FLOOR AREA SUMMARY

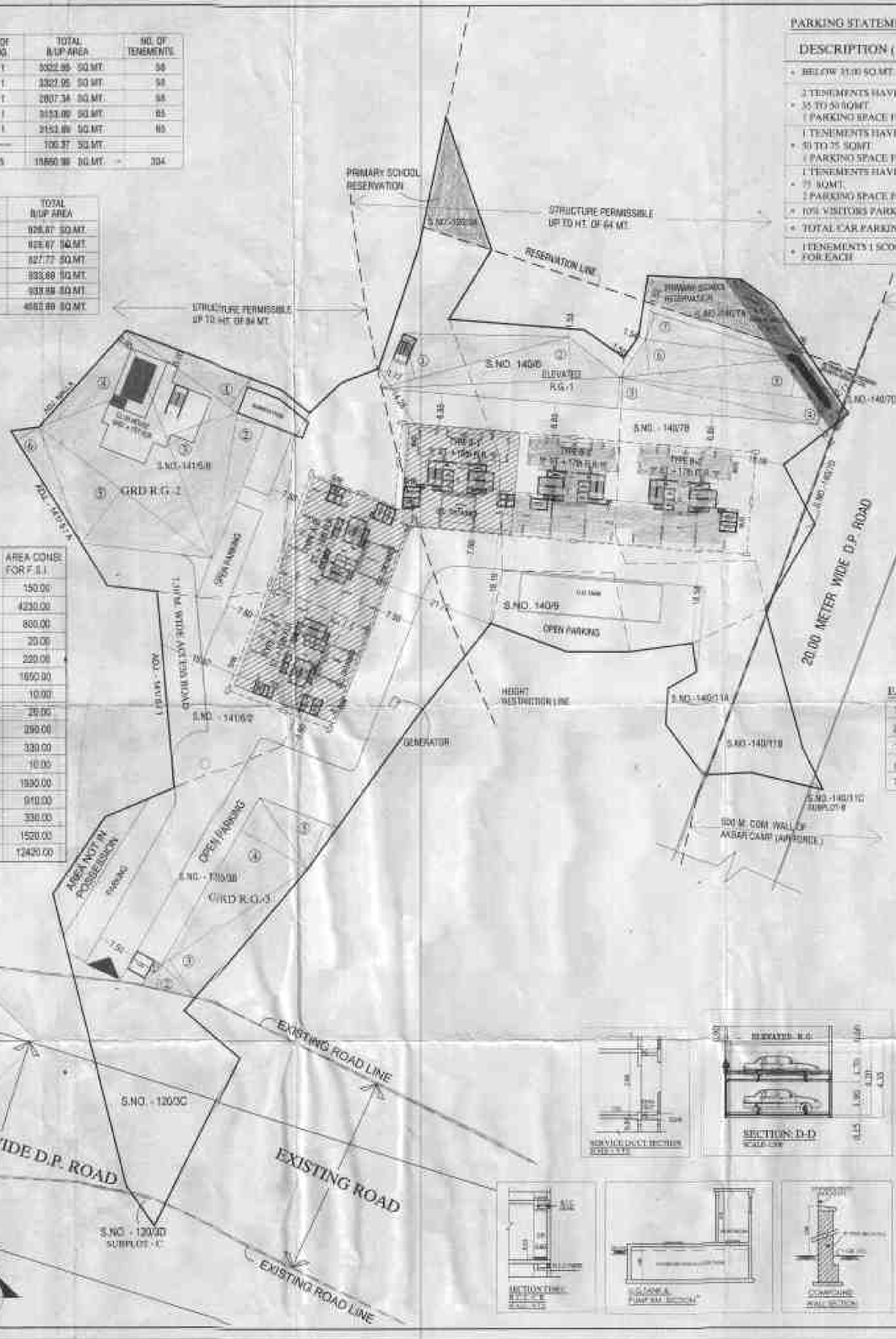
BLDG TYPE	FLOORS	NO. OF BLDG	TOTAL B/UP AREA	NO. OF TENEMENTS
TYPE A1	ST. + 15TH FLOOR	1	3302.95 SQ.MT.	56
TYPE A2	ST. + 15TH FLOOR	1	3302.95 SQ.MT.	56
TYPE B1	ST. + 15TH FLOOR	1	2807.34 SQ.MT.	55
TYPE B2	ST. + 17TH FLOOR	1	3153.89 SQ.MT.	65
TYPE B3	ST. + 17TH FLOOR	1	3153.89 SQ.MT.	65
EXCESS CLUB HOUSE TAKEN IN FSI		——	106.37 SQ.MT.	
TOTAL PROP. BUILT UP AREA		5	15660.99 SQ.MT.	304

STAIRCASE AREA SUMMARY

BLDG TYPE	FLOORS	NO. OF BLDG	TOTAL B/UP AREA
TYPE A1	ST. + 15TH FLOOR	1	926.87 SQ.MT.
TYPE A2	ST. + 15TH FLOOR	1	926.87 SQ.MT.
TYPE B1	ST. + 15TH FLOOR	1	827.77 SQ.MT.
TYPE B2	ST. + 17TH FLOOR	1	933.89 SQ.MT.
TYPE B3	ST. + 17TH FLOOR	1	933.89 SQ.MT.
	TOTAL AREA	5	4550.89 SQ.MT.

PLOT AREA SUMMARY

SURVEY NOS.	AS PER 7/12 EXT.	AS PER C. METHOD	AREA CONS. FOR F.S.I.
S.NO. - 120/3A	150.00	150.00	150.00
S.NO. - 120/3B	4230.00	4815.25	4230.00
S.NO. - 120/3C	800.00	800.00	800.00
S.NO. - 120/3D	20.00	20.00	20.00
S.NO. - 140/7A	220.00	220.00	220.00
S.NO. - 140/7B	1650.00	1650.23	1650.00
S.NO. - 140/7C	10.00	10.00	10.00
S.NO. - 140/7D	20.00	20.00	20.00
S.NO. - 140/11A	290.00	290.00	290.00
S.NO. - 140/11B	330.00	330.00	330.00
S.NO. - 140/11C	10.00	10.00	10.00
S.NO. - 141/5/B	1930.00	1932.97	1930.00
S.NO. - 141/6/2	910.00	931.24	910.00
S.NO. - 140/9	330.00	339.73	330.00
S.NO. - 140/6	1520.00	1573.53	1520.00
TOTAL AREA	12420.00	12792.89	12420.00



LAYOUT PLAN
SCALE 1 :500

PARKING STATEMENT (RESIDENTIAL)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
• BELOW 35.00 SQ.MT. NO PARKING	——	——
• 2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT. 1 PARKING SPACE FOR EACH.	90 NOS.	45 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT. 1 PARKING SPACE FOR EACH.	214 NOS.	214 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 75 SQ.MT. 2 PARKING SPACE FOR EACH.	——	——
• 10% VISITORS PARKING	——	26 NOS.
• TOTAL CAR PARKING REQUIRED		285 NOS.
• 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	304 NOS.	304 NOS.

U.G. FLAT AREA STATEMENT

S.NO. - 140/7B = 727.00 sq.mt. (AS PER 7/12)
S.NO. -141/6/2 = 910.00 sq.mt. (AS PER 7/12)
TOTAL AREA UNDER SCHEME 1637.00 sq.mt.
DEDUCT 15% N.S. AREA 245.55 SQ.MT.
BALANCE AREA 1637.00 - 245.55 = 1391.45 SQ.MT.
B/UP AREA HANDED OVER TO GOVT. NOMINEE = 81.85 SQ.MT.

AREA	TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED	NO. OF TENEMENTS SOLD TO BE GOVT. NOMINEES
UP TO 40 SQ.MT.	17 NOS.	01 NOS.
UP TO 80 SQ.MT.	04 NOS.	01 NOS.

U.G. FLAT PROPOSED @ SLDG. NO.-A2 (GOVT. NOMINEE)

FLOOR	UP TO 40 sq.mt.	UP TO 80 sq.mt.
1ST FLOOR	101	
1ST FLOOR		103 & 104

U.G. FLAT PROPOSED @ SLDG. NO.-B1

1ST FLOOR	102	——
2ND FLOOR	201 & 202	203 & 204
3RD FLOOR	301 & 302	303 & 304
4TH FLOOR	401 & 402	——
5TH FLOOR	501 & 502	——
6TH FLOOR	601 & 602	——
7TH FLOOR	701 & 702	——
8TH FLOOR	801 & 802	——
9TH FLOOR	901	——
10TH FLOOR	1001	——

B.W.S. STATEMENT (PLOT-A)

TOTAL TENEMENTS PROPOSED	304 NOS.
20% TENEMENT REQUIRED 36 TO 40 SQ.MT.	61 NOS.
TENEMENT PROPOSED TYPE - B1, B2 & B3	90 NOS.
10% TENEMENT REQUIRED 41 TO 60 SQ.MT.	30 NOS.
TENEMENT PROPOSED TYPE - B1	30 NOS.

TENEMENTS STATEMENT

BLDG. NO.	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE - A1	00	00	56	00	56
TYPE - A2	00	00	56	00	56
TYPE - B1	00	29	30	00	59
TYPE - B2	00	31	34	00	65
TYPE - B3	00	31	34	00	65
TOTAL	00	90	214	00	304

R.G. AREA CALCULATION

25% REQUIRED PHYSICAL R.G. AREA
10722.54 X 25% = 2680.64 SQ.MT.
33% REQUIRED R.G. AREA ON GRD. LVL.
2680.64 X 33% = 884.61 SQ.MT.

R.G. AREA CALCULATION

ELEVATED R.G.-1

1	37.60 X	9.00 X	0.5	=	169.02 SQMT
2	46.26 X	8.21 X	0.5	=	189.86 SQMT
3	84.27 X	5.99 X	0.5	=	252.39 SQMT
4	39.76 X	4.61 X	0.5	=	91.61 SQMT
5	39.76 X	7.40 X	0.5	=	147.11 SQMT
6	13.60 X	6.70 X	0.5	=	113.50 SQMT
7	29.34 X	5.41 X	0.5	=	79.36 SQMT
TOTAL AREA				=	1043.72 SQMT

R.G.-2 ON GROUND LVL.

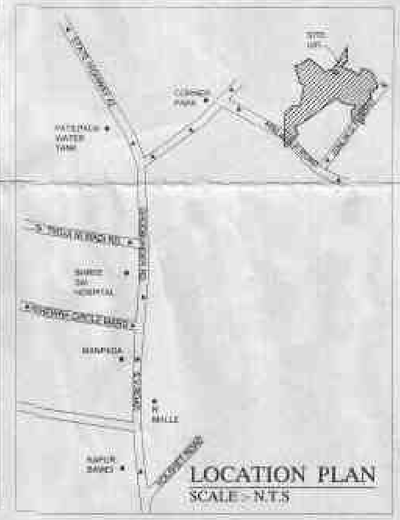
1	28.13 X	6.91 X	0.5	=	48.51 SQMT
2	28.61 X	5.80 X	0.5	=	82.97 SQMT
3	46.79 X	14.20 X	0.5	=	332.23 SQMT
4	46.79 X	22.30 X	0.5	=	521.71 SQMT
5	42.78 X	13.89 X	0.5	=	269.27 SQMT
6	24.46 X	4.95 X	0.5	=	61.01 SQMT
TOTAL AREA				=	1359.72 SQMT

R.G.-3 ON GROUND LVL.

1	5.60 X	1.49 X	0.5	=	4.17 SQMT
2	10.69 X	4.74 X	0.5	=	25.34 SQMT
3	33.93 X	8.01 X	0.5	=	135.75 SQMT
4	37.35 X	14.94 X	0.5	=	278.69 SQMT
5	16.10 X	9.43 X	0.5	=	75.91 SQMT
TOTAL AREA				=	534.11 SQMT
TOTAL R.G. AREA (1+2+3)				=	2937.57 SQMT

PROFORMA- A

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	12420.00
2	DEDUCTIONS FOR	
a	40.00 M. WIDE D.P. ROAD	660.00
b	20.00 M. WIDE D.P. ROAD	360.00
c	SUB PLOT - B	10.00
d	SUB PLOT - C	20.00
e	AREA NOT IN POSSESSION	137.46
f	AREA UNDER PRIMARY SCHOOL RESERVATION	570.00
g	TOTAL (a + b + c + d + e + f)	1907.46
3	NET PLOT AREA (1 - 2g)	10722.54
4	15% RECREATIONAL GROUND AS PER REGULATION 54	1608.38
5	BALANCE PLOT AREA(3-4e)	9114.16
6	F.S.I. PERMISSIBLE	1.00
7	PERMISSIBLE AREA (5 X 6)	9114.16
8	ADDITION FOR F.S.I./TOTAL BUILT-UP AREA PROPOSE	
a	40.00 M. WIDE D.P. ROAD	900.00
b	20.00 M. WIDE D.P. ROAD	360.00
c	AREA UNDER M.S.F RESERVATION = 570.00 SQ.MT. DEDUCT AREA UNDER U.L.C. = 220.00 SQ.MT. (S.NO.-140/7A) ADD. AREA UNDER PRIMARY SCHOOL = 150.00 SQ.MT.	150.00
d	D.R. GENERATED	1310.00
	AS PER G.R. DATED 2-5-2016 140% PERMISSIBLE T.D.R. OF NET PLOT AREA 10722.54 X 140% = 15011.55 SQ.MT. AT LEAST 20% SLUM T.D.R. UTILIZED OUT OF TOTAL T.D.R. = 15011.55 X 20% = 3002.31 SQ.MT.	
	T.D.R. FOR UTILIZATION 15011.55-2002.31 +1310.00 = 10999.24 SQ.MT. 10999.24 - 3677.00 (U.L.C. PLOT AREA) = 9062.24 SQ.MT.	
	T.D.R. ALREADY UTILIZED	
e	D.M.C. NO. - 130 (ROAD) = 570.00 SQ.MT. D.R.C. NO. - 138 (ADDITIONAL R.G.) = 860.90 SQ.MT.	1531.00
f	T.D.R. PURCHASED D.M.C. NO. - 225 (METRO) = 600.00 SQ.MT.	600.00
g	80% ADDITIONAL F.S.I. BY PREMIUM 10722.54 X 80% = 8218.76 SQ.MT. ALREADY PREMIUM AREA UTILIZED = 3120.00 SQ.MT. PREMIUM AREA TO BE UTILIZED = 96.76 SQ.MT.	3120.00 96.76
h	TOTAL (a+b+c+d+e+f+g)	6747.76
9	TOTAL PERMISSIBLE AREA (7 + 8e)	15861.92
10	PROPOSED AREA	15660.99
11	BALANCE AREA	0.93
12	TOTAL BUILT-UP AREA CONSUMED	0.993
B	TENEMENT STATEMENT	
a	TOTAL PERMISSIBLE AREA	15861.92
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	
c	AREA OF TENEMENTS (a-b)	15861.92
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	
e	DENSITY 250/H	304 NOS.
f	PROPOSED	304 NOS.
g	TENEMENTS PROPOSED	304 NOS.
C	PARKING STATEMENT	
a	CAR PARKING REQUIRED BY REGULATION	285 NOS.
b	CAR PARKING PROVIDED	285 NOS.
c	2 WHEELER PARKING REQUIRED BY REGULATION	304 NOS.
d	2 WHEELER PARKING PROVIDED	304 NOS.



PROFORMA - II 1/5

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT AREA SUMMARY, U.G. AREA DIAGRAM & CALC., FLOOR AREA SUMMARY, STAIRCASE AREA SUMMARY, PARKING AREA STATEMENT, TENEMENT STATEMENT, U.G. TANK ACCMPUND WALL SECTION.

STAMP OF APPROVAL OF PLAN

Amended Plans for Bldg B2, B3 & Club House
Plans are approved Subject to conditions
mentioned in permit No. V.P./0283/13/A
TMC/TDD/ 12135/15 Dt. 7/12/2017

Town Development & Planning Officer (T.D.P.)
Thane Municipal Corporation of The City of Thane

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

I/WE HEREBY CERTIFY THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF BOUNDARIES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO MEASURED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

ARCHITECT'S SIGNATURE

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING :- S.NO.-120/3B, S.NO.-120/3D, S.NO.-140/7B, S.NO.-140/11A, S.NO.-140/11C, S.NO.-141/5/B, S.NO.-141/6/2, S.NO.-140/6, AT VILLAGE - KOLSHET, TALUKA &DIST- THANE

NAME & SIGNATURE OF OWNERS/POA HOLDER

FOR, M/s. CONCORDE BUILDERS

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
B-101, Shiv Corona, Opp. Century Signal, Thane (W) 400 601. Tel. : (022) 41004021/41 / 44
E-mail : 10folds.arch@gmail.com

SCALE	AS SHOWN	DRAWN BY	ARJUN
DATE	04/10/2018	CHECKED	MR.SANJAY
JOB NO.			