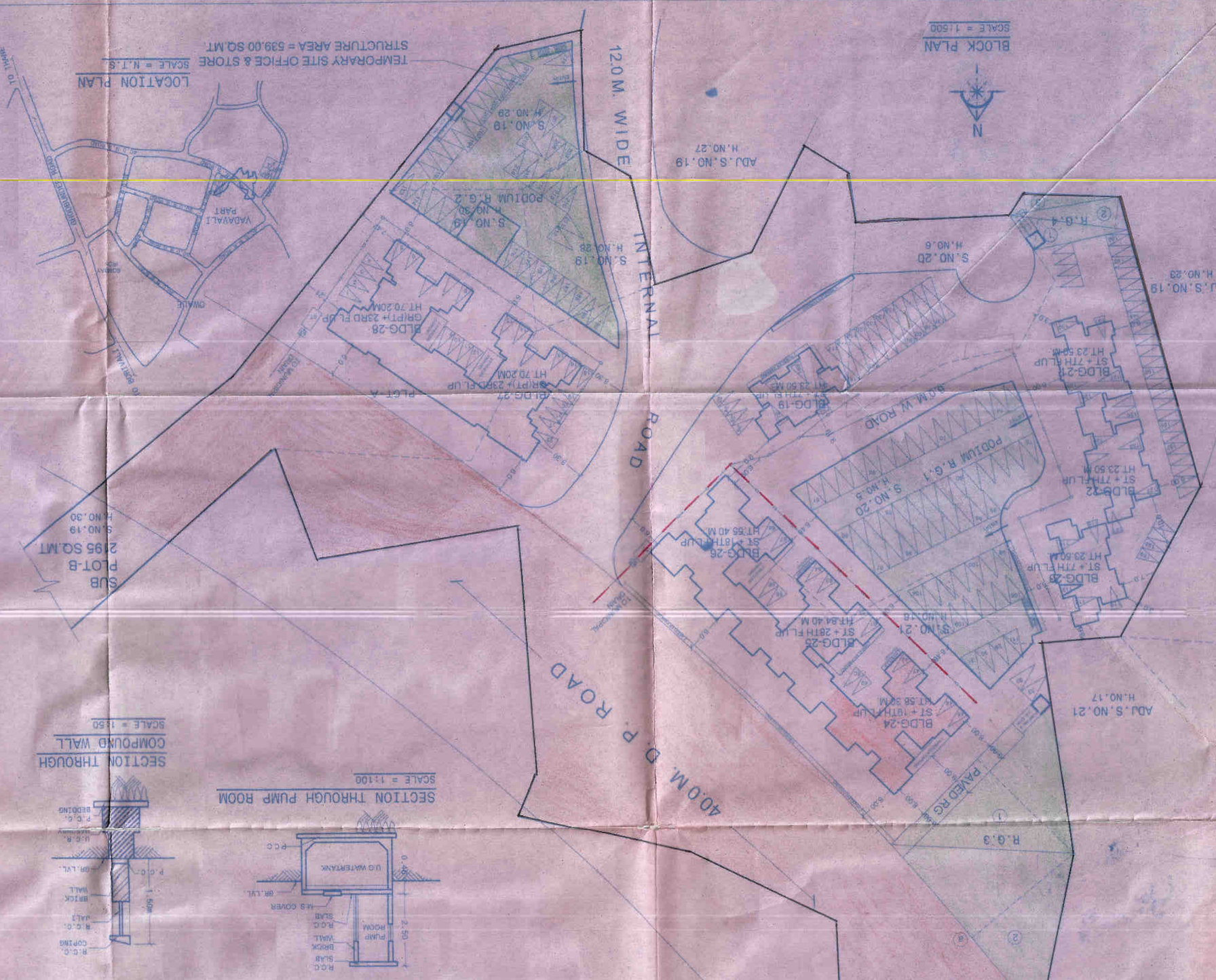

PARKING STATEMENT (FOR TDR PROPOSAL)

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 30.00 SQ.MT.	---	140 NOS.	NIL
2	CARPET AREA BETWEEN 30.00 TO 60 SQ.MT.	1 PARKING PER 4 FLATS	192 NOS.	48.00 NOS.
3	CARPET AREA BETWEEN 60.00 TO 90 SQ.MT.	1 PARKING PER 2 FLATS	56 NOS.	28.00 NOS.
4	CARPET AREA ABOVE 70.0 SQ.MT.	1 PARKING PER 1 FLAT	NIL	NIL
5	COMMERCIAL	1 PARKING PER 50 SQ.MT.	162.79 / 50	3.0 NOS.
6	VISITORS 10% OF REQ.PARKING.			8.0 NOS.
	A) TOTAL PARKING REQUIRED			87.0 NOS.
	TOTAL PARKING PROVIDED			87.0 NOS.

PARKING STATEMENT (1ST APPROVED)

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 30.00 SQ.MT.	---	140 NOS.	NIL
2	CARPET AREA BETWEEN 30.00 TO 60 SQ.MT.	1 PARKING PER 4 FLATS	192 NOS.	48.00 NOS.
3	CARPET AREA BETWEEN 60.00 TO 90 SQ.MT.	1 PARKING PER 2 FLATS	56 NOS.	28.00 NOS.
4	CARPET AREA ABOVE 70.0 SQ.MT.	1 PARKING PER 1 FLAT	NIL	NIL
5	COMMERCIAL	1 PARKING PER 50 SQ.MT.	162.79 / 50	3.0 NOS.
6	VISITORS 10% OF REQ.PARKING.			8.0 NOS.
	A) TOTAL PARKING REQUIRED			87.0 NOS.
	TOTAL PARKING PROVIDED			87.0 NOS.

TENEMENT STATEMENT

SR. NO.	BLDG. NAME	NO. OF FLATS	AREA UNDER RESIDENTIAL USE (SQ.MT.)	AREA UNDER COMMERCIAL USE (SQ.MT.)	AREA UNDER RESIDENTIAL USE (SQ.MT.)	AREA UNDER COMMERCIAL USE (SQ.MT.)
1	BLDG-18 ST.+7TH FL.	36 NOS.				
2	BLDG-21 ST.+20TH FL.	36 NOS.				
3	BLDG-22 ST.+7TH FL.	35 NOS.	1932	15075.00	16740.00	
4	BLDG-23 ST.+20TH FL.	35 NOS.				
5	BLDG-24 ST.+10TH FL.	35 NOS.				
	TOTAL	237 NOS.	5222			

SITE PLAN

SCALE	DRAWN BY	CHECKED BY
1:100	RAVINDER	AR G.G.
DATE	JOB NO.	DRAWING NO.

ARCHITECTS
scapes
architects

ECAPES EARTH
SUPER TOTAL OMR BHAKTIMANDIR
MAHAPAPHAGAL THANE (W)-400602
TEL NO - 2520540
E-MAIL - scapes@indiatimes.com

CONTENT OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATIONS, BUILT UP AREA STATEMENT, PARKING STATEMENT, SECTION THROUGH PUMP ROOM, G.G. AREA CALCULATIONS, SECTION THROUGH COMPOUND WALL.	

PROFORMA - I

50 MTS	A) AREA STATEMENT FOR PLOT	50 MTS
	B) BALCONY AREA STATEMENT	
	1. PENHOUSE/ BL. AREA PER FLOOR	----
	2. PROPOSED BL. AREA PER FLOOR	
	III. EXCESS BAL. PER FLOOR	
	IV. TOTAL EXCESS BAL. AREA FOR ALL FL.	
	C) CONSTRUCTED TENEMENT	
	1. PROPOSED AREA (ITEM A-12 ABOVE)	
	II. LESS DEDUCTION OF NON RESIDENTIAL AREA	584.87
	III. AREA AVAILABLE FOR TENEMENTS(I-II)	20,627.46
	IV. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENT 300/ HECTARE)	
	V. TENEMENTS PROPOSED	568 NOS
	VI. TOTAL TENEMENTS ON PLOT	568 NOS
	D) PARKING STATEMENT	
	I. PARKING REQUIRED BY REGULATIONS FOR CMC, SOUTH MAIN CITY.	
	II. COVERED AREAS PERMISSIBLE	
	III. COVERED AREAS PROPOSED	
	IV. TOTAL PARKING PROVIDED	

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDINGS ON THE LAND BEARING S.NO.19/2,18/2,19/2A 19/3, 20/5 AT VILLAGE VADAVALI, SECTOR-V, THANE (W)

NAME OF THE DEVELOPER

PROPOSED WORK SHOWN IN PINK.	
BOUNDARY OF THE PLOT SHOWN IN BLACK.	
DRAINAGE LINE SHOWN IN RED DOTTED.	
STRUCTURE WOULD BE R.C.C. FRAME.	

SAHYADRI ENGINEERS & ARCHITECTS PVT LTD.

CERTIFICATE OF AREA

I. AREA OF THE PLOT (12,120.00+19.00)	22,330.00
II. DEDUCTION FOR	
a. ROAD SET BACK AREA	----
b. PROPOSED ROAD (40.0 M. ROAD)	5,722.00
c. ANY RESERVATION/DMP@ & ANY	1,903.00
d. SUB PLOT B & C	2,829.00
3. NET AREA OF THE PLOT (1-2)	12,846.00
TOTAL (a + b + c +d)	10,484.00
4. DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE) 15% of 3	1,926.90
5. BALANCE AREA OF THE PLOT (3-4)	10,919.10
6. F.S.I. PERMISSIBLE	1.00
7. F.S.I. CREDIT AVAILABLE BY DONATION OF RESERVATION TO BMC AS PER DCR BALANCE AREA VIDE TDR NOT PLOT 12,846.00 x 60% = 10,270.80	
A) C.F.P. BONUS AREA	= 6,422.50
B) TDR AREA	= 3,292.00
BUSHAGAR AREA	4,846.00
TOTAL BUILT UP AREA	9,382.00
PERMISSIBLE AREA FROM F.S.I.	10,919.10
DEDUCTION IN BUILT UP AREA (FOR ROAD WIDENING)	1,903.00
UTILISED AREA FROM B.C.D. NO. 1021 DATED	1919.38
6. PERMISSIBLE FLOOR AREA (5X6)+7	21,193.38
7. TOTAL BUILT UP AREA PROPOSED	21,192.26
8. EXISTING FLOOR AREA	19,249.67
9. PROPOSED AREA	21,192.26
10. EXCESS BAL. AREA TAKEN IN F.S.I. (ITEM 11)	
11. EXCESS BAL. AREA TAKEN IN F.S.I. (AS PER B LII BELOW)	----
12. TOTAL BUILT UP AREA PROPOSED	21,192.26
13. BAL/NOE AREA	2.24

SITE PLAN

1/5

PROFORMA - II

50 MTS	STAMP OF APPROVAL OF PLANS

AREA OF 8.00/20.00 ROAD IS 12.192 EXTENT = 1210.00 SQ.MTS

Plans are approved Subject to conditions prescribed in permit No. V.P. [illegible]/ TMC/TDD/ 1843 /RC Dated - 21/12/2016

Town Planning Officer
Town Development & Planning Officer
CTP
Town Planning Officer
CTP
The City of Thane

STAIRCASE AREA STATEMENT

FLOOR	(BLDG-19) (1)	(BLDG-21) (2)	(BLDG-22) (3)	(BLDG-23) (4)	(BLDG-24) (5)	(BLDG-25) (6)	(BLDG-26) (7)	(BLDG-27) (8)	(BLDG-28) (9)
GR./STILT	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
1ST FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
2ND FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
3RD FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
4TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
5TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
6TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
7TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
8TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
9TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
10TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
11TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
12TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
13TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
14TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
15TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
16TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
17TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
18TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
19TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
20TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
21ST FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
22ND FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
23RD FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
24TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
25TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
26TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
27TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
28TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
29TH FL.	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
TOTAL	153.24	153.24	153.24	153.24	673.76	300.20	1118.27	358.15	595.38	911.40	300.38	911.40	300.38

TOTAL STAIRCASE AREA IN SQ.MT. (FOR PREMIUM)(1+2+3+4+5+6+7+8+9+10+12+13) = 6123.44 SQ.MT.

TENEMENT STATEMENT

FLOOR	(BLDG-19) (1)	(BLDG-21) (2)	(BLDG-22) (3)	(BLDG-23) (4)	(BLDG-24) (5)	(BLDG-25) (6)	(BLDG-26) (7)	(BLDG-27) (8)	(BLDG-28) (9)
GR./STILT	6 SHOPS	7 SHOPS	8 SHOPS	7 SHOPS	6 SHOPS				
1ST FL.	5	5	5	5	5	4	4	4	4
2ND FL.	5	5	5	5	5	4	4	4	4
3RD FL.	5	5	5	5	5	4	4	4	4
4TH FL.	5	5	5	5	5	4	4	4	4
5TH FL.	5	5	5	5	5	4	4	4	4
6TH FL.	5	5	5	5	5	4	4	4	4
7TH FL.	5	5	5	5	5	4	4	4	4
8TH FL.	5	5	5	5	5	4	4	4	4
9TH FL.	5	5	5	5	5	4	4	4	4
10TH FL.	5	5	5	5	5	4	4	4	4
11TH FL.	5	5	5	5	5	4	4	4	4
12TH FL.	5	5	5	5	5	4	4	4	4
13TH FL.	5	5	5	5	5	4	4	4	4
14TH FL.	5	5	5	5	5	4	4	4	4
15TH FL.	5	5	5	5	5	4	4	4	4
16TH FL.	5	5	5	5	5	4	4	4	4
17TH FL.	5	5	5	5	5	4	4	4	4
18TH FL.	5	5	5	5	5	4	4	4	4
19TH FL.	5	5	5	5	5	4	4	4	4
20TH FL.	5	5	5	5	5	4	4	4	4
21ST FL.	5	5	5	5	5	4	4	4	4
22ND FL.	5	5	5	5	5	4	4	4	4
23RD FL.	5	5	5	5	5	4	4	4	4
24TH FL.	5	5	5	5	5	4	4	4	4
25TH FL.	5	5	5	5	5	4	4	4	4
26TH FL.	5	5	5	5	5	4	4	4	4
27TH FL.	5	5	5	5	5	4	4	4	4
28TH FL.	5	5	5	5	5	4	4	4	4
29TH FL.	5	5	5	5	5	4	4	4	4
TOTAL	7 SHOPS	8 SHOPS	7 SHOPS	6 SHOPS	35 NOS.	28 NOS.	28 NOS.	28 NOS.	28 NOS.

BUILT UP AREA STATEMENT

FLOOR	PROPOSED BUILT UP AREA (BLDG-19) (1)	PROPOSED BUILT UP AREA (BLDG-21 & 22) (2)	PROPOSED BUILT UP AREA (BLDG-23) (3)	PROPOSED BUILT UP AREA (BLDG-24 TO 28) (4)	PROPOSED BUILT UP AREA (BLDG-25) (5)	PROPOSED BUILT UP AREA (BLDG-26 & 28) (6)	TOTAL PROPOSED BUILT UP AREA (7 TO 9)
GR./STILT	294.56	294.56	142.46				
1ST FL.	334.53	334.53	160.24	320.76			
2ND FL.	334.53	334.53	160.24	320.76			
3RD FL.	334.53	334.53	160.24	320.76			
4TH FL.	334.53	334.53	160.24	320.76			
5TH FL.	334.53	334.53	160.24	320.76			
6TH FL.	334.53	334.53	160.24	320.76			
7TH FL.	334.53	334.53	160.24	320.76			
8TH FL.	334.53	334.53	160.24	320.76			
9TH FL.	334.53	334.53	160.24	320.76			
10TH FL.	334.53	334.53	160.24	320.76			
11TH FL.	334.53	334.53	160.24	320.76			
12TH FL.	334.53	334.53	160.24	320.76			
13TH FL.	334.53	334.53	160.24	320.76			
14TH FL.	334.53	334.53	160.24	320.76			
15TH FL.	334.53	334.53	160.24	320.76			
16TH FL.	334.53	334.53	160.24	320.76			
17TH FL.	334.53	334.53	160.24	320.76			
18TH FL.	334.53	334.53	160.24	320.76			
19TH FL.	334.53	334.53	160.24	320.76			
20TH FL.	334.53	334.53	160.24	320.76			
21ST FL.	334.53	334.53	160.24	320.76			
22ND FL.	334.53	334.53	160.24	320.76			
23RD FL.	334.53	334.53	160.24	320.76			
24TH FL.	334.53	334.53	160.24	320.76			
25TH FL.	334.53	334.53	160.24	320.76			
26TH FL.	334.53	334.53	160.24	320.76			
27TH FL.	334.53	334.53	160.24	320.76			
28TH FL.	334.53	334.53	160.24	320.76			
29TH FL.	334.53	334.53	160.24	320.76			
TOTAL	9695.37	9695.37	4645.96	9291.52	7257.31	2925.74	19474.57

TOTAL PROPOSED BUILT UP AREA IN SQ.MT. 21,192.26

PARKING STATEMENT

TOTAL NO. OF FLATS	568 NOS.& SHOPS-35
TOTAL CAR PARKING REQUIRED	40 NOS.
TOTAL PARKING PROVIDED	40 NOS.
TOTAL TWO WHEELER PARKING REQUIRED (568 NOS. x 1.5 = 852 NOS.)	
TOTAL TWO WHEELER PARKING PROVIDED (A + B) = 87 + 93 = 180 NOS.	
TOTAL FOUR WHEELER PARKING REQUIRED (A + B)= 87 + 43 = 130 NOS.	
TOTAL NOS OF FLATS = 606.00 NOS.	

PARKING STATEMENT

1	A) TOTAL CAR PARKING REQUIRED		93.00 NOS.
	B) TOTAL CAR PARKING PROVIDED		
2	VISITORS 10% OF REQ.PARKING.		8.0 NOS.
3	COMMERCIAL	1 PARKING PER 25 SQ.MT. UPTO 400 SQ.MT.	
		1 PARKING PER 1 FLAT	NIL
4	BUILT UP AREA ABOVE 75.0 SQ.MT.	2 PARKING PER 1 FLAT	NIL
5	BUILT UP AREA BETWEEN 60.00 TO 75 SQ.MT.	1 PARKING PER 1 FLATS	50 NOS.
6	BUILT UP AREA BELOW 35.00 SQ.MT.	1 PARKING PER 2 FLATS	68 NOS.
7	BUILT UP AREA	---	NIL
8	A) PER AREA		
	TOTAL PARKING REQUIRED		87.0 NOS.
	TOTAL PARKING PROVIDED		87.0 NOS.

PARKING STATEMENT (FOR PROPOSAL)

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 30.00 SQ.MT.	---	140 NOS.	NIL
2	CARPET AREA BETWEEN 30.00 TO 60 SQ.MT.	1 PARKING PER 4 FLATS	192 NOS.	48.00 NOS.
3	CARPET AREA BETWEEN 60.00 TO 90 SQ.MT.	1 PARKING PER 2 FLATS	56 NOS.	28.00 NOS.
4	CARPET AREA ABOVE 70.0 SQ.MT.	1 PARKING PER 1 FLAT	NIL	NIL
5	COMMERCIAL	1 PARKING PER 50 SQ.MT.	162.79 / 50	3.0 NOS.
6	VISITORS 10% OF REQ.PARKING.			8.0 NOS.
	A) TOTAL PARKING REQUIRED			87.0 NOS.
	TOTAL PARKING PROVIDED			87.0 NOS.

TENEMENT STATEMENT

36	35	35	35	73	70	89	89
123.00							
174.81							
174.81							
174.81							
174.81							
174.81							
174.81							
174.81							
123.09							
174.81							
174.81							
174.81							
174.81							
174.81							
174.81							
174.81