

SUMMARY (AS PER UDCPR)

Bldg. No.	Plinth area in sq.mt.	No. of floors	Total b/u area in sq.mt.		Use of bldg.	No. of Tenements
			COMM.	RESI.		
14	279.745	8TH TO 14TH FLOORS	---	2220.29	RESI.	42 nos.
15	754.27	GR./ST.+1ST TO 8TH FLOOR	690.67	5782.32	RESI. & COMM.	105 nos.
TOTAL	1034.02		690.67	8002.61		147 nos.

SUMMARY FOR BUILTUP AREA OF BLDGS. AS PER PREVIOUS APPROVAL DT.03-09-2021

Bldg. no.	Plinth area in sq.mt.	No. of floors	Bup area in sq.mt.		Tenements
			COMM.	RESI.	
14	279.745	GR./ST.+1ST TO 7TH UP	146.708	1534.079	42 NOS.

SUMMARY OF COVERED AREA

	F.S.I.	NON F.S.I.	TOTAL
BUILDING 14	3601.08	892.42	4793.50
BUILDING 15	6473.19	334.15	6807.34
TOTAL AREA	10374.27	1226.57	11600.84

TENEMENT STATEMENT FOR PARKING PURPOSE
BLDG. NO. 14 (8TH TO 14TH FLOOR)
BLDG. NO. 15 (GR.ST TO 8TH FLOOR)

BLDG. NO.	TENEMENTS AREA IN SQ.M.			
	BELOW 30.0	30.0 - 40.0	40.0 - 80.0	80.0 - 150.0
14	02	40	---	---
15	---	105	---	---
TOTAL	02	145	---	---
	147			

PARKING STATEMENT (BLDG. NO. 14)

PARKING REQUIREMENT AS PER APPROVAL DT. 03-09-2021			
NO PARKING SPACE FOR EVERY TENEMENTS OF BU AREA LESS THAN 35 SQ.MT.			
ONE PARKING SPACE FOR EVERY TWO TENEMENTS OF BU AREA MORE THAN 35 SQ.MT. UPTO 50 SQ.MT.	18 TENE / 2	09 NOS.	
PARKING REQ. FOR PROPOSED 7TH FLOOR			
ONE PARKING SPACE FOR EVERY TWO TENEMENTS OF BU AREA MORE THAN 35 SQ.MT. UPTO 50 SQ.MT.	8 TENE / 2	03 NOS.	
ONE PARKING SPACE FOR EVERY ONE TENEMENTS OF BU AREA MORE THAN 50 SQ.MT. UPTO 75 SQ.MT.			
---	TENE / 1	---	
TOTAL PARKING		12 NOS.	
10% CAR PARKING FOR VISITORS		01 NOS.	
COMM. FOR EVERY 25 SQ.MT. OF FUR AREA UPTO 400 SQ.MT. and (148.71 / 25 = 2)		06 NOS.	
TOTAL CAR PARKING REQUIRED		19 NOS.	
TWO WHEELER PARKING SPACE PER TENEMENT		42 NOS.	

ADDITIONAL REQUIREMENTS

FITNESS CENTRE, CRECHE, SOCIETY OFFICE CUM LETTER BOX ROOM, ADMEASURING AREA OF ABOUT 20 SQ.M. IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300 FLATS.		
PROPOSED 136 FLATS	REQUIRED = 22.60 SQ.MT.	
FITNESS CENTRE	28.55	
SOCIETY OFFICE/LETTER BOX	28.55	
CRECHE	28.55	85.63 SQ.MT.

ADDITIONAL REQUIREMENTS

SANITARY BLOCK FOR SERVANTS HAVING MAXIMUM AREA OF 3 SQ.M. IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 200 FLATS.		
PROPOSED 136 FLATS	REQUIRED	PROPOSED
SERVANT TOILET	3.59	4.93

ADDITIONAL REQUIREMENTS

DRIVERS ROOM OF SIZE 12 SQ.M. WITH ATTACHED TOILET IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.		
PROPOSED 136 FLATS	REQUIRED	PROPOSED
DRIVERS ROOM	13.30	16.32

PARKING STATEMENT FOR BLDG. NO. 14 & 15 (AS PER UDCPR)

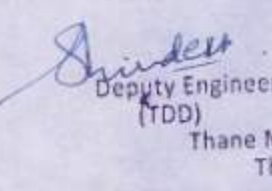
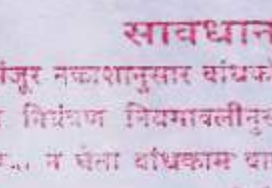
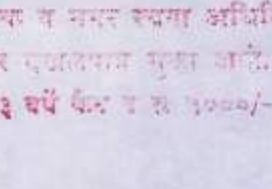
DESCRIPTION	TENEMENTS	CAR PARKING	2W PARKING
FOR EVERY 2 TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT. (1 car + 4 scooter)	02	00	04
FOR EVERY 2 TENEMENT HAVING CARPET AREA 30 TO 40 SQ.MT. (1 car + 2 scooter)	145	73	145
5% FOR VISITORS		04	07
COMMERCIAL (SHOP) FOR EVERY 100 SQ.M. CARPET AREA (2 car + 5 scooter)		07	22
TOTAL PROPOSED 354.75 SQ.M. CARPET			
COMMERCIAL (COMMUNITY HALL) FOR EVERY 200 SQ.M. CARPET AREA (1 car + 5 scooter)		01	06
TOTAL PROPOSED 250.37 SQ.M. CARPET			
TOTAL	147	85	194
REQUIRED AS PER MULTIPLICATION FACTOR (0.8)		68	147

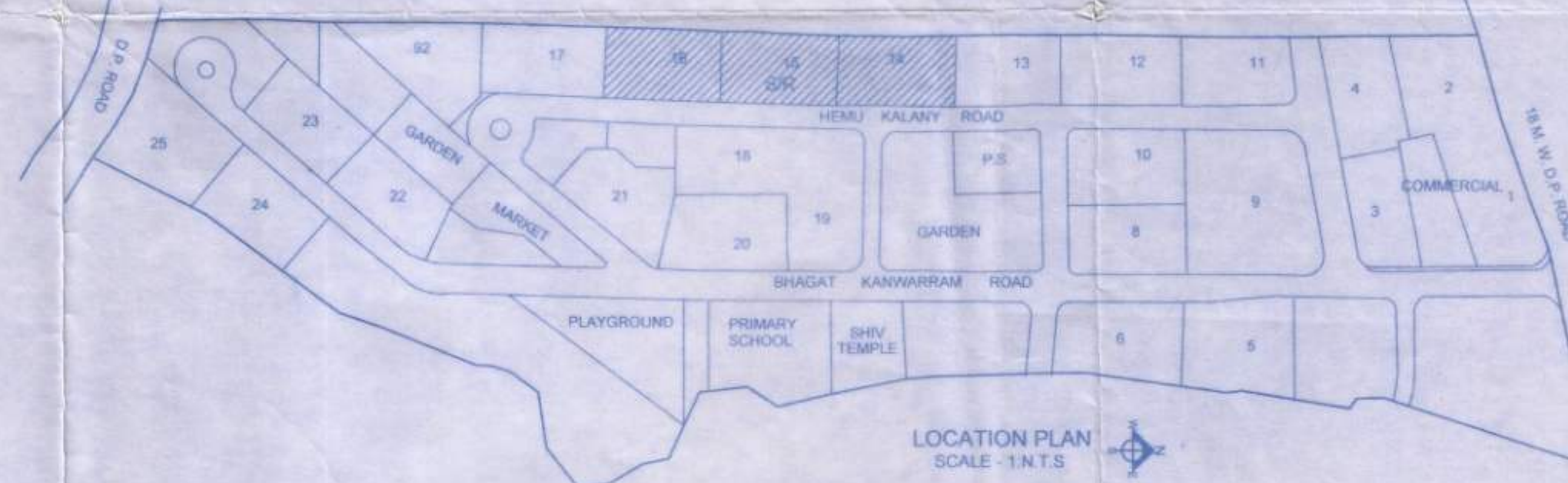
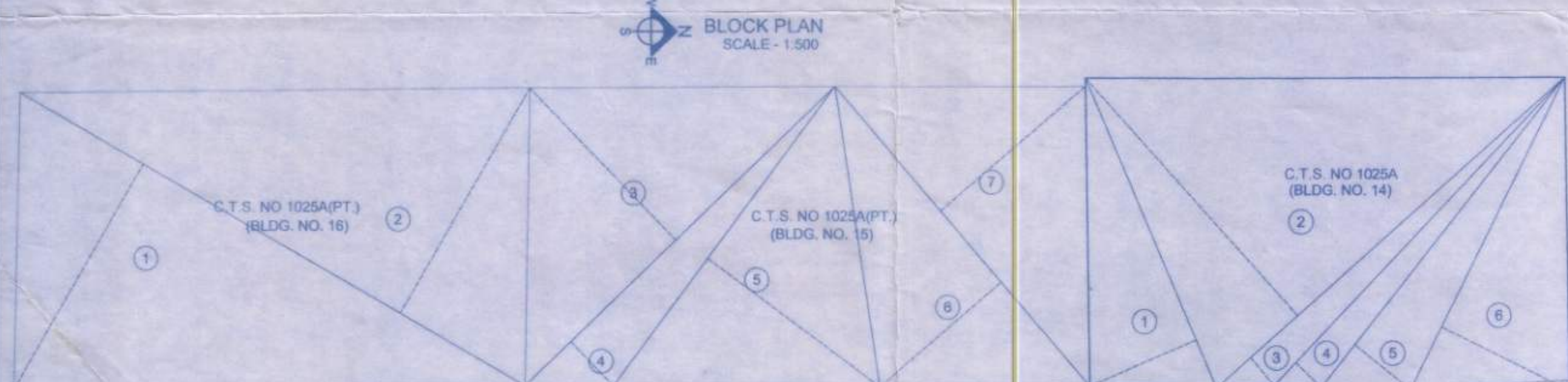
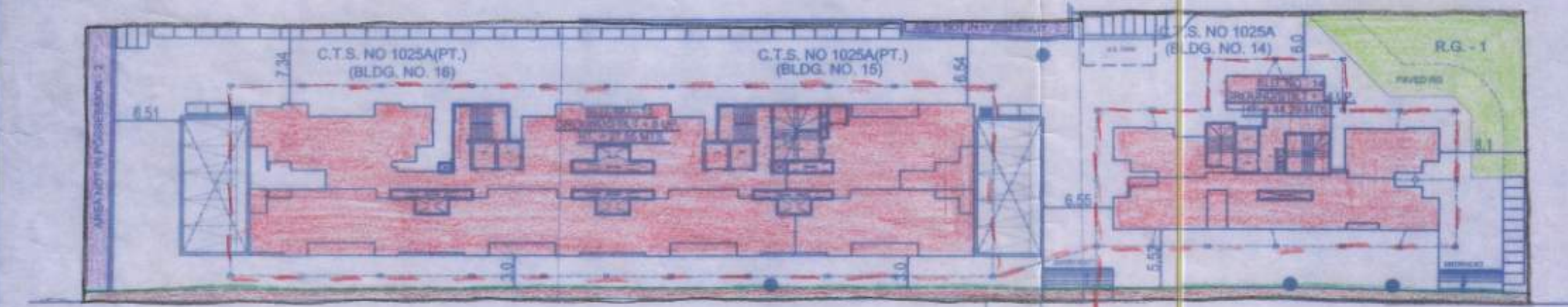
	4-W	2-W
TOTAL REQUIRED PARKING	15468+87	42+147=189
PROPOSED PARKING		
IN STILT OF BLD. NO. 14	13	04
IN STILT OF BLD. NO. 15	---	72
NEAR BLD. NO. 15 (11 LVL. CAR PARKING TOWER-1)	45	---
NEAR BLD. NO. 15 (11 LVL. CAR PARKING TOWER-2)	45	---
IN OPEN	---	59
TOTAL	103	135
COMPOSITE PARKING		
13 Car parking space OR 78 scooter parking (in car parking tower-1)	13	78
Proposed parking	90	213
Maximum permissible parking (1.5 times of the required parking)	130	283

PROFORMA - A

AREA STATEMENT	SQ. MTS.
1 AREA OF PLOT (MINIMUM AREA OF a, b, c to be considered)	3451.52
a AS PER OWNERSHIP DOCUMENT (CTS EXTRACT)	3527.70
b AS PER MEASUREMENT SHEET	3523.13
c AS PER SITE (EXCLUDING 76.18 SQ.MT. AREA NOT IN POSSESSION) (3527.70 - 76.18 SQ.MT.)	3451.52
2 DEDUCTIONS FOR:	
a PROPOSED 12.0 M. ROAD WIDENING AREA	139.00
b ANY D.P. RESERVATION AREA	---
c TOTAL (a+b)	139.00
3 BALANCE PLOT AREA (1-2)	3312.52
4 AMENITY SPACE (IF APPLICABLE)	---
a REQUIRED	---
b ADJUSTMENT OF 2b, IF ANY	---
c BALANCE PROPOSED	---
5 NET PLOT AREA (3-4)	3312.52
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a REQUIRED	---
b PROPOSED	169.34
7 INTERNAL ROAD AREA	---
8 PLOT AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	
a AS PER FRONT ROAD WIDTH (SR. NO. 8 BASIC F.S.I.) (I.E. 3312.52 x 1.10)	3643.77
b AS PER REG. NO. 102/10, ADDITIONAL INCENTIVE FSI TO THE EXTENT OF 15 SQ.MT. PER TENEMENT.	
1150 SQ.MT. + 36 FLATS x 3.82 SQ.MT.	1620.00
ADDITION OF FSI ON PAYMENT OF PREMIUM	
a MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE = 0.50 x (1) I.E. 0.50 x 3451.52	1725.76
b PROPOSED FSI ON PAYMENT OF PREMIUM	1725.76
c IN-SITU / TOR LOADING	
MAXIMUM PERMISSIBLE TOR LOADING BASED ON ROAD WIDTH = 0.65 x (1) I.E. 0.65 x 3451.52 = 2243.49 SQ.MT.	
d IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a)	278.00
(I.E. 2.0 X 139.00)	
e IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X SR. NO. 4b AND OR 4c)	---
f TOR AREA	---
g TOTAL IN-SITU / TOR LOADING PROPOSED (11 (a+b+c+d))	278.00
ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
h TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a (2a+b) + 1000+1100	7267.63
b LESS EXISTING BUP AREA (ALREADY APPROVED)	1680.79
c BALANCE AREA	5586.74
d PROPOSED COMMERCIAL BUP AREA	383.82
e PROPOSED 80% ANCILLARY FSI FOR COMMERCIAL	307.06
f TOTAL BUP AREA FOR COMMERCIAL (a+e)	690.88
g BALANCE AREA FOR RESIDENTIAL AREA (130-136)	5202.92
h ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES. (CONSIDERING RES. DEVELOPMENT 60%) MAX. PERMISSIBLE = 5202.92 x 60% = 3121.75 SQ.MT. PERMISSIBLE AS PER PROPOSED AREA = (5202.92 X 0.60) = 3000.88 SQ.MT.	3000.88
i TOTAL BUP AREA FOR RESIDENTIAL (g+h)	8203.90
j TOTAL ENTITLEMENT (b+h+i)	10575.57
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 61 OR 62 OR 63 OR 64 AS APPLICABLE) X 1.5 OR 1.8 (I.E. (1030 FSI IN 110 INCENTIVE FSI-HORIZONTAL FSI (65) TOR (6.55) (I.E. (3643.77+1620.00+1725.76+2243.49) = 9233.01 SQ.M. X 1.80 OR 1.80 9233.01 - 383.32 (comm.) = 8849.69 x 1.8 = 14559.50 sq.mt. 363.32 x 1.8 = 653.98 sq.mt. 14640.48 sq.mt.)	14640.48
15 TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	10575.57
a EXISTING BUILT-UP AREA	1680.79
b PROPOSED BUILT-UP AREA (AS PER F.S.I.)	8993.48
c TOTAL (a+b)	10374.27
16 F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.98
17 AREA FOR INCLUSIVE HOUSING, IF ANY	N/A
a REQUIRED 20% OF SR. NO. 5	---
b PROPOSED	---

PROFORMA - B

CONTENTS OF SHEET		01/08
LAYOUT PLANS, PLOT DRAWINGS & CALCULATIONS		
GROUND FLOOR PLAN, LOCATION PLAN, SUMMARY		
STAMP OF APPROVAL OF PLANS		
Plans are approved Subject to conditions Prescribed in Permit No. Y.P. 5.61/2022/10 TMC/DT-07/19887/22 dated 27/11/2022		
 Jai Maa Co-op. Hsg. Soc. Ltd. Chairman		
 Shubham Developers P.O.A. Holder		
 Architect		
		
DESCRIPTION OF PROPOSAL PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO.1025A (BLDG. NO.14), 1025A (PT.) (BLDG. NO.15) 1025A (PT.) (BLDG. NO.16) FOR KOPARI, THANE (W).		
ADDRESS OF DEVELOPER SHUBHAM DEVELOPERS SARVA SEVA SAMITI, NEAR BLOK NO. 17, SADHU WASVANI NAGAR, KOPARI COLONY, THANE (E)-400 603.		
NAME & SIGNATURE OF OWNER / P.O.A.HOLDER For Jai Maa Co-op. Hsg. Soc. Ltd. Chairman For Shubham Developers P.O.A. Holder M/S SHUBHAM DEVELOPERS (BUILDING NO.-14 & 16) ARCHITECT  ARCHITECT		
ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE JOB NO. DRAWN BY: NIKHIL SCALE: 1:200 DRAWING NO.: 01 CHECKED BY: DINESH REGISTRATION NO. OF ARCHITECT / LICENSE NO. OF LICENSED ENGINEER / SUPERVISOR CA/1003262		



PLOT AREA DIAGRAM SCALE - 1:500

12.00 M. WIDE PROPOSED ROAD WIDENING AREA CALCULATION FOR C.T.S. NO. 1025A (BLDG. NO. 14)

1	1/2 X 11.09 X 1.00 X 1 NO	=	5.55 SQ.MT
2	1/2 X 11.09 X 1.23 X 1 NO	=	6.82 SQ.MT
3	1/2 X 5.14 X 1.05 X 1 NO	=	2.70 SQ.MT
4	1/2 X 5.14 X 0.98 X 1 NO	=	2.52 SQ.MT
5	1/2 X 4.28 X 0.95 X 1 NO	=	2.03 SQ.MT
6	1/2 X 11.98 X 0.70 X 1 NO	=	4.19 SQ.MT
7	1/2 X 11.98 X 1.15 X 1 NO	=	6.89 SQ.MT
8	1/2 X 13.87 X 1.16 X 1 NO	=	8.04 SQ.MT
9	1/2 X 13.87 X 1.00 X 1 NO	=	6.94 SQ.MT
TOTAL ADDITION		=	45.68 SQ.MT
AREA ROUNDED OFF TO		=	45.00 SQ.MT

12.00 M. WIDE PROPOSED ROAD WIDENING AREA CALCULATION FOR C.T.S. NO. 1025A (PT.) (BLDG. NO. 15)

3	1/2 X 7.74 X 0.99 X 1 NO	=	3.83 SQ.MT
4	1/2 X 36.88 X 0.73 X 1 NO	=	11.27 SQ.MT
5	1/2 X 36.88 X 1.07 X 1 NO	=	19.52 SQ.MT
6	1/2 X 18.35 X 1.07 X 1 NO	=	9.82 SQ.MT
7	1/2 X 18.35 X 1.00 X 1 NO	=	9.18 SQ.MT
TOTAL ADDITION		=	50.62 SQ.MT
AREA ROUNDED OFF TO		=	50.00 SQ.MT

12.00 M. WIDE PROPOSED ROAD WIDENING AREA CALCULATION FOR C.T.S. NO. 1025A (PT.) (BLDG. NO. 16)

1	0.50 X 44.53 X 1.00 X 1 NOS	=	22.27 SQ.MT
2	0.50 X 44.53 X 1.00 X 1 NOS	=	22.27 SQ.MT
TOTAL ADDITION		=	44.54 SQ.MT
AREA ROUNDED OFF TO		=	44.00 SQ.MT

PLOT AREA CALCULATION FOR C.T.S. NO. 1025A (BLDG. NO. 14)

D	1/2 X 28.74 X 10.040 X 1 NO	=	144.280 SQ.MT.
E	1/2 X 30.885 X 4.300 X 1 NO	=	67.329 SQ.MT.
F	1/2 X 33.403 X 3.113 X 1 NO	=	51.992 SQ.MT.
G	1/2 X 38.783 X 5.212 X 1 NO	=	101.068 SQ.MT.
H	1/2 X 38.783 X 28.872 X 1 NO	=	559.871 SQ.MT.
I	1/2 X 41.607 X 0.449 X 1 NO	=	9.341 SQ.MT.
J	1/2 X 30.190 X 12.478 X 1 NO	=	188.355 SQ.MT.
TOTAL ADDITION		=	1122.24 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S. NO. 1025A (PT.) (BLDG. NO. 15)

3	1/2 X 37.40 X 18.31 X 1 NO	=	342.40 SQ.MT.
4	0.5 X 37.40 X 5.34 X 1 NO	=	99.86 SQ.MT.
5	1/2 X 52.32 X 18.68 X 1 NO	=	301.87 SQ.MT.
6	1/2 X 34.23 X 13.85 X 1 NO	=	236.75 SQ.MT.
7	1/2 X 34.23 X 16.59 X 1 NO	=	283.94 SQ.MT.
TOTAL ADDITION		=	1266.82 SQ.MT.

PLOT AREA CALCULATION FOR C.T.S. NO. 1025A (PT.) (BLDG. NO. 16)

1	1/2 X 50.75 X 22.54 X 1 NO	=	571.95 SQ.MT.
2	1/2 X 50.75 X 22.55 X 1 NO	=	572.21 SQ.MT.
TOTAL ADDITION		=	1144.16 SQ.MT.

AREA NOT IN POSSESSION - 1 AREA CALCULATION C.T.S. NO. 1025A (PT.) (BLDG. NO. 15)

1	0.5 X 2.60 X 0.93 X 1 NO	=	1.21 SQ.MT.
2	1/2 X 15.47 X 1.47 X 1 NO	=	11.37 SQ.MT.
3	1/2 X 13.40 X 0.95 X 1 NO	=	6.37 SQ.MT.
TOTAL ADDITION		=	18.95 SQ.MT.

AREA NOT IN POSSESSION - 2 AREA CALCULATION C.T.S. NO. 1025A (PT.) (BLDG. NO. 16)

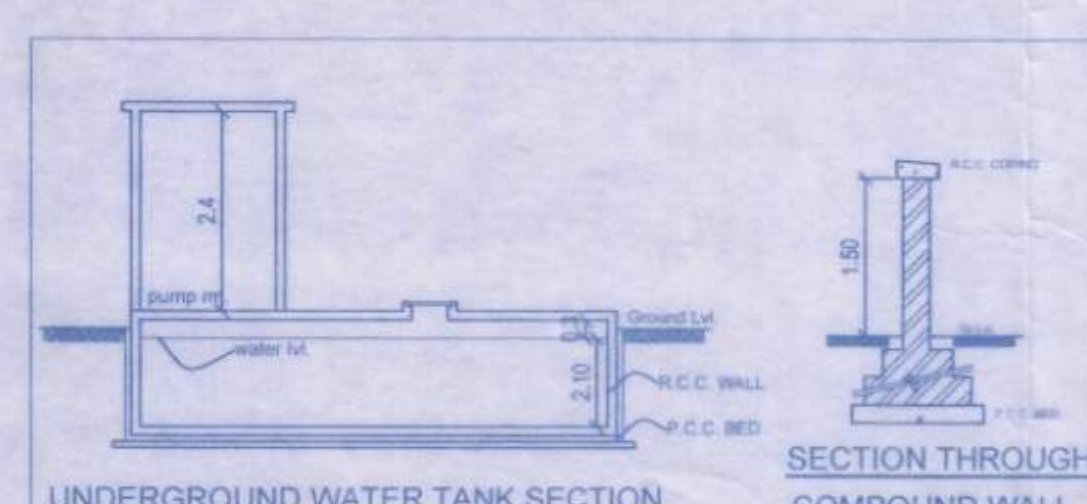
4	1/2 X 24.88 X 2.20 X 1 NO	=	27.37 SQ.MT.
5	1/2 X 24.88 X 2.40 X 1 NO	=	29.88 SQ.MT.
TOTAL ADDITION		=	57.23 SQ.MT.

PLOT AREA STATEMENT

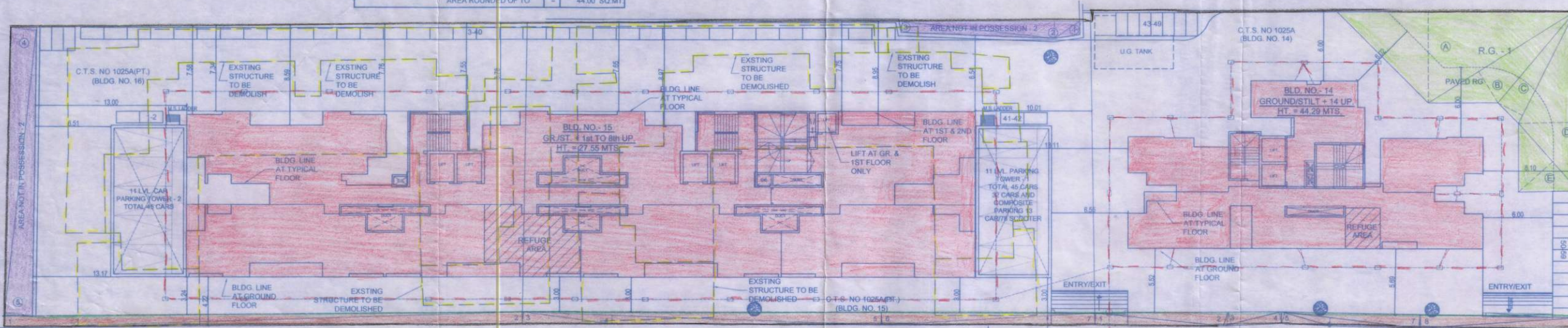
BLDG. NO.	C.T.S. NO.	AREA AS PER C.T.S.	AREA AS PER METHOD	AREA CONSIDERED FOR F.S.I.	AREA UNDER 12 M.W. ROAD	AREA NOT IN POSSESSION	AREA UNDER RES. ZONE
14	1025A	1122.00	1122.24	1122.00	45.00	---	1077.00
15	1025A (PT.)	1263.80	1266.76	1263.80	50.00	18.95	1194.85
16	1025A (PT.)	1141.90	1144.13	1141.90	44.00	57.23	1040.67
TOTAL		3527.70	3533.13	3527.70	139.00	76.18	3312.52

R.G.-1 AREA CALCULATION

AS PER APPROVAL DT. 03-09-2021				
REQUIRED R.G. is 15% of 1122.00 sq.mt. = 168.300 SQ.MT.				
A	1/2	X 20.396	X 7.798	X 1 NO = 79.932 SQ.MT.
B	1/2	X 14.820	X 3.142	X 1 NO = 23.282 SQ.MT.
C	1/2	X 10.726	X 2.364	X 1 NO = 12.678 SQ.MT.
D	1/2	X 15.364	X 5.033	X 1 NO = 38.864 SQ.MT.
E	1/2	X 7.748	X 3.919	X 1 NO = 15.182 SQ.MT.
PROPOSED R.G.				= 169.338 SQ.MT.



NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
ROAD WIDENING LINE SHOWN IN	GREEN
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE	SHOWN IN RED DOTTED
EXIST. STRUC. TO BE DEMOLISHED SHOWN IN	YELLOW DOTTED
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED



EXISTING 10.00 MT W. ROAD. PROPOSED 12.00 MT W. ROAD.

