

SALE BLDG. PROPOSED-PARKING STATEMENT (RESI.COMM.)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 15.00 SQ.MT. NO PARKING		
2 TENEMENTS HAVING B.U.P AREA ABOVE 35 TO 50 SQ.MT.	63 NOS.	327 NOS.
1 PARKING SPACE FOR EACH		
1 TENEMENTS HAVING B.U.P AREA ABOVE 50 TO 75 SQ.MT.	341 NOS.	341 NOS.
1 PARKING SPACE FOR EACH		
7 TENEMENTS HAVING B.U.P AREA ABOVE 75 SQ.MT.		
2 PARKING SPACE FOR EACH		
10% VISITORS PARKING		67 NOS.
TOTAL CAR PARKING REQUIRED (RESI.)		735 NOS.
1 TENEMENTS SCOOTER PARKING SPACE FOR EACH	994 NOS.	994 NOS.
TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.)		735 NOS.

DESCRIPTION (COMMERCIAL)	NO. OF PARKING
1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	16 NOS.
8 REMAINING 1 PARKING SPACE FOR EVERY 400 SQ.MT.	05 NOS.
TOTAL CAR PARKING REQUIRED (COMM.)	21 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	33 NOS.
TOTAL CAR PARKING PROVIDED (RESIDENTIAL + COMMERCIAL)	756 NOS. + 33 NOS. = 789 NOS.
TOTAL SCOOTER PARKING PROVIDED	1030 NOS.

BLDG. NO.	BLDG. TYPE	0-35	35-50	50-75	>75	TOTAL
BLDG. -1	GR./ST.+30 UP	178	0	0	0	178
BLDG. -2	GR./ST.+30 UP	176	0	0	0	176
BLDG. -3	GR./ST.+30 UP	145	0	0	0	145
BLDG. -4	GR./ST.+30 UP	146	0	0	0	146
BLDG. -5	GR./ST.+30 UP	175	0	0	0	175
BLDG. -6	GR./ST.+30 UP	175	0	0	0	175
BLDG. -7	GR./ST.+28 UP	155	0	0	0	155
TOTAL		1150	0	0	0	1150

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
1 TENEMENTS SCOOTER PARKING SPACE FOR EACH	1150 NOS.	1150 NOS.
TOTAL SCOOTER PARKING PROVIDED (RESI. + COMM.)		1183 NOS.
TOTAL SCOOTER PARKING PROVIDED		1183 NOS.

SALE BLDG. B.U.P AREA SUMMARY

BLDG. NO.	FLOORS	TOTAL BUILT-UP AREA	TENEMENTS
BLDG. -1	(L.GR.+STILT+1st FLR.)	683.85 SQ.MT.	12 NOS.
BLDG. -2	(L.GR.+STILT+28th FLR.)	13363.95 SQ.MT.	316 NOS.
BLDG. -3	(L.GR.1,2,3+U.ST.+29th)	10725.30 SQ.MT.	222 NOS.
BLDG. -4	(L.GR.1,2,3+U.ST.+29th)	10656.82 SQ.MT.	222 NOS.
BLDG. -5	(L.GR.1,2,3+U.ST.+29th)	15690.06 SQ.MT.	222 NOS.
OFFICE	(GROUND FLR.)	109.00 SQ.MT.	
TOTAL SALE BLDG. B.U.P AREA		51224.58 SQ.MT.	994 NOS.

BLDG. NO.	0 TO 35	35 TO 50	50 TO 75	ABOVE 75	TENEMENTS
BLDG. -1	00	04	08	00	12 NOS.
BLDG. -2	00	316	00	00	316 NOS.
BLDG. -3	00	164	58	00	222 NOS.
BLDG. -4	00	189	53	00	222 NOS.
BLDG. -5	00	00	222	00	222 NOS.
TOTAL TENEMENTS	00 NOS.	653 NOS.	341 NOS.	00 NOS.	994 NOS.

BLDG. NO.	FLOORS	COMM. AREA	RESI. AREA	TOTAL B.U.P AREA	TENEMENTS
BLDG. -1	GR./ST.+30 UP		5740.60	5740.60 SQ.MT.	178 NOS.
BLDG. -2	GR./ST.+30 UP	124.16	5667.23	5791.39 SQ.MT.	176 NOS.
BLDG. -3	GR./ST.+30 UP	98.79	4886.70	4985.49 SQ.MT.	146 NOS.
BLDG. -4	GR./ST.+30 UP	98.79	4732.44	4831.23 SQ.MT.	146 NOS.
BLDG. -5	GR./ST.+30 UP	202.79	5830.95	6033.74 SQ.MT.	175 NOS.
BLDG. -6	GR./ST.+30 UP	124.26	5830.95	5955.21 SQ.MT.	175 NOS.
BLDG. -7	GR./ST.+28 UP		5000.29	5000.29 SQ.MT.	155 NOS.
TOTAL MHADA BLDG. AREA		844.79	37099.16	37943.95 SQ.MT.	1160 NOS.

SALE BLDG. STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	TOTAL ST. AREA
BLDG. -1	(L.GR.+STILT+1st FLR.)	283.18 SQ.MT.
BLDG. -2	(L.GR.+STILT+28th FLR.)	5962.92 SQ.MT.
BLDG. -3	(L.GR.1,2,3+U.ST.+29th)	3628.45 SQ.MT.
BLDG. -4	(L.GR.1,2,3+U.ST.+29th)	3628.45 SQ.MT.
BLDG. -5	(L.GR.1,2,3+U.ST.+29th)	3819.85 SQ.MT.
TOTAL SALE BLDG. ST. AREA		17322.85 SQ.MT.

TOTAL PROPOSED AREA = (PROPOSED FLOOR B.U.P AREA + STAIRCASE AREA) = 51224.58 + 17322.85 = 68547.43 SQ.MT.

BLDG. NO.	FLOORS	TOTAL BUILT-UP AREA
BLDG. -1	GR./ST.+30 UP	1923.75 SQ.MT.
BLDG. -2	GR./ST.+30 UP	1923.75 SQ.MT.
BLDG. -3	GR./ST.+30 UP	1917.96 SQ.MT.
BLDG. -4	GR./ST.+30 UP	1917.96 SQ.MT.
BLDG. -5	GR./ST.+30 UP	1923.75 SQ.MT.
BLDG. -6	GR./ST.+30 UP	1923.75 SQ.MT.
BLDG. -7	GR./ST.+28 UP	1671.15 SQ.MT.
TOTAL MHADA BLDG. ST. AREA		13202.07 SQ.MT.

PLOT AREA SUMMARY

S.NO./H.NO.	AREA AS PER 7/12	AS PER TRANSLATION METHOD	AS PER AGREEMENT	NET PLOT AREA	40.00 M.W. ROAD NORTH-EAST	40.00 M.W. ROAD NORTH-WEST	AREA UNDER RESERVATION	UN BUILDABLE AREA	AREA CONSI. FOR F.S.I.
59/16/B-1/1/1	4209.00 SQ.MT.	5633.39 SQ.MT.		5353.53 SQ.MT.	279.84 SQ.MT.				
59/A/2-B	30030.00 SQ.MT.	32027.42 SQ.MT.	42023.00 SQ.MT.	17942.96 SQ.MT.	6217.84 SQ.MT.	554.72 SQ.MT.	5311.90 SQ.MT.		42023.00 SQ.MT.
59/16/B-2/1/1	11153.00 SQ.MT.	11182.89 SQ.MT.		7966.27 SQ.MT.		3099.64 SQ.MT.		116.96 SQ.MT.	
59A/2/1/1	7200.00 SQ.MT.	7270.00 SQ.MT.	7200.00			7200.00 SQ.MT.			7200.00
TOTAL	52583.00 SQ.MT.	56113.70 SQ.MT.	49223.00 SQ.MT.	32062.78 SQ.MT.	8497.68 SQ.MT.	10854.38 SQ.MT.	5311.90 SQ.MT.	116.96 SQ.MT.	49223.00 SQ.MT.

R.G. AREA CALCULATION
R.G. REQUIRED = 23219.98 X 25% = 5804.99 SQ.MT.
33% R.G. AREA ON GROUND LVL = 5804.99 X 33% = 1915.65 SQ.MT.
PROPOSED R.G. AREA = 5804.99 SQ.MT.

R.G. - 1 AREA CALCULATION (GR. LVL.)
ADDITION:
1. 21.30 X 15.15 X 0.5 = 161.75 SQ.MT.
2. 23.94 X 3.90 X 0.5 = 46.68 SQ.MT.
3. 23.94 X 8.49 X 0.5 = 101.27 SQ.MT.
4. 24.36 X 4.05 X 0.5 = 48.96 SQ.MT.
5. 26.12 X 11.71 X 0.5 = 152.92 SQ.MT.
6. 28.28 X 12.55 X 0.5 = 175.33 SQ.MT.
7. 12.12 X 7.99 X 0.5 = 48.41 SQ.MT.
8. 34.76 X 6.62 X 0.6 = 135.02 SQ.MT.
9. 28.34 X 10.15 X 0.5 = 143.68 SQ.MT.
10. 24.89 X 7.88 X 0.5 = 96.58 SQ.MT.
11. 25.97 X 12.11 X 0.5 = 156.25 SQ.MT.
12. 44.42 X 11.38 X 0.5 = 252.75 SQ.MT.
TOTAL = 1503.30 SQ.MT.

R.G. - 2 AREA CALCULATION (GROUND LVL.)
ADDITION:
1. 11.25 X 11.15 X 0.5 = 62.16 SQ.MT.
TOTAL R.G. - 2 AREA = 125.44 SQ.MT.

R.G. - 3 AREA CALCULATION (GROUND LVL.)
ADDITION:
1. 25.02 X 8.78 X 0.5 = 108.84 SQ.MT.
2. 25.02 X 16.71 X 0.5 = 207.68 SQ.MT.
TOTAL R.G. - 3 AREA = 316.52 SQ.MT.

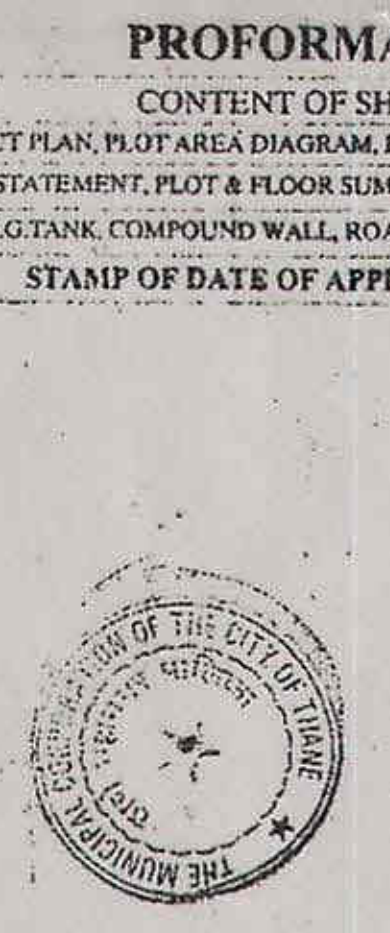
R.G. - 4 AREA CALCULATION (GROUND LVL.)
ADDITION:
1. 28.91 X 15.59 X 0.5 = 224.76 SQ.MT.
2. 28.91 X 8.14 X 0.5 = 118.52 SQ.MT.
TOTAL R.G. - 4 AREA = 343.28 SQ.MT.

R.G. - 5 AREA CALCULATION (ELEVATED)
ADDITION:
1. 28.95 X 10.79 X 0.5 = 154.92 SQ.MT.
2. 58.80 X 10.34 X 0.5 = 301.96 SQ.MT.
3. 48.48 X 13.90 X 0.5 = 335.62 SQ.MT.
4. 48.48 X 38.48 X 0.5 = 927.75 SQ.MT.
TOTAL ELEVATED R.G. - 5 AREA = 1545.49 SQ.MT.

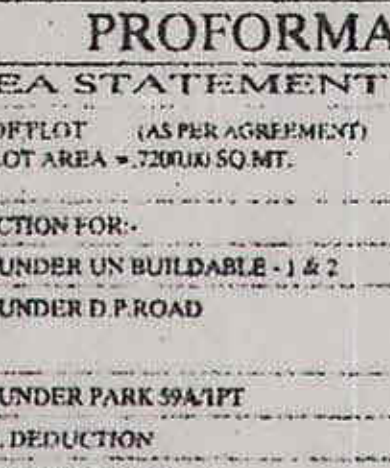
R.G. - 6 AREA CALCULATION (ELEVATED)
ADDITION:
1. 36.70 X 2.70 X 0.5 = 49.53 SQ.MT.
2. 4.37 X 1.02 X 0.67 = 2.90 SQ.MT.
3. 50.02 X 22.78 X 0.67 = 687.73 SQ.MT.
4. 15.04 X 6.00 X 0.5 = 45.12 SQ.MT.
5. 29.84 X 0.95 X 0.5 = 14.07 SQ.MT.
6. 17.06 X 11.53 X 0.5 = 97.85 SQ.MT.
7. 30.10 X 9.19 X 0.5 = 138.16 SQ.MT.
8. 35.41 X 9.16 X 0.5 = 161.03 SQ.MT.
9. 38.44 X 2.82 X 0.5 = 53.81 SQ.MT.
10. 4.24 X 0.77 X 0.67 = 1.63 SQ.MT.
TOTAL ELEVATED R.G. - 6 AREA = 1202.21 SQ.MT.

R.G. - 7 AREA CALCULATION (ELEVATED)
ADDITION:
1. 4.80 X 0.95 X 0.67 = 2.43 SQ.MT.
2. 30.59 X 2.74 X 0.5 = 82.99 SQ.MT.
3. 30.59 X 11.95 X 0.5 = 727.76 SQ.MT.
4. 18.04 X 19.50 X 0.5 = 174.64 SQ.MT.
5. 19.28 X 1.26 X 0.5 = 12.18 SQ.MT.
6. 34.91 X 3.93 X 0.3 = 66.80 SQ.MT.
7. 16.48 X 3.15 X 0.5 = 25.93 SQ.MT.
8. 4.57 X 2.05 X 0.5 = 4.68 SQ.MT.
9. 48.47 X 4.49 X 0.5 = 108.63 SQ.MT.
10. 35.41 X 14.06 X 0.5 = 248.18 SQ.MT.
11. 29.05 X 2.84 X 0.5 = 40.93 SQ.MT.
12. 4.99 X 1.25 X 0.67 = 1.66 SQ.MT.
TOTAL = 850.84 SQ.MT.

TOTAL GROUND R.G. AREA (1 TO 4 NOS.) = 1496.42 + 125.44 + 316.52 + 343.28 = 2281.66 SQ.MT.
TOTAL ELEVATED R.G. AREA (5 TO 7 NOS.) = 1545.49 + 1202.21 + 850.84 = 3598.54 SQ.MT.
TOTAL R.G. AREA (1 TO 7 NOS.) = 2281.66 + 3598.54 = 5880.20 SQ.MT.
TOTAL R.G. AREA (1 TO 7 NOS.) = 5880.20 SQ.MT.



Plans are approved Subject to conditions prescribed in permit No. V.P. 50/10/2019/10 TMC/TDD/1430/18. Date: 10/06/2018
 MUNICIPAL CORPORATION, THANE
 Chief Engineer
 Municipal Corporation of Thane



Sl. No.	DESCRIPTION	AREA (SQ.MT.)		
1	AREA OF PLOT (AS PER AGREEMENT)	42023.00		
2	ADD PLOT AREA = 3200.00 SQ.MT.	7200.00		
3	TOTAL PLOT AREA	49223.00		
4	DEDUCTION FOR:			
a	AREA UNDER UN BUILDABLE - 1 & 2	116.96		
b	AREA UNDER D.P. ROAD	12152.06		
c	AREA UNDER PARK 59A/IPT	24780.92		
d	TOTAL DEDUCTION	24950.94		
e	NET PLOT AREA (1-2)	24442.08		
f	5% AMENITY AREA	1222.10		
g	BALANCE PLOT AREA (3-3a)	23219.98		
h	ADD AREA UNDER D.P. ROAD	1932.06		
i	TOTAL AREA	42572.04		
5	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	2.50		
6	PERMISSIBLE TOTAL FLOOR AREA (1 X 5)	106430.10		
7	PERMISSIBLE TOTAL FLOOR AREA FOR MHADA & SHRI DEVELOPERS			
	SALE	MHADA		
8	TOTAL PERMISSIBLE FLOOR AREA	64.5%	35.5%	
9	TOTAL PROPOSED AREA	68647.41	37782.69	
10	TOTAL BALANCE AREA	68547.43	37743.95	
11	TOTAL BUILT-UP AREA CONSUMED (B8)	99.98	38.74	
12	TOTAL BUILT-UP AREA CONSUMED (B8)	0.99	0.99	
TENEMENT STATEMENT				
a	TOTAL PERMISSIBLE FLOOR AREA	106430.10		
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	1301.09		
c	AREA OF TENEMENTS (a-b)	105129.01		
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')			
e	DENSITY 50PH	2628 NOS.		
f	TOTAL TENEMENT			
g	PROPOSED	2144 NOS.		
PARKING STATEMENT				
a	CAR PARKING REQUIRED BY REGULATION	756 NOS.		
b	TOTAL CAR PARKING PROVIDED	760 NOS.		
c	SCOOTER PARKING REQUIRED BY REG. (SALE + MHADA)	2210 NOS.		
d	TOTAL SCOOTER PARKING PROVIDED (SALE + MHADA)	2215 NOS.		
e	TOTAL SCOOTER PARKING PROVIDED (SALE + MHADA)	2215 NOS.		
REVISION	DESCRIPTION	DATE	SIGNATURE	
DATE	JOB NO.	DRG. NO.	DRAWN BY	CHECKED BY
			DATE/TATRAY	KULDEEP

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OWNERSHIP.
 SIGNATURE OF LICENSED ARCHITECT
 DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED DEVELOPMENT OF LAYOUT ON MHADA LAND AT THANE ON PLOT BEARING S. NO. 59A/2B, 59A/16B 1/1/1, 59A/16B-2, G.NO. 59A/2/G/1, OF VILLAGE - CHITALSAR, MANPADA, DISTRICT - THANE.
 NAME OF OWNER
 FOR: MAHARASTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (OWNER)
 ARCHITECTS NAME AND ADDRESS
 archetype consultants (I) pvt. ltd.
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