

SUMMARY STATEMENT

BUILDING TYPE	AREA IN SQ.MT
ZINNIA TOWER - (STLT + 19TH FLR.)	3000.42
FREESEA TOWER - (STLT + 1ST FLR.)	1004.33
AMENITY BLDG. C1 - (STLT + 6TH/PT. FLR.)	1347.43
MUKTA HOUSE - (GROUND + 8TH FLR.)	746.39
TOTAL P.S.I. CONSUMED	9550.41

STAIRCASE AREA STATEMENT

BUILDING TYPE	AREA IN SQ.MT
ZINNIA TOWER - (STLT + 19TH FLR.)	1004.33
FREESEA TOWER - (STLT + 1ST FLR.)	83.53
AMENITY BLDG. C1 - (STLT + 6TH/PT. FLR.)	---
MUKTA HOUSE - (GROUND + 8TH FLR.)	217.58
TOTAL STAIRCASE AREA	1309.34

TENEMENT STATEMENT

BUILDING TYPE	NOS
ZINNIA TOWER - (STLT + 19TH FLR.)	73 NOS
FREESEA TOWER - (STLT + 1ST FLR.)	4 NOS
AMENITY BLDG. C1 - (STLT + 6TH/PT. FLR.)	21 NOS
MUKTA HOUSE - (GROUND + 8TH FLR.)	24 NOS
TOTAL TENEMENTS	122 NOS

PARKING STATEMENT 4 WHEELER

DISCRPTIONS	NO OF TENEMENTS	NO OF PARKING
RESIDENTIAL AREA		
NO PARKING PROVIDED FOR TENEMENTS HAVING CARPET AREA BELOW 35 SQ.MT.	24 NOS.	11 NOS.
2 PARKING FOR EACH 4 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 35 SQ.MT. TO 50 SQ.MT.	37 NOS.	19 NOS.
1 PARKING FOR EACH 1 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	40 NOS.	40 NOS.
COMMERCIAL AREA		
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. ABOVE 400 SQ.MT. PROVIDE 1 PARKING SPACE FOR EVERY 50 SQ.MT.	107.79 Sq.Mt.	2 NOS.
TOTAL PARKING		61 NOS.
VISITORS 10%		6 NOS.
TOTAL PARKING REQUIRED		67 NOS.
PARKING PROVIDED IN BLDG STLT (black)		52 NOS.
PARKING PROVIDED IN ELEVATED (pink)		63 NOS.
PARKING PROVIDED IN OPEN		27 NOS.

PARKING STATEMENT 2 WHEELER

1 PARKING EACH FOR EVERY TENEMENT	101 NOS
TWO WHEELAR PARKING REQUIRED	148 NOS

POLICE STATION SUMMARY STATEMENT

REQUIRED AREA = 5453.97 x 25% Sq.Mt	
(25 % of net PLOT)	= 1326.27 Sq.Mt
PROPOSED POLICE STATION AREA =	1347.43 Sq.Mt

FOR POLICE STATION

PARKING STATEMENT 4 WHEELER

DISCRPTIONS	NO OF TENEMENTS	NO OF PARKING
RESIDENTIAL AREA		
1 PARKING FOR EACH 1 TENEMENTS HAVING MUNICIPAL BUILT-UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT.	21 NOS.	21 NOS.
COMMERCIAL AREA		
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. ABOVE 400 SQ.MT. PROVIDE 1 PARKING SPACE FOR EVERY 50 SQ.MT.	---	0 NOS.
TOTAL PARKING		21 NOS.
VISITORS 10%		2 NOS.
TOTAL PARKING REQUIRED		23 NOS.
TOTAL PARKING PROVIDED		23 NOS.
PARKING PROVIDED IN BLDG STLT		15 NOS.
PARKING PROVIDED IN OPEN		8 NOS.

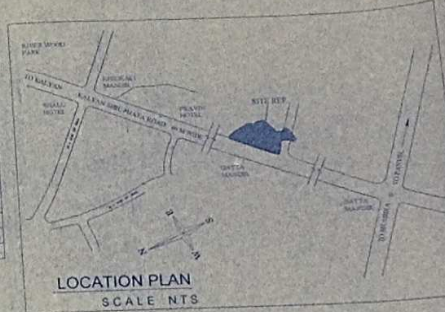
PARKING STATEMENT 2 WHEELER

1 PARKING EACH FOR EVERY TENEMENT	21 NOS
TWO WHEELAR PARKING REQUIRED	22 NOS

TOTAL PARKING REQUIRED RESIDENTIAL AND POLICE STATION

TOTAL PARKING REQUIRED FOR RESIDENTIAL	67 NOS
TOTAL PARKING REQUIRED FOR POLICE STATION	23 NOS
TOTAL PARKING REQUIRED	90 NOS
TOTAL PARKING PROVIDED TO RESIDENTIAL	142 NOS
TOTAL PARKING PROVIDED TO POLICE STATION	23 NOS
TOTAL PARKING PROVIDED	165 NOS

- NOTES :
- Q. PLOT BOUNDARY SHOWN IN = THICK BLACK
 - Q. PROPOSED WORK = RED FILLED
 - Q. DRAINAGE LINE = RED DOTTED
 - Q. PROPOSED GARDEN = GREEN FILLED
 - Q. INTERNAL ROAD = BURNT SIGNAL
 - Q. D.P. ROAD LINE = GREEN DOTTED
 - Q. EXISTING PIPE LINE = ORANGE
 - Q. STRUC. TO BE DEMOLISHED = YELLOW DOTTED



CONTENT OF SHEET

LAYOUT PLAN, LOCATION PLAN, REGULATION AREA CALCULATIONS, TENEMENT AREA STATEMENT, PARKING STATEMENT, U.G. TANK & PUMP ROOM, COMPOUND WALL, SECTION, SUMMARY, ETC.



1. This sheet is approved Subject to conditions prescribed in Section No. 192 of the M.C. Act 1947 (1954) 16, dated 23/06/2016.

2. The Municipal Corporation of the City of Thane.

सर्वोच्च न्यायालय का आदेश है कि यह योजना अंतिम रूप में स्वीकार की जायेगी।

PROFORMA- A

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (AS PER 1:200 EXTRACT)	5614.76
2	DEDUCTIONS FOR	
3	a. AREA UNDER ROAD (60.00 M x 10.00)	138.71
4	b. NET CROSS AREA OF PLOT (11.25 x 20)	5476.05
5	DEDUCTIONS FOR	
6	a. RECREATION GROUND 15% AS PER REGULATION	821.40
7	b. NET AREA OF PLOT (3-4a)	4654.65
8	c. POLICE STATION AREA 25% OF NET PLOT	1163.66
9	d. AREA UNDER ROAD (60.00 M x 10.00)	138.71
10	e. TOTAL AREA (7-8+9)	5982.92
11	f. F.A.R. PERMISSIBLE AS PER APPENDIX IF TOTAL B.U. AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	ONE
12	g. TOTAL PERMISSIBLE AREA (8X9)	5982.92
13	h. PROPOSED AREA	5656.41
14	i. TOTAL BUILT-UP AREA CONSUMED (8+9)	0.98
15	TENEMENT STATEMENT	
16	a. PROPOSED AREA OF PLOT ITEM ABOVE	5959.41
17	b. TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	178 NOS
18	c. DENSITY	300/Ht
19	d. PROPOSED	122 NOS
20	e. EXISTING	
21	f. TOTAL TENEMENT (19+c)	122 NOS
22	PARKING STATEMENT	
23	a. PARKING REQUIRED BY REGULATION	90 NOS
24	b. PARKING IN STLT (black)	67 NOS
25	c. PARKING IN ELEVATED (pink)	63 NOS
26	d. OPEN PARKING	35 NOS
27	e. TOTAL PARKING PROVIDED (19+c)	165 NOS

REVISION DESCRIPTION DATE SIGNATURE

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 ARCH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO. 111/1, 112/A2A, KHIDKALI VILLAGE TAL. & DIST. THANE.

NAME & SIGN. OF OWNER

Mr. Praveen S. Patil

Mr. Kishor S.

(OWNER)

SIGNATURE OF ARCHITECT

JOB No.

DRAWING No.

SCALE AS STATED

DATE 16-11-2015

LAST MODIFIED

DRAWN BY TEHSEN

CHECKED BY SHI

ARCHITECTS NAME AND ADDRESS

SAMEER S. LOTKE & ARCHITECT

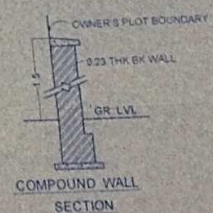
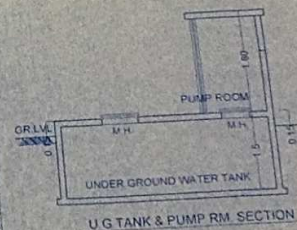
Architect & Interior Designer

Ph: 922 25478973, C-99/1

3RD FLR, COOPER'S BUILDING, 1ST ST, CHANDRANAGAR

R.G. AREA CALCULATIONS

REQUIRED PHYSICAL R.G. = 5476.05 x 20% Sq.Mt	
(20 % of net PLOT)	= 1095.21 Sq.Mt
ELEVATED R.G.	
R.G. 1	
a) 22.60 X 10.75 X 0.50	= 121.47 Sq.Mt
b) 22.60 X 2.16 X 0.50	= 24.40 Sq.Mt
c) 25.95 X 9.51 X 0.50	= 123.39 Sq.Mt
d) 25.95 X 1.37 X 0.50	= 17.77 Sq.Mt
e) 23.60 X 9.12 X 0.50	= 107.62 Sq.Mt
f) 8.98 X 2.72 X 0.50	= 12.21 Sq.Mt
g) 24.17 X 6.51 X 0.50	= 78.67 Sq.Mt
h) 24.17 X 7.74 X 0.50	= 93.54 Sq.Mt
TOTAL	= 570.07 Sq.Mt
SUBTRACTION	
d) 11.84 X 1.76 X 2/3	= 13.89 Sq.Mt
TOTAL AREA OF ELEVATED R.G. =	556.18 Sq.Mt
R.G. 2	
j) 30.86 X 4.69 X 0.50	= 72.36 Sq.Mt
k) 38.25 X 12.05 X 0.50	= 230.45 Sq.Mt
l) 21.75 X 7.61 X 0.50	= 82.75 Sq.Mt
m) 16.29 X 5.40 X 0.50	= 43.98 Sq.Mt
n) 18.58 X 12.65 X 0.50	= 118.59 Sq.Mt
TOTAL	= 546.13 Sq.Mt
TOTAL R.G. AREA	= 546.13 Sq.Mt
R.G. 3	
o) 23.57 X 10.99 X 0.50	= 129.51 Sq.Mt
p) 20.01 X 1.62 X 0.50	= 21.79 Sq.Mt
TOTAL	= 151.30 Sq.Mt
TOTAL R.G. AREA	= 546.13 Sq.Mt
TOTAL PHYSICAL R.G. AREA	= 1262.61 Sq.Mt



PLOT AREA CALCULATIONS AS PER --- (in SQ. M.)

S.NO. H.NO.	AREA AS PER 7/12 EXTRACT	TILR P-LINE	AREA UNDER CONSIDERATION	AREA UNDER ROAD (60.00 M W)	AREA UNDER ROAD (20 M W)	PLOT - B AREA UNDER R-ZONE	PLOT - A CLEAR PLOT AREA
111/1	4580.00	5233.45	4580.00	138.71	---	163.95	4277.34
112/A2A	1034.76	1092.35	1034.76	---	---	---	1034.76
TOTAL	5614.76	6325.80	5614.76	138.71	---	163.95	5312.10

LAYOUT PLAN SCALE - 1:500