

SUMMARY

Bldg. type	Plinth area in sq.mt.	No. of floors	Total b/u area in sq.mt.	Use of bldg	Staircase & lobby area in sq.mt.	No. of Tenements
C-2	367.53	Low st+Upp.st/podium+1st. to 26 FLRS	7696.34	RESI. BLDG.	1984.08	131 nos.
NET B/UP AREA OF BUILDING - C2			= 7696.34 SQ.MT.			
ADD EXCESS B/UP AREA OF FITNESS CENTER			= 6.23 SQ.MT.			
TOTAL B/UP AREA			= 7702.57 SQ.MT.			

AREA OF PLOT (INCLUDING ELEVATED R.G.) = 1817.95 SQ.MT.

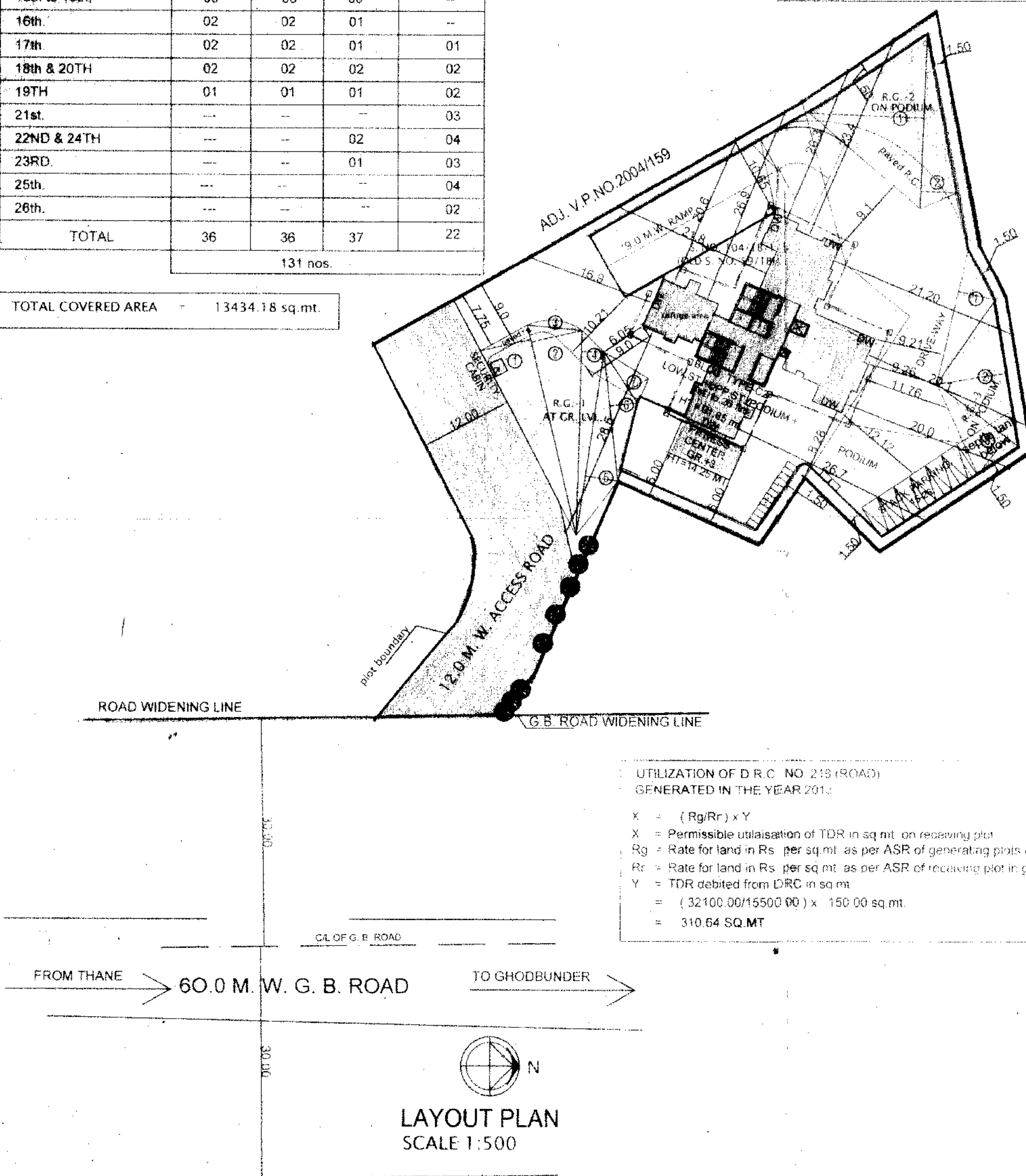
PLOT AREA STATEMENT

S. No.	NEW SURVEY No.	OLD SURVEY No.	PLOT AREA AS PER 7/12 EXTRACT (IN sq.mt.)	PLOT AREA AS PER TRIANGULATION METHOD (IN sq.mt.)	PLOT AREA UNDER CONSIDERATIONS (IN sq.mt.)
1	104/1B/1/1	58/1 (p)	2240.00	2525.14	2240.00
2	104/1C	58/1 C	100.00	105.00	100.00
3	107/1B	60/1 B	1200.00	1202.07	1200.00
TOTAL AREA			3540.00	3832.21	3540.00

TENEMENT STATEMENT

FLOOR	TENEMENTS AREA IN SQ.M.			
	BELOW 35.0	35.0 - 50.0	50.0 - 75.0	ABOVE 75.0
UPP. ST./PODIUM	---	---	02	---
1ST. FLOOR	01	01	01	01
2nd to 6th, 7th to 10 & 12th	18	18	18	---
6th & 11th	04	04	02	---
13th to 15th	06	06	06	---
16th	02	02	01	---
17th	02	02	01	01
18th & 20th	02	02	02	02
19th	01	01	01	02
21st	---	---	---	03
22ND & 24TH	---	---	02	04
23RD	---	---	01	03
25th	---	---	---	04
26th	---	---	---	02
TOTAL	36	36	37	22
131 nos.				

TOTAL COVERED AREA = 13434.18 sq.mt.



BLDG. TYPE-C2 (RESI. BLDG.) PARKING STATEMENT AS PER NEW REG. DATED 28-08-09

PARKING SPACE REQD.	NO. OF Tenements	NO. OF PARKING REQUIRED
NO PARKING SPACE REQD FOR TENEMENTS HAVING B/UP AREA UP TO 35 SQ.MT.	36 NOS.	---
1 PARKING SPACE FOR EVERY 2 TENEMENTS HAVING B/UP AREA OF 35 TO 50 SQ.MT.	36 NOS.	18 NOS.
1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA OF 50 TO 75 SQ.MT.	37 NOS.	37 NOS.
2 PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT.	22 NOS.	44 NOS.
TOTAL	131 NOS.	99 NOS.
10% VISITORS PARKING	---	10 NOS.
TOTAL REQ. NO. OF CAR PARKING FOR TYPE-C2	---	109 NOS.

1 TWO-WHEELER PARKING SPACE PER TENEMENT	131 NOS.	131 NOS.
TOTAL PARKING PROVIDED:-		
Low, Still lvl.	83 NOS.	90 NOS.
Upp.st./podium	26 NOS.	42 NOS.
TOTAL	109 NOS.	132 NOS.

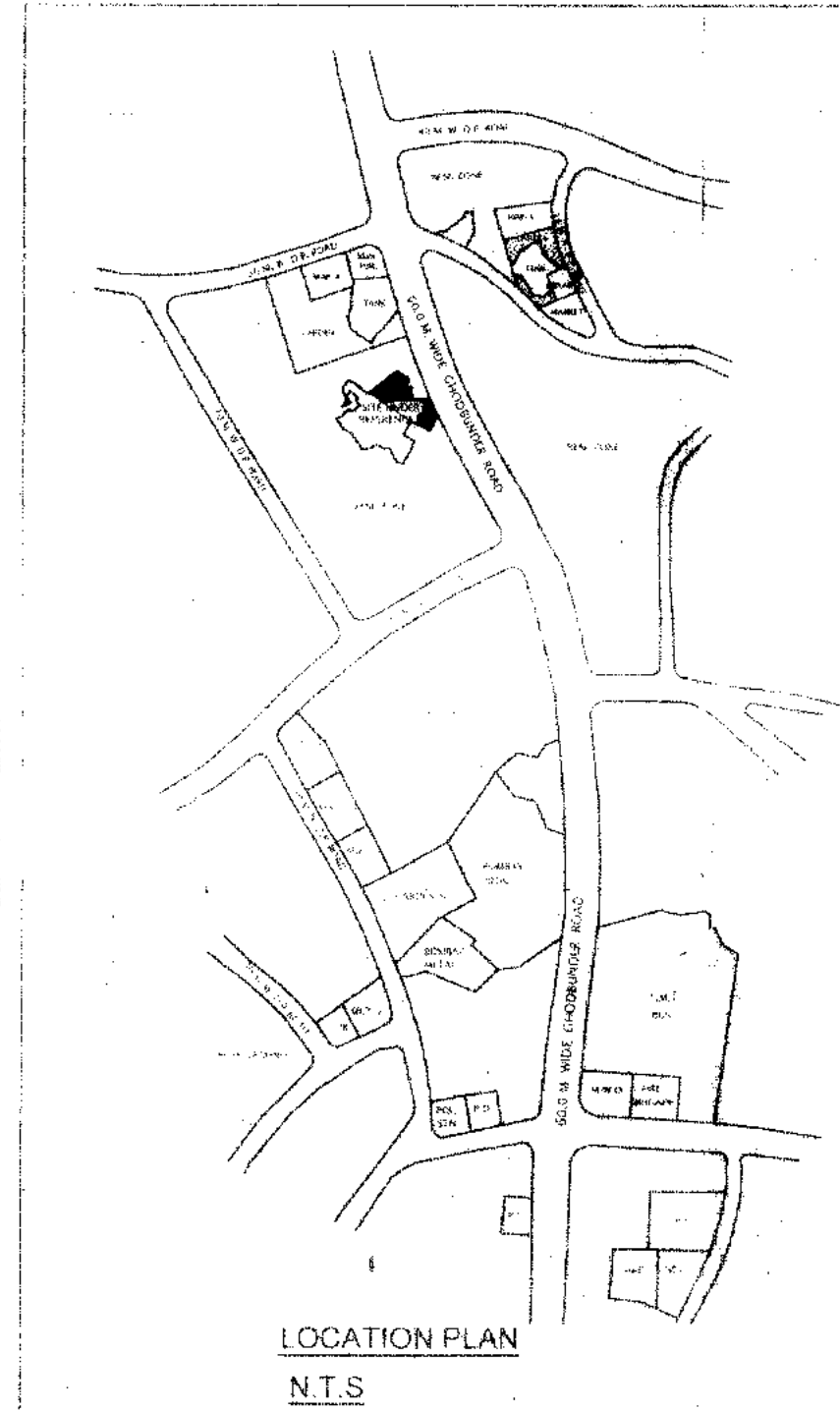
RECREATION GROUND AREA CALCULATION:

REQUIRED R.G.

20% OF 3540.00	= 708.00 SQ.MT.
PROPOSED R.G. -1 AT GR. LVL.	
1) 27.99 X 6.67 X 0.5	= 93.35 SQ.MT.
2) 27.99 X 6.75 X 0.5	= 94.47 SQ.MT.
3) 7.12 X 0.99 X 2/3	= 4.70 SQ.MT.
4) 26.59 X 2.92 X 0.5	= 38.82 SQ.MT.
5) 24.02 X 4.24 X 0.5	= 50.92 SQ.MT.
6) 16.76 X 3.66 X 0.5	= 30.67 SQ.MT.
7) 7.98 X 3.04 X 0.5	= 12.13 SQ.MT.
TOTAL R.G. AREA	= 325.06 SQ.MT.
PROPOSED R.G. -2 ON PODIUM	
1) 22.84 X 14.89 X 0.5	= 170.04 SQ.MT.
2) 22.84 X 4.68 X 0.5	= 53.45 SQ.MT.
TOTAL R.G. AREA	= 223.49 SQ.MT.
PROPOSED R.G. -3 ON PODIUM	
1) 18.32 X 4.91 X 0.5	= 45.98 SQ.MT.
2) 19.54 X 9.20 X 0.5	= 89.88 SQ.MT.
3) 13.40 X 6.07 X 0.5	= 40.67 SQ.MT.
TOTAL R.G. AREA	= 175.53 SQ.MT.
TOTAL PROP. R.G. 1 to 3	= 724.08 SQ.MT.
R.G. REQUIRED BY REGULATION	= 708.00 SQ.MT.
R.G. REQD AT GROUND LEVEL	= 238.95 SQ.MT. (33% OF 724.08)
R.G. PROP. AT GROUND LEVEL	= 325.06 SQ.MT. (R.G.1)

TENEMENT STATEMENT AS PER CIRCULAR DATED 04-10-2011 FOR PLOT AREA ABOVE 4000.00 SQ.MT.

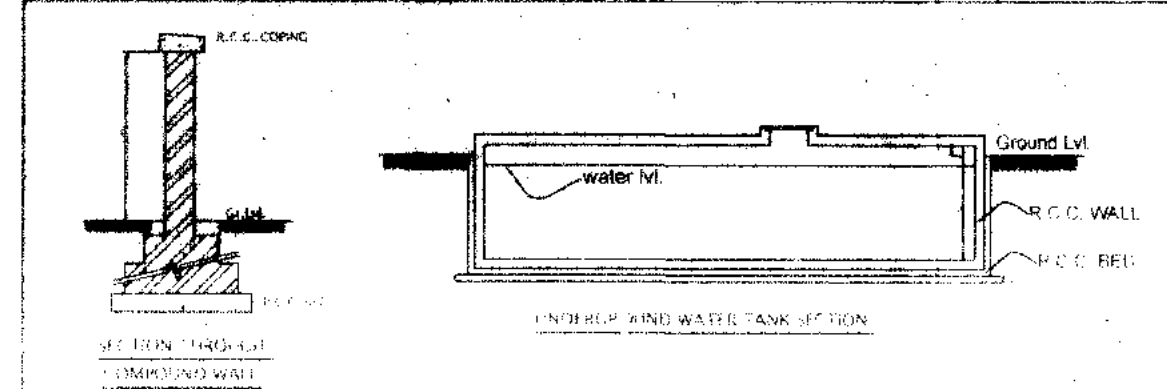
TOTAL PROPOSED AREA (RESI.) (AS PER APPROVED PLAN)	= 2908.61 SQ.MT.
REQ. 10% AREA FOR L.I.G. (WITH B/UP AREA 30 TO 40 SQ.MT.)	= 290.66 SQ.MT.
PROPOSED NO. TENEMENTS OF AREA 30 TO 40 SQ.MT. FOR L.I.G. IN BLDG. C2 FLAT NO. 4, 1st to 12th flr. 38.28 x 10 flrs = 382.80 sq.mt.	
REQ. 10% AREA FOR M.I.G. (WITH B/UP AREA 41 TO 60 SQ.MT.)	= 290.86 SQ.MT.
PROPOSED NO. TENEMENTS OF AREA 41 TO 60 SQ.MT. FOR M.I.G. IN BLDG. A1 FLAT NO. 5, 1st to 12th flr. 48.66 x 10 flrs = 486.60 sq.mt.	



PROFORMA - A

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT AS PER 7-12 EXTRACT	3540.00
2	DEDUCTIONS FOR	
a	TOTAL AREA UNDER 60.0 M.W. G.B. ROAD	---
b	AREA UNDER RESERVATION	---
c	TOTAL (a+b)	---
3	BALANCE AREA OF PLOT (1-2c)	3540.00
4	LESS RECREATION GROUND AS PER REG.54	531.00
5	NET AREA (3-4)	3009.00
6	ADDITION FOR F.A.R. (TOTAL B/UP AREA) PURPOSE AS PER GOVT. ADDENDUM CIRCULAR DT. 29-01-16 & 02-05-2016. MAX. 140% OF 3540.00 = 4956.00 SQ.MT. OUT OF ABOVE POTENTIAL OF TDR, AREA RESERVED FOR SLUM TDR = 4956.00 X 0.2 = 991.20 SQ.MT. NOW AREA PERMISSIBLE FOR UTILIZATION OF TDR/DR = 4956.00 - 991.20 SQ.MT. = 3964.80 SQ.MT.	
a	Add DRC no. 209 (reservation) = Purchased 80.00 sq.mt. Utilized area 80.00 sq.mt. (Already utilised)	80.00
b	Add DRC no. 237 (road) = Purchased 1511.00 sq.mt. Utilized area 1511.00 sq.mt. (Already utilised)	1511.00
c	Add DRC no. 208 (Reserv.) = Purchased 1100.00 sq.mt. Utilized area 1100.00 sq.mt. as per circular dt. 02-05-16	1100.00
d	Add DRC no. 227 (Reserv.) = Purchased 120.00 sq.mt. Utilized area 120.00 sq.mt. as per circular dt. 02-05-16	120.00
e	Add DRC no. 258 (Road) = Purchased 580.00 sq.mt. Utilized area 580.00 sq.mt. as per circular dt. 02-05-16	580.00
f	Add DRC no. 216 (Road) = Purchased 150.00 sq.mt. Utilized area 150.00 sq.mt. Area credit to be added on receiving plot as per Govt. notification dt. 29-01-16 & addendum dt. 02-05-2016 is 310.64 sq.mt.	310.64
g	TOTAL ADDITION (a+b+c+d+e+f)	3701.64
7	a PERMISSIBLE ADDITIONAL 30% FSI AS PER GOVT. NOTIFICATION DT. 28-08-2015 & 30-01-2016 i.e. 30% OF 3540.00 SQ.MT. = 1062.00 SQ.MT.	1062.00
8	TOTAL AREA (5+6g+7)	7772.64
9	F.A.R. PERMISSIBLE	1.00
10	PERMISSIBLE BUILT UP AREA	7772.64
11	PROPOSED BUILT UP AREA	7702.57
12	BALANCE B/UP AREA	70.07
13	TOTAL F.S.I CONSUMED	0.99

B	TENEMENT STATEMENT	
a	PROPOSED AREA	7702.57
b	LESS DEDUCTION OF NON-RESI AREA (SHOPS)	---
c	AREA OF TENEMENTS (a-b)	7702.57
d	TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	
	DENSITY 250/HECT.	
	TOTAL PERMISSIBLE TENEMENTS	193 nos.
	TOTAL TENEMENTS PROPOSED	131 nos.
C	PARKING STATEMENT	
a	CAR PARKING REQUIRED BY REGULATION	109 nos.
b	TOTAL PROPOSED CAR PARKING	109 NOS.
c	2 WHEELAR PARKING REQUIRED BY REGULATION	131 NOS.
d	TOTAL PROPOSED 2 WHEELAR PARKING	132 NOS.



NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
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
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH

06	Amended Plan with T.D.R.	
05	Amended Plan with T.D.R.	10-01-15
04	Amended layout after deleting plot-B	
03	Amended plan with sub-division	04-12-12
02	Amended plan	10-07-10
01	Amended plan	29-03-10
Rev. No.	Description	Date

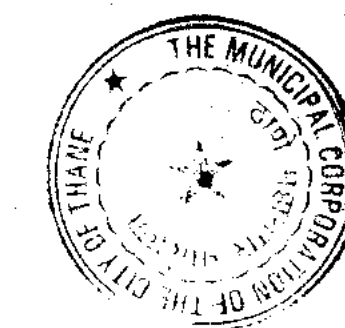
PROFORMA - B

CONTENTS OF SHEET	01/07
LAYOUT PLAN, R.G. AREA CALCULATION, ROAD AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G. TANK SECTION, LOCATION PLAN ETC.	
STAMP OF APPROVAL OF PLANS	

AMENDED 2007/164 (old)

Plans are approved Subject to conditions prescribed in permit No. V.P. 206/1992/15-TMC/TDD/2532/18. Dated: 20/07/2015

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



सावधान

"मंजूर नकाशांनुसार बांधकाम न करणे नसेच विकास नियंत्रण नियमावलीनुसार आवश्यक सर्व परवानग्या न घेता बांधकाम बांध करणे, महामार्ग प्रदेशिक प नगर रचना अधिनियमाचे कलम 12 अनुसार दखलनाम गुन्हा भरणे. न्यायादी जमनीत बांधत 3 कोर कर व रु. 1000/- वंड होऊ असेल"

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 the area so worked out tallies with the area stated in documents of ownership.

- ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON PLOT BEARING N. S.NO. 104/1B/1/1, 104/1C, 107/1B, AT VILLAGE OWALE, GHODBUNDER ROAD, THANE (W).

ADDRESS OF DEVELOPER

MR. DEEPAK R. JAIN
14, JAIN CHAMBERS, 577,
S.V. ROAD, BANDRA (W),
MUMBAI - 400 050

NAME & SIGNATURE OF OWNER / P.O.A HOLDER

DEEPAK R. JAIN
Proprietor
Ms. HARMONY HOLDINGS

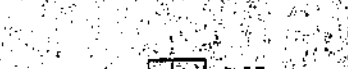
ARCHITECT

ARCHITECTS REGD. VALUER, INT. DESIGNERS

shashi
deshmukh
& associates

102, Konaik Towers, Opp. Sai Baba Temple Ghodsi Road Thane (W) - 400602 Ph. 2534420, 2533319, 2536644
shashikanvdeshmukh@yahoo.co.uk
shashikanvdeshmukh@rediffmail.com

Job No.	269	Date	
Sheet No.	01/07	Drawn By	PRASHANT
Scale	1:500	Checked By	DINESH



TOTAL B/LUP AREA OF FITNESS CENTRE (AREA ON UPP. STILT FLOOR + AREA ON 1ST FLOOR) = 78.45 + 69.82 = 148.27 SQ.MT
PERMISSIBLE FITNESS AREA CALCULATION PERMISSIBLE AREA = MINIMUM 20 SQ.MT. OR MAX. 2% OF TOTAL BUILT-UP AREA PERMISSIBLE AREA = 2% OF 7453.95 SQ.MT.

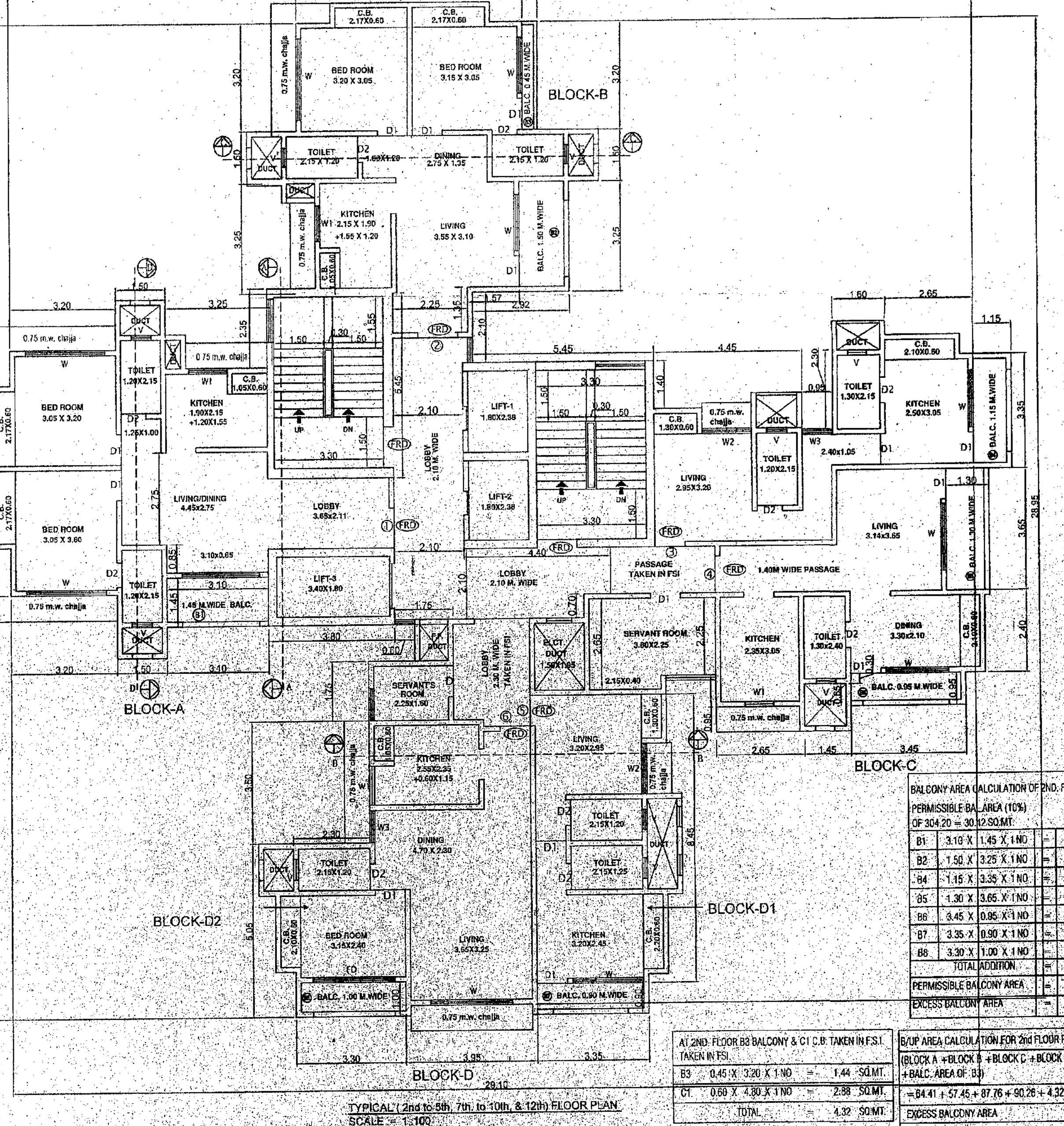
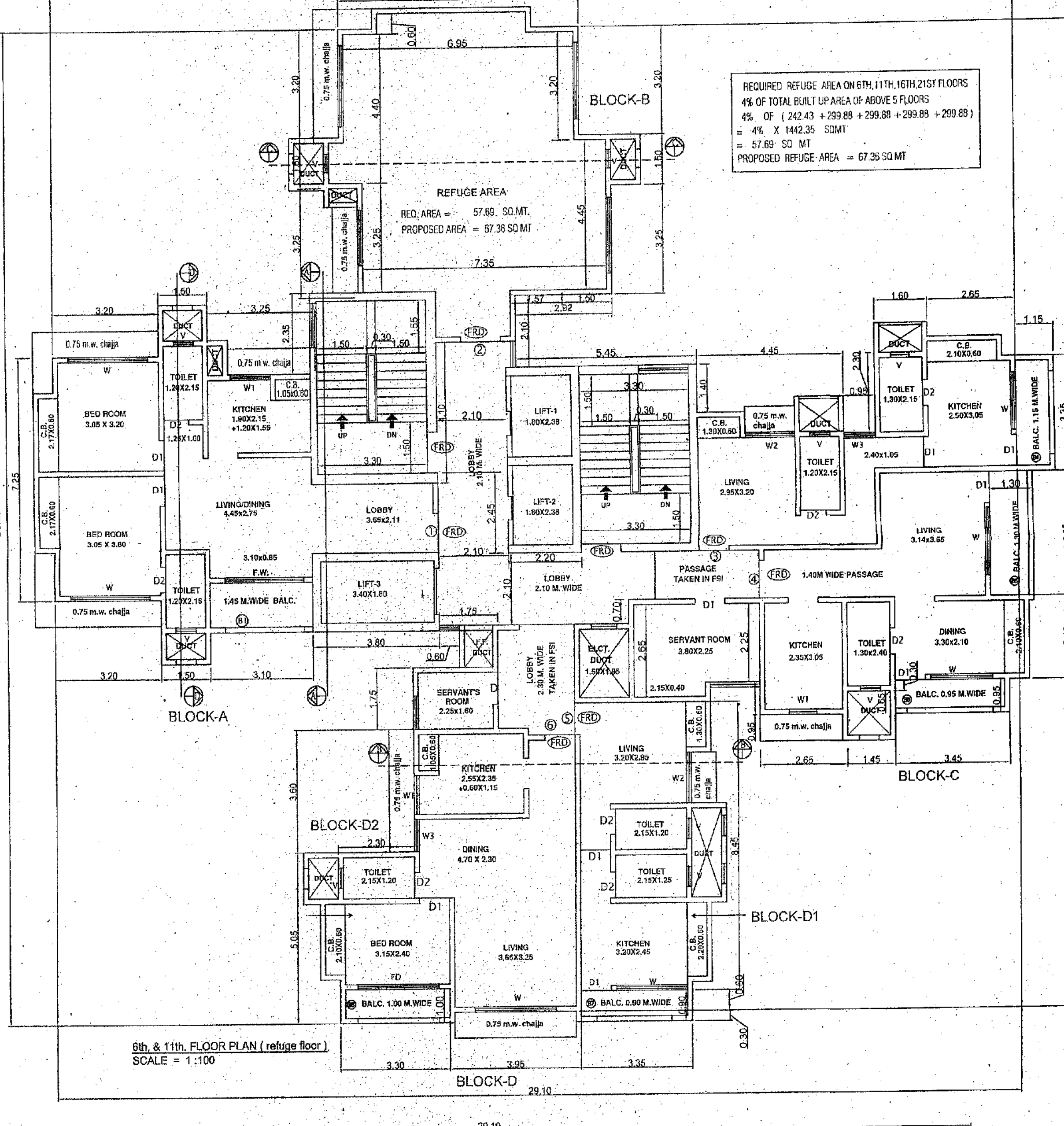
The diagram shows a rectangular area divided into three sections. The top section is a rectangle with a width of 3.30 and a height of 0.95. The middle section is a rectangle with a width of 3.35 and a height of 0.95. The bottom section is a rectangle with a width of 3.35 and a height of 0.95. The total width is 3.30 + 3.35 + 3.35 = 10.00. The total height is 0.95 + 0.95 + 0.95 = 2.85. The area is calculated as 10.00 x 2.85 = 28.50.

AREA DIAGRAM OF BLOCK-D
2ND TO 12TH FLOOR SCALE-1:200

BUILT UP AREA CALCULATION-BLOCK-D

TYPICAL FLOOR-2ND TO 12TH FLOOR				
1	2.60	X	1.20	X 1.00
				3.12

FILE	NET BUILT FOR ANSA	4-22-68	50
70 SD MI			



FILE	NET BUILT FOR ANSA	4-22-68	50
70 SD MI			

	ASHRAF HABIYULLAH ARCHITECTS 100-101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901,	
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