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(A)

PARKING STATEMENT FOR FOUR WHEELER (AS PER OLD SANCTIONED)

	FLOOR	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL :-				
PARKING SPACE NOT REQUIRED FOR TENEMENTS HAVING AREA BELOW 35.00 SQ.MT.	1ST TO 14TH	80	----	----
ONE PARKING SPACE FOR EVERY 2 TENEMENT WITH A BUILT UP AREA EXCEEDING 35 SQ.MT. BUT NOT EXCEEDING 50 SQ.MT.	1ST TO 14TH	28	14	14
10 % FOR VISITORS			1	1
COMMERCIAL :- GOVERNMENT , SEMIPUBLIC & PRIVATE OFFICE ONE CAR PARKING SPACE FOR EVERY 50 SQ.MT. OF OFFICE SPACE UPTO 1000 SQ.MT. & FOR EVERY 100.00 SQ.MT. OF ADDITIONAL SPACE FOR AREAS EXCEEDING 1000.00 SQ.MT. TOTAL COMMERCIAL AREA = 254.45 / 25) = 10 NOS	GR.		10	10
EXTRA				16
TOTAL		108	25	41

PARKING STATEMENT FOR TWO WHEELER (AS PER OLD SANCTIONED)

	FLOOR	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL :- ONE TWO WHEELER PARKING FOR EVERY TENEMENTS SHALL BE COMPULSORY TOTAL NOS OF TENET = 108 NOS	1ST TO 14TH	108	108	108
COMMERCIAL :- ONE TWO WHEELER PARKING SPACE FOR EVERY 20 SQ.MT OF OFFICE SPACE SHALL BE PROVIDED TOTAL COMMERCIAL AREA = 254.45 / 20 = 13 NOS	GR.		13	13
EXTRA				33
TOTAL		108	121	122

R. G. ON PODIUM AREA CALCULATION

04)	15.43	x 7.70	x 1.00	=	118.81	SQ.MT
05)	3.05	x 7.70	x 0.50	=	11.75	SQ.MT
TOTAL ADDITIONS				=	130.56	SQ.MT.
15% R.G. REQUIRED OF NET PLOT				=	325.95	SQ.MT
PROVIDED R. G. 200.24 + 130.55				=	330.80	SQ.MT

R. G. ON GR. AREA CALCULATION

01)	17.05	x 7.40	x 0.50	=	63.09	SQ.MT.
02)	15.88	x 1.78	x 0.50	=	14.14	SQ.MT.
03)	24.85	x 9.90	x 0.50	=	123.01	SQ.MT.
TOTAL ADDITIONS				=	200.24	SQ.MT.

PLOT AREA STATEMENT

VILLAGE	S. NOS.	AREA AS PER 7/12 EXTRACT	TOTAL AREA AS PER A METHOD	AREA CONSIDER IN F.S.I.	AREA UNDER 30.00 M.W. D.P.ROAD
(01)	(02)	(03)	(04)	(05)	(06)
KALWA	OLD S. No. 54/2 NEW C.T.S. No. 3074	3090.00	3092.60	3090.00	917.00
TOTAL		3090.00	3092.60	3090.00	917.00

STAIR-CASE AREA SUMMARY

BLDG. TYPE	FLOORS	AREA IN SQ.MT.
	GR(PT)/ST(PT)+ 1ST TO 17TH+18TH(P)	1269.97
TOTAL		1269.97

TENEMENTS STATEMENT

BLDG. TYPE	FLOORS	TENEMENT		
		SANCTION	PROPOSED	TOTAL
	GR(PT)/ST(PT)+1ST TO 17TH+18TH(P)	108	24	132

(B)

PARKING STATEMENT (AS PER UDCPR)

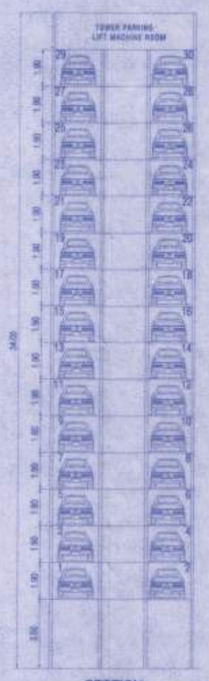
PARKING STATEMENT FOR FOUR WHEELER	TENEMENT	PARKING
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.	0	0
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	0
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	24	12
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.	0	0
TOTAL	24	12
VISITOR'S PARKING 5%		0.60
TOTAL PARKING REQUIRED		13

PARKING STATEMENT (AS PER UDCPR)

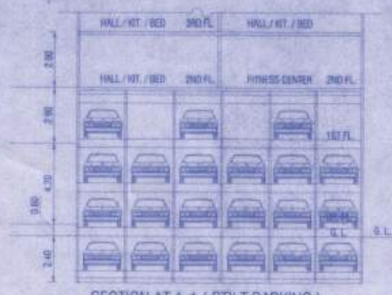
PARKING STATEMENT FOR TWO WHEELER	TENEMENT	PARKING
4 parking space for every 2 tenement carpet area less than 30.00 sq.mt.	0	0
2 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	0
5 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	24	60
3 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0
3 parking space for every 1 tenement carpet area above 150.00 sq.mt.	0	0
TOTAL	24	60
VISITOR'S PARKING 5%		3.00
TOTAL PARKING REQUIRED		63

TWO WHEELER PARKING CONVERSION INTO FOUR WHEELER

TOTAL TWO WHEELER PARKING REQUIRED = 121 AS PER OLD SANCTIONED + 63 AS PER NEW PROPOSAL = 184 NOS.
PROPOSED TWO WHEELER PARKING ON GROUND 124 NOS.
THEREFORE 184 - 124 = 60 TWO WHEELER BALANCE.
THEREFORE, 60 / 6 = 10 CARS CONVERTED
TOTAL FOUR WHEELER PARKING REQUIRED = 38 + 10 CONVERTED = 48 CARS PERMISSIBLE
(AS PER RULE NO.8.1.1 POINT NO.5) = (48 X 1.50 = 72 FOUR WHEELER)
FOUR WHEELER PARKING :- GROUND PARKING - 21
PODIUM-1 PARKING - 21
TOWER PARKING - 30
TOTAL PROPOSED CARS = 72 FOUR WHEELER



SECTION
1 TO 30 NOS PARKING (15 LVL.)



SECTION AT 1-1 (STILT PARKING)
4 LEVEL INDEPENDENT PARKING (PIT PUZZLE PARKING)
SCALE = 1 : 200

SECTION AT P-P (PODIUM PARKING)
4 LEVEL INDEPENDENT PARKING (PIT PUZZLE PARKING)
SCALE = 1 : 200

TOTAL PARKING STATEMENT (A+B)

FOUR WHEELER PARKING REQUIRED	38 NOS.
TOTAL PARKING PROVIDED	72 NOS.
STILT PARKING 21 TOWER PARKING 30 PODIUM PARKING 21	
TWO WHEELER PARKING REQUIRED	184 NOS.
TWO WHEELER PARKING PROVIDED OPEN PARKING 124	124 NOS.

S. No. 54 H. No. 2 30.00 M. W. ROAD AREA CALC.

ADDITIONS =						
01)	26.00	x 5.00	x 0.50	=	65.00	SQ.MT.
02)	26.00	x 13.68	x 0.50	=	177.84	"
03)	56.30	x 5.00	x 0.50	=	140.75	"
04)	37.00	x 6.00	x 0.50	=	111.00	"
05)	32.00	x 4.60	x 0.50	=	73.60	"
06)	20.00	x 6.00	x 0.50	=	60.00	"
07)	32.00	x 18.05	x 0.50	=	288.80	"
TOTAL ADDITIONS				=	917.00	"

S. No. 52 H. No. 4 NET PLOT AREA CALC.

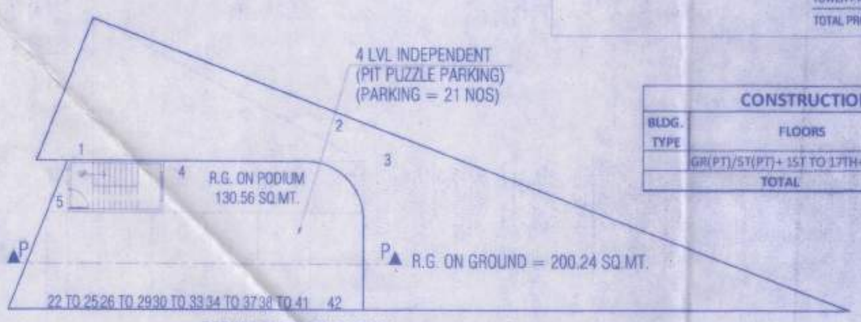
ADDITIONS =						
01)	36.00	x 15.00	x 0.50	=	270.00	SQ.MT.
02)	80.00	x 22.00	x 0.50	=	880.00	"
03)	64.10	x 32.00	x 0.50	=	1025.60	"
TOTAL ADDITIONS				=	2175.60	"

CONSTRUCTION AREA SUMMARY

BLDG. TYPE	FLOORS	AREA IN SQ.MT.		
		SANCTION	PROPOSED	TOTAL
	GR(PT)/ST(PT)+ 1ST TO 17TH+18TH(P)	7238.32	1728.02	8966.34
TOTAL		7238.32	1728.02	8966.34

BUILT-UP AREA SUMMARY

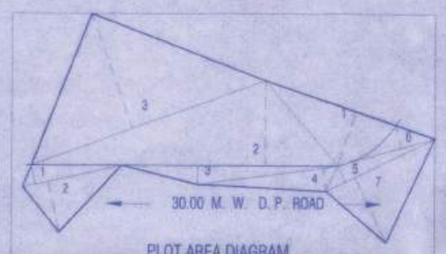
BLDG TYPE	FLOORS	AREA IN SQ.MT.				
		SANCTION			PROPOSED	
		COMMERCIAL	RESIDENTIAL	EXCESS BALC.	RESIDENTIAL	TOTAL
	GR(PT)/ST(PT)+ 1ST TO 17TH+18TH(P)	254.45	4188.45	283.55	1728.02	6454.47
TOTAL			4726.45		1728.02	6454.47



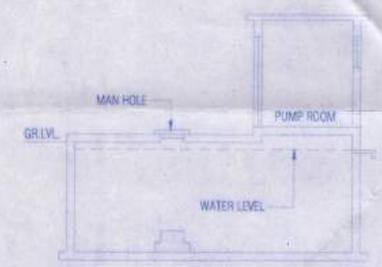
PODIUM R.G. AREA DIAGRAM
SCALE = 1 : 200

TREE STATEMENT

		AREA IN SQ.MT.
01	AREA OF PLOT	3090.00
02	AREA UNDER 30M. W. D. P. ROAD	917.00
03	NET AREA OF PLOT	2173.00
	NET AREA OF THE PLOT CONSIDERED FOR PROPOSA	2125.00
04	R. G. 15 % FOR NET PLOT AREA	325.95
05	REQUIRED ONE TREE 15.00 SQ.MT.	22 NOS
06	EXISTING TREES	
07	TREES PLANTED BEFORE D.C.	22 NOS



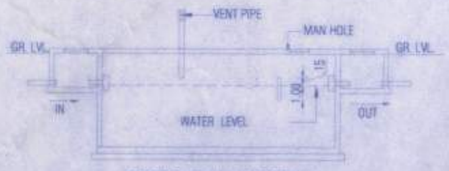
PLOT AREA DIAGRAM
SCALE = 1 : 1000



SUCTION TANK & PUMP ROOM SECTION
SCALE = N. T. S

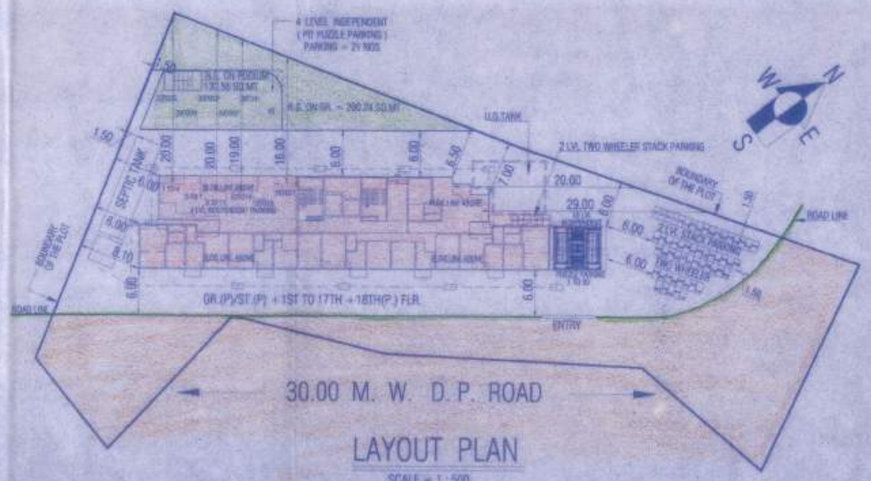
COMP. WALL SEC.
SCALE = 1 : 50

SECTION A1 TWO WHEELER 2 LEVEL STACK PARKING
SCALE = 1 : 100



SEPTIC TANK SECTION
SCALE = N. T. S.

LOCATION PLAN
SCALE = N. T. S.



LAYOUT PLAN
SCALE = 1 : 500

PROFORMA -"B" SHEET NO. 1/5

CONTENTS OF SHEET

LAYOUT PLAN,PARKING STATEMENT, BUILT UP & PLOTAREA DIA & CALC.R.G.& ARE DIA & CALC. ROAD AREA CALC.,PIT PUZZLE PARKING SECTION,SECPTIC TANK SECTION, COMP.WALL SECTION, SUCTION TANK SECTION, TREE STATEMENT ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S08/0011/10
TMC/TD-DP/TPS/5222/22 Dated 01/06/2022

06/07/2022
Deputy Engineer (TDD)

26/7/2022
Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान
"मंजुर नकाशानुसार बांधकाम न करणे, प्लॉट विकास नियंत्रण नियमावलीनुसार आवश्यक त्या पदपान्दा न ठेवा बेकायदा वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ UDCPR 2020 [illegible]"

PROFORMA -1 : AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S.NO. S. No. 54/2 H. No. 2 , AT VILAGE : KALWA & DIST. - THANE

		AREA IN SQ.MT.
	AREA STATEMENT	
01	AREA OF PLOT	3090.00
	(MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
a	AS PER OWNERSHIP DOCUMENT (7/12 , CTS EXTRACT)	3090.00
b	AS PER MEASUREMENT SHEET	3092.60
c	AS PER SITE	3092.60
d	AREA CONSIDER MINIMUM	3090.00
02	DEDUCTIONS FOR	----
a	AREA UNDER 30.00 M.W.ROAD	917.00
03	BALANCE AREA OF PLOT (1d-2a)	2173.00
04	AMENITY SPACE (IF APPLICABLE)	
05	NET PLOT AREA (3-4)	2173.00
06	RECREATIONAL OPEN SPACE (NOT APPLICABLE)	----
a	REQUIRED -	----
b	PROPOSED - 330.80	----
07	INTERNAL ROAD AREA	----
08	PLOTABLE AREA (IF APPLICABLE)	----
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH SR. NO. 5 x 1.1	2390.30
10	ADDITION OF FSI ON PAYMENT OF PREMIUM (3090.00 X 0.50 = 1545.00)	----
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	----
b	PROPOSED FSI ON PAYMENT OF PREMIUM 651.90 (ALREADY USE) + 893.10 (PROPOSED) = 1545.00	1545.00
11	IN-SITU FSI / TDR LOADING T.D.R. CREDIT AVAILABLE BY DR/TDR 1.40 MAXIMUM LOADING PERMISSIBLE OF (3090.00 X 1.40 = 4326.00) OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (4326.00 X 0.30 = 1297.80) PERM. T.D.R. TO LOADED FROM OPEN MARKET (4326.00 — 1297.80 = 3028.20)	----
a	IN IN-SITU AREA AGAINST O.P.ROAD In Situ Area Against O.P. Road (2.00 X Sr.No. 2 (a)) If Any (917.00 x 2.00 = 1834.00 SQ.MT.) ALREADY UTILIZED F.S.I. ---- A ADDITION / INCENTIVE TDR/OR TO THE EXTENT OF 5% AS PER Reg. 11.2.4a(ii) 917.00 x 0.05 = 45.85 ---- B A+B = 1834.00 + 45.85 = 1879.85 SQ.MT	1879.85
b	IN IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	----
c	Total in-situ/TDR loading proposed (a+b)	1879.85
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	----
a	(9 + 10b+11c)	5815.15
b	EXISTING BUILT UP AREA TO BE RETAIN AS PER OLD SANCTIONED PLAN PROPOSED AREA = 4726.45	4726.45
c	BALANCE BASIC AREA FOR ANCILLARY (13a - b)	1088.70
d	PERMISSIBLE ANCILLARY AREA 13c x 0.60 = 1088.70 x 0.60 = 653.22	
e	ANCILLARY AREA FSI UPTO 60% OR 80% RESIDENTIAL AREA AS PER P-LINE - 1728.02 RESIDENTIAL BASIC - 1728.02/1.60 = 1080.01 ANCILLARY AREA = 648.01	648.00
f	TOTAL ENTITLEMENT (a + e)	6463.15
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ((AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 1.6 OR 1.8) (2390.30 + 1545.00 + 4326.00) X 1.60 = 13218.08	----
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17B)	----
a	EXISTING BUILT UP AREA	4726.45
b	PROPOSED BUILT UP AREA (AS PER 'P'-LINE') RESIDENTIAL BASIC AREA 1080.01 + 60% ANCILLARY AREA 648.00	1728.02
c	TOTAL (a + b)	6454.47
16	BALANCE AREA (13f - 15c)	8.68
17	FSI CONSUMED (15c/13f) (SHOULD NOT BE MORE THAN NO.14 ABOVE)	0.99
18	AREA FOR INCLUSIVE HOUSING , IF ANY	----
a	REQUIRED	----
b	PROPOSED	----

SIGNATURE OF OWNERS / P.O.A. HOLDER

HANUMAN R. KINI

PRADEEP D. KINI

SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & THE DIMENTIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP

SIGNATURE OF THE LICENCED ARCHITECT

JD
JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS . PLANNERS
A-201, Sai Niwas, 9th floor, Annex 'B' Park, Near Agriculture Office, Road No. 16Z, Wagle Industrial Estate, Thane (W) 400 604.
Phone : + 91 22 4960 9080 / 4960 7005
E-mail: jd_assocs@yahoo.co.in, deshaware@gmail.com
www.joshideshaware.com

V.P. No	S08/0011/10	DRAWING No.	
SCALE	1 : 100	DATE	13-06-2022
DRAWN BY	PRITESH	CHECKED BY	YESHWANT

Z:\PC NO.11 SHEKHAR\SHEKHAR\SHEKHAR\SHEKHAR\SHEKHAR\MANDAR KINI 54 V.P. NO S08-0011-10\TMC\2022-05-10 15TH ABOVE UDCPR MUNICIPAL.dwg

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