

FLOOR SUMMARY				
TYPE OF BLDG	NO OF FLOOR	NO OF BLDG	BUILT-UP AREA	COMM AREA
TYPE-A	(GRD/ST/PT) + 10TH(PT) FLR	1 NO	2912.67 SQ.MT	121.12 SQ.MT
TYPE-B	(GRD/ST/PT) + 13TH FLR	1 NO	4422.70 SQ.MT	168.26 SQ.MT
TYPE-C	(ST + 1UP FLOOR)	1 NO	260.15 SQ.MT	---
COMM BLDG	(GR + 2ND FLR)	1 NO	---	1277.25 SQ.MT
TYPE-E	(STILT + 16TH FLR)	1 NO	354.28 SQ.MT	---
TYPE-F	(STILT + 16TH FLR)	1 NO	4142.22 SQ.MT	---
TYPE-G	(STILT + 16TH FLR)	1 NO	3155.82 SQ.MT	---
TYPE-H	(STILT + 16TH FLR)	1 NO	3155.82 SQ.MT	---
TYPE-I	(ST/GR/PT) + 16TH FLR	1 NO	4141.20 SQ.MT	204.31 SQ.MT
TYPE-J	(ST/GR/PT) + 16TH FLR	1 NO	3641.28 SQ.MT	138.52 SQ.MT
EXCESS CLUB HOUSE AREA TAKEN IN FSI				
			122.48 SQ.MT	---
TOTAL AREA	10 NOS.		29395.82 SQ.MT	1909.46 SQ.MT
TOTAL BUILT-UP AREA			31308.28 SQ.MT	---

STAIRCASE SUMMARY				
TYPE OF BLDG	NO OF FLOOR	NO OF BLDG	BUILT-UP AREA	NO OF TENEMENTS
TYPE-A	(GRD/ST/PT) + 10TH(PT) FLR	1 NO	867.15 SQ.MT	60 NOS.
TYPE-B	(GRD/ST/PT) + 13TH FLR	1 NO	1287.46 SQ.MT	76 NOS.
TYPE-C	(ST + 1UP FLOOR)	1 NO	108.32 SQ.MT	04 NOS.
COMM BLDG	(GR + 2ND FLR)	1 NO	460.16 SQ.MT	---
TYPE-E	(STILT + 16TH FLR)	1 NO	847.96 SQ.MT	62 NOS.
TYPE-F	(STILT + 16TH FLR)	1 NO	1705.05 SQ.MT	94 NOS.
TYPE-G	(STILT + 16TH FLR)	1 NO	922.25 SQ.MT	62 NOS.
TYPE-H	(STILT + 16TH FLR)	1 NO	922.25 SQ.MT	62 NOS.
TYPE-I	(ST/GR/PT) + 16TH FLR	1 NO	1705.99 SQ.MT	94 NOS.
TYPE-J	(ST/GR/PT) + 16TH FLR	1 NO	847.96 SQ.MT	62 NOS.
CLUB HOUSE				
			252.51 SQ.MT	---
TOTAL BUILT-UP AREA	30 NOS.		9928.46 SQ.MT	576 NOS.

CLUB HOUSE AREA STATEMENT				
TOTAL PERMISSIBLE CLUB-HOUSE AREA 15% OF REQUIRED R.G.				
4773.03 X 15% = 715.95 SQ.MT.				
1ST LVL PERMISSIBLE AREA = 4773.03 X 10% = 477.30 SQ.MT.				
2ND LVL PERMISSIBLE AREA = 4773.03 X 5% = 238.65 SQ.MT.				
FLOOR	PERMISSIBLE AREA	PROPOSED AREA	EXCESS AREA	
1ST LVL	477.30 SQ.MT	484.37 SQ.MT	17.07 SQ.MT	
2ND LVL	238.65 SQ.MT	344.06 SQ.MT	105.41 SQ.MT	
TOTAL AREA	715.95 SQ.MT	828.43 SQ.MT	122.48 SQ.MT	

AREA CALCULATION OF 5% AMINITY SPACE		
PLOT AREA - 2560.06 X 5% = 128.03		
ADDITION		
S.NO.	DESCRIPTION	AREA
1.	28.50 X 22.00 X 0.50	= 171.00 SQ.M
2.	28.50 X 23.49 X 0.50	= 192.23 SQ.M
TOTAL AREA		= 363.23 SQ.M
S.NO.	DESCRIPTION	AREA
1.	44.21 X 21.58 X 0.50	= 477.02 SQ.M
2.	44.21 X 20.42 X 0.50	= 451.38 SQ.M
TOTAL AREA		= 928.40 SQ.M
TOTAL AMINITY AREA		= 1291.63 SQ.M

E.W.S STATEMENT	
TOTAL TENEMENTS PROPOSED	576 NOS.
20% TENEMENT REQ. 30 TO 40 SQ.MT	115 NOS.
20% TENEMENT PROPOSED ON TYPE-F & I	156 NOS.
10% TENEMENT REQ. 41 TO 60 SQ.MT	58 NOS.
10% TENEMENT PROPOSED ON TYPE-F & G	78 NOS.

U.L.C STATEMENT	
U.L.C REQUIRED AREA = 1267.51 SQ.MT.	
TYPE-A	FLAT NO. - 101 TO 104
1ST TO 2ND FLOOR	FLAT NO. - 201 TO 204
TOTAL AREA = 579.36 SQ.MT	
TYPE-B	FLAT NO. - 101 TO 106
1ST & 2ND FLOOR	FLAT NO. - 201 TO 206
TOTAL AREA = 698.36 SQ.MT.	
TOTAL U.L.C AREA PROVIDED = 1277.72 SQ.MT.	

AREA CALCULATION OF EXISTING STRUCTURE TO BE DEMOLISHED		
ADDITION		
S.NO.	DESCRIPTION	AREA
1.	10.78 X (4.70 + 5.30) X 0.50	= 53.80 SQ.M
2.	11.90 X (3.59 + 5.09) X 0.50	= 67.12 SQ.M
3.	12.747 X (0.11 + 3.13) X 0.50	= 58.89 SQ.M
4.	13.33 X 3.96 X 0.50	= 26.39 SQ.M
5.	4.98 X 2.27 X 0.50	= 5.65 SQ.M
TOTAL AREA		= 211.65 SQ.M



TENEMENTS STATEMENT					
BLDG NO.	0-35 SQ.MT.	35-50 SQ.MT.	50-75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE-A	00	00	60	00	60
TYPE-B	00	00	76	00	76
TYPE-C	00	00	04	00	04
TYPE-D	---	---	---	---	---
TYPE-E	00	30	32	00	62
TYPE-F	00	78	16	00	94
TYPE-G	00	00	62	00	62
TYPE-H	00	00	62	00	62
TYPE-I	00	78	16	00	94
TYPE-J	00	00	62	00	62
TOTAL	00	186	390	00	576

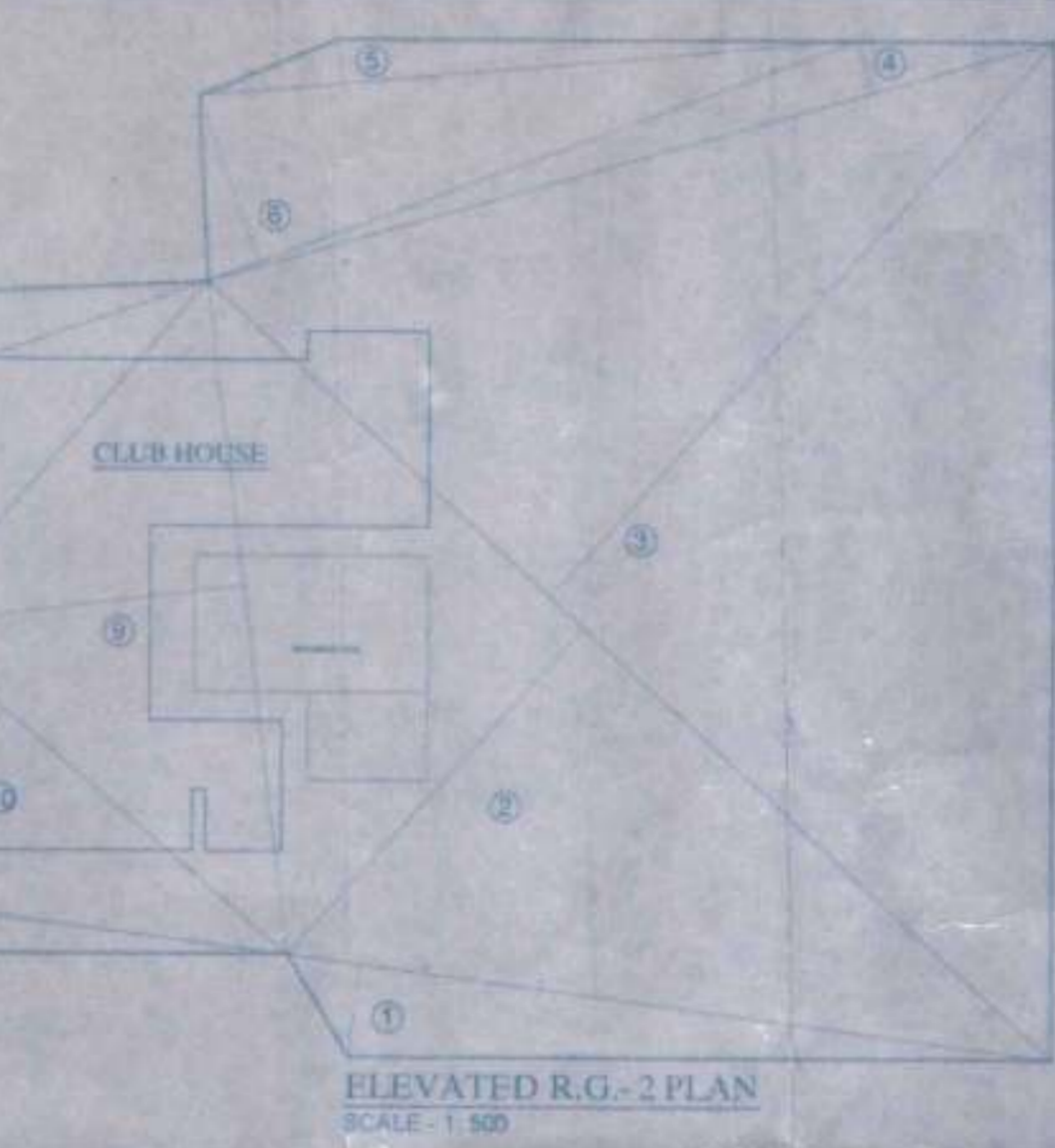
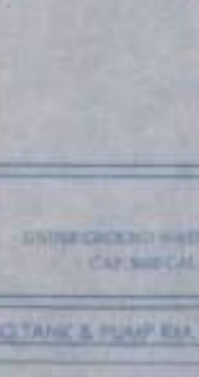
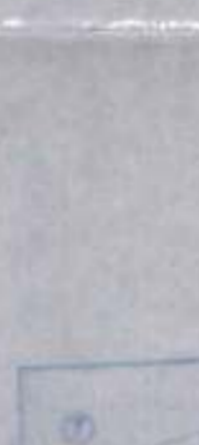
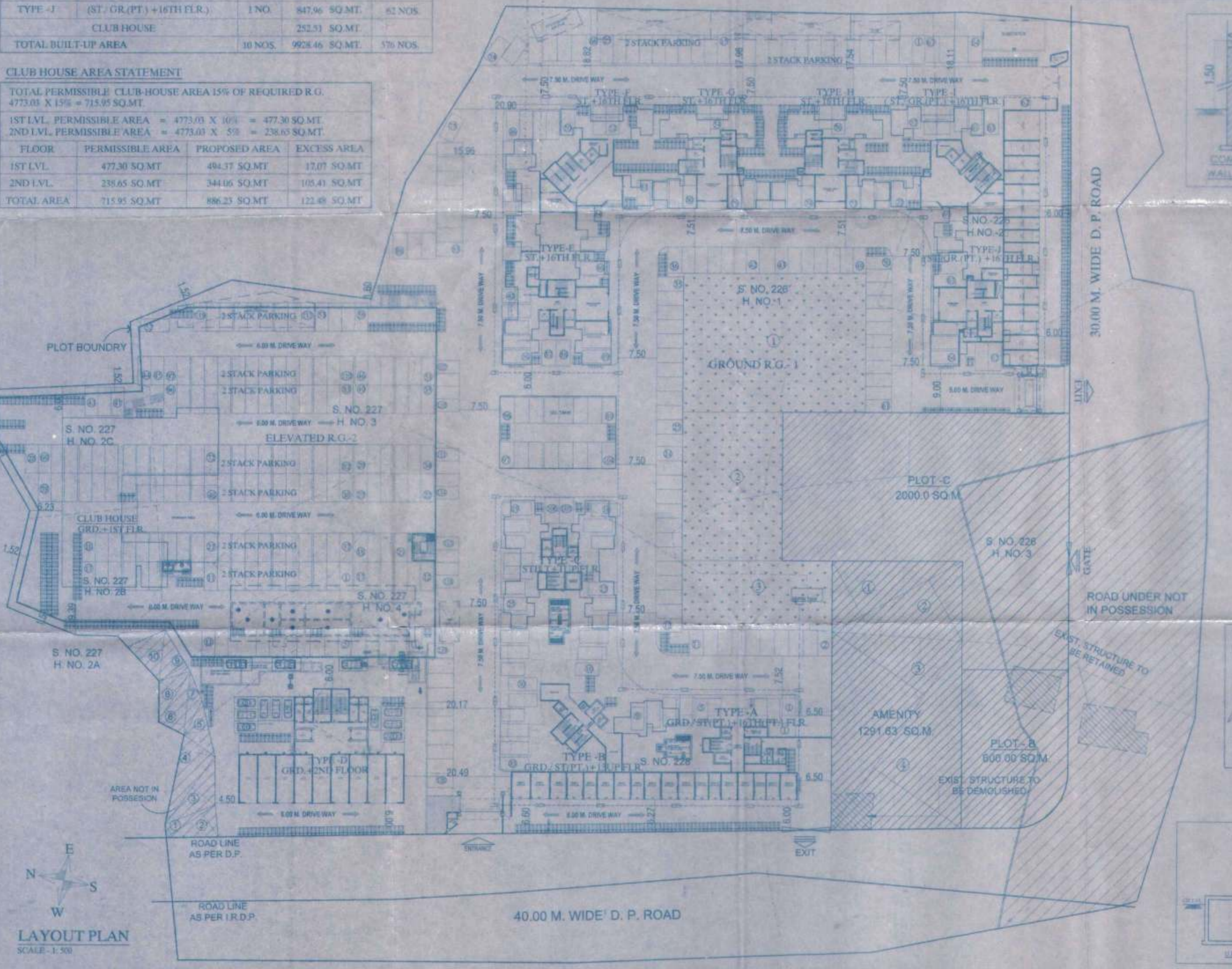


PARKING AREA STATEMENT	
2 STACK PARKING PROVIDED	= 25 X 2 = 50 NOS.
2 STACK PARKING PROVIDED BELOW ELEVATED R.G. - 2	= 19 X 2 = 38 NOS.
SINGLE PARKING PROVIDED BELOW ELEVATED R.G. - 2	= 8 NOS.
SINGLE PARKING PROVIDED ON OPEN AREA	= 129 NOS.
PARKING PROVIDED IN STILT AREA	= 88 NOS.
PARKING PROVIDED IN (COMM) STILT & OPEN AREA	= 14 NOS.
TOTAL PARKING PROVIDED	= 375 NOS.

PARKING STATEMENT (BLDG. NO. - E, F, G, H, I & J)		
DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
BELOW 35 SQ.MT. TENEMENT BUIP AREA NOT REQUIRED PARKING	---	---
1 PARKING FOR EACH 2 TENEMENT HAVING BUIP AREA 35 SQ.MT. TO 50 SQ.MT.	196 NOS.	98 NOS.
1 PARKING FOR EACH 1 TENEMENT HAVING BUIP AREA 50 SQ.MT. TO 75 SQ.MT.	250 NOS.	250 NOS.
2 PARKING FOR EACH 1 TENEMENT HAVING BUIP AREA ABOVE 75 SQ.MT.	---	---
VISITORS 10%	---	34 NOS.
TOTAL PARKING REQUIRED	---	377 NOS.
TOTAL CAR PARKING PROVIDED	---	377 NOS.
SCOOTER PARKING REQUIRED FOR RESI. EVERY TENEMENT 1 SCOOTER PARK REQ.	436 NOS.	436 NOS.
TOTAL SCOOTER PARKING PROVIDED	---	436 NOS.

PARKING STATEMENT (BLDG. NO. - A, B & C)		
DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
1 PARKING FOR EACH 2 TENEMENT HAVING BUIP AREA 35 SQ.MT. TO 50 SQ.MT.	---	---
1 PARKING FOR EACH 1 TENEMENT HAVING BUIP AREA 50 SQ.MT. TO 75 SQ.MT.	140 NOS.	140 NOS.
2 PARKING FOR EACH 1 TENEMENT HAVING BUIP AREA ABOVE 75 SQ.MT.	---	---
VISITORS 10%	---	14 NOS.
TOTAL PARKING REQUIRED	---	154 NOS.
TOTAL CAR PARKING PROVIDED	---	154 NOS.
SCOOTER PARKING REQUIRED FOR RESI. EVERY TENEMENT 1 SCOOTER PARK REQ.	140 NOS.	140 NOS.
TOTAL SCOOTER PARKING PROVIDED	---	215 NOS.

PARKING STATEMENT (COMM. BLDG.)		
DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
COMM. AREA	---	---
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 500 SQ.MT. FOR 1 PARKING	1909.46/100	19 NOS.
TOTAL PARKING REQUIRED	---	19 NOS.
TOTAL CAR PARKING PROVIDED	---	19 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	1909.46/20	96 NOS.
TOTAL SCOOTER PARKING PROVIDED	---	96 NOS.
TOTAL CAR PARKING REQUIRED	---	150 NOS.
TOTAL CAR PARKING PROVIDED	---	578 NOS.



R.G. AREA CALCULATION		
25% PHYSICAL R.G. OF 21779.96 SQ.MT.		
21779.96 X 25% = 5444.99 SQ.MT.		
(33% R.G. REQUIRED AT GROUND LEVEL)		
5444.99 X 33% = 1796.65 SQ.MT.		
GROUND LEVEL R.G.-1		
1)	35.07 X 26.66 X 1 X 1	= 935.68 SQ.MT.
2)	19.21 X 28.52 X 1 X 1	= 547.68 SQ.MT.
3)	28.84 X 13.34 X 1 X 1	= 384.72 SQ.MT.
TOTAL GROUND R.G.-1		= 1868.08 SQ.MT.
ELEVATED R.G.-2		
1)	31.48 X 6.24 X 1 X 0.5	= 160.62 SQ.MT.
2)	76.34 X 29.28 X 1 X 0.5	= 1117.58 SQ.MT.
3)	76.34 X 49.92 X 1 X 0.5	= 1905.45 SQ.MT.
4)	58.72 X 3.61 X 1 X 0.5	= 105.90 SQ.MT.
5)	44.15 X 3.02 X 1 X 0.5	= 66.66 SQ.MT.
6)	46.23 X 11.74 X 1 X 0.5	= 271.37 SQ.MT.
7)	29.04 X 7.90 X 1 X 0.5	= 114.71 SQ.MT.
8)	30.24 X 14.49 X 1 X 0.5	= 219.09 SQ.MT.
9)	44.88 X 22.41 X 1 X 0.5	= 502.88 SQ.MT.
10)	33.27 X 16.26 X 1 X 0.5	= 276.48 SQ.MT.
11)	29.62 X 2.58 X 1 X 0.5	= 38.20 SQ.MT.
TOTAL ELEVATED R.G.-2 AREA		= 4773.03 SQ.MT.
TOTAL R.G. PROVIDED		= 6641.11 SQ.MT.

PROFORMA - I
CONTENT OF SUBMIT
LAYOUT PLAN, R.G. AREA CALCULATION, PRIMARY PARKING STATEMENT, U.G. TANK & PUMP ROOM, ETC.

STAMP OF APPROVAL OF PLANS

Approved
As per conditions prescribed in Permit No. V.P. 2027/15 dated 24/01/2016
FACID-DP/PS/247

City Engineer
Thane Municipal Corporation
The City of Thane

PROFORMA - A		
NO.	DESCRIPTION	AREA (SQ.MT)
1	AREA OF PLOT (AS PER CONSIDERED)	5320.00
2	DEDUCTIONS FOR	
a)	30.00 M. WIDE D.P. ROAD AREA	1389.28
b)	30.00 M. WIDE D.P. ROAD AREA UNDER NOT IN POSSESSION	1609.92
c)	40.00 M. WIDE D.P. ROAD AREA	3649.92
d)	40.00 M. W. D.P. ROAD AREA UNDER NOT IN POSSESSION	44.12
e)	AREA NOT IN POSSESSION	307.05
TOTAL (a+b+c+d+e)		7559.29
3	GROSS AREA OF PLOT (1-2)	2560.06
a)	DEDUCT 5% AMINITY AREA	128.03
4	BALANCE AREA OF PLOT (3-5a)	2432.03
b)	LESS AREA (AREA TO BE GIVEN FOR UG TANK & PUMP RM)	2000.00
5	BALANCE AREA OF PLOT (1-5a)	326.03
6	DEDUCTION FOR RECREATION GROUND (5b)	326.03
7	NET AREA OF PLOT (5-5b)	1851.92
8	ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	
a)	30.00 M. WIDE D.P. ROAD AREA	1389.28
b)	40.00 M. WIDE D.P. ROAD AREA	3649.92
c)	ADD 5% AMINITY AREA	128.15
d)	80% T.D.R. OF NET PLOT AREA 21779.96 X 80% = 17423.97 SQ.MT.	
e)	30% T.D.R. ON PAYMENT PREMIUM 21779.96 X 30% = 6533.99 SQ.MT.	6533.99
f)	6533.99 SQ.MT. AREA PREMIUM PAID TO TMC	
9	50% T.D.R. ON PAYMENT PREMIUM 21779.96 X 50% = 10889.98 SQ.MT.	
10	T.D.R. UTILIZED = 10889.98 (1388.28 + 5444.92 + 1256.78)	
11	T.D.R. UTILIZED = 4568.60 SQ.MT.	
TOTAL (a+b+c+d)		12853.32
12	TOTAL AREA OF PLOT (6+7)	3136.24
13	F.S.I. PERMISSIBLE	09%
14	PERMISSIBLE FLOOR AREA (F.S.I.)	3136.24
15	PROPOSED AREA	3136.24
16	TOTAL BUILT-UP AREA CONSUMED (B-7)	0.99%
B. TENEMENT STATEMENT		
a)	PROPOSED TOTAL FLOOR AREA	3136.24
b)	LESS DEDUCTION OF NON-RESIDENTIAL AREA	1909.46
c)	AREA OF TENEMENTS (a-b)	2455.78
d)	TENEMENTS PERMISSIBLE (AS PER APPENDIX V)	
e)	DENSITY 250 PER HECT.	757 NOS.
17	PROPOSED	576 NOS.
18	EXISTING	---
c)	TENEMENTS PROPOSED	576 NOS.
C. PARKING STATEMENT		
a)	CAR PARKING REQUIRED BY REGULATORY	393 NOS.
b)	GARAGES PERMISSIBLE	---
c)	GARAGES PROPOSED	---
d)	TOTAL PARKING PROVIDED	578 NOS.
e)	SCOOTER PARKING REQUIRED	672 NOS.
f)	PARKING PROVIDED	547 NOS.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. ... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP.

MONITOR OF PLOT ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 226, H. NO. 1, 2 & 3, S. NO. 228, S. NO. 227, H. NO. 3, 4, 2B & 2C AT VILLAGE KAVESAR, THANE (W)

NAME OF OWNER

FOR: SHRI VISHNU GOPAL MHATRE & OTHERS

SHRI NARESH S. KHETAWANI

FOR: SHREE. SACHDHANAND DEVELOPERS

DATE	JOB NO.	DWG NO.	DRAWN BY	CHECKED BY
			AJUN	KUT DEEP

ARCHITECTS NAME AND ADDRESS

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