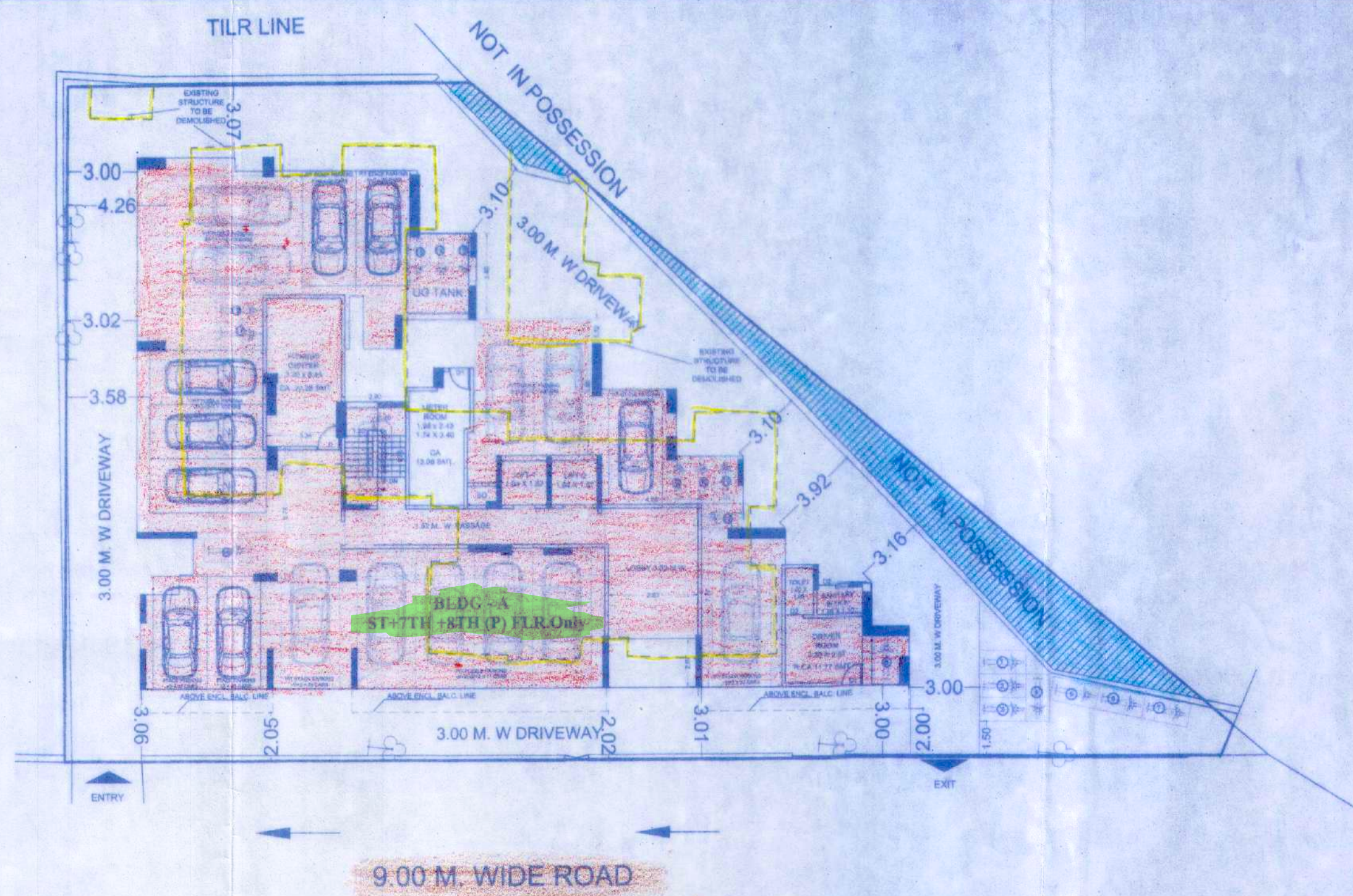


AREA OF THE PLOT(as per TILR) =	979.95 SMT.
AREA NOT IN POSS. =	56.55 SMT.
NET GROSS AREA OF PLOT =	923.40 SMT.
RG. (10% OF NET PLOT) =	00.00 SMT.
REQD. NOS OF TREES =	923.40 / 50 = 18.46
EXISTING TREES =	06
TREES PLANTED BEFORE O.C =	(19 - 06) = 13 NOS



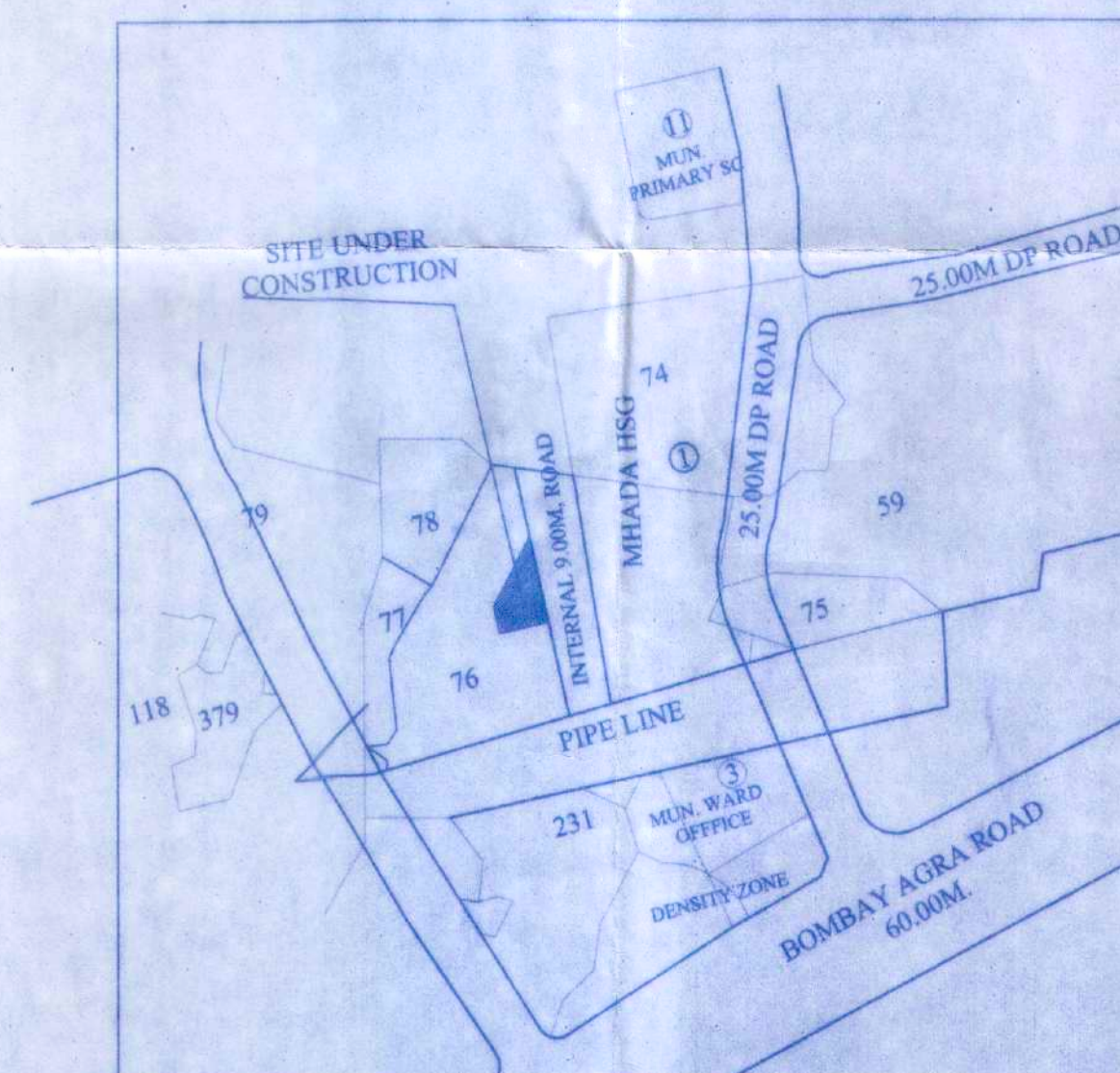
LAYOUT PLAN
(SCALE 1:200)

1 2 3 4 5 6 7 8 9 10

a b c d e

(SCALE 1:200)

PARKING SCHEME				G.R. 8.2.1, (B) CR 236/18 (4) Date-28 dec. 2022.			
USE	AREA IN SQ.MT.	CAR PARKING			SCOOTER PARKING		
		PERMISSIBLE REQ. PARK	PROP. UNIT	PARK REQ.	PERM. REQ. PARK	PROP. UNIT	PARK REQ.
RESIDENTIAL	i) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.MT.	NIL	00	00	2.2	00	00
	ii) FOR EVERY TWO TENEMENTS WITH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.M. BUT MORE THAN 30 SQ.M.	2:1	22	11.00	2.2	22	22
	iii) FOR EVERY TWO TENEMENTS WITH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.M. BUT LESS THAN 80.00 SQ.M.	2:1	35	17.50	2.2	35	35
	iv) FOR EVERY ONE TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80.00 SQ.M. BUT LESS THAN 150 SQ.M.	1:1	NIL	00	1:1	NIL	00
VISITOR 5%	(car =28.5 x 5% & scooter 57 x 5%)			1.43			2.85
TOTAL			57	29.93		57	59.85
UDCPR - G.R. 10.2.14 Date-2nd dec. 2021. as per Regulation no (8.2.2- shall be 0.8). (29.93x 80%)					23.94	As Per GR, for scooter (80% not applicable)	
REQUIRED CAR PARKING					24	60	
PROVIDED CAR PARKING		PIT+STACK PARKING 19 NOS PIT+PUZZLE PARKING 33 NOS		} TOTAL 52 NOS	STILT PARKING 11 OPEN PARKING 07 Camposit Parking 42		60
NOTE:- (AS PER UDCPR - PG NG. 158 (8.1.1-V)					BAL = TOTAL PARKING -PROPOSED PARKING = 52 - 44(PROP) = 7 NOS (composit parking)		
1) We are already proposed extra Camposit car parking = 7 NOS							
2) So, as per UDCPR Format It Like, 1 Car equals to 6 Scooter allowed (eg. = 7 x 6 = 42 nos)							



LOCATION PLAN
(SCALE: NTS)

BLDG. NO.	NO. OF FLOOR	NO. OF TENENT	HEIGHT OF BLDG.	STILT AREA	NET B/U/P AREA	METER ROOM	TOTAL BUILD UP AREA (7= 4+5+6)	TOTAL CONSTRUCTION AREA (8)
(1)	(2)		(3)	(4)	(5)	(6)		
A	STILT TO 8TH(P) FLR ONLY	57 NOS	29.95 M.	366.03	3311.07	14.82	3691.92	3691.92
		TOTALS		366.03	3311.07	14.82	3691.92	3691.92

BUILDING AREA STATEMENT			
FLOOR	RES./B/UP AREA	HEIGHT OF BLDG	TOTAL NO. FLOOR
PL		0.75	
STILT FLOOR	40.98	6.00	0
FIRST FLOOR	448.09	2.90	8
SECOND FLOOR	448.09	2.90	8
THIRD FLOOR	448.09	2.90	8
FOURTH FLOOR	448.09	2.90	8
FIFTH FLOOR	448.09	2.90	8
SIXTH FLOOR	448.09	2.90	8
SEVENTH FLOOR	448.09	2.90	8
EIGHT FLOOR	133.48	2.90	1
TOTAL B/UP AREA	3311.07	29.95	57
TOTAL PERMISSIBLE AREA		3328.73	
TOTAL PROPOSED AREA		3311.07	
BALANCE AREA		17.66	

BLDG. NO. (1)	FLOOR NO. (2)	TOTAL RESI. BUILT-UP AREA OF AS PER OUTER CONSTRUCTION LINE. (3)
A	(St. + 7TH + 8TH(F)) Only)	3311.07 Sq.Mt.
	TOTAL	3311.07 Sq.Mt.

BUILDING	NO. OF FLATS
BUILDING - A	57 NOS
TOTAL TENENT	57 NOS

FROM OF STATEMENT 3 - AREA DETAILS OF APARTMENT					
BLDG NO.	NO OF FLOOR	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO F
(1)	(2)	(3)	(4)	(5)	(6)
"A" (St. to 7th + 8th (p) flr. Only)	STILT FLR.	METER ROOM	10.518	----	----
		FITNESS/CRECHE	20.28	----	----
		SANITARY BLOCK	2.50	----	----
		DRIVER ROOM	11.38	----	----
		ROOM - 1	49.80	----	----
		ROOM - 2	48.90	----	----
		ROOM - 3	44.98	----	----
		ROOM - 4	32.72	----	----
		ROOM - 5	32.87	----	----
	ROOM - 6	33.13	----	----	
	ROOM - 7	54.46	----	----	
	ROOM - 8	50.76	----	----	
	8th FLR.(P) Only	ROOM - 1	TERRACE	----	----
		SOCIETY RM - 2	20.04	----	----
		CHECHE RM - 3	24.24	----	----
ROOM - 4		32.72	----	----	

9	10	INDEX	BASIC FSI	PREMIUM FSI	TDR/ DR	DILAPIDATED INCENTIVE TENANT	DILAPIDATED INCENTIVE OWNER	ANCILLARY AREA- RESIDENTIAL	ANCILLARY AREA- COMM	TOTAL	DRAWING VALUE	STATUS
			(a)	(b)	(c)	(d)	(e)	(f) = (80% OF a+b+c+d+e)	(g) = (80% OF a+b+c+d+e)	(h) = (a+b+c+ d+e+f+g)		
10.1		PERMISSIBLE INDEX	1.10	0.5	0.4	50%	30%					
10.2		AS PER 10.2.10, TOTAL INDEX AS PER 6.3 = BASIC + PREMIUM + TDR		2.00								
10.3		AS PER REG 10.2.10 INDEX= EXISTING BUILDING AREA / NET PLOT AREA = 1079.17/923.40		1.17								
10.4		AS INDEX IN 9.2 IS MORE THAN 9.3, 9.1 IS APPLICABLE AS PER 10.2.10	1.10	0.5	0.4							
10.5		TOTAL PERMISSIBLE (AS PER 6.3)	1015.74	461.70	369.36	539.59		1431.83		3818.215		--
The Sanctioned Area of Existing building is 1079.15sqm and same is considered as Basic area for calculation of TDR. Accordingly area of 63.43 sqm is being reduced from total TDR potential in line with Geo Index cap. TDR thus available in future would be calculated as follows: Total TDR potential(369.36 sqm) – 63.43 sqm = 305.93 sqm (Available TDR in future)												
		AREA FOR ACTUAL USE	1079.17	461.70	305.93	539.59		1431.83		3818.215		
10.6		PROPOSED P LINE AREA (SHOULDN'T EXCEED 9.5)	1079.17	461.70	0	539.59		1241.65		3322.10	3311.07	OK
10.7		MAXIMUM PLOT POTENTIAL	1015.74	461.70	369.36			1108.08	0.00	2954.88		

	PROPOSED FLAT-57 NOS.		REQUIRED	PROPOSED
FITNESS CENTER	AREA OF ABOUT 20 SMT IN SCHEME HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 20 SMT. AREA FOR EVERY 300 FLATS	FOR 57 FLATS 20 SMT.	20.00	BU. 23.00
CRECHE ROOM	AREA OF ABOUT 20 SMT IN SCHEME HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 20 SMT. AREA FOR EVERY 300 FLATS	FOR 57 FLATS 20 SMT.	20.00	BU. 26.32 SM
SOCIETY OFFICE	AREA OF ABOUT 20 SMT IN SCHEME HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 20 SMT. AREA FOR EVERY 300 FLATS	FOR 57 FLATS 20 SMT.	20.00	BU. 22.46 SM
DRIVERS ROOM	ROOM OF SIZE 12 SQ.MT. WITH ATTACHED TOILET IN SCHEMES HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.MT. AREA FOR EVERY 300 FLATS	FOR 57 FLATS 12 SMT.	12.00	BU. 14.97 SM
ENTRANCE LOBBY	EVERY RESIDENTIAL BUILDING HAVING MORE THAN 6 FLATS / 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.	MINIMUM 9.00 SMT.	9.00	BU. 23.54 SM
SANITARY BLOCK	FOR SERVANT HAVING MAXIMUM OF SIZE 3 SQ.MT. IN SCHEMES HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 3 SQ.MT. AREA FOR EVERY 300 FLATS	MAXIMUM 3.00 SMT.	3.00	BU. 2.94 SM

1/3

LAYOUT PLAN, PLOT AREA DIAGRAMS & AREA CALCULATIONS, OTHER, etc.

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30 1-21-2023

Thane Municipal Corporation
The City of Thane

बाबुर नवाझाबादर बाबकाम न बाबुर तसेच
विजय नियाळन विजयबाबाबाबुर बाबकाम तथा
प्रधानाबाब न येता बांधकाम बाबुर करणे, महाराष्ट्र
प्रदेशिक न बाबुर जमना अधिनियमाचे कलम ५२
नुसार प्रकलपात्र मुल आहे. त्यासाठी जास्ती
तक ३ वर्षे लैड व रु. ५०००/- दंड होऊ शकतो



SR. NO.	DESCRIPTION	AREA IN SQ.M
1.	AREA OF PLOT. (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
(a).	AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1080.00
(c).	AS PER MEASUREMENT SHEET	979.95
(c).	NOT IN POSSESSION	56.55
(d).	AREA CONSIDERED FOR PROPOSAL = a - c	923.40
(e)		562.05
2.	DEDUCTION FOR	
(a).	PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00
(b).	ANY RESERVATION	0.00
(c).	(TOTAL a+b)	0.00
3.	BALANCE AREA OF PLOT (1-2)	923.40
4.	AMENITY SPACE (IF APPLICABLE)	0.00
(a).	REQUIRED -	0.00
(b).	ADJUSTMENT OF 2(b), IF ANY	0.00
(c).	BALANCE PROPOSED -	0.00
5.	NET PLOT AREA (3-4 (c))	923.40
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a).	REQUIRED -	
(b).	PROPOSED	
7.	INTERNAL ROAD AREA	
8.	PLOT ABLE AREA (IF APPLICABLE)	
9.	EXISTING AREA OF DILAPIDATED BLDG	1079.17

CERTIFICATE THAT THE PLOT UNDER REFERENCE SURVEYED BY ME ON _____ AND THE DIMENSION 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 DOCUMENT OWNERSHIP

MR. ARAV MANIWADKAR

PROPOSED RESIDENTIAL BUILDING ON THE PLOT READING

S. No 76 B/12 AT Village - DHOKALI Thane

U.S. NO. 75 B-12, AT Village - DHORALI, Maine.

NAME OF P.O.A.H. / DEVELOPERS	SIGNATURE

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.

M/s. ASHOK WATIKA CO-OP HSG. SOCIETY

WAJ reg. No. TNA HSG. TC 2024

AS Mansel. Shinobu

CHAIRMAN SECRETARY TREASURER

CHAIRMAN	SECRETARY	TREASURER

NAME & SIGNATURE OF ARCHITECT	

JOB NO. _____ REG. NO. - CA 00327230

DRAWING NO.: 01

SCALE 1:100

DATE: 11.03.2020

DATE: 11-02-2023
WHITE CHARTER ARCHITECTS

DRAWN BY : JAYSHREE