	OLD S. No.	NEW S. No.	area as per 7/12 (area in sq.m.)	area under road (area in sq.m.)	area under g-zone (area in sq.m.)	area under sub plot B (area in sq.m.)	total area considered in F.S.I. (area in sq.m.)
1	21/1		5670.00	0.00	0.00	0.00	5496.40
2	21/3		910.00	0.00	0.00	0.00	910.00
3	21/4		910.00	0.00	0.00	0.00	824.31
4	21/5		1010.00	0.00	0.00	0.00	1010.00
5	21/6		2630.00	0.00	0.00	0.00	2584.98
6	21/7		1210.00	0.00	0.00	0.00	1210.00
7	21/8A		4010.00	0.00	0.00	0.00	4010.00
8	21/8B		4040.00	0.00	0.00	0.00	4040.00
9	107/8	72/8	130.00	120.00	0.00	10.00	130.00
10	112/1	71/1	8150.00	3130.00	4008.00	0.00	8150.00
11	113/1	66/1	11000.00	1395.00	0.00	0.00	11000.00
12	113/2	66/2	2600.00	295.00	0.00	0.00	2079.21
13	113/4	66/4	1100.00	930.00	0.00	0.00	1100.00
14	113/6	66/6	1730.00	0.00	0.00	0.00	1022.50
15	113/7	66/7	4300.00	0.00	0.00	0.00	4116.62
16	113/8	66/8	2000.00	0.00	0.00	0.00	1723.37
17	113/9	66/9	1300.00	0.00	0.00	0.00	891.95
18	113/10	66/10	720.00	0.00	0.00	0.00	720.00
19	113/11	66/11	1900.00	0.00	0.00	0.00	1656.62
20	113/12	66/12	800.00	0.00	0.00	0.00	517.59
21	113/13	66/13	1050.00	0.00	0.00	0.00	766.88
22	113/14	66/14	5600.00	15.00	0.00	0.00	4822.28
23	113/15	66/15	2400.00	0.00	0.00	0.00	2308.92
24	113/16	66/16	3600.00	0.00	0.00	0.00	3180.34
25	113/17	66/17	1000.00	0.00	0.00	0.00	761.48
26	114/1	65/1	620.00	265.00	450.00	0.00	620.00
27	114/2	65/2	6360.00	4300.00	190.00	0.00	6360.00
TOTAL			76950.00	10450.00	4648.00	10.00	72013.27

U.L.C. AREA STATEMENT:-

SR. NO.	S. NO.	AREA UNDER SCHEME	LAND AREA EXEMPTED	NET B/U AREA UNDER SCHEME	B/U AREA HANDED OVER TO GOVT.	CRITERIA OF FLAT B/U AREA	HANDED OVER TO GOVT. NOMINEE IN BLDG. NO FLR.	FLAT TO BE CONSTRUCT
01	21/1, 113/7 113/15	7165.50	7165.50	7165.50	358.28	UP TO 40 SQ.MT.	TYPE "A1" (1ST AND 2ND FLR.) (TOTAL 09 NOS. FLAT)	TYPE "A1" & "A2" REQ. 284 FLAT'S (PROV. 308 FLAT'S)
02	113/2	4620.00	2176.00	2176.00	130.00	UP TO 40 SQ.MT.	TYPE "A1" (2ND FLR.) (TOTAL 04 NOS. FLAT)	
03	21/5, 21/4, 21/5, 21/7, 21/8A	8050.00	8050.00	6842.50	171.05	1 RM. TENE.		BUILDING "B1" REQ. 116 FLAT'S (PROV. 92 FLAT'S)
						UP TO 25 SQ.MT.	TYPE "B1" (1ST FLR.) (TOTAL 02 NOS. FLAT)	REQ. 41 FLAT'S
						UP TO 50 SQ.MT.	TYPE "C1" (1ST FLR.) (TOTAL 01 NO. FLAT)	BUILDING "C1 ,C3 & C5" REQ. 14 FLAT'S (PROV. 16 FLAT'S)
						UP TO 80 SQ.MT.	TYPE "C1" (1ST FLR.) (TOTAL 01 NO. FLAT)	BUILDING "C1 ,C3 & C5" REQ. 21 FLAT'S (PROV. 25 FLAT'S)

PODIUM AREA STATEMENT

FLOOR	SQ.MT.
SECTOR A	7032.13
TOTAL PODIUM AREA	7032.13

PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
• PARKING SPACE NOT REQD FOR TENEMENT HAVING B/U AREA BELOW 35.00 SQ.MT	154 NOS	----
• 1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/U AREA ABOVE 35.00 SQ. MT. UP TO 50 SQ.MT.	559 NOS	280 NOS.
• 1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/U AREA ABOVE 50.00 SQ. MT.BUT NOT EXCEED 75 SQ.MT	----	----
• 2 PARKING SPACE FOR TENEMENT WITH B/U AREA EXCEEDING 75 SQ.MTS.	----	----
• COMMERCIAL AREA 1 PARKING SPACE FOR EVERY 25.00 SQ.MT OF FLOOR AREA UP TO 400.00 SQ.MT. AND EXCEEDING 400.00 SQ.MT. B/U AREA FOR EVRY 50.00 SQ.MT.	----	----
10 % FOR VISITORS		28 NOS.
PARKING REQUIRED		308 NOS.
PARKING PROVIDED (SECTOR "A"= 55+77+77+87=296 NOS., (SECTOR "B"= 111+110=221 NOS.,		517 NOS.

TWO WHEELER PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
• 1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT	713 NOS.	713 NOS.
• 1 TWO WHEELER PARKING SPACE FOR COMM. B/U AREA OF EVERY 20.00 SQ.M.	----	----
PARKING REQUIRED		713 NOS.
PARKING PROVIDED		715 NOS.

PARKING STATEMENT FOR MHADA BLDG. - B2

SUBCRIPTION	TENEMENTS	PARKING
• 1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/U AREA ABOVE 35.00 SQ. MT. UP TO 50 SQ.MT.	173 NOS	87 NOS.
10 % FOR VISITORS		9 NOS.
TOTAL REQUIRED PARKING		96 NOS.
PARKING PROVIDED		163 NOS

TWO WHEELER PARKING STATEMENT FOR MHADA BLDG. - B2

SUBCRIPTION	TENEMENTS	PARKING
• 1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT	173 NOS.	173 NOS.
PARKING PROVIDED		175 NOS.

TENEMENT STATEMENT

SR. NO.	SECTOR NAME	BLDG. NAME	NOS. OF FLAT
1	SECTOR -A	A1	211 NOS.
2	SECTOR -A	A2	121 NOS.
3	SECTOR -A	A3	227 NOS.
4	SECTOR -B	B1	154 NOS.
TOTAL NO. OF FLATS			713 NOS.

TENEMENT STATEMENT (MHADA)

SR. NO.	SECTOR NAME	BLDG. NAME	NOS. OF FLAT
1	SECTOR -B	B2	173 NOS.
TOTAL NO. OF FLATS			173 NOS.

MHADA B/U AREA SUMMARY:-

SR. NO.	SECTOR NAME	BLDG. NAME	B.UP AREA IN SQ.MT.	ST.CASE AREA IN SQ.MT.
1	SECTOR -B	B2	8649.98	2536.74
TOTAL			8649.98	2536.74
TOTAL B.UP AREA			8,648.98 SQ.MT.	

AREA UNDER NOT IN POSSESSION

SR. NO.							
a	19.97	X	1.32	X	0.5	=	13.18 SQ.MT.
b	20.83	X	3.36	X	0.5	=	34.99 SQ.MT.
c	22.47	X	4.18	X	0.5	=	46.96 SQ.MT.
d	22.96	X	14.10	X	0.5	=	161.01 SQ.MT.
e	22.98	X	0.73	X	0.5	=	8.39 SQ.MT.
f	19.16	X	0.79	X	0.5	=	7.59 SQ.MT.
g	22.17	X	2.58	X	0.5	=	28.71 SQ.MT.
h	25.83	X	1.79	X	0.5	=	23.12 SQ.MT.
i	27.21	X	3.34	X	0.5	=	45.44 SQ.MT.
j	4.33	X	1.72	X	0.5	=	3.72 SQ.MT.
k	27.21	X	6.26	X	0.5	=	85.17 SQ.MT.
l	15.65	X	5.73	X	0.5	=	44.84 SQ.MT.
m	18.05	X	4.70	X	0.5	=	42.42 SQ.MT.
n	15.84	X	12.50	X	0.5	=	98.90 SQ.MT.
o	15.89	X	3.07	X	0.5	=	24.39 SQ.MT.
p	28.53	X	10.76	X	0.5	=	153.49 SQ.MT.
q	19.56	X	8.66	X	0.5	=	84.51 SQ.MT.
r	20.69	X	7.15	X	0.5	=	73.97 SQ.MT.
s	20.69	X	9.35	X	0.5	=	96.69 SQ.MT.
t	15.34	X	3.98	X	0.5	=	59.72 SQ.MT.
u	19.76	X	3.13	X	0.5	=	30.92 SQ.MT.
v	31.78	X	14.72	X	0.5	=	233.90 SQ.MT.
w	45.73	X	6.19	X	0.5	=	141.53 SQ.MT.
x	22.03	X	12.45	X	0.5	=	136.58 SQ.MT.
y	25.19	X	13.63	X	0.5	=	176.48 SQ.MT.
z	27.51	X	14.93	X	0.5	=	205.35 SQ.MT.
z1	32.91	X	13.72	X	0.5	=	225.65 SQ.MT.
z2	28.01	X	10.58	X	0.5	=	148.17 SQ.MT.
z3	12.84	X	2.23	X	0.5	=	13.42 SQ.MT.
z4	26.32	X	12.53	X	0.5	=	164.89 SQ.MT.
z5	10.26	X	5.17	X	0.5	=	26.52 SQ.MT.
z6	30.47	X	3.36	X	0.5	=	51.19 SQ.MT.
z7	19.21	X	10.55	X	0.5	=	95.33 SQ.MT.
z8	34.53	X	0.97	X	0.5	=	16.94 SQ.MT.
z9	10.33	X	3.73	X	0.5	=	19.27 SQ.MT.
z10	10.54	X	5.27	X	0.5	=	27.77 SQ.MT.
z11	27.48	X	9.74	X	0.5	=	133.85 SQ.MT.
z12	38.61	X	10.14	X	0.5	=	195.75 SQ.MT.
z13	37.27	X	11.04	X	0.5	=	205.73 SQ.MT.
z14	28.27	X	10.77	X	0.5	=	152.23 SQ.MT.
z15	25.92	X	10.75	X	0.5	=	139.70 SQ.MT.
z16	19.23	X	5.98	X	0.5	=	57.56 SQ.MT.
z17	15.67	X	2.91	X	0.5	=	22.80 SQ.MT.
z18	62.76	X	23.56	X	0.5	=	739.00 SQ.MT.
z19	51.08	X	7.16	X	0.5	=	183.35 SQ.MT.
z20	49.12	X	1.14	X	0.5	=	28.00 SQ.MT.
z21	48.63	X	3.73	X	0.5	=	91.07 SQ.MT.
z22	44.68	X	8.33	X	0.5	=	186.05 SQ.MT.
TOTAL						=	AREA OF 50 MT

5% AMENITY OPEN SPACE =2599.50 SQ.MT. AS PER GOVT. NOTIF. DT. 07.05.2016 BUILTABLE AMENITY PLOT 40% i.e. 2599.50 X 40% = 1039.80 SQ.MT. TO TMC

ADDITION (A)

1	8.03	X	0.18	X	0.5	=	0.45 SQ.MT.
2	5.55	X	0.62	X	0.5	=	1.75 SQ.MT.
3	9.34	X	2.18	X	0.5	=	10.16 SQ.MT.
4	12.67	X	1.65	X	0.5	=	6.65 SQ.MT.
5	17.86	X	0.40	X	0.5	=	3.41 SQ.MT.
6	15.72	X	2.50	X	0.5	=	19.65 SQ.MT.
7	32.99	X	14.42	X	0.5	=	237.86 SQ.MT.
8	27.89	X	4.03	X	0.5	=	56.20 SQ.MT.
9	27.44	X	1.68	X	0.5	=	23.05 SQ.MT.
10	33.71	X	20.45	X	0.5	=	344.88 SQ.MT.
11	33.45	X	15.94	X	0.5	=	266.60 SQ.MT.
12	15.43	X	7.18	X	0.5	=	69.75 SQ.MT.
TOTAL AREA						=	1040.24 SQ.MT.

B/U AREA SUMMARY:-

SR. NO.	SECTOR NAME	BLDG. NAME	B.UP AREA IN SQ.MT. COMM.	B.UP AREA IN SQ.MT. REST.	ST.CASE AREA IN SQ.MT.
1	SECTOR -A	A1		7592.77	2851.49 (FSI)
2	SECTOR -A	A2		4572.52	2111.35 (FSI)
3	SECTOR -A	A3		8189.64	2716.33 (FSI)
4	SECTOR -B	B1		3540.74	1949.09 (FSI)
TOTAL				23874.67	9,628.26
				23,874.67	
TOTAL B.UP AREA				23874.67+9628.26=33,502.93 SQ.MT.	

PROPOSED WORK SHOWN IN PINK

BOUNDARY OF THE PLOT SHOWN IN BLACK.

DRAINAGE LINE SHOWN IN RED DOTTED

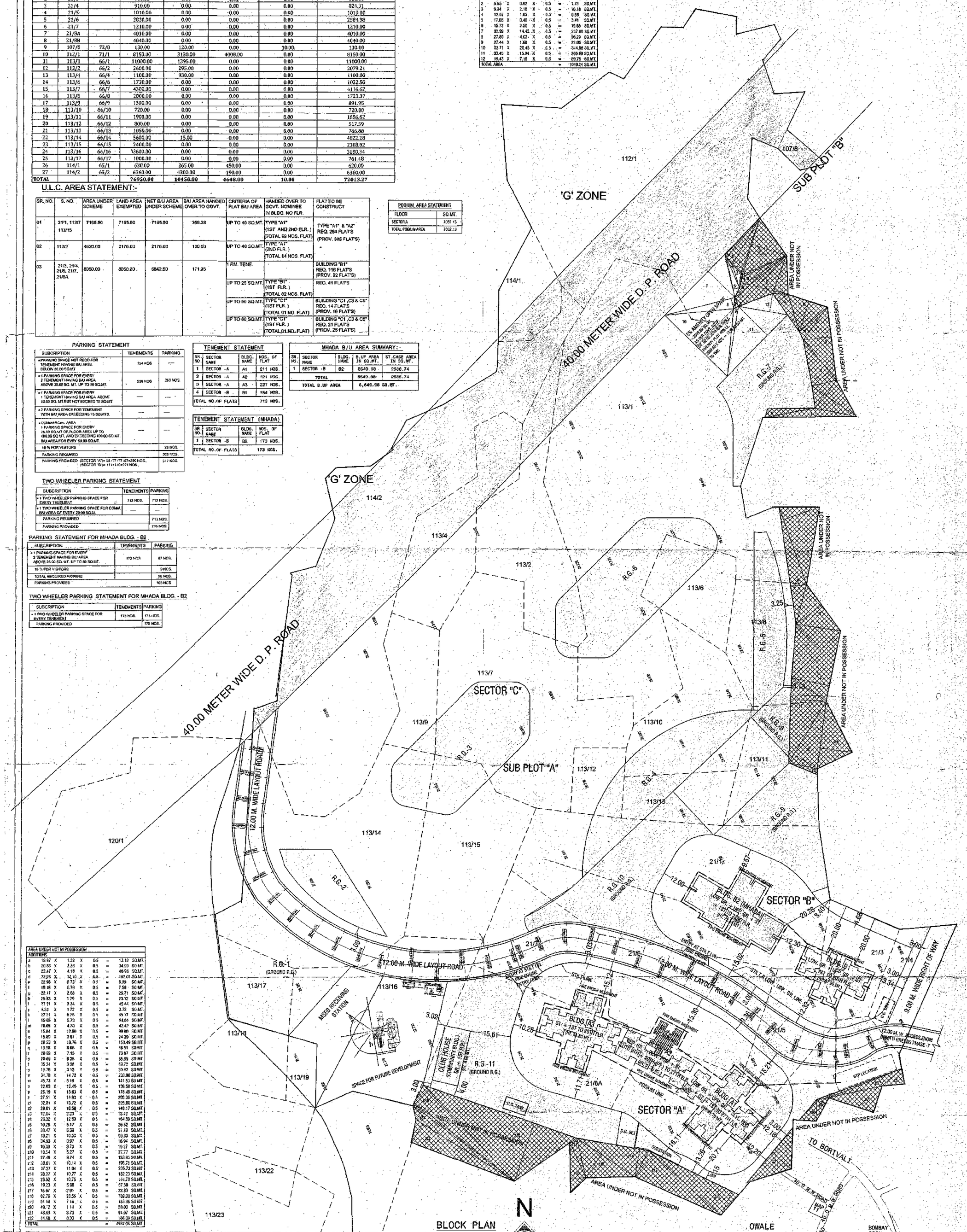
STRUCTURE WOULD BE R.C.C. FRAME.

ALL EXT. WALLS ARE 15 CM THK. CONC

ALL INT. WALLS ARE 15 CM THK.BRICK.

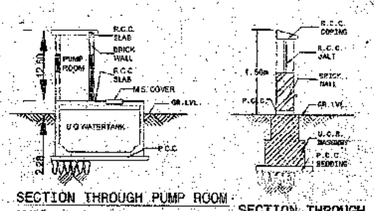
ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.

SULPRUS LAND SHOWN.



BLOCK PLAN
SCALE = 1:500

100.00 M. ECO SENSITIVE ZONE BOUNDARY



SECTION THROUGH PUMP ROOM
SCALE = 1:100

SECTION THROUGH COMPOUND WALL
SCALE = 1:50

LOCATION PLAN
SCALE = N.T.S.

SITE PLAN

1/11

PROFORMA - II

STAMP OF APPROVAL OF PLANS

CONTENT OF SHEET

BLOCK PLAN,
LOCATION PLAN,
PLOT AREA STATEMENT,
R.G. AREA CALC,
TENAMENT STATEMENT, B/U AREA SUMMARY

Amended
Plans are approved Subject to conditions
Prescribed in Permit No. V.P. SC/410/2021/17
TMC/TD-DP/TPS/ 2432/ 21 C. Dated 26/02/2021

Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

"संपूर्ण महाराष्ट्रामध्ये बांधलेल्या वा बांधण्यात येणाऱ्या विकास नियंत्रणविषयक अभिन्यास व इमारतींच्या व जोत्याच्या बांधकामाच्या वापराचे दाखले, महाराष्ट्र महानगर व नगर रचना अधिनियमाचे कलम ४२ अनुसार देण्यात आल्यानंतर मुळचा प्रकार, स्वरूपाची जोत्याची व्यवस्था ३ वर्षे पेक्षा कमी न करण्याचे बंधन राहील."

PROFORMA - I	OWNER	MHADA
A) AREA STATEMENT FOR PLOT	AREA IN SQ. MT.	AREA IN SQ. MT.
TOTAL AREA OF THE PLOT AS PER 7/12 EXTRACT	76,950.00 SQ.MT.	
1. AREA OF THE PLOT CONSIDER FOR FSI	72,013.27	72,013.27
2. DEDUCTION FOR	---	
a. ROAD SET BACK AREA	10,450.00	
b. AREA UNDER 'G' ZONE	4,592.97	
c. AREA UNDER NOT IN POSSESSION	4,967.06	
d. AREA UNDER SUB PLOT 'B'	0.27	
e. TOTAL (a + b + c + d)	20,019.40	
4. BALANCE AREA OF THE PLOT	51,993.87	51,993.87
5. 5% AMENITY OPEN SPACE(OFF 4 ABOVE) =2599.69 SQ.MT. AS PER GOVT. NOTIF. DT. 07.05.2016 BUILTABLE AMENITY PLOT 40% i.e. 2599.69 X 40% = 1039.88 SQ.MT. TO TMC	---	1039.88
6. NET PLOT AREA (4-5)	51,993.87	50953.99
7. DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE) 15% of 6	7,799.08	764310
8. BALANCE AREA OF THE PLOT (6-7)	44,194.79	43310.89
9a. ADDITIONAL TDR F.S.I. 1.40 OF 6 =61193.87x1.40)=72291.42 SQ.MT.	20900.00	
9b. ADDITIONAL 0.20 STAMP DUTY OF 9a =(22291.42x20)=14466.28 SQ.MT.		
9c. TOTAL PERM. T.D.R.(9a+9b) =(72291.42+14466.28)=86833.14 SQ.MT.		
Sub AS PER GOVT. NOTIF. DT.29/01/16 & 02/05/17 WITH PROPOSED AVAI. D.R. FROM ROAD = 2(=70.0M. W. D.P. RD.=1040x20.00=20800.00SQ.MT. TOTAL AVAI. D.R. AREA = 20900.00 SQ.MT.		
TDR TO BE PURCHASE (86833.14 - 20900.00) =37133.14 SQ.MT.		
9c. ADDITIONAL 30% F.S.I. AVAILABLE BY PREMIUM =51993.87 x 30% = 15596.16 SQ.MT.		
10. TOTAL AREA (8 + 9)	65094.79	43310.89
11. F.S.I. PERMISSIBLE	1.90	0.20
12. PERMISSIBLE FLOOR AREA (10x11)	65094.79	8662.18
13. PROPOSED FLOOR AREA	33,502.93	8649.98
14. EXCESS B.U. AREA TAKEN IN F.S.I. (AS PER B (a BELOW)		
15. TOTAL BUILT UP AREA PROPOSED (13+14)	33,502.93	8649.98
14. BALANCE AREA	31,591.86	12.20
B) TENEMENT STATEMENT		
i. PROPOSED AREA (ITEM A-15 ABOVE)	33,502.93	8649.98
ii. LESS DEDUCTION OF NON RESIDENTIAL AREA	0.00	---
iii AREA AVAILABLE FOR TENEMENTS(i-ii)	33,502.93	8649.98
iv. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE)	1005 NOS.	216 NOS.
v. TENEMENTS PROPOSED	713 NOS.	173 NOS.
vi. TOTAL TENEMENTS ON PLOT	713 NOS.	173 NOS.
C) PARKING STATEMENT		
i. CAR PARKING REQUIRED BY REGULATIONS	259 NOS.	87 NOS.
SCOOTER/MOTOR CYCLE OUTSIDERS (visitors)	713 NOS.	173 NOS.
	28 NOS.	9 NOS.
ii. COVERED GARAGES PERMISSIBLE	308 NOS.	96 NOS.
iii COVERED GARAGES PROPOSED CAR, SCOOTER/MOTOR CYCLE OUTSIDERS (visitors)		
iv) TOTAL CAR PARKING PROVIDED	517 NOS.	163 NOS.
TOTAL SCOOTER/MOTOR CYCLE PROVIDED	715 NOS.	175 NOS.

CERTIFICATE OF AREA

REFERENCE OF ..... AND THEREFORE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO FOUND OUT IS ..... SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL LAYOUT ON THE LAND BEARING S.NO.21/1,3,4,5,6,7,8A,8B, OF VILLAGE VADAWALI & OLD S. No. 107/8-NEW S. No. 72/8, OLD S. No. 112/1- NEW S. No. 71/1, OLD S. No. 113/1,2,4,6,7,8,9,10,11,12,13,14,15,16,17 NEW S. No. 66/1,2,4,6,7,8,9,10,11,12,13,14,15,16,17 OLD S. No. 114/1 &2-NEW S. No. 65/1 & 2, OF VILLAGE: OWALA, TAL. & DIST. THANE. (W.)

NAME OF THE DEVELOPER

MR. RAJAN BANDELKAR (P.O.A. HOLDER)
ADD.:-
M/S. UNNATI ASSOCIATES
UNNATI GARDEN III, OPP. MA NIKETAN,
POKHARAN RD. NO.-2 MAJIWADE, THANE (W.)

SCALE	DRAWN BY	CHECKED BY
AS SHOWN	NARENDRA	NARENDRA
DATE	JOB NO.	APPROVED BY
21.02.2018		AR. S.O.

scapes architects interiors

A: scapes earth, gupte cottage, opp. bhakti mandir, panchpakhadi, thane (w)-400602
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F: +91 22 2534 9014
E: mail@scapesearth.com
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DRAWINGS WHEREVER NECESSARY, APPROVALS ARE SUBJECT TO A & B MUNICIPAL BYELAWS & R & C OF DC