TMC DRAWING

PROFORMA -"B" SHEET NO. 1/16

CONTENT OF SHEET

LAYOUT PLAN, BUILT-UP AREA , PLOT AREA DIAG., AREA CALC., PLOT AREA STATEMENT, TREE STATEMENT, LOCATION PLAN & ETC...

STAMP OF APPROVAL OF PLANS

"Plans are approved Subject to conditions Prescribed in Permit No. V.P. 2020/83 Date TD/DHP/B-Nizampur/Kalwa/ Date: 30/04/2024

Deputy Engineer (TDD)

Executive Engineer (TDD)

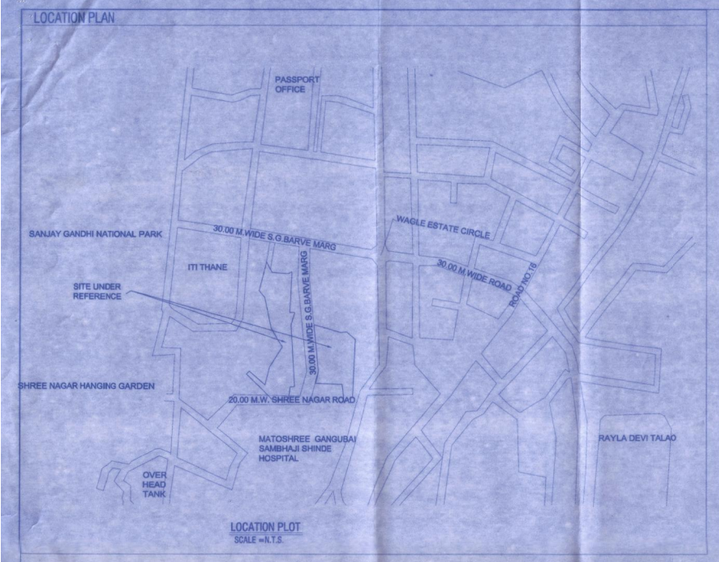
Thane Municipal Corporation
The City of Thane

सावधान

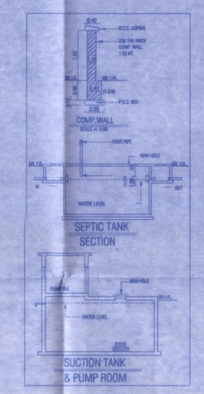
"मंजूर नगररचनाकृत बांधकाम न करणें तसेच विकास नियंत्रण नियमावलीतील तरतुदीचे उल्लंघन व पायाभरणी न केल्या बांधकाम सुरु करणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५३ अन्वये प्रक्षेपणास पात्र आहे. त्यामुळे नुकसान होऊ नये म्हणजे लाभार्थी तसेच वास्तुविशारद यांनी काळजी घ्यावी."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

LOCATION PLAN



LOCATION PLOT
SCALE =N.T.S.



PLOT AREA DIAGRAM
SCALE = 1 : 1000

P-LINE AREA FOR PLOT		
P-LINE AREA	=	22124.24 SQ.MT.

R.G.-1 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-1 (GROUND)		
P-LINE AREA	=	440.88 SQ.MT.

R.G.-3 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.- 3 (GROUND)		
P-LINE AREA	=	562.89 SQ.MT.

PODIUM R.G.-5 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-5 (PODIUM D1 - D2 @ 6TH FLOOR		
P-LINE AREA	=	1777.69
TOTAL AREA	=	1777.69

TOTAL R.G.PROVIDED
GROUND LEVEL R.G.
(R.G.1 = 440.88 sqmt + R.G.2 = 721.72 SQMT + R.G.3 = 562.89 SQMT + R.G.4 = 259.80 SQMT = 1985.39 SQ.MT
PODIUM R.G.
(R.G.5 = 1777.69 SQMT + R.G.6 = 1330.16 SQMT) = 3107.85 SQMT
TOTAL R.G.PROVIDED = 5093.24 SQMT
REQUIRED R.G.(AS EARLIER SANCTIONED DATED 20-12-2005)
25% ON (20528.26 - 165.98) = 20362.28 SQMT = 5090.34 SQMT

PODIUM R.G.- 6 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-6 (PODIUM D4 & D5)		
P-LINE AREA	=	1330.16 SQ.MT.

R.G.-2 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-2 (GROUND)		
P-LINE AREA	=	721.72 SQ.MT.

PODIUM R.G.-4 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-4 (PODIUM D4 & D5)		
P-LINE AREA	=	259.80 SQ.MT.

AMENITY SPACE AREA DIAGRAM
SCALE = 1 : 500

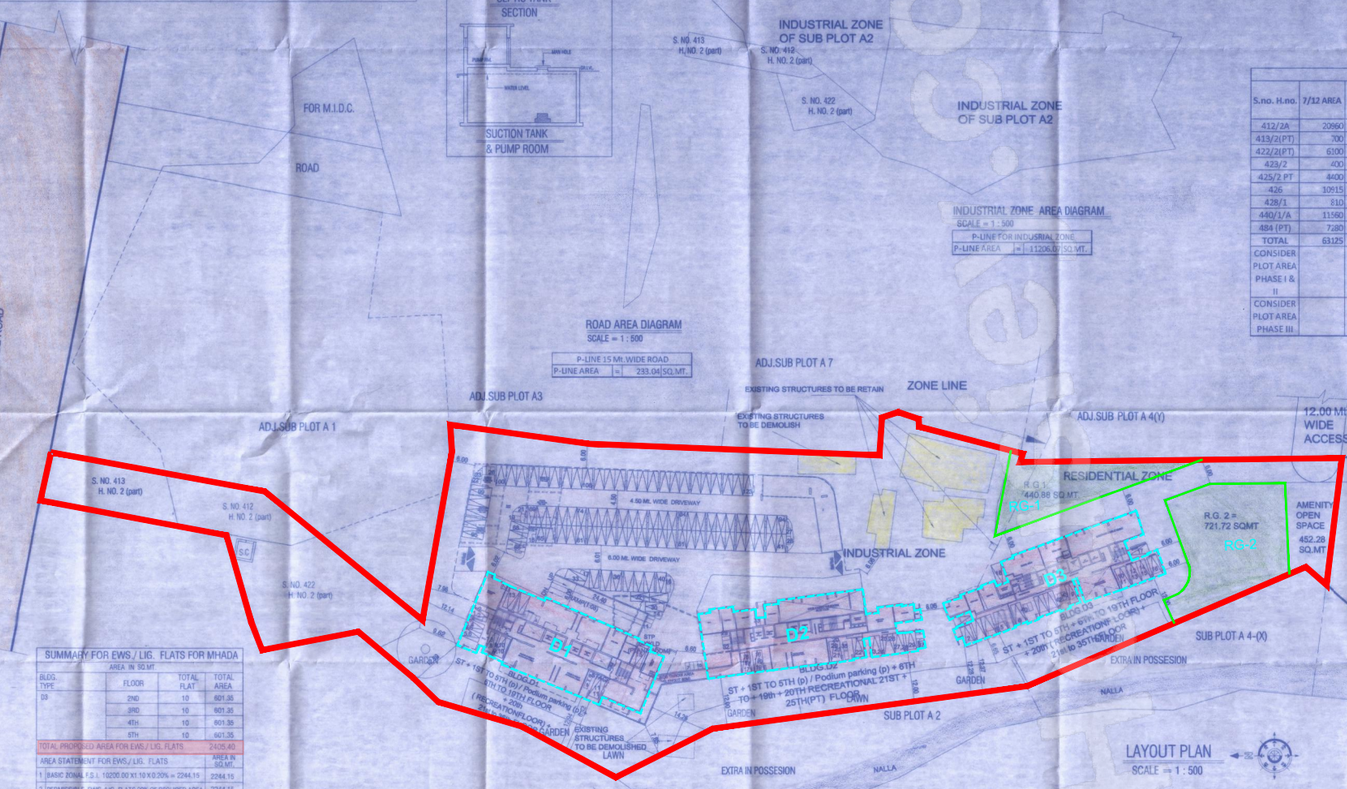
AREA FOR AMENITY OPEN SPACE		
P-LINE AREA	=	452.28 SQ.MT.

ROAD AREA DIAGRAM
SCALE = 1 : 500

P-LINE 15 Mt. WIDE ROAD		
P-LINE AREA	=	233.04 SQ.MT.

INDUSTRIAL ZONE AREA DIAGRAM
SCALE = 1 : 500

P-LINE FOR INDUSTRIAL ZONE		
P-LINE AREA	=	11206.07 SQ.MT.



LAYOUT PLAN
SCALE = 1 : 500

ARE AS PER P LINE																
S.no. H.no.	7/12 AREA	NEW PLOT	SUB PLOT A1	SUB PLOT A2	SUB PLOT A3	SUB PLOT A4X	SUB PLOT A4Y	SUB PLOT A4Z	SUB PLOT A5	SUB PLOT A6	SUB PLOT A7	SUB PLOT A8	SUB PLOT W	TOTAL
412/2A	20960		5851.13	4740	1575.75						10061.92			22228.8
413/2(PT)	700	371.36												371.36
422/2(PT)	6100		1267.00	4901.77	80.00									6248.77
423/2	400								400					400
425/2 PT	8400					1920	290		1100			2321		5631
426	10915					1350	4033.27	30.28		3630		1525.49		10569.04
428/1	810											700		700
440/1/A	11560						1140	7336.45		3433.94			896	12806.39
484 (PT)	7280								6116.49					6116.49
TOTAL	63125		7118.13	9641.77	1655.75	3270	4323.27	7366.73	7616.49	7063.94		4546.49	896	53498.57
CONSIDER PLOT AREA PHASE I & II		371.36	1192.94 (368.75+824.19)	9641.77		3270			7616.49					22092.56
CONSIDER PLOT AREA PHASE III								7366.73		7063.94			896	15326.67

PROFORMA -1 : AREA STATEMENT

UDCPR 2020

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING 413 H.no(part), & S.NO. 412H.NO 2(PT),S.NO 422 H.NO 2(PART) OF SUB PLOT A1,& 417 H.NO 2(PT),S.NO.423 H.NO 2(PT),OF SUB PLOT A2 & S.NO 420 H.NO 2(PT),S.NO 430(PT) OF SUB PLT A4-X & S.NO 420 H.NO 2, S.NO 428 H.NO 2(PART), S.NO.484(PART) OF SUB PLOT A5 FOR PHASE I
AT VILLAGE - PIRCHI PANAVELI WAGLE ESTATE - THANE

AREA STATEMENT		AREA IN SQ.MT.
01	AREA OF PLOT (MINIMUM AREA A.N.E. TO BE CONSIDERED)	
	I AS PER 7/12 EXTRACT	20528.26
	II (A(k) 0.66, a1(a-p(PT)) 97.38 + a1(b)(PT) 968.75 + 0.66 x(0.0 (PT)-E)x 1064.30	1564.30
	III (TOTAL (I + II) 20528.26 + 1564.30 = 22092.56	22092.56
a	AS PER T.L.R.	44718.35
b	AS PER MEASUREMENT SHEET	22124.24
c	AREA CONSIDERED MINIMUM	22092.56
02	DEDUCTIONS FOR	
a	AREA UNDER 30.00ML WIDE D.P.ROAD	0.00
b	AREA UNDER 15.00ML WIDE D.P.ROAD	233.04
03	BALANCE AREA OF PLOT (1a-2a)	21859.52
a	AREA UNDER " I " ZONE 9641.27 SQ.MT.	
b	AREA UNDER " R " ZONE 10858.95 SQ.MT.	
04	AMENITY SPACE (IF APPLICABLE) (PROPOSED) (AS PER PREVIOUS SANCTIONED DATED 20-12-2005 — 451.99 SQ.MT)	452.28
05	NET PLOT AREA (3-4)	21407.24
06	RECREATIONAL OPEN SPACE (NOT APPLICABLE)	
a	REQUIRED	1984.29
b	PROPOSED - (as per previous sanctioned plan dated 20-12-2005)	5093.24
07	INTERNAL ROAD AREA	------
08	PLOTABLE AREA (IF APPLICABLE)	------
09	A) BUILT UP AREA WITH REFERENCE TO MADC F.S.I. AS PER FRONT ROAD WIDTH SR. NO. 5 x 1.1	23647.96
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a	(Permissible area = 22092.56 X 0.50 = 11046.28)	
b	Total consideration on 20528.26 x 0.50 = 10264.13	10264.13
11	SLB/TDR/ FSI / TDR LOADING	
	FSI A. CREDIT AVAILABLE OF ON FOTOR 1.40 MAXIMUM LOADING	
	a) PERMISSIBLE OF (22092.56 x 1.40 =30928.58)	
	b) Bal consider on (20528.26 X 1.40 = 28739.56)	
	c) F.S.I. OF ABOVE POTIONAL OF F.S.I.O.C. AREA FOR SLUM 1.0 A.	
	(8212.30 x 1.30 = 10671.97) ------------ (a)	
	PORM T.D.R. TO BE ALLOWED FROM OPEN MARKET	
	(20739.26 (A.R) + 20117.49 - 8212.30 - 0A.LB=32147.95 SQMT) ------ (b)	
	IN IN-SITU AREA AGAINST D.P.ROAD	
8	In Situ Area Against D.P. Road (8.0 x 0.30 x 2 x 1.1) = 4.84	4.84
	(233.04 x 2.00 = 466.08 SQ.MT.) ------ A	
b	IN SITU AREA AGAINST AMENITY SPACE IF handed OVER (452.28 X 2.00 = 904.56 SQ.MT.) ------ B	904.56
c	Total in -situ/ OR / TDR loading proposed (a + b)	1370.64
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	------
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (9 + 10 b +11c)	35182.73
a	( ) LESS EXISTING AREA TO BE RETAIN	438.12
b	13 - 13a B	34744.61
b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES. RESI. 55555.02 /1.00 = 34721.88*60% = 20833.12	20833.12
c	TOTAL ENTITLEMENT (a + b)	55577.73
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (1.5) PER REGULATION NO. 6.3 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 1.6 OR 1.8)	------
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17B)	------
16	EXISTING BUILT UP AREA	
b	PROPOSED BUILT UP AREA (AS PER P-LINE) RESI. - 55555.02	55555.02
c	TOTAL (a + b)	55555.02
16	BALANCE AREA (13c - 15c)	22.71
17	FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN NO.14 ABOVE)	0.99
18	AREA FOR INCLUSIVE HOUSING IF ANY	
a	REQUIRED PERMISSIBLE AREA FOR INCLUSIVE HOUSING (NET PLOT 21407.24 *FOR 15725.08 = 10181.16 10181.16 X 1.10(X 0.20) = 2238.85 A	2238.85
b	PROPOSED	2495.40

SIGNATURE OF OWNERS / P.O.A. HOLDER

NAME OF OWNERS	SIGNATURE
Mrs Ramilini Ashar	

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 DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

JOSHI DESHAWARE ASSOCIATES
ARCHITECTS - PLANNERS

A-2/F, A Wing, 6th floor, Ashar IT Park, Near Agricultural Office, Road No. 16Z, Wagle Industrial Estate, Thane (W) 400 604.
Phone : + 91 22 4080 5000 / 4080 5020
E-mail: jd_assoc@vsnl.net.in, deshaware@gmail.com
www.joshideshaware.com

V.P. No.	: ~~TD-DHP-1-16~~	DRAWING No.	:
SCALE	: 1 : 100	DATE	: 22-04-2024
DRAWN BY	: SUNIL SHINDE	CHECKED BY	: ARJUNSHAN SIR

TREE STATEMENT		AREA IN SQ.MT.
01	PLOT AREA	20528.26
02	DEDUCTIONS FOR	
b	AREA UNDER 30.00ML WIDE D.P.ROAD	0.00
b	AREA UNDER 15.00ML WIDE D.P.ROAD	233.04
03	BALANCE AREA OF PLOT (1a-2a)	20295.22
04	AMENITY SPACE (IF APPLICABLE)	452.28
05	NET PLOT AREA (3-4)	19842.94
06	RECREATIONAL OPEN SPACE (NOT APPLICABLE)	
a	REQUIRED (10%)	1984.29
b	PROPOSED -	5090.34
07	REQUIRED ONE TREE 100.00 SQ.MT. 5090.34/100 = 51 NOS	51 NOS
08	EXISTING TREES	
09	TREES PLANTED BEFOR O.C.	51 NOS

CONSTRUCTION AREA SUMMARY		
BLDG. TYPE	FLOORS	AREA IN SQ.MT. BUILT-UP AREA RESIDENTIAL
PODIUM FOR D1 & D2 (1ST TO 6TH PART FL)		22487.46
D1	ST.+ 1ST TO 6TH PART +7TH TO 19TH & 20TH RECREATIONAL FL + +22ND TO 36TH FLOOR	24007.87
D2	ST.+ 1ST TO 6TH PART + 7TH TO 25TH(PT) FLOOR	14221.41
D3	ST.+ 1ST TO 7TH TO 19TH & 20TH RECREATIONAL FL + 21ST TO 35TH FLOOR	22220.40
D4	ST.+ 1ST FLOOR	641.15
D5	ST.+ 1ST FLOOR	567.99
PODIUM FOR D4 & D5(1ST TO 6th PART FL)		0.00
U.G. TANK	302.4b+173.92	475.40
UTI	567.83+364.04	931.87
SUB STATION	109.4b+211.35	320.78
OWC		156.87
CLUB HOUSE G + 1		626.48
TOTAL		86657.66

SUMMARY FOR EWS / LIG. FLATS FOR MHADA				
	AREA IN SQ.MT.			
BLDG. TYPE	FLOOR		TOTAL FLAT	TOTAL AREA
D3	2ND		10	601.35
	3RD		10	601.35
	4TH		10	601.35
	5TH		10	601.35
TOTAL PROPOSED AREA FOR EWS / LIG. FLATS				2405.40

AREA STATEMENT FOR EWS / LIG. FLATS		AREA IN SQ.MT.
1	BASIC ZONAL F.S.I. 10200.00 X1.10 X 0.20% = 2244.10	2244.10
2	PERMISSIBLE EWS /LIG. FLATS 20% OF REQUIRED AREA	2244.10
3	PROPOSED EWS /LIG. FLATS	2405.40

FOR MHADA		
PARKING STATEMENT FOR FOUR WHEELER	TENEMENT (MHADA)	PARKING
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.	0	0
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	0
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	40	20
3 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.	0	0
TOTAL	40	20
VISITOR'S PARKING 5%		1.00
TOTAL PARKING REQUIRED		21

FOR MAHADA		
PARKING STATEMENT FOR TWO WHEELER	TENEMENT (MHADA)	PARKING
4 parking space for every 2 tenement carpet area less than 30.00 sq.mt.	0	0
2 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	0
2 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	40	40
3 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0
3 parking space for every 1 tenement carpet area above 150.00 sq.mt.	0	0
TOTAL	40	40
VISITOR'S PARKING 5%		2.00
TOTAL PARKING REQUIRED		42

PARKING STATEMENT FOR TWO WHEELER	TENEMENT						PARKING
	BLDG.D1	BLDG.D2	BLDG.D3	BLDG.D4	BLDG.D5	TOTAL	
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.							
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	112	173	0	0	285	285
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	240	82	151	1	2	476	476
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0	0	0	0	0	0
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.							
TOTAL	240	194	324	1	2	761	761
VISITOR'S PARKING 5%							38.05
TOTAL PARKING REQUIRED							799
AS PER COMPOSIT PARKING (RULE 8.1.1(V))							254
254 SCOOTER PARKING CONVERTED IN 42 CARS							
TOTAL PARKING REQUIRED (799 - 254)							545
TOTAL PARKING PROPOSED (GR FL = 105 + 1ST FL POD = 89 + 2ND To 4TH POD FL = 267 + 5TH POD 86 = 545							799

PARKING STATEMENT FOR FOUR WHEELER	TENEMENT						PARKING
	BLDG.D1	BLDG.D2	BLDG.D3	BLDG.D4	BLDG.D5	TOTAL	
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.							
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	0	112	173	0	0	285	142.5
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	240	82	151	1	2	476	71.25
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	0	0	0	0	0	0	0
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.							
TOTAL	240	194	324	1	2	761	213.75
VISITOR'S PARKING 5%							10.69
TOTAL PARKING REQUIRED							224
TOTAL PARKING PROVIDED(GR FL = 211 + 1ST PODIUM =122 + 2ND TO 4TH PODIUM= 390 + 5TH PODIUM=248)							971

BUILT-UP AREA SUMMARY		
BLDG. TYPE	FLOORS	AREA IN SQ.MT. BUILT-UP AREA RESIDENTIAL
D1	ST. + 1ST TO 6TH PART+ 7TH TO 19TH + 20TH RECREATIONAL FL + 21ST TO 36TH FLOOR	24007.87
D2	ST.+ 1ST TO 6TH PART+ 7TH TO 25TH + 20TH RECREATIONAL FL + 21ST TO 25TH(PT) FLOOR	13095.54
D3	ST.+ 1ST TO 7TH TO 19TH & 20TH RECREATIONAL FL + 21ST TO 35TH FLOOR	18900.66
D4	ST. + 1ST FLOOR	328.14
D5	ST. + 1ST FLOOR	289.22
D6	CLUB HOUSE	626.48
TOTAL		55555.02