

PLOT AREA SUMMARY

S.NO.	AREA AS PER 7/12	PLOT - A METHOD	AREA AS PER AGREEMENT	AREA CONS. FOR F.S.I.
S.NO. 166/31	2100.00	1126.92	939.31	939.31
S.NO. 168	4830.00	1850.28	1747.82	1747.82
S.NO. 169/4/D	3580.00	4054.93	3580.00	3580.00
S.NO. 170/4/A	14685.00	14687.14	14685.00	14685.00
TOTAL AREA	25195.00	21719.27	20952.13	20952.13

R.G. AREA CALCULATION

R.G. AREA REQUIRED OF NET PLOT AREA

19904.52 X 10% = 1990.45 SQ. MT.

R.G. - 1

ADDITION :

1 16.06 X 3.17 X 0.5 = 25.46 SQMT

2 20.76 X 7.21 X 0.5 = 74.84 SQMT

3 28.82 X 13.29 X 0.5 = 190.18 SQMT

4 28.89 X 14.03 X 0.5 = 201.26 SQMT

5 28.89 X 14.11 X 0.5 = 202.41 SQMT

TOTAL R.G. - 1 AREA = 694.14 SQMT

R.G. - 2

ADDITION :

1 37.43 X 7.41 X 0.5 = 138.68 SQMT

2 37.43 X 14.16 X 0.5 = 265.00 SQMT

3 37.30 X 14.26 X 0.5 = 265.95 SQMT

4 34.63 X 8.65 X 0.5 = 149.77 SQMT

5 20.59 X 4.23 X 0.5 = 43.55 SQMT

TOTAL R.G. - 2 AREA = 862.95 SQMT

R.G. - 3

ADDITION :

1 57.86 X 8.23 X 0.5 = 238.09 SQMT

2 57.86 X 19.78 X 0.5 = 572.24 SQMT

3 26.43 X 8.92 X 0.5 = 117.88 SQMT

4 50.71 X 5.88 X 0.5 = 149.09 SQMT

5 19.42 X 5.36 X 0.5 = 52.05 SQMT

6 25.63 X 3.49 X 0.5 = 44.72 SQMT

7 7.40 X 2.10 X 0.5 = 7.77 SQMT

TOTAL R.G. - 3 AREA = 1181.83 SQMT

R.G. - 4

ADDITION :

1 12.61 X 2.20 X 0.5 = 13.87 SQMT

2 4.24 X 0.88 X 0.5 = 2.50 SQMT

3 27.37 X 12.31 X 0.5 = 168.46 SQMT

4 77.49 X 12.15 X 0.5 = 470.75 SQMT

5 54.35 X 24.36 X 0.5 = 661.98 SQMT

6 49.30 X 3.64 X 0.5 = 89.73 SQMT

7 3.98 X 1.42 X 0.5 = 3.79 SQMT

TOTAL R.G. - 4 AREA = 1411.08 SQMT

R.G. - 5

ADDITION :

1 37.90 X 2.50 X 0.5 = 47.38 SQMT

2 25.59 X 12.85 X 0.5 = 164.42 SQMT

3 45.54 X 12.27 X 0.5 = 279.41 SQMT

4 50.51 X 6.89 X 0.5 = 174.01 SQMT

5 55.51 X 9.89 X 0.5 = 274.50 SQMT

6 11.84 X 8.36 X 0.5 = 49.67 SQMT

7 10.59 X 3.40 X 0.5 = 18.00 SQMT

TOTAL ADDITION AREA = 1007.38 SQMT

DEDUCTION :

A 8.61 X 1.82 X 0.5 = 10.50 SQMT

TOTAL R.G. - 5 AREA = 996.88 SQMT

TOTAL R.G. - 1 TO 5 AREA = 5146.89 SQMT

(As Per Previous Sanction)

15% PERMISSIBLE CLUB HOUSE AREA

CLUB HOUSE PROPOSED IN GROUND R.G. - 4

R.G. AREA REQUIRED = 1411.08 SQ. MT.

1411.08 X 10% = 141.11 SQ. MT. ON GR. LVL.

1411.08 X 0.5% = 70.55 SQ. MT. ON 1ST LVL.

TOTAL AREA = 211.66 SQ. MT.

TOTAL PROPOSED AREA = 210.00 SQ. MT.

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FLOOR B/UP AREA SUMMARY

BLDG. NOS.	FLOORS	BUILT - UP AREA		TOTAL TENEMENT
		COMMERCIAL	RESIDENTIAL	
TOWER - 1	STILT / GROUND + 1ST TO 22ND FLOOR	266.09 SQ.MT.	12039.22 SQ.MT.	261 NOS
TOWER - 2 (WING - A)	STILT / GROUND + 1ST TO 22ND FLOOR	-----	10000.64 SQ.MT.	217 NOS
TOWER - 2 (WING - B)	STILT / GROUND + 1ST TO 22ND FLOOR	-----	11914.51 SQ.MT.	261 NOS
TOWER - 3	STILT / GROUND + 1ST TO 38TH FLOOR	-----	30552.37 SQ.MT.	487 NOS
TOTAL AREA		266.09 SQ.MT.	64506.74 SQ.MT.	1226 NOS
TOTAL BUILT UP AREA			64772.83 SQ.MT.	

ADDITIONAL REQUIREMENTS AS PER UDPCR (CLAUSE 9.31)		AREA IN SQ.MT.	
PROPOSED FLAT - 1226 NOS.	REQUIRED	PROPOSED	
FITNESS CENTER / CRECHE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 100 FLATS - 20 SQ.MT. FOR 300 FLATS - 20 SQ.MT. FOR 300 FLATS - 20 SQ.MT. FOR 226 FLATS - 20 SQ.MT.	100 101.71 100 100.83
SOCIETY OFFICE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 100 FLATS - 20 SQ.MT. FOR 300 FLATS - 20 SQ.MT. FOR 300 FLATS - 20 SQ.MT. FOR 226 FLATS - 20 SQ.MT.	100 100.81
DRIVERS ROOM	room of size 12 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.mt. area for every 300 flats.	FOR 100 FLATS - 12 SQ.MT. FOR 300 FLATS - 10 SQ.MT. FOR 300 FLATS - 10 SQ.MT. FOR 226 FLATS - 10 SQ.MT.	52 71.58
SANITARY BLOCK	sanitary block for servants having maximum area of 3.00 sq.mt. in scheme having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 200 flats.	FOR 100 FLATS - 3 SQ.MT. FOR 300 FLATS - 3 SQ.MT. FOR 300 FLATS - 3 SQ.MT. FOR 226 FLATS - 3 SQ.MT.	15 15.00
ENTRANCE LOBBY	Every Residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.mt. at ground floor. minimum dimension of such lobby shall not be less than 2.50 m.	ENTRANCE LOBBY 9.00 SQ.MT. AREA PROPOSED & WIDTH 2.50 M. PROPOSED.	

FORM OF STATEMENT 1			
SR. NO. 8 (a) (iii)			
EXISTING BUILDINGS TO BE RETAINED			
BUILDING NO.	FLOOR NO.	PLINTH AREA	USE / OCCUPANCY OF FLOORS
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AMENITY AREA CALCULATION	
AMENITY AREA REQUIRED OF NET PLOT AREA	
20952.13 X 5% = 1047.61 SQ.MT.	
ADDITION :	
1 58.68 X 9.29 X 0.5 = 272.10 SQMT	
2 58.68 X 8.78 X 0.5 = 257.17 SQMT	
3 54.88 X 18.89 X 0.5 = 518.34 SQMT	
TOTAL AMENITY AREA = 1047.61 SQMT	

15% PERMISSIBLE CLUB HOUSE AREA
CLUB HOUSE PROPOSED IN GROUND R.G. - 4
R.G. AREA REQUIRED = 1411.08 SQ. MT.
1411.08 X 10% = 141.11 SQ. MT. ON GR. LVL.
1411.08 X 0.5% = 70.55 SQ. MT. ON 1ST LVL.
TOTAL AREA = 211.66 SQ. MT.
TOTAL PROPOSED AREA = 210.00 SQ. MT.

PROPOSED TOTAL CAR PARKING

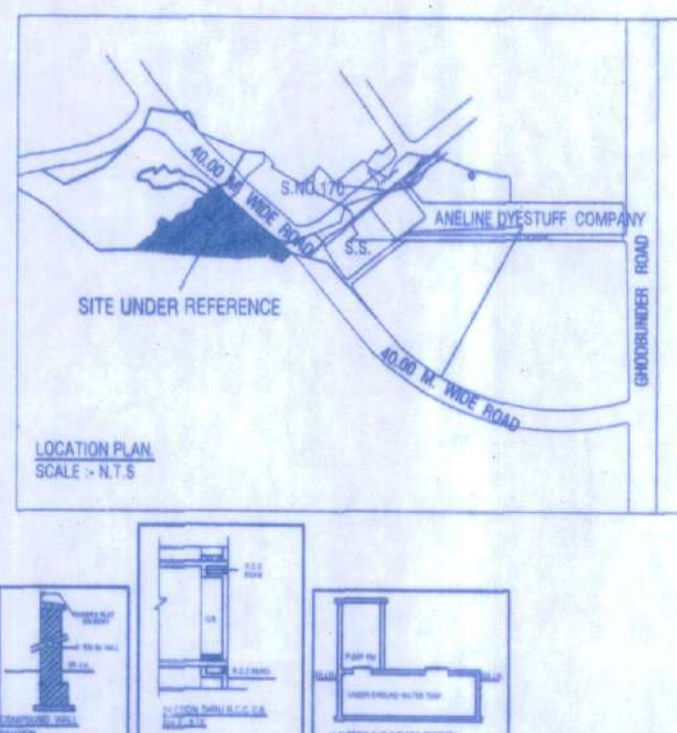
1 PIT + 2 LVL. STACK CAR PARKING IN STILT - (73 X 03)	219 NOS.
2 PIT + 3 LVL. PUZZLE CAR PARKING OPEN - (13 X 23)	299 NOS.
TOTAL CAR PARKING PROVIDED	518 NOS.

PROPOSED TOTAL SCOOTER PARKING

SINGLE SCOOTER PARKING PROVIDED IN STILT	93 NOS.
SINGLE SCOOTER PARKING PROVIDED OPEN	233 NOS.
TOTAL SCOOTER PARKING PROVIDED	326 NOS.

PARKING STATEMENT

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
• FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	739 NOS.	739 / 2 = 369.5 X 2 739 NOS.	
• FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.MT. BUT MORE THAN 30 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)			
• FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	487 NOS.	487 / 2 = 243.5 X 1 243.5 NOS.	487 / 2 = 243.5 X 2 487 NOS.
• 5% VISITORS CAR PARKING (243.5 X 5%) = 12.18 • 5% VISITORS SCOOTER PARKING (1226 X 5%) = 61.30		12.18 NOS.	61.30 NOS.
COMMERCIAL			
• FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 249.34 SQ.MT.)	249.34 / 100 = 2.49 2.49 X 2 = 4.98 NOS.	249.34 / 100 = 2.49 2.49 X 2 = 4.98 NOS.	
• TOTAL PARKING REQUIRED	261 NOS.		1302 NOS.
• COMPOSITE PARKING CONVERSION (6 SCOOTER = 1 CAR) (976/6 = 163 NOS.)		+ 163 NOS.	- 976 NOS.
• TOTAL PARKING PROVIDED	424 NOS.		326 NOS.
• NET PARKING PROVIDED	1226 NOS.	518 NOS.	326 NOS.



SANITARY REQUIREMENTS

Occupant Load Floor Area 10 sq.m per person Business Building/Commercial Area

FLOOR	CARPET AREA	NO. OF PERSONS	WATER CLOSET		URINALS MALE	PROPOSED WATER CLOSET
			MALE	FEMALE		MALE & FEMALE
			1/25	1/15	NILL UP TO 6	
GROUND FLOOR	249.34 SQ.MT.	249.34/10 = 25 PERSONS	1 NOS.	2 NOS.	NILL	9 NOS.
TOTAL	249.34 SQ.MT.	= 25 PERSONS	1 NOS.	2 NOS.	NILL	9 NOS.

EXISTING BUILT UP AREA (O.C OBTAINED)

Sr. No.	BUILDING	BUILT UP AREA	TENEMENT
1	BLDG. TYPE - A & B	3609.94 SQ.MT.	78 NOS.
2	BLDG. TYPE - C1, C2 & C3	6092.82 SQ.MT.	136 NOS.
3	TOTAL EXISTING AREA (1 + 2)	9662.56 SQ.MT.	214 NOS.

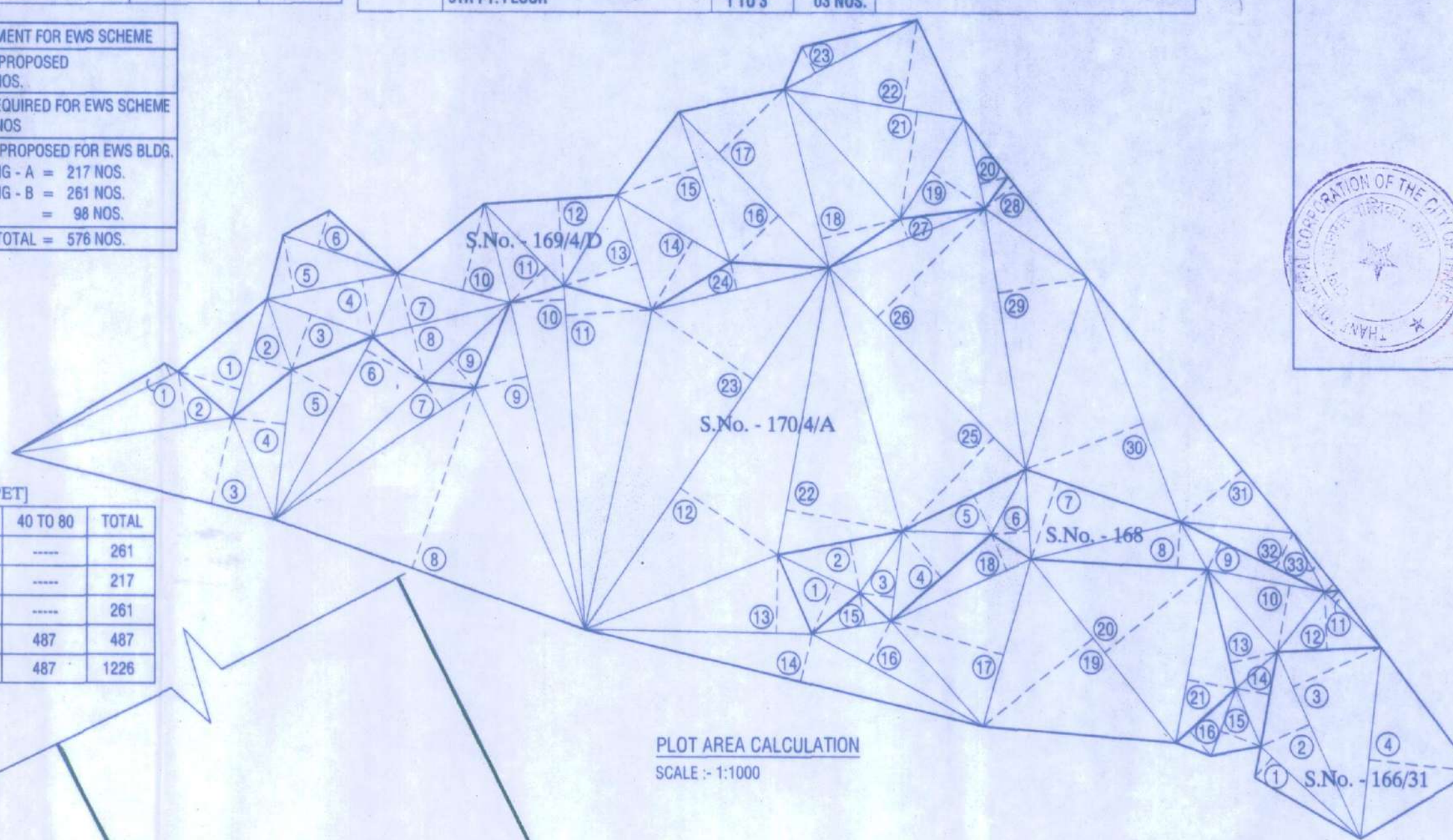
TENEMENTS STATEMENT FOR EWS SCHEME	
TOTAL TENEMENTS PROPOSED 1226 + 214 = 1440 NOS.	
40% TENEMENTS REQUIRED FOR EWS SCHEME 1440 X 40% = 576 NOS	
TOTAL TENEMENTS PROPOSED FOR EWS BLDG. EWS TOWER - 2 WING - A = 217 NOS. EWS TOWER - 2 WING - B = 261 NOS. EWS TOWER - 1 = 98 NOS.	
TOTAL = 576 NOS.	

TOTAL TENEMENT (AS PER CARPET)

BUILDING	BELOW 30	30 TO 40	40 TO 80	TOTAL
TOWER - 1	261	-----	-----	261
TOWER - 2 - A	217	-----	-----	217
TOWER - 2 - B	261	-----	-----	261
TOWER - 3	-----	-----	487	487
TOTAL	739	-----	487	1226

PROPOSED EWS TENEMENTS STATEMENT

BUILDING	BUILDING FLOOR	FLAT NO.	TENEMENT	REMARKS
TOWER 2A	STILT / GROUND + 1ST TO 22ND FLOOR	1 TO 10	217 NOS.	DEDUCT 3 NOS. REFUGE FLOOR (FLAT NO.-7)
TOWER 2B	STILT / GROUND + 1ST TO 22ND FLOOR	1 TO 12	261 NOS.	DEDUCT 3 NOS. REFUGE FLOOR (FLAT NO.-10)
TOWER 1	STILT / GROUND + 1ST TO 8TH & 9TH FT. FLOOR	1 TO 12 1 TO 3	95 NOS. 03 NOS.	DEDUCT 1 NOS. REFUGE FLOOR (FLAT NO.-10)



PLOT AREA CALCULATION	
AREA UNDER S. No. - 169/4/D	
ADDITION :	
1 23.56 X 12.05 X 0.5 = 141.95 SQMT	
2 23.56 X 7.75 X 0.5 = 91.30 SQMT	
3 21.76 X 10.55 X 0.5 = 114.78 SQMT	
4 25.02 X 10.36 X 0.5 = 134.78 SQMT	
5 26.02 X 10.84 X 0.5 = 141.03 SQMT	
6 23.73 X 6.74 X 0.5 = 79.97 SQMT	
7 27.65 X 10.03 X 0.5 = 138.66 SQMT	
8 27.65 X 10.23 X 0.5 = 141.43 SQMT	
9 22.76 X 6.80 X 0.5 = 77.38 SQMT	
10 22.73 X 17.12 X 0.5 = 194.57 SQMT	
11 22.16 X 9.19 X 0.5 = 101.83 SQMT	
12 26.10 X 15.43 X 0.5 = 201.41 SQMT	
13 23.29 X 14.55 X 0.5 = 169.43 SQMT	
14 25.64 X 15.22 X 0.5 = 195.12 SQMT	
15 31.03 X 16.18 X 0.5 = 251.03 SQMT	
16 42.30 X 12.32 X 0.5 = 260.57 SQMT	
17 42.30 X 17.12 X 0.5 = 362.09 SQMT	
18 38.11 X 15.32 X 0.5 = 276.60 SQMT	
19 22.76 X 12.42 X 0.5 = 141.34 SQMT	
20 17.21 X 4.79 X 0.5 = 41.22 SQMT	
21 38.12 X 20.81 X 0.5 = 372.22 SQMT	
22 36.12 X 17.17 X 0.5 = 310.09 SQMT	
23 29.55 X 6.98 X 0.5 = 103.13 SQMT	
TOTAL AREA = 4054.93 SQMT	

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 5061.03.3/22
T.M.C. 70-D/11, 22.3.24 Dated: 23.03.2023

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

Engineer (TOD)
Thane Municipal Corporation
The City of Thane

सावधान
"नगर नवाशानुसार बांधकाम न करणे तसेच
विकार नियोजन नियमावलीनुसार आवश्यक त्या
प्रकारच्या न वेता बांधकाम चालू करणे, महाराष्ट्र
प्रदेशीक व नगर स्थान अधिनियमाचे कलम 142
अनुसार बांधकाम करणे व त्यासाठी नगर-1
जोडा 2 च्या केंद्र 2 रीत 1000-1-25 मीटर नकाशा"

AREA UNDER S.	
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