BUILT-UP AREA SUMMARY (PLOT-A)

BLDG. TYPE	FLOORS	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
A	GROUND/STILT+1st POD+2nd TO 18th FLR.	3254.34	148.29	1	3402.63 sq.mt.	67 NOS.
B	GR/ST+MEZZ.+1st POD+2nd TO 18th FLR.	2350.61	150.56	1	2501.17 sq.mt.	67 NOS.
C	GR/ST+MEZZ.+1st POD+2nd TO 12th FLR.	2144.46	214.59	1	2359.05 sq.mt.	44 NOS.
TOTAL BUILT-UP AREA		7749.41	513.44	03 NOS	8262.85 sq.mt.	178 NOS.

STAIRCASE AREA SUMMARY (PLOT-A)

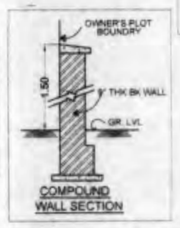
BLDG. TYPE	FLOORS	STAIRCASE AREA	BLDG. NO.	TOTAL STAIRCASE AREA
A	GROUND/STILT+1st POD+2nd TO 18th FLR.	1076.90	1	1076.90 sq.mt.
B	GR/ST+MEZZ.+1st POD+2nd TO 18th FLR.	1096.49	1	1096.49 sq.mt.
C	GR/ST+MEZZ.+1st POD+2nd TO 12th FLR.	779.77	1	779.77 sq.mt.
TOTAL STAIRCASE AREA		2953.16	03 NOS.	2953.16 sq.mt.

BUILT-UP AREA SUMMARY (PLOT-B)

BLDG. TYPE	FLOORS	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
D	GR/ST+1 TO 10 FLR+11 TO 13 FLR (PT)	3149.26	110.56	1	3259.82 sq.mt.	104 NOS.
E	GR.+1ST FLOOR (BUNGALOW)	100.75	-------	1	100.75 sq.mt.	01 NOS.
TOTAL BUILT-UP AREA		3250.01	110.56	02 NOS	3360.57 sq.mt.	105 NOS.

STAIRCASE AREA SUMMARY (PLOT-B)

BLDG. TYPE	FLOORS	STAIRCASE AREA	BLDG. NO.	TOTAL STAIRCASE AREA
D	GR/ST+1 TO 10 FLR+11 TO 13 FLR (PT)	1212.31	1	1212.31 sq.mt.
E	GR.+1ST FLOOR (BUNGALOW)	15.54	1	15.54 sq.mt.
TOTAL STAIRCASE AREA		1227.85	02 NOS.	1227.85 sq.mt.



PLOT AREA STATEMENT

S.NO. / H.NO.	AREA (SQ.MT.) AS PER 7/12	AREA (SQ.MT.) AS PER △	CLEAR PLOT PLOT-A	CLEAR PLOT PLOT-B	D.P. ROAD 20.00 MT	AREA NOT IN POSSESSION 20.00 MT RD.	AREA NOT IN POSSESSION PLOT-A	AREA NOT IN POSSESSION PLOT-B
S.NO. 2/19	4150.00	4150.04		1669.94	340.45	743.65	981.65	414.35
S.NO. 2/28	3130.00	3130.54	1508.98		1621.56			
S.NO. 2/33	4100.00	4100.57	4100.10		0.47			
TOTAL	11380.00	11381.15	5609.08	1669.94	1962.48	743.65	981.65	414.35

CLUB HOUSE STATEMENT

PROPOSED CLUB-HOUSE ON PODIUM R.G. - 1 = 1623.01 SQ.MT.

PERMI. CLUB HOUSE 15% OF PROP.R.G.-1 AREA (1623.01 X 15%) = 243.45 sq.mt.

10% PERMISSIBLE AREA = 162.30 SQ.MT.
5% PERMISSIBLE AREA = 81.15 SQ.MT.
TOTAL AREA = 243.45 SQ.MT.

CLUB HOUSE B/UP AREA STATEMENT

FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLOOR	162.30 SQ.MT.	161.43 SQ.MT.	---------
FIRST FLOOR	81.15 SQ.MT.	81.15 SQ.MT.	---------

R.G. AREA CALCULATION (PLOT-A)

REQUIRED R.G. 20% OF NET PLOT
5607.93 X 20% = 1121.59 SQ.MT.

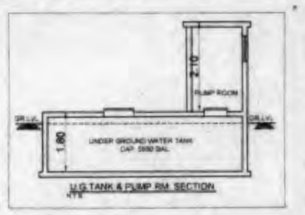
33% R.G. AREA PROVIDED ON GROUND LVL.
1121.59 X 33% = 370.12 SQ.MT.

PODIUM R.G.-1 AREA CALCULATION

1	34.87 X 8.91 X 0.50	=	155.35	SQ.MT.
2	64.12 X 16.92 X 0.50	=	542.46	SQ.MT.
3	65.14 X 11.12 X 0.50	=	362.18	SQ.MT.
4	65.14 X 13.88 X 0.50	=	452.07	SQ.MT.
5	6.67 X 0.89 X 2/3	=	3.98	SQ.MT.
6	23.49 X 2.37 X 0.50	=	27.84	SQ.MT.
7	17.80 X 15.58 X 0.50	=	138.66	SQ.MT.
8	16.52 X 4.36 X 0.50	=	40.38	SQ.MT.
TOTAL AREA		=	1722.92	SQ.MT.
LESS :- DEDUCTION (a) & (b)				
a	21.24 X 0.83 X 2/3	=	-11.81	SQ.MT.
b	23.58 X 2.87 X 0.50	=	33.84	SQ.MT.
c	17.80 X 4.43 X 2/3	=	52.83	SQ.MT.
d	5.37 X 0.40 X 2/3	=	1.43	SQ.MT.
TOTAL DEDUCTION AREA		=	99.91	SQ.MT.
TOTAL R.G. AREA		=	1623.01	SQ.MT.

GROUND R.G.-2 AREA CALCULATION

A	39.03 X 9.29 X 0.50	=	181.29	SQ.MT.
B	36.11 X 8.20 X 0.50	=	148.05	SQ.MT.
C	39.68 X 9.06 X 0.50	=	179.75	SQ.MT.
TOTAL R.G. AREA		=	509.06	SQ.MT.
TOTAL R.G. AREA (1+2)		=	2132.07	SQ.MT.



R.G. AREA CALCULATION (PLOT-B)

REQ. R.G. 15% OF NET PLOT AREA (1669.94 X 15%) = 250.49 sq.mt.

GROUND R.G.-3 AREA CALCULATION

1	7.30 X 0.71 X 0.50 X 1.00	=	2.59	SQ.MT.
2	11.13 X 4.26 X 0.50 X 1.00	=	23.71	SQ.MT.
3	6.73 X 1.14 X 0.50 X 1.00	=	3.84	SQ.MT.
4	22.56 X 11.00 X 0.50 X 1.00	=	124.19	SQ.MT.
5	24.07 X 4.53 X 0.50 X 1.00	=	54.52	SQ.MT.
6	24.07 X 3.86 X 0.50 X 1.00	=	46.45	SQ.MT.
TOTAL R.G. AREA		=	255.30	SQ.MT.
TOTAL GROUND R.G.-1 PROPOSED		=	255.30	SQ.MT.

FLOOR SUMMARY WING - A , B & C

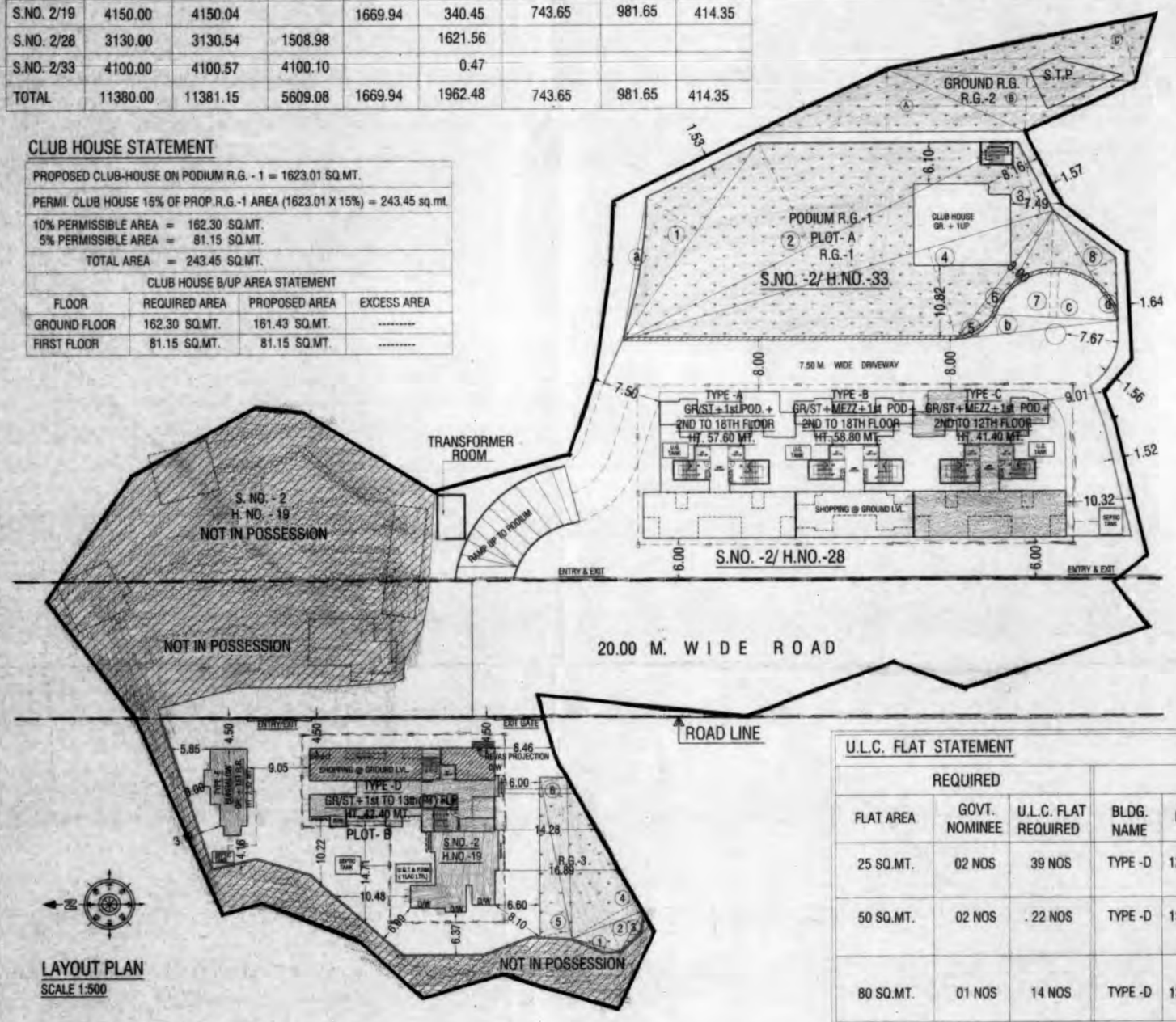
	35.00 SQ.MT. TO 50.00 SQ.MT.	50.00 SQ.MT. TO 75.00 SQ.MT.	TOTAL
WING :- A	17 NOS.	50 NOS.	67 NOS.
WING :- B	67 NOS.	---------	67 NOS.
WING :- C	11 NOS.	33 NOS.	43 NOS.
TOTAL AREA	95 NOS.	83 NOS.	177 NOS.

TENEMENT STATEMENT (PLOT -A)

BLDG. TYPES	BLDG. NO.	FLOORS	NO. OF TENE.
RESI./COMM.	A	GR/ST.+18TH FLR.	67 NOS
RESI./COMM.	B	GR/ST.+18TH FLR.	67 NOS
RESI./COMM.	C	GR/ST.+11TH FLR.	43 NOS
TOTAL TENEMENT			177 NOS

TENEMENT STATEMENT (PLOT -B)

BLDG. TYPES	BLDG. NO.	FLOORS	NO. OF TENE.
RESI./COMM.	D	GR.+13th(PT) FLOOR	103 NOS
RESIDENTIAL	E	GR.+1ST FLOOR	01 NOS
TOTAL TENEMENT			104 NOS



LAYOUT PLAN
SCALE 1:500

PARKING STATEMENT (PLOT-B)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
◦ BELOW 35.00 SQ.MT. NO PARKING	98 NOS.	---------
◦ 2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	03 NOS.	02 NOS.
◦ 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	02 NOS.	02 NOS.
◦ 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	01 NOS.	02 NOS.
◦ 10% VISITORS PARKING		01 NOS.
◦ TOTAL CAR PARKING REQUIRED (RESI.)		07 NOS. (A)
◦ 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	06 NOS.	06 NOS. (C)
DESCRIPTION (COMMERCIAL)		
◦ 1 PARKING SPACE FOR EVERY 25 SQ.MT. TOTAL COMM. AREA = 110.56 sq.mt.	110.56 / 25	04 NOS.
△ TOTAL CAR PARKING REQUIRED (COMM.)		04 NOS. (B)
◦ 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	110.56 / 20	06 NOS. (D)
TOTAL CAR PARKING REQ. (A+B) = 11 NOS. TOTAL CAR PARKING PROPOSED = 13 NOS.		STILT PARKING = 10 NOS OPEN PARKING = 03 NOS
TOTAL SCOOTER PARKING REQ.(C+D) = 12 NOS. TOTAL SCOOTER PARKING PROPOSED = 13 NOS.		

PARKING STATEMENT (PLOT-A)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
◦ BELOW 35.00 SQ.MT. NO PARKING	---------	---------
◦ 2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	95 NOS.	48 NOS.
◦ 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	83 NOS.	83 NOS.
◦ 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	---------	---------
◦ 10% VISITORS PARKING		13 NOS.
◦ TOTAL CAR PARKING REQUIRED (RESI.)		144 NOS. (A)
◦ 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	178 NOS.	178 NOS. (C)
DESCRIPTION (COMMERCIAL)		
◦ 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT. & REMAINING 1 PARKING SPACE FOR EVERY 50 SQ.MT. TOTAL COMM. AREA = 513.44 sq.mt.	400.00 / 25 113.44 / 50	16 NOS. 02 NOS.
△ TOTAL CAR PARKING REQUIRED (COMM.)		18 NOS. (B)
◦ 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	513.44 / 20	24 NOS. (D)
TOTAL CAR PARKING REQ. (A+B) = 162 NOS. TOTAL CAR PARKING PROPOSED = 163 NOS.		GR. STACK PARKING = 150 NOS PODIUM PARKING = 13 NOS
TOTAL SCOOTER PARKING REQ.(C+D) = 202 NOS. TOTAL SCOOTER PARKING PROPOSED = 223 NOS.		

U.L.C. FLAT STATEMENT

REQUIRED			PROVIDED						
FLAT AREA	GOVT. NOMINEE	U.L.C. FLAT REQUIRED	BLDG. NAME	FLOOR	FLAT NOS.	BLDG. NAME	REMAINING FLATS	FLAT NOS.	FLOOR
25 SQ.MT.	02 NOS	39 NOS	TYPE -D	12TH FLOOR	3 & 5	TYPE -D	39 NOS	6,7,8,9 = TOTAL 4FLAT X 9FLR. = 36 6,7,8 = TOTAL 3FLAT X 1FLR = 03 TOTAL FLAT = 39	1ST TO 9TH FLOOR 10TH FLOOR.
50 SQ.MT.	02 NOS	. 22 NOS	TYPE -D	1ST FLOOR	2 & 4	TYPE -B	22 NOS	1,2 = TOTAL 2FLAT X 1FLR = 02 1,2,3, 4 = TOTAL 4FLAT X 5FLR = 20 TOTAL FLAT = 22	1ST FLOOR 2ND TO 6TH FLOOR
80 SQ.MT.	01 NOS	14 NOS	TYPE -D	13TH FLOOR	4	TYPE -A	14 NOS	1 = TOTAL 1FLAT X 1FLR = 01 1 & 3 = TOTAL 2FLAT X 6FLR = 12 1 = TOTAL 1FLAT X 1FLR = 01 TOTAL FLAT = 14	1ST FLOOR 2ND TO 7TH FLOOR 8TH FLOOR

PROFORMA - I

		AREA STATEMENT	SQ. MT.	
1	a	AREA OF PLOT (AS PER 7/12)	11380.00	
	b	AREA OF PLOT (AS PER TRIANGULATION METHOD)	11381.15	
	c	AREA OF PLOT (AS PER CONSIDERED)	11380.00	
2		AREA OF SUB PLOT (PLOT-A & PLOT-B)	PLOT -A 8983.23	PLOT -B 2396.77
3	a	DEDUCTIONS FOR AREA UNDER 20.00 M.WIDE D.P.ROAD	1650.00	312.48
	b	AREA NOT IN POSSESSION UNDER 20.00 MT. D.P. ROAD	743.65	--------
	c	AREA NOT IN POSSESSION (PLOT-A=981.65 + PLOT-B=414.35)	981.65	414.35
	d	TOTAL AREA (a+b+c)	3375.30	726.83
4		BALANCE AREA OF PLOT (2-3d)	5607.93	1669.94
5		DEDUCTION FOR 15% RECREATIONAL GROUND (REG.54)	841.19	--------
6		NET AREA OF PLOT (4-5)	4766.74	1669.94
7		PERMISSIBLE F.S.I.	ONE	ONE
8		ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE		
	a	AREA UNDER 20.00 M.WIDE D.P.ROAD	1650.00	312.48
	b	AS PER G.R. DATED- 02/05/2016. **PLOT-A** **90% PERMISSIBLE D.R.+T.D.R. (5607.93 X 90%= 5047.13)** **20% SLUM T.D.R. UTILIZED OUT OF TOTAL PERM. T.D.R. 5047.13 X 20% = 1009.43 SQ.MT.** **T.D.R. FOR UTILIZATION = 5047.13 - (1650.00 + 1009.42) = 2387.71 SQ.MT.** **PLOT-B** **90% PERMISSIBLE D.R.+T.D.R. (1669.94 X 0.90%= 1502.95)** **20% SLUM T.D.R. UTILIZED OUT OF TOTAL PERM. T.D.R. 1502.95 X 20% = 300.57 SQ.MT.** **T.D.R. FOR UTILIZATION = 1502.94 - (312.48 + 300.58) = 889.88 SQ.MT.** T.D.R. PURCHASED SECTOR-VI D.R.C.No.-220 (RES.) = 1068.00 SQ.MT. T.D.R. FOR UTILIZATION FOR PLOT-A = 178.12 SQ.MT. T.D.R. FOR UTILIZATION FOR PLOT-B = 889.88 SQ.MT.	**178.12**	**889.88**
	c	ADDITIONAL 0.30 FSI BY PAYMENT OF PREMIUM AS PER GOVERNMENT NOTIFICATION, DATED 28-8-2015 PLOT -A (5607.93 X 0.30%) = 1682.38 SQ.MT. PLOT -B (1669.94 X 0.30%) = 500.71 SQ.MT.	1682.38	500.71
	d	TOTAL ADDITION AREA (a + b + c)	3510.50	1703.07
9		TOTAL PERMISSIBLE AREA (6+8d)	8277.24	3373.01
10		TOTAL PROPOSED BUILT-UP AREA	8262.85	3360.57
11		TOTAL BALANCE AREA (9-10)	14.39	12.44
12		TOTAL F.S.I. CONSUMED	0.998	0.996

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	AS SHOWN	
PROPOSED BALCONY AREA		
EXCESS BALCONY AREA		

TENEMENT STATEMENT

a	TOTAL PERMISSIBLE AREA (ITEM A-9 ABOVE)	8277.84	3373.01
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,OFFICE etc.....)	513.44	110.56
c	AREA AVAILABLE FOR TENEMENTS (a-b)	7764.40	3262.45
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY 250/ HECT	194 NOS.	43 NOS.
	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'Q') DENSITY 450/ HECT	---------	75 NOS.
	TOTAL TENEMENTS PERMISSIBLE	194 NOS.	118 NOS.
e	TOTAL TENEMENT PROPOSED	178 NOS.	104 NOS.

PARKING STATEMENT

CAR PARKING REQUIRED BY REGULATION	162 NOS.	11 NOS
TOTAL CAR PARKING PROVIDED	163 NOS.	13 NOS
SCOOTER PARKING REQUIRED BY REGULATION	202 NOS.	12 NOS
TOTAL SCOOTER PARKING PROVIDED	223 NOS.	13 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	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

PROFORMA - II

1/8

CONTENTS OF SHEETS

LAYOUT PLAN, R.G. AREA CALCULATION, SUMMARY, PARKING STATEMENT, U/G. TANK &PUMP ROOM, ETC. STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLAN

Amended/ Plans are approved Subject to conditions prescribed in permit No. V.P. CHE/0111/11 TMC/TDD/ 2171/17 ...Dated: 4/05/2017

Deputy Engineer (TDD)

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

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच शिकाऊ नियंत्रण नियमावलीनुसार आवश्यक सर्व परवानग्या न घेता बांधकाम थांबवू नये, गंभीरपणे घ्यावे. शासनाकडे व मनपा दप्तरी आपलेमार्फत पत्रान्वये कळविणेत आलेले आहे. त्यासाठी जास्तीत जास्त २ वर्षे पे रु. ५०००/- पेक्षा कमी दंड होऊ शकतो".

STAMP OF RECEIPT OF PLAN

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING S. NO.- 2/19, 2/28, 2/33 , AT VILLAGE - VADAVALI TAL.-DIST.- THANE.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON 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 TAILLES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

NAME & SIGNATURE OF OWNERS/POAH

MR. DHIRAJ DEDHIYA

FOR, ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
B-101, Dev Corpora, Opp. Cadbury Signal, Thane (W) 400 601. Tel. : 022-41006682 / 83 / 84
Email : 10foldsarchitects@gmail.com

SCALE		DRAWN BY	
DATE		CHECKED	
JOB NO.			
PATH			