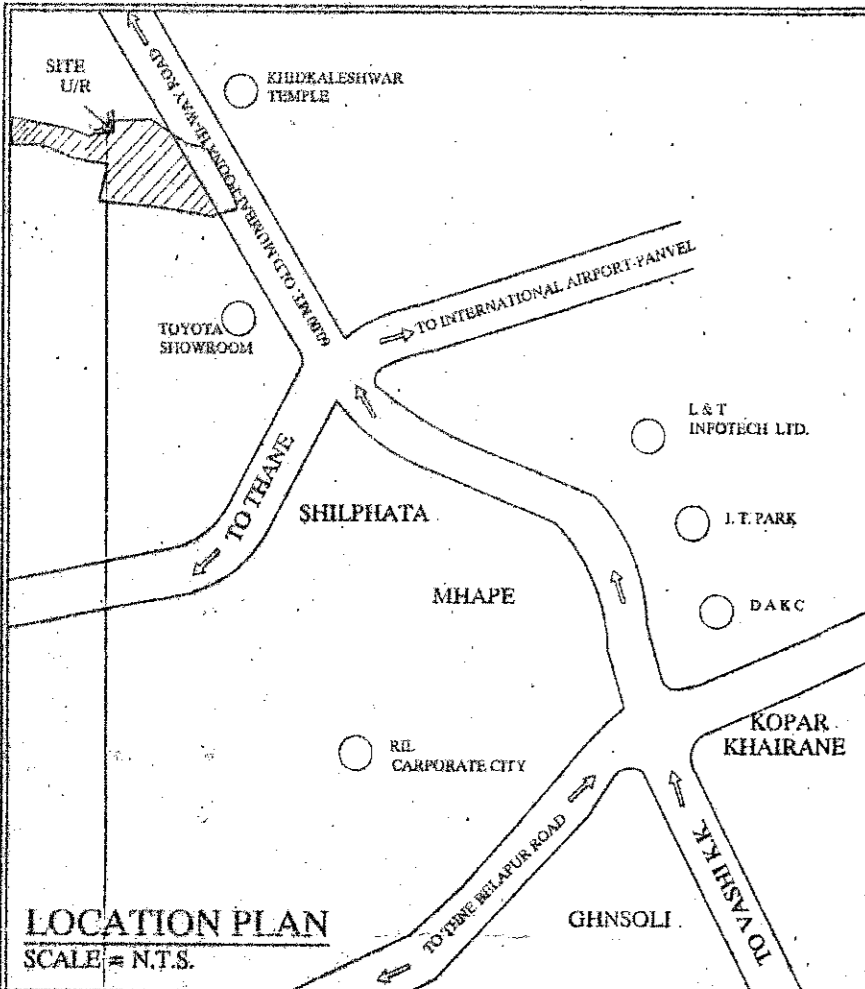


REQUIRED R.G. (PHY.) - 20% = 6295.43 X 20%
 REQUIRED R.G. (PHY.) - 20% = 1259.09 SQ.MT.
PODIUM R.G. - 1
 ADDITIONS:
 1 13.27 X 4.76 X 0.5 = 31.58 SQMT
 2 18.92 X 9.80 X 0.5 = 92.71 SQMT
 3 22.85 X 10.77 X 0.5 = 123.03 SQMT
 4 22.85 X 11.30 X 0.5 = 129.10 SQMT
 5 18.39 X 9.20 X 0.5 = 84.59 SQMT
 6 23.71 X 14.93 X 0.5 = 177.00 SQMT
 7 23.74 X 14.36 X 0.5 = 170.45 SQMT
 8 23.20 X 11.77 X 0.5 = 136.53 SQMT
 9 15.35 X 7.50 X 0.5 = 58.31 SQMT
TOTAL PODIUM R.G. - 1 = 1003.33 SQMT
 REQUIRED GR. R.G.2 - 1259.09 X 33% = 415.50 SQMT
 ADDITIONS:
 1 18.47 X 5.43 X 0.5 = 50.15 SQMT
 2 22.13 X 11.31 X 0.5 = 125.14 SQMT
 3 22.13 X 10.53 X 0.5 = 116.51 SQMT
TOTAL R.G. - 2 = 291.80 SQMT
GROUND R.G. - 3
 1 22.05 X 11.15 X 0.5 = 126.26 SQMT
TOTAL R.G. - 3 = 126.26 SQMT
TOTAL PROP. GROUND R.G. 2 & 3 = 418.06 SQMT
TOTAL PROVIDED R.G. AREA = 1421.39 SQMT



PARKING STATEMENT

DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
BELOW 35 SQ.MT. TENEMENT B/UP AREA NOT REQUIRED PARKING	---	---
1 PARKING FOR EACH: 2 TENEMENT HAVING B/UP AREA 35 SQ.MT. TO 50 SQ.MT.	73 NOS.	37 NOS.
1 PARKING FOR EACH: 1 TENEMENT HAVING B/UP AREA 50 SQ.MT. TO 75 SQ.MT.	134 NOS.	134 NOS.
2 PARKING FOR EACH: 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT.	---	---
TOTAL RESI. PARKING	---	171 NOS.
VISITORS 10%	---	17 NOS.
TOTAL PARKING	---	188 NOS.
COMM. AREA	---	---
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 50.00 SQ.MT. FOR 1 PARKING	400.00/25 = 16 NOS.	16 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	323.59/20 = 16 NOS.	16 NOS.
TOTAL SCOOTER PARKING REQUIRED	---	32 NOS.
TOTAL SCOOTER PARKING PROVIDED	---	214 NOS.
TOTAL PARKING PROPOSED (RESI. + COMM.)	---	210 NOS.
TOTAL CAR PARKING PROVIDED	---	210 NOS.
SCOOTER PARKING REQUIRED FOR RESI EVERY TENEMENT 1 SCOOTER PARK REQ	207 NOS.	207 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	723.59/20 = 36 NOS.	36 NOS.
TOTAL SCOOTER PARKING REQUIRED	---	243 NOS.
TOTAL SCOOTER PARKING PROVIDED	---	214 NOS.
TOTAL PARKING PROPOSED (RESI. + COMM.)	---	210 NOS.
PARKING PROVIDED ON GROUND = 136 NOS.	---	136 NOS.
PARKING PROVIDED ON PODIUM FLOOR = 74 NOS.	---	74 NOS.
TOTAL PARKING PROVIDED = 210 NOS.	---	210 NOS.

S.NO.	S. NO. H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER Δ METHOD CLEAR PLOT	AREA AS PER Δ METHOD	AREA UNDER 12.00 M. EXIST. RD.	AREA UNDER 60 M. W.D.P. RD.	AREA CONSI. FOR FSI
1	17/1B	2100.00 SQ.M.	2108.15 SQ.M.	2108.15 SQ.M.	---	---	2100.00 SQ.M.
2	18/1	3460.00 SQ.M.	3476.69 SQ.M.	2384.21 SQ.M.	499.84 SQ.M.	592.64 SQ.M.	3460.00 SQ.M.
3	18/2	3010.00 SQ.M.	3025.73 SQ.M.	1843.62 SQ.M.	577.33 SQ.M.	604.76 SQ.M.	3010.00 SQ.M.
TOTAL		8570.00 SQ.M.	8610.57 SQ.M.	6335.98 SQ.M.	1077.17 SQ.M.	1197.40 SQ.M.	8570.00 SQ.M.

STAIRCASE AREA SUMMARY

TYPE OF BLDG.	NO. OF FLOORS	TOTAL AREA	NO. OF BLDG.	TOTAL AREA
TYPE - A GR./ST. + POD./ 1ST.(PT.) + 2ND TO 17TH & 18TH.(PT.) FLOOR	1	1689.48	1 NO.	1689.48
TYPE - B GR./ST. + POD./ 1ST.(PT.) + 2ND TO 17TH & 18TH.(PT.) FLOOR	1	1689.48	1 NO.	1689.48
TOTAL	2 NOS.	3378.96	2 NOS.	3378.96

FLOOR AREA SUMMARY

TYPE OF BLDG.	NO. OF FLOORS	BUILT-UP AREA COMM.	BUILT-UP AREA RESI.	TOTAL AREA	NO. OF BLDG.	NO. OF TENEMENTS
TYPE - A GR./ST. + POD./ 1ST.(PT.) + 2ND TO 17TH & 18TH.(PT.) FLOOR	1	526.28	5051.72	5578.00	1 NO.	104 NOS.
TYPE - B GR./ST. + POD./ 1ST.(PT.) + 2ND TO 17TH & 18TH.(PT.) FLOOR	1	197.31	5010.87	5208.18	1 NO.	103 NOS.
TOTAL	2 NOS.	723.59	9661.47	10786.18	2 NOS.	207 NOS.
TOTAL BUILT-UP AREA	---	---	---	10786.18 SQ.MT.	---	---

LAND ACQUISITION AREA (P.W.D.) - 60.00 MT. D.P.R.D.

1 18.00 X 8.46 X 0.5 = 76.14 SQ.MT.
2 39.16 X 17.15 X 0.5 = 335.80 SQ.MT.
3 37.76 X 9.57 X 0.5 = 180.68 SQ.MT.
4 28.32 X 18.31 X 0.5 = 259.27 SQ.MT.
5 29.18 X 15.71 X 0.5 = 229.21 SQ.MT.
6 40.52 X 5.74 X 0.5 = 116.29 SQ.MT.
TOTAL AREA = 1197.39 SQ.MT.
12.00 MT. SERVICE ROAD
7 91.13 X 5.79 X 0.5 = 263.82 SQ.MT.
8 79.55 X 3.94 X 0.5 = 156.71 SQ.MT.
TOTAL AREA = 420.53 SQ.MT.
LAND ACQUISITION AREA (P.W.D.) = 1617.92 SQ.MT.

TENEMENTS STATEMENT

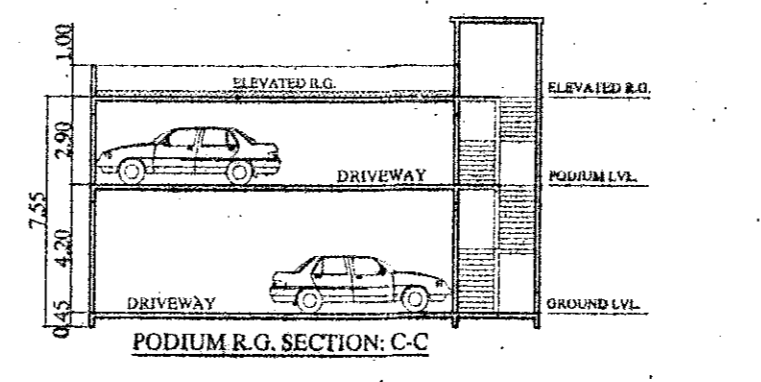
BLDG. NO.	0-35 SQ.MT.	35-50 SQ.MT.	50-75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE - A	00	37	67	00	104
TYPE - B	00	36	67	00	103
TOTAL	00	73	134	00	207

TOTAL PERMISSIBLE CLUB HOUSE AREA 15% OF REQ. R.G. 100.33 X 15% = 150.50 SQ.MT.

GROUND FLR. PERM. AREA = 100.33 X 10% = 100.33 SQ.MT.

FIRST FLR. PERM. AREA = 100.33 X 5% = 50.17 SQ.MT.

FLOOR	PERM. AREA	PROPOSED AREA
GR. FLOOR	100.33 SQ.MT.	100.12 SQ.MT.
1st FLOOR	50.17 SQ.MT.	50.19 SQ.MT.
TOTAL AREA	150.50 SQ.MT.	150.11 SQ.MT.



PLOT AREA CALCULATION

S.NO. - 18/1

ADDITIONS - AREA UNDER 60.00 MT. WIDE ROAD

1 18.00 X 8.46 X 0.5 = 76.14 SQMT
2 39.16 X 17.15 X 0.5 = 335.81 SQMT
3 37.76 X 9.57 X 0.5 = 180.69 SQMT
TOTAL AREA = 592.64 SQMT

S.NO. - 18/2

ADDITIONS - AREA UNDER 60.00 MT. WIDE ROAD

4 28.32 X 18.31 X 0.5 = 259.27 SQMT
5 29.18 X 15.71 X 0.5 = 229.21 SQMT
6 40.52 X 5.74 X 0.5 = 116.28 SQMT
TOTAL AREA = 604.76 SQMT

S.NO. - 18/1

ADDITIONS - AREA UNDER 12.00 MT. SERVICE ROAD

7 23.54 X 9.92 X 0.5 = 117.73 SQMT
8 64.20 X 7.57 X 0.5 = 243.00 SQMT
9 64.20 X 10.05 X 0.5 = 322.60 SQMT
TOTAL AREA = 577.33 SQMT

S.NO. - 18/2

ADDITIONS - AREA UNDER 12.00 MT. SERVICE ROAD

10 49.95 X 9.41 X 0.5 = 235.02 SQMT
11 49.95 X 6.91 X 0.5 = 172.58 SQMT
12 46.47 X 3.97 X 0.5 = 92.24 SQMT
TOTAL AREA = 499.84 SQMT

TOTAL AREA UNDER 12.00 MT. SERVICE ROAD

S.NO. 18/1 = 499.84 SQMT

S.NO. 18/2 = 577.33 SQMT

TOTAL AREA = 1077.17 SQMT

TOTAL AREA UNDER 60.00 MT. WIDE ROAD

S.NO. 18/1 = 592.64 SQMT

S.NO. 18/2 = 604.76 SQMT

TOTAL AREA = 1197.40 SQMT

PROFORMA - I

AREA STATEMENT	SQ.MT
1 AREA OF PLOT AREA AS PER 7/12 METHOD	8570.00
2 AREA OF PLOT AREA AS PER TRIANGULATION METHOD	8790.57
3 AREA OF PLOT AREA CONSIDER FOR FSI	8570.00
DEDUCTIONS FOR:	
a AREA UNDER 60.00 WIDE ROAD	1197.40
b AREA UNDER 12.00 WIDE SERVICE ROAD	1077.17
TOTAL (a + b)	2274.57
4 BALANCE AREA (1-2)	6295.43
DEDUCTIONS FOR:	
a RECREATION GROUND AS PER REGULATION 58(15%)	944.31
b NET AREA OF PLOT (3-4)	5351.12
5 ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	---
a AREA UNDER 60.00 WIDE ROAD	1197.40
b AREA UNDER 12.00 WIDE SERVICE ROAD	1077.17
c 80% T.D.R. OF NET PLOT AREA (6295.43 X 80% = 5036.34 SQ.MT.) T.D.R. UTILISED = 5036.34 (1197.40 + 1077.17) = 2761.77 SQ.MT.	2761.77
d T.D.R. PURCHASED = 2800.00 SQ.MT. D.R.C. NO. - 205 (RESERVATION) = 840.00 SQ.MT. D.R.C. NO. - 206 (RESERVATION) = 2050.00 SQ.MT. T.D.R. UTILISED D.R.C. NO. - 205 = 840.00 SQ.MT. T.D.R. UTILISED D.R.C. NO. - 206 = 1921.77 SQ.MT.	---
e 0.30 ADDITIONAL F.S.I. WITH PREMIUM 6295.43 X 0.30 = 1888.62 SQ.MT.	400.00
TOTAL (a+b+c+d)	5436.34
7 TOTAL PERMISSIBLE FLOOR AREA (5 + 6)	10787.46
8 F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	1.00
9 PERMISSIBLE TOTAL FLOOR AREA (7X8)	10787.46
10 PROPOSED B/UP AREA	10786.18
11 TOTAL BALANCE AREA	1.28
12 TOTAL BUILT-UP AREA CONSUMED	0.999

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	AS SHOWN
PROPOSED BALCONY AREA	---
EXCESS BALCONY AREA	---

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	10787.46
LESS DEDUCTION FOR NON RESI. AREA (SHOP)	723.59
AREA AVAILABLE FOR TENEMENT	10063.87
TENEMENT PERMISSIBLE FOR 300/HECTOR	302 NOS.
TENEMENT PROPOSED	207 NOS.
TENEMENT EXISTING	---

PARKING STATEMENT

AREA OF FLAT	NO. OF FLATS	PARKING REQD.
BELOW 35 M2	---	---
35 M2 TO 50 M2	73 NOS.	37 NOS.
50 M2 TO 75 M2	134 NOS.	134 NOS.
ABOVE 75 M2	---	---
PARKING REQD.	171 NOS.	171 NOS.
ADD FOR VISITOR'S 10%	---	17 NOS.
COMMERCIAL (UPTO 400M2 ONE PARKING FOR EVERY 25M2)	---	16 NOS.
EXCEEDING AREA 50.00 SQ.MT. FOR 1 PARKING	---	06 NOS.
TOTAL PARKING REQD.	210 NOS.	210 NOS.
TOTAL PARKING PROP.	210 NOS.	210 NOS.
2 WHEELER PARKING PER FLAT	---	207 NOS.
2 WHEELER PARKING PER 20 M2 (COMMERCIAL)	---	723.59/20 = 36 NOS.
2 WHEELER PARKING PER 20 M2 (AMENITY)	---	243 NOS.
TOTAL 2 WHEELER PARKING REQD	---	243 NOS.
TOTAL 2 WHEELER PARKING PROP.	---	244 NOS.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
W	1.80 X 1.60	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.60	ALUM. FRAMED SLIDING WINDOW
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	0.00 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

NOTES

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.
- EXISTING WORK SHOWN IN YELLOW.
- D. P. ROAD SHOWN IN BROWN.
- RECREATION GROUND SHOWN IN GREEN.

PROFORMA - II 1/9

CONTENTS OF SHEETS

GR./ST.+POD./1ST.(PT.)+2ND+17TH+18TH(PT.) FLOOR (TYPE - A & B)
 LAYOUT PLAN, BUILT-UP & STAIRCASE AREA STATEMENT,
 PARKING STATEMENT, R. G. AREA CALCULATION,
 CLUB HOUSE AREA STATEMENT, U. G. TANK SECTION,
 COMPOUND WALL SECTION, ETC.....

STAMP OF APPROVAL OF PLAN

These are approved Subject to conditions prescribed in Permit No. V.P. 111/09.33/12. T.M.C.T.D.-DP/PS/136/116. 21/11/2024. 21/11/2024.

Thane Municipal Corporation
The City of Thane

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING - S.NO.-18/1, 18/2/17/18 AT VILLEGE-PADLE, THANE

NAME & SIGNATURE OF OWNERS/POAH

FOR: M/S. ARIHANT SUPERSTRUCTURES LTD.

ARCHITECT

10 FOLDS
 ARCHITECTS & CONSULTANTS
 B-101, DEV. CORPONA, OPP. CALSBURY SIGNAL, THANE (W) 400 006. TEL.: 022-4100882 / 851 81. EMAIL: 10FOLDSARCHITECTS@GMAIL.COM

SCALE DRAWN BY
DATE CHECKED
JOB NO. FILED
PATIL

