER SCHOOL RESERVATION
7065 SQ.MT. (BALANCE PLOT AREA) + 95 SQ.MT. (BUY BACK AREA) = 7160 SQ.MT.
TOTAL PLOT AREA HANDED OVER TO TMC UNDER A.R. POLICY = 7160.00 X 50 % = 3580.00 SQ.MT.
PERMISSIBLE BUILT UP AREA = 3580.00 SQ.MT.
PROPOSED BUILT UP AREA = 4113.85 SQ.MT.

AREA STATEMENT

S.NO	AS PER 7/12 (SQ.M)	AREA UNDER SCHOOL RESERVATION	AREA UNDER PARK RESERVATION	AREA UNDER ROAD	AS PER Δ (SQ.M)	AREA FOR F.S.I. (SQ.M)
244/13	1200.00	175.00	1125.00	-	1339.19	175.00
244/16	70.00	70.00	-	-	71.39	70.00
244/14/2	1500.00	1500.00	-	-	1569.93	1500.00
250/1/A	2110.00	2110.00		-	2110.00	2110.00
250/2/A	1500.00	1440.00		60.00	1609.72	1440.00
250/3	1540.00	1540.00	-	-	1850.11	1540.00
251/5/A	230.00	230.00	-	-	240.40	230.00
242/1/1A (PT)	95.00	95.00			95.00	95.00
TOTAL	8345.00	7160.00	1125.00	60.00	8694.74	7160.00

PLOT AREA CALCULATION
S. NO. 244/13
ADDITION :
1. 23.55 X 10.90 X 0.50 = 128.35
2. 29.35 X 13.54 X 0.50 = 198.70
3. 48.22 X 9.47 X 0.50 = 228.92
4. 48.22 X 10.78 X 0.50 = 259.91
5. 25.14 X 5.90 X 0.50 = 86.73
6. 26.35 X 19.87 X 0.50 = 261.79
TOTAL AREA = 1163.80---a
7. 26.88 X 6.95 X 0.50 = 93.41
8. 26.88 X 6.10 X 0.50 = 81.98
A) TOTAL AREA S.NO 244/13 = 175.39---b
TOTAL AREA S.NO 244/13 = a+b = 1339.19 -----(A)

PROFORMA

SR. NO.	AREA STATEMENT	RESIDENTIAL PLOT
1.	PLOT AREA AS PER 7/12	8250.00
2.	BUY BACK PLOT AREA FROM T.M.C. [S.NO. 242/1/1A (PT)]	95.00
3.	TOTAL PLOT AREA (1+2)	8345.00
4.	PLOT AREA AS PER TRIANGULATION	8694.74
5.	DEDUCTION FOR	
	A) AREA UNDER ROAD 20M WIDE ROAD	60.00
	b) AREA UNDER PARK RESERVATION NO.3	1125.00
	c) NOT IN POSSESSION	-
6.	TOTAL DEDUCTION (5a + 5b + 5c)	1185.00
7.	BALANCE PLOT AREA (3 - 6)	7160.00
8.	DEDUCTION FOR 15% R.G. (7160.00 X 0.15)	1074.00
9.	NET PLOT AREA (7 - 8)	6086.00
10.	ADD. FOR FSI CREDIT PERMISSIBLE BY DEVELOPMENT RIGHTS AS PER GOVERNMENT GR. DATED 29/01/2016 (90% ON 7160.00 X 90 % = 6444.00 SQ.MT. OUT OF ABOVE POTENTIONAL OF TDR AREA RESERVED FOR SLUM TDR 6444.00 X 0.20 = 1288.80 SQ.MT. AREA PERMISSIBLE FOR UTILIZATION TDR NOW 5444.00 - 1288.80 = 5155.20 SQ.MT.	-
	a) ADDITION OF ROAD SET BACK AREA (60.00 X 2)	120.00
	b) ADDITION PARK RESERVATION AREA (1125 X 2)	2250.00
	TOTAL (a + b)	2370.00
11.	ADDITIONAL 0.30 FSI AS PER GOV. NOTIFICATION NO. TPS-1214/450/CR-88/14/UD-12 PERMISSIBLE AREA = 3580.00 X 0.30 = 1074.00 PROPOSED AREA = 645.00	645.00
12.	TOTAL AREA (9 + 10 + 11)	9101.00
13.	PERMISSIBLE F.S.I	1.00
14.	PERMISSIBLE FLOOR AREA (12 X 13)	9101.00
15.	TOTAL PROPOSED BUILT UP AREA	8415.00
16.	BALANCE BUILT UP AREA	686.00
17.	F.S.I. CONSUMED	0.924

TENEMENT STATEMENT

PROPOSED BUP AREA	8415.00
LESS DEDUCTION FOR NON RESI. AREA	---
AREA AVAILABLE FOR TENEMENTS	8415.00
DENSITY OF TENEMENTS	300 / HCT
PERMISSIBLE TENEMENTS	252 NOS.
PROPOSED TENEMENTS	143 NOS.

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA /FLR. PROPOSED BALCONY AREA /FLR. EXCESS BALCONY AREA /FLR.	REFER BALCONY AREA CALC.

PARKING STATEMENT

REQUIRED PARKING	158 NOS.
PROPOSED PARKING	303 NOS
GARAGES PERMISSIBLE	---
GARAGES PROPOSED	---
TOTAL	303 NOS.

BLDG - A STILT + 21ST (PT) FLR.
BLDG - B GR.+ 7TH FLR.

1/4

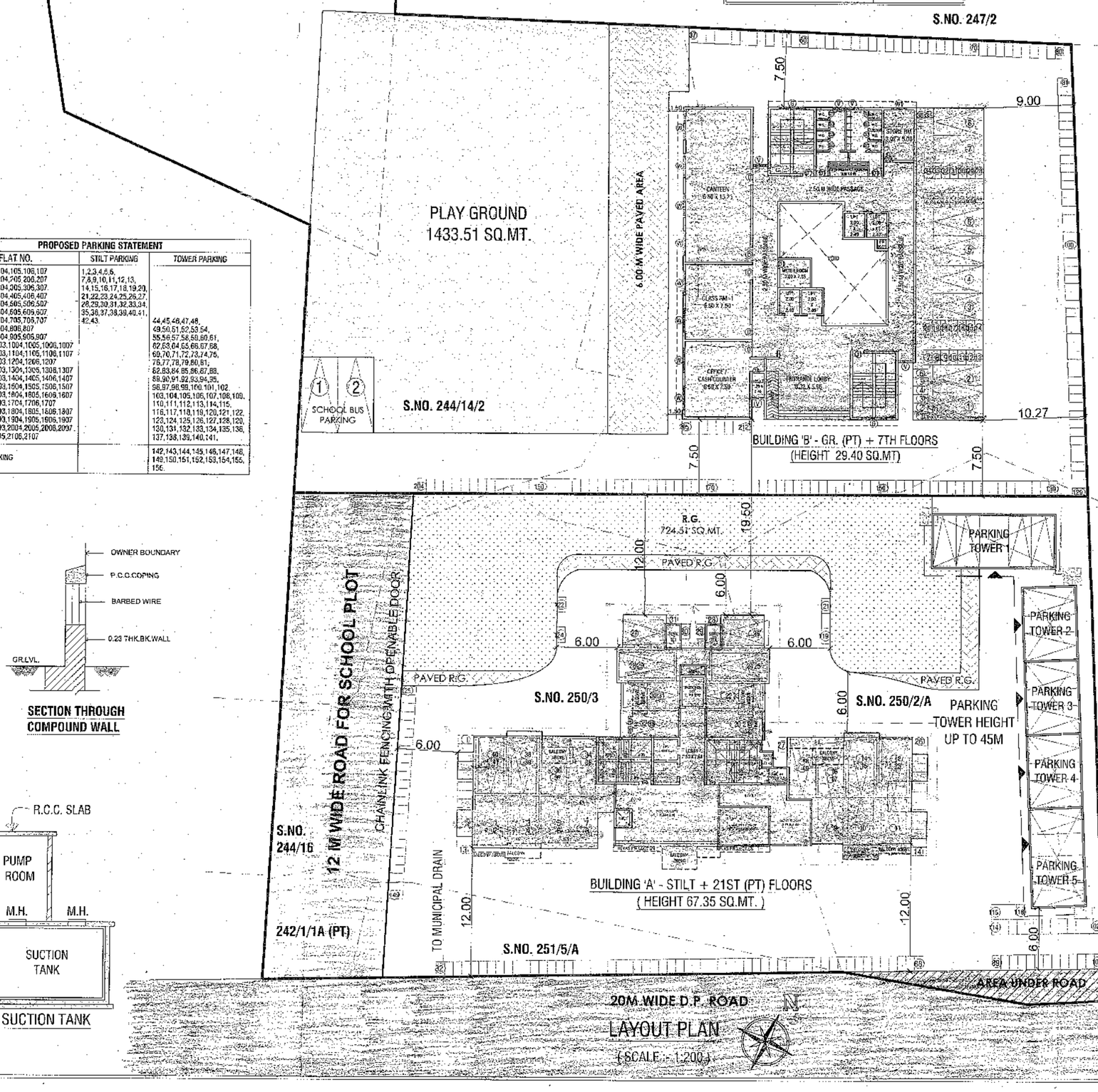
CONTENTS OF SHEET
LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATIONS, AREA STATEMENTS, SECTION A-A.

STAMP OF APPROVAL OF PLAN

Please see approval Subject to conditions prescribed in Circular No. V.P. 505/0207/18 TMC/TDD/ 327/19 Dated:- 19/05/2019

Deputy Engineer (TDD) | Town Development & Planning Officer (T.D.O.)
Thane Municipal Corporation of The City of Thane

सदरचेपान
प्रस्तुत मंजूरीआदेशसुसंगत परिशिष्ट-ज परवी प्रसंग्रह ही आज दिनांक दिनांकापर्यंतपुरतेच असल्याचा व त्या पश्चात सदर अधिनियमाचे तरतुदी नुसार मंजूरीचा नूतनीकरण करणे आवश्यक आहे.

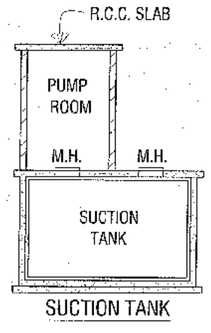


LAYOUT PLAN
(SCALE :- 1:200)

PROPOSED PARKING STATEMENT

FLAT NO.	STILT PARKING	TOWER PARKING
101,102,103,104,105,106,107 201,202,203,204,205,206,207 301,302,303,304,305,306,307 401,402,403,404,405,406,407 501,502,503,504,505,506,507 601,602,603,604,605,606,607 701,702,703,704,705,706,707 801,802,803,804,805,806,807 901,902,903,904,905,906,907 1001,1002,1003,1004,1005,1006,1007 1101,1102,1103,1104,1105,1106,1107 1201,1202,1203,1204,1205,1206,1207 1301,1302,1303,1304,1305,1306,1307 1401,1402,1403,1404,1405,1406,1407 1501,1502,1503,1504,1505,1506,1507 1601,1602,1603,1604,1605,1606,1607 1701,1702,1703,1704,1705,1706,1707 1801,1802,1803,1804,1805,1806,1807 1901,1902,1903,1904,1905,1906,1907 2001,2002,2003,2004,2005,2006,2007 2101,2102,2103,2104,2105,2106,2107	1,2,3,4,5,6, 7,8,9,10,11,12,13, 14,15,16,17,18,19,20, 21,22,23,24,25,26,27, 28,29,30,31,32,33,34, 35,36,37,38,39,40,41, 42,43	44,45,46,47,48, 49,50,51,52,53,54, 55,56,57,58,59,60,61, 62,63,64,65,66,67,68, 69,70,71,72,73,74,75, 76,77,78,79,80,81, 82,83,84,85,86,87,88, 89,90,91,92,93,94,95, 96,97,98,99,100,101,102, 103,104,105,106,107,108,109, 110,111,112,113,114,115, 116,117,118,119,120,121,122, 123,124,125,126,127,128,129, 130,131,132,133,134,135,136, 137,138,139,140,141,
VISITORS PARKING		142,143,144,145,146,147,148, 149,150,151,152,153,154,155, 156.

SECTION THROUGH COMPOUND WALL



SUCTION TANK

(S.NO. 244/16 PLOT AREA
66) 9.49 X 5.72 X 0.50 = 27.14
67) 17.95 X 1.61 X 0.50 = 14.45
68) 10.16 X 4.06 X 0.50 = 20.62
69) 6.34 X 2.58 X 0.50 = 8.18
TOTAL AREA = 71.39
TOTAL AREA = 71.39 --- (F)

S. NO. 244/14/2
9. 37.84 X 18.31 X 0.50 = 346.43
10. 37.84 X 10.05 X 0.50 = 190.15
11. 34.71 X 8.60 X 0.50 = 149.25
12. 22.58 X 9.80 X 0.50 = 110.64
13. 26.37 X 11.65 X 0.50 = 153.61
14. 9.84 X 5.79 X 0.50 = 28.49
15. 13.60 X 5.34 X 0.50 = 36.31
16. 27.16 X 11.58 X 0.50 = 157.26
17. 45.42 X 7.33 X 0.50 = 166.46
18. 47.59 X 6.95 X 0.50 = 165.38
19. 20.61 X 5.93 X 0.50 = 61.11
20. 7.81 X 1.24 X 0.50 = 4.84
TOTAL AREA S.NO 244/14/2 = 1559.93---(B)

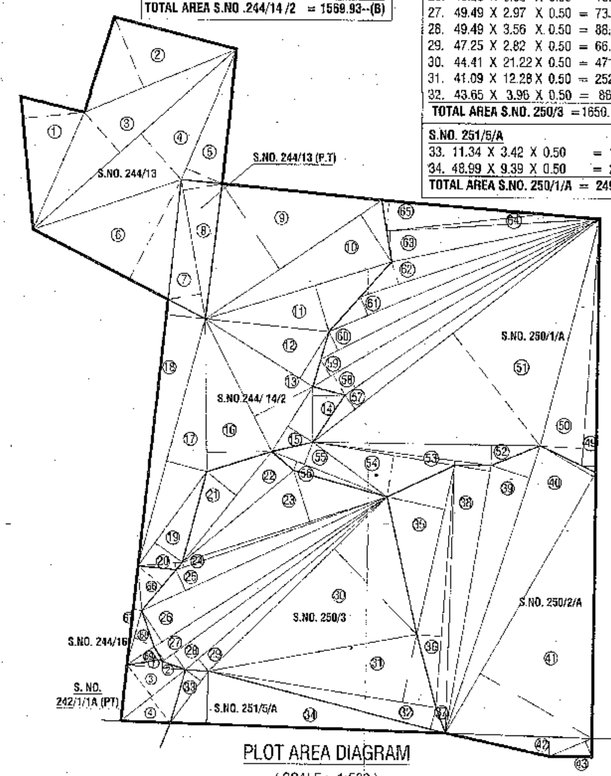
S.NO. 250/2/A
35. 30.71 X 10.40 X 0.50 = 159.69
36. 43.05 X 4.37 X 0.50 = 94.06
37. 47.52 X 1.81 X 0.50 = 43.01
38. 48.14 X 6.35 X 0.50 = 152.84
39. 53.65 X 7.22 X 0.50 = 193.68
40. 53.32 X 10.98 X 0.50 = 292.73
41. 53.32 X 23.02 X 0.50 = 613.71
TOTAL AREA = 1549.72--C
S.NO. 250/2/A ROAD AREA
42. 26.28 X 3.58 X 0.50 = 47.04
43. 8.50 X 3.05 X 0.50 = 12.96
TOTAL AREA = 60.00 ---D
S.NO. 250/2/ATOTAL AREA (C+D)=1609.72 --(E)

S.NO. 250/3
21. 25.23 X 6.74 X 0.50 = 85.03
22. 25.23 X 5.17 X 0.50 = 65.22
23. 38.35 X 9.54 X 0.50 = 182.93
24. 39.83 X 0.91 X 0.50 = 18.12
25. 48.10 X 4.05 X 0.50 = 97.40
26. 49.26 X 6.63 X 0.50 = 163.30
27. 49.49 X 2.97 X 0.50 = 73.49
28. 49.49 X 3.56 X 0.50 = 88.09
29. 47.25 X 2.82 X 0.50 = 66.62
30. 44.41 X 21.22 X 0.50 = 471.19
31. 41.09 X 12.28 X 0.50 = 252.29
32. 43.65 X 3.96 X 0.50 = 86.43
TOTAL AREA S.NO. 250/3 = 1850.11(C)

S.NO. 251/5/A
33. 11.34 X 3.42 X 0.50 = 19.39
34. 48.99 X 9.39 X 0.50 = 230.01
TOTAL AREA S.NO. 250/1/A = 249.40---(D)

(S.NO. 250./ 1/A PLOT AREA
PRIMARY SCHOOL RESERVATION
49. 45.00 X 2.50 X 0.50 = 56.25
50. 43.90 X 7.66 X 0.50 = 168.58
51. 84.50 X 25.30 X 0.50 = 815.93
52. 40.45 X 3.60 X 0.50 = 73.81
53. 31.95 X 0.82 X 0.50 = 13.10
54. 25.58 X 7.42 X 0.50 = 94.90
55. 22.20 X 4.20 X 0.50 = 46.62
56. 22.20 X 1.72 X 0.50 = 19.09
57. 64.50 X 3.08 X 0.50 = 99.33.
58. 59.10 X 4.20 X 0.50 = 124.11
59. 59.10 X 3.48 X 0.50 = 102.83
60. 55.50 X 3.70 X 0.50 = 102.68
61. 52.10 X 3.55 X 0.50 = 92.48
62. 44.74 X 4.15 X 0.50 = 92.84
63. 37.80 X 5.47 X 0.50 = 103.38
64. 37.88 X 1.43 X 0.50 = 27.08
65. 28.78 X 5.35 X 0.50 = 76.99
TOTAL AREA = 2110.00
TOTAL AREA = 2110.00 ---(F)

AREA CALCULATION BUYBACK FROM TMC S. NO. 242/1/1A (PT)
ADDITIONS :
1. 6.30 X 0.30 X 0.5 = 0.95
2. 10.30 X 1.06 X 0.5 = 5.46
3. 14.42 X 6.62 X 0.5 = 47.73
4. 14.42 X 5.70 X 0.5 = 41.10
TOTAL = 95.24 SQ.MT.
TOTAL AREA PLOT = 95.24 SQ.MT.



PLOT AREA DIAGRAM
(SCALE :- 1:500)

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING S.NO. 242/1/1A (PT), 244/13, 244/14/2 (PT), 250/1/A, 250/2/A, 250/3, 251/5/A (PT) AT VILLAGE KAVESAR, GHODBUNDER ROAD, THANE (W)

NAME AND ADDRESS OF OWNER

SHRI. RAJAN BANDELKAR FOR M/S UNNATHI ESTATE
PLOT NO 1, MOHAN MILL COMPOUND, NEXT TO AUDI SHOWROOM, G.B. ROAD, THANE (W)- 400607

JITENDRA MUKADAM
CA/2021-4751
SIGNATURE OF ARCHITECT

ARCHITECTS

GODBOLE MUKADAM & ASSOCIATES
2, NAKSHATRA HERITAGE,
NR. KARVE HOSPITAL, HINDU COLONY,
BRAHMIN SOC., NAUPADA,
THANE(W)-400 602.
PH. NO. - (022)2 5364052, 25364498.

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
M/s-4314/LS.R.	1 : 100	29-04-2019	SWARAN	SNGHAL

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