PLOT AREA CALCULATION										
PLOT AREA CALCULATION OF S.NO- 771										
ADDITION :-										
1	7.66	X	2.72	X	0.5	X	1	=	10.42	SQMT
2	7.66	X	2.68	X	0.5	X	1	=	10.26	SQMT
TOTAL PLOT AREA								=	20.68	SQMT
PLOT AREA CALCULATION OF S.NO - 772										
ADDITION :-										
3	7.91	X	2.89	X	0.5	X	1	=	11.29	SQMT
4	7.91	X	2.92	X	0.5	X	1	=	11.40	SQMT
TOTAL PLOT AREA								=	22.69	SQMT
PLOT AREA CALCULATION OF S.NO - 773										
ADDITION :-										
5	7.86	X	2.62	X	0.5	X	1	=	10.07	SQMT
6	7.89	X	2.75	X	0.5	X	1	=	10.38	SQMT
TOTAL PLOT AREA								=	20.45	SQMT
PLOT AREA CALCULATION OF S.NO - 774										
ADDITION :-										
7	7.73	X	2.64	X	0.5	X	1	=	10.20	SQMT
8	7.73	X	2.59	X	0.5	X	1	=	10.01	SQMT
TOTAL PLOT AREA								=	20.21	SQMT
PLOT AREA CALCULATION OF S.NO - 775										
ADDITION :-										
9	9.50	X	4.28	X	0.5	X	1	=	20.33	SQMT
10	9.50	X	4.30	X	0.5	X	1	=	20.43	SQMT
TOTAL PLOT AREA								=	40.76	SQMT
PLOT AREA CALCULATION OF S.NO - 776										
ADDITION :-										
11	4.41	X	2.16	X	0.5	X	1	=	4.76	SQMT
12	4.41	X	2.22	X	0.5	X	1	=	4.80	SQMT
TOTAL PLOT AREA								=	9.56	SQMT
PLOT AREA CALCULATION OF S.NO - 778										
ADDITION :-										
15	8.14	X	2.63	X	0.5	X	1	=	10.70	SQMT
16	8.14	X	2.63	X	0.5	X	1	=	10.70	SQMT
TOTAL PLOT AREA								=	21.40	SQMT
PLOT AREA CALCULATION OF S.NO - 779										
ADDITION :-										
17	6.56	X	3.03	X	0.5	X	1	=	12.67	SQMT
18	6.36	X	3.05	X	0.5	X	1	=	12.71	SQMT
TOTAL PLOT AREA								=	25.38	SQMT
PLOT AREA CALCULATION OF S.NO - 780										
ADDITION :-										
19	8.09	X	2.62	X	0.5	X	1	=	10.60	SQMT
20	7.99	X	2.77	X	0.5	X	1	=	10.51	SQMT
TOTAL PLOT AREA								=	21.11	SQMT
PLOT AREA CALCULATION OF S.NO - 781										
ADDITION :-										
21	6.31	X	2.59	X	0.5	X	1	=	11.22	SQMT
22	8.31	X	2.75	X	0.5	X	1	=	11.43	SQMT
TOTAL PLOT AREA								=	22.65	SQMT

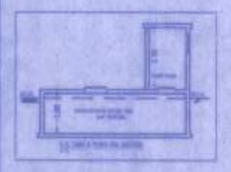
AREA CALCULATION OF S.NO - 782										
AREA UNDER PLOT										
ADDITION :-										
1	4.01	X	1.99	X	0.5	X	1	=	3.99	SQMT
2	8.51	X	3.11	X	0.5	X	1	=	13.23	SQMT
3	7.53	X	3.06	X	0.5	X	1	=	11.69	SQMT
4	6.18	X	1.86	X	0.5	X	1	=	5.75	SQMT
5	7.72	X	0.66	X	0.5	X	1	=	2.52	SQMT
6	11.01	X	1.06	X	0.5	X	1	=	5.84	SQMT
7	21.87	X	3.25	X	0.5	X	1	=	35.65	SQMT
8	11.04	X	2.05	X	0.5	X	1	=	11.93	SQMT
9	5.15	X	2.57	X	0.5	X	1	=	6.62	SQMT
10	12.34	X	3.63	X	0.5	X	1	=	22.40	SQMT
11	13.59	X	3.54	X	0.5	X	1	=	24.05	SQMT
12	3.92	X	1.87	X	0.5	X	1	=	3.67	SQMT
13	7.01	X	1.87	X	0.5	X	1	=	6.55	SQMT
14	6.13	X	3.32	X	0.5	X	1	=	10.19	SQMT
15	3.06	X	1.51	X	0.5	X	1	=	2.46	SQMT
16	5.03	X	1.83	X	0.5	X	1	=	7.35	SQMT
17	8.03	X	1.74	X	0.5	X	1	=	6.99	SQMT
18	3.84	X	1.11	X	0.5	X	1	=	2.02	SQMT
19	3.84	X	1.14	X	0.5	X	1	=	2.07	SQMT
20	4.31	X	1.70	X	0.5	X	1	=	3.66	SQMT
21	4.31	X	1.58	X	0.5	X	1	=	3.40	SQMT
22	3.98	X	1.19	X	0.5	X	1	=	2.37	SQMT
23	3.87	X	1.17	X	0.5	X	1	=	2.32	SQMT
24	8.07	X	2.03	X	0.5	X	1	=	8.19	SQMT
25	5.07	X	2.13	X	0.5	X	1	=	6.59	SQMT
26	6.07	X	2.25	X	0.5	X	1	=	6.83	SQMT
27	8.14	X	0.63	X	0.5	X	1	=	2.56	SQMT
28	15.55	X	1.37	X	0.5	X	1	=	10.65	SQMT
29	18.61	X	4.01	X	0.5	X	1	=	37.31	SQMT
30	5.30	X	2.52	X	0.5	X	1	=	6.98	SQMT
31	12.20	X	2.95	X	0.5	X	1	=	17.99	SQMT
32	12.19	X	2.51	X	0.5	X	1	=	15.91	SQMT
TOTAL PLOT AREA (A)								=	311.49	SQMT
AREA UNDER 9.00 MT WIDE ROAD AREA CALCULATION										
ADDITION :-										
a	8.89	X	2.56	X	0.5	X	1	=	11.38	SQMT
b	13.92	X	0.98	X	0.5	X	1	=	6.82	SQMT
c	30.27	X	2.69	X	0.5	X	1	=	40.71	SQMT
d	17.08	X	2.61	X	0.5	X	1	=	22.29	SQMT
TOTAL ROAD AREA (B)								=	81.20	SQMT
TOTAL PLOT AREA (A+B)								=	392.69	SQMT

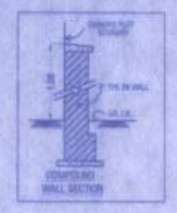
FORM OF STATEMENT 1
(TO BE PRINTED ON PLAN) [SR. NO. 8 (a) (iii)]
EXISTING BUILDING TO BE RETAINED

BUILDING NO	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
.....	.....	.....	.....	.....

PARKING STATEMENT

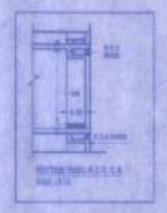
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	CAR	SCOOTER
• FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED/ 5 SCOOTER REQUIRED)	25 NOS.	25/2 = 13X1 13 NOS.	25/2 = 13X5 65 NOS.
• 5% VISITORS PARKING (13X.5%) & (65 X 5%)		01 NOS.	03 NOS.
• NET CAR/SCOOTER PARKING REQUIRED		14 NOS.	68 NOS.
• COMPOSITE PARKING (1 CAR =5 SCOOTER) 08 X 5 =48 NOS.		+ 08 NOS.	- 48 NOS.
• TOTAL PARKING REQUIRED		22 NOS.	20 NOS.
• AS PER Govt. NOTIFICATION - 02/12/2021 MAXIMUM 80% PARKING REQUIRED OUT OF TOTAL REQUIRED PARKING FOR REDEVELOPMENT PROJECT		18 NOS.	16 NOS.
• TOTAL PARKING PROVIDED	25 NOS.	26 NOS.	09 NOS.
PIT PUZZLE CAR PARKING = 26 NOS. SINGLE SCOOTER PARKING IN STILT AREA = 07 NOS. SINGLE SCOOTER PARKING IN OPEN AREA = 02 NOS. } 09 NOS.			

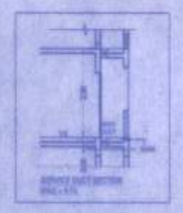




FORM OF STATEMENT 2
PROPOSED BUILDING NO :-1

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT SUMMARY CARPET AREA 40.00 TO 80.00
STILT FLOOR	36.01 SQ.MT.	.....
1ST FLOOR	247.58 SQ.MT.	04 NOS.
2ND FLOOR	253.88 SQ.MT.	04 NOS.
3RD FLOOR	253.88 SQ.MT.	04 NOS.
4TH FLOOR	253.88 SQ.MT.	04 NOS.
5TH FLOOR	253.88 SQ.MT.	04 NOS.
6TH FLOOR	253.88 SQ.MT.	04 NOS.
7TH (pt) FLR.	79.91 SQ.MT.	01 NOS.
TOTAL AREA	1673.90 SQ.MT.	25 NOS.





STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 502/0100/12....
TMC/TD-OP/TPS/4116/22 Dated 04/07/2022

01-07-2022
(Sunil Patil)
Executive Engineer
(TDD)
Thane Municipal Corporation
The City of Thane

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

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सावधान
"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच शिफारस विकासाची वैशिष्ट्ये तसेच अटी व शर्तीचे पालन न करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. महापालिकेस अपसीत जास्त ३ वर्षे कैद व रु. २०००/- दंड होऊ शकतो"

DESCRIPTION 1/2

PROPOSED LAYOUT ON PLOT BEARING TIKA NO. 11
C.T.S.NO.-771,772,773,774,775,776,777,778,779,780,781,& 782,
BRAHAMAN SOCIETY AT VILLAGE- NAUPADA,TAL.&DIST.- THANE.

PROFORMA - I

		AREA STATEMENT	SQ.MT.
1		AREA OF PLOT (Minimum area of a,b,c to be considered)	616.60
	a	As per ownership document [7/12, CTS extract]	616.60
	b	As per measurment sheet	628.23
	c	As per site	616.60
2		Deduction for	
	a	Proposed D.P./ D.P Road widening Area/Services Road /highway 9.00 M. WIDE ROAD	81.20
	b	Any D.P. Reservation area	.....
	c	Total (a + b)	81.20
3		Balance area of plot (1-2)	535.40
4		AMENITY Space (If applicable)	
	a	Required -	.....
	b	Adjustment of 2(b), if any-	.....
	c	Balance Proposed -	.....
5		Net Plot Area [3-4 (c)]	535.40
6		Recreational Open space (If applicable)	.....
	a	Required -	.....
	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. 5xbasic FSI) (535.40 X 1.1 = 588.94 SQ.MT.)	588.94
10		Addition of FSI on payment of premium	.....
	a	Maximum permissible premium FSI- based on road width/TOD Zone. 50% ADDITIONAL FSI WITH PREMIUM (616.60 X 50% = 308.30 sq.mt.)	.....
	c	Proposed FSI on payment of premium.	308.30
11		In - Situ FSI / TDR loading	
	a	IN-situ area against D.P. road [2.0x Sr. No.2 (a)], if any (81.20 X 2)= 162.40 SQ.MT.	162.40
	b	IN-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/ or(c)],	.....
	c	TDR area 40% D.R./T.D.R. PERMISSIBLE OF (616.60X40% = 246.64 sq.mt) (30%SLUM T.D.R.) = 246.64 X 30% = 73.99 SQ.MT. D.R. Generated in own plot = 162.40 SQ.MT. =246.64 - (73.99 + 162.40)= 10.25 SQ.MT BALANCE REGULAR T.D.R. TO BE PURCHASED = 10.25 SQ.MT.	.....
	d	Total in-situ / TDR loading proposed {11(a)+(b)+(c) }	162.40
12		Additional FSI area under Chapter NO.7	.....
13		Total entitlement of FSI in the proposal	.....
	a	[9+10(b)+11(d)] or 12 whichever is applicable.	1059.64
	b	Ancillary area FSI upto 60% or 80% with payment of charges. Proposed Area 1673.90/1.60= 1046.19 X 60% = 627.71 SQ.MT.	627.71
	c	Total entitlement (a+ b)	1687.35
14		Maximum utilization limit of FSI (building potential) permissible as per Road width ((as per Regulation NO.5.1 or 6.2 or 6.3 or 6.4 as applicable 0 x 1.0 or1.8) 588.94+308.30+246.64 = 1143.88 X 1.6 = 1830.20 SQ.MT	.....
15		Total Built-up Area in proposal (excluding area at Sr.No. 17b)	1673.90
	a	Existing Built-up Area.	.....
	b	Proposed Built-up Area (as per 'p-line')	1673.90
	c	Total (a+ b)	1673.90
	d	Balance Area (15(c) - 13(c))	13.45
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.99
17		Area for Inclusive Housing, If any	
	a	Required (20% of Sr.No.5)	
	b	Proposed	

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 - M/S. EKDANT HOUSING

Architect/ Licensed Engineer/Supervisor name and signature

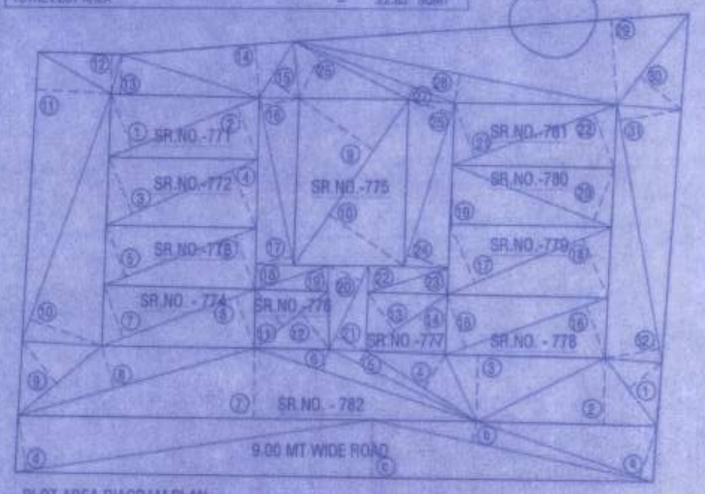
Job No.	Drawing No.	Scale	Drawn by.	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
B-101, Dev Corporis, Opp. Cadbury Signal, Thane (W) 400 601. Tel. : 022-41006682 / 83 / 84
Email : 10foldsarchitects@gmail.com

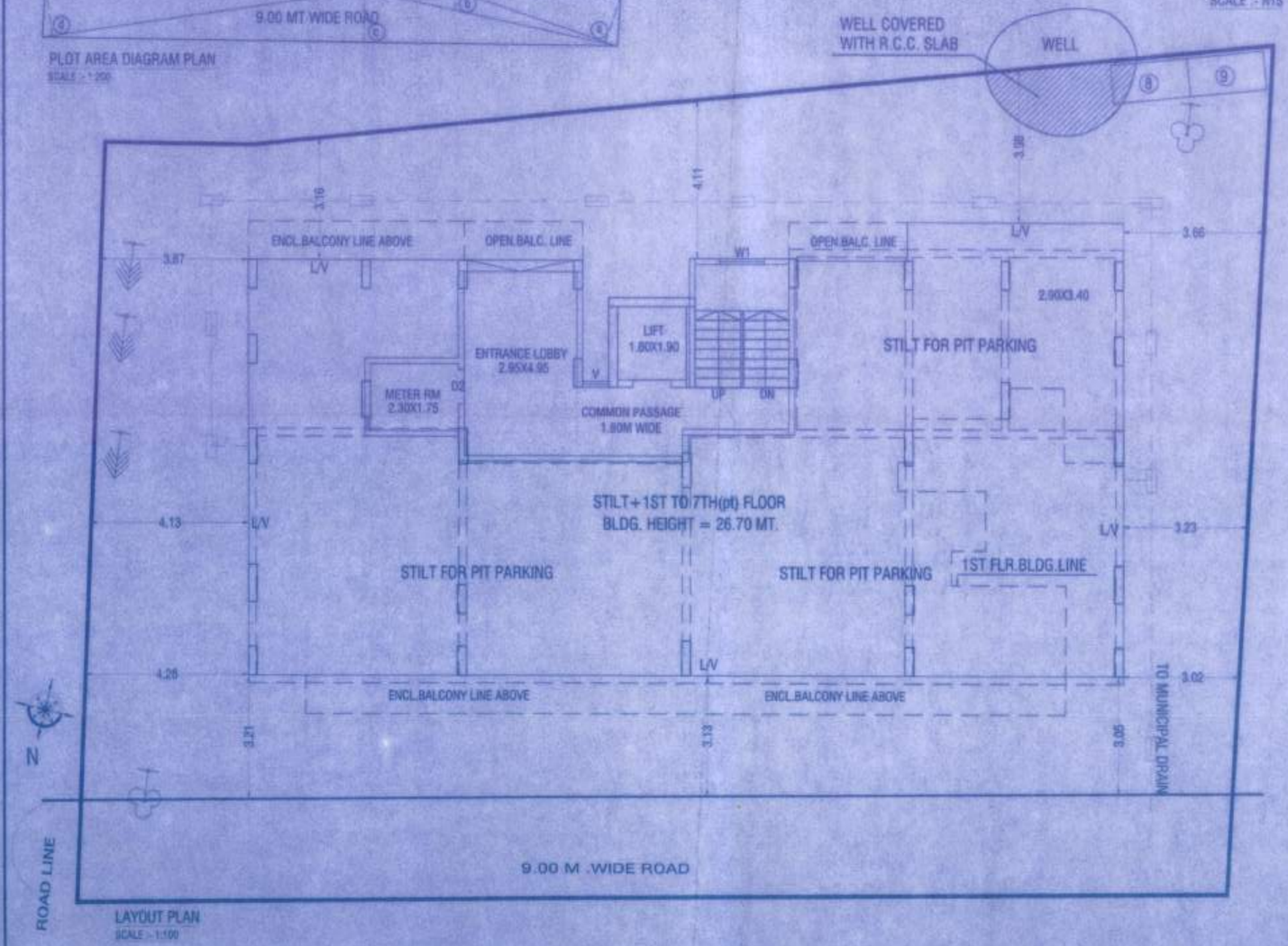
PLOT AREA SUMMARY (TABLE- "A")

C.T.S NO.	AREA AS PER 7/12	AREA AS PER △ METHOD	AREA UNDER R-ZONE	AREA UNDER ROAD	AREA CONSI. FOR F.S.I.
771	24.00 SQMT.	20.68 SQMT.	24.00 SQMT.	-----	24.00 SQMT.
772	25.50 SQMT.	22.69 SQMT.	25.50 SQMT.	-----	25.50 SQMT.
773	21.90 SQMT.	20.45 SQMT.	21.90 SQMT.	-----	21.90 SQMT.
774	23.30 SQMT.	20.21 SQMT.	23.30 SQMT.	-----	23.30 SQMT.
775	40.00 SQMT.	40.76 SQMT.	40.00 SQMT.	-----	40.00 SQMT.
776	11.80 SQMT.	9.56 SQMT.	11.80 SQMT.	-----	11.80 SQMT.
777	11.80 SQMT.	10.55 SQMT.	11.80 SQMT.	-----	11.80 SQMT.
778	23.70 SQMT.	21.40 SQMT.	23.70 SQMT.	-----	23.70 SQMT.
779	22.20 SQMT.	25.38 SQMT.	22.20 SQMT.	-----	22.20 SQMT.
780	27.70 SQMT.	21.11 SQMT.	27.70 SQMT.	-----	27.70 SQMT.
781	22.90 SQMT.	22.65 SQMT.	22.90 SQMT.	-----	22.90 SQMT.
782	361.80 SQMT.	392.69 SQMT.	361.80 SQMT.	81.20 SQMT.	361.80 SQMT.
TOTAL AREA	616.60 SQMT.	628.23 SQMT.	616.60 SQMT.	81.20 SQMT.	616.60 SQMT.

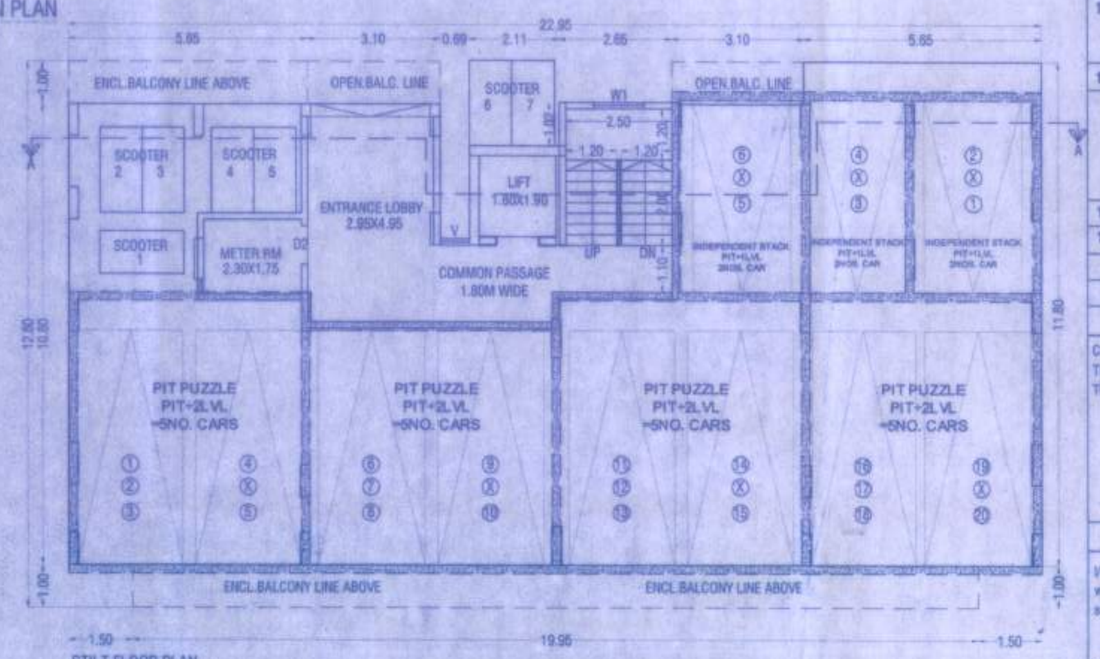


PLOT AREA DIAGRAM PLAN
SCALE :- 1:200

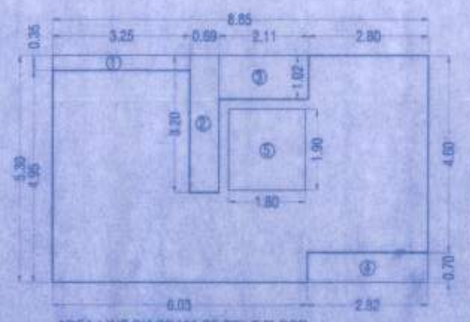
LOCATION PLAN
SCALE :- NTS



LAYOUT PLAN
SCALE :- 1:100



STILT FLOOR PLAN
SCALE :- 1:100



AREA LINE DIAGRAM OF STILT FLOOR
SCALE :- 1:100

BUILT-UP AREA CALCULATION STILT FLOOR										
A	8.65	X	5.30	X	1	=	46.91	SQMT.		
TOTAL ADDITION AREA						=	46.91	SQMT.		
DEDUCTION : (P)										
1	3.25	X	0.35	X	1	=	1.14	SQMT.		
2	0.69	X	3.20	X	1	=	2.21	SQMT.		
3	2.11	X	1.02	X	1	=	2.15	SQMT.		
4	2.82	X	0.70	X	1	=	1.97	SQMT.		
5	1.80	X	1.90	X	1	=	3.42	SQMT.		
TOTAL DEDUCTION AREA						=	10.89	SQMT.		
TOTAL B-UP AREA STILT FLR.						=	36.01	SQMT.		

60% / 80% ANCILLARY STATEMENT

SR. NO.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	AREA IN SQ.MT.
1	PROPOSED BUILT UP AREA AS PER P LINE	1673.90
2	BASIC FSI (SR.NO. 1/1.6 OR 1.8)	1046.19
3	ANCILLARY AREA FSI UP TO 60% OR 80% AS PER RULE NO.6.3(I)	627.71
4	TOTAL ANCILLARY FSI AREA WITH PAYMENT OF CHARGES	627.71

FORM OF STATEMENT 3
[SR. NO. 9 (g)]

BLDG. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
1	1ST FLOOR	101	41.01 SQ.MT	2.95 SQ.MT.	41.01 + 2.95 X 1 FLR. = 43.96 SQ.MT.	.....
		102	41.01 SQ.MT	2.95 SQ.MT.	41.01 + 2.95 X 1 FLR. = 43.96 SQ.MT.	.....
		103	52.37 SQ.MT	.....	52.37 SQ.MT	.....
		104	68.45 SQ.MT	.....	68.45 SQ.MT	.....
	2ND FLOOR TO 6TH FLOOR	201,301,401, 501,601	41.01 SQ.MT	2.95 SQ.MT.	41.01 + 2.95 X 5 FLR. =219.80 SQ.MT.	.....
		202,302,402, 502,602	41.01 SQ.MT	2.95 SQ.MT.	41.01 + 2.95 X 5 FLR. =219.80 SQ.MT.	.....
		203,303,403, 503,603	68.45 SQ.MT	.....	68.45 X 5 FLR. = 342.25 SQ.MT.	.....
		204,304,404, 504,604	68.45 SQ.MT	.....	68.45 X 5 FLR. = 342.25 SQ.MT.	.....
	7TH FLOOR	701	41.01 SQ.MT	2.95 SQ.MT.	41.01 + 2.95 X 1 FLR. = 43.96 SQ.MT.	.....
	TOTAL	25 NOS.			1376.80 SQ.MT.	.....