

PARKING & TENEMENT STATEMENT (SANCTION BLDG.- A1, A2, B1, B2, C1 & C2)

(A)- BLDG. TYPE	BELOW 35.00 SQ.MT. NO. PARKING	REQUIRED 35.00 TO 50.00 FLAT AREA PARKING	REQUIRED 50.00 TO 50.00 FLAT AREA PARKING
A1 WING-1	62 NOS.	31 NOS.	31 NOS.
A1 WING-2	66 NOS.	33 NOS.	33 NOS.
A2 WING-1	66 NOS.	33 NOS.	33 NOS.
A2 WING-2	68 NOS.	34 NOS.	34 NOS.
B1	32 NOS.	16 NOS.	16 NOS.
C1	32 NOS.	NIL	NIL
C2	28 NOS.	NIL	NIL
B2	28 NOS.	14 NOS.	14 NOS.
TOTAL	60 NOS.	322 NOS.	161 NOS.

1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH = 382 NOS.
TOTAL FLATS = 60 + 322 = 382 NOS.

(D)- DESCRIPTION (COMMERCIAL)

1 CAR PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.
400 / 25 = 16 NOS.

1 SCOOTER PARKING SPACE FOR EVERY 50 SQ.MT.
439.91 / 50 = 09 NOS.

1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.
830.91 / 20 = 42 NOS.

10% VISITORS PARKING (161 + 16 + 09) = 186 X 10% = 19 NOS.
TOTAL CAR PARKING REQUIRED (161 + 25 + 19) = 205 NOS.

TOTAL CAR PARKING REQ. = 205 NOS. TOTAL SCOOTER PARKING REQ. = 424 NOS.
TOTAL CAR PARKING PRO. = 205 NOS. TOTAL SCOOTER PARKING PRO. = 424 NOS.

BUILT-UP AREA SUMMARY (BLDG.- A1, A2, B1, B2, C1 & C2)

BLDG. TYPE	FLOORS	RESL. AREA	COMM. AREA	TOTAL B.U.P. AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
A1	GR./STILT + 1st to 16th FLR. (Wing-1) GR./STILT + UPP. STILT + 1st to 17th FLR. (Wing-2)	6434.89	284.66	6719.75 sq.mt.	1025.21 sq.mt.	128 NOS.
A2	GR./STILT + 1st to 17th FLOORS (Wing-3) LOW.GR.+UPP.GR.+GR./STILT + 1st to 17th FLR. (Wing-4)	6733.10	546.05	7279.15 sq.mt.	1857.40 sq.mt.	134 NOS.
B1	LOW.GR.+UPP.GR.+STILT + 1st to 7th FLOORS	1249.31	1249.31	2498.62 sq.mt.	302.50 sq.mt.	32 NOS.
C1	LOW.GR.+UPP.GR.+STILT + 1st to 7th FLOORS	1045.17	1045.17	2090.34 sq.mt.	263.33 sq.mt.	32 NOS.
B2	STILT + 1st to 7th FLOORS	503.84	503.84	1007.68 sq.mt.	210.64 sq.mt.	28 NOS.
C2	STILT + 1st to 7th FLOORS	1032.76	1032.76	2065.52 sq.mt.	242.32 sq.mt.	28 NOS.
B3	TOTAL BUILT-UP AREA	17449.07	630.91	18079.98 sq.mt.	4501.77 sq.mt.	382 NOS.
B3	STILT + 1st to 17th & 18th PT. FLOOR	2442.92	2442.92	4885.84 sq.mt.	1133.15 sq.mt.	68 NOS.
TOTAL		19891.89	2072.92	21964.81 sq.mt.	5634.92 sq.mt.	450 NOS.

PLOT AREA STATEMENT

S.NO./H.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER METHOD	AREA AS PER P.O.A.	AREA CONSIDERED FOR FS	REMARKS
92/1	1900.00	1976.43	1900.00	1900.00	R-ZONE
92/3	900.00	929.41	900.00	900.00	R-ZONE
92/4/1	4000.00	2995.06	4000.00	2995.06	R-ZONE
92/4/2	3000.00	3000.00	3000.00	3000.00	30.00 M. ROAD
92/4/3	3200.00	4107.75	3200.00	3000.00	GREEN ZONE
92/8/1	3550.00	3603.75	3550.00	3550.00	R-ZONE
92/8/2	850.00	850.00	850.00	850.00	33.00 M. ROAD
92/8/3	500.00	619.28	500.00	500.00	GREEN ZONE
92/10/1	250.00	250.00	250.00	250.00	20.00 M. ROAD
92/10/2	1650.00	1671.25	1650.00	1650.00	R-ZONE
92/10/3	300.00	802.14	1200.00	632.14	R-ZONE
92/11/1	1200.00	900.00	900.00	900.00	30.00 M. ROAD
92/11/2	500.00	45.00	45.00	45.00	R-ZONE
92/12/1	45.00	45.00	45.00	45.00	R-ZONE
TOTAL	22345.00	22050.17	22245.00	20842.20	

PARKING & TENEMENT STATEMENT (SANCTION BLDG.- B3)

(A)- BLDG. TYPE	BELOW 35.00 SQ.MT. NO. PARKING	REQUIRED 35.00 TO 50.00 FLAT AREA PARKING	REQUIRED 50.00 TO 50.00 FLAT AREA PARKING
B3	68 NOS.	34 NOS.	34 NOS.

1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH = 68 NOS.
TOTAL CAR PARKING REQUIRED (34+04) = 38 NOS.
TOTAL CAR PARKING REQ. = 38 NOS. TOTAL SCOOTER PARKING REQ. = 68 NOS.
TOTAL CAR PARKING PRO. = 38 NOS. TOTAL SCOOTER PARKING PRO. = 68 NOS.

(BLDG.- A1, A2, B1, B2, C1 & C2)

PARKING PROPOSED

STILT @ 23.15m Hl.	CAR PARKING	SCOOTER PARKING
STILT @ 20.25m Hl.	06 NOS.	10 NOS.
UPP. GROUND @ 17.20m Hl.	51 NOS.	145 NOS.
LOW. GROUND @ 14.30m Hl.	22 NOS.	84 NOS.
@ 20.25m Hl. TOWER PARKING-1	40 NOS.	165 NOS.
@ 20.25m Hl. TOWER PARKING-2	06 NOS.	12 NOS.
OPEN @ 20.25m Hl. SINGLE PARKING	46 NOS.	108 NOS.
OPEN @ 20.25m Hl. STACK PARKING (11 X 2)	22 NOS.	22 NOS.
TOTAL CAR & SCOOTERS	205 NOS.	424 NOS.

(BLDG.- B3)

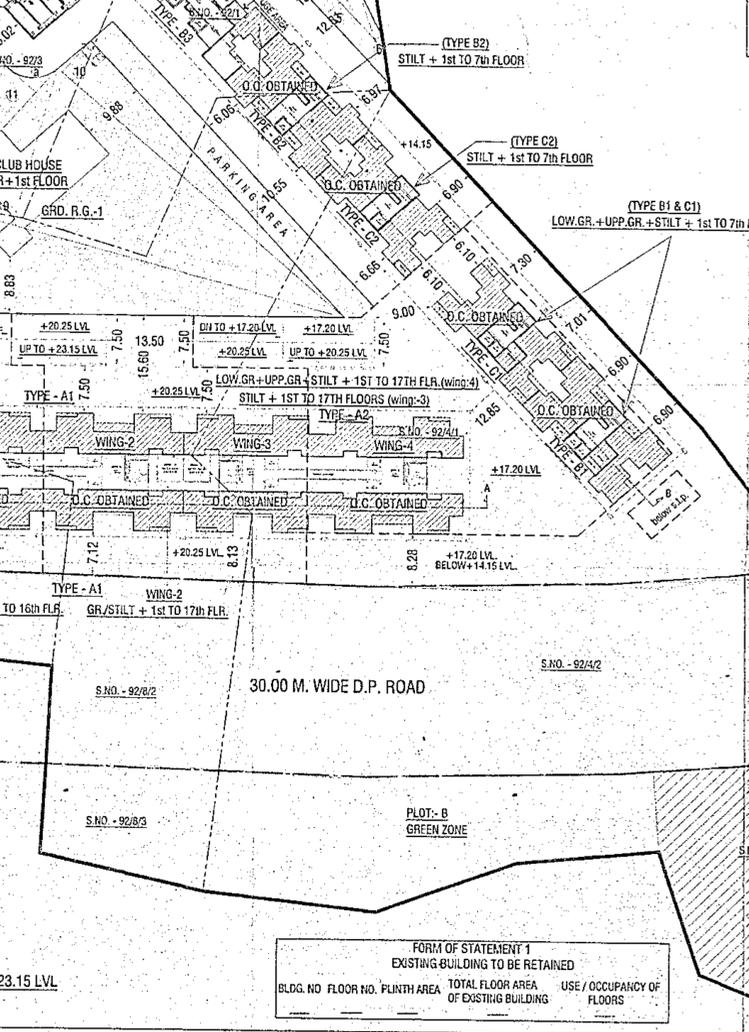
PARKING PROPOSED

@ 20.25m Hl. TOWER PARKING-2	CAR PARKING	SCOOTER PARKING
STILT @ 20.25m Hl. SINGLE PARKING	09 NOS.	09 NOS.
SCOOTER PARK (20 x 5)	30 NOS.	30 NOS.
TOTAL CAR & SCOOTERS	38 NOS.	74 NOS.

CLUB HOUSE STATEMENT

PROPOSED CLUB HOUSE ON GROUND R.G.1 = 2359.27 sq.mt.
PERMISSIBLE CLUB HOUSE 15% OF PROPOSED GROUND R.C. AREA = 2359.27 X 15% = 353.89 SQ.MT.
10% PERMISSIBLE AREA = 238.99 SQ.MT.
5% PERMISSIBLE AREA = 119.49 SQ.MT.
TOTAL AREA = 353.89 SQ.MT.

FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLOOR	238.93 SQ.MT.	232.57 SQ.MT.	6.36 SQ.MT.
FIRST FLOOR	119.46 SQ.MT.	115.19 SQ.MT.	4.27 SQ.MT.
TOTAL AREA	358.39 SQ.MT.	347.76 SQ.MT.	10.63 SQ.MT.



(BLDG. NO.- TYPE -D1)

FORM OF STATEMENT 3
(TO BE PRINTED ON PLAN) [SR. NO. 9 (d)]

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
GROUND FLOOR		SHOP NO-1	57.81 SQ.MT.	---	57.81 SQ.MT.	---
		SHOP NO-2	11.37 SQ.MT.	---	11.37 SQ.MT.	---
		SHOP NO-3	56.69 SQ.MT.	---	56.69 SQ.MT.	---
		SHOP NO-4	61.16 SQ.MT.	---	61.16 SQ.MT.	---
		SHOP NO-5	53.83 SQ.MT.	---	53.83 SQ.MT.	---
		SHOP NO-6	51.04 SQ.MT.	---	51.04 SQ.MT.	---
1ST FLOOR		SHOP NO-7	62.53 SQ.MT.	---	62.53 SQ.MT.	---
		SHOP NO-8	58.92 SQ.MT.	---	58.92 SQ.MT.	---
		SHOP NO-9	59.61 SQ.MT.	---	59.61 SQ.MT.	---
		SHOP NO-10	46.53 SQ.MT.	---	46.53 SQ.MT.	---
		SHOP NO-11	50.65 SQ.MT.	---	50.65 SQ.MT.	---
TYPICAL FLOOR		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (PER FLAT)	1 NOS.FLAT = 42.75 SQ.MT. (4FLR.) 29.95 X 4 = 119.80 SQ.MT.
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.64 SQ.MT. (PER FLAT)	1 NOS.FLAT = 31.64 SQ.MT. (4FLR.) 29.67 X 4 = 118.68 SQ.MT.
		FLAT NOS. = 3	28.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	30.47 SQ.MT. (PER FLAT)	1 NOS.FLAT = 30.47 SQ.MT. (4FLR.) 28.67 X 4 = 114.68 SQ.MT.
		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (PER FLAT)	2 NOS.FLAT = 86.32 SQ.MT. (4FLR.) 78.65 X 4 = 314.60 SQ.MT.
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (PER FLAT)	1 NOS.FLAT = 42.75 SQ.MT. (2FLR.) 39.55 X 2 = 79.10 SQ.MT.
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.64 SQ.MT. (PER FLAT)	1 NOS.FLAT = 31.64 SQ.MT. (2FLR.) 29.67 X 2 = 59.34 SQ.MT.
		FLAT NOS. = 3, 4, 5 & 6	29.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	31.47 SQ.MT. (PER FLAT)	4 NOS.FLAT = 125.88 SQ.MT. (2 FLOORS) 118.68 X 2 = 237.36 SQ.MT.
		FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (PER FLAT)	2 NOS.FLAT = 86.32 SQ.MT. (2FLR.) 78.65 X 2 = 157.30 SQ.MT.
		FLAT NOS. = 1	39.55 SQ.MT. (PER FLAT)	3.20 SQ.MT. (PER FLAT) OPEN BALCONY	42.75 SQ.MT. (PER FLAT)	1 NOS.FLAT = 42.75 SQ.MT. (2 FLR.) 39.55 X 2 = 79.10 SQ.MT.
		FLAT NOS. = 2	29.67 SQ.MT. (PER FLAT)	1.97 SQ.MT. (PER FLAT) OPEN BALCONY	31.64 SQ.MT. (PER FLAT)	1 NOS.FLAT = 31.64 SQ.MT. (2 FLR.) 29.67 X 2 = 59.34 SQ.MT.
REFUSE FLOOR	8th FLOOR	FLAT NOS. = 3, 4, 5 & 6	29.67 SQ.MT. (PER FLAT)	1.80 SQ.MT. (PER FLAT) OPEN BALCONY	31.47 SQ.MT. (PER FLAT)	4 NOS.FLAT = 125.88 SQ.MT. (2 FLOORS) 118.68 X 2 = 237.36 SQ.MT.
13th FLOOR	FLAT NOS. = 7 & 8	39.93 SQ.MT. (PER FLAT)	3.23 SQ.MT. (PER FLAT) OPEN BALCONY	43.16 SQ.MT. (PER FLAT)	2 NOS.FLAT = 86.32 SQ.MT. (2 FLR.) 78.65 X 2 = 157.30 SQ.MT.	
TOTAL		TOTAL FLATS = 60 NOS.			4761.88 SQ.MT.	

BUILT UP SUMMARY BUILDING - D1

TYPE OF BLDG.	NO. OF FLOOR	COMMERCIAL BUILT-UP AREA	RESIDENTIAL BUILT-UP AREA	TOTAL BUILT-UP AREA	NO. OF TENEMENT	BLDG. HEIGHT
BLDG. NO. D1	GROUND FLOOR + 1st to 14th FLR.	958.70 SQ.MT.	5205.09 SQ.MT.	6163.79 SQ.MT.	90 NOS.	45.50 M.
TOTAL AREA		958.70 SQ.MT.	5205.09 SQ.MT.	6163.79 SQ.MT.	90 NOS.	

FORM OF STATEMENT 2 [SR. NO. 9 (a)]

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
BLDG. NO. D1	571.58 SQ.MT.
1ST FLOOR	387.12 SQ.MT.
2ND & 5TH FLOOR	333.89 X 04 NOS. = 1335.56 SQ.MT.
TYPICAL FLOOR	437.53 X 07 NOS. = 3063.41 SQ.MT.
5th to 7th FLR TO 12th, 14th FLR	6163.79 SQ.MT.
REFUSE FLOOR	403.06 X 02 NOS. = 806.12 SQ.MT.
TOTAL AREA	6163.79 SQ.MT.

R.G. AREA CALCULATION
25% R.G. AREA REQ. OF NET PLOT: 11842.20 X 25% = 2960.55 SQ.MT.
GROUND R.G.-1 AREA CALCULATION

ADDITION:	REMARKS
1 18.89 X 9.90 X 0.5 = 93.51 SQMT	
2 33.95 X 4.24 X 0.5 = 71.97 SQMT	
3 33.95 X 7.97 X 0.5 = 135.29 SQMT	
4 18.33 X 6.43 X 0.5 = 59.26 SQMT	
5 18.32 X 5.94 X 0.5 = 54.41 SQMT	
6 25.43 X 4.17 X 0.5 = 53.02 SQMT	
7 25.43 X 7.33 X 0.5 = 93.20 SQMT	
8 65.93 X 17.06 X 0.5 = 562.38 SQMT	
9 65.93 X 26.50 X 0.5 = 873.57 SQMT	
10 59.27 X 7.44 X 0.5 = 220.48 SQMT	
11 28.47 X 7.32 X 0.5 = 104.22 SQMT	
12 29.44 X 8.66 X 0.5 = 127.48 SQMT	
TOTAL ADDITION AREA R.G.-1	2433.98 SQ.MT.
DEDUCTION:	
a 8.08 X 1.66 X 0.67 = 8.99 SQMT	
TOTAL R.G.-1 AREA	2425.00 SQ.MT.
GROUND R.G.-2 AREA CALCULATION	
ADDITION:	
1 25.09 X 6.26 X 0.5 = 78.53 SQMT	
2 24.45 X 7.95 X 0.5 = 97.19 SQMT	
3 19.55 X 13.45 X 0.5 = 131.47 SQMT	
4 26.22 X 7.95 X 0.5 = 104.22 SQMT	
5 42.00 X 7.02 X 0.5 = 147.42 SQMT	
6 16.48 X 1.35 X 0.5 = 11.12 SQMT	
TOTAL ADDITION AREA	569.96 SQ.MT.
DEDUCTION:	
a 11.73 X 2.54 X 0.67 = 19.96 SQMT	
TOTAL ADDITION AREA R.G.-2	550.00 SQ.MT.
TOTAL GROUND R.G. AREA	2975.00 SQ.MT.

FORM OF STATEMENT 1
EXISTING BUILDING TO BE RETAINED

BLDG. NO.	FLOOR NO.	PLINTH AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
SOCIETY OFFICE		20	23.45 sq.mt. (D1)
ENTRANCE LOBBY		9	34.65 sq.mt. (D1)

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED LAYOUT ON PLOT BEARING - S. NO. - 92/1, 92/3, 92/4/1, 92/4/2, 92/4/3, 92/8/1, 92/8/2, 92/8/3, 92/10/1, 92/10/2, 92/10/3, 92/11/1, 92/11/2 & 92/13PT. AT VILLAGE - BHANDERPADE, TAL.-DIST. - THANE.

STAMP OF APPROVAL OF PLANS

AREA STATEMENT

NO.	DESCRIPTION	SQ.MT.
1	AREA OF PLOT [Minimum area of a,b,c,d to be considered]	20842.20
a	As per ownership document [7/12, CTS extract]	22345.00
b	As per measurement sheet	20842.20
c	As per P.O.A.	22245.00
d	As per site	22050.17
2	Deduction for	
a	Area Under Subplot - B	3700.00
1	Balance Plot	17142.20
b	Proposed D.P./D.P. Road widening Area/Services Road /highway	
1	AREA UNDER 30.00 M.WIDE D.P. ROAD	5050.00
2	AREA UNDER 20.00 M.WIDE D.P. ROAD	250.00
c	Any D.P. Reservation Area	
d	Total (a + b)	5300.00
3	Balance area of plot (1-2)	11842.20
4	AMENITY Spaco (If applicable)	
a	Required -	
b	Adjustment of 2(b), If any-	
c	Balance Proposed -	
5	Net Plot Area [3-4 (c)]	11842.20
6	Recreational Open space (if applicable)	
a	Required - 1184.20	
b	Proposed - 2975.00	
7	Internal Road area	
8	Plotable area (If applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 X basic FSI) (11842.20 X 1.10 = 13026.42 SQ.MT.)	13026.42
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI based on road width/TOD Zone. (17142.20 X 50%) = 8571.10 SQ.MT.	
b	Proposed FSI on payment of premium.	700.00
11	In - Situ FSI / TDR loading	
a	In-situ area against D.P. road	
1	AREA UNDER 30.00 M.WIDE D.P. ROAD	5050.00
2	AREA UNDER 20.00 M.WIDE D.P. ROAD	250.00
b	In-situ area against Amenity Space If handed over [2.00 or 1.85 X Sr. No. 4 (b) and/or (c)].	
c	TDR area	
1	17142.20 X 140% = 23999.08 SQ.MT.	
2	30% SLUM TDR 23999.08 X 30% = 7199.72 SQ.MT.	
3	REGULAR TDR = (23999.08 - 7199.72) = 16799.36 SQ.MT.	
4	Rule No.-(5.3) [X=(Rg / Rr) X Y]	
5	T.D.R. ALREADY UTILISED	
6	T.D.R. DEBITED FROM DRC NO. 264 (CREMATORY) = 2060.00 SQ.MT. UTILIZED ON RECEIVING PLOT = 3051.78 SQ.MT.	3051.78
7	T.D.R. ALREADY UTILISED	
8	T.D.R. DEBITED FROM DRC NO. 264 (CREMATORY) = 1660.00 SQ.MT. UTILIZED ON RECEIVING PLOT = 2457.26 SQ.MT.	2457.26
d	Total in-situ / TDR loading proposed (11+(b)+(c))	10829.04
12	Additional FSI area under Chapter No.7	
13	Total entitlement of FSI in the proposal	24655.46
a	[9+10+(b)+11(c)] or 12 whichever is applicable.	24655.46
b	Ancillary area FSI upto 60% or 80% with payment of charges. 5205.09/1.60 = 3253.18 X 60% = 1951.91 SQ.MT. 958.70/1.8 = 532.61 X 80% = 426.09 SQ.MT.	2378.00
c	Total entitlement (a+b)	26933.46
14	Maximum utilization limit of FSI (building potential) permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) 0 x 1.6 or 1.8	
1	110% BASIC FSI = 13,026.42 SQ.MT.	
2	50% PREMIUM FSI = 8571.10 SQ.MT.	
3	140% DR/TDR = 23999.0	