

PLOT AREA STATEMENT										
OLD S.NO.	NEW S.NO.	H.NO.	AREA AS PER AREA AS PER AGREEMENT	AREA AS PER Δ (T.L.R.)	CLEAR PLOT AREA (R-ZONE)	AREA UNDER GREEN ZONE	AREA UNDER K-ZONE	30.0M ROAD	40.0M ROAD	AREA UNDER RESERVATION (S&S)
96	69	1	750.00	750.00	800.93	791.67		9.20		
		2A	1900.00	1900.00	1956.61	1886.67		66.94		
		3	980.00	980.00	1072.13	1072.13				
		4	10930.00	10930.00	10970.43	10957.88		12.55		
		5	100.00	100.00	97.55	97.55				
107	72	4	10900.00	10900.00	9458.02	389.43	2592.77	SUBPLOT-A	2453.80	SUBPLOT-G
		1/1	710.00	710.00	667.88	262.47			2005.36	
		1/2	710.00	710.00	675.38	30.07			405.41	
		1/3	2230.00	2230.00	2474.16	2436.02			645.31	
		2A	1110.00	1110.00	1148.28	664.76			38.14	
		2B	1110.00	1110.00	1311.93	1311.93			483.58	
		3	4910.00	4910.00	4979.58	703.75			275.83	
		4	730.00	730.00	811.27	811.27				
		5	2200.00	2200.00	2288.37	2288.37				
99	75	1	2050.00	2050.00	1974.57	1332.10			642.47	
		2	1800.00	1800.00	1875.51	1128.85	154.47	SUBPLOT-F		591.19
82	77	1	15130.00	15130.00	14586.00	1567.10	529.37	SUBPLOT-E	4346.74	9.54 SUBPLOT-H
		2	710.00	710.00	711.18	711.18			3310.74	4820.51
		3	450.00	450.00	503.74	503.74				
79	78	1	10670.00	10670.00	10476.64	200.79	1268.57	SUBPLOT-B	81.57	SUBPLOT-C
		3A	1010.00	1010.00	936.03	52.13			4950.81	
		3B	1040.00	1040.00	1062.50	1044.50			883.90	
		4	2200.00	2190.00	2164.62	1462.85			15.19	2.81
									701.77	
TOTAL			74330.00	74310.00	72895.31	35335.68	5698.28	3074.28	7093.46	11626.58
									4602.68	4820.51
										643.84

BUILT-UP AREA SUMMARY (PLOT-G)			
BLDG NOS.	BLDG TYPES	FLOORS	BUILT-UP AREA
BLDG NO. 9	COMM. BLDG	B+GR+3RD FLR.	480.44 SQ.MT.
TOTAL AREA			480.44 SQ.MT.

STAIRCASE AREA SUMMARY (PLOT-G)			
BLDG NOS.	BLDG TYPES	FLOORS	STAIRCASE AREA
BLDG NO. 9	COMM. BLDG	B+GR+3RD FLR.	276.16 SQ.MT.
TOTAL AREA			276.16 SQ.MT.

NOTES
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK - RED FILLED
DRAINAGE LINE - RED DOTTED
PROPOSED R.G. - GREEN FILLED
D.P. ROAD LINE - GREEN DOTTED

BUILT-UP AREA SUMMARY (PLOT-I)				
BLDG NOS.	BLDG TYPES	FLOORS	TOTAL BUILT-UP AREA	NO. OF TENEMENTS
BLDG NO.1	TYPE-A4	BS+GR+ST (G+7) UP	1714.83 SQ.MT.	42 NOS.
	TYPE-B2	ST+7UP	1045.59 SQ.MT.	28 NOS.
	TYPE-A3	ST+7UP	1714.83 SQ.MT.	42 NOS.
BLDG NO.2	TYPE-A1	ST+7UP	1714.83 SQ.MT.	42 NOS.
	TYPE-B1	ST+7UP	1045.59 SQ.MT.	28 NOS.
	TYPE-A2	ST+7UP	1714.83 SQ.MT.	42 NOS.
BLDG NO.3	TYPE-C1	ST+7UP	1235.78 SQ.MT.	28 NOS.
	TYPE-C2	ST+7UP	1235.78 SQ.MT.	28 NOS.
	TYPE-C3	ST+7UP	1235.78 SQ.MT.	28 NOS.
BLDG NO.4	TYPE-V4	ST+7UP	1235.78 SQ.MT.	28 NOS.
	TYPE-V1	ST+16UP	2491.06 SQ.MT.	62 NOS.
	TYPE-V2	ST+16UP	2491.06 SQ.MT.	62 NOS.
BLDG NO.5	TYPE-V3	ST+16UP	2491.06 SQ.MT.	62 NOS.
	TYPE-V4	ST+16UP	2491.06 SQ.MT.	62 NOS.
	TYPE-V5	ST+16UP	2491.06 SQ.MT.	62 NOS.
BLDG NO.6	TYPE-V6	ST+16UP	2491.06 SQ.MT.	62 NOS.
	TYPE-D1	GRST+1POD+8UP	1741.56 SQ.MT.	37 NOS.
	TYPE-D2	GRST+1POD+2UP	366.26 SQ.MT.	10 NOS.
BLDG NO.7	TYPE-D3	GRST+1POD+8UP	1307.97 SQ.MT.	33 NOS.
	TYPE-D4	GRST+1POD+10UP	1626.96 SQ.MT.	41 NOS.
	TYPE-H1	GRST+1POD+20UP	3723.80 SQ.MT.	79 NOS.
BLDG NO.8	TYPE-H2	GRST+1POD+20UP	3723.80 SQ.MT.	79 NOS.
	TYPE-H3	GRST+1POD+20UP	3723.80 SQ.MT.	79 NOS.
	TYPE-H4	GRST+1POD+20UP	3723.80 SQ.MT.	79 NOS.
TOTAL AREA			41407.82 SQ.MT.	2367.94 SQ.MT.
TOTAL BUILT-UP AREA			61405.78 SQ.MT.	

STAIRCASE AREA SUMMARY (PLOT-I)			
BLDG NOS.	BLDG TYPES	FLOORS	TOTAL BUILT-UP AREA
BLDG NO.1	TYPE-A4	BS+GR+ST (G+7) UP	336.23 SQ.MT.
	TYPE-B2	ST+7UP	129.62 SQ.MT.
	TYPE-A3	ST+7UP	336.23 SQ.MT.
BLDG NO.2	TYPE-A1	ST+7UP	336.23 SQ.MT.
	TYPE-B1	ST+7UP	129.62 SQ.MT.
	TYPE-A2	ST+7UP	336.23 SQ.MT.
BLDG NO.3	TYPE-C1	ST+7UP	121.36 SQ.MT.
	TYPE-C2	ST+7UP	121.36 SQ.MT.
	TYPE-C3	ST+7UP	121.36 SQ.MT.
BLDG NO.4	TYPE-V4	ST+7UP	121.36 SQ.MT.
	TYPE-V1	ST+16UP	466.18 SQ.MT.
	TYPE-V2	ST+16UP	466.18 SQ.MT.
BLDG NO.5	TYPE-V3	ST+16UP	466.18 SQ.MT.
	TYPE-V4	ST+16UP	466.18 SQ.MT.
	TYPE-V5	ST+16UP	466.18 SQ.MT.
BLDG NO.6	TYPE-V6	ST+16UP	466.18 SQ.MT.
	TYPE-D1	GRST+1POD+8UP	707.96 SQ.MT.
	TYPE-D2	GRST+1POD+2UP	257.44 SQ.MT.
BLDG NO.7	TYPE-D3	GRST+1POD+8UP	643.60 SQ.MT.
	TYPE-D4	GRST+1POD+10UP	772.32 SQ.MT.
	TYPE-H1	GRST+1POD+20UP	1416.52 SQ.MT.
BLDG NO.8	TYPE-H2	GRST+1POD+20UP	1416.52 SQ.MT.
	TYPE-H3	GRST+1POD+20UP	1416.52 SQ.MT.
	TYPE-H4	GRST+1POD+20UP	1416.52 SQ.MT.
TOTAL STAIRCASE AREA			13037.85 SQ.MT.

PARKING STATEMENT (PLOT-I)			
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING	
BELOW 35.00 SQ.MT. NO PARKING	369 NOS.		
2 TENEMENTS HAVING B.U.P. AREA ABOVE 35 TO 50 SQ.MT.		612 NOS.	306 NOS.
1 PARKING SPACE FOR EACH			
1 TENEMENTS HAVING B.U.P. AREA ABOVE 50 TO 75 SQ.MT.		164 NOS.	164 NOS.
1 PARKING SPACE FOR EACH			
1 TENEMENTS HAVING B.U.P. AREA ABOVE 75 SQ.MT.			
2 PARKING SPACE FOR EACH			
10% VISITORS PARKING		47 NOS.	
TOTAL CAR PARKING REQUIRED		517 NOS.	
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (ABOVE 35 SQ.MT. B.U.P. AREA)		776 NOS.	776 NOS.
DESCRIPTION (COMMERCIAL)	NO. OF PARKING		
1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	2367.94	16 NOS.	
REMAINING 1 PARKING SPACE FOR EVERY 50 SQ.MT.	1967.94 / 50	40 NOS.	
VISITORS 10%		66 NOS.	
TOTAL CAR PARKING REQUIRED (COMM.)		62 NOS.	
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	2367.94 / 20	118 NOS.	
TOTAL CAR PARKING REQUIRED (RESIDENTIAL + COMM.)		579 NOS.	
RESIDENTIAL + COMM. (517 NOS. + 62 NOS. = 579 NOS.)			
TOTAL CAR PARKING PROVIDED (RESIDENTIAL + COMM.)		579 NOS.	
RESIDENTIAL + COMM. (517 NOS. + 118 NOS. = 635 NOS.)			
TOTAL SCOOTER PARKING PROVIDED (RESIDENTIAL + COMM.)		118 NOS.	

BUILT-UP AREA SUMMARY (SUBPLOT-A)			
BLDG NOS.	BLDG TYPES	FLOORS	BUILT-UP AREA
1	BUNGLOW	GR/ST+1UP FLR.	127.86 SQ.MT.
TOTAL AREA			127.86 SQ.MT.

STAIRCASE AREA SUMMARY (SUBPLOT-A)			
BLDG NOS.	BLDG TYPES	FLOORS	BUILT-UP AREA
1	BUNGLOW	GR/ST+1UP FLR.	26.78 SQ.MT.
TOTAL AREA			26.78 SQ.MT.

PARKING STATEMENT FOR (SUBPLOT-A)			
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING	
1 PARKING SPACE FOR EVERY 50 SQ.MT.	480.44/25	19 NOS.	
TOTAL CAR PARKING REQUIRED (COMM.)		19 NOS.	
TOTAL CAR PARKING PROVIDED (COMM.)		19 NOS.	
1 SCOOTER PARKING SPACE FOR EVERY 480.44 / 20		24 NOS.	
TOTAL SCOOTER PARKING PROVIDED		25 NOS.	

R.G. AREA CALCULATION (PLOT-I)			
25% R.G. REQD. OF NET PLOT AREA	35335.68 X 25% = 8833.92 SQ.MT.		
339R.G. PROVIDED ON GRD. FLR.	6833.92 X 33% = 2255.19 SQ.MT.		
R.G. 1 ON GRD. LVL.			
1 11.70 X 2.14 X 0.67 = 16.66 SQ.MT.			
2 23.55 X 9.80 X 0.5 = 115.39 SQ.MT.			
3 16.78 X 7.00 X 0.5 = 59.03 SQ.MT.			
4 23.85 X 6.30 X 0.5 = 75.16 SQ.MT.			
5 16.08 X 4.65 X 0.5 = 37.59 SQ.MT.			
6 16.16 X 6.77 X 0.5 = 54.32 SQ.MT.			
7 17.26 X 2.63 X 0.5 = 22.70 SQ.MT.			
TOTAL R.G. 1 AREA		369.43 SQ.MT.	
R.G. 2 ON GRD. LVL.			
1 18.50 X 2.25 X 1 = 41.63 SQ.MT.			
TOTAL R.G. 2 AREA		41.63 SQ.MT.	
R.G. 3 ON GRD. LVL.			
1 45.52 X 13.56 X 1 = 616.84 SQ.MT.			
TOTAL R.G. 3 AREA		616.84 SQ.MT.	
R.G. 4 ON GRD. LVL.			
1 36.16 X 8.59 X 0.5 = 155.16 SQ.MT.			
2 41.37 X 9.65 X 0.5 = 199.06 SQ.MT.			
3 42.67 X 3.21 X 0.5 = 69.46 SQ.MT.			
4 42.67 X 6.40 X 0.5 = 136.94 SQ.MT.			
5 41.56 X 2.78 X 0.5 = 57.87 SQ.MT.			
6 43.54 X 1.79 X 0.5 = 38.87 SQ.MT.			
TOTAL R.G. 4 AREA		556.75 SQ.MT.	
R.G. 5 ON GRD. LVL.			
1 2.02 X 0.28 X 0.67 = 0.39 SQ.MT.			
2 53.77 X 1.66 X 0.50 = 44.17 SQ.MT.			
3 53.77 X 11.52 X 0.50 = 306.72 SQ.MT.			
4 16.46 X 6.26 X 0.50 = 51.66 SQ.MT.			
5 43.56 X 3.55 X 0.50 = 77.34 SQ.MT.			
6 36.67 X 1.79 X 0.50 = 32.67 SQ.MT.			
7 58.24 X 8.53 X 0.50 = 248.04 SQ.MT.			
8 36.30 X 8.88 X 0.50 = 161.49 SQ.MT.			
9 28.32 X 13.72 X 0.50 = 194.28 SQ.MT.			
10 15.51 X 4.85 X 0.50 = 37.61 SQ.MT.			
11 15.56 X 3.10 X 0.50 = 24.10 SQ.MT.			
12 16.60 X 8.86 X 0.50 = 73.72 SQ.MT.			
13 18.40 X 10.74 X 0.50 = 98.61 SQ.MT.			
14 20.34 X 5.96 X 0.50 = 60.61 SQ.MT.			
TOTAL ADDITION AREA		1468.56 SQ.MT.	
LESS			
1 2.12 X 0.44 X 0.67 = 0.62 SQ.MT.			
TOTAL DEDUCTION AREA		0.62 SQ.MT.	
TOTAL R.G. 5 AREA		1467.94 SQ.MT.	
TOTAL PROVIDED GRD. R.G. AREA (R.G. 1 TO R.G. 5)		3676.66 SQ.MT.	

PODIUM R.G. - 6			
1 56.67 X 2.20 X 0.50 = 62.34 SQ.MT.			
2 89.59 X 39.20 X 0.50 = 1759.96 SQ.MT.			
3 6.21 X 0.87 X 0.50 = 2.70 SQ.MT.			
4 4.88 X 0.50 X 0.50 = 1.17 SQ.MT.			
5 65.67 X 7.45 X 0.50 = 245.37 SQ.MT.			
6 50.01 X 6.32 X 0.50 = 158.32 SQ.MT.			
7 55.55 X 14.62 X 0.50 = 406.07 SQ.MT.			
8 55.55 X 26.70 X 0.50 = 742.99 SQ.MT.			
9 42.27 X 5.12 X 0.50 = 108.21 SQ.MT.			
10 47.83 X 6.82 X 0.50 = 163.73 SQ.MT.			
11 34.26 X 5.89 X 0.50 = 100.82 SQ.MT.			
12 23.00 X 18.20 X 0.50 = 209.30 SQ.MT.			
13 26.75 X 13.33 X 0.50 = 178.29 SQ.MT.			
TOTAL ADDITION		4432.69 SQ.MT.	
DEDUCTION			
1 7.03 X 1.04 X 0.67 = 4.90 SQ.MT.			
2 7.37 X 1.06 X 0.67 = 5.38 SQ.MT.			
TOTAL DEDUCTION		10.28 SQ.MT.	
TOTAL PODIUM R.G. - 6 AREA		4422.41 SQ.MT.	
PODIUM R.G. - 7			
1 36.43 X 23.11 X 0.5 = 420.95 SQ.MT.			
2 36.43 X 15.16 X 0.5 = 276.66 SQ.MT.			
3 41.86 X 5.59 X 0.5 = 117.00 SQ.MT.			
4 9.76 X 4.82 X 0.5 = 23.56 SQ.MT.			
TOTAL		838.23 SQ.MT.	
TOTAL R.G. PROVIDED (R.G. 1 TO R.G. 7)		8833.92 SQ.MT.	

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. VP-2006/38
TMC/CD-04/17/3569 Dated: 29/12/2023

Deputy Engineer (TDC) *[Signature]* Executive Engineer (TDC) *[Signature]*
Thane Municipal Corporation
The City of Thane

सावधान
नगर विकास विभाग के अधीन
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नगर विकास विभाग के अधीन

PROFORMA-A

A	AREA STATEMENT		
1	AREA OF PLOT (AREA AS PER 712)		
1	AREA OF PLOT (AREA AS PER AGREEMENT)	74310.00	
1	AREA OF PLOT (AS PER TRINGULATION METHOD)	72663.31	
1	AREA CONSIDERED FOR F.S.I	726	