

FLOOR AREA SUMMARY

BLDG. TYPES	FLOORS	B/UP AREA - SALE		NO. OF TENEMENTS SALE	B/UP AREA MHADA	NO. OF TENEMENTS MHADA	TOTAL BLDG. HEIGHT
		COMM.	RESI.				
BLDG.-1 (WING-A)	BS.+GRD./ST.(PT.)+POD.+1ST/FT. CENTER & 2ND/FT. CENTER +3RD TO 9TH & 10TH PT. FLOOR	198.68 SQ.MT.	4054.33 SQ.MT.	43 NOS.	671.66 SQ.MT.	14 NOS.	37.25 MT
BLDG.-1 (WING-B)	BS.+GRD./ST.(PT.)+POD.+1ST/FT. CENTER & 2ND/FT. CENTER +3RD TO 9TH & 10TH PT. FLOOR	223.74 SQ.MT.	4081.71 SQ.MT.	43 NOS.	671.66 SQ.MT.	14 NOS.	37.25 MT
TOTAL		422.42 SQ.MT.	8136.04 SQ.MT.	86 NOS.	1343.32 SQ.MT.	28 NOS.	-----
TOTAL FLOOR AREA		8558.46 SQ.MT.					

PARKING STATEMENT = BLDG NO:- 1- (WING A & B) - AS PER UDCPR

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	CAR	SCOOTER
(MHADA FLAT)			
For every two tenements with each tenement having carpet area equal to or above 30 sq.m. but less than 40 sq.m. (1 CAR REQ. / 2 SCOOTER REQ.)	28 NOS.	28/2 = 14 14 NOS.	28/2 = 14 14 X 2 28 NOS.
(SALE FLAT)			
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 CAR REQ. / 2 SCOOTER REQ.)	86 NOS.	86/2 = 43 43 NOS.	86/2 = 43 43 X 5 215 NOS.
5% VISITORS PARKING (57 X 5%) & (243 X 5%)		03 NOS.	12 NOS.
TOTAL CAR/SCOOTER PARKING REQUIRED - RESI.		60 NOS.	255 NOS.
DESCRIPTION (COMMERCIAL)			
FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (394.70 SQ.MT) (2 CAR REQ. / 6 SCOOTER REQ.)	394.70 SQ.MT	394.70 / 100 3.95 X 2 08 NOS.	394.70 / 100 4.22 X 6 24 NOS.
TOTAL CAR/SCOOTER PARKING REQUIRED - COMM.		08 NOS.	24 NOS.
TOTAL CAR/SCOOTER PARKING REQUIRED - (RESI + COMM.)		68 NOS.	279 NOS.
COMPOSITE PARKING CONVERSION (1 CAR = 6 SCOOTER PARK.)			
TOTAL CAR/SCOOTER PARKING REQUIRED - (RESI + COMM.)		68 NOS.	279 NOS.
TOTAL CAR/SCOOTER PARKING PROVIDED - (RESI + COMM.)		102 NOS.	376 NOS.

TOTAL CAR PARKING PROVIDED (31+64+07) = 102 NOS.

TOTAL SCOOTER PARKING PROVIDED (174+122+80) = 376 NOS.

TENEMENTS STATEMENTS (SALE)

BLDG. NO.	30-40 SQ.MT.	40-80 SQ.MT.	TOTAL
WING-A	43	43	
WING-B	43	43	
TOTAL	86	86	

TENEMENTS STATEMENTS (MHADA)

BLDG. NO.	30-40 SQ.MT.	40-80 SQ.MT.	TOTAL
WING-A	14	14	
WING-B	14	14	
TOTAL	28	28	

FORM OF STATEMENT 2
PROPOSED MHADA FLOORS & FLATS

FLOOR	WING-A FLAT NOS.	WING-B FLAT NOS.	TOTAL FLAT NOS.
1st FLOOR	105	105	02 NOS.
2nd FLOOR	205	205	02 NOS.
3rd FLOOR	304, 305	304, 305	04 NOS.
4th FLOOR	404, 405	404, 405	04 NOS.
5th FLOOR	504, 505	504, 505	04 NOS.
6th FLOOR	604, 605	604, 605	04 NOS.
7th FLOOR			
8th FLOOR	804, 805	804, 805	04 NOS.
9th FLOOR	904, 905	904, 905	04 NOS.
TOTAL	14 NOS.	14 NOS.	28 NOS.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANEL DOOR
D2	0.75 X 2.20	T.W. FRAMED PANEL DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
W1	1.80 X 1.80	ALUM. FRAMED SLIDING WINDOW
W2	1.50 X 1.80	ALUM. FRAMED SLIDING WINDOW
W3	1.20 X 1.80	ALUM. FRAMED SLIDING WINDOW
W4	1.15 X 1.80	ALUM. FRAMED GLAZED WINDOW
W5	1.80 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

NOT IN POSSESSION AREA CALCULATION

ADDITION - A	
1 8.87 X 1.73 X 0.5 = 7.67 SQMT	
2 9.86 X 3.84 X 0.5 = 18.93 SQMT	
3 24.70 X 4.81 X 0.5 = 59.40 SQMT	
4 24.34 X 1.44 X 0.5 = 17.52 SQMT	
5 34.93 X 1.08 X 0.5 = 18.86 SQMT	
6 25.49 X 5.18 X 0.5 = 66.02 SQMT	
7 7.88 X 3.18 X 0.5 = 12.53 SQMT	
8 22.50 X 3.93 X 0.5 = 44.21 SQMT	
9 17.59 X 1.12 X 0.5 = 9.85 SQMT	
10 17.59 X 4.78 X 0.5 = 41.89 SQMT	
11 26.46 X 2.50 X 0.5 = 33.08 SQMT	
12 52.57 X 2.38 X 0.5 = 62.58 SQMT	
13 26.15 X 1.41 X 0.5 = 18.44 SQMT	
14 26.85 X 2.34 X 0.5 = 24.16 SQMT	
15 19.30 X 8.77 X 0.5 = 84.63 SQMT	
16 35.26 X 6.29 X 0.5 = 110.89 SQMT	
17 34.63 X 14.40 X 0.5 = 249.34 SQMT	
18 25.17 X 5.95 X 0.5 = 74.85 SQMT	
19 39.26 X 5.82 X 0.5 = 114.25 SQMT	
20 8.51 X 2.99 X 0.5 = 12.72 SQMT	
TOTAL AREA - A = 1081.81 SQMT	
ADDITION - B	
21 13.22 X 5.89 X 0.5 = 38.93 SQMT	
22 7.05 X 1.08 X 0.5 = 3.81 SQMT	
23 7.05 X 0.50 X 0.5 = 1.76 SQMT	
24 11.98 X 2.27 X 0.5 = 13.60 SQMT	
25 6.21 X 1.41 X 0.5 = 4.38 SQMT	
26 6.21 X 1.95 X 0.5 = 6.05 SQMT	
TOTAL AREA - B = 68.53 SQMT	
ADDITION - C	
27 10.06 X 3.00 X 0.5 = 15.09 SQMT	
28 15.45 X 3.28 X 0.5 = 25.34 SQMT	
29 6.90 X 1.53 X 0.5 = 5.28 SQMT	
TOTAL AREA - C = 45.71 SQMT	
ADDITION - D	
30 7.43 X 1.28 X 0.5 = 4.76 SQMT	
31 7.43 X 0.85 X 0.5 = 3.19 SQMT	
TOTAL AREA - D = 7.95 SQMT	
TOTAL NOT IN POSSESSION AREA (A TO D) = 1204.00 SQMT	

15% PERMISSIBLE CLUB HOUSE AREA

CLUB HOUSE PROPOSED IN PODIUM R.G.-2	
PERMISSIBLE AREA 700.33 X 15% = 105.04 SQ.MT.	
ON GRD. FLR. 700.33 X 10% = 70.03 SQ.MT.	
ON 1ST FLR. 700.33 X 05% = 35.01 SQ.MT.	
TOTAL PERMISSIBLE AREA = 105.04 SQ.MT.	
PROPOSED AREA ON GROUND = 57.11 SQ.MT.	
PROPOSED AREA ON 1ST FLR. = 29.81 SQ.MT.	
TOTAL PROPOSED AREA = 86.92 SQ.MT.	

CLUB HOUSE AREA SUMMARY

BLDG. TYPE	FLOORS	BUILT-UP AREA	BLDG. HEIGHT
CLUB HOUSE	GROUND FLOOR + 1ST FLOOR	86.72 SQ.MT.	6.70 MT.
TOTAL AREA		86.72 SQ.MT.	

PLOT AREA STATEMENT TABLE 'A' (AREA IN SQ.MT.)

S.NO./H.NO.	7/12 AREA	TRIANGULATION METHOD AREA	AREA UNDER (R-ZONE)	AREA UNDER (40.00 MT. RD)	AREA UNDER NOT IN POSS.	AREA CONSIDERED FOR FSI
85/7	8184.00 SQ.MT.	8186.50 SQ.MT.	5940.00 SQ.MT.	1040.00 SQ.MT.	1204.00 SQ.MT.	6980.00 SQ.MT.

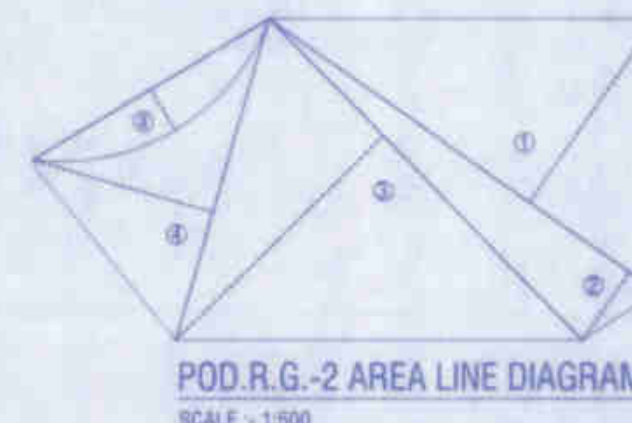
R.G. AREA CALCULATION

10% R.G. AREA REQ. OF NET PLOT AREA	
5940.00 X 10% = 594.00 SQ.MT.	
50% R.G. AREA REQ. OF GR. LVL. (594.00 X 50% = 297.00 SQ.MT.)	
ADDITION (R.G.-1) GROUND LVL	
1 24.95 X 8.90 X 1 X 0.5 = 111.02 SQMT	
2 28.86 X 4.94 X 1 X 0.5 = 71.28 SQMT	
3 28.86 X 5.33 X 1 X 0.5 = 76.91 SQMT	
4 12.92 X 5.94 X 1 X 0.5 = 38.37 SQMT	
TOTAL R.G.-1 AREA = 297.58 SQMT	

ADDITION (R.G.-2) PODIUM LVL	
1 31.38 X 14.73 X 1 X 0.5 = 231.11 SQMT	
2 31.38 X 5.48 X 1 X 0.5 = 85.98 SQMT	
3 29.64 X 16.23 X 1 X 0.5 = 284.96 SQMT	
4 22.04 X 12.36 X 1 X 0.5 = 136.21 SQMT	
TOTAL ADDITION AREA = 738.29 SQMT	
DEDUCTION	
5 18.10 X 3.13 X 1 X 0.67 = 37.96 SQMT	
TOTAL R.G.-2 AREA = 700.33 SQMT	
TOTAL AREA (R.G.-1+2) = 997.91 SQMT	

NOTES-

- D.P. ROAD SHOWN IN GREEN DOTTED
- R.G. SHOWN IN GREEN WASH
- INTERNAL ROAD SHOWN IN BROWN COLOR
- AMENITY OPEN SPACE SHOWN IN BLUE WASH
- EXISTING STRUCTURE SHOWN IN YELLOW OUTLINE
- PLOT BOUNDARY SHOWN IN BOLD BLACK
- NO DEV. ZONE BOUNDARY SHOWN IN VIOLET COLOR LINE
- AREA NOT IN POSSESSION IS SHOWN IN SHADED PORTION



PROFORMA - I

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	6980.00
a As per ownership document [7/12, CTS extract]	8184.00
b As per measurement sheet	8186.50
c As per site (8184.00 - 1204.00 (NOT IN POSS.) = 6980.00 SQ.MT.)	6980.00
2 Deduction for	
a Proposed D.P./ D.P. Road widening Area/Services Road /highway	
1 AREA UNDER 40 M.W. D.P. ROAD	1040.00
b Any D.P. Reservation Area	-----
c Total (a + b)	1040.00
3 Balance area of plot (1-2)	5940.00
4 AMENITY Space (if applicable)	-----
a Required - 5%	-----
b Adjustment of 2(b), if any-	-----
c Balance Proposed -	-----
5 Net Plot Area [3-4 (c)]	5940.00
6 Recreational Open space (if applicable)	-----
a Required - As per Previous Rules	-----
b Proposed -	-----
7 Internal Road area	-----
8 Plotable area (if applicable)	-----
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X Basic FSI) (5940.00 X 1.10 = 6534.00 SQ.MT.)	6534.00
10 Addition of FSI on payment of premium	
a Maximum permissible premium FSI- based on road width/TOD Zone, (6980.00 X 50%) = 3490.00 SQ.M	-----
b Proposed FSI on payment of premium.	-----
11 In - Situ FSI / TDR loading	
a In-situ area against D.P. road	
1. AREA UNDER 40.00 M.W. D.P. ROAD (1040.00 X 2 = 2080.00)	2080.00
b In-situ area against Amenity Space if handed over	-----
c TDR area	
6980.00 X 1.40% = 9772.00 SQ.MT	
30% SLUM/Construction TDR	
9772.00 X 30% = 2931.60 SQ.MT	
REGULAR TDR	
9772.00 - 2931.60 = 6840.40 SQ.MT	
D.R. TO BE UTILISED = 2080.00 SQ.MT.	
REGULAR T.D.R. 6840.40 - 2080.00 = 4760.40 SQ.MT.	-----
d Total in-situ / TDR loading proposed { 11(a)+(b)+(c) }	2080.00
12 Additional FSI area under Chapter NO.7	-----
13 Total entitlement of FSI in the proposal	
a [9+10(b)+11(e)] or 12 whichever is applicable.	8614.00
b Deduct Existing Building Area	-----
c Balance Area For Proposed Building (13a-13b)	-----
d Ancillary area FSI upto 60% or 80% with payment of charges.	-----
e Total entitlement (a + d)	8614.00
14 Maximum utilization limit of FSI (building potential) permissible as per Road width (as per Regulation NO.8.1 or 6.2 or 6.3 or 6.4 as applicable 0 x 1.6 or 1.8)	
BASIC FSI (1.10) + DR/TDR(1.40%) + PREMIUM FSI (50%)	
15 Total Built-up Area in proposal	8614.00
a Existing Built-up Area	-----
b Proposed Built-up Area (as per 'p-line')	8558.46
c Total (a + b)	8558.46
d Balance Area (13(e) - 15(c))	55.54
16 F.S.I. Consumed (15(d)/13(e))(should not be more than serial No.14 above)	
a Required (20% of Sr.No.5) (6534.00 X 20%)	1306.80
b Proposed	1343.32

PROFORMA - II

1/10

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT AREA STATEMENT, LOCATION PLAN, PARKING & TENEMENT STATEMENT, R.G. AREA CALC., BUILT-UP AREA SUMMARY, ETC.,

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING S.NO.-85 H.NO.-7 AT VILLAGE - KOLSHET, THANE

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Permit No. Y.P. 509/0136/117 TMC/DT-OP/TP/4080/22 Dated: 15/06/2022

Deputy Engineer (TDO) Thane Municipal Corporation The City of Thane

साबधान

"संयुक्त नगरपालिका बोर्डको तर्फबाट तयार पारिएको यो योजना नगरपालिकाको नियमावलीअनुसार तयार पारिएको हो। यस योजनाको अन्तर्गत रहेको भूखण्डको विवरण यो योजनामा उल्लेख गरिएको छ। यस योजनाको अन्तर्गत रहेको भूखण्डको विवरण यो योजनामा उल्लेख गरिएको छ। यस योजनाको अन्तर्गत रहेको भूखण्डको विवरण यो योजनामा उल्लेख गरिएको छ।



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 ARCHITECT

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. OWNER (S) name and signature -

FOR

M/S. D.D. ASSOCIATES

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
---------	-------------	-------	----------	------------	---

10 FOLDS

ARCHITECTS & CONSULTANTS G-2, A Wing, Dev. Corp. Eastern Express Highway, Cadbury Junction, Kharipal, Thane (W) 400 601. 1. 022-41009652 / 83 / 84 Email: 10foldsarchitects@gmail.com

TO GHODBUNDAR ROAD

40.00 M.WIDE D.P. ROAD

EXISTING POLICE STATION

TO BRAMHAND

TO AZAD NAGAR

