

AREA STATEMENT FOR EWS / LIG. FLATS FOR MHADA		TOTAL AREA
1	BASIC ZONAL F.S.I.	6681.36
2	PERMISSIBLE EWS./LIG. FLATS 20% OF REQUIRED AREA	1336.27
3	PROPOSED EWS./LIG. FLATS	1359.19

SUMMARY FOR EWS./ LIG. FLATS FOR MHADA			
AREA IN SQ.MT.			
BLDG. TYPE	FLOOR	TOTAL FLAT	EWS/ LIG FLAT AREA
B	1ST FLOOR	4	200.61
B	2ND FLOOR	5	326.76
B	3RD FLOOR	3	187.51
C	1ST FLOOR	4	172.06
C	2ND FLOOR	5	215.09
C	3RD FLOOR	6	257.16
TOTAL		27	1359.19

NOTES		
01	BOUNDARY OF PLOT AS PER GUT BOOK SHOWN IN	=, THICK BLACK
02	D.P. ROAD WIDENING LINE SHOWN IN	= GREEN
03	PROPOSED WORK SHOWN IN	= RED FILLED
04	DRAINAGE LINE SHOWN IN	= RED DOTTED
05	PROPOSED RECREATION GROUND SHOWN IN	= GREEN FILLED
06	PLOT NOT IN POSSESSION SHOWN IN	= PINK FILLED
07	EXISTING STRUCTURE TO BE RETAINED SHOWN IN	= 
08	EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	= YELLOW HATCH
09	ALL EXTERNAL AND INTERNAL WALL ARE 0.15 C.M. THK.	
10	SHEAR WALLS ENCLOSING LIFT ARE 0.23 C.M. THK	
11	THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTIONS AND APPROVAL	

TENEMENTS STATEMENT			
BLDG TYPE	FLOORS	TENEMENTS	MHADA
A	ST. + 1ST TO 12TH (P) FLR. O.C. DATE 21/07/2021	46 NOS	-----
B	ST. + 1ST TO 20TH FLR.	103 NOS	12 NOS
C	ST. + 1ST TO 19TH FLR. O.C. DATE 07/12/2021	94 NOS	15 NOS
TOTAL TENEMENTS		243 NOS	27 NOS

TREE STATEMENT		SQ.MT.
01	AREA OF PLOT	6250.00
02	9.00 M. W. ACCESS ROAD	176.01
03	NET AREA OF THE PLOT (1 --- 2)	6073.95
04	R. G. 20% FOR NET PLOT AREA	1214.79
05	REQUIRED ONE TREE 15.00 SQ.MT.	81 NOS

PLOT AREA STATEMENT					
VILLAGE / S. NOS.	AREA AS PER 7/12 EXTRACT	TOTAL AREA AS PER ▲ METHOD	AREA CONSIDER IN F.S.I.	AREA UNDER 7.50 M. W.ROAD	NET PLOT
VADAVL S. No.10/3/A S. No.10/3/B	4940.00	5096.93	4940.00	176.04	4763.96
VADAVL S. No. 7/17	1310.00	1487.37	1310.00	----	1310.00
TOTAL	6250.00	6584.30	6250.00	176.04	6073.96

ROAD AREA CALCULATION						
01)	17.00	X	2.40	X	0.50	= 20.40 SQ.MT
02)	15.00	X	2.10	X	0.50	= 15.75
03)	9.25	X	1.90	X	0.50	= 8.79
04)	7.80	X	1.50	X	0.50	X 2 = 11.70
05)	11.30	X	6.00	X	0.50	= 33.90
06)	19.00	X	9.00	X	0.50	= 85.50

S. No. 10/3/A & 10/3/B PLOT AREA CALC						
01)	12.10	X	01.03	X	0.50	= 6.23 SQ.MT.
02)	19.06	X	11.37	X	0.50	= 108.36
03)	25.95	X	03.63	X	0.50	= 47.10
04)	26.23	X	05.00	X	0.50	= 65.58
05)	05.32	X	0.98	X	0.50	= 2.61
06)	05.32	X	02.12	X	0.50	= 5.64

08)	35.23	X	05.45	X	0.50	=	96.00
09)	43.27	X	14.87	X	0.50	=	321.71
10)	43.27	X	30.19	X	0.50	=	653.16
11)	36.20	X	12.26	X	0.50	=	221.91
12)	53.87	X	16.07	X	0.50	=	432.85
13)	53.87	X	25.51	X	0.50	=	687.11
14)	28.12	X	12.96	X	0.50	=	182.22

16)	49.16	X	17.64	X	0.50	=	433.59
17)	52.30	X	41.25	X	0.50	=	1078.69
18)	52.46	X	22.00	X	0.50	=	577.06
TOTAL							= 5096.93
S. No. 7/17 PLOT AREA CALC.							
01)	29.00	X	21.50	X	0.50	=	311.75 SQ.MT
02)	40.50	X	10.00	X	0.50	=	202.50
03)	40.50	X	18.50	X	0.50	=	374.63
04)	24.25	X	17.50	X	0.50	=	190.36
05)	38.25	X	15.00	X	0.50	=	286.88
06)	19.00	X	12.76	X	0.50	=	121.25
TOTAL							= 1487.37

R.G. No. 1 AREA DIAGRAM & CALCULATION			
1)	21.80 X	13.93 X	0.50 = 151.84 SQ.MT.
TOTAL			= 151.84
PODIUM R.G. AREA DIAGRAM & CALCUL.			
2)	17.84 X	0.41 X	0.50 = 3.66
3)	24.72 X	0.690 X	0.50 = 85.28
4)	44.25 X	22.97 X	0.50 = 508.21
5)	42.06 X	0.932 X	0.50 = 196.09
TOTAL			= 793.24
R.G. No. 2 AREA DIAGRAM & CALCULATION			
1)	27.61 X	14.57 X	0.50 = 201.14 SQ.MT.
2)	16.64 X	10.85 X	0.50 = 90.27
TOTAL			= 291.41

LOCATION PLAN
SCALE = N. T. S.

PODIUM P.C.

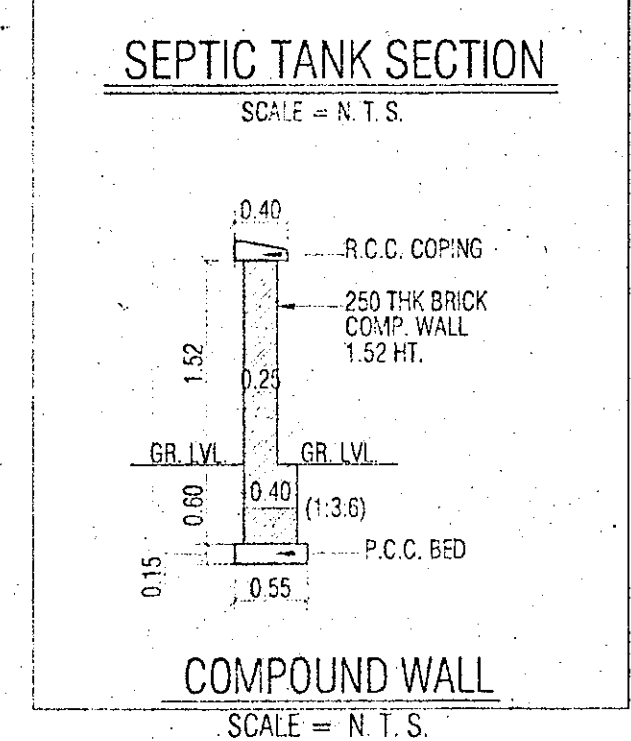
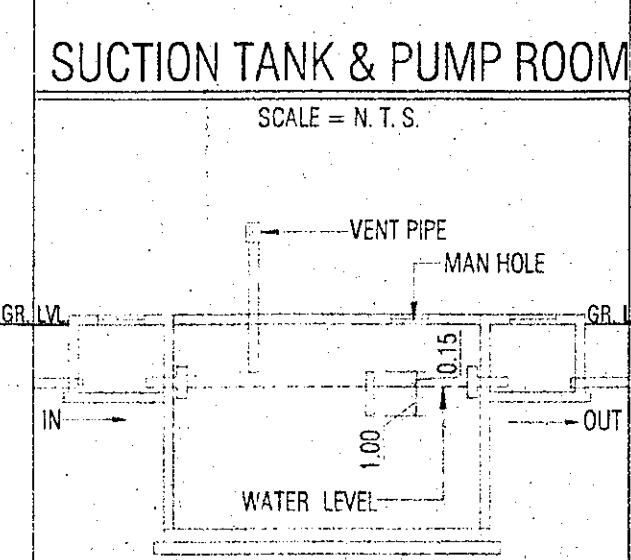
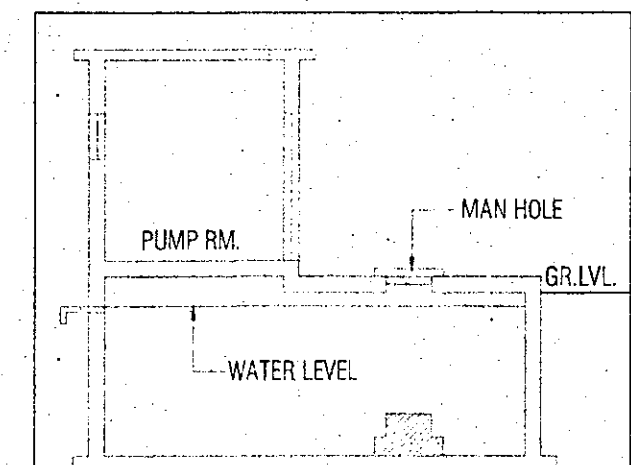
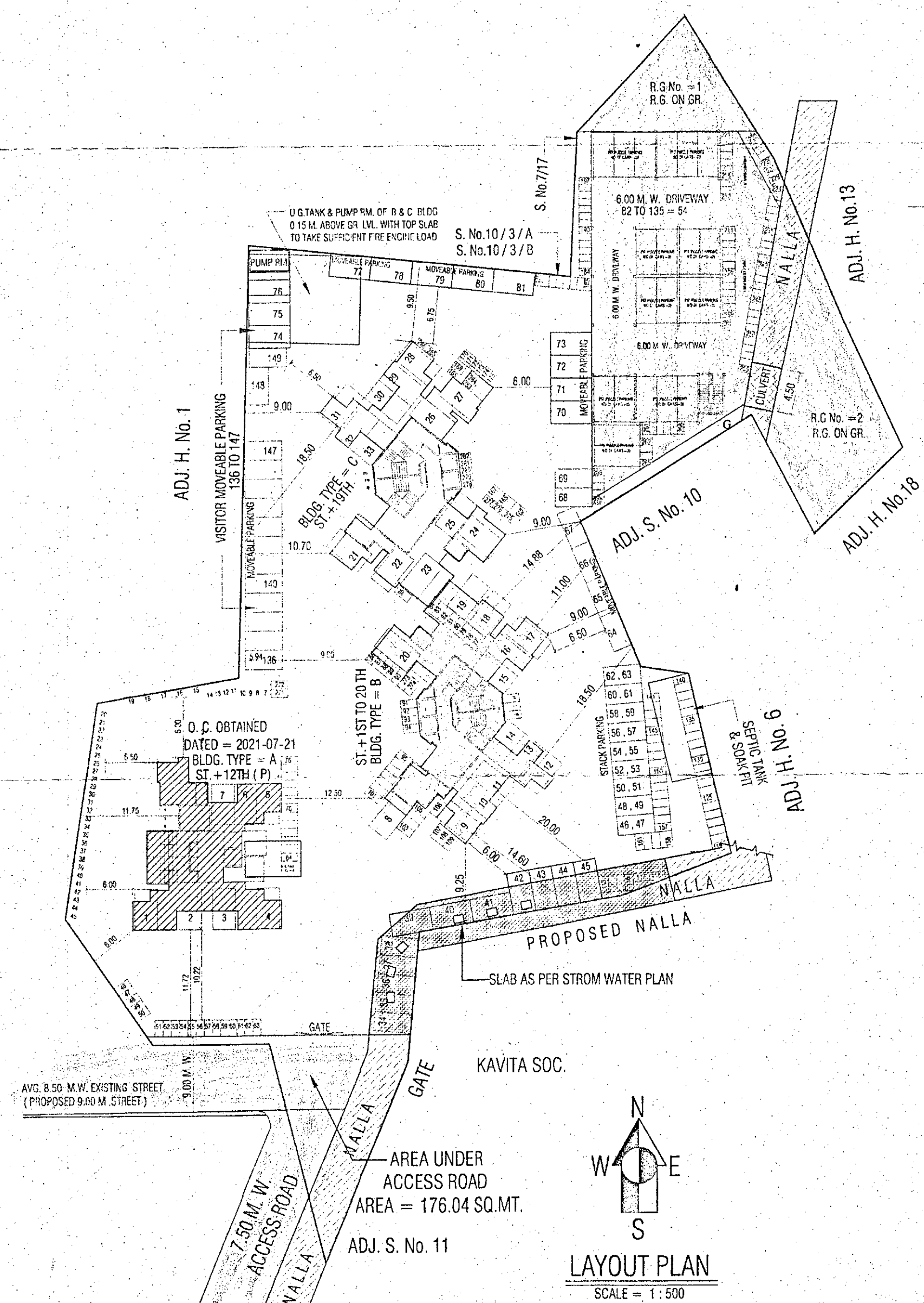
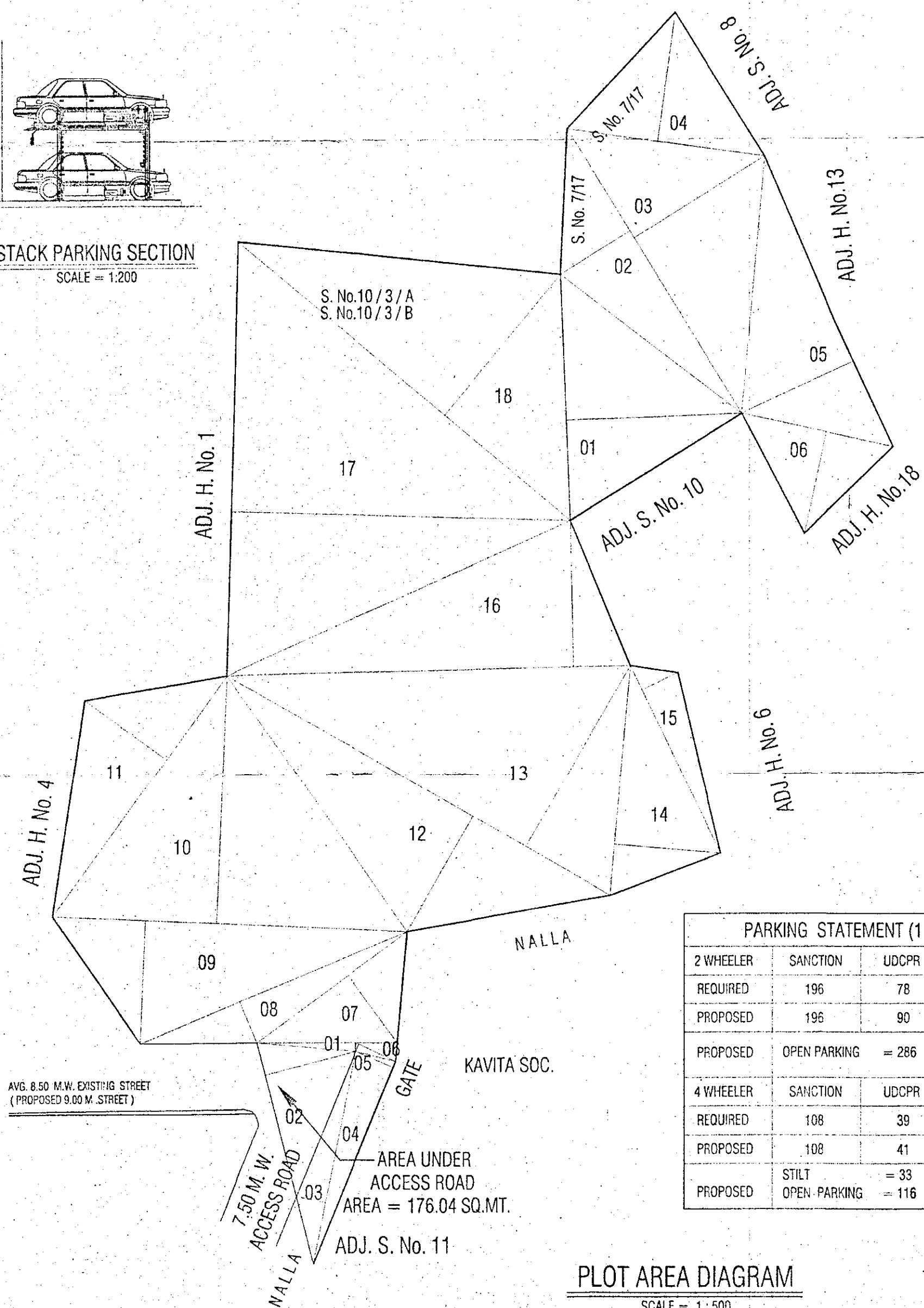
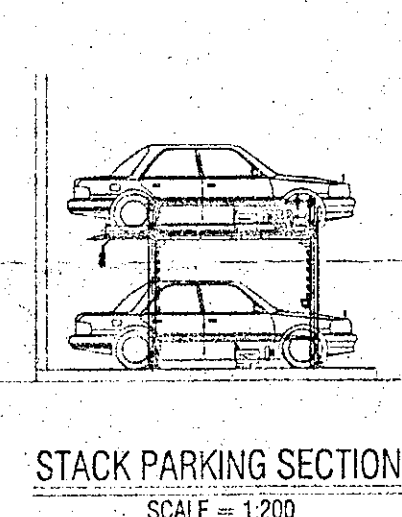
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SECTION P - P
PODIUM PART SECTION

AS PER SANCTION							
PARKING STATEMENT FOR 4 WHEELER							
	BLDG	FLOOR	TOTAL TENEMENTS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING BUILT UP AREA ABOVE 35.00 UP TO 50.00 SQ.MT.	A	1ST TO 12TH (P)	46	23	23	-	-
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING BUILT UP AREA ABOVE 35.00 UP TO 50.00 SQ.MT.	B	4TH TO 10TH	41	20	20	-	-
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING BUILT UP AREA ABOVE 35.00 UP TO 50.00 SQ.MT.	C	1ST TO 19TH	109	55	55	-	-
VISITORS CAR PARKING (10 % OF TOTAL REQUIRED PARKING) = 98 x 10 % = 10 NOS				10	10		
ONE 2 WHEELER PARKING SPACE FOR EVERY TENANT SHALL 46 + 41 = 109 = 185				-	-	196	196
TOTAL			196	108	108	196	196

BLDG - B (1ST TO 3RD, 11TH TO 20TH)	TOTAL TENEMENTS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED
1 CAR PARKING REQUIRED FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	74	37	37	0	0
2 SCOOTER PARKING REQUIRED FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	74	0	0	74	74
VISITORS CAR PARKING (5% OF TOTAL REQUIRED PARKING) = $37 \times 5\% = 2$ NOS		2	2	0	0
VISITORS SCOOTER PARKING (5% OF TOTAL REQUIRED PARKING) = $74 \times 5\% = 4$ NOS		0	0	4	4
EXTRA PARKING			02		12
TOTAL	74	39	41	78	90

PARKING STATEMENT (1+2)			
2 WHEELER	SANCTION	UDCPR	TOTAL
REQUIRED	196	78	274
PROPOSED	196	90	
PROPOSED	OPEN PARKING	= 286	286
4 WHEELER	SANCTION	UDCPR	TOTAL
REQUIRED	108	39	147
PROPOSED	108	41	
PROPOSED	STILT OPEN PARKING	= 33 = 116	149



PROFORMA - "B" SHEET NO. 1/5
STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 506/018/0113....
THANE DISTRICT 4/404/122 Dated: 06/05/2022

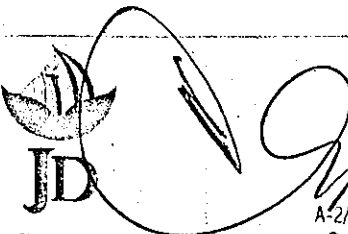

Deputy Engineer
(TDD)


Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane

PROFORMA -1 : AREA STATEMENT UDCPR 2020

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S.O. NO. 10, H.No. 3/A & 3/B, S.No. 7, H.No. 17 AT VILLAGE - VADVALI, THANE (W)		
AREA STATEMENT		
01	AREA OF PLOT	6250.00
	(MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	6250.00
b	AS PER MEASUREMENT SHEET (AREA AS PER TRIANGULATION METHOD)	6594.30
c	AS PER SITE	6250.00
d	AREA CONSIDER MINIMUM	6250.00
02	DEDUCTIONS FOR	----
a	AREA UNDER 9.00 M.W. Access Road	176.04
03	BALANCE AREA OF PLOT (1-2a)	6073.96
04	AMENITY SPACE (IF APPLICABLE)	----
05	NET PLOT AREA (3-4)	6073.96
06	RECREATIONAL OPEN SPACE (NOT APPLICABLE)	----
a	REQUIRED - 607.40	607.40
b	PROPOSED - 1236.49	1236.49
07	INTERNAL ROAD AREA	----
08	PLOTABLE AREA (IF APPLICABLE)	----
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH. SR. NO. 5 x 1.1	6691.36
10	ADDITION OF FSI ON PAYMENT OF PREMIUM (6250.00 X 0.50 = 3125.00)	----
a	MAXIMUM PERMISSIBLE PREMIUM (A= b) BASED ON ROAD WIDTH / T.OO ZONE	----
b	PROPOSED FSI ON PAYMENT OF PREMIUM (ALREADY UTILISED) 2288.19 + (PROPOSED) 235.00 = 2523.19	2523.19
11	IN-SITU FSI /TDR LOADING	----
	T.D.R. CREDIT AVAILABLE BY D/R/D.R. 0.40 MAXIMUM LOADING PERMISSIBLE OF (6250.00 X 0.40 = 2500.00)	----
	OUT OF ABOVE POTENTIAL OF (2500.00 X 0.30 = 750.00)	----
	PERMAN. T.D.R. TO LOADED FROM OPEN MARKET * (2500.00 - 750.00 = 1750.00)	----
a	IN IN-SITU AREA AGAINST D.R. ROAD (ALREADY UTILISED)	176.04
b	IN IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	----
c	Total in-situ/TDR loading proposed (a-b)	176.04
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	----
a	((9 + 10a + 11c)	9380.59
b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (ALREADY UTILISED) 1429.03	1429.03
	RESUL. 4185.64/1.60 = 2616.03 x 60% = 1569.62	----
	(ALREADY UTILISED)1429.03 + (PROPOSED) 140.59	140.59
c	TOTAL ENTITLEMENT (a + b + c)	10950.21
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 1.6 OR 1.8)	----
15	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR. NO. 17 B)	----
a	EXISTING BUILT UP AREA	6760.57
b	PROPOSED BUILT UP AREA (AS PER P-LINE)	4185.64
c	TOTAL (a + b)	10946.21
16	BALANCE AREA (13c - 15c)	4.00
17	FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN NO.14 ABOVE)	0.99
	FOR INCLUSIVE HOUSING, IF ANY	----
a	REQUIRED (20 % OF SR.NO.5) 6681.36 x 20% = 1336.27	1336.27
b	PROPOSED	1339.19
NAME & SIGN. OF OWNER / P. O. A.		
103 / B1 , SUMEET ENCLAVE , SANT DYNANESHWAR MARG , PANCHPAKHADI , THANE - 400 602		
RAMESH M. BHEKARE (P.O.H.)		

SIGNATURE	
CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & 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 OWNERSHIP	
	
JOSHI DESHAWARE @ ASSOCIATES ARCHITECTS PLANNERS	
SIGNATURE OF THE LICENCED ARCHITECT A-2/1, A Wing, 8th floor, Ashar IT Park, Near Agriculture Office, Road No 162, Wagle Industrial Estate, Thane (W) 400 604 Phone : + 91 22 2682 7599 / 2382 9116 E-mail : jd_assocs@yahoo.co.in, joshideshaware@gmail.com www.joshideshaware.com	
V.P. No. _____	S06/D180/13
DRAWING No. _____	01
SCALE : 1 : 100	
DATE	13-10-2021
DRAWN BY : SAMRHAJI	
CHECKED BY :	SHIKHAR SIR