



PLOT AREA CALCULATION DIAGRAM
SCALE: 1:250

SECTION-AA
SCALE: 1:500

LAYOUT PLAN
SCALE: 1:500

ELEVATED R.G. AREA DIAG.
SCALE: 1:500

NEW S.NO	AREA AS PER 7/12 SQ.MT.	AREA AS PER Δ METHOD SQ.MT.	AREA CONSI. FOR F.S.I CAL. SQ.MT.	AREA UNDER 20MT DP.ROAD AS PER DP SQ.MT.	AREA UNDER RESERVATION SQ.MT.	AREA UNDER NOT IN POSSESSION SQ.MT.	AREA UNDER RESI. ZONE SQ.MT.
2/23	1200.00	1274.03	1200.00	----	----	153.75	1046.25
2/26	1400.00	1474.28	1400.00	----	----	21.25	1378.75
2/32	910.00	935.50	910.00	45.55	----	----	864.45
4/5	2040.00	2078.35	2040.00	1099.45	239.10	----	701.45
TOTAL	5550.00	5762.17	5550.00	1145.00	239.10	175.00	3990.90

FITNESS CENTER AREA STATEMENT
2% B/UP AREA FREE FOR FITNESS CENTER OF TOTAL FLOOR B/UP AREA (C)
PERMISSIBLE AREA FOR FITNESS CENTER 3724.99 X 0.02 = 74.70 SQ.MT. (TYPE - A)
PROPOSED AREA OF FITNESS CENTER = 96.50 SQ.MT.
EXCESS AREA = 21.80 SQ.MT.

(S.NO 2/23)- AREA CALCULATION
AREA UNDER NOT IN POSSESSION:-

1	7.00 X 4.00 X 0.5 X 1	= 14.00 SQMT
2	11.89 X 1.57 X 0.5 X 1	= 9.33 SQMT
3	24.38 X 2.62 X 0.5 X 1	= 31.94 SQMT
4	13.04 X 3.39 X 0.5 X 1	= 22.04 SQMT
5	28.36 X 1.62 X 0.5 X 1	= 22.97 SQMT
6	27.92 X 3.83 X 0.5 X 1	= 53.47 SQMT
TOTAL NOT IN POSS. AREA		= 153.75 SQMT

AREA UNDER R-ZONE (ADDITION AREA) :-

7	24.85 X 4.14 X 0.5 X 1	= 51.44 SQMT
8	34.25 X 25.31 X 0.5 X 1	= 433.43 SQMT
9	38.41 X 8.15 X 0.5 X 1	= 160.60 SQMT
10	49.64 X 19.13 X 0.5 X 1	= 474.81 SQMT
TOTAL AREA UNDER R-ZONE		= 1120.28 SQMT
TOTAL AREA (S.NO 2/23)		153.75+1120.28
		= 1274.03 SQMT

B/UP AREA SUMMARY (SALE)

BLDG. TYPE	FLOORS	BUILT-UP AREA			TOTAL AREA
		HEIGHT	COMM.	RESI.	
TYPE - A	(GR/STILT +1st TO 13th FLOOR)	42.05	241.18	3734.99	3976.17
TYPE - B1	(STILT +1st TO 7th FLOOR)	24.00	-----	1066.17	1066.17
TYPE - B2	(STILT +1st TO 7th FLOOR)	24.00	-----	1066.17	1066.17
TYPE - C	(STILT +1st TO 7th FLOOR)	24.00	-----	1070.30	1070.30
TOTAL AREA			241.18	6937.63	7178.81
TOTAL B. UP AREA + FITNESS CENT. EXCESS AREA (7178.81 SQ.MT.+ 21.80 SQ.MT.)					7200.61 SQ.MT.

STAIRCASE AREA & TENEMENTS STATEMENT SUMMARY

BLDG. TYPE	FLOORS	STAIRCASE AREA	TENEMENTS		
			35 TO 50	50 TO 75	TENEMENTS
TYPE - A	(GR/STILT +1st TO 13th FLOOR)	1522.84 SQ.MT.	52	37	89
TYPE - B1	(STILT +1st TO 7th FLOOR)	154.70 SQ.MT.	28	---	28
TYPE - B2	(STILT +1st TO 7th FLOOR)	154.70 SQ.MT.	28	---	28
TYPE - C	(STILT +1st TO 7th FLOOR)	153.33 SQ.MT.	28	---	28
TOTAL STAIRCASE & TENEMENTS AREA		1985.57 SQ.MT.	136	37	173

PROPOSED-PARKING STATEMENT (RESI./COMM.)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
* 2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT. 1 PARKING SPACE FOR EACH.	136 NOS.	68 NOS.
* 1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT. 1 PARKING SPACE FOR EACH.	37 NOS.	37 NOS.
* TOTAL CAR PARKING REQUIRED (RESI.)		105 NOS.
* 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	173 NOS.	173 NOS.
DESCRIPTION (COMMERCIAL)		NO. OF PARKING
1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	241.18 / 25	10 NOS.
TOTAL CAR PARKING REQUIRED (COMM.)		10 NOS.
10% VISITORS PARKING (105+10) = 115X10% NOS		12 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	241.18 / 20	12 NOS.
TOTAL CAR PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)		(105 NOS. + 10 NOS. + 12 NOS. VISITORS = 127 NOS.)
TOTAL CAR PARKING PROVIDED = 129 NOS.		
TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.)		(173 NOS. + 12 NOS. = 185 NOS.)
TOTAL SCOOTER PARKING PROVIDED = 185 NOS.		
STACK CAR PARKING PROVIDED IN STILT BLDG:- A = 02 NOS. STACK CAR PARKING PROVIDED IN STILT BLDG:- B1 = 22 NOS. STACK CAR PARKING PROVIDED IN STILT BLDG:- B2 = 22 NOS. STACK CAR PARKING PROVIDED IN STILT BLDG:- C = 14 NOS. 3 STACK CAR PARKING PROVIDED IN OPEN AREA = 03 NOS. 6 LVL PUZZLE CAR PARKING PROVIDED IN ELEVATED R.G. = 64 NOS.		
TOTAL CAR PARKING PROVIDED = 127 NOS.		

ELEVATED R.G. AREA CALCULATION

1	17.49 X 6.35	0.5	= 55.53 SQMT
2	14.32 X 11.56	0.5	= 82.77 SQMT
3	15.15 X 3.89	0.5	= 29.47 SQMT
4	12.74 X 2.53	0.5	= 16.12 SQMT
5	3.88 X 0.65	0.67	= 1.69 SQMT
6	12.14 X 7.67	0.5	= 46.56 SQMT
TOTAL ELEVATED R.G. AREA			= 232.13 SQMT

TOTAL R.G. AREA (R.G. - 1+2 +ELEV. R.G)
229.94+340.85+232.13 = **802.92 SQMT**

(S.NO 4/5)- AREA CALCULATION
AREA UNDER R-ZONE (ADDITION AREA) :-

29	19.35 X 3.82 X 0.5 X 1	= 36.92 SQMT
30	18.64 X 4.47 X 0.5 X 1	= 41.66 SQMT
31	18.48 X 6.21 X 0.5 X 1	= 57.92 SQMT
32	28.57 X 11.71 X 0.5 X 1	= 167.28 SQMT
33	28.57 X 4.37 X 0.5 X 1	= 62.43 SQMT
34	19.18 X 4.35 X 0.5 X 1	= 41.72 SQMT
35	19.18 X 2.84 X 0.5 X 1	= 27.24 SQMT
36	21.01 X 12.56 X 0.5 X 1	= 131.94 SQMT
37	9.77 X 3.68 X 0.5 X 1	= 17.98 SQMT
38	15.23 X 2.79 X 0.5 X 1	= 21.25 SQMT
39	24.78 X 6.38 X 0.5 X 1	= 79.05 SQMT
40	27.67 X 4.11 X 0.5 X 1	= 56.86 SQMT
TOTAL AREA UNDER R-ZONE		= 739.80 SQMT

20.00 M.D.P. ROAD :-
ADDITION:-

41	26.05 X 9.07 X 0.5 X 1	= 118.14 SQMT
42	23.80 X 2.83 X 0.5 X 1	= 33.25 SQMT
43	19.17 X 4.96 X 0.5 X 1	= 47.54 SQMT
44	14.35 X 5.14 X 0.5 X 1	= 36.88 SQMT
45	12.10 X 5.38 X 0.5 X 1	= 32.55 SQMT
46	20.53 X 6.89 X 0.5 X 1	= 70.73 SQMT
47	20.86 X 10.62 X 0.5 X 1	= 110.77 SQMT
48	23.53 X 5.76 X 0.5 X 1	= 68.05 SQMT
49	20.65 X 17.64 X 0.5 X 1	= 184.20 SQMT
50	23.85 X 5.32 X 0.5 X 1	= 63.44 SQMT
51	23.85 X 12.68 X 0.5 X 1	= 151.21 SQMT
52	21.07 X 2.76 X 0.5 X 1	= 29.08 SQMT
53	20.17 X 4.56 X 0.5 X 1	= 45.99 SQMT
54	21.17 X 8.54 X 0.5 X 1	= 90.40 SQMT
55	11.30 X 3.05 X 0.5 X 1	= 17.23 SQMT
TOTAL AREA 20.00 M.W. D.P. ROAD		= 1099.45 SQMT

AREA UNDER LIB/W.C. RESERVATION :-

56	10.32 X 2.25 X 0.5 X 1	= 11.84 SQMT
57	14.73 X 3.08 X 0.5 X 1	= 22.59 SQMT
58	29.02 X 7.96 X 0.5 X 1	= 114.05 SQMT
59	18.67 X 1.91 X 0.5 X 1	= 17.83 SQMT
60	12.20 X 5.88 X 0.5 X 1	= 35.87 SQMT
TOTAL LIB/W.C. RESERVATION AREA		= 239.10 SQMT
TOTAL AREA (S.NO 4/5)		739.80+1099.45+239.10
		= 2078.35 SQMT

(S.NO 2/26)- AREA CALCULATION
AREA UNDER R-ZONE (ADDITION AREA) :-

11	24.61 X 15.30 X 0.5 X 1	= 188.27 SQMT
12	32.64 X 11.23 X 0.5 X 1	= 183.27 SQMT
13	12.46 X 7.14 X 0.5 X 1	= 44.48 SQMT
14	15.54 X 1.98 X 0.5 X 1	= 15.38 SQMT
15	35.39 X 4.49 X 0.5 X 1	= 79.45 SQMT
16	51.67 X 25.80 X 0.5 X 1	= 668.54 SQMT
17	37.64 X 3.67 X 0.5 X 1	= 69.07 SQMT
18	32.40 X 12.61 X 0.5 X 1	= 204.28 SQMT
19	10.13 X 0.45 X 0.5 X 1	= 2.28 SQMT
TOTAL NOT IN POSS. AREA		= 1453.03 SQMT

AREA UNDER NOT IN POSSESSION:-

20	10.80 X 0.35 X 0.5 X 1	= 1.89 SQMT
21	16.25 X 1.23 X 0.5 X 1	= 9.99 SQMT
22	19.12 X 0.98 X 0.5 X 1	= 9.37 SQMT
TOTAL AREA UNDER R-ZONE		= 21.25 SQMT
TOTAL AREA (S.NO 2/26)		1453.03+21.25
		= 1474.28 SQMT

(S.NO 2/32)- AREA CALCULATION
AREA UNDER R-ZONE (ADDITION AREA) :-

23	27.95 X 14.40 X 0.5 X 1	= 201.24 SQMT
24	26.17 X 9.66 X 0.5 X 1	= 126.40 SQMT
25	26.17 X 14.30 X 0.5 X 1	= 187.12 SQMT
26	37.29 X 13.27 X 0.5 X 1	= 247.42 SQMT
27	37.25 X 6.95 X 0.5 X 1	= 127.77 SQMT
TOTAL AREA UNDER R-ZONE		= 889.96 SQMT

20.00 M.D.P. ROAD :-
ADDITION:-

28	11.63 X 7.80 X 0.5 X 1	= 45.55 SQMT
TOTAL ADDITION AREA		= 45.55 SQMT
TOTAL AREA (S.NO 2/32)		889.96+45.55
		= 935.50 SQMT

20% REQUIRED PHYSICAL R.G. AREA OF 3990.90 X 20% = 798.18 SQ.MT.
33% R.G. REQUIRED ON GROUND LVL. 798.18 X 0.33 = 263.40 SQ.MT.

GROUND R.G. -1- AREA CALCULATION

1	3.12 X 0.65 X 0.67	= 1.36 SQMT
2	11.67 X 1.20 X 0.5	= 7.00 SQMT
3	11.93 X 8.42 X 0.5	= 50.23 SQMT
4	18.09 X 8.73 X 0.5	= 78.96 SQMT
5	12.80 X 3.83 X 0.5	= 24.51 SQMT
6	2.72 X 0.74 X 0.67	= 1.35 SQMT
7	12.23 X 0.93 X 0.5	= 5.69 SQMT
8	11.26 X 2.12 X 0.5	= 11.94 SQMT
9	13.93 X 1.62 X 0.5	= 11.28 SQMT
10	13.93 X 3.66 X 0.5	= 25.49 SQMT
11	4.38 X 1.92 X 0.5	= 4.20 SQMT
12	1.92 X 0.58 X 0.67	= 0.75 SQMT
13	5.02 X 2.97 X 0.5	= 7.45 SQMT
TOTAL ADDITION AREA		= 230.21 SQMT

DEDUCTION:-

A	1.41 X 0.29 X 0.67	= 0.27 SQMT
TOTAL R.G.-1 AREA		= 229.94 SQMT

GROUND R.G. -2- AREA CALCULATION

1	1.93 X 1.15 X 0.67	= 1.49 SQMT
2	12.16 X 2.45 X 0.5	= 14.99 SQMT
3	26.54 X 10.52 X 0.5	= 139.60 SQMT
4	36.29 X 4.13 X 0.5	= 74.94 SQMT
5	13.94 X 1.72 X 0.5	= 11.99 SQMT
6	3.07 X 0.45 X 0.67	= 0.93 SQMT
7	23.28 X 10.16 X 0.5	= 118.26 SQMT
TOTAL ADDITION AREA		= 362.10 SQMT

DEDUCTION:-

a	10.80 X 0.35 X 0.5	= 1.89 SQMT
b	16.25 X 1.23 X 0.5	= 9.99 SQMT
c	19.12 X 0.98 X 0.5	= 9.37 SQMT
TOTAL R.G.-2 AREA		= 340.85 SQMT

PROFORMA - I

AREA STATEMENT	SQ. M.
1 a AREA OF PLOT (AS PER 7/12)	5550.00
2 DEDUCTION FOR	
a AREA UNDER 20 M.W. D.P. ROAD	1145.00
b LIB/W.C. RESERVATION	239.10
c AREA UNDER - NOT IN POSSESSION	175.00
d TOTAL DEDUCTION AREA (a + b + c)	1559.10
3 NET GROSS AREA OF PLOT (1c - 2d)	3990.90
4 RECREATION GROUND AS PER REGULATION 54 (15%)	598.63
5 NET AREA OF PLOT (3 - 4)	3392.27
6 F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	1.00
7 TOTAL PERMISSIBLE AREA (5X6)	3392.27
8 ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	
9 a AREA UNDER 20 M.W. D.P. ROAD (1145.00 X 2)	2290.00
b D.R. GENERATED IN OWN PLOT (a)	2290.00
c AS PER G.R. DATED 29/01/2016. 90% PERMISSIBLE D.R./T.D.R. OF 3990.90 X 90% = 3591.81 SQ.MT. 20% (SLUM T.D.R.) OF 3591.81 X 20% = 718.36 SQ.MT. REGULAR T.D.R. (3591.81 - 718.36) = 2873.45 SQ.MT. D.R. GENERATED IN OWN PLOT 2290.00 SQ.MT. T.D.R. TO BE PURCHASED (2873.45 - 2290.00) = 583.45 SQ.MT. T.D.R. PURCHASED TDR/SOG/RES./ DRC NO.259 - (2018). X = 19900 / 19900 X 369.50 SQ.MT. X = 369.50 SQ.MT. T.D.R. UTILIZED 369.50 SQ.MT.	369.50
d GOVERNMENT NOTIFICATION, DATED 28-8-2015. 30% ADDITIONAL F.S.I. WITH PREMIUM (3990.90 X 30%) = 1197.27 SQ.MT.	1197.27
e TOTAL ADDITION AREA (b+c+d)	3856.77
10 TOTAL PERMISSIBLE AREA (7 + 9e)	7249.04
11 TOTAL PROPOSED BUILT-UP AREA	7200.61
12 BALANCE AREA (11 - 12)	48.43
13 TOTAL BUILT-UP AREA CONSUMED	0.993

TENEMENT STATEMENT

a PERMISSIBLE AREA ITEM 'A' 11 ABOVE	7249.04
b LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC.	241.18
TOTAL TENEMENT AREA (a - b)	7007.86
c TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') 300/H	210 NOS
d TOTAL TENEMENT	210 NOS
e PROPOSED TENEMENT (SALE TENEMENT)	173 NOS
f EXISTING TENEMENT	-----
g TOTAL TENEMENT (d+e)	173 NOS

PARKING STATEMENT

CAR PARKING REQUIRED BY REGULATION	127 NOS
TOTAL CAR PARKING PROVIDED	127 NOS
SCOOTER PARKING REQUIRED BY REGULATION	185 NOS
TOTAL SCOOTER PARKING PROVIDED	185 NOS

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK	NOTES
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR	PLOT BOUNDARY SHOWN IN BLACK.
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR	PROPOSED WORK SHOWN IN RED.
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR	DRAINAGE LINE SHOWN IN DOTTED RED.
D3	1.20 X 2.20	T.W. FRAMED FF DOOR	EXISTING WORK SHOWN IN YELLOW.
W	1.80 X 1.60	ALUM. FRAMED SLIDING WINDOW	D. P. ROAD SHOWN IN BROWN.
W1	1.50 X 1.60	ALUM. FRAMED SLIDING WINDOW	RECREATION GROUND SHOWN IN GREEN.
W2	1.20 X 1.60	ALUM. FRAMED SLIDING WINDOW	
W3	1.15 X 1.60	ALUM. FRAMED GLAZED WINDOW	
W4	3.00 X 1.60	ALUM. FRAMED SLIDING WINDOW	
W5	1.80 X 2.00	ALUM. FRAMED SLIDING WINDOW	
V	0.60 X 0.75	LOUVERED WINDOW	
V1	0.75 X 2.20	LOUVERED WINDOW	

NOTES
PLOT BOUNDARY SHOWN IN * THICK BLACK
PROPOSED WORK * * * * * RED FILLED
DRAINAGE LINE * * * * * RED DOTTED
R.G. * * * * * GREEN FILLED
D. P. ROAD * * * * * GREEN DOTTED
RESERVATION * * * * * BLUE FILLED

CONTENTS OF SHEETS
LAYOUT PLAN, R.G. AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G. TANK SECTION, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLAN
Amended
Plans are approved Subject to conditions prescribed in permit No. V.P. S.C. 12.118/11 TMC/TDR/3168/15. Dated: 29/08/2019
Deputy Engineer (TDD) Town Development Planning Officer
The Municipal Corporation of the City of Thane

साचधान
"मंजूर नकशेनुसार प्रतिक्रिये न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या ने वेला बंधनकाराचे पुरावे, भरवावणे प्रादेशिक व तार रचना अधिनियमकृत मूल्य दर अनुसार संपन्न करीत राहिले जाईल" असा ठराव 2 वें मंडळ व नं. 1000/2018 मंडळ मंजूर.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

CERTIFICATE OF AREA