

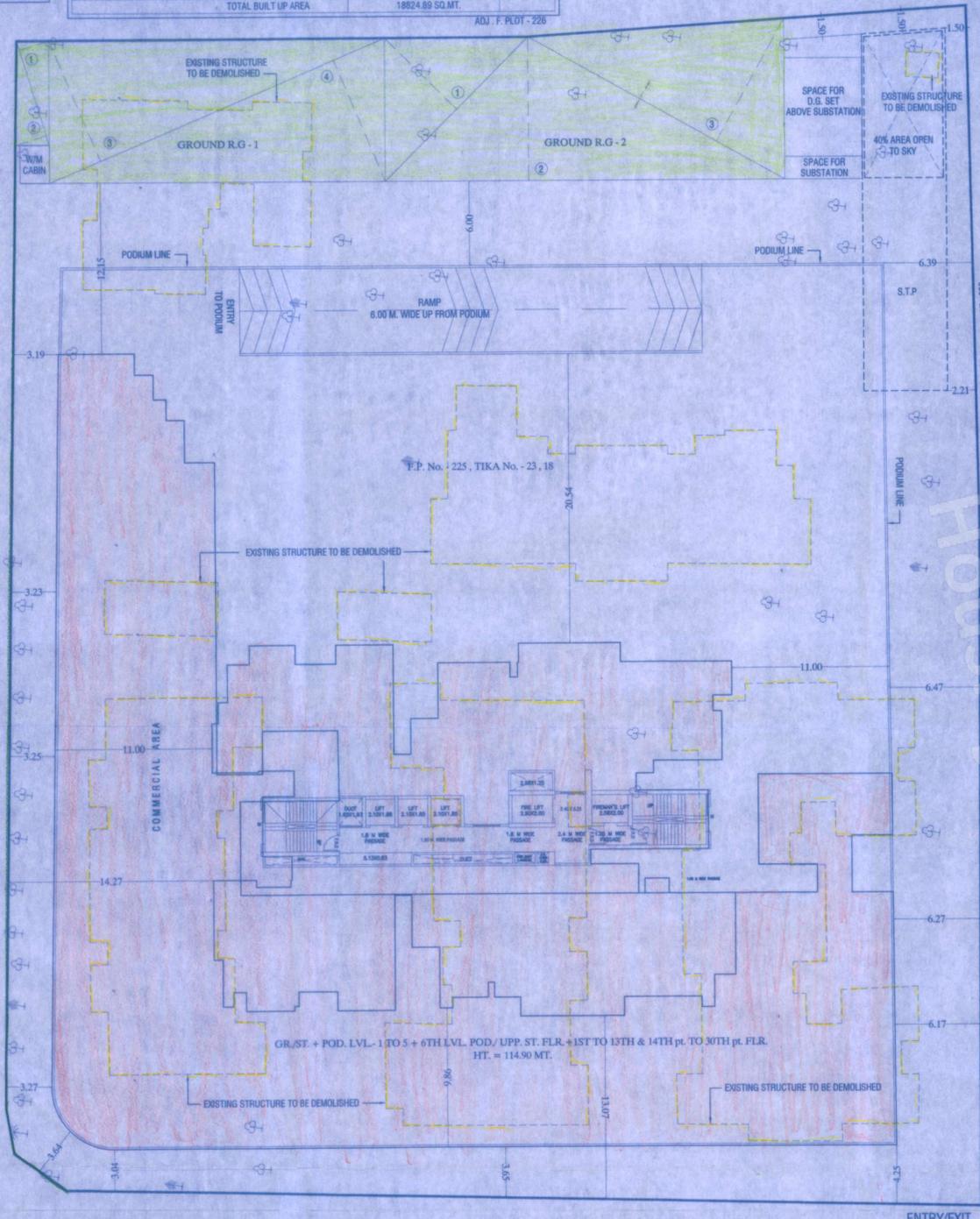
AREA STATEMENT				
C.T.S. NO.	AREA AS PER P.R. CARD	AREA AS PER TRIANGULATION	15.00 M. WIDE ROAD	AREA CONSIDERED FOR PROPOSAL
225	5614.91	5721.48	---	5614.91
TIKA No. - 23,18				

FLOOR B/UP AREA SUMMARY

BLDG. NOS.	FLOORS	TOTAL BUILT-UP AREA		NO. OF TENEMENT
		COMMERCIAL	RESIDENTIAL	
1	GR./ST. + POD. LVL. - 1 TO 5 + 6TH LVL. POD/UPP. ST. FLR. + 1ST TO 13TH & 14TH PL. TO 30TH PL. FLR.	4292.05 SQ.MT.	14532.84 SQ.MT.	109 NOS.
TOTAL BUILT-UP AREA		18824.89 SQ.MT.		

TOTAL TENEMENT

BUILDING No.	40 TO 80	80 TO 150	TOTAL
1	67	42	109



ROAD

12.00 METER WIDE ROAD (GURU RANI MARG)

15.00 METER WIDE SERVICE ROAD



Housley.com

ADJ. F. PLOT - 224

ADJ. F. PLOT - 222

ADDITIONAL REQUIREMENTS AS PER UDPCR (CLAUSE 9.31)	AREA IN SQ.MT.	
	REQUIRED	PROPOSED
PROPOSED FLAT - 109 NOS.		
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 09 FLATS - 0 SQ.MT.	20
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 09 FLATS - 0 SQ.MT.	20
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 09 FLATS - 0 SQ.MT.	12
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 09 FLATS - 0 SQ.MT.	3
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.	MINIMUM - 9 SQ.MT.	9

PARKING STATEMENT

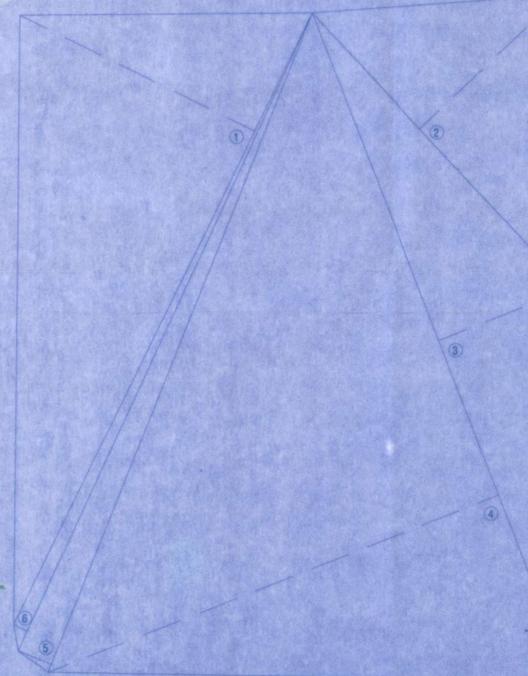
DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	67 NOS.	67/2 = 33.5 X 1 34 NOS.	67/2 = 33.5 X 2 67 NOS.
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT. (1 CAR PARK REQUIRED / 1 SCOOTER REQUIRED)	42 NOS.	42 X 1 42 NOS.	42 X 0.1 42 NOS.
5% VISITORS CAR PARKING (70 X 5%) = 04		04 NOS.	6 NOS.
5% VISITORS SCOOTER PARKING (109 X 5%) = 06			
COMMERCIAL			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 1419.41 SQ.MT.) (CAR PARK REQUIRED - 2 / SCOOTER REQUIRED - 6)	1419.41/100 = 14.19 15 X 2 = 30 NOS.	1419.41/100 = 14.19 15 X 6 = 90 NOS.	
FOR EVERY 200.00 SQ.MT. CARPET AREA OR FRACTION THERE OF (OFFICE = 2239.76 SQ.MT.) (CAR PARK REQUIRED - 3 / SCOOTER REQUIRED - 11)	2239.76/200 = 11.20 12 X 3 = 36 NOS.	2239.76/200 = 11.20 12 X 11 = 132 NOS.	
FOR EVERY 100.00 SQ.MT. CARPET AREA / LAWN AREA FRACTION THERE OF (MANGAL KARYALAYA / MARRIAGE HALLS, CULTURAL HALLS & BANQUET HALL (CAR PARK REQUIRED - 1 / SCOOTER REQUIRED - 5)	143.52 / 100 = 1.44 2 X 1 = 2 NOS.	143.52 / 100 = 1.44 2 X 5 = 10 NOS.	
TOTAL CAR/SCOOTER PARKING REQUIRED	109 NOS.	148 NOS.	347 NOS.
TOTAL PARKING PROVIDED		222 NOS.	452 NOS.
LOADING & UNLOADING FOR EVERY 1000 SQ.M. CARPET AREA OR FRACTION THERE OF (TOTAL AREA = 3659.17 SQ.MT)		3659.17 / 1000 4 NOS.	
TOTAL PARKING PROVIDED.		4 NOS.	

TOTAL CAR PARKING STATEMENT

GROUND LVL. PARKING PROPOSED	42 NOS.	GROUND LVL. PARKING PROPOSED	34 NOS.
1ST PODIUM LVL. PARKING PROPOSED	30 NOS.	1ST PODIUM LVL. PARKING PROPOSED	60 NOS.
2ND PODIUM LVL. PARKING PROPOSED	30 NOS.	2ND PODIUM LVL. PARKING PROPOSED	60 NOS.
3RD PODIUM LVL. PARKING PROPOSED	30 NOS.	3RD PODIUM LVL. PARKING PROPOSED	60 NOS.
4TH PODIUM LVL. PARKING PROPOSED	45 NOS.	4TH PODIUM LVL. PARKING PROPOSED	119 NOS.
5TH PODIUM LVL. PARKING PROPOSED	45 NOS.	5TH PODIUM LVL. PARKING PROPOSED	119 NOS.
TOTAL CAR PARKING PROPOSED	222 NOS.	TOTAL CAR PARKING PROPOSED	452 NOS.

TOTAL SCOOTER PARKING STATEMENT

GROUND LVL. PARKING PROPOSED	34 NOS.
1ST PODIUM LVL. PARKING PROPOSED	60 NOS.
2ND PODIUM LVL. PARKING PROPOSED	60 NOS.
3RD PODIUM LVL. PARKING PROPOSED	60 NOS.
4TH PODIUM LVL. PARKING PROPOSED	119 NOS.
5TH PODIUM LVL. PARKING PROPOSED	119 NOS.
TOTAL SCOOTER PARKING PROPOSED	452 NOS.



PLOT AREA CALCULATION SCALE - 1:400

PROFORMA - I		PROFORMA - II
AREA STATEMENT	SQ.MT.	DESCRIPTION
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	5614.91	PROPOSED BUILDING ON PLOT BEARING F.P. NO. - 225, TIKA NO. - 23, 18 AT VILLAGE - PACHPAKHADI, TAL / DIST - THANE.
a As per ownership document [7/12, CTS extract]	5614.91	
b As per measurement sheet	6721.48	
c As per site	5721.48	
2 Deduction for		BUILDING NO. - 1 GR./ST. + POD. LVL. - 1 TO 5 + POD. LVL. 6TH UPPER STILL FLOOR + 1ST TO 30TH PL. FLOOR
a Proposed D.P./ D.P. Road widening Area/Services Road /Highway	-----	
b Any D.P. Reservation Area	-----	
c Total (a + b)	-----	
3 Balance area of plot (1-2)	-----	CONTENTS OF SHEETS LAYOUT, PLOT AREA STATEMENT & AREA CALCULATION, FLOOR AREA SUMMARY, PARKING STATEMENT, LOCATION PLAN, etc.
4 AMENITY Space (If applicable)	-----	STAMP OF APPROVAL OF PLAN
a Required -	-----	Plans are approved subject to conditions Prescribed in Permit No. 19, 52/1015/122- TMC/FP-01/19/44/4/2/3 dated 27.07.2023
1. Area of Land Minimum Amenity Space to be provided. 5% Amenity Open Space Required	-----	
b Adjustment of 2(b), if any-	-----	Deputy Engineer (TDR) Municipal Corporation The City of Thane
c Balance Proposed -	-----	
5 Net Plot Area [3-4 (c)]	5614.91	
6 Recreational Open space (If applicable)	-----	
a Required - 561.49 SQ.MT.	-----	
b Proposed - 561.68 SQ.MT.	-----	
7 Internal Road area	-----	
8 Potable 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) (5614.91 X 1.10 = 6176.40 SQ.MT.)	6176.40	
10 Addition of FSI on payment of premium	-----	
a Maximum permissible premium FSI-based on road width/TOD Zone. (5614.91 X 50%) = 2807.45 SQ.MT.	-----	
b Proposed FSI on payment of premium.	2807.45	
11 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)].	-----	
TDR area	-----	
140% T.D.R. PERMISSIBLE OF 5614.91 X 140% = 7860.87 sq.mt. 30% SLUM TDR (7860.87 X 30% = 2358.26 SQ.MT.) 70% REGULAR TDR (7860.87 X 70% = 5502.61 SQ.MT.)	-----	
e Total in-situ / TDR loading proposed (11(a) + (b) + (c))	-----	
12 Additional FSI area under Chapter NO.7 AS PER CLAUSE NO.10.2.10 AS PER APPROVED DRAWING DATED - 01/11/1968. PERMIT NO. 246 50% INCENTIVE AREA FOR DILAPIDATED BLDG. 5002.68 X 50% = 2501.34 SQ.MT.	2501.34	
13 Total entitlement of FSI in the proposal	-----	
a [9+10(b)+11(e)] or 12 whichever is applicable.	11465.19	
b Deduct Existing Building Area	-----	
c Balance Area For Proposed Building (13a-13b)	-----	
d Ancillary area FSI upto 60% or 80% with payment of charges. COMM. AREA = 4292.05/1.8 = 2384.47 X 80% = 1907.58 SQ.MT. RESI. AREA = 14532.84/1.5 = 9688.56 X 80% = 7750.85 SQ.MT.	7357.40	
e Total entitlement (c+d)	18824.89	
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)	17.70	
15 Total Built-up Area in proposal (excluding area at Sr.No. 17b)	18824.89	
a Existing Built-up Area.	-----	
b Proposed Built-up Area (as per 'p'-line)	18824.89	
c Total (a + b)	18824.89	
d Balance Area (15(c) - 13(c))	17.70	
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.999	
17 Area for Inclusive Housing, if any	-----	
a Required (20% of Sr.No.9)	-----	
b Proposed	-----	

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structures 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 at the work site.

OWNER (S) name and signature - LAKHANI BUILDERS PVT. LTD.

Architect/ Licensed Engineer/Supervisor name and signature

Job No. Drawing No. Scale Drawn by Checked by Registration No. of Architect/ License No. of Licensed Engineer/ Supervisor

ARCHITECT

10 FOLDS

ARCHITECTS & CONSULTANTS
505, A WING, Dev Conspira, Opp. Cadbury Signal, Thane (W) 400 601. Tel: 022-4100882 / 63 / 84
Email: 10foldsarchitects@gmail.com

PLOT AREA CALCULATION

ADDITION	1	2	3	4	5	6	TOTAL PLOT AREA
84.78 X 32.64 X 0.5 =	1383.61	47.22 X 24.39 X 0.5 =	575.85	89.14 X 17.58 X 0.5 =	783.54	89.14 X 60.55 X 0.5 =	2698.71
26.11 X 9.31 X 0.5 =	121.54	26.11 X 9.36 X 0.5 =	122.19	87.48 X 1.89 X 0.5 =	82.63		
TOTAL PLOT AREA	5721.48						

GROUND R.G. AREA CALCULATION

ADDITION	1	2	3	4	TOTAL GROUND R.G. 1 AREA	ADDITION	1	2	3	4	TOTAL GROUND R.G. 2 AREA
7.75 X 2.20 X 0.5 =	8.53	7.75 X 2.31 X 0.5 =	8.95	26.11 X 9.31 X 0.5 =	121.54	14.40 X 7.18 X 0.5 =	51.70	28.40 X 10.20 X 0.5 =	144.84	20.89 X 9.95 X 0.5 =	103.93
TOTAL GROUND R.G. 1 AREA	261.21	TOTAL GROUND R.G. 2 AREA	300.46	TOTAL GROUND R.G. 1 + 2 AREA	561.68						

FORM OF STATEMENT 1

BUILDING NO.	FLOOR NO.	EXISTING BUILDING TO BE RETAINED	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS

