

PARKING & TENEMENT STATEMENT (SANCTION BLDG.- A1, A2, B1, B2, C1 & C2)

(A) BLDG. TYPE	BELOW 35.00 SQ.MT. NO. PARKING	REQUIRED 35.00 TO 50.00 SQ.MT. PARKING	REQUIRED 50.00 TO 50.00 SQ.MT. PARKING
A1 WING-1	62 NOS.	31 NOS.	
A2 WING-2	66 NOS.	33 NOS.	
B1 WING-1	68 NOS.	33 NOS.	
B2 WING-2	68 NOS.	34 NOS.	
C1	32 NOS.	16 NOS.	
C2	28 NOS.	14 NOS.	
TOTAL	60 NOS.	322 NOS.	14 NOS.
TOTAL FLATS = 60 + 322 = 382 NOS.			
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH = 382 NOS.			
(D) DESCRIPTION (COMMERCIAL)			
1 CAR PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	830.91	16 NOS.	
& REMAINING 1 CAR PARKING SPACE FOR EVERY 50 SQ.MT.	439.91 / 50	09 NOS.	
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	830.91 / 20	42 NOS.	
10% VISITORS PARKING (161 + 16 + 09) = 186 X 10% = 19 NOS.			
TOTAL CAR PARKING REQUIRED (161 + 25 + 19) = 205 NOS.			
TOTAL CAR PARKING REQ. = 205 NOS.			
TOTAL SCOOTER PARKING REQ. = 424 NOS.			
TOTAL CAR PARKING PRO. = 205 NOS.			
TOTAL SCOOTER PARKING PRO. = 424 NOS.			

BUILT-UP AREA SUMMARY (BLDG.- A1, A2, B1, B2, B3, C1 & C2)

BLDG. TYPE	FLOORS	RES. AREA	COMM. AREA	TOTAL B.U.P. AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
A1	GR. (STILT + 1st to 16th FLR. (Wing-1)) CR. (STILT + 1st to 17th FLR. (Wing-2))	6434.89	284.66	6719.75 sq.mt.	1625.21 sq.mt.	128 NOS.
A2	GR. (STILT + 1st to 17th FLRS (Wing-3)) LOW.GR.+UPP.GR.+STILT + 1st to 7th FLRS (Wing-4)	6733.10	546.05	7279.15 sq.mt.	1857.49 sq.mt.	134 NOS.
B1	LOW.GR.+UPP.GR.+STILT + 1st to 7th FLRS	1249.31	—	1249.31 sq.mt.	302.50 sq.mt.	32 NOS.
C1	LOW.GR.+UPP.GR.+STILT + 1st to 7th FLRS	1045.17	—	1045.17 sq.mt.	263.33 sq.mt.	32 NOS.
B2	STILT + 1st to 7th FLRS	503.84	—	503.84 sq.mt.	210.64 sq.mt.	28 NOS.
C2	STILT + 1st to 7th FLRS	1032.76	—	1032.76 sq.mt.	242.32 sq.mt.	28 NOS.
B3	STILT + 1st to 7th FLRS	1627.99	—	1627.99 sq.mt.	450.77 sq.mt.	382 NOS.
TOTAL BUILT-UP AREA		17449.07	630.91	18079.98 sq.mt.	4501.77 sq.mt.	66 NOS.
STILT + 1st to 17th & 16th PT. FLOOR		2442.92	—	2442.92 sq.mt.	1133.15 sq.mt.	66 NOS.
		15891.69	—	20722.90 sq.mt.	5634.92 sq.mt.	450 NOS.

PARKING & TENEMENT STATEMENT (SANCTION BLDG.- B3)

(A) BLDG. TYPE	BELOW 35.00 SQ.MT. NO. PARKING	REQUIRED 35.00 TO 50.00 SQ.MT. PARKING	REQUIRED 50.00 TO 50.00 SQ.MT. PARKING
B3	68 NOS.	34 NOS.	
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH = 68 NOS.			
10% VISITORS PARKING 34 X 10% = 04 NOS.			
TOTAL CAR PARKING REQUIRED (34 + 04) = 38 NOS.			
TOTAL CAR PARKING REQ. = 38 NOS.			
TOTAL SCOOTER PARKING REQ. = 68 NOS.			
TOTAL CAR PARKING PRO. = 38 NOS.			
TOTAL SCOOTER PARKING PRO. = 68 NOS.			
(BLDG.- A1, A2, B1, B2, C1 & C2)			
PARKING PROPOSED	CAR PARKING	SCOOTER PARKING	
STILT @ 23.15m LVL	= 06 NOS.	10 NOS.	
STILT @ 20.25m LVL	= 51 NOS.	145 NOS.	
UPP. GROUND @ 17.20m LVL	= 22 NOS.	84 NOS.	
LOW. GROUND @ 14.30m LVL	= 40 NOS.	165 NOS.	
@ 20.25m LVL TOWER PARKING-1	= 46 NOS.	—	
@ 20.25m LVL TOWER PARKING-2	= 06 NOS.	—	
OPEN @ 20.25m LVL SINGLE PARKING	= 12 NOS.	—	
OPEN @ 20.25m LVL STACK PARKING (11 X 2)	= 22 NOS.	—	
TOTAL CAR & SCOOTERS	= 205 NOS.	424 NOS.	
(BLDG.- B3)			
PARKING PROPOSED	CAR PARKING	SCOOTER PARKING	
@ 20.25m LVL TOWER PARKING-2	= 30 NOS.	—	
STILT @ 20.25m LVL SINGLE PARKING	= 08 NOS.	—	
SCOOTER PARK (20 X 5)	—	—	
TOTAL CAR & SCOOTERS	= 38 NOS.	74 NOS.	

PARKING STATEMENT (RES./COMM.) (TYPE BLDG.- D1)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	CAR	SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. (0 CAR PARK REQUIRED / 4 SCOOTER REQUIRED)	51 NOS.	—	51/2 = 25.5 X 4 = 102 NOS.
FOR EVERY TWO TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA LESS THAN 40 SQ.MT BUT MORE THAN 30 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	39 NOS.	39/2 = 19.5 X 1 = 20 NOS.	39/2 = 19.5 X 2 = 39 NOS.
DESCRIPTION (COMMERCIAL)			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP AREA=618.54 SQ.MT.)	618.54 / 100 = 6 X 2 = 12 NOS.	618.54 / 100 = 6 X 6 = 36 NOS.	—
5% VISITORS CAR PARKING (32 X 5 %) = 2	2 NOS.	9 NOS.	—
5% VISITORS SCOOTER PARKING (177 X 5 %) = 9	—	—	9 NOS.
NET PARKING REQUIRED	34 NOS.	165 NOS.	—
COMPOSITE PARKING (1 CAR = 6 SCOOTER) 18 X 6 = 108 NOS.	+ 16 NOS.	—	108 NOS.
TOTAL PARKING REQUIRED	90 NOS.	52 NOS.	78 NOS.
TOTAL PARKING PROPOSED	90 NOS.	52 NOS.	78 NOS.
2 PT. + 6 LVL PUZZLE CAR PARKING = 33 NOS.	—	—	—
2 PT. + 6 LVL PUZZLE CAR PARKING = 23 NOS.	—	—	—
@ 20.25m LVL TOWER PARKING-2 = 10 NOS.	—	—	—
@ 20.25m LVL TOWER PARKING-3 = 08 NOS.	—	—	—
SINGLE SCOOTER PARKING PROVIDED	—	—	74 NOS.
+23.15 m LVL SCOOTER = 46 NOS.	—	—	—
+20.25 m LVL SCOOTER = 40 NOS.	—	—	—
—	—	—	68 NOS.

CLUB HOUSE STATEMENT

PROPOSED CLUB-HOUSE ON GROUND R.G.1 = 2399.27 sq.mt.			
PERMISSIBLE CLUB HOUSE 15% OF PROPOSED GROUND R.G. AREA = 2399.27 X 15% = 358.39 SQ.MT.			
10% PERMISSIBLE AREA = 238.93 SQ.MT.			
5% PERMISSIBLE AREA = 119.46 SQ.MT.			
TOTAL AREA = 358.39 SQ.MT.			
CLUB HOUSE B.U.P. AREA STATEMENT			
FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLOOR	238.93 SQ.MT.	232.57 SQ.MT.	
FIRST FLOOR	119.46 SQ.MT.	115.19 SQ.MT.	
TOTAL AREA	358.39 SQ.MT.	347.76 SQ.MT.	

(BLDG. NO.- TYPE -D1)

FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) (SR. NO. 9 (g))						
BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE TERRACE ATTACHED TO FLAT
GROUND FLOOR		SHOP NO-1	57.81 SQ.MT.		57.81 SQ.MT.	
		SHOP NO-2	11.37 SQ.MT.		11.37 SQ.MT.	
		SHOP NO-3	56.69 SQ.MT.		56.69 SQ.MT.	
		SHOP NO-4	61.16 SQ.MT.		61.16 SQ.MT.	
		SHOP NO-5	53.89 SQ.MT.		53.89 SQ.MT.	
		SHOP NO-6	54.04 SQ.MT.		54.04 SQ.MT.	
		SHOP NO-7	62.53 SQ.MT.		62.53 SQ.MT.	
		SHOP NO-8	58.92 SQ.MT.		58.92 SQ.MT.	
		SHOP NO-9	59.61 SQ.MT.		59.61 SQ.MT.	
		SHOP NO-10	46.53 SQ.MT.		46.53 SQ.MT.	
1ST FLOOR		SHOP NO-4	50.65 SQ.MT.		50.65 SQ.MT.	
		SHOP NO-5	45.33 SQ.MT.		45.33 SQ.MT.	
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (4 FLR.) 39.55 X 4 = 158.20 SQ.MT.	
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.65 SQ.MT. (4 FLR.) 29.67 X 4 = 118.68 SQ.MT.	
		FLAT NOS. = 3	28.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	30.47 SQ.MT. (4 FLR.) 28.67 X 4 = 114.68 SQ.MT.	
TYPICAL FLOOR 2ND TO 5TH FLOOR		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (4 FLR.) 79.85 X 4 = 319.41 SQ.MT.	
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (4 FLR.) 39.55 X 4 = 158.20 SQ.MT.	
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.65 SQ.MT. (4 FLR.) 29.67 X 4 = 118.68 SQ.MT.	
		FLAT NOS. = 3, 4, 5 & 6	29.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	31.47 SQ.MT. (4 FLR.) 118.68 X 4 = 474.72 SQ.MT.	
		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (4 FLR.) 79.85 X 4 = 319.41 SQ.MT.	
TYPICAL FLOOR 6th & 7th, 9th TO 12th FLR. 14th FLOOR		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (4 FLR.) 39.55 X 4 = 158.20 SQ.MT.	
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.65 SQ.MT. (4 FLR.) 29.67 X 4 = 118.68 SQ.MT.	
		FLAT NOS. = 3, 4, 5 & 6	29.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	31.47 SQ.MT. (4 FLR.) 118.68 X 4 = 474.72 SQ.MT.	
		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (4 FLR.) 79.85 X 4 = 319.41 SQ.MT.	
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (2 FLR.) 39.55 X 2 = 79.10 SQ.MT.	
REFUGE FLOOR 8th FLOOR 13th FLOOR		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.65 SQ.MT. (2 FLR.) 29.67 X 2 = 59.34 SQ.MT.	
		FLAT NOS. = 3, 4	29.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	31.47 SQ.MT. (2 FLOORS) 89.01 X 2 = 178.02 SQ.MT.	
		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (2 FLR.) 79.85 X 2 = 159.70 SQ.MT.	
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (2 FLR.) 39.55 X 2 = 79.10 SQ.MT.	
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.65 SQ.MT. (2 FLR.) 29.67 X 2 = 59.34 SQ.MT.	
TOTAL		TOTAL FLATS = 80 NOS.		4761.88 SQ.MT.		

BUILT UP SUMMARY BUILDING - D1

TYPE OF BLDG.	NO. OF FLOOR	COMMERCIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA	TOTAL BUILT-UP AREA	NO. OF TENEMENT	BLDG. HEIGHT
BLDG. NO. D1	GROUND FLOOR + 1st to 14th FLR.	958.70 SQ.MT.	5205.09 SQ.MT.	6163.79 SQ.MT.	90 NOS.	45.50 M.
TOTAL AREA		958.70 SQ.MT.	5205.09 SQ.MT.	6163.79 SQ.MT.	90 NOS.	

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BLDG. NO. D1	
GR. FLOOR	571.58 SQ.MT.
1ST FLOOR	387.12 SQ.MT.
2ND & 5TH FLOOR	333.89 X 04 NOS. = 1335.56 SQ.MT.
TYPICAL FLOOR	
6th & 7th	437.63 X 07 NOS. = 3063.41 SQ.MT.
8th, 10th, 14th FLR.	403.06 X 02 NOS. = 806.12 SQ.MT.
TOTAL AREA	6163.79 SQ.MT.

FORM OF STATEMENT 2 [SR. NO. 9 (a)]		R.G. AREA CALCULATION	
25% R.G. AREA REQ. OF NET PLOT- 11842.20 X 25% = 2960.55 SQ.MT.		GROUND R.G.-1 AREA CALCULATION	
ADDITION:-		DEDUCTION:-	
1	18.89 X 9.90 X 0.5 =	93.51	SQMT
2	33.95 X 4.24 X 0.5 =	71.97	SQMT
3	33.95 X 7.97 X 0.5 =	135.29	SQMT
4	18.83 X 6.43 X 0.5 =	60.46	SQMT
5	18.32 X 5.94 X 0.5 =	54.41	SQMT
6	25.43 X 4.17 X 0.5 =	53.02	SQMT
7	25.43 X 7.33 X 0.5 =	93.20	SQMT
8	65.93 X 17.06 X 0.5 =	562.38	SQMT
9	65.93 X 26.50 X 0.5 =	873.57	SQMT
10	59.27 X 7.44 X 0.5 =	220.48	SQMT
11	28.47 X 7.32 X 0.5 =	104.20	SQMT
12	29.44 X 8.66 X 0.5 =	127.48	SQMT
TOTAL ADDITION AREA R.G.-1		2433.98	SQMT
a		8.08 X 1.66 X 0.67 =	8.99 SQMT
TOTAL R.G.-1 AREA			2442.97 SQMT
GROUND R.G.-2 AREA CALCULATION		ADDITION:-	
1	25.09 X 6.26 X 0.5 =	78.53	SQMT
2	24.45 X 7.95 X 0.5 =	97.19	SQMT
3	19.55 X 13.45 X 0.5 =	131.47	SQMT
4	26.22 X 7.95 X 0.5 =	104.22	SQMT
5	42.00 X 7.02 X 0.5 =	147.42	SQMT
6	16.48 X 1.35 X 0.5 =	11.12	SQMT
TOTAL ADDITION AREA		569.96	SQMT
a		11.73 X 2.54 X 0.67 =	19.96 SQMT
TOTAL ADDITION AREA R.G.-2			589.92 SQMT
TOTAL GROUND R.G. AREA			2975.00 SQMT

BLDG. NO.	ADDITIONAL REQUIREMENTS AS PER UDCPA (CLAUSE 9.31)	AREA IN SQ.MT.
D1	SALE PROPOSED FLAT 137 NOS. area of about 20 sq.mt. in scheme having minimum 100 sq.mt. and thereafter additional 20 sq.mt. area for every 300 NOS.	20 23.45 sq.mt. (D1)
SOCIETY OFFICE	Every Residential building having more than 100 tenements shall have entrance lobby of minimum 9 sq.mt. at ground floor, minimum dimension of such lobby shall not be less than 2.50 m.	9 34.65 sq.mt. (D1)
ENTRANCE LOBBY		

S.NO. / H.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER P.O.A.	AREA AS PER P.O.A.	AREA AS PER P.O.A.	REMARKS
92/1	1900.00	1976.43	1900.00	1900.00	R-ZONE
92/3	900.00	929.41	900.00	900.00	R-ZONE
92/4/1	4000.00	2995.06	4000.00	2995.06	R-ZONE
92/4/2	3000.00	3000.00	3000.00	3000.00	30.00 M. ROAD
92/4/3	3200.00	4107.75	3200.00	3200.00	GREEN ZONE
92/8/1	3550.00	3503.75	3550.00	3550.00	R-ZONE
92/8/2	850.00	850.00	850.00	850.00	33.00 M. ROAD
92/8/3	500.00	619.28	500.00	500.00	GREEN ZONE
92/10/1	250.00	250.00	250.00	250.00	20.00 M. ROAD
92/10/2	1650.00	1671.35	1650.00	1650.00	R-ZONE
92/10/3	300.00	802.14	300.00	300.00	30.00 M. ROAD
92/11/1	1200.00	802.14	1200.00	802.14	R-ZONE
92/11/2	900.00	900.00	900.00	900.00	30.00 M. ROAD
92/13/01	45.00	45.00	45.00	45.00	R-ZONE
TOTAL	22345.00	22050.17	22245.00	20842.20	

LAYOUT PLAN @ +23.15 LVL
SCALE - 1:500

FORM OF STATEMENT 1
EXISTING BUILDING TO BE RETAINED
BLDG. NO. FLOOR NO. PLINTH AREA
TOTAL FLOOR AREA OF EXISTING BUILDING
USE / OCCUPANCY OF FLOORS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING :- S. NO.- 92/1, 92/3, 92/4/1, 92/4/2, 92/4/3, 92/8/1, 92/8/2, 92/8/3, 92/10/1, 92/10/2, 92/10/3, 92/11/1, 92/11/2 & 92/13PT. AT VILLAGE - BHANDERPADE, TAL.-DIST. - THANE.

STAMP OF APPROVAL OF PLANS

AREA STATEMENT

	AREA OF PLOT [Minimum area of a,b,c,d to be considered]	SQ.MT.
1	a As per ownership document [7/12, CTS extract]	22345.00
	b As per measurement sheet	20842.20
	c As per P.O.A.	22245.00
	d As per site	22050.17
2	Deduction for	
	a Area Under Subplot - B	3700.00
	1 Balance Plot	17142.20
	b Proposed D.P./D.P. Road widening Area/Services Road /highway	
	1 AREA UNDER 30.00 M.WIDE D.P. ROAD	5050.00
	2 AREA UNDER 20.00 M.WIDE D.P. ROAD	250.00
	c Any D.P. Reservation Area	
	d Total (a + b)	5