SIVANTA

SALE COMPONENT FLOOR B/UP AREA SUMMARY

BLDG. NO.	FLOORS	B.UP AREA COMM.	B.UP AREA RESI.	NO. OF BLDG.	TOTAL BUILT-UP AREA
BLDG.NO.-1	L.BS.+U.BS.+GR./ST.+1st RESI. PT.FLR / MEZZA. FLR. +2nd PT.FLR / FITNESS CENTER + 3rd TO 28th FLR.	1982.12	27206.43	1	29188.55 SQ.MT.
TOTAL B/UP AREA				1	29188.55 SQ.MT.

SALE COMPONENT STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	STAIRCASE AREA COMM./RESI.	NO. OF BLDG.	TOTAL STAIRCASE AREA
BLDG.NO.-1	L.BS.+U.BS.+GR./ST.+1st RESI. PT.FLR / MEZZA. FLR. +2nd PT.FLR / FITNESS CENTER + 3rd TO 28th FLR.	4607.93	1	4607.93 SQ.MT.
TOTAL STAIRCASE AREA			1	4607.93 SQ.MT.

SALE COMPONENT TENEMENTS STATEMENTS

BLDG. NO.	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
BLDG.NO.-1	0	0	0	131	131

2% FREE AREA OF FITNESS CENTER OF TOTAL B/UP AREA
29188.84 X 2% = 583.78 SQ.MT.
PROPOSED AREA OF FITNESS CENTER = 524.43 SQ.MT.
EXCESS AREA = NILL

RENTAL HOUSING BUILT-UP AREA STATEMENT

BLDG. NO.	NO. OF FLOORS	COMM. AREA	RESI. AREA	BLDG. NO.	TOTAL AREA
BLDG.NO.-2	GR./ ST(pt.) + 1st TO 25TH (PT) FLR.	93.52	9927.30	1	10020.82 SQ.MT.
TOTAL BUILT-UP AREA		93.52	9927.30	1	10020.82 SQ.MT.

RENTAL HOUSING STAIRCASE AREA STATEMENT

BLDG. NO.	NO. OF FLOORS	TOTAL AREA	NO. OF TENEMENTS	NO. OF SHOP GR.FL.
BLDG.NO.-2	GR./ ST(pt.) + 1st TO 25TH (PT) FLR.	4747.55 SQ.MT.	566 NOS.	03 NOS.
TOTAL STAIRCASE AREA		4747.55 SQ.MT.	566 NOS.	03 NOS.

MMRDA AMENITIES STATEMENT (PROPOSED)

BLDG. NO.	BALWADI	WALFARE	MANAGER OFFICE
BLDG.NO.-2	01 NOS.	01 NOS.	02 NOS.
TOTAL	01 NOS.	01 NOS.	02 NOS.

R.G. AREA CALCULATION

RENTAL HOUSING PLOT R.G. AREA / AMENITY OPEN SPACE CALCULATION
RENTAL HOUSING PLOT - 10024.79 X 25% = 2506.20 SQ.M.
RENTAL HOUSING PLOT AREA = 2506.20 SQ.MTS.
8% OF PHYSICALR.G. REQUIRED OF
(2506.20 X 8%) = 200.50 SQ.MTS.

PROPOSED R.G.-1 AT GROUND LVL.
R.G. - 1 AREA CALCULATION
ADDITION

1	41.52	X	5.95	X	0.5	X	1	=	123.52 SQMT
2	41.52	X	5.39	X	0.5	X	1	=	111.90 SQMT
TOTAL R.G. - 1 AREA								=	235.42 SQMT

PROPOSED R.G.-2 AT GROUND LVL.
ADDITION

1	26.05	X	7.93	X	0.5	X	1	=	103.29 SQMT
2	26.05	X	7.83	X	0.5	X	1	=	101.99 SQMT
TOTAL R.G. - 2 AREA								=	205.28 SQMT
TOTAL R.G. PROVIDED (235.42 + 205.28)								=	440.70 SQMT

SALE PLOT R.G. AREA / AMENITY OPEN SPACE CAL.
8% PHYSICAL R.G. REQUIRED OF NET PLOT AREA
7518.59 X 8% = 601.49 SQ.MTS.
PROPOSED R.G.1 AT GROUND LVL.
AREA CALCULATION
ADDITION :

1	7.02	X	2.51	X	0.5	=			8.81 SQMT
2	7.02	X	2.66	X	0.5	=			9.34 SQMT
3	22.65	X	5.93	X	0.5	=			67.16 SQMT
4	22.65	X	6.52	X	0.5	=			73.84 SQMT
5	23.78	X	10.81	X	0.5	=			128.53 SQMT
6	23.78	X	11.73	X	0.5	=			139.47 SQMT
7	3.92	X	0.81	X	0.67	=			2.13 SQMT
8	2.40	X	0.45	X	0.67	=			0.72 SQMT
9	10.13	X	1.70	X	0.5	=			8.61 SQMT
10	32.66	X	2.53	X	0.5	=			41.31 SQMT
11	34.79	X	8.95	X	0.5	=			155.69 SQMT
12	34.79	X	11.95	X	0.5	=			207.87 SQMT
13	19.08	X	8.74	X	0.5	=			83.38 SQMT
14	21.45	X	2.48	X	0.5	=			26.60 SQMT
15	3.55	X	0.28	X	0.67	=			0.67 SQMT
16	21.45	X	10.01	X	0.5	=			107.36 SQMT
17	6.73	X	3.30	X	0.5	=			11.11 SQMT
18	6.73	X	3.50	X	0.5	=			11.78 SQMT
19	12.89	X	5.72	X	0.5	=			36.87 SQMT
20	15.87	X	4.56	X	0.5	=			36.18 SQMT
TOTAL ADDITION AREA						=			1157.43 SQMT
DEDUCTION									
a	5.95	X	0.96	X	0.67	=			3.83 SQMT
TOTAL R.G.-1 AREA						=			1153.60 SQMT

PROPOSED R.G.- 2 AT GROUND LVL.
AREA CALCULATION
ADDITION

1	17.16	X	10.17	X	0.5	=			87.26 SQMT
2	17.16	X	7.58	X	0.5	=			65.04 SQMT
3	15.02	X	2.36	X	0.5	=			17.72 SQMT
4	4.26	X	0.88	X	0.67	=			2.51 SQMT
TOTAL R.G.-2 AREA						=			172.53 SQMT
TOTAL R.G. (1153.60 + 172.53) AREQ= 1326.13 SQMT									

PARKING STATEMENT SALE COMPONENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
* 1TENEMENTS HAVING B/UP AREA ABOVE 71 SQMT.	131 NOS.	262 NOS.
* 10% VISITORS PARKING	———	26 NOS.
* TOTAL CAR PARKING REQUIRED	———	288 NOS.
* 1TENEMENTS HAVING B/UP AREA ABOVE 35SQ.MT. EVERY TENEMENTS 1 SCOOTER PARKING REQUIRED FOR EACH	131 NOS.	131 NOS.
DESCRIPTION (COMMERCIAL)		
* 1PARKING SPACE FOR EVERY 2.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 50.00 SQ.MT. 1 PARKING FOR EACH (1982.38 - 400 = 1582.38)	400 / 25 1582.38 / 50	16 NOS. 32 NOS.
* TOTAL CAR PARKING REQUIRED		48 NOS.
* 1SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	1982.38 / 20	99 NOS.

* TOTAL CAR PARKING REQUIRED (RESI. + COMM.) 288 + 48	336 NOS.
* TOTAL CAR PARKING PROVIDED (RESI. + COMM.) GR/STILT CAR PARKING PRO. = 23 NOS (PP. BASEMENT CAR PARKING PRO. = 192 NOS (LOW. BASEMENT CAR PARKING PRO. = 121 NOS. (25 VISITOR PARK. + 48 COMM. PARK.)	336 NOS.
* TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.) 131 + 99	230 NOS.
* TOTAL SCOOTER PARKING PROVIDED (RESI. + COMM.)	240 NOS.

NOTES

PLOT BOUNDARY SHOWN IN	=	THICK BLACK
PROPOSED WORK	=	RED FILLED
DRAINAGE LINE	=	RED DOTTED
R.G.	=	GREEN FILLED
D. P. ROAD	=	GREEN DOTTED
RESERVATION	=	BLUE FILLED

PROFORMA - B

1/11

CONTENT OF SHEET
LAYOUT PLAN SUMMARY
STAMP OF APPROVAL OF PLANS

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

Plans are approved Subject to conditions prescribed in permit No. V.P. ....5GT/0015/13 TMC/TDD/ ..1504/15 Dated 18/09/15

Deputy Engineer (TDD) — Town Development & Planning Officer (T.D.D)
Thane Municipal Corporation of The City of Thane

सावधान

"संबंधित नकाशामधील बांधकाम व कामे जागेच्या नियमांस अनुसरून विनापरवानगीचार आवश्यक त्या परवाण्यांच्या व रेरा बांधकाम परवानगी, महारेरा प्राधिकरण व नगर रचना अधिनियमाचे कलम ५२ [illegible] गणलपात्र मुक्त साठे. त्यासाठी शासनीय [illegible] वर्षे किंवा व रु. १०००/- दंड होऊ शकतो"

PROFORMA - A

A		AREA STATEMENT		SQ.MT.
	1	AREA OF PLOT (AS PER P.R.CARD)		12257.66
	2	DEDUCTION FOR		
	a	ACCESS ROAD AREA		71.22
	b	AREA NOT IN POSSESSION		220.67
	c	15% R.G. AREA (EXISTING)		262.42
	d	EXISTING AREA (1 + 2 + 3)		1678.26
		TOTAL (a+b+c+d)		2232.87
	3	NET AREA OF PLOT (1 - 2)		10024.79
	4 a	NET AREA OF PLOT 75 % FOR SALE COMPONENT. (10024.79 X 75% = 7518.59 SQ.MT.)	7518.59	
	b	NET AREA OF PLOT 75 % FOR SALE COMPONENT. (10024.79 X 25% = 2506.20 SQ.MT.)		2506.20
	5	PERMISSIBLE F.S.I. FOR RENTAL HOUSING SCHEME	SALE COMPONENT UNITS	RENTAL HOUSING UNITS
	6	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP		
		+ AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION)	3.00	4.00
		X MAX.NO. OF STOREYS		
	7	PERMISSIBLE TOTAL FLOOR AREA	30074.36	10024.80
B	8	PROPOSED AREA FLOOR B/UP AREA	29188.55	10020.82
	9	BALANCE AREA	885.81	3.98
	10	TOTAL BUILT-UP AREA CONSUMED	0.971	0.999
		TENEMENT STATEMENT		
	a	TOTAL PERMISSIBLE B/UP AREA	30074.36	---
	b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	1982.12	---
	c	AREA OF TENEMENTS (a-b)	28092.24	---
	d	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'C')	---	---
	e	DENSITY	250/H	---
C	f	TOTAL TENEMENT	702 NOS.	---
	g	PROPOSED	131 NOS.	566 NOS.
		PARKING STATEMENT		
	h	PARKING REQUIRED BY REGULATION	336 NOS.	---
	i	TOTAL PARKING PROVIDED	345 NOS.	---
	j	SCOOTER PARKING REQUIRED	230 NOS.	---
	k	SCOOTER PARKING PROVIDED	240 NOS	---

REVISION	DESCRIPTION	DATE	SIGNATURE

DATE	JOB NO.	DRAWN BY	CHECKED BY
	———	DATTATRAY	KULDEEP

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING PLOT NO.394A AND 394C, OF T.P.S.-I AT VILL.- PANCHPAKHADI, TAL. & DIST. - THANE.

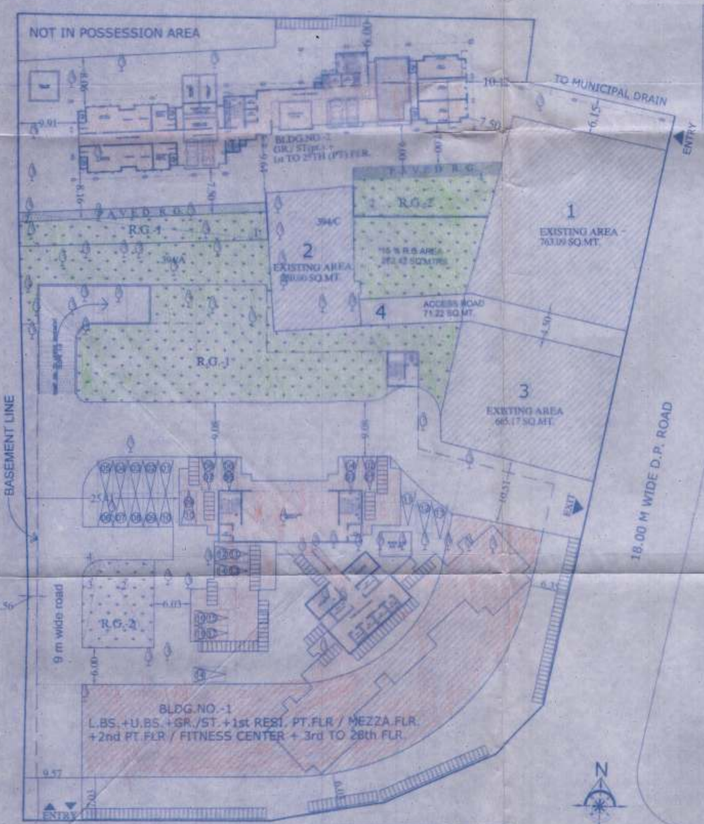
NAME OF OWNER

FOR,

MERIDIAN BUILDPRO PVT. LTD.

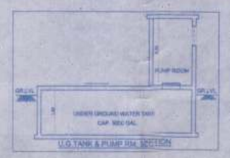
ARCHITECTS NAME AND ADDRESS

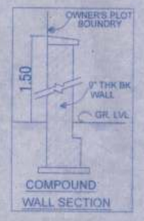
acipl
archetype consultants (i) pvt. ltd.
701, devcorporo , eastern express highway,
cadbury junction , khopat , thane (w) - 400 601
t: 022-25420661 f: 022-25366868
www.archetypeconsultants.net



SINGLE CAR PARKING PROVIDED IN STILT FLOOR = 14 NOS.
2 STACK CAR PARKING PROVIDED IN STILT FLOOR = 18 NOS.
TOTAL CAR PARKING PROVIDED ON STLT FLOOR = 32 NOS.

LAYOUT PLAN
SCALE - 1:500





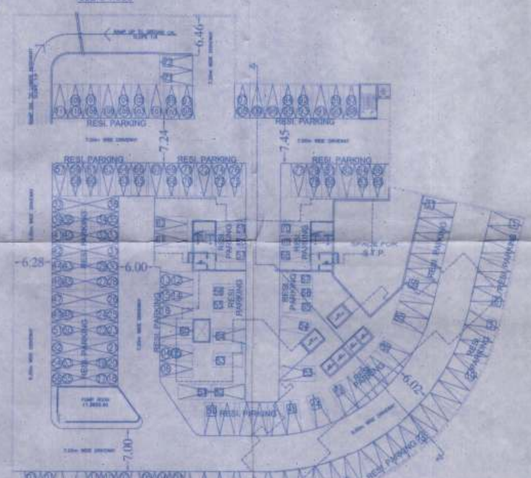
R.G.-1 AREA DIAGRAM
Scale 1:500

AREA = 5476.38 SQ.MT.

UPPER BASEMENT AREA DIAGRAM
Scale 1:1000

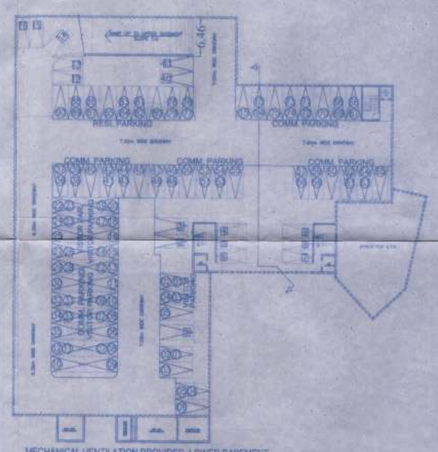
AREA = 3024.88 SQ.MT.

LOWER BASEMENT AREA DIAGRAM
Scale 1:1000



MECHANICAL VENTILATION PROVIDED UPPER BASEMENT.
UPPER BASEMENT FLOOR PLAN
Scale 1:500

SINGLE CAR PARKING PROVIDED IN UPP. BASEMENT FLOOR = 72 NOS.
PUZZLE CAR PARKING PROVIDED IN UPP. BASEMENT FLOOR = 120 NOS.
TOTAL CAR PARKING PROVIDED ON UPP. BASEMENT FLOOR = 192 NOS.



MECHANICAL VENTILATION PROVIDED LOWER BASEMENT.
LOWER BASEMENT FLOOR PLAN
Scale 1:500

SINGLE CAR PARKING PROVIDED IN L. BASEMENT FLOOR = 16 NOS.
PUZZLE CAR PARKING PROVIDED IN L. BASEMENT FLOOR = 105 NOS.
TOTAL CAR PARKING PROVIDED ON L. BASEMENT FLOOR = 121 NOS.