

EXIS. STRUC. AREA CALC.

A							
1	8.85	X	4.12	X	0.50	=	18.23 SQ.MT
2	10.95	X	5.31	X	0.50	=	29.07 SQ.MT
3	6.56	X	0.63	X	0.50	=	2.07 SQ.MT
4	5.68	X	1.84	X	0.50	=	5.23 SQ.MT
5	4.57	X	2.17	X	0.50	=	4.96 SQ.MT
6	4.57	X	2.34	X	0.50	=	5.35 SQ.MT
7	4.15	X	1.00	X	0.50	=	2.08 SQ.MT
8	9.07	X	3.38	X	0.50	=	15.33 SQ.MT
9	9.07	X	3.87	X	0.50	=	17.55 SQ.MT
10	5.75	X	2.75	X	0.50	=	7.91 SQ.MT
11	5.75	X	2.84	X	0.50	=	7.99 SQ.MT
12	6.52	X	1.59	X	0.50	=	5.18 SQ.MT
13	6.86	X	1.07	X	0.50	=	3.67 SQ.MT
14	10.45	X	5.04	X	0.50	=	26.33 SQ.MT
15	10.61	X	6.44	X	0.50	=	34.16 SQ.MT
TOTAL							= 184.70 SQ.MT

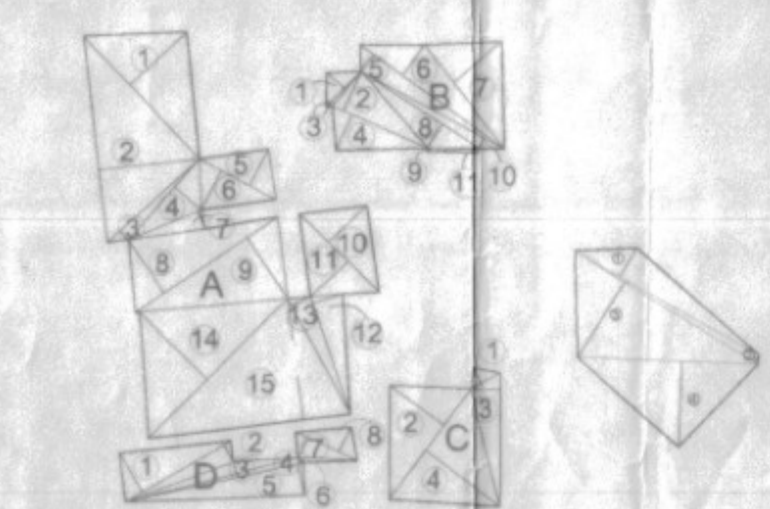
B									
1	2.57	X	1.17	X	0.50	=	1.50	SQ.MT	
2	5.41	X	2.30	X	0.50	=	6.22	SQ.MT	
3	2.57	X	0.24	X	0.50	=	0.31	SQ.MT	
4	5.41	X	2.04	X	0.50	=	5.52	SQ.MT	
5	9.38	X	1.10	X	0.50	=	5.16	SQ.MT	
6	9.38	X	2.01	X	0.50	=	9.43	SQ.MT	
7	6.96	X	3.53	X	0.50	=	12.28	SQ.MT	
8	7.45	X	1.49	X	0.50	=	5.55	SQ.MT	
9	2.81	X	0.17	X	0.50	=	0.24	SQ.MT	
10	8.62	X	0.80	X	0.50	=	2.59	SQ.MT	
11	2.81	X	0.26	X	0.50	=	0.37	SQ.MT	
TOTAL							=	49.16	SQ.MT

C								
1	1.83	X	0.95	X	0.50	=	0.87	SQ.MT.
2	7.27	X	3.51	X	0.50	=	12.76	SQ.MT.
3	7.08	X	1.63	X	0.50	=	5.77	SQ.MT.
4	7.27	X	5.00	X	0.50	=	18.18	SQ.MT.
TOTAL						=	37.57	SQ.MT.

D									
1	6.71	X	2.32	X	0.50	=	7.78	SQ.MT.	
2	9.71	X	1.01	X	0.50	=	4.90	SQ.MT.	
3	9.71	X	0.62	X	0.50	=	3.01	SQ.MT.	
4	9.90	X	0.32	X	0.50	=	1.58	SQ.MT.	
5	9.90	X	1.67	X	0.50	=	8.27	SQ.MT.	
6	2.96	X	0.24	X	0.50	=	0.36	SQ.MT.	
7	3.45	X	1.16	X	0.50	=	2.00	SQ.MT.	
TOTAL							=	27.90	SQ.MT.
TOTAL AREA(A+B+C+D)							=	299.34	SQ.MT.

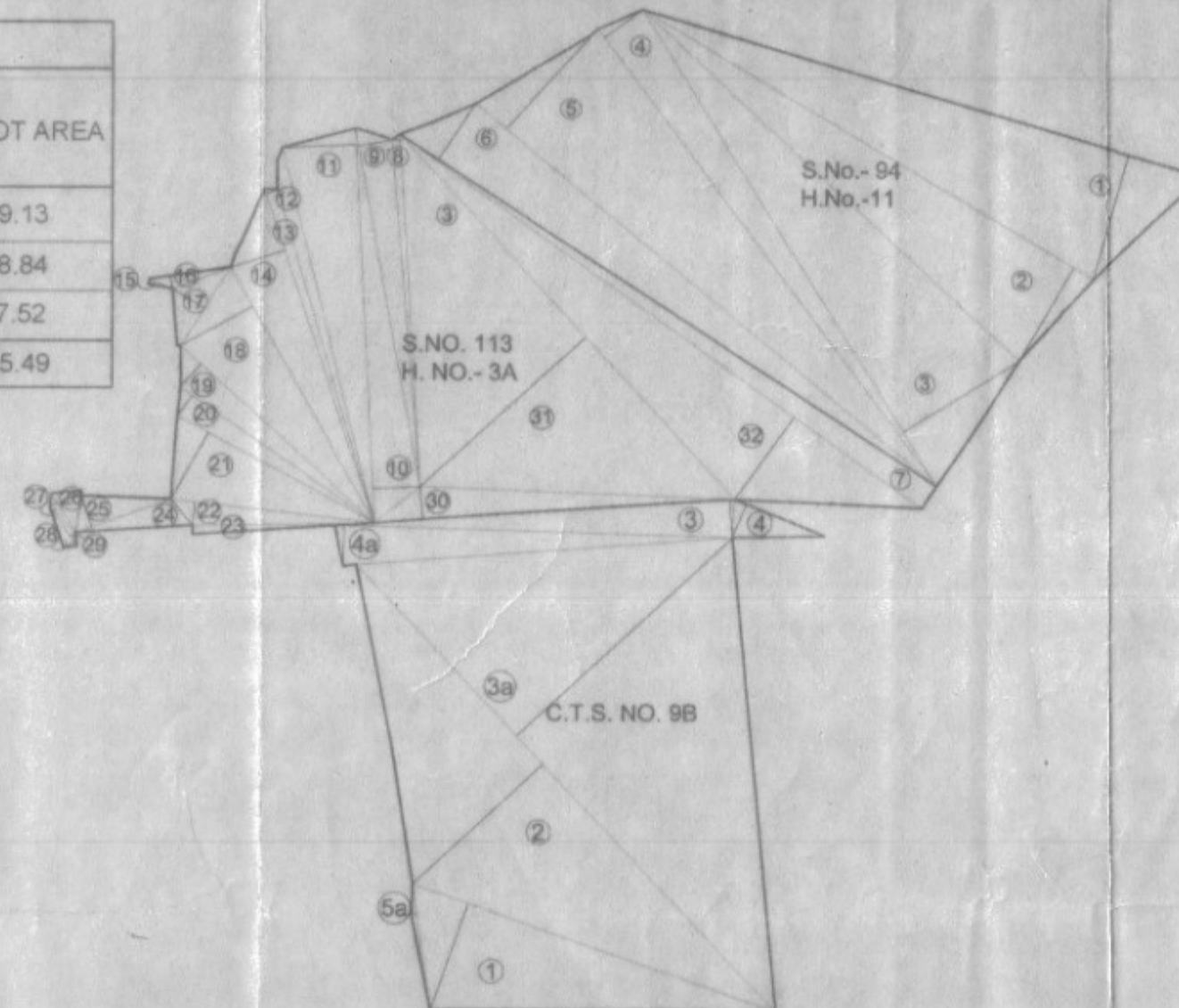
EXISTING AREA CALC								
1	5.55	X	0.89	X	0.50	=	2.47	SQ.MT
2	5.64	X	0.22	X	0.50	=	0.62	SQ.MT
3	5.64	X	2.34	X	0.50	=	6.60	SQ.MT
4	4.70	X	2.27	X	0.50	=	5.33	SQ.MT
TOTAL AREA							=	15.02 SQ.MT

PLOT AREA SUMMARY							
C.T.S. NO./S. NO.	H.NO.	AREA AS PER 7/12 & P.R. CARD IN SQ.MT. (A)	AREA AS PER TRI. METHOD IN SQ.MT. (B)	AREA AS PER SITE (C)	AREA CONSI. FOR F.S.I. (MIN OF A,B,C)	LESS AREA UNDER 32.00M W.D.P. RD.	NET PLOT AREA
94	11	830.00	669.99	629.13	629.13	---	629.13
113	3A	730.00	797.14	648.84	648.84	---	648.84
9B	---	602.00	650.91	636.39	602.00	124.48	477.52
TOTAL		2162.00	2118.04	1914.35	1879.97	124.48	1755.49



AREA LINE DIAG. OF EXIS. STRUT. TO BE DEMOLISHED Scale - N.T.S.

AREA UNDER 32.00 M.W. D.P. ROAD CALC.									
C.T.S.NO.9B									
1	20.77	X	5.69	X	0.50	=	59.10	SQ.MT	
2	20.69	X	6.32	X	0.50	=	65.38	SQ.MT	
TOTAL (Y1)							=	124.48	SQ.MT



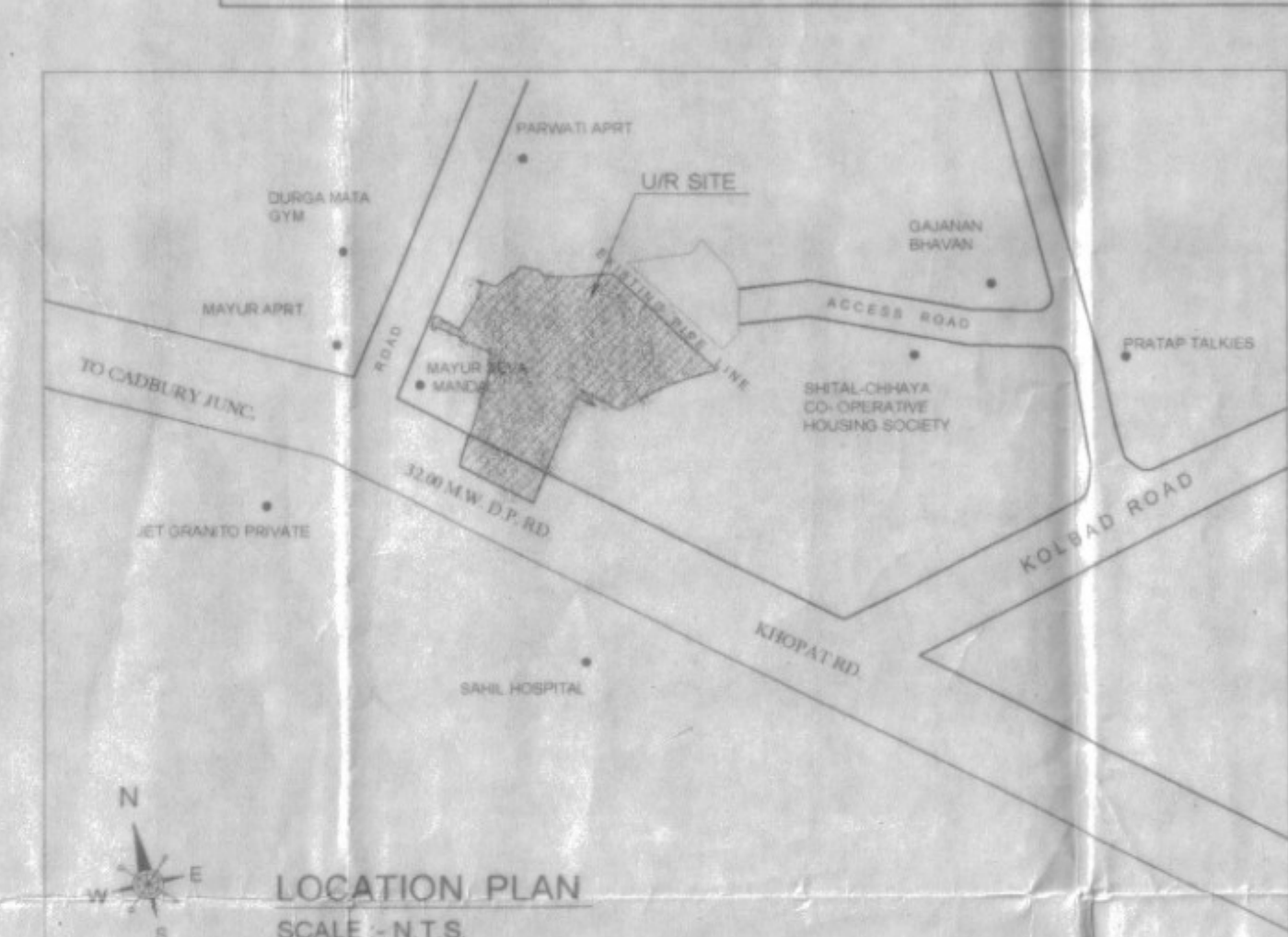
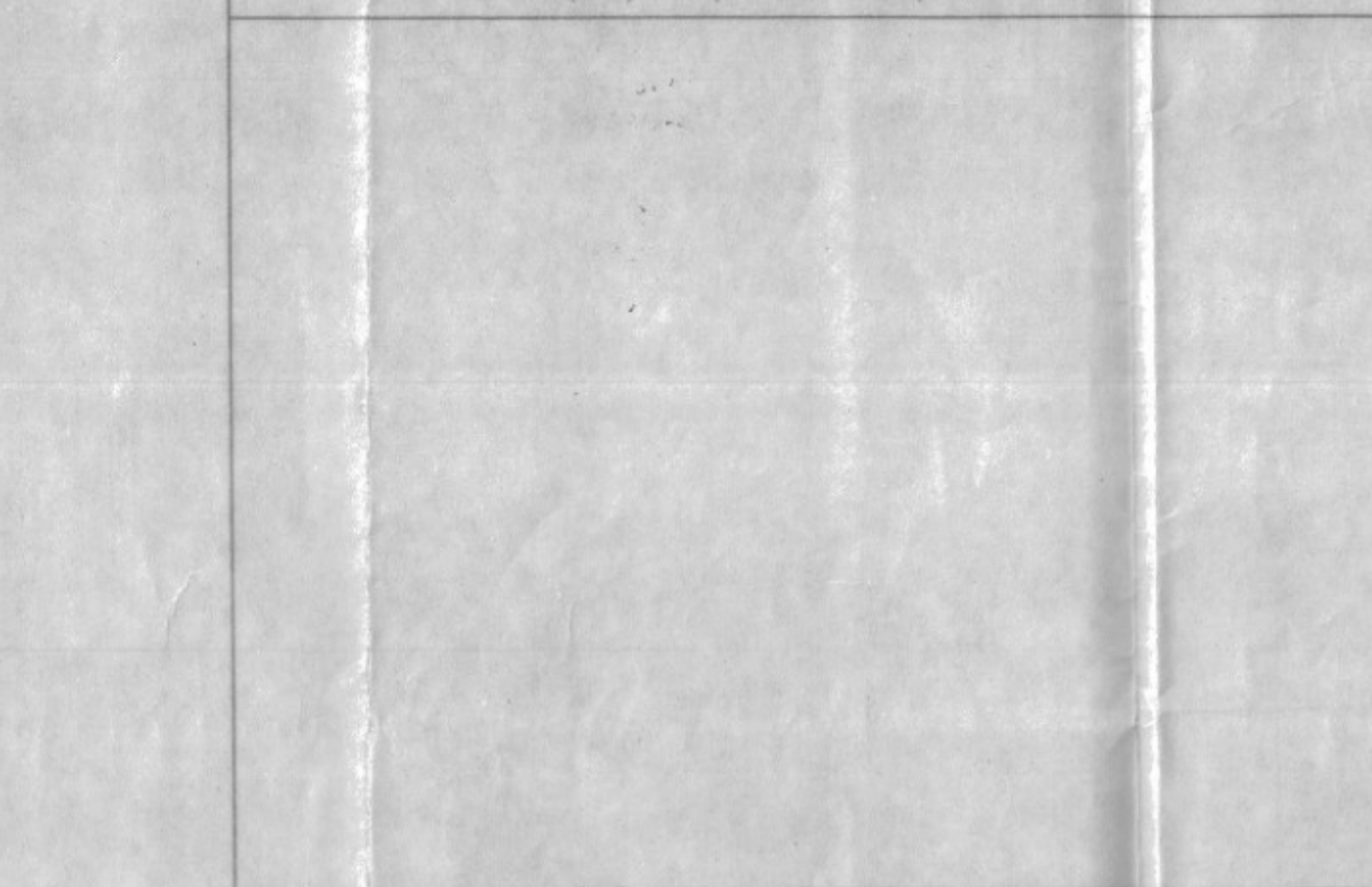
PLOT AREA DIAGRAM Scale 1:200

PLOT AREA CALC.							
S.NO 94 H.NO.11							
1	34.59	X	7.70	X	0.50	=	133.17 SQ.MT
2	31.04	X	6.39	X	0.50	=	99.17 SQ.MT
3	33.09	X	8.07	X	0.50	=	133.52 SQ.MT
4	33.61	X	2.78	X	0.50	=	46.72 SQ.MT
5	35.33	X	8.06	X	0.50	=	141.52 SQ.MT
6	37.80	X	3.97	X	0.50	=	75.03 SQ.MT
TOTAL (X1)							= 629.13 SQ.MT
S.NO 113 H.NO.3A							
7	37.73	X	1.58	X	0.50	=	29.81 SQ.MT
8	20.89	X	0.51	X	0.50	=	5.33 SQ.MT
9	21.54	X	1.98	X	0.50	=	21.32 SQ.MT
10	23.39	X	2.79	X	0.50	=	32.63 SQ.MT
11	23.99	X	4.39	X	0.50	=	53.30 SQ.MT
12	22.87	X	0.88	X	0.50	=	10.06 SQ.MT
13	20.82	X	0.88	X	0.50	=	7.08 SQ.MT
14	20.82	X	3.32	X	0.50	=	34.96 SQ.MT
15	14.5	X	0.33	X	0.50	=	0.24 SQ.MT
16	4.75	X	0.75	X	0.50	=	1.78 SQ.MT
17	5.43	X	2.19	X	0.50	=	5.95 SQ.MT
18	17.33	X	4.78	X	0.50	=	41.25 SQ.MT
19	15.45	X	1.82	X	0.50	=	14.08 SQ.MT
20	13.93	X	1.50	X	0.50	=	10.45 SQ.MT
21	13.14	X	4.52	X	0.50	=	29.70 SQ.MT
22	11.96	X	1.40	X	0.50	=	8.37 SQ.MT
23	10.65	X	0.55	X	0.50	=	2.93 SQ.MT
24	6.85	X	1.63	X	0.50	=	5.58 SQ.MT
25	5.95	X	1.94	X	0.50	=	5.77 SQ.MT
26	2.74	X	1.54	X	0.50	=	2.18 SQ.MT
27	2.70	X	0.50	X	0.50	=	0.68 SQ.MT
28	2.86	X	0.70	X	0.50	=	1.00 SQ.MT
29	2.86	X	0.40	X	0.50	=	0.57 SQ.MT
30	23.54	X	1.93	X	0.50	=	22.70 SQ.MT
31	29.20	X	13.17	X	0.50	=	191.00 SQ.MT
32	37.73	X	6.02	X	0.50	=	113.57 SQ.MT
TOTAL (X2)							= 648.84 SQ.MT
PLOT AREA (X1+X2) (X3)							= 1277.97 SQ.MT
C.T.S NO.9B							
1	22.53	X	6.72	X	0.50	=	75.70 SQ.MT
2	36.06	X	10.46	X	0.50	=	188.59 SQ.MT
3	23.54	X	2.27	X	0.50	=	26.72 SQ.MT
4	5.76	X	2.16	X	0.50	=	6.22 SQ.MT
5	36.06	X	17.20	X	0.50	=	310.12 SQ.MT
6	23.37	X	2.38	X	0.50	=	27.81 SQ.MT
7	7.55	X	0.32	X	0.50	=	1.21 SQ.MT
TOTAL (X4)							= 636.39 SQ.MT
TOTAL PLOT AREA (X3)+(X4)							= 1914.36 SQ.MT

CONSTRUCTION AREA		
SR. NO.	DESCRIPTION	AREA IN SQ.MT.
1	BUILT UP AREA	4975.33
2	STILT AREA	778.59
3	P.T. AREA	283.89
4	METER ROOM	10.65
5	O.H. TANK UNDER GRD. TANK & L.M.RM.	70.00
6	STAIRCASE PASS. AREA	113.09
TOTAL AREA		6201.52

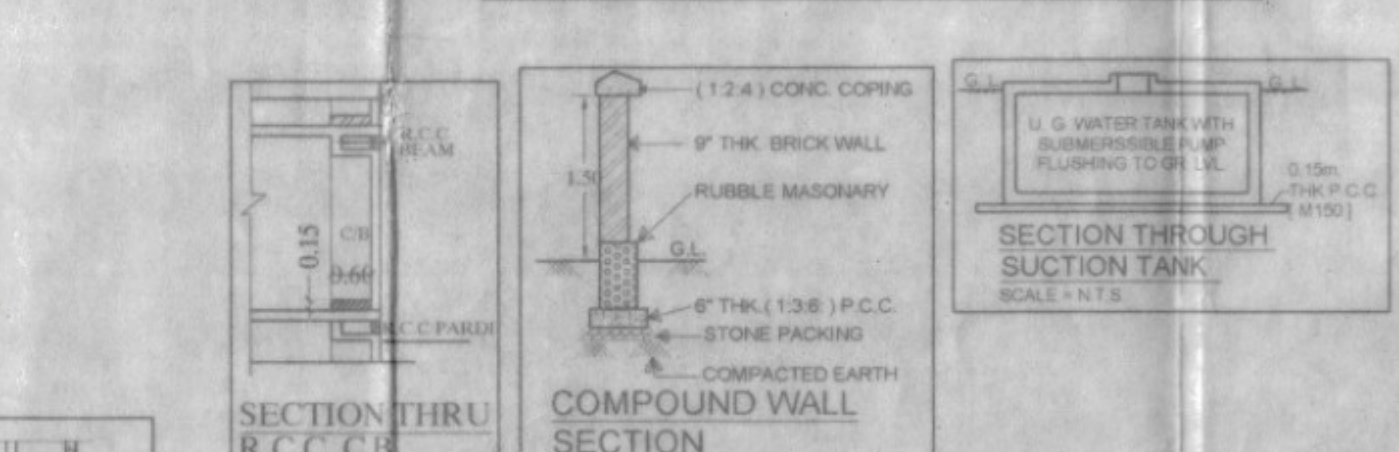
DESCRIPTION (COMM + RESIDENTIAL)				
CAR + SCOOTER PARKING (RESI.)				
	NO. OF TENT.	CAR	NO. OF TENT.	SCOOTER
2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.MT.	05 NOS.	---	05 NOS.	10 NOS.
NO CAR PARKING SPACE	15 NOS.	---	15 NOS.	30 NOS.
4 SCOOTER PARKING SPACE FOR 2TENT.	---	---	---	---
2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	08 NOS.	04 NOS.	08 NOS.	08 NOS.
1 PARKING SPACE FOR 2TENT.	10 NOS.	05 NOS.	10 NOS.	10 NOS.
2 SCOOTER PARKING SPACE FOR 2TENT.	10 NOS.	05 NOS.	10 NOS.	10 NOS.
2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.MT. BUT LESS THAN 80.00 SQ.MT.	14 NOS.	07 NOS.	14 NOS.	35 NOS.
1 PARKING SPACE FOR 2TENT.	20 NOS.	10 NOS.	20 NOS.	50 NOS.
5 SCOOTER PARKING SPACE FOR 2TENT.	---	---	---	---
1 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80.00 SQ.MT. BUT LESS THAN 150.00 SQ.MT.	---	---	---	---
1 PARKING SPACE FOR 1TENT.	---	---	---	---
3 SCOOTER PARKING SPACE FOR 1TENT.	---	---	---	---
1 TENEMENT HAVING CARPET AREA OF 150.00 SQ.MT. AND ABOVE.	---	---	---	---
2 PARKING SPACE FOR 1TENT.	---	---	---	---
3 SCOOTER PARKING SPACE FOR 1TENT.	---	---	---	---
TOTAL CAR & SCOOTER PARKING	---	31 NOS.	---	153 NOS.
TOTAL 5% CAR & SCOOTER VISITORS	---	2 NOS.	---	08 NOS.
TOTAL		82 NOS.	33 NOS.	82 NOS.
CAR + SCOOTER PARKING (COMM.)				
PARKING SPACE FOR EVERY 200.00 SQ.MT. CARPET AREA OR FRACTION THERE OF	---	---	---	---
11 PARKING SPACE FOR EACH 1 SCOOTER PARKING SPACE	110.41	02 NOS.	110.41	06 NOS.
TOTAL REQ. PARKING	---	35 NOS.	---	167 NOS.
COMPOSITE PARKING CONVERSION (AS PER UDCP CLAUSE NO. 8 & 10) (COMPOSITE PARKING MAY BE ALLOWED)	---	+20	---	-120
TOTAL	---	55 NOS.	---	47 NOS.
PARKING PROVIDED	---	61 NOS.	---	47 NOS.
EXCESS PARKING	---	06 NOS.	---	---

CONTENTS OF SHEET	
LAYOUT PLAN, PLOT AREA DIAG. & CALC. EXISTING STRUCT. DIAG. & CALC. FORM OF STATEMENT 2. CONSTRUCTION AREA PARKING AREA & PROP. FSI STATEMENT. PLOT AREA SUMMARY, LOCATION PLAN, U.G. TANK & COMPOUND WALL SEC. & NOTES ETC.	
BLDG. NO.-1/WING - A,B,C (COMM.+RESI.) GR./ST. (PT.) 1ST(RESI./COMM.)+2ND TO 5TH FLR.	



PROP. FSI STATEMENT		
TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	4975.33 SQ.MT.	
DESCRIPTION	COMM.	RES.
BUILT UP AREA AS PER P.LINE INCLUDING ANCILARY FSI	144.68 SQ.MT.	4830.65 SQ.MT.
BASIC FSI	80.38 SQ.MT.	3019.19 SQ.MT.
80% ANCILARY FSI FOR COMM. 80.38 X 0.80 = 64.30 SQ.MT.	64.30 SQ.MT.	---
80% ANCILARY FSI FOR RESI. 3019.19 X 0.80 = 1811.50 SQ.MT.	---	1811.50 SQ.MT.

FORM OF STATEMENT 2 (TO BE PRINTED ON PLAN) (Bt. No. 9(8))		
PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
WING A, B, C	GRD./ST. (PT.) FLR.	44.86
	1ST FLOOR	144.68
	2ND FLOOR	1001.62
	3RD FLOOR	1001.62
	4TH FLOOR	1001.62
	5TH FLOOR	944.45
TOTAL		4975.33



NOTES				
PLOT BOUNDARY SHOWN IN	THICK BLACK	---	---	---
BLDG. LINE	---	---	---	---
EXISTING STRUCT.	---	---	---	---
ORANGE LINE	---	---	---	---
C.B. LINE	---	---	---	---
RAIL LINE	---	---	---	---
D.P. ROAD	---	---	---	---

PROFORMA - I	
PROPOSED RE-DEVELOPMENT ON PLOT BEARING S. 50° 11' 30" N. H. NO. 3A, & S. NO. 94 H. NO. 11, C.T. S. NO. 9B TKA NO. 9 AT PANCHPAKHADI, KOLBAD, THANE (W).	1/6
STAMP OF APPROVAL OF PLAN	

Plans are approved Subject to the following conditions:
Prescribed in Permit No. VP/02/0226/21
TMC/TP-3/PT/14/12/123 Dated 16/6/2023
Deputy Engineer (TOD)
Thane Municipal Corporation
The City of Thane

A. AREA STATEMENT:		SQ. MTS.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	1879.97
(a)	As per ownership document (7/12, CTS extract)	2162.00
(b)	Area considered for Proposal	1879.97
2	DEDUCTIONS FOR	
(a)	Proposed D.P. Road widening Area/Service Road / Highway widening	124.48
(b)	Any D.P. Reservation area	124.48
(c)	Total (a+b)	1755.49
3	BUILT-UP AREA OF PLOT (1c-2c)	
(a)	AMENITY SPACE (IF APPLICABLE)	
(a)	Required -	
(b)	Adjustment of 20% if any -	
(c)	Balance Proposed	NIL
5	NET PLOT AREA (3.4 (C))	1755.49
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a)	Required -	
(b)	Proposed -	
7	INTERNAL ROAD AREA	
8	PLOTTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	
(a)	AS PER FORM ROAD WIDTH (Sr. No.5 x 1.0 (BASIC FSI))	1931.04
10	ADD. OF F.S.I. OF PAYMENT OF PREMIUM	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	
	1879.97 x 0.50 = 939.99 SQMT.	
(b)	Maximum FSI for payment of premium (0.50 Prem. FSI on GROSS PLOT)	932.83
11	IN-SITU FSI / TOR LOADING	
(a)	In-situ area against D.P. road (20 x Sr.No. 2 (a)) [if any (As per Regulation 11.22.4 (d) Additional/ incentive Transferable Development Rights (TDR) or Development Rights (TDR) to the extent of 5% of the surrendered land area)	255.18
(b)	In-situ area against Amenity Space if handed over (2.00 or 0.01.85 x 6, No. 4 (banned for/c))	
(c)	TDR Area	
(d)	Total in-situ / TOR loading proposed (11 (a)+(b)+(c))	255.18
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (PREVIOUS SANCTION)	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a)	18+100 = 11167	3119.05
(b)	Ancillary Area FSI upto 60% with payment of charges.	1911.50
(c)	Ancillary Area FSI upto 80% with payment of charges.	64.30
(d)	Total entitlement (a+b+c)	4904.65
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERM. 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)	10151.84
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO 17 B)	
(a)	Existing Built-up Area as per old sanctioned.	
(b)	Proposed Built-up Area (as per 'A' line)	4975.33
(c)	Total (a+b)	4975.33
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.99
17	AREA FOR INCLOSURE HOUSING, IF ANY	
(a)	Required (20% of Sr.No 9)	
(b)	Proposed	