

AS PER ULC ORDER  
1. U.C.T.A.W.S.H.S./20/5R - 1093 dated 25/02/2000 (S.NO. 19/14)  
TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED UPTO 80.00 SQ.M.  
AREA OF TENEMENT: NO. OF TENEMENTS IN BLDG. TYPE FLAT NO.

AS PER ULC ORDER  
1. U.C.T.A.W.S.H.S./20/5R - 1093 dated 25/02/2000 (S.NO. 19/14)  
TOTAL NO. OF TENEMENTS(UPTO 80.00 SQ.M.) TO BE HANDLED OVER TO GOVERNMENT NUMBERS AT FIXED RATE = Nil  
AREA OF TENEMENT: NO. OF TENEMENTS IN BLDG. TYPE FLAT NO.

PROPOSED BUILT UP AREA STATEMENT

BLDG. TYPE	NO. OF BLDG.	NO. OF FLOORS	BUILT UP AREA IN SQ.M.	TOTAL BUILT UP AREA IN SQ.M.
A	1	1ST TO 7TH	220.01 X 0 7TH (PT)	1323.80 115.61
TOTAL PROPOSED BUILT UP AREA				= 1439.27 SQ.M.
PROPOSED BUILT UP AREA STATEMENT				
BLDG. TYPE	NO. OF BLDG.	NO. OF FLOORS	BUILT UP AREA IN SQ.M.	TOTAL BUILT UP AREA IN SQ.M.
B	1	1ST TO 6TH	220.83 X 0 7TH (PT)	1324.98 169.00
TOTAL PROPOSED BUILT UP AREA				= 1494.04 SQ.M.
TOTAL PROPOSED BUILT UP AREA, BLDG-A + BLDG-B				= 2933.31 SQ.M.

STAIRCASE AREA STATEMENT

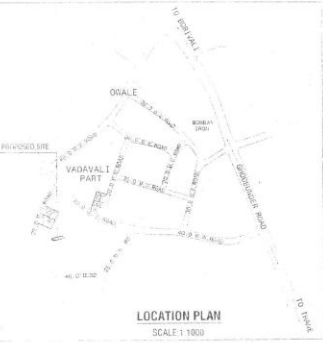
BLDG. TYPE	FLOORS	TOTAL AREA
A	LOWER GR. + UPPER GR. + 1ST TO 7TH	245.14
B	UPPER GR. + 1ST TO 7TH	219.27
TOTAL STAIRCASE AREA		464.41 SQ.M.

COVERED BUILT UP AREA STATEMENT

BUILDING	BUILT UP AREA	BALCONY	C.B.	STAIRCASE	TOTAL BUILT UP AREA
A	1439.27	123.60	28.80	245.14	1836.81 SQ.M.
B	1494.04	137.02	30.24	219.27	1880.57 SQ.M.
LOWER GROUND FLOOR					286.41 SQ.M.
UPPER GROUND FLOOR					252.61 SQ.M.
TOTAL PROPOSED COVERED BUILT UP AREA					= 4250.40 SQ.M.

PROPOSED TENEMENT STATEMENT

NO. OF FLOORS	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 75 sq.m.	TENEMENT ABOVE 75 sq.m.	TOTAL
BLDG. A (1ST TO 7TH)	NIL	06	20	NIL	26 NO.
BLDG. B (1ST TO 7TH)	NIL	06	21	NIL	27 NO.
TOTAL	0	12 NOS.	41 NOS.	NIL	53 NO.



PROPOSED PARKING STATEMENT (4 WHEELER)

BUILDING TYPE	RESI. FLAT	PARKING IN STILT	TOTAL PARKING PROVIDED
A	101, 102, 104, 103, 203 201, 202, 204 301, 302, 304, 303, 403 401, 402, 404 501, 502, 504, 503, 603 601, 602, 604 701, 702	1, 2, 3, 4 5, 6, 7 8, 9, 10, 11 12, 13, 14 15, 16, 17, 18 19, 20, 21 22, 23.	RESI. 29 NOS. = 23 NOS.

PROPOSED PARKING STATEMENT (4 WHEELER)

BUILDING TYPE	RESI. FLAT	PARKING IN STILT	PARKING ON OPEN PLOT	PARKING ON UPPER LEVEL	PARKING ON OPEN PLOT UPPER LEVEL	TOTAL PARKING PROVIDED
B	101, 103, 104, 102, 202 201, 204, 204 301, 303, 304, 302, 402 401, 403, 404 501, 503, 504, 502, 602 601, 603, 604 701, 702, 703	24, 25, 26, 27 28, 29, 30 31, 32, 33, 34 35, 36 37 38, 39, 40, 41 42, 43, 44 45, 46, 47	--	--	--	RESI. 25 NOS. 45 49, 50, 51, 52, 53, 54 = 31 NOS.

PROPOSED VISITOR PARKING STATEMENT BUILDING A & B

PARKING NO.	A & B BLDG. LOWER LEVEL	PARKING UPPER GR. LEVEL (IN STILT)	GR. LEVEL OPEN PARKING IN PLOT	TOTAL PARKING PROVIDED
05 NO.	VCP-1, VCP-2	VCP-3	VCP-4, VCP-5, VCP-6	6 NOS.
TOTAL PARKING PROVIDED 23 + 31 + 6 = 60 NOS.				TOTAL PARKING PROVIDED 60 NOS.

PLOT AREA CALCULATION S. NO. 19/14

1	72.77	X	77.5	X	0.50	=	447.81	
2	75.90	X	17.72	X	0.50	=	445.91	
3	72.27	X	14.72	X	0.50	=	712.58	
4	72.33	X	12.09	X	0.50	=	173.67	
TOTAL PLOT AREA							=	1724.81 SQ.M.
AREA AS PER POLYLINE = 1734.82 SQ.M.								

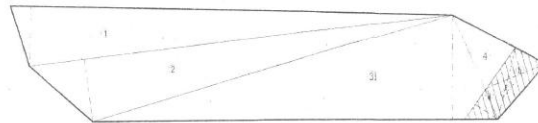
PLOT AREA CALCULATION S. NO. 19/14 (AREA NOT IN POSSESSION)

1	16.26	X	4.94	X	0.50	=	40.16	
2	12.53	X	6.73	X	0.50	=	42.78	
TOTAL PLOT AREA							=	82.44 SQ.M.
AREA AS PER POLYLINE = 82.45 SQ.M.								

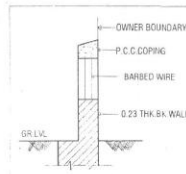
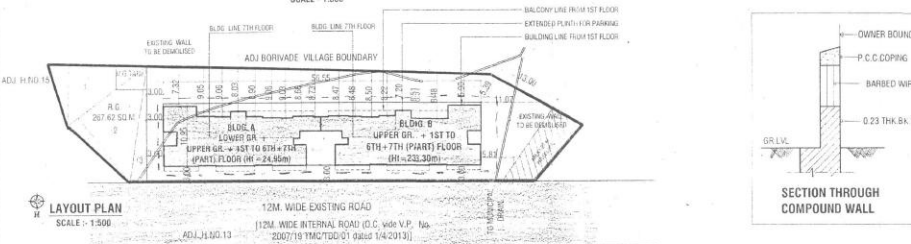
R.G. REQUIRED = 295 SQ.M. (15% OF PLOT AREA)

R.G. AREA CALCULATION ADDITION:

1	17.59	X	11.37	X	0.50	=	100.00
2	17.94	X	15.14	X	0.50	=	135.81
3	21.65	X	2.95	X	0.50	=	31.83
TOTAL R.G. AREA = 267.74							
R.G. AREA AS PER POLYLINE = 267.62 SQ.M.							
R.G. PROVIDED = 267.62 SQ.M.							



PLOT AREA DIAGRAM SCALE: 1/500



PROFORMA 'A' AREA STATEMENT

SR.NO.	AREA STATEMENT	AREA IN SQ.M.
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	1730.00
2	DEDUCTION FOR A. AREA UNDER ROAD B. AREA NOT IN POSSESSION	NIL 82.45
3	BALANCE PLOT AREA (1 - 2)	1617.55
4	DEDUCTION FOR a. 15% R.G. AS PER RULE	NIL
5	NET PLOT AREA (3 - 4)	1617.55
6	FSI PERMISSIBLE	1.00
7	TOTAL PERMISSIBLE FLOOR AREA (5 X 6)	1617.55
8	ADDITION FOR A) MAX. PERMISSIBLE TDR/DR 0.65 ON (3) 0.65 X 1617.55 = 1051.41 (i) MAX. PERMISSIBLE SLUM TDR: 1051.41 X 0.2 = 210.28 (ii) MAX. PERMISSIBLE TDR/DR FOR UTILISATION = 1051.41 - 210.28 = 841.13 ORC NO. -177(ROAD) TO BE UTILISED B) PERMISSIBLE 0.3 ADDITIONAL FSI ON PAYMENT ON PREMIUM ON (3) = 0.30 X 1617.55 TOTAL (A+B)	841.13 485.27 1326.40
9	TOTAL PERMISSIBLE B-UP AREA (7 + 8)	2943.95
10	TOTAL PROPOSED BUILT UP AREA	2933.31



Plans are approved Subject to conditions prescribed in permit No. V.P.S/2015/TMC/TDD/1870/18. Dated: 15/01/2018  
Thane Development & Planning Officer (T.D.O.)

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मि. सु. चव्हाण  
प्रा. उ. प्र. १०१४  
प्लॉट नं. १०१४  
वडावाळी

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS/OF THE SIDES ETC. OF THE PLAN AREA AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	2933.31
LESS DEDUCTION FOR NON RESI. AREA	---
AREA AVAILABLE FOR TENEMENTS	2933.31
DENSITY OF TENEMENTS	300/HCT
PERMISSIBLE TENEMENTS	88 NOS.
PROPOSED TENEMENTS	53 NOS.
TOTAL TENEMENTS OF THE PLOT	53 NOS.

DESCRIPTION OF PROPOSAL

BALCONY AREA STATEMENT

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

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S. NO. 19/14 VADAVALI, THANE.

NAME AND ADDRESS OF OWNER / P.O.A.H.

HAWARE HOUSING  
416, VARDHAMAN MARKET,  
SECTOR-17, VASHI, NAVI  
MUMBAI-400705.

PARKING STATEMENT

	NO. OF FLATS	PARKING REQUIRED
FLATS LESS THAN 35 SQ.M.	NIL	NIL
FLATS - 35 TO 50 SQ.M. 1PARK/2 FLATS	12	06
FLATS - 50 TO 75 SQ.M. 1PARK/1 FLAT	41	41
FLATS MORE THAN 75 SQ.M. 2PARK/ FLATS	NIL	0
TOTAL	47	47
10% FOR VISITORS	5	5
TOTAL PARKING REQUIRED (4 WHEELER)	52	52
TOTAL PARKING REQUIRED (2 WHEELER) (TOTAL FLAT 53)	53	53
TOTAL 4-WHEELER PARKING (PROVIDED) =	60 NOS.	
TOTAL 2-WHEELER PARKING (PROVIDED) =	54 NOS.	

SIGNATURE OF OWNER / P.O.A.H. SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS



501 ISHKRIPA, OPP NEW GIRLS SCHOOL  
RAM MARUTI ROAD, THANE (W), 400 602  
PHONE - 2537 8701, TELEFAX - 2536 4700  
E MAIL - saakaararchitects@yahoo.co.in

NOTES

DRG.NO.	SCALE	DATE	DRN.BY	CHKD BY
C-794 B/16/M-01	1:100	24/08/17	UDAYSAKAR	

BOUNDARY OF THE PLOT SHOWN IN THICK BLK.  
PROPOSED WORK SHOWN IN RED  
DRAINAGE LINE SHOWN IN RED DOTTED  
PROPOSED R.G. SHOWN IN GREEN  
SET BACK LINE SHOWN IN BROWN