

ROAD AREA CALCULATION

AREA UNDER 18 MT. W. ROAD (C)

1	1/2 X 47.16 X 12.83 X 1 NO	= 297.82 SQ.MT.
2	1/2 X 43.64 X 4.44 X 1 NO	= 96.88 SQ.MT.
3	1/2 X 120.19 X 22.37 X 1 NO	= 1344.33 SQ.MT.
4	1/2 X 80.26 X 14.88 X 1 NO	= 488.33 SQ.MT.
5	1/2 X 20.58 X 8.45 X 1 NO	= 86.31 SQ.MT.
6	1/2 X 28.48 X 17.41 X 1 NO	= 246.45 SQ.MT.
7	1/2 X 48.96 X 24.22 X 1 NO	= 588.69 SQ.MT.
8	1/2 X 42.68 X 9.05 X 1 NO	= 193.13 SQ.MT.
9	1/2 X 70.65 X 18.11 X 1 NO	= 570.70 SQ.MT.
TOTAL ADDITION		= 3842.84 SQ.MT. X

DEDUCTIONS

A	1/2 X 191.04 X 1.71 X 1 NO	= 164.55 SQ.MT.
TOTAL DEDUCTION		= 164.55 SQ.MT. Y1
TOTAL BUILT UP AREA (X-Y1)		= 3678.29 SQ.MT. X1

ROAD AREA CALCULATION

18 MT. W. D.P. ROAD SET BACK (A)

1	1/2 X 8.14 X 2.88 X 1 NO	= 8.23 SQ.MT.
2	1/2 X 12.18 X 4.81 X 1 NO	= 29.29 SQ.MT.
3	1/2 X 24.36 X 4.59 X 1 NO	= 57.35 SQ.MT.
4	1/2 X 15.64 X 3.91 X 1 NO	= 30.59 SQ.MT.
TOTAL ADDITION		= 125.46 SQ.MT. X

18 MT. W. ROAD SET BACK (B)

1	1/2 X 36.12 X 4.47 X 1 NO	= 80.73 SQ.MT.
2	1/2 X 82.88 X 3.96 X 1 NO	= 164.10 SQ.MT.
3	1/2 X 47.15 X 4.21 X 1 NO	= 99.25 SQ.MT.
4	1/2 X 44.32 X 2.75 X 1 NO	= 60.84 SQ.MT.
TOTAL ADDITION		= 405.02 SQ.MT. X

ROAD AREA CALCULATION

18.0 MT. W. D.P. ROAD AREA DIAGRAM SCALE 1:500

18.0 MT. W. ROAD AREA CALCULATION

PROP. ROAD AREA (A) AREA = 2860.09 SQ. MT.
ROAD SET BACK (A) AREA = 125.45 SQ. MT.
ROAD SET BACK (B) AREA = 405.02 SQ. MT.
TOTAL 18 MT. ROAD AREA = 3391.16 SQ. MT.

10% R.G. 1 AREA DIAGRAM SCALE 1:500

1	1/2 X 58.66 X 25.30 X 1 NO	= 747.79 SQ.MT.
TOTAL ADDITION		= 747.79 SQ.MT. X

10% R.G. 2 AREA DIAGRAM SCALE 1:500

1	1/2 X 16.16 X 2.32 X 1 NO	= 18.83 SQ.MT.
2	1/2 X 21.36 X 9.98 X 1 NO	= 103.17 SQ.MT.
3	1/2 X 34.13 X 16.83 X 1 NO	= 288.91 SQ.MT.
4	1/2 X 28.02 X 8.78 X 1 NO	= 121.92 SQ.MT.
TOTAL ADDITION		= 549.93 SQ.MT. X

R.G. AREA CALCULATION

PREVIOUSLY APPROVED TERRACE AREA STATEMENT AS PER D.C.R. NO. 15.4.3

WING 'M' TOTAL TERRACE AREA = 904.37 SQ.MT.
WING 'M' PREVIOUSLY APPROVED VIDE LETTER NO. KBMC/TPD/8766-14407-25.01.2017

PROF. AREA STATEMENT

UP TO 50	NIL	NIL	180.00 NOS	180 NOS
50 TO 100	NIL	NIL	NIL	NIL
100 TO 150	NIL	NIL	196 NOS	196 NOS
TOTAL PARKING	4 NOS.	4 NOS.	196 NOS.	196 NOS.



TEENEMENT AREA STATEMENT WING 'M'

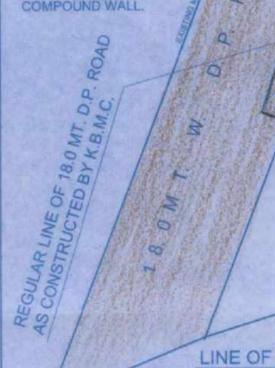
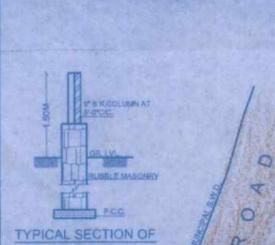
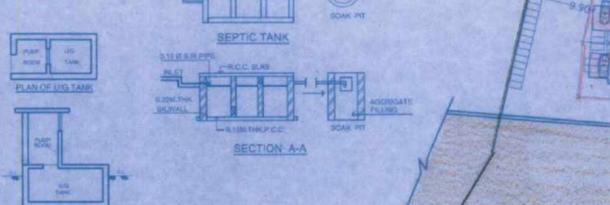
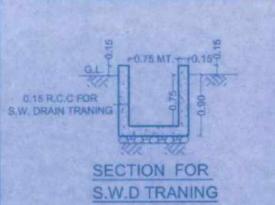
UP TO 50	50 TO 100	ABOVE 100
144 NOS	NIL	NIL

DOOR & WINDOW SCHEDULE:

D1	T.W. PANNELED DOOR	1.58 X 2.13 M
D2	T.W. FLUSH DOOR	0.91 X 2.13 M
D3	T.W. FLUSH DOOR	0.75 X 1.98 M
W1	T.W. GLAZED WINDOW	1.52 X 1.21 M
W2	T.W. SHUTTER GLAZED	1.52 X 1.21 M
W3	T.W. SHUTTER GLAZED	0.91 X 1.21 M
W4	LOUVERED WINDOW	0.61 X 0.76 M

PARKING AREA STATEMENT FOR WING 'M'

FLATS AREA IN SQ.MTS.	FOUR WHEELER PARKING REQUIRED PROVIDED	TWO WHEELER PARKING REQUIRED PROVIDED
UP TO 50	NIL	NIL
50 TO 100	NIL	NIL
100 TO 150	NIL	NIL
150 TO 200	4 NOS.	4 NOS.
200 TO 250	4 NOS.	4 NOS.
250 TO 300	4 NOS.	4 NOS.
300 TO 350	4 NOS.	4 NOS.
350 TO 400	4 NOS.	4 NOS.
400 TO 450	4 NOS.	4 NOS.
450 TO 500	4 NOS.	4 NOS.
500 TO 550	4 NOS.	4 NOS.
550 TO 600	4 NOS.	4 NOS.
600 TO 650	4 NOS.	4 NOS.
650 TO 700	4 NOS.	4 NOS.
700 TO 750	4 NOS.	4 NOS.
750 TO 800	4 NOS.	4 NOS.
800 TO 850	4 NOS.	4 NOS.
850 TO 900	4 NOS.	4 NOS.
900 TO 950	4 NOS.	4 NOS.
950 TO 1000	4 NOS.	4 NOS.
TOTAL PARKING	4 NOS.	4 NOS.



WING 'J' & K PARKING AREA STATEMENT

FLATS AREA IN SQ.MTS.	FOUR WHEELER PARKING REQUIRED PROVIDED	TWO WHEELER PARKING REQUIRED PROVIDED
LESS THAN 30	30	NIL
30 TO 40	138	60
40 TO 50	84	32
50 TO 60	60	32
60 TO 70	60	32
70 TO 80	60	32
80 TO 90	60	32
90 TO 100	60	32
100 TO 110	60	32
110 TO 120	60	32
120 TO 130	60	32
130 TO 140	60	32
140 TO 150	60	32
150 TO 160	60	32
160 TO 170	60	32
170 TO 180	60	32
180 TO 190	60	32
190 TO 200	60	32
200 TO 210	60	32
210 TO 220	60	32
220 TO 230	60	32
230 TO 240	60	32
240 TO 250	60	32
250 TO 260	60	32
260 TO 270	60	32
270 TO 280	60	32
280 TO 290	60	32
290 TO 300	60	32
TOTAL PARKING	101	101
3% VISITOR PARKING	5.15	5
TOTAL PARKING	106.15	106

BUILT UP AREA STATEMENT IN SQ.MT.

FLOOR OF BLDG.	WING 'J'	WING 'K'
GROUND FLOOR BUILT UP AREA	278.07	387.28
FIRST FLOOR BUILT UP AREA	403.24	403.24
SECOND FLOOR BUILT UP AREA	403.24	403.24
THIRD FLOOR BUILT UP AREA	403.24	403.24
FOURTH FLOOR BUILT UP AREA	403.24	403.24
FIFTH FLOOR BUILT UP AREA	403.24	403.24
SIXTH FLOOR BUILT UP AREA	403.24	403.24
SEVENTH FLOOR BUILT UP AREA	403.24	403.24
EIGHTH FLOOR BUILT UP AREA	403.24	403.24
NINTH FLOOR BUILT UP AREA	403.24	403.24
TENTH FLOOR BUILT UP AREA	403.24	403.24
ELEVENTH FLOOR BUILT UP AREA	403.24	403.24
TWELFTH FLOOR BUILT UP AREA	403.24	403.24
THIRTEENTH FLOOR BUILT UP AREA	403.24	403.24
FOURTEENTH FLOOR BUILT UP AREA	403.24	403.24
FIFTEENTH FLOOR BUILT UP AREA	403.24	403.24
SIXTEENTH FLOOR BUILT UP AREA	403.24	403.24
SEVENTEENTH FLOOR BUILT UP AREA	403.24	403.24
EIGHTEENTH FLOOR BUILT UP AREA	403.24	403.24
NINETEENTH FLOOR BUILT UP AREA	403.24	403.24
TWENTIETH FLOOR BUILT UP AREA	403.24	403.24
TOTAL FLOOR AREA	6522.93	6631.54

BUILT UP AREA STATEMENT WING 'M' PREVIOUSLY APPROVED VIDE LETTER NO. KBMC/TPD/BP/214-197 DT. 05.01.2018

FLOOR OF BLDG.	AREA IN SQ.MTS.
GROUND FLOOR BUILT UP AREA	305.85
FIRST FLOOR BUILT UP AREA	498.97
SECOND FLOOR BUILT UP AREA	372.14
THIRD FLOOR BUILT UP AREA	372.14
FOURTH FLOOR BUILT UP AREA	372.14
FIFTH FLOOR BUILT UP AREA	372.14
SIXTH FLOOR BUILT UP AREA	372.14
SEVENTH FLOOR BUILT UP AREA	372.14
EIGHTH FLOOR BUILT UP AREA	342.38
NINTH FLOOR BUILT UP AREA	372.14
TENTH FLOOR BUILT UP AREA	372.14
ELEVENTH FLOOR BUILT UP AREA	372.14
TWELFTH FLOOR BUILT UP AREA	372.14
THIRTEENTH FLOOR BUILT UP AREA	318.69
FOURTEENTH FLOOR BUILT UP AREA	318.69
FIFTEENTH FLOOR BUILT UP AREA	318.69
SIXTEENTH FLOOR BUILT UP AREA	318.69
SEVENTEENTH FLOOR BUILT UP AREA	318.69
EIGHTEENTH FLOOR BUILT UP AREA	318.69
NINETEENTH FLOOR BUILT UP AREA	318.69
TWENTIETH FLOOR BUILT UP AREA	318.69
TOTAL FLOOR AREA	7419.72
EXCESS BALD AREA	14.21
TOTAL BUILT UP AREA	7433.93

WING 'J' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

WING 'K' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

WING 'M' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

BUILT UP AREA STATEMENT WING 'M' PREVIOUSLY APPROVED VIDE LETTER NO. KBMC/TPD/BP/214-197 DT. 05.01.2018

FLOOR OF BLDG.	AREA IN SQ.MTS.
GROUND FLOOR BUILT UP AREA	305.85
FIRST FLOOR BUILT UP AREA	498.97
SECOND FLOOR BUILT UP AREA	372.14
THIRD FLOOR BUILT UP AREA	372.14
FOURTH FLOOR BUILT UP AREA	372.14
FIFTH FLOOR BUILT UP AREA	372.14
SIXTH FLOOR BUILT UP AREA	372.14
SEVENTH FLOOR BUILT UP AREA	372.14
EIGHTH FLOOR BUILT UP AREA	342.38
NINTH FLOOR BUILT UP AREA	372.14
TENTH FLOOR BUILT UP AREA	372.14
ELEVENTH FLOOR BUILT UP AREA	372.14
TWELFTH FLOOR BUILT UP AREA	372.14
THIRTEENTH FLOOR BUILT UP AREA	318.69
FOURTEENTH FLOOR BUILT UP AREA	318.69
FIFTEENTH FLOOR BUILT UP AREA	318.69
SIXTEENTH FLOOR BUILT UP AREA	318.69
SEVENTEENTH FLOOR BUILT UP AREA	318.69
EIGHTEENTH FLOOR BUILT UP AREA	318.69
NINETEENTH FLOOR BUILT UP AREA	318.69
TWENTIETH FLOOR BUILT UP AREA	318.69
TOTAL FLOOR AREA	7419.72
EXCESS BALD AREA	14.21
TOTAL BUILT UP AREA	7433.93

WING 'M' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

WING 'M' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

WING 'M' PROPOSED TENEMENT AREA STATEMENT

LESS THAN 30	30 TO 40	40 TO 50	50 TO 60	60 TO 70	70 TO 80	80 TO 90	90 TO 100
15 NOS.	08 NOS.	03 NOS.	02 NOS.	NIL	NIL	NIL	NIL

PROFORMA

AREA STATEMENT	SQ. MTS.
1 AREA OF PLOT	17503.74
2 AS PER DIMENSIONAL DOCUMENT (7/12,C.T.B. EXTRACT)	17503.74
3 AS PER MEASUREMENT SHEET	
4 AS PER SITE	
5 DEDUCTION FOR	
a PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD / HIGHWAY	3391.16
b ANY D.P./RESERVATION AREA	NIL
c TOTAL (a+b+c)	3391.16
6 BALANCE AREA OF PLOT (1-2)	14112.58
7 AMENITY SPACE (IF APPLICABLE)	
a REQUIRED	NIL
b ADJUSTMENT OF 2(B), IF ANY	
c BALANCE PROPOSED	NIL
8 NET PLOT AREA = (3-4(C))	14112.58
9 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a REQUIRED 10% (ALREADY PROVIDED IN PREVIOUS APPROVAL)	1411.25
b PROPOSED 10%	1411.25
10 INTERNAL ROAD AREA	
a PLOTTABLE AREA (IF APPLICABLE)	
b BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (14112.58 X 1.10)	15623.03
c ADDITION OF FSI ON PAYMENT OF PREMIUM	
a MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH /TOD ZONE	NIL
b PROPOSED F.S.I. ON PAYMENT OF PREMIUM (14112.58 X 25.40%)	3584.59
11 IN SITU F.S.I./T.D.R. LOADING	
a IN SITU AREA AGAINST D.P.ROAD (2.0 X 3391.16)	6782.32
b IN SITU AREA AGAINST AMENITY SPACE (AS PER RULE NO.6.8)	NIL
c TDR AREA	
d TOTAL IN SITU / TDR LOADING PROPOSED [(a)+(b)+(c)]	6782.32
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
a TOTAL ENTITLEMENT OF FSI IN PROPOSAL [(9+10)+(b)+(d)]	25690.74
b LESS AREA ALREADY APPROVED (10000.75 +7433.93 =17524.68) WING- A TO I & WING-M	17524.68
c BALANCE AREA FOR PROPOSED BUILDING	8266.06
d ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES 5019.63 (8266.06 X 60% =5019.63)	5019.63
e TOTAL ENTITLEMENT AS ON DATE (a+d) (25690.74+5019.63)	30910.37
13 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO 6.1 OR 6.3 OR 6.4 AS APPLICABLE) X 6 OR 1.6	45700.46
14 TOTAL BUILT UP AREA IN PROPOSAL	
a EXISTING BUILT UP AREA (10000.75+7433.93 =17524.68)	17524.68
b NEWLY PROPOSED BUILT UP AREA (AS PER 'P'-LINE WING-J&K)	13309.46
c TOTAL (a+b)	30834.14
15 P.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO 14 ABOVE)	1.19

NOTES :-

- BOUNDARY OF THE PLOT. BLACK
- PROPOSED STRUCTURES. RED
- DRAIN/WASTE LINE. RED DOTTED
- F.B IS ARCHITECTURE PROJECTION 0.75 MT. W. C.B 2.40MT X 0.25MT PROJECTION
- DEVELOPERS RESERVE THE RIGHTS TO ADD T.D.R. AS AND WHEN AVAILABLE AND RESERVE THE RIGHT TO AMENDMENT THE PROPOSAL ACCORDINGLY.
- LIFT SHALL BE INSTALLED ONLY IN CASE OF ADDITIONAL FLOORS PROPOSED AGAINST T.D.R.
- DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE SHARE, SIZE AND POSITION OF R.G.
- BOUNDARY RECTIFY AS PER SITE CONDITION

CERTIFICATE FOR AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY ME ON DT 1.09.2011 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 17503.74 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGN OF ARCHITECT

PROPOSED HOUSING SCHEME ON PROPERTY BEARING S. NO. 70, H.NO.1(P) & H. NO.5 (PT) OF VILL - KULGAON, TAL- AMBERNATH, DIST- THANE.

FOR M/S. THARWANI INFRA STRUCTURE THROUGH ITS PROPRIETOR SHRI. MOHAN H. THARWANI

FOR M/S. THARWANI INFRA STRUCTURE THROUGH ITS PROPRIETOR SHRI. MOHAN H. THARWANI

SIGN OF ARCHITECT

SATISH KANADE ARCHITECT CA/82/8988

ARCHITECT'S INC. 102 SARASWATI ARCADE, NEAR UTKRASHI HOSPITAL, OPP. ST. DEPOT, KULGAON BADLAPUR (W).

DRN BY	CHKD BY	DATE	SCALE
BHARATI	S.V.K.	31.08.2021.	AS SHOWN