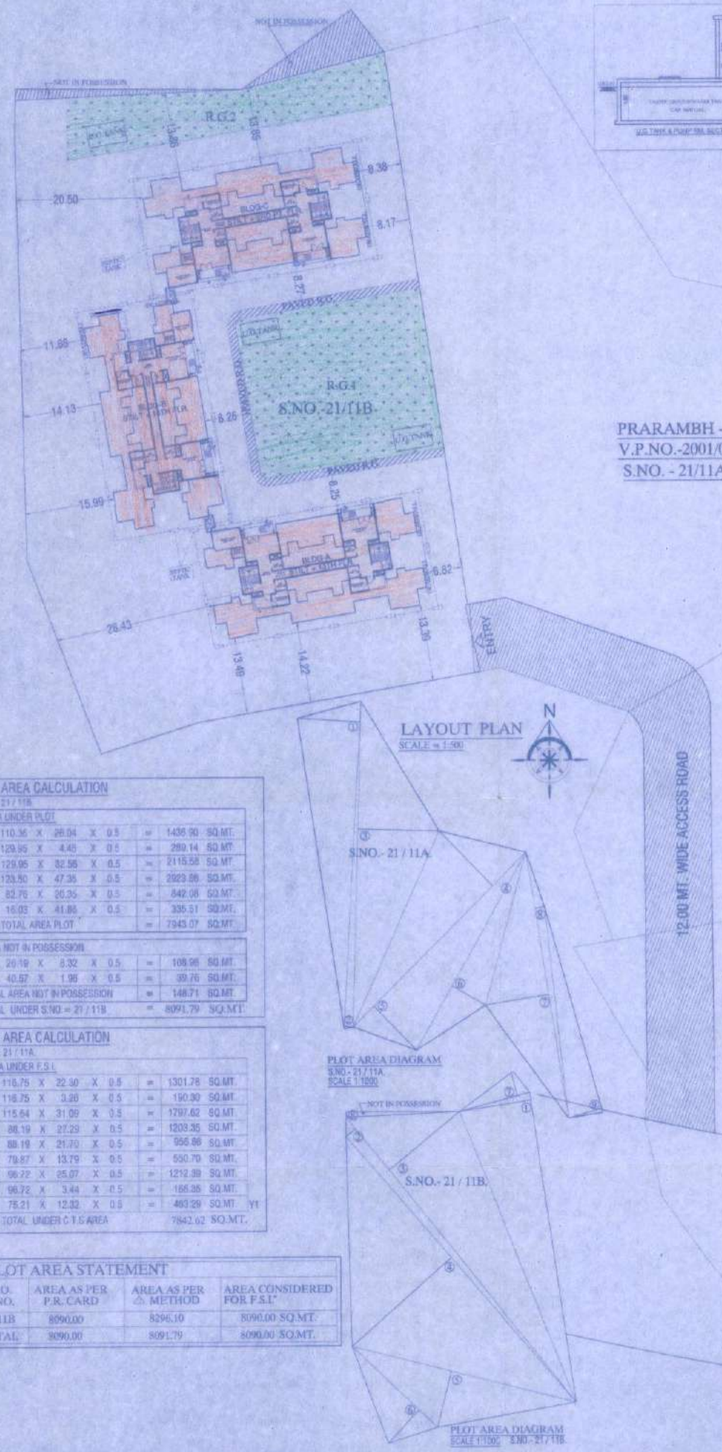
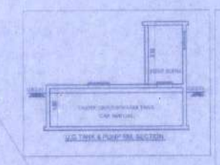
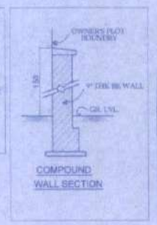
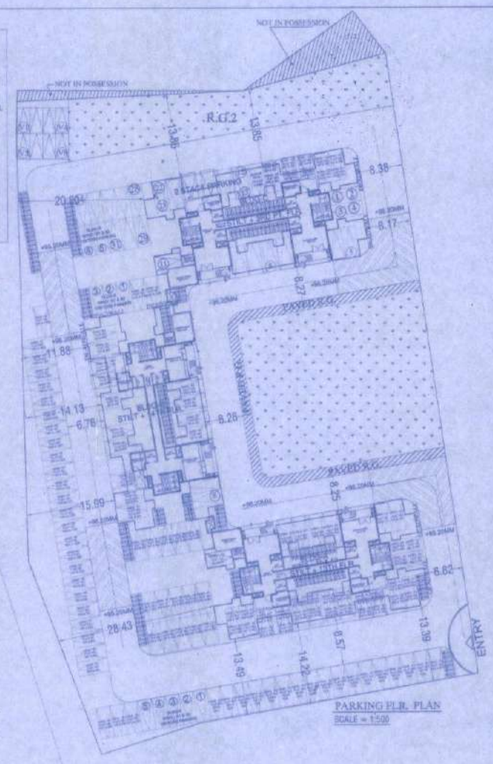






PRARAMBH - II
V.P.NO.-2001/05
S.NO. - 21/11A



PARKING P.L.R. PLAN
SCALE :- 1:500

LAYOUT PLAN
SCALE :- 1:500

PRARAMBH - I
V.P.NO.-2003/188

PLOT AREA DIAGRAM
S.NO.- 21 / 11A
SCALE 1:1000

PLOT AREA DIAGRAM
SCALE 1:1000 S.NO.- 21/11B

LOCATION PLAN
SCALE :- N.T.S

R.G.1 AREA DIAGRAM
SCALE 1:1000

R.G.2 AREA DIAGRAM
SCALE 1:1000

THE MUNICIPAL CORPORATION OF THE STATE OF THANE

PROFORMA - B

1/7

CONTENT OF SHEET

LAYOUT PLAN, PARKING STATEMENT,COMPOUND WALL SECTION, U.G.TANK & PUMP RM. SECTION, SUMMARY, PLOT AREA DIAGRAM & CALCULATION.
R.G. AREA CALCULATION, LOCATION PLAN.

STAMP OF APPROVAL OF PLANS

सोपाधीन

Plans are approved Subject to conditions prescribed in permit No. V.P. 506/022-7/15
TMC/TDD/ 16731/16 Dated: 29/02-/16

Deputy Engineer TDD

Town Development & Planning Officer (T.D.O)
Thane Municipal Corporation of The City of Thane

PARKING STATEMENT

DESCRIPTION	NO. OF TENEMENT	NO. OF PARKING
* BELOW 35 SQ.MT. TENEMENT B/UP AREA NOT REQUIRED PARKING		----
* 2 TENEMENTS HAVING B/UP AREA ABOVE 35 SQMT. BUT NOT EXCEEDING 50 SQMT. 1 PARKING SPACE FOR EACH.	228 NOS.	114 NOS.
* 1 TENEMENTS HAVING B/UP AREA ABOVE 50 SQMT. BUT NOT EXCEEDING 75 SQMT. 1 PARKING SPACE FOR EACH.	----	----
* 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQMT. 2 PARKING SPACE FOR EACH	----	----
* 10% VISITORS PARKING		12 NOS.
* TOTAL CAR PARKING REQUIRED		126 NOS.
* FOR RESIDENTIAL EVERY 1 TENEMENTS HAVING B/UP AREA ABOVE 35 SQ.MT. 1 SCOOTER PARK REQD. FOR EACH	228 NOS.	228 NOS.
TOTAL CAR PARKING REQUIRED		126 NOS.
TOTAL CAR PARKING PROVIDED		175 NOS.
TOTAL SCOOTER PARKING REQUIRED		228 NOS.
TOTAL SCOOTER PARKING PROVIDED		310 NOS.

CAR PARKING PROVIDED ON STILT	= 31 NOS.
2 STACK PARKING PROVIDED IN STILT	= 56 NOS.
CAR PARKING PROVIDED IN OPEN AREA	= 80 NOS.
VISITORS PARKING PROVIDED IN OPEN AREA	= 08 NOS.
TOTAL NO. OF CAR PARKING PROVIDED	=175 NOS.

BUILT-UP AREA SUMMARY (SALE BLDG.)

TYPE OF BLDG.	NO.OF FLOOR	NO. OF BLDG.	TOTAL B/UP AREA	TENEMENT
BLDG -A	(STILT+2ND TO 13TH FLR.)	01 NO.	3951.46	92 NOS.
BLDG -B	(STILT+2ND TO 14TH FLR.)	01 NO.	4292.56	100 NOS.
BLDG -C	(STILT+1ST TO 3RD pt. FLR.)	01 NO.	853.81	20 NOS.
TOTAL AREA		03 NOS.	9097.83	212 NOS.

BUILT-UP AREA SUMMARY (MHADA BLDG.)

TYPE OF BLDG.	NO.OF FLOOR	TOTAL B/UP AREA	TENEMENT
BLDG -A	(1st FLOOR)	341.49	08 NOS.
BLDG -B	(1st FLOOR)	341.46	08 NOS.
TOTAL AREA		682.95	16 NOS.

STAIRCASE AREASUMMARY

TYPE OF BLDG.	NO.OF FLOOR	TOTAL ST. AREA
BLDG -A	(STILT+ 13TH FLOOR)	1344.28
BLDG -B	(STILT+ 14TH FLOOR)	1440.30
BLDG -C	(STILT+ 1ST TO 3RDpt. FLOOR)	384.08
TOTAL STAIRCASE AREA		3168.66

PROFORMA- A

A	AREA STATEMENT		SQ.MT.
1	a	AREA OF PLOT (AS PER 7/12)	8090.00
	b	AREA OF PLOT (AS PER TRAINGULATION)	8091.79
	c	AREA OF PLOT (AS PER CONSIDERED)	8090.00
2		DEDUCTIONS FOR	
	d	AREA UNDER NOT IN POSSESSION	148.71
3		NET AREA OF PLOT (1-2a)	7941.29
	e	RECREATION GROUND AS PER REGULATION 54 (15%)	1191.19
4		BALANCE AREA OF PLOT (2-3b)	6750.10
		80% T.D.R. OF NET PLOT AREA 7941.29 X 80% = 6353.03 SQ.MT.	
	f	30% T.D.R. ON PAYMENT PREMIUM 7941.29 X 30% = 2382.38 SQ.MT. 2382.38 SQ.MT. AREA PREMIUM PAID TO TMC.	2382.38
	g	50% T.D.R. PURCHASED ~~TO BE OPEN MARKET~~ 7941.29 X 50% = 3970.65 SQ.MT.	----
	h	TOTAL AREA	2382.38
5		TOTAL PERMISSIBLE AREA (3 + 4)	9132.48
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		PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	9132.48
8		PROPOSED AREA	9097.83
9		TOTAL BALANCE AREA	34.65
10		TOTAL BUILT-UP AREA CONSUMED	0.99
B		TENEMENT STATEMENT	
11	i	NET AREA OF PLOT ITEM A (7) ABOVE	9132.48
	j	LESS DEDUCTION OF NON-RESIDENTIAL AREA	----
	k	AREA OF TENEMENTS (11i-11j)	9132.48
12		TENEMENTS PERMISSIBLE (AS PER APPENDIX N) DENSITY 250/ HECT.	228 NOS.
13		PROPOSED	228 NOS.
C		PARKING STATEMENT	
	l	PARKING REQUIRED BY REGULATION	126 NOS.
	m	GARAGES PERMISSIBLE	
	n	GARAGES PROPOSED	
	o	TOTAL CAR PARKING PROVIDED	175 NOS.

PLOT AREA CALCULATION

S.NO. = 21 / 11B

AREA UNDER PLOT						
1	110.36	X	26.04	X 0.5	=	1436.90 SQ.MT.
2	129.95	X	4.40	X 0.5	=	285.14 SQ.MT.
3	129.95	X	32.56	X 0.5	=	2115.58 SQ.MT.
4	129.50	X	47.35	X 0.5	=	2923.86 SQ.MT.
5	82.76	X	20.35	X 0.5	=	842.06 SQ.MT.
6	16.03	X	41.86	X 0.5	=	335.51 SQ.MT.
TOTAL AREA PLOT					=	7943.07 SQ.MT.
AREA NOT IN POSSESSION						
7	26.19	X	8.32	X 0.5	=	108.96 SQ.MT.
8	40.67	X	1.95	X 0.5	=	39.76 SQ.MT.
TOTAL AREA NOT IN POSSESSION					=	148.71 SQ.MT.
TOTAL UNDER S.NO = 21 / 11B					=	8091.79 SQ.MT.

PLOT AREA CALCULATION

S.NO. = 21 / 11A

AREA UNDER F.S.I.						
1	116.75	X	22.30	X 0.5	=	1301.26 SQ.MT.
2	116.75	X	3.26	X 0.5	=	190.30 SQ.MT.
3	115.64	X	31.09	X 0.5	=	1797.62 SQ.MT.
4	86.19	X	27.29	X 0.5	=	1208.35 SQ.MT.
5	88.19	X	21.70	X 0.5	=	956.86 SQ.MT.
6	79.87	X	13.79	X 0.5	=	550.79 SQ.MT.
7	96.22	X	25.07	X 0.5	=	1212.99 SQ.MT.
8	96.72	X	3.44	X 0.5	=	166.35 SQ.MT.
9	75.21	X	12.32	X 0.5	=	463.29 SQ.MT.
TOTAL UNDER C.T.S AREA						7842.62 SQ.MT.

PLOT AREA STATEMENT

S.NO. H.NO.	AREA AS PER P.R. CARD	AREA AS PER △ METHOD	AREA CONSIDERED FOR F.S.I.
21/11B	8090.00	8296.10	8090.00 SQ.MT.
TOTAL	8090.00	8091.79	8090.00 SQ.MT.

TENEMENTS STATEMENT

BLDG. NO.	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
BLDG. NO.- A	00	100	00	00	100
BLDG. NO.- B	00	108	00	00	108
BLDG. NO.- C	00	20	00	00	20
TOTAL	00	228	00	00	228

20% REQUIRED PHYSICAL R.G. AREA OF 7941.29 X 20% = 1588.25 SQ.MT.

GROUND R.G.-1						
1	2/3	X 4.24	X 0.90	X 2 NO =	5.12 SQ.MT.
2	1/2	X 35.26	X 2.73	X 2 NO =	96.26 SQ.MT.
3	1/2	X 44.61	X 24.63	X 1 NO =	549.37 SQ.MT.
4	1/2	X 44.61	X 19.59	X 1 NO =	436.95 SQ.MT.
TOTAL ADDITION					=1087.70 SQ.MT.

GROUND R.G.-2						
1	1/2	X 33.67	X 10.25	X 1 NO =	172.55 SQ.MT.
2	1/2	X 58.81	X 7.08	X 1 NO =	208.18 SQ.MT.
3	1/2	X 26.85	X 9.12	X 1 NO =	122.43 SQ.MT.
TOTAL ADDITION					= 503.16 SQ.MT.
TOTAL R.G.-1 + R.G.-2					=1590.86 SQ.MT.

MHADA B/UP AREA STATEMENT

A	AREA STATEMENT		SQ.MT
1		TOTAL PLOT AREA	8090.00
	a	DEDUCT AREA ALREADY C.C. OBTAIN	4045.00
	b	DEDUCT NOT IN POSSESSION AREA	148.71
	c	TOTAL (a + b)	4193.71
2		BALANCE PLOT AREA	3896.29
	d	DEDUCT 15% R.G. AREA	584.44
3		NET PLOT AREA	3311.85
4		20% B/UP AREA HANDED OVER TO MHADA 3311.85 X 20% = 662.37 SQ.MT.	662.37
5		TOTAL PROPOSED AREA (SWEDA)	682.95
6		TOTAL PROPOSED TENEMENT (MHADA)	16 NOS

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 DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING S.NO.- 21 / 11B AT VILLAGE - WADAVLI, TAL.-DIST. - THANE.

NAME OF OWNER

FOR

Mr. JAGDISH K. KHETWANI
ANNPURNA LIFE SPACES LLP

ARCHITECTS NAME AND ADDRESS

acipl

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