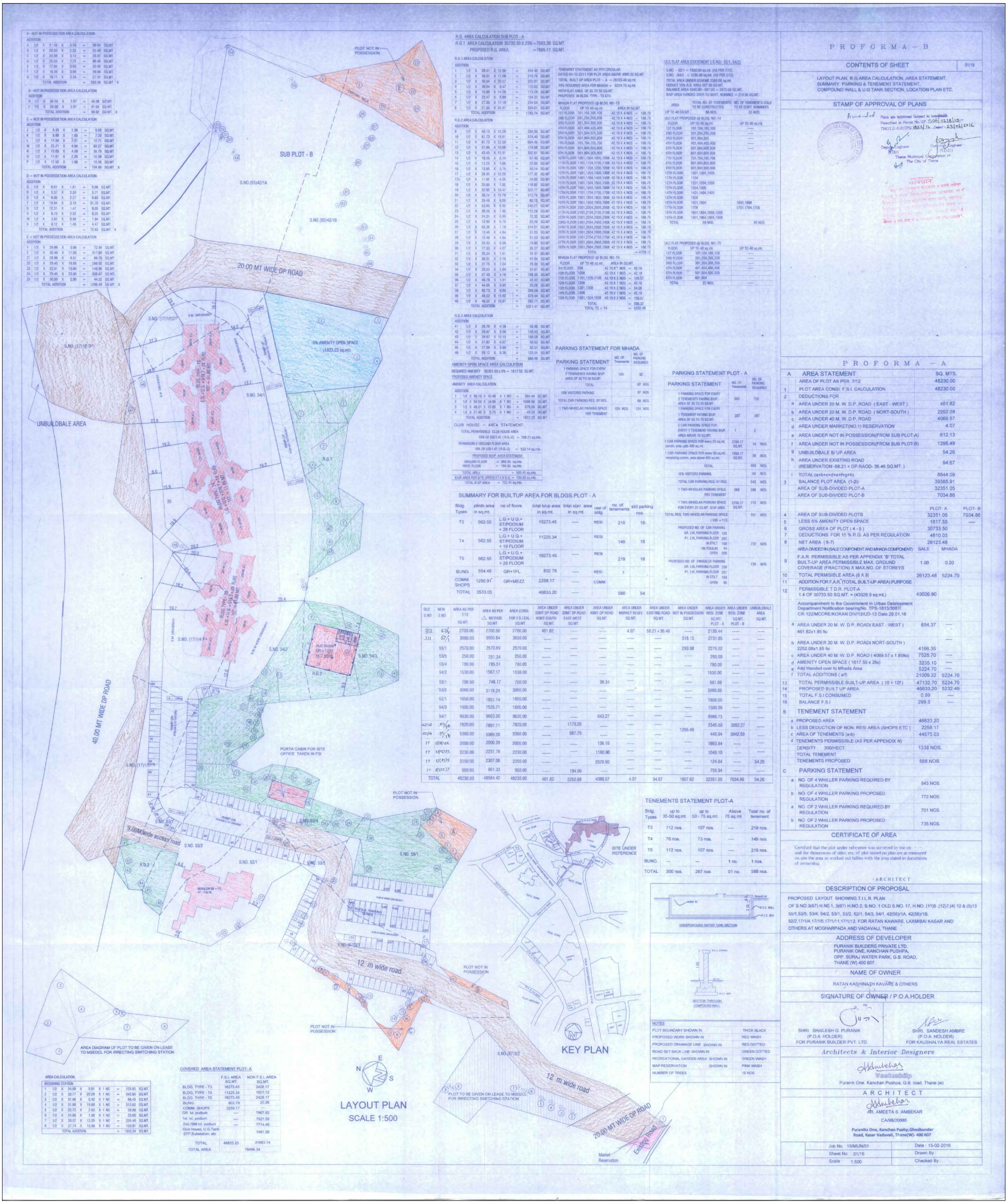

P R O F O R M A – B

CONTENTS OF SHEET | 01/19

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

Amended

Plans are approved Subject to compliance
Prescribed in Permit No.VP/ S001/0218/15 TMC/T.D./C.R/TPS 1654/16 Dated:- 23/06/2016

Deputy Engineer (T.D.) Thane Municipal Corporation of The City of Thane

Executive Engineer (T.D.)

P R O F O R M A – A

A	AREA STATEMENT	SQ. MTS.	
	AREA OF PLOT AS PER 7/12	48230.00	
1	PLOT AREA CONSI. F.S.I. CALCULATION	48230.00	
2	DEDUCTIONS FOR		
a	AREA UNDER 20 M. W. D.P. ROAD (EAST - WEST)	461.82	
b	AREA UNDER 20 M. W. D.P. ROAD (NORT-SOUTH)	2252.08	
c	AREA UNDER 40 M. W. D.P. ROAD	4069.57	
d	AREA UNDER MARKET(NO.1) RESERVATION	4.07	
e	AREA UNDER NOT IN POSSESSION(FROM SUB PLOT-A)	612.13	
f	AREA UNDER NOT IN POSSESSION(FROM SUB PLOT-B)	1295.49	
g	UNBUILDBALE B/ UP AREA	54.26	
h	AREA UNDER EXISTING ROAD (RESERVATION -58.21 + DP.RAOD- 36.46 SQ.MT.)	94.67	
i	TOTAL (a+b+c+d+e+f+g+h)	8844.09	
3	BALANCE PLOT AREA (1-2i)	39385.91	
	AREA OF SUB-DIVIDED PLOT-A	32351.05	
	AREA OF SUB-DIVIDED PLOT-B	7034.86	

		PLOT- A	PLOT- B
4	AREA OF SUB-DIVIDED PLOTS	32351.05	7034.86
5	LESS 5% AMENITY OPEN SPACE	1617.55	---
6	GROSS AREA OF PLOT (4 - 5)	30733.50	
7	DEDUCTIONS FOR 15 % R.G. AS PER REGULATION	4610.03	
8	NET AREA (6-7)	26123.48	
	AREA DIVIDED IN (SALE COMPONENT AND MHADA COMPONENT)	SALE	MHADA
9	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	1.00	0.20
10	TOTAL PERMISIBLE AREA (8 X 9)	26123.48	5224.70
11	ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE		
12	PERMISSIBLE T.D.R. PLOT-A 1.4 OF 30733.50 SQ.MT. = (43026.9 sq.mt.)	43026.90	
	Accompaniment to the Government in Urban Delelopment Department Notification bearing No. TPS-1813/3087/ CR-122/MCORE/KOKAN DIV/12/UD-13 Date.29.01.16		
a	AREA UNDER 20 M. W. D.P. ROAD(EAST - WEST) 461.82x1.85 fsi	854.37	----
b	AREA UNDER 20 M. W. D.P. ROAD(NORT-SOUTH) 2252.08x1.85 fsi	4166.35	----
c	AREA UNDER 40 M. W. D.P. ROAD (4069.57 x 1.85fsi)	7528.70	----
d	AMENITY OPEN SPACE (1617.55 x 2fsi)	3235.10	----
e	Add Handed over to Mhada Area	5224.70	----
f	TOTAL ADDITIONS (a/f)	21009.22	5224.70
13	TOTAL PERMISSIBLE BUILT-UP AREA. (10 + 12f)	47132.70	5224.70
14	PROPOSED BUILT UP AREA	46833.20	5232.49
15	TOTAL F.S.I CONSUMED	0.99	----
16	BALANCE F.S.I	299.5	----

B	TENEMENT STATEMENT	
a	PROPOSED AREA	46833.20
b	LESS DEDUCTION OF NON- RESI AREA (SHOPS ETC)	2258.17
c	AREA OF TENEMENTS (a-b)	44575.03
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	
	DENSITY - 300/HECT.	1338 NOS.
	TOTAL TENEMENT	
	TENEMENTS PROPOSED	588 NOS.

C	PARKING STATEMENT	
a	NO. OF 4 WHILLER PARKING REQUIRED BY REGULATION	543 NOS.
b	NO. OF 4 WHILLER PARKING PROPOSED REGULATION	772 NOS.
a	NO. OF 2 WHILLER PARKING REQUIRED BY REGULATION	701 NOS.
b	NO. OF 2 WHILLER PARKING PROPOSED REGULATION	735 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 the area so worked out tallies with the area stated in documents of ownership.

- ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT SHOWING T.I.L.R. PLAN OF S.NO.3(67) H.NO.1, 3(67) H.NO.2, S.NO. 1 OLD S.NO. 17, H NO. (11)5 ,(12)7,(4) 12 & (5)13 55/1,53/5, 53/4, 54/2, 53/1, 53/2, 52/1, 54/3, 54/1, 42(55)/1A, 42(55)/1B, 52/2,17/1/4,17/1/5,17/1/11,17/1/12, FOR RATAN KAWARE, LAXMIBAI KASAR AND OTHERS AT MOGHARPADA AND VADAVALI, THANE

ADDRESS OF DEVELOPER

PURANIK BUILDERS PRIVATE LTD. PURANIK ONE, KANCHAN PUSHPA, OPP. SURAJ WATER PARK, G.B. ROAD, THANE (W) 400 607.

NAME OF OWNER

RATAN KASHINATH KAVARE & OTHERS

SIGNATURE OF OWNER / P.O.A.HOLDER

SHRI. SHAILESH G. PURANIK (P.O.A. HOLDER) FOR PURANIK BUILDER PVT. LTD.

SHRI. SANDESH AMBRE (P.O.A. HOLDER) FOR KAUSHALYA REAL ESTATES

Architects & Interior Designers

Vastushilp

Puranik One, Kanchan Pushpa, G.B. road, Thane (w)

ARCHITECT

AR. AMEETA S. AMBEKAR

CA/98/20885

Puraniks One, Kanchan Pushp,Ghodbunder Road, Kasar Vadavali, Thane(W)- 400 607

Job No. 19/MUN/01	Date : 15-02-2016
Sheet No. : 01/19	Drawn By :
Scale : 1:500	Checked By :