

SUMMARY FOR BUILTUP AREA OF BLDG.

BLDG. TYPE	PLINTH AREA IN SQ.MT.	NO. OF FLOORS	TOTAL B/U AREA IN SQ.MT.	USE OF BLDG.	STAIRCASE & LOBBY AREA IN SQ.MT.
A	273.921	GR/SL+28up	5272.029	RESI. BLDG.	2136.017

TENEMENT AREA STATEMENT FOR PARKING PURPOSE

BLDG. TYPE	NO. OF TENEMENTS WITH AREA			
	Below 35 sq.mt.	35to50 Sq.mt.	50to75 Sq.mt.	Above75 Sq.mt.
A	---	---	79 NOS.	---
TOTAL	---	---	79 NOS.	---

LEGEND FOR TREES

TOTAL NO OF TREES = 04 NOS
 TOTAL NO OF TREES AFFECTED BY STRUCTURE = NIL NOS

S.NO 145 - B/3		
AREA UNDER PARK-4 RESERVATION		
1	1/2 X 72.03 X 38.63 X 1 NO	= 1391.26 SQ.MT.
2	2/3 X 72.03 X 1.13 X 1 NO	= 54.26 SQ.MT.
TOTAL AREA UNDER PARK-4 RESERVATION		= 1445.52 SQ.MT.
S.NO 145 - B/2		
AREA UNDER 40M WIDE D.P. ROAD		
3	1/2 X 106.55 X 25.17 X 1 NO	= 1340.93 SQ.MT.
4	1/2 X 116.71 X 15.30 X 1 NO	= 892.83 SQ.MT.
5	1/2 X 116.71 X 22.37 X 1 NO	= 1305.40 SQ.MT.
6	2/3 X 89.00 X 1.87 X 1 NO	= 110.95 SQ.MT.
TOTAL ADDITION		= 3650.11 SQ.MT.
DEDUCTIONS		
2	2/3 X 72.03 X 1.13 X 1 NO	= 54.26 SQ.MT.
TOTAL DEDUCTIONS		= 54.26 SQ.MT.
TOTAL AREA UNDER 40M WIDE D.P. ROAD (x-y)		= 3595.85 SQ.MT.
S.NO 145 - B/1		
AREA UNDER RESIDENTIAL ZONE		
10	1/2 X 72.21 X 67.09 X 1 NO	= 2422.28 SQ.MT.
11	1/2 X 72.21 X 3.35 X 1 NO	= 120.95 SQ.MT.
12	1/2 X 68.01 X 27.53 X 1 NO	= 936.16 SQ.MT.
TOTAL ADDITION		= 3479.39 SQ.MT.
DEDUCTIONS		
1	2/3 X 89.00 X 1.87 X 1 NO	= 110.95 SQ.MT.
TOTAL DEDUCTION		= 110.95 SQ.MT.
TOTAL AREA UNDER RESIDENTIAL ZONE [X - Y1]		= 3368.44 SQ.MT.

CAR PARKING STATEMENT

CAR PARKING REQUIRED AS PER D.C. RULES - FOR RESIDENTIAL		
1 PARKING SPACE FOR EVERY	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
2 TENEMENTS HAVING BUILT UP AREA OF 35 TO 50 SQ.MT.	---	---
1 TENEMENTS HAVING BUILT UP AREA OF 50 TO 75 SQ.MT.	79 NOS.	79 NOS.
2 PARKING SPACE FOR EVERY 1 TENEMENT HAVING BUILT UP AREA ABOVE 75 SQ.MT.	---	---
TOTAL	79 NOS.	79 NOS.
10% VISITORS PARKING	---	08 NOS.
TOTAL REQ. CAR PARKING	---	87 NOS.

2-WHEELER PARKING STATEMENT

2-WHEELER PARKING STATEMENT		
1 PARKING SPACE FOR EVERY TENEMENT	NO. OF TENEMENTS	NO. OF PARKING REQUIRED
---	79 NOS.	79 NOS.

PROPOSED PARKING STATEMENT

PARKING	4 WHEELER PARKING	2 WHEELER PARKING
IN STILT STACK	16 NOS.	---
IN OPEN	---	55 NOS.
BELOW PODIUM STACK	74 NOS.	26 NOS.
TOTAL	90 NOS.	81 NOS.

PLOT AREA STATEMENT			
S. SURVEY No.	PLOT AREA AS PER 7/12 EXTRACT (IN sq.mt.)	PLOT AREA AS PER TRIANGULATION METHOD (IN sq.mt.)	PLOT AREA CONSIDERED (IN sq.mt.)
1 S.NO 145 B/1	3260.00	3368.44	3260.00
2 S.NO 145 B/2	3590.00	3595.85	3590.00
3 S.NO 145 B/3	1440.00	1445.52	1440.00
TOTAL	8290.00	8409.81	8290.00

R.G AREA CALCULATION	
PROPOSED R.G -1 (AT GROUND LVL):-	
1	1/2 X 26.93 X 13.23 X 1 NO = 178.14 SQ.MT.
TOTAL ADDITION = 178.14 SQ.MT.	
DEDUCTIONS	
b	1/2 X 26.93 X 0.17 X 1 NO = 2.29 SQ.MT.
TOTAL DEDUCTION = 2.29 SQ.MT.	
TOTAL R.G-1 AREA [X - Y1] = 175.85 SQ.MT.	

R.G AREA CALCULATION	
PROPOSED R.G -2 (AT GROUND LVL):-	
2	1/2 X 32.17 X 7.38 X 1 NO = 118.71 SQ.MT.
2	1/2 X 29.17 X 14.46 X 1 NO = 210.90 SQ.MT.
3	1/2 X 7.82 X 6.32 X 1 NO = 24.71 SQ.MT.
4	1/2 X 7.82 X 1.28 X 1 NO = 5.00 SQ.MT.
TOTAL ADDITION = 359.32 SQ.MT.	
DEDUCTIONS	
a	1/2 X 32.17 X 0.21 X 1 NO = 3.38 SQ.MT.
TOTAL DEDUCTION = 3.38 SQ.MT.	
TOTAL R.G-2 AREA [X - Y1] = 355.94 SQ.MT.	

PROPOSED R.G-3 (ELEVATED):-	
1	1/2 X 56.00 X 11.83 X 1 NO = 331.24 SQ.MT.
2	1/2 X 61.03 X 4.53 X 1 NO = 138.23 SQ.MT.
3	1/2 X 61.03 X 19.04 X 1 NO = 581.01 SQ.MT.
TOTAL ADDITION = 1050.48 SQ.MT.	

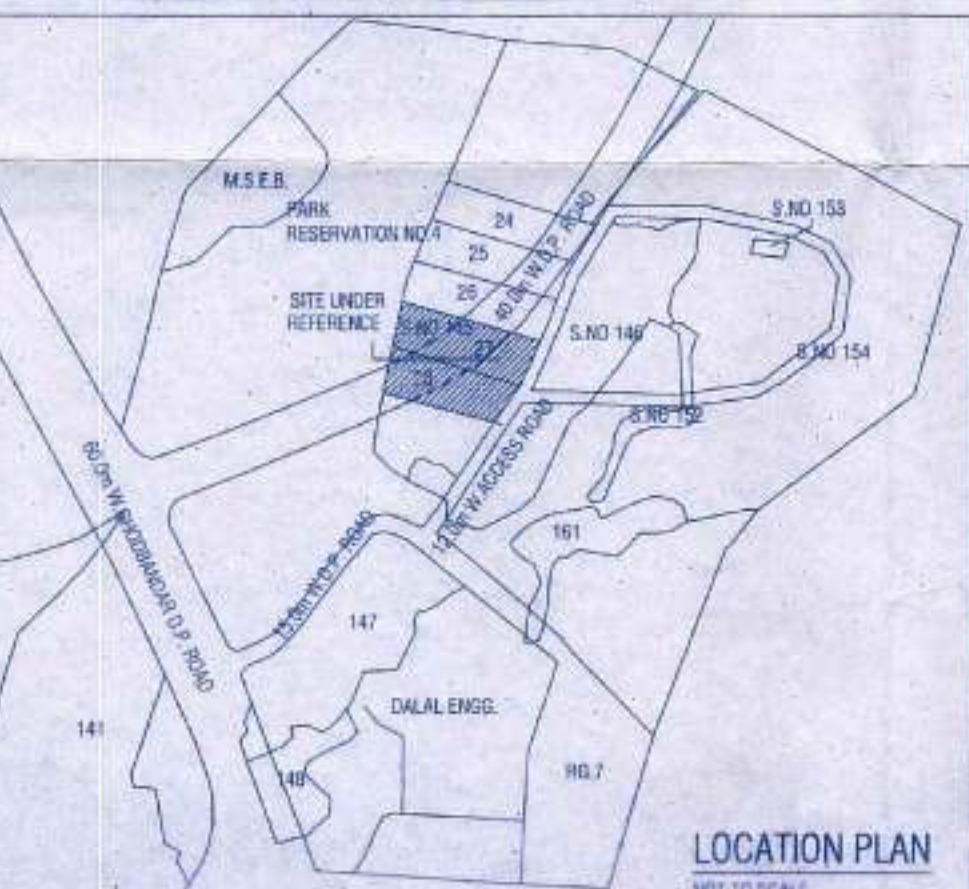
R.G AREA CALCULATION	
a	TOTAL REQUIRED R.G. 20% OF 3260.00 = 652.00 SQ.MT.
b	TOTAL PROPOSED R.G. 1, 2 & 3 = 1585.65 SQ.MT.
b	=(175.85 + 359.32 + 1050.48) = 1585.65 SQ.MT.

c	REQUIRED R.G. ON GROUND= 33% OF PROPOSED R.G. = 33% OF 1585.65 = 523.26 SQ.MT.
d	PROPOSED R.G. AT GR. LVL. (R.G.1 + R.G.2) = (175.85 + 359.32) = 535.17 SQ.MT.
e	PROPOSED ELEVATED R.G. (R.G.-3) = 1050.48 SQ.MT.
f	TOTAL PROPOSED R.G. 1, 2 & 3 = 1585.65 SQ.MT.

CLUB HOUSE - AREA STATEMENT	
TOTAL PERMISSIBLE CLUB HOUSE AREA	
15% OF 1050.48 (R.G.-3)	= 157.57 sq.mts.
PERMISSIBLE GROUND FLOOR AREA	
10% OF 1050.48 (R.G.-3)	= 105.05 sq.mts.
PROPOSED B.U.P. AREA STATEMENT	
GROUND FLOOR	= 98.761 sq.mts.
FIRST FLOOR	= 50.779 sq.mts.
TOTAL AREA	= 150.54 sq.mts.

B/U.P AREA OF TEMPORARY STRUCTURE = 72.00 SQ.MT.
(3.00 x 6.00 X 4 NOS.)

COVERED AREA STATEMENT	
BLDG. COVERED AREA	8736.53 SQ.MT.
PODIUM AREA	1050.48 SQ.MT.
CLUB HOUSE AREA	174.174 SQ.MT.
SUBSTATION AREA	24.000 SQ.MT.
D.G. SET AREA	2.930 SQ.MT.
WATCHMAN'S CABIN AREA	2.700 SQ.MT.
TOTAL AREA	9990.814 SQ.MT.



PROFORMA - A **PROFORMA - B**

AREA STATEMENT		SQ. MTS.
1	TOTAL AREA OF PLOT	8290.00
2	DEDUCTIONS FOR	
a	AREA UNDER 40 M WIDE D.P. ROAD (AS PER 7/12 AREA)	3590.00
b	AREA UNDER PARK-4 RESERVATION (AS PER 7/12 AREA)	1440.00
c	TOTAL (a+b)	5030.00
3	BALANCE AREA OF PLOT (1-2c)	3260.00
4	LESS 15% R.G. AS PER REG.54	489.00
5	NET AREA (3-4)	2771.00
6	ADDITIONS FOR FAR PURPOSE	
MAX. PERMISSIBLE T.D.R./D.R.		
80% OF 3260.00 SQ.MT. = 2608.00 SQ.MT.		
a	AREA UNDER 40 M.W. D.P. ROAD 2530.00 sq.mt. out of 3590.00 sq.mt.	2530.00
7	TOTAL AREA (5+6a)	5301.00
8	F.A.R PERMISSIBLE	ONE
9	PERMISSIBLE BUILT UP AREA	5301.00
10	PROPOSED BUILT UP AREA	5272.029
11	BALANCE BUILT UP AREA	28.971
12	FSI CONSUMED	0.99
TENEMENT STATEMENT		
a	PROPOSED AREA	5272.029
b	LESS DEDUCTION OF NON. RESI AREA (SHOPS ETC.)	---
c	AREA OF TENEMENTS (a-b)	5272.029
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	
DENSITY 300/HECT.		158 NOS
TOTAL TENEMENT		
e	TENEMENTS PROPOSED	79 NOS
PARKING STATEMENT		
a	CAR PARKING REQUIRED BY REGULATION	87 NOS.
b	TOTAL CAR PARKING PROVIDED	90 NOS.
c	2 WHEELAR PARKING REQUIRED BY REGULATION	79 NOS.
d	2 WHEELAR PARKING PROVIDED	81 NOS.

CONTENTS OF SHEET 01/04

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

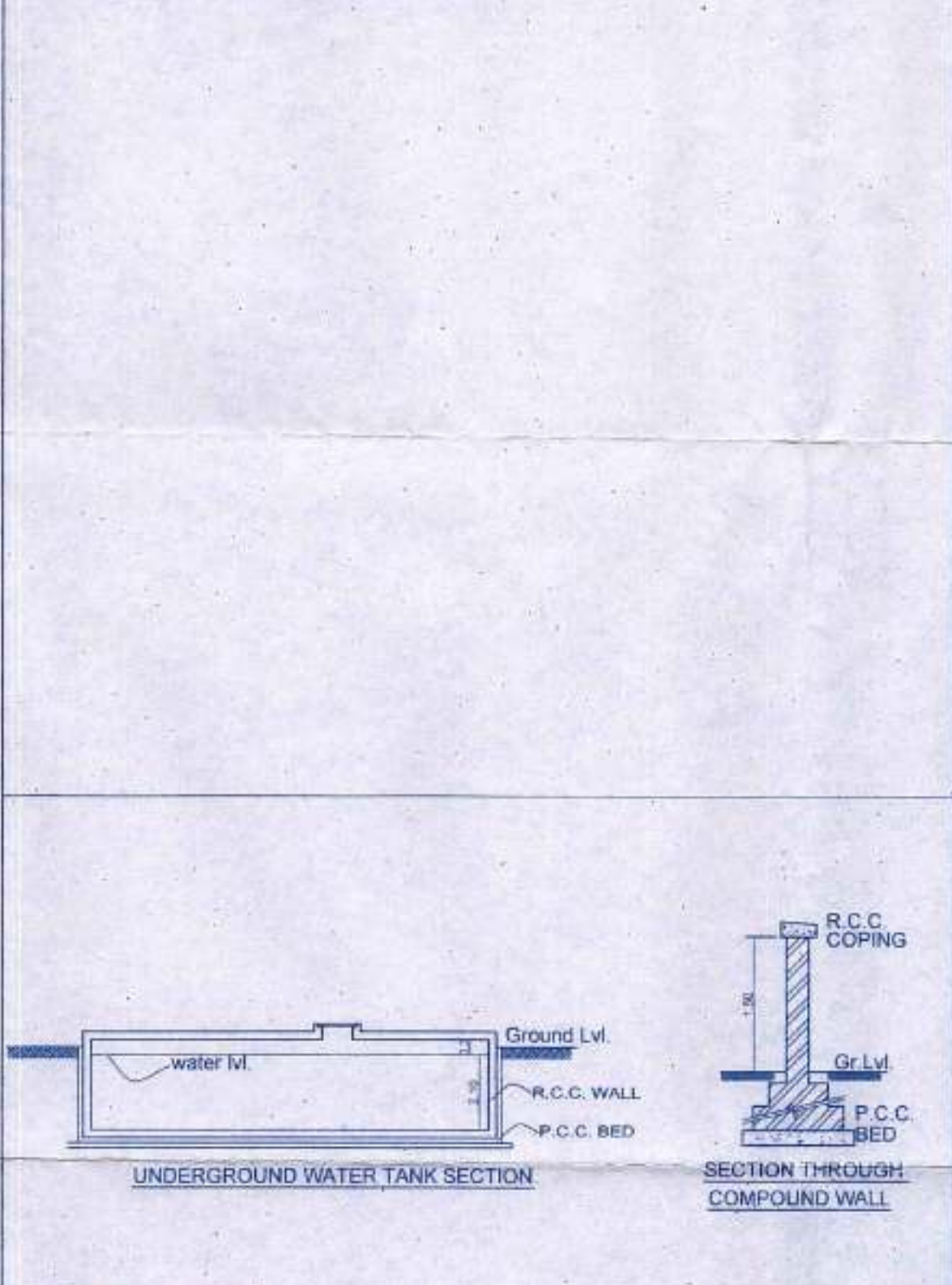
STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions Prescribed in Permit No. Y.P. 506/0172/12..... TMC/ID-DP/TFS/1425/15..... Dated. 8/6/2015

Deputy Engineer (TDD) Executive Engineer (TDD)
 Thane Municipal Corporation
 The City of Thane

सावधान
 "मंजूर नकशानुसार बांधकाम न करणे वरील विकास विभाग नियमावलीनुसार आरक्षक त्या परवानग्या न देऊन बांधकाम संपन्न करणे, नगरपालिकाचे व जगात संपन्न संपत्तिकामाचे कलम ४२ अनुसार चालवून घेतले आहे. त्यासाठी जमनीची जास्त ३ वर्षे वेद व र. ५०००/- दर होऊ शकतो."

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 the area so worked out tallies with the area stated in documents of ownership.	
ARCHITECT	
DESCRIPTION OF PROPOSAL	
PROPOSED LAY OUT ON PLOT BEARING S.NO 145 B/1, B/2, B/3 AT VILLAGE KAVASAR, THANE (W)	
ADDRESS OF DEVELOPER	
DEDHIA BUILDERS AND DEVELOPERS (INDIA) LLP, 1ST FLOOR NAV DURGA APARTMENT, OGHADHAI LANE, M.G. ROAD, GHATKOPAR (E), MUMBAI - 400 077	
NAME OF OWNER	
DEDHIA BUILDERS AND DEVELOPERS (INDIA) LLP, PARTNER LAKSMICHAND M. DEDHIA, AND SONESH L. DEDHIA	
NAME & SIGNATURE OF P.O.A HOLDER	
Dedhia Builders & Developers (India) LLP Designated Partner	
MR. SONESH L. DEDHIA DEDHIA BUILDERS AND DEVELOPERS (INDIA) LLP.	



NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH
EXIST. TREES	SHOWN IN

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