

	AREA STATEMENT	SQ. M.
1	AREA OF PLOT S. NO. 42 H. NO. 3 (AS PER 7/12 EXTRACT)	4290.00
a	AREA UNDER 40 M. WD. D.P. ROAD	1012.98
b	AREA CONSIDERED FOR PROPOSAL UNDER CONSIDERATION (V.P. NO. 506/001/008) (DR. OF 40.00 M W ROAD = 720.00 SQ.MT.)	2284.45
c	AREA CONSIDERED FOR PROPOSAL (506/009/00) (DR. OF 40.00 M W ROAD = 292.98 SQ.MT.)	2065.55

PROFORMA - I		PROFORMA - II
AREA STATEMENT		CONTENTS OF SHEETS
1	AREA OF PLOT (AS PER SUB DIVISION)	LAYOUT PLAN, PLOT AREA DIAG. & CALC., R.G. AREA DIAG. & CALC., B.U.P. AREA STATEMENT, TENEMENT STATEMENT, ST. CASE AREA DIAG., CALC. & STATEMENT, PARKING AREA STATEMENT, LOCATION PLAN, STILT FLR. PLAN BLDG. NO. 1, ETC.
2	DEDUCTIONS FOR	STAMP OF APPROVAL OF PLAN
a	AREA NOT IN POSSESSION	
b	AREA UNDER 40 M. WD. D.P. ROAD (1012.98 + 292.98) (292.98 AREA USED IN SUB PLOT A V.P. NO. 506/009/00)	
c	AREA UNDER RESERVATION	
	TOTAL (a + b + c)	
3	BALANCE AREA OF PLOT (1 + 2)	
4	DEDUCTION FOR RECREATION GROUND	
5	NET AREA OF PLOT (3 + 4)	
6	ADD 100% D.P. ROAD AREA (1012.98 + 292.98) (292.98 AREA USED IN SUB PLOT A V.P. NO. 506/009/00)	
7	TOTAL AREA OF PLOT (5 + 6)	
8	T.D.R. PERMISSIBLE WITH PREMIUM (2014.45 SQ.M. X 30% = 604.34 SQ.M.)	
9	PERMISSIBLE FLOOR AREA (7 + 8)	
10	EXISTING FLOOR AREA	
11	PROPOSED BUILT UP AREA	
12	EXCESS BALCONY AREA	AS SHOWN
13	TOTAL AREA	
14	BALANCE AREA	
15	F. S. I. CONSUMED	

Plans are approved Subject to conditions prescribed in Permit No. V.P. No. 506/001/008 TMC/D-OP/TPS/2.130/17. Dated: 05.04.2017

Deputy Engineer (DD) Thane Municipal Corporation The City of Thane

Executive Engineer (DD)

AREA STATEMENT						
S.R. NO.	S. NO.	H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER A	AREA CONSIDERED FOR PROP (AS PER A.M.G. & SUB DIV.)	BALANCE PLOT AREA
1	42	3	4290.00 SQ.M.	2284.45 SQ.M.	2284.45 SQ.M. (V.P. NO. 506/001/008)	1564.45 SQ.M.
2	40	4	450.00 SQ.M.	491.56 SQ.M.	450.00 SQ.M.	450.00 SQ.M.
TOTAL			4740.00 SQ.M.	2776.01 SQ.M.	2734.45 SQ.M.	2014.45 SQ.M.

BUILT UP AREA STATEMENT		
FLOOR	WING A & B	WING C
	RESI.	EXC. BAL.
GR./STILT		
1ST FLR.	284.228 SQ.M.	NIL
2ND FLR.	284.228 SQ.M.	NIL
3RD FLR.	284.228 SQ.M.	NIL
4TH FLR.	284.228 SQ.M.	NIL
5TH FLR.	284.228 SQ.M.	NIL
6TH FLR.	284.228 SQ.M.	NIL
7TH FLR.	284.228 SQ.M.	NIL
TOTAL	1989.60 SQ.M.	NIL

BUILT UP AREA STATEMENT		
FLOOR	WING A & B	WING C
	RESI.	EXC. BAL.
GR./STILT		
1ST FLR.	192.21 SQ.M.	NIL
2ND FLR.	192.21 SQ.M.	NIL
3RD FLR.	192.21 SQ.M.	NIL
4TH FLR.	192.21 SQ.M.	NIL
5TH FLR.	192.21 SQ.M.	NIL
6TH FLR.	192.21 SQ.M.	NIL
7TH FLR.	192.21 SQ.M.	NIL
TOTAL	1345.47 SQ.M.	NIL

STAIRCASE AREA STATEMENT		
FLOOR	WING A & B	WING C
GR./STILT	39.77 SQ.M.	13.13 SQ.M.
1ST FLR.	36.06 SQ.M.	24.00 SQ.M.
2ND FLR.	36.06 SQ.M.	24.00 SQ.M.
3RD FLR.	36.06 SQ.M.	24.00 SQ.M.
4TH FLR.	36.06 SQ.M.	24.00 SQ.M.
5TH FLR.	36.06 SQ.M.	24.00 SQ.M.
6TH FLR.	36.06 SQ.M.	24.00 SQ.M.
7TH FLR.	36.06 SQ.M.	24.00 SQ.M.
TOTAL	292.19 SQ.M.	181.13 SQ.M.

PROPOSED PARKING STATEMENT		
S.NO.	PARKING TYPE	CAR PARKING PROPOSED
1	VISITOR PARKING A26, A27, 3, 4, 5	5 NOS.
2	BLDG NO. 1 (WING A & B) A1 TO A25	25 NOS.
3	WING C A28 TO A46, 1, 2	21 NOS.
TOTAL PARKING PROV.		51 NOS.

PARKING STATEMENT (BLDG. NO. 1)			
FLAT NO. (WING - A)	PARKING NO.	FLAT NO. (WING - B)	PARKING NO.
101, 102	A1	101, 102	A12
103, 203	A2	103, 104	A13
201, 202	A3	201, 202	A14
301, 302	A4	203, 204	A15
303, 403	A5	301, 302	A16
401, 402	A6	303, 304	A17
501, 502	A7	401, 402	A18
503, 603	A8	403, 404	A19
601, 602	A9	501, 502	A20
701, 702	A10	503, 504	A21
703	A11	601, 602	A22
		603, 604	A23
		701, 702	A24
		703, 704	A25

PARKING STATEMENT (WING C)			
FLAT NO.	PARKING NO.	FLAT NO.	PARKING NO.
101	A28	403	A39
102, 104	A29	501	A40
103	A30	502, 504	A41
201	A31	503	A42
202, 204	A32	601	A43
203	A33	602, 604	A44
301	A34	603	A45
302, 304	A35	701	A46
303	A36	703	1
401	A37	702, 704	2
402, 404	A38		

BALCONY AREA STATEMENT		
	PERMISSIBLE BALCONY AREA	AS SHOWN
PROPOSED BALCONY AREA		
EXCESS BALCONY AREA		

TENEMENT STATEMENT		
	PROPOSED BUILT UP AREA	AS SHOWN
LESS DEDUCTION FOR NON RESI. AREA (SHOP)		
AREA AVAILABLE FOR TENEMENT	3335.07	
TENEMENT PERMISSIBLE FOR 300/HECTOR	100 NOS.	
TENEMENT PROPOSED	77 NOS.	
TENEMENT EXISTING		

PARKING STATEMENT		
AREA OF FLAT	NO. OF FLATS	PARKING REQD.
BELOW 35 M ²		
35 M ² TO 50 M ²	63 NOS.	63 / 2 = 32 NOS.
50 M ² TO 75 M ²	14 NOS.	14 / 1 = 14 NOS.
ADD. FOR VISITOR'S 10%		5 NOS.
TOTAL CAR PARKING REQD.		51 NOS.
TOTAL CAR PARKING PROP.		51 NOS.
2 WHEELER PARKING REQD. PER FLAT	77 NOS.	77 NOS.
TOTAL 2 WHEELER PARKING PROP.		77 NOS.

SCHEDULE OF DOORS & WINDOWS		
NO.	SIZE	REMARK
D	1.95 X 2.13	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.13	T.W. FRAMED PANEELED DOOR
D2	0.75 X 2.13	T.W. FRAMED PANEELED DOOR
W	1.80 X 1.70	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.70	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 2.00	ALUM. FRAMED SLIDING WINDOW
W3	1.20 X 1.50	ALUM. FRAMED SLIDING WINDOW
W4	0.90 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.00	LOUVERED WINDOW

STAMP OF RECEIPT OF PLAN

NOTES

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXISTING WORK SHOWN IN YELLOW
- D.P. ROAD SHOWN IN BROWN
- RECREATION GROUND SHOWN IN GREEN

CERTIFICATE OF AREA

I hereby certify that I have surveyed the plot under reference and also that the dimensions of roads, etc. of the plot stated on the plan are as measured on site and the area is worked out in square meters and taller with the area stated in the document of ownership to my plan and scheme records.

DESCRIPTION

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 42, H. NO. 3 & S. NO. 40, H. NO. 4, AT VILLAGE KASAR-VADAVALI, THANE.

NAME & SIGNATURE OF OWNERS

MR. MANISH KHANDELWAL (PARTNER)
(M/s. MONARCH DEVELOPERS) P.O.A.H.)
Registree Plaza, Suite 302, Nourbaba Road, Besides Mahimall Taluk, L. B. S. Marg, Panchgkadi, THANE (W).

OWNER

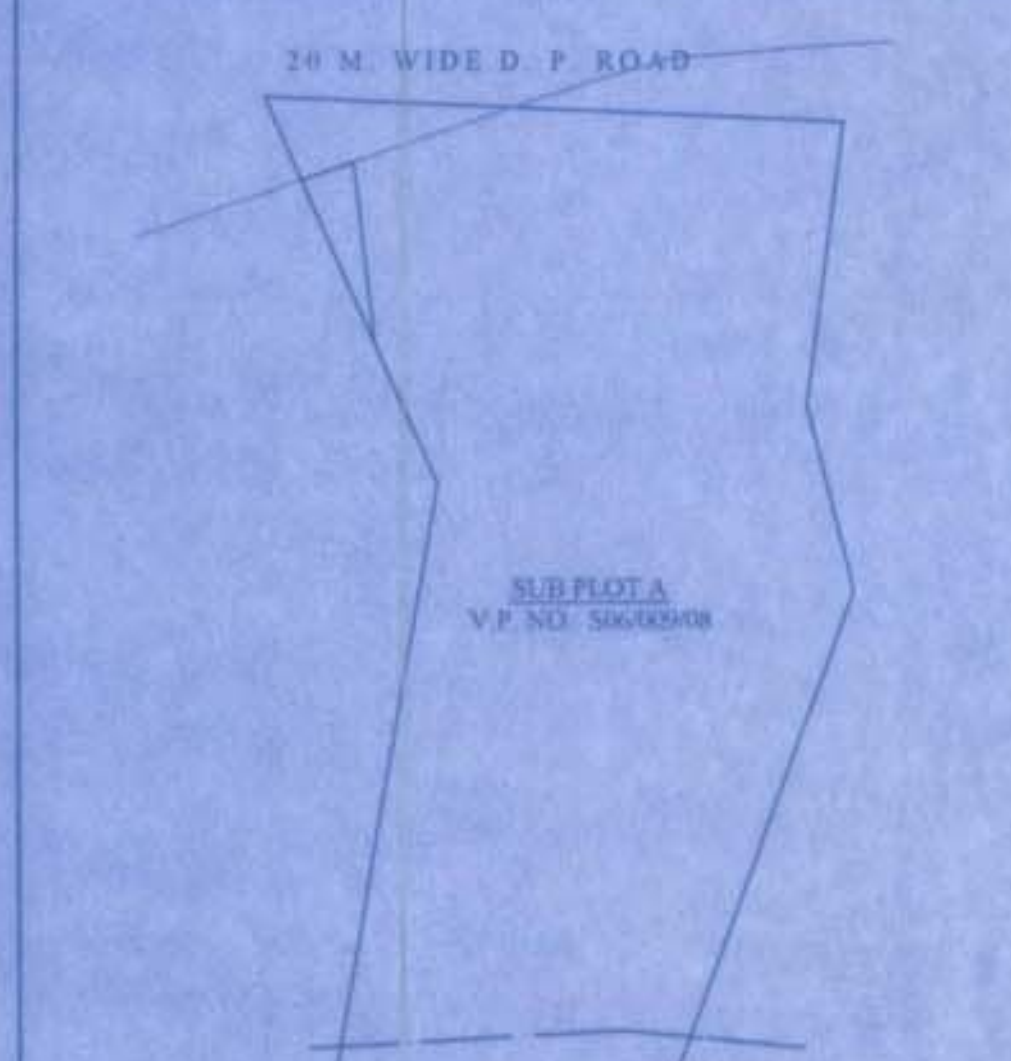
SHRI MAHESH BHASKAR JOSHI & SHRI GANPAT GOWALI & OTHERS

ARCHITECT

SUVARNA GHOSH
ARCHITECTS & INT. DESIGNERS
101, ARBASTY, SUVARNA LANE,
JAMBA PAKA, THANE (W).
TEL - 25419330/3075 1983.

DATE: 07.01.2018 JOB NO. SCALE: 1:500 DRAWN BY: RAJESH VASU CHECKED BY:

TENEMENT STATEMENT			
FLOOR	BLDG. NO. 1 - WING A & B	WING C	
GR./STILT	35 - 50 M ²	35 - 50 M ²	50 - 70 M ²
1ST FLR.	07 NOS.	02 NOS.	02 NOS.
2ND FLR.	07 NOS.	02 NOS.	02 NOS.
3RD FLR.	07 NOS.	02 NOS.	02 NOS.
4TH FLR.	07 NOS.	02 NOS.	02 NOS.
5TH FLR.	07 NOS.	02 NOS.	02 NOS.
6TH FLR.	07 NOS.	02 NOS.	02 NOS.
7TH FLR.	07 NOS.	02 NOS.	02 NOS.
TOTAL	49 NOS.	14 NOS.	14 NOS.
TOTAL (BLDG. NO. 1) = 77 NOS.		28 NOS.	



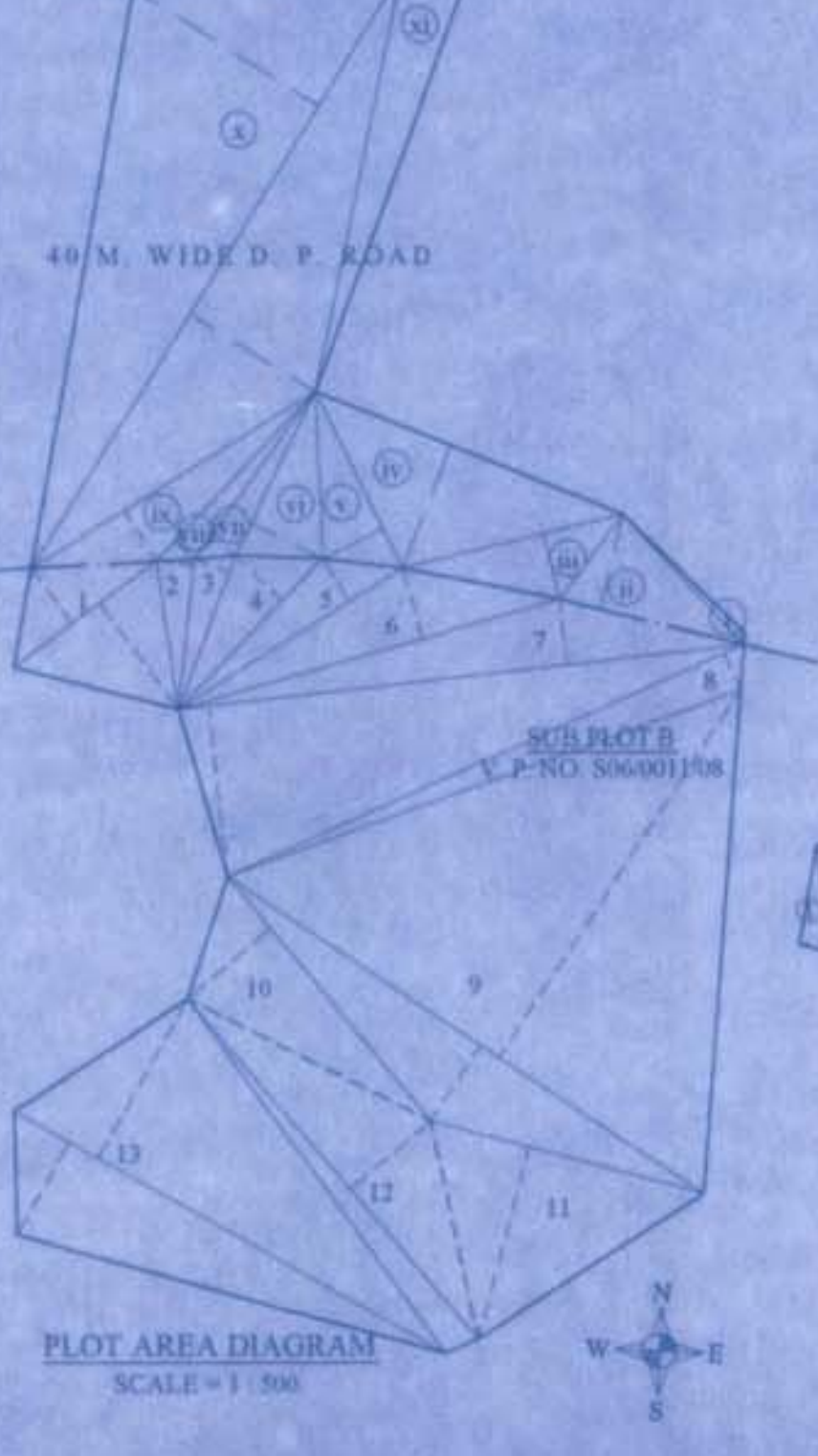
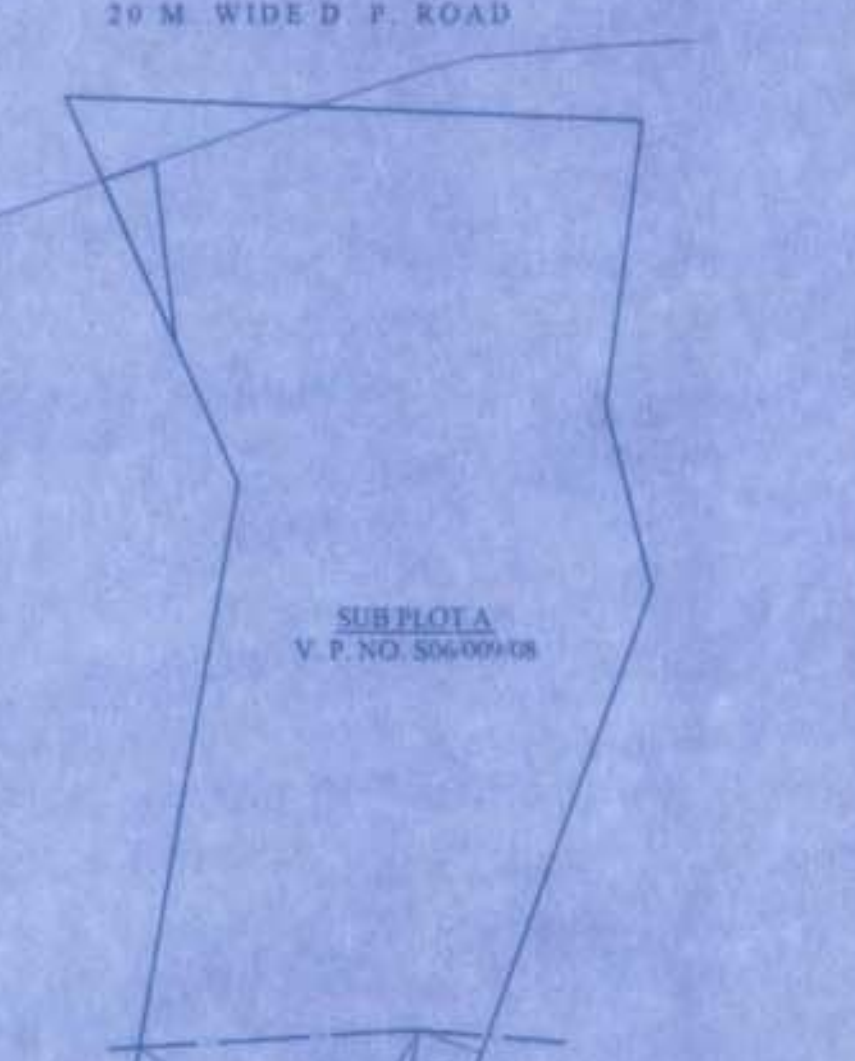
PLOT AREA CALCULATION SUB PLOT B S. NO. 42, H. NO. 3		
1.	12.24 X (4.75+9.10) X 0.50	= 84.76 SQ.M.
2.	10.41 X 2.63 X 0.50	= 13.69 SQ.M.
3.	11.33 X 2.60 X 0.50	= 14.73 SQ.M.
4.	14.44 X 4.50 X 0.50	= 32.49 SQ.M.
5.	18.34 X 3.47 X 0.50	= 31.82 SQ.M.
6.	27.47 X 5.08 X 0.50	= 69.77 SQ.M.
7.	39.44 X (4.55+11.79) X 0.50	= 322.22 SQ.M.
8.	39.17 X 1.76 X 0.50	= 34.05 SQ.M.
9.	39.65 X (30.32+6.22) X 0.50	= 724.41 SQ.M.
10.	31.95 X 7.50 X 0.50	= 80.31 SQ.M.
11.	19.605 X 13.69 X 0.50	= 134.20 SQ.M.
TOTAL AREA		= 1564.45 SQ.M.

AREA UNDER 40 M. WD. D.P. ROAD S. NO. 42, H. NO. 3		
i.	12.28 X 9.58 X 0.50	= 3.56 SQ.M.
ii.	13.16 X 6.75 X 0.50	= 44.41 SQ.M.
iii.	15.72 X 4.67 X 0.50	= 36.71 SQ.M.
iv.	22.92 X 9.07 X 0.50	= 305.94 SQ.M.
v.	13.56 X 4.653 X 0.50	= 31.55 SQ.M.
vi.	12.56 X 3.52 X 0.50	= 24.66 SQ.M.
vii.	14.28 X 2.17 X 0.50	= 15.49 SQ.M.
viii.	16.09 X 1.83 X 0.50	= 14.72 SQ.M.
ix.	23.14 X 4.11 X 0.50	= 47.55 SQ.M.
x.	48.26 X (10.23+15.14) X 0.50	= 613.45 SQ.M.
xi.	30.29 X 4.42 X 0.50	= 66.94 SQ.M.
TOTAL AREA		= 1012.98 SQ.M.



PLOT AREA CALCULATION - S. NO. 40, H. NO. 4		
12.	30.91 X (7.31+2.31) X 0.50	= 148.68 SQ.M.
13.	34.22 X (12.65+7.39) X 0.50	= 342.88 SQ.M.
TOTAL AREA		= 491.56 SQ.M.

PARKING STATEMENT			
S.NO.	FLOOR LEVEL	CAR PARKING PROP.	TWO WHEELER PARKING PROP.
1	STACK PARKING UNDER STILT	22 NOS.	
2	SINGLE PARKING UNDER STILT	24 NOS.	30 NOS.
3	OPEN SINGLE PARKING	05 NOS.	47 NOS.
4	OPEN STACK PARKING		
TOTAL PARKING PROV.		51 NOS.	77 NOS.
TOTAL PARKING REQD.		51 NOS.	77 NOS.



R.G. AREA CALCULATION			
ADD.	1.	7.42 X 1.04 X 0.50	= 7.57 SQ.M.
	2.	14.04 X (4.68+6.31) X 0.50	= 77.15 SQ.M.
	3.	10.41 X 2.62 X 0.50	= 13.64 SQ.M.
	4.	11.33 X 2.60 X 0.50	= 14.73 SQ.M.
	5.	11.80 X 1.16 X 0.50	= 6.84 SQ.M.
	6.	22.12 X (4.36+1.17) X 0.50	= 61.16 SQ.M.
	7.	8.39 X 2.80 X 0.50	= 12.03 SQ.M.
	8.	14.37 X 4.54 X 0.50	= 32.62 SQ.M.
	9.	17.90 X (4.07+6.90) X 0.50	= 98.72 SQ.M.
TOTAL AREA			= 324.46 SQ.M.
LESS		a.	4.24 X 0.88 X 2/3 = 2.50 SQ.M.
TOTAL R.G. AREA PROPOSED			= 321.21 SQ.M.
R.G. AREA REQUIRED (15%)			= 302.17 SQ.M.

