

FLOOR SUMMARY				
NO. OF FLOOR	RESL./UP	COMM. B/UP	NO. OF TENEMENTS	
BLDG. NO.1	BASE+GR./STILT+1ST TO 4TH (COMM.)+ 5TH TO 8TH (PARK. FLR.) 9TH TO 22ND RESI. FLR.]	2169.52	715.60 SQ. MT.	71 NOS.
BLDG. NO.2	[GRD. FLR.]	46.05	SQ. MT.	
TOTAL BUILT-UP AREA		2169.52	761.65 SQ. MT.	71 NOS.

STAIRCASE AREA SUMMARY		
TYPE OF BLDG.	NO. OF FLOOR	TOTAL
BLDG. NO.1	BASE+GR./STILT+1ST TO 4TH (COMM.)+ 5TH TO 8TH (PARK. FLR.) 9TH TO 22ND RESI. FLR.]	1649.18 SQ. MT.
TOTAL STAIRCASE AREA		1649.18 SQ. MT.

PLOT AREA SUMMARY				
S.NO.	AREA AS PER P.R.CARD	AREA AS PER METHOD	AREA UNDER PARKING RESER.	AREA UNDER ROAD
9/C. TIKA - NO.24	1596.99 SQ.MT.	1701.92 SQ.MT.	600.29 SQ.MT.	155.50 SQ.MT.
TOTAL PLOT AREA		1596.99 SQ.MT.	600.29 SQ.MT.	155.50 SQ.MT.

AREA CALC. FOR SHOP (BLDG. NO.-2)	
ADDITION:	
1) 9.10 X 5.76 X 1 X 0.5 =	26.21 SQ.MT.
2) 9.10 X 4.36 X 1 X 0.5 =	19.84 SQ.MT.
TOTAL B/UP AREA (SHOP)	= 46.05 SQ.MT.

PARKING STATEMENT (RESI. & COMM.)		
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT PARKING	NO. OF VISITORS 10%
BELOW 35.00 SQ.MT. NO PARKING	57 NOS.	NILL
2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT. 1 PARKING SPACE FOR EACH	14 NOS.	07 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT. 1 PARKING SPACE FOR EACH	NILL	NILL
1 TENEMENTS HAVING B/UP AREA ABOVE 75 SQ.MT. 2 PARKING SPACE FOR EACH	NILL	NILL
TOTAL CAR PARKING REQUIRED	71 NOS.	08 NOS.
COMMERCIAL AREA = 761.65 SQ.MT. 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT. (SHOPPING AREA) & REMAINING 1 PARKING SPACE FOR EVERY 30 SQ.MT. (761.65 - 122.99) = 638.66	122.99 / 25 = 5 NOS.	638.66 / 30 = 21 NOS.
TOTAL CAR PARKING REQUIRED	18 NOS.	
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	14 NOS.	14 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	761.65/20 = 38 NOS.	
TOTAL SCOOTER PARKING REQUIRED	40 NOS.	
TOTAL CAR PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)	86 NOS.	
PARKING PROVIDED IN STILL	= 5 + 5 = 10 NOS.	
PARKING PROVIDED IN PARKING FLR.	= 18 NOS.	
TOTAL CAR PARKING PROVIDED	= 28 NOS.	
TOTAL SCOOTER PARKING PROVIDED (RESI. + COMM.)	RESI. + COMM. (14 NOS. + 38 NOS. = 52 NOS.)	
TOTAL SCOOTER PARKING PROVIDED = 60 NOS.		

PROFORMA - B

CONTENT OF SHEET
LAYOUT PLAN, SUMMARY, PLOT AREA DIAGRAM & CALC., BLOCK PLAN, ETC.
LOCATION PLAN, R.G. AREA LINE DIAG. PARKING STATEMENT, COMPOUND WALL SECTION, U.G. TANK & PUMP RM. SECTION.

STAMP OF APPROVAL OF PLANS

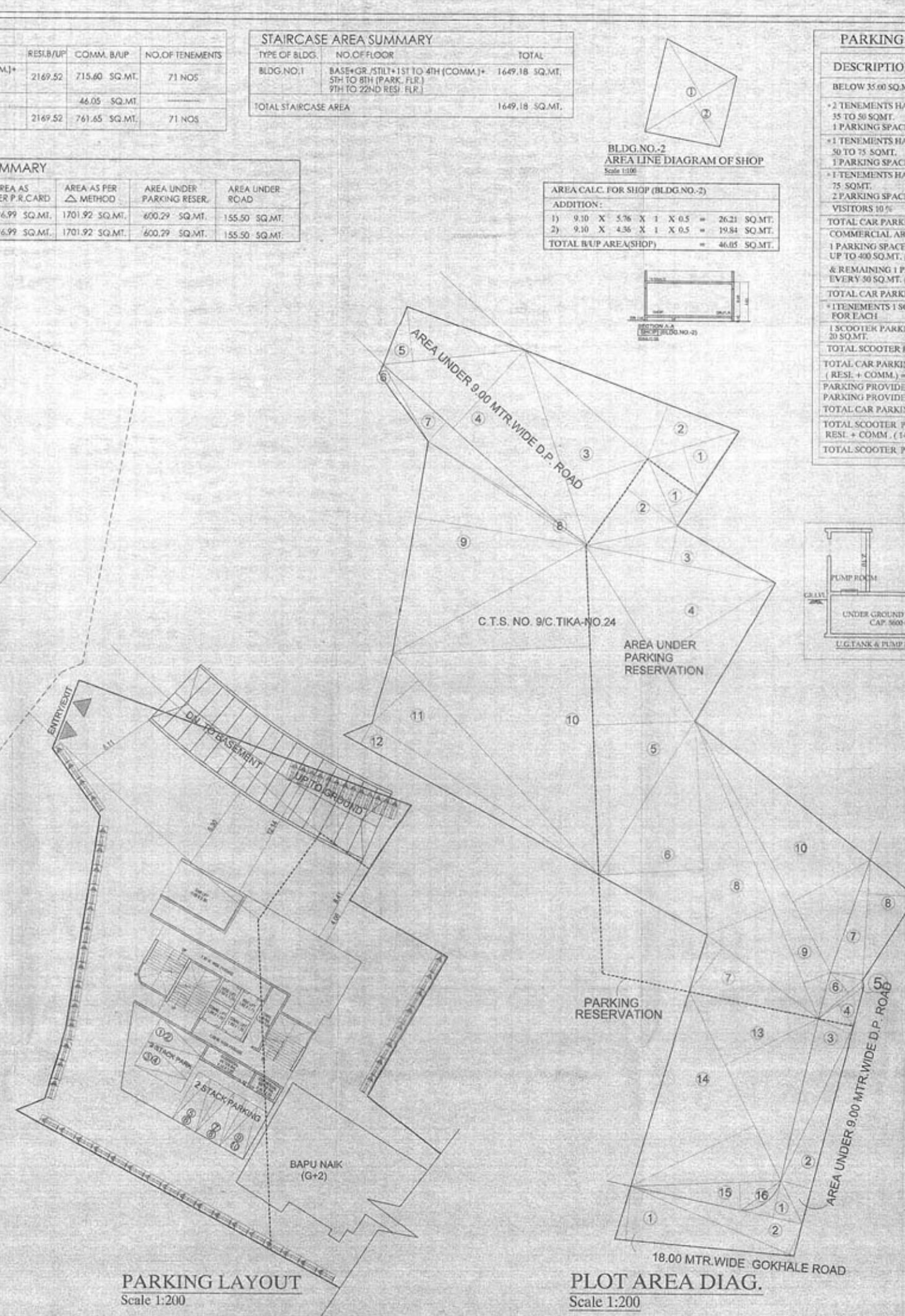
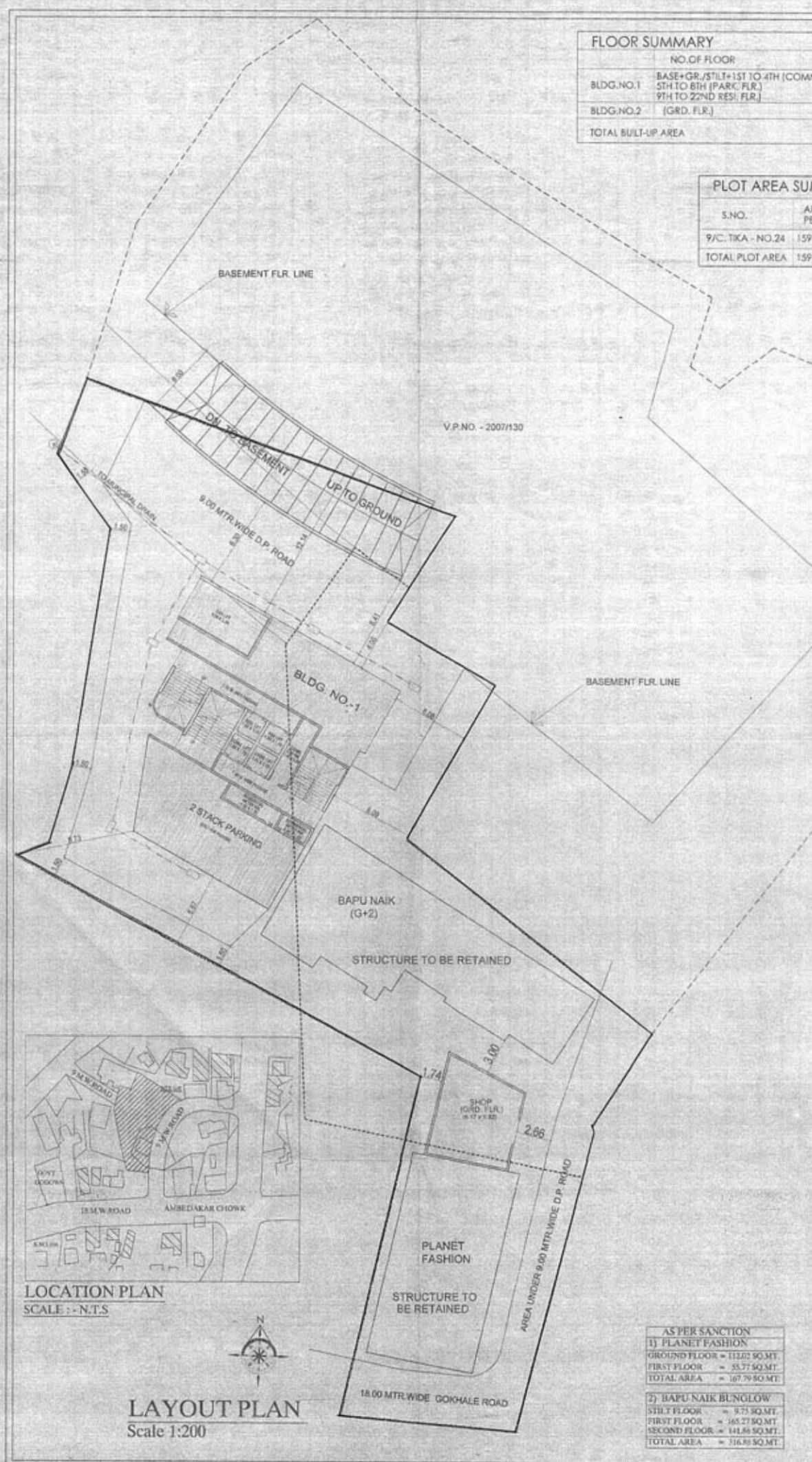
Amended

Plans are approved subject to conditions Prescribed in Permit No. V.P. S.C. 10062/12-13/CTD-DP/TPS/ 2692/18 dated 8.16.2018

Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

PROFORMA - A

A. AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (AREA AS PER P.R.CARD)	1596.99
2 DEDUCTIONS FOR	
a ROAD SETBACK AREA	155.50
b PARKING RESERVATION	600.29
c TOTAL (a+b)	755.79
3 BALANCE AREA (1-2)	841.20
4 RECREATION GROUND AS PER REGULATION 54 (15%)	
5 NET AREA OF PLOT (3-4)	
6 ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	
a ADD ROAD SETBACK AREA	155.50
b PARKING RESERVATION	600.29
TOTAL ADDITION AREA (a+b)	755.79
7 TOTAL AREA (5+6)	1596.99
8 F.A.R. PERMISSIBLE AS PER APP. 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GR. COVERAGE (FRACTION) X MAX. NO. OF STOREYS	2.00
9 PERMISSIBLE TOTAL FLOOR AREA	3193.98
	COMM. RESI.
	0.60 1.40
	958.20 2235.78
10 15% TENANT BENEFIT AS PER APP. 'B' 2234.81 - 484.67 = 1750.14 X 15% = 262.52 SQ.MT	
11 TOTAL PERMISSIBLE AREA (9 + 10)	2498.30
12 PROPOSED B/UP AREA	761.65
13 EXISTING AREA	167.79
14 TOTAL PROPOSED B/UP AREA (12 + 13)	929.44
15 BALANCE AREA (11 - 14)	287.76
16 TOTAL BUILT-UP AREA CONSUMED (B/7)	0.970
17 TENEMENT STATEMENT	
a PERMISSIBLE AREA	3193.98
b LESS DEDUCTION OF NON-RESIDENTIAL AREA	761.65
c AREA OF TENEMENTS (a-b)	2432.33
d TENEMENTS PERMISSIBLE 300/HECT.	73 NOS.
e TOTAL TENEMENT PROPOSED	71 NOS.
18 PARKING STATEMENT	
a PARKING REQUIRED BY REGULATION (CAR)	26 NOS.
b TOTAL CAR PARKING PROVIDED	28 NOS.
c PARKING REQUIRED BY REGULATION (SCOOTER)	52 NOS.
d TOTAL SCOOTER PARKING PROVIDED	60 NOS.



PLOT AREA CALCULATION C.T.S. NO. 9/C. TIKA-NO. 24				
1	8.15	X	4.13	X 0.50 = 16.83 SQ.MT.
2	19.69	X	4.95	X 0.50 = 48.73 SQ.MT.
3	7.54	X	0.69	X 0.50 = 2.60 SQ.MT.
4	20.24	X	2.25	X 0.50 = 22.77 SQ.MT.
5	16.02	X	0.31	X 0.50 = 2.48 SQ.MT.
6	18.23	X	14.63	X 0.50 = 133.35 SQ.MT.
7	27.92	X	16.68	X 0.50 = 232.85 SQ.MT.
8	25.58	X	5.32	X 0.50 = 68.04 SQ.MT.
9	24.66	X	2.04	X 0.50 = 25.15 SQ.MT.
10	17.65	X	8.92	X 0.50 = 78.72 SQ.MT.
11	17.65	X	11.66	X 0.50 = 102.90 SQ.MT.
12	12.60	X	2.35	X 0.50 = 14.81 SQ.MT.
13	4.20	X	0.71	X 0.67 = 2.00 SQ.MT.
TOTAL = 751.24 SQ.MT.				
AREA UNDER 9.00M.W.D.P. ROAD				
1	17.33	X	7.23	X 0.50 = 62.65 SQ.MT.
2	23.00	X	9.03	X 0.50 = 103.85 SQ.MT.
3	11.98	X	4.74	X 0.50 = 28.39 SQ.MT.
TOTAL = 194.89 SQ.MT.				
AREA UNDER PARKING RESERVATION				
1	6.21	X	2.59	X 0.50 = 8.04 SQ.MT.
2	9.11	X	5.36	X 0.50 = 24.41 SQ.MT.
3	16.40	X	3.17	X 0.50 = 25.99 SQ.MT.
4	17.54	X	11.98	X 0.50 = 105.06 SQ.MT.
5	28.09	X	8.72	X 0.50 = 122.44 SQ.MT.
6	18.04	X	8.84	X 0.50 = 79.74 SQ.MT.
7	11.98	X	4.75	X 0.50 = 28.45 SQ.MT.
8	27.18	X	6.11	X 0.50 = 83.09 SQ.MT.
9	27.18	X	2.45	X 0.50 = 33.30 SQ.MT.
10	24.10	X	7.45	X 0.50 = 89.77 SQ.MT.
TOTAL = 600.29 SQ.MT.				
AREA UNDER 18.00M.W.GOKHALE ROAD				
1	15.20	X	4.59	X 0.50 = 35.09 SQ.MT.
2	15.07	X	2.79	X 0.50 = 21.06 SQ.MT.
TOTAL = 56.15 SQ.MT.				
AREA UNDER 9.00M.W.D.P. ROAD				
1	5.35	X	3.19	X 0.50 = 8.53 SQ.MT.
2	17.27	X	2.70	X 0.50 = 23.31 SQ.MT.
3	14.46	X	2.96	X 0.50 = 21.40 SQ.MT.
4	4.74	X	2.23	X 0.50 = 5.29 SQ.MT.
5	4.97	X	0.47	X 0.50 = 1.17 SQ.MT.
6	4.97	X	2.31	X 0.50 = 5.74 SQ.MT.
7	10.23	X	2.72	X 0.50 = 14.17 SQ.MT.
8	10.23	X	4.25	X 0.50 = 21.74 SQ.MT.
TOTAL = 101.35 SQ.MT.				
DEDUCTION				
1	4.21	X	0.71	X 0.67 = 2.00 SQ.MT.
TOTAL = 2.00 SQ.MT.				
TOTAL AREA = 99.35 SQ.MT.				
TOTAL PLOT AREA = 1701.92 SQ.MT.				

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
C.T.S. NO. 9/C. TIKA NO 24, AT VILLAGE THANE, NAIKWADI THANE (W)

NAME OF OWNER
M/S SAPTASHREE DEVELOPERS
AMAR THAKUR

(P.O.A. HOLDER)

ARCHITECT
10 FOLDS
ARCHITECTS & CONSULTANTS
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SCALE	DRAWN BY	DATTATRAY
	CHECKED	KULDEEP
	JOB NO	
	PATH	

AS PER SANCTION

1) PLANET FASHION
GROUND FLOOR = 11182 SQ.MT.
FIRST FLOOR = 53.77 SQ.MT.
TOTAL AREA = 107.90 SQ.MT.

2) BAPU NAIK BUNGLOW
STILT FLOOR = 9.75 SQ.MT.
FIRST FLOOR = 165.73 SQ.MT.
SECOND FLOOR = 141.86 SQ.MT.
TOTAL AREA = 317.34 SQ.MT.

LAYOUT PLAN
Scale 1:200

PARKING LAYOUT
Scale 1:200

PLOT AREA DIAG.
Scale 1:200

V.P. NO. - 2007/130

SCALE: 1:200