

PLOT AREA STATEMENT											
S. NO.	7/12 AREA	AREA AS PER TRIANGULATION	R-ZONE	18.00 M.W. ROAD	HCMT	45.00 M.W. ROAD	RESERVATION P.G. SAS	15.00 M.W. ROAD	R-ZONE SUBPLOT	AREA CONSIDER FOR FSI	
21/270	1900.00	1902.03	210.00		620.00	10.00			1060.00 (A5)	1900.00	
22/271	2300.00	2130.00	200.00						1990.00 (A2)	2130.00	
25/22-5	2300.00	2340.60	1870.00						430.00 (A2)	2300.00	
25/22-6	830.00	960.02	790.00		40.00				1060.00 (A2)	830.00	
25/22-7	2680.00	2704.77	1620.00						1060.00 (A2)	2680.00	
25/22-8	1040.00	1061.66	1040.00						420.00 (A2)	1040.00	
25/22-9	1440.00	1446.19	320.00	630.00			70.00		1180.00	1440.00	
25/22-10A	1180.00	1401.43	1000.00	180.00					1000.00	1180.00	
25/22-10B	1000.00	1041.42		250.00			750.00		1340.00	1000.00	
25/22-11	1340.00	1350.00		50.00					200.00 (A2)	1340.00	
40/37-15	580.00	595.50	30.00		350.00				290.00 (A2)	580.00	
40/37-17	300.00	317.49	10.00						300.00	300.00	
40/37-18	180.00	182.12	140.00		40.00				180.00	180.00	
40/37-19	580.00	580.45	70.00		510.00				30.00 (A2)	580.00	
40/37-22	150.00	170.44	120.00						50.00 (A5)	150.00	
41/38-8	200.00	212.19	130.00		70.00				690.00	200.00	
41/38-9	1710.00	1712.53	970.00		690.00				250.00	1710.00	
41/38-10	250.00	257.04			250.00				230.00	250.00	
41/38-12	230.00	230.46	230.00						890.00	230.00	
41/38-13	1240.00	1241.01	1240.00						150.00	1240.00	
41/38-14	510.00	512.92	510.00						150.00	510.00	
41/38-17	610.00	614.56	610.00						890.00	610.00	
41/38-18	230.00	232.84	180.00		50.00				150.00	230.00	
42/39-1	890.00	896.44	890.00						150.00	890.00	
42/39-2	150.00	151.82	150.00						30.00 (A4)	150.00	
42/39-3	150.00	154.22	150.00						3580.00	150.00	
43/40-1	5910.00	5949.70	5910.00						3800.00	5910.00	
44/41-1	5580.00	5561.91	4790.00	860.00			150.00		600.00	5580.00	
44/41-2	5540.00	5647.14	140.00	840.00					1830.00 (A4)	5540.00	
43/40-2	2350.00	2350.30	520.00						5290.00 (A4)	2350.00	
45/42-1	5890.00	5882.91	860.00						12560.00	5890.00	
TOTAL AREA	49520.00	50104.11	24500.00	2810.00	2570.00	60.00	5870.00	380.00	600.00	48350.00	
									4360.00 (A2)		
									7090.00 (A4)		
									1110.00 (A5)		

ADDITIONAL REQUIREMENTS AS PER UDOPR (CLAUSE 9.3.3)											
SOCIETY OFFICE	SANITARY BLOCK FOR SERVANTS	DRIVERS ROOM	ENTRANCE LOBBY	CRICHE	TOTAL TENANTS	RWS-1	BLDG-1 WING-A	BLDG-2 WING-B	BLDG-3 WING-C	BLDG-4 WING-D	BLDG-5 WING-E
area of about 20 sq.m. in scheme having minimum 300 flats and thereafter additional 20 sq.m. area for every 300 flats	maximum area of 3 sq.m. in schemes having minimum 200 flats and thereafter additional 3 sq.m. area for every 300 flats.	room of size 13 sq.m. with attached toilet in scheme having minimum 100 flats and thereafter additional 30 sq.m. area for every 300 flats.	Every Residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m. at ground floor. Minimum dimension of such lobby shall not be less than 2.30 m.	area of about 20 sq.m. in scheme having minimum 300 flats and thereafter additional 20 sq.m. area for every 300 flats	220	55.01	32.38	32.5	37.96	32.38	32.5
					48	19.92	16.83	19.35	0	16.63	19.35
					112	45.47	16.69	0	20.4	16.69	0
					9	75.13	15.62	16.3	14.82	15.62	16.3
					220	55.35	32.38	32.5	37.96	32.38	32.5
											261.03

PARKING STATEMENT (TABLE - 8B)		
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA LESS THAN 30 SQ.MT.	1202 NOS.	-----
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	1752 / 2 = 876	876 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	-----	-----
5% VISITORS PARKING (876 X 5%)	-----	44 NOS.
TOTAL CAR PARKING REQUIRED	-----	920 NOS.
TOTAL SCOOTER PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA LESS THAN 30 SQ.MT.	1202 / 2 = 601	2404 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	1752 / 2 = 876	1752 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	-----	-----
5% VISITORS PARKING (4156 X 5%)	-----	209 NOS.
TOTAL SCOOTER PARKING REQUIRED	-----	4365 NOS.
DESCRIPTION (COMMERCIAL)		
TOTAL CAR PARKING REQUIRED FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (311.02 + 953.25 = 1264.27 SQ.MT.)	1264.27 / 100	12.64 X 2 = 25 NOS.
TOTAL CAR PARKING REQUIRED	-----	25 NOS.
TOTAL SCOOTER PARKING REQUIRED FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (311.02 + 953.25 = 1264.27 SQ.MT.)	1264.27 / 100	12.64 X 6 = 76 NOS.
TOTAL SCOOTER PARKING REQUIRED (COMM.)	-----	76 NOS.
COMPOSITE PARKING : (6 SCOOTER = 1 CAR)		
(6 SCOOTER X 347 CAR = 2082 SCOOTERS)	-----	945 NOS.
TOTAL CAR PARKING REQUIRED (920 + 25)	-----	1438 NOS.
TOTAL CAR PARKING PROPOSED (1785 - 347 = 1438)	-----	1438 NOS.
TOTAL SCOOTER PARKING REQUIRED (4365 + 76)	-----	4441 NOS.
TOTAL SCOOTER PARKING PROPOSED (2362 + 2082 = 4444)	-----	4444 NOS.

CONTENTS OF SHEETS

LAYOUT PLAN, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, R.G. AREA CALCULATION, CLUB HOUSE AREA STATEMENT, U.G. TANK SECTION, COMPOUND WALL SECTION, ETC.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Presented in Permit No. V.P. 505/0177/18 TMC/DP/TPS/384/12/12 Dated: 31/12/2021

Deputy Engineer (TDO) Executive Engineer (Jrnl. Path)

Thane Municipal Corporation The City of Thane

सावधान

अनुमति पत्र प्राप्त करवावट करणे न करणे वरवीच विहित नियमां प्रमाणानुसार अन्वेषक या परवानग्याने या क्षेत्रात काम करणे, महाराष्ट्र शासनाच्या या कायद्याच्या अटीप्रमाणानुसार ५२ अनुसूची वरूनच काम करावे. त्यासाठी जप्तिलीत कायदा ४ वी कलम व २, ४०००-०००० वरून काम करावे.

TABLE - 8B

TABLE - 8C

TABLE - 8D

TABLE - 8E

TABLE - 8F

TABLE - 8G

TABLE - 8H

TABLE - 8I

TABLE - 8J

TABLE - 8K

TABLE - 8L

TABLE - 8M

TABLE - 8N

TABLE - 8O

TABLE - 8P

TABLE - 8Q

TABLE - 8R

TABLE - 8S

TABLE - 8T

TABLE - 8U

TABLE - 8V

TABLE - 8W

TABLE - 8X

TABLE - 8Y

TABLE - 8Z

PROFORMA - II		1/31			
DESCRIPTION		1/31			
PROPOSED LAYOUT ON PLOT BEARING NEW S.NO. - 21(PT.), 25(PT.), 25/5(PT.), 25/6(PT.), 25/7(PT.), 25/8(PT.), 25/9(PT.), 25/10A, 25/10B, 25/11, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8, 41/9(PT.), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 44/1(PT.), 44/2A+B(PT.), 43/2(PT.), 45/1(PT.), (OLD S. NO. - 270(PT.), 271(PT.), 22/5(PT.), 22/6, 22/7(PT.), 22/8, 22/9(PT.), 22/10A, 22/10B, 22/11, 37/19(PT.), 37/17(PT.), 37/18, 37/19, 37/22(PT.), 38/8, 38/9(PT.), 38/10, 38/12, 38/13, 38/14, 38/17, 38/18, 38/19, 38/2, 38/3, 40/1, 41/1(PT.), 41/2A+B(PT.), 40/2(PT.), 42/1(PT.), 42/2(PT.)					
AT VILLAGE - BALKUM, TAL. - DIST. - THANE					
PROFORMA - I		1/31			
AREA STATEMENT		SQ.MT.			
1	AREA OF PLOT AS PER APPROVED LAYOUT UNDER V.P. NO. 505/0006/06/TMC/TDO	36,790.00			
2	Total Plot area 48,350.00 - Subplot 12,560.00 = 36,790.00 sq.mt.	36,790.00			
3	As per ownership document (7/12, CTS extract)	36,790.00			
4	As per measurement sheet	36,790.00			
5	Deduction for				
a	45.00 M. WIDE ROAD (NEW S.NO.-21)	10.00			
b	30.00 M. WIDE ROAD HCMT (NEW S.NO.-21)	920.00			
c	AREA UNDER GAS RESERVATION NO. 8 (NEW S.NO. - 44/2A(PT.))	380.00			
d	Total (a + b + c)	1010.00			
e	GROSS PLOT AREA (1 - 2d)	35,780.00			
6	Deduction for				
a	Proposed D.P./D.P. Road including Area/Services Road/Highway				
1	18.00 M. WIDE ROAD	2,810.00			
2	45.00 M. WIDE ROAD	56.00			
3	15.00 M. WIDE ROAD	900.00			
4	30.00 M. WIDE ROAD HCMT	1,950.00			
f	Any D.P. Reservation Area				
1	PLAYGROUND RESERVATION	5,870.00			
g	Total (a + f)	11,290.00			
7	Balance area of plot (2e) - 2(g)	24,500.00			
8	AMENITY Space (if applicable)	-----			
9	Required -	-----			
b	Adjustment of 2(b), if any -	-----			
c	Balance Proposed -	-----			
10	Net Plot Area (3-4 (e))	24,500.00			
11	Recreational Open space (if applicable)	-----			
a	Required -	2,450.00			
b	Proposed -	4,724.82			
12	Internal Road area	-----			
13	Plotable area (if applicable)	-----			
a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI (24,500.00 X 1.10 = 26,950.00 SQ.MT.)	26,950.00			
b	Addition of FSI on payment of premium	-----			
c	Maximum permissible premium FSI - based on road width/TOD Zone.	-----			
d	Proposed FSI on payment of premium.	-----			
14	In - Situ FSI / TDR loading	-----			
a	In-situ area against D.P. road (2.0x Sr. No. 2 (a)), if any	-----			
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	-----			
d	Total In-situ / TDR loading proposed (11(a) + (b) + (c))	-----			
15	Additional FSI area under Chapter NO.7 Proposed Additional FSI on payment of premium (10% of land rate in ASR) Purchased to be TMC as per order 7.7.17 (1) (ii) pg. no. -132 35780.00 X 1.80 = 67,882.00 SQ.MT.	67,882.00			
16	Total entitlement of FSI in the proposal	54,932.00			
a	(9+10(b)+11(d)) or 12 whichever is applicable.	54,932.00			
b	Ancillary area FSI upto 60% or 80% with payment of charges. (Proposed Comm. Area 2199.48 / 1.8) X 80% = 977.55 (Proposed Road Area 14958.82 / 1.8) X 60% = 50095.81 SQ.MT.	50095.81			
c	Total entitlement (a + b)	152095.36			
17	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 to 1.8 or 1.8)	-----			
a	BASIC FSI 1.1 + PREMIUM FSI 1.9 26,950.00 + 67,882.00 = 94,832.00 SQ.MT.	94,832.00			
b	ADD : 94,832.00 + 977.55 + 50095.81 = 152095.36 SQ.MT.	152095.36			
18	Total Built-up Area in proposal (including area at Sr.No. 15b)	-----			
a	Existing Built-up Area	-----			
b	Proposed Built-up Area (as per 'b-line')	151788.30			
c	Total (a + b)	151788.30			
d	Balance Area (13(c) - 18(c))	217.06			
19	FSI CONSUMED (18c / 13c)	0.998			
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 DOCUMENTS OWNERSHIP.					
SIGNATURE OF LICENSED ARCHITECT					
I/We undersigned hereby certify that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.					
OWNER (S) name and signature - M/s. DOSTI ENTERPRISES					
Architect/ Licensed Engineer/Supervisor name and signature					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ Licensee no. of Licensed Engineer/ Supervisor
ARCHITECT					
10 FOLDS					
ARCHITECTS & CONSULTANTS					
508, A Wing, Der Corpora, Eastern Express Highway, Gaudy Junction, Road, Thane (W) 400 601.					
t : 022-4160562 / 83 / 84, Email : 10foldarchitects@gmail.com					

