## PARKING STATEMENT - TOWER A,B,C,D, E & F

| A | PARKING REQD. FOR RESIDENTIAL AS PER TABLE NO.6 (A1)(a) | | | | |
|---|---|---|---|---|---|
| SR. NO. | OCCUPANCY | CARPET AREA | NO. OF TENAMENTS. | REQD. PARKINGS | NO.OF PARKINGS |
| 1 | RESIDENTIAL | BELOW 35.0 SQ.M. | 132 | NOT REQUIRED | NIL |
| 2 | | 35.0 TO 45.0 SQ.M. | 0 | 1 P. / 4 TENAMENTS | 0 |
| 3 | | 45.0 TO 70.0 SQ.M. | 555 | 1 P. / 2 TENAMENTS | 277.5 |
| 4 | | 70.0 SQ.M. & ABOVE | 98 | 1 P. / 1 TENAMENT | 98 |
| | | TOTAL | 785 | | 375.5 |
| 5 | TOTAL NO OF PARKINGS | | | | 376 NOS. |
| B | PARKING REQD. FOR SHOPPING AS PER TABLE NO.6 (5) | | | | |
| 6 | FOR DEPARTMENTAL STORE & OTHER COMMERCIAL USERS @ 1CAR PARKING SPACE FOR EVERY 80 SQ.MT. UPTO 800 SQ.MT. & ONE PARKING SPACE FOR EVERY 160 SQ.MT. OF SPACE FOR AREA EXCEEDING 800 SQ.MT. =(3121.86 -800.00= 2321.86) = 15 Nos.+10 nos | | | | |
| 7 | 1 car parking 80 sq.mt.( 800 / 80 = 10 Nos ) | | | | 10 |
| 8 | 1 car parking 160 sq.mt.( 2321.86 /160 = 14.51 Nos ) | | | | 15 |
| 9 | TOTAL PARKING REQUIRED FOR COMMERCIAL | | | | 25 |
| 10 | ADD 10% VISITORS PARKINGS | | | | 38 |
| 11 | TOTAL NO OF PARKINGS REQUIRED | | | | 440 |
| 12 | TOTAL NO OF PARKINGS PROVIDED | | | | 542 |

## GROSS PLOT AREA AND BUILT UP AREA STATEMENT

| SR. NO. | BLDG NO. | PLOT AREA IN Sq.Mt | B.U.A IN Sq.Mt. With 2.5 FSI | NO.OF TENEMENTS | PRORATA 52.50 Sq.Mt /Ts | PRORATA 5.06 Sq.Mt /Ts | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|
| AS PER MHADA NOC No. CO/KB/AA/CHIKANGHAR-NOC/2660/2014 Dt. 31/12/14 | | | | | | | |
| | 77 | 725.93 | 1814.83 | | | | |
| | 78 | 422.97 | 1057.43 | | | | |
| | 79 | 720.47 | 1801.18 | | | | |
| | 84 | 665.09 | 1662.73 | | | | |
| | 86 | 634.71 | 1586.78 | | | | |
| | 87 | 581.49 | 1453.73 | | | | |
| | TOTAL | 3750.66 | 9376.65 | 152.00 | 7980.00 | | 17356.65 |
| AS PER MHADA NOC No. CO/KB/AA/CHIKANGHAR-NOC/2662/2014 Dt. 31/12/14 | | | | | | | |
| | 80 | | | | | | |
| | 81 | | | | | | |
| | 83 | 1938.32 | 4845.80 | 88.00 | 4620.00 | | 9465.80 |
| | | | | | | TOTAL OF MHADA NOC AREA: | 26822.45 |
| AS PER MHADA OFFER No. CO/KB/AA/CHIKANGHAR-NOC/4803/2019 Dt. | | | | | | | |
| | 85 | 426.89 | 1067.23 | 16.00 | 840.00 | 144.06 | 2052.29 |
| AS PER MHADA OFFER No. CO/KB/AA/CHIKANGHAR-NOC/4807/2019 Dt. | | | | | | | |
| | 76 | 428.25 | 1070.63 | 16.00 | 840.00 | 144.06 | 2054.69 |
| AS PER MHADA OFFER No. CO/KB/AA/CHIKANGHAR-NOC/4807/2019 Dt. | | | | | | | |
| | 82 | 579.20 | 1448.13 | 24.00 | 1260.00 | 217.44 | 2510.57 |
| | | | | 88.00 | | 797.28 | 797.28 |
| | | | | | | 1014.72 | |
| AS PER MHADA OFFER No. CO/KB/AA/CHIKANGHAR-NOC/4808/2019 Dt. | | | | | | | |
| | 77, 78, 79, 84, 85 & 87 | | | 152.00 | 0.00 | 1377.12 | 1377.12 |
| | R.NO.9 | 501.21 | | | | | |
| | R.NO.11 | 507.85 | | | | | |
| | | 391.00 | 391.00 WITH 1.0 FSI + 586.50 WITH 1.5 FSI | | | | 977.50 |
| | E2+E3 | 197.80 | 494.55 | | | | 494.55 |
| | | | | | | TOTAL OF MHADA OFFER AREA: | 10864.79 |
| OFFER TO BE OBTAINED BY MHADA | | | | | | | |
| | E1 | 187.68 | 469.20 | | | | 469.20 |
| | | | | | | BUA TO BE ALLOTTED FROM V.P. QUOTA | 4050.00 |
| | | | | | | TOTAL OF MHADA OFFER AREA: | 4519.20 |
| | | 8902.95 | | | | GRAND TOTAL | 43008.44 |

## SUMMARY

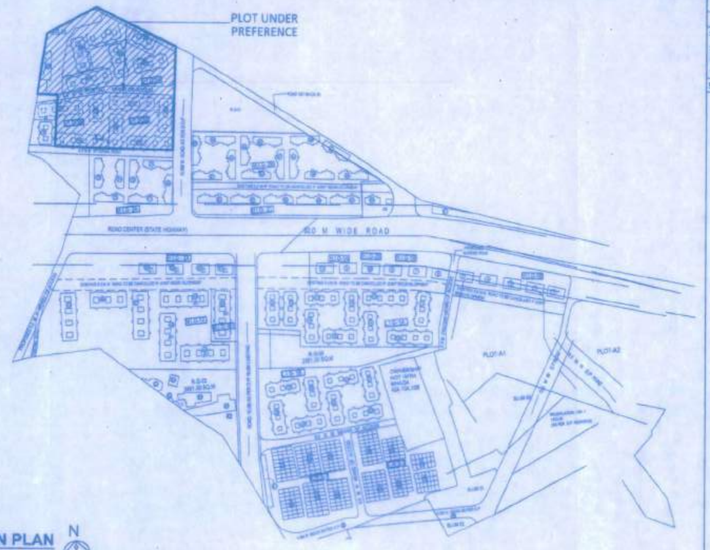
| SR.NO | TOWER | SANCTIONED B.U. AREA: TOTAL RESI. BUILTUP AREA | SANCTIONED B.U. AREA: TOTAL COMM. BUILT-UP AREA | PROPOSED B.U. AREA: TOTAL RESI. BUILTUP AREA | PROPOSED B.U. AREA: TOTAL COMM. BUILT-UP AREA | TOTAL (RESI.+COM.) BUILT-UP AREA | NO.OF FLATS | NO.OF SHOP/OFFICE | HT. OF BLDG |
|---|---|---|---|---|---|---|---|---|---|
| 1 | TOWER-A | 1766.39 | ----- | ----- | ----- | 1766.39 | 53 | ----- | 47.50 |
| 2 | TOWER-B | 6086.15 | 488.94 | 6086.15 | 483.94 | 6570.09 | 152 | 9 | 91.05 |
| 3 | TOWER-C | 9376.37 | 807.28 | 9376.37 | 807.28 | 10185.65 | 148 | 20 | 89.45 |
| 4 | TOWER-D | 9239.24 | 627.20 | 8101.68 | 627.20 | 9866.44 | 138 | 15 | 89.45 |
| 5 | TOWER-E | 5976.44 | 765.41 | ----- | 765.41 | 6741.84 | 142 | 11 | 91.50 |
| 7 | TOWER-F | 6423.47 | 438.04 | ----- | 438.04 | 6861.52 | 152 | 9 | 91.50 |
| | TOTAL | 38870.06 | 3121.86 | 23566.20 | 3121.86 | 41991.93 | 785 | 64 | |
| | TOTAL | 41991.93 | | 26688.06 | | | | | |

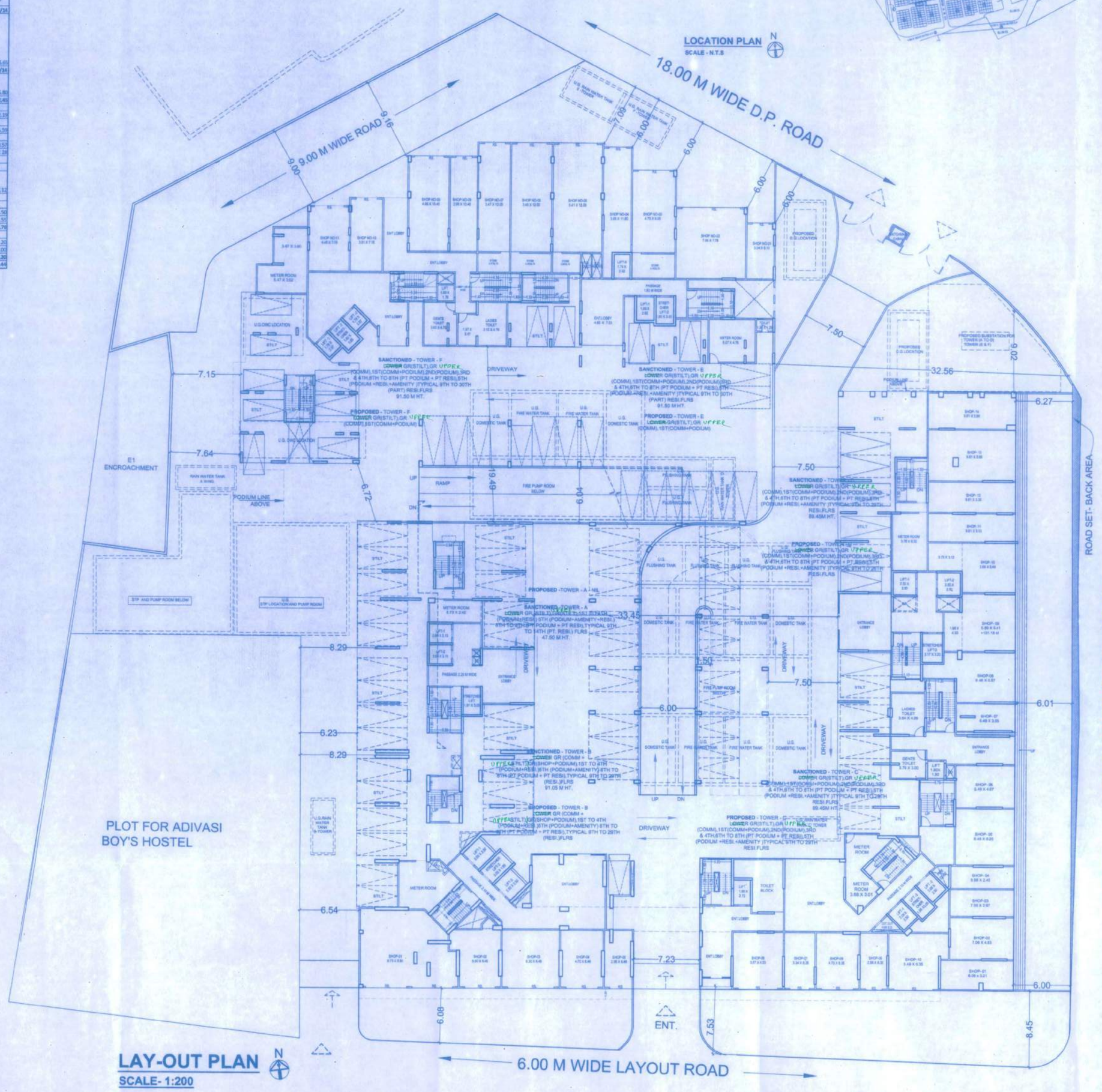
## TOTAL STAIRCASE & PASSAGE AREA STATEMENT

| SR.NO. | NO. OF TOWER | AREA IN SQ.MT |
|---|---|---|
| 1 | TOWER -A | 1014.70 |
| 2 | TOWER -B | 1944.97 |
| 3 | TOWER -C | 2321.28 |
| 4 | TOWER -D | 2138.15 |
| 5 | TOWER -E | 1481.58 |
| 6 | TOWER -F | 1774.74 |
| | TOTAL AREA | 10675.42 |

## TOTAL BALCONY, TERRACE & CUB STATEMENT

| SR.NO | NO. OF TOWER | AREA IN SQ.MT. | NOS.OF BALCONY | NOS.OF TERRACE | NOS.OF CUB |
|---|---|---|---|---|---|
| 1 | TOWER-A | 169.71 | 72 | 53 | 98 |
| 2 | TOWER-B | 626.93 | 228 | 152 | 390 |
| 3 | TOWER-C | 924.16 | 220 | 198 | 497 |
| 4 | TOWER-D | 946.86 | 247 | 186 | 420 |
| 6 | TOWER-E | 592.17 | 264 | 142 | 545 |
| 7 | TOWER-F | 647.79 | 304 | 152 | 530 |
| | TOTAL | 3909.57 | 1355 | 883 | 3470 |




## LAY-OUT PLAN
SCALE- 1:200

SHEET NO.01/43

CONTENT OF SHEET:
LAYOUT PLAN, LOWER GROUND FLOOR PLAN, BUILTUP AREA SUMMARY, BALCONY AREA SUMMARY,LOCATION PLAN

STAMP OF APPROVAL OF PLANS:

बांधकाम नकाशा मंजूर ——— फुलपरीत
रचना दुरुस्ती दाखीलनकाशाचे व संरचना प्रारंभ
प्रमाणपत्र क्र. कर्वेनगर / नरवी / बांध / कोर्ट-वीर / 2096-3U/182/UU
दिनांक 08/08/2096
दिलेल्या अटिप्रमाणे.

सहायक संचालक (नगरी)
उक्त रचना कायदा मोहिमेची महानगरपालिका

## PROFORMA

| S. NO. | A | AREA STATEMENT DESCRIPTION | | AREA IN SQ.M |
|---|---|---|---|---|
| 1 | | TOTAL PLOT AREA AS PER SANCTIONED LAYOUT | | 1,37,021.85 |
| 2 | | TOTAL PERMISSIBLE BUILT UP AREA AS PER SANCTIONED LAYOUT | | 2,62,043.86 |
| 3 | | PLOT AREA AS PER APPROVAL dt:- 09.05.2018 (PART OF SANCTIONED LAYOUT) | | 4,336.62 |
| 4 | | SANCTIONED BUILT UP AREA AS PER APPROVAL dt.-09.05.2018 | | 12,751.61 |
| 5 | | PROPOSED PLOT AREA (PART OF SANCTIONED LAYOUT) | | 8,902.95 |
| | b | AS PER RECORD | 8,902.95 | |
| | d | AREA AS PER POSSESSION | 8,992.38 | |
| 6 | | DEDUCTION FOR : | | |
| | a | ROAD SET BACK AREAS | 0.00 | |
| | b | PROPOSED ROAD | 0.00 | |
| | c | ANY RESERVATIONS | 0.00 | |
| | | TOTAL DEDUCTIONS = ( 2a+2b+2c) | | - |
| 7 | | BALANCE AREA OF PLOT ( Item 1 - Item 2) | | 8,902.95 |
| 8 | | DEDUCTION FOR RECREATIONAL GROUND ( if deductable) | N.A. | |
| 9 | | NET AREA OF PLOT ( Item 3 - Item 4) | | 8,902.95 |
| 10 | | ADDITIONS FOR FLOOR SPACE INDEX | | - |
| | | 100% of Item 2(a) | | |
| | | 100% of Item 2(b) | | |
| 11 | | TOTAL AREA ( Item 8 + Item 6) | | 8,902.95 |
| 12 | | FLOOR SPACE INDEX PERMISSIBLE | | |
| | A | BUA PERMISSIBLE AS PER MHADA NOC | | 26,822.45 |
| | B | BUA PERMISSIBLE AS PER MHADA OFFER | | 15,183.99 |
| | C | TOTAL PERMISSIBLE B.U.AREA (A+B) | | 42,006.44 |
| 13 | | FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS(Restricted to 50% of the balance area vide Item 3 above) | | - |
| 14 | | PERMISSIBLE FLOOR AREA ( Item 7 x Item 8 + Item 9 above) | | 42,006.44 |
| 15 | | EXISTING FLOOR AREA | | |
| 16 | | SANCTIONED BUILT UP AREA AS PER NOC | | 41,991.93 |
| 17 | | PROPOSED BUILT UP AREA AS PER MHADA NOC | | 26,688.06 |
| 18 | | EXCESS BALCONY AREA TAKEN IN FSI ( As per 9(iii) below) | | REF TABLE |
| 19 | | TOTAL BUILT UP AREA PROPOSED ( Item 16 + Item 11 + Item 12 ) | | 41,991.93 |
| 20 | | BALANCE SANCTIONED BUILT UP AREA AS PER NOC | | 14.51 |
| 21 | | BALANCE PROPOSED BUILT UP AREA AS PER MHADA NOC | | 134.99 |

COLOUR CODE:
BOUNDARY OF PLOT -THICK BLACK
PROPOSED WORK - RED WASH/ DRAINAGE LINE - RED DOTTED-RECREATION GROUND - GREEN WASH SETBACK AREA - GREEN
PROPOSED ROADS - BROWN WASH

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA:

CERTIFIED THAT I have surveyed the plot under reference on _____ and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 4330.62 sq.mt. and tallies with the area stated in the document of Ownership / Town Planning Scheme records.

Signature Of Licensed Architect.

PROFORMA 'B'

L.I.G-II TRILOK CO.HSG. SOCIETY LTD.

L.I.G-II TIRANGA CO.HSG. SOCIETY LTD.

L.I.G-II SWAMI SAMARTH CO.HSG. SOCIETY LTD.

L.I.G-II GAJANAN CO.HSG. SOCIETY LTD.

OWNER'S NAME SIGNATURE & STAMP:
For Tycoons Avanti Projects LLP
SIGNATURE Designated Partner
(POWER OF ATTORNEY HOLDER)
Mr. Shrikant D. Shitole

| REV. | DATE | DESCRIPTION | DRAWN | APPROVED |
|---|---|---|---|---|
| | | | | |

PROJECT :
PROPOSED REDEVLOPMENT OF L.I.G-II A,B & C TRILOK,TIRANGA,SWAMI SAMARTH & GAJANAN CHSL ON LAND BEARING S.NO.22, H.NO.(1+2+3+4+5+6+7+8+9+10+11(PT),S.NO.42A, H.NO-1(PT) & 2(PT) AT- VILLAGE-CHIKANGHAR, TAL- KALYAN, DIST- THANE, PART OF MHADA LAYOUT.

SCALE : 1:200
DATE :

| DRAWN BY | CHECKED | APPROVED BY |
|---|---|---|
| MAHESH | AP.PALLAVEE | AP.JATHAR |

ARCHITECT:
design consortium
ARCHITECT & INTERIOR DESIGNER
GROUND FLOOR,MA BHAVANI APARTMENT,NEAR TULJABHAVANI MANDIR,BHASKAR COLONY SERVICE ROAD, EASTERN EXPRESS HIGHWAY, THANE - 400602
TEL NO. 25333985/9920482588
EMAIL ID:- info@dcalpl.com Website:- www.dcalpl.com