

AREA UNDER R-ZONE						
ADDITION-						
1	18.74	X	3.55	X	0.50	X 1 = 33.37 SQ.MT.
2	30.11	X	13.37	X	0.50	X 1 = 201.28 SQ.MT.
3	57.43	X	10.36	X	0.50	X 1 = 297.49 SQ.MT.
4	23.63	X	0.96	X	0.50	X 1 = 11.32 SQ.MT.
5	15.73	X	6.19	X	0.50	X 1 = 48.69 SQ.MT.
TOTAL ADDITION AREA						= 582.05 SQ.MT.

AREA UNDER R-ZONE >							
ADDITIV:							
1	31.96	17.02	0.50	X-1	=	272.15	10.0 MI
2	32.78	1.00	0.50	X-1	=	18.80	10.0 MI
3	32.78	9.46	0.50	X-1	=	150.10	10.0 MI
4	38.09	17.91	0.50	X-1	=	206.40	10.0 MI
5	27.81	16.00	0.50	X-1	=	232.00	10.0 MI
6	31.84	14.30	0.50	X-1	=	236.17	10.0 MI
7	31.84	0.91	0.50	X-1	=	147.85	10.0 MI
8	36.85	8.30	0.50	X-1	=	181.23	10.0 MI
9	36.85	77.18	0.50	X-1	=	333.72	10.0 MI
10	28.71	18.30	0.50	X-1	=	203.85	10.0 MI
11	16.84	5.44	0.50	X-1	=	54.24	10.0 MI
12	27.90	1.91	0.50	X-1	=	28.85	10.0 MI
TOTAL ADDITION AREA:						2164.90	10.0 MI

AREA UNDER NOT IN POSSESSION-4:				
ADDITION-				
a	25.50 X	2.45 X	0.50 X 1	= 31.25 SQ.MT.
	TOTAL ADDITION AREA			= 31.25 SQ.MT.
	TOTAL S.NO. 126/5 AREA			= 2196.12 SQ.MT.

S.N./ H.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER △ METHOD	AREA CONSIDERED PER F.S.I.	AREA UNDER R-ZONE	AREA UNDER NOT IN POSSESSION
125/5	2150.00	2198.13	2150.00 SQ.MT.	2164.90	31.23
125/6	700.00	700.68	700.00 SQ.MT.	592.05	111.63
TOTAL	2850.00	2898.81	2850.00 SQ.MT.	2756.95	142.86

BLDG. NO.	FLOORS	BUILT-UP AREA		TOTAL BUILT-UP AREA	NO. OF TENEMENT
		COMMERCIAL	RESIDENTIAL		
1	STILT + 1st to 7th FLOOR	—	1110.20 SQ.MT.	1110.20 SQ.MT.	35 NOS.
2	STILT + 1st to 3rd FLOOR	—	678.51 SQ.MT.	678.51 SQ.MT.	15 NOS.
3	STILT + 1st & 2nd FLOOR	—	474.34 SQ.MT.	474.34 SQ.MT.	12 NOS.
	TOTAL BUILT-UP AREA	—	2263.05 SQ.MT.	2263.05 SQ.MT.	62 NOS.

BLDG NOS.	FLOORS	TOTAL STAIRCASE AREA
1	STILT + 1st TO 7th FLOOR	245.28 SQ.MT.
2	STILT + 1st TO 3rd FLOOR	137.08 SQ.MT.
3	STILT + 1st & 2nd FLOOR	133.50 SQ.MT.
TOTAL STAIRCASE AREA		515.86 SQ.MT.

20% P.D. AREA REQ. OF NET PLOT - (2707.14 X 20% = 541.43 sq.mt.)
30% P.D. AREA REQ. OF GROUND AREA - (541.43 X 33% = 178.87 sq.mt.)
GROUND P.D.-1 AREA CALCULATION
ADDITION:-
1. 15.14 X 0.77 X 0.50 X 1 = 5.83 SQ.MT.
2. 28.18 X 13.79 X 0.50 X 1 = 186.58 SQ.MT.
3. 28.10 X 14.51 X 0.50 X 1 = 190.01 SQ.MT.
TOTAL ADDITION AREA = 376.42 SQ.MT.
GROUND P.D.-2 AREA CALCULATION
ADDITION:-
1. 19.31 X 9.59 X 0.50 X 1 = 92.50 SQ.MT.
2. 19.31 X 1.56 X 0.50 X 1 = 15.35 SQ.MT.
3. 16.33 X 2.30 X 0.50 X 1 = 21.91 SQ.MT.
4. 16.33 X 4.86 X 0.50 X 1 = 44.82 SQ.MT.
TOTAL ADDITION AREA = 174.67 SQ.MT.
GROUND (P.D.-1 + P.D.-2) AREA = 551.09 SQ.MT.

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
= 1 BELLOW 35.00 SQ.MT. NO PARKING	35 NOS.	
= 2 TENEMENTS HAVING BUIP AREA ABOVE 35.00 SQ.MT. TO 60.00 SQ.MT.	21 NOS.	11 NOS.
1 PARKING SPACE FOR 2 TENEMENTS		
= 1 TENEMENTS HAVING BUIP AREA ABOVE 60.00 SQ.MT. TO 75.00 SQ.MT.	06 NOS.	06 NOS.
1 PARKING SPACE FOR 1 TENEMENTS		
= 1 TENEMENTS HAVING BUIP AREA ABOVE 75.00 SQ.MT.		
2 PARKING SPACE FOR 1 TENEMENTS		
= 10% VISITORS PARKING		01 NOS.
= TOTAL CAR PARKING REQUIRED (REQ.)		17 NOS.
= 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	17 NOS.	17 NOS.
TOTAL CAR PARKING REQUIRED = 17 NOS.		(V) VISITOR'S PARKING = 0
TOTAL CAR PARKING PROPOSED = 18 NOS.		(R) RESIDENTIAL PARKING IN STLT = 09 NOS.
TOTAL SCOOTER PARKING REQUIRED = 18 NOS.		
TOTAL SCOOTER PARKING PROPOSED = 20 NOS.		

A	AREA STATEMENT	SQ.M
1	a AREA OF PLOT (AS PER 7/12)	2050.00
	b AREA OF PLOT (AS PER TRIANGULATION METHOD)	2050.00
	c AREA OF PLOT (AS PER CONSIDERED) (1/a)	2050.00
2	DEDUCTIONS FOR:-	
	a AREA UNDER NOT IN POSSESSION	142.80
	b TOTAL (2/a)	142.80
3	NET AREA OF PLOT (1-2)	2767.10
4	DEDUCTION FOR 15% RECREATIONAL GROUND (REG.54)	480.00
5	BALANCE AREA OF PLOT (3-4)	2387.10
6	FLOOR SPACE INDEX PERMISSIBLE	0.60
7	TOTAL PERMISSIBLE B+U AREA (5X6)	2387.10
8	ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	
	a AREA UNDER ANY RESERVATION	---
9	TOTAL PERMISSIBLE AREA (7 + 8a)	2387.10
10	TOTAL PROPOSED AREA	2383.80
11	TOTAL BALANCE AREA (9-10)	30.30
12	TOTAL F.S.I. CONSUMED	0.98
B	TENEMENT STATEMENT	
13	a PROPOSED AREA (ITEM A - 10 ABOVE)	2383.80
	b LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	---
14	c AREA AVAILABLE FOR TENEMENTS (a-b)	2383.80
15	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'H' DENSITY 275/HECT	64.90
16	TOTAL PROPOSED TENEMENT	62.90
C	PARKING STATEMENT	
17	a CAR PARKING REQUIRED BY REGULATION	17 NO.
	b TOTAL CAR PARKING PROVIDED	18 NO.
18	a SCOOTER PARKING REQUIRED BY REGULATION	18 NO.
	b TOTAL SCOOTER PARKING PROVIDED	20 NO.

1/4



Plans are submitted Subject to conditions
Prescribed in Permit No. V.P. 51110095114
TMC/TO-DATED 12-02-11. Dated 18/10/2014

[Signature]
18/10/14
Deputy Engineer
(TDC)

[Signature]
18-10-14
Executive Engineer
(TDC)

Thane Municipal Corporation
The City of Thane

[illegible]

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON _____ AND THE UNBOUNDINGS OF BORDS, ETC. OF PLOT
STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF
OWNERSHIP

ANIL KATKAR AND ASSOCIATES
SIGNATURE OF LICENSED ARCHITECT

FOR,	NAME OF OWNER
SHRI DINESH VADODRIA	SHRI CHANDULAY SENGHANI
SHRI NIRAJ GOLA	

AR. ANUP KATKAR
ANUP KATKAR AND ASSOCIATES
18 / C, SHREE OM SHRUTI CO OP SOC.LTD.
PT.DUNDAYAL UPADHYAY ROAD
MULUNDI WEST
MUMBAI 40

ANUP KATKAR AND ASSOCIATES

ANUP KATKAR AND ASSOCIATES