R.G. AREA CALCULATION(PLOT - B)

R.G. REQ. = 15% OF NET PLOT AREA
11740.00 X 0.25 = 2935.50 SQ.MT.

R.G. – 1 AREA CALC.

1)	55.00	X	20.00	X	0.5	=	550.00 SQ.MT.
2)	55.00	X	28.00	X	0.5	=	770.00 SQ.MT.
3)	65.00	X	17.25	X	0.5	=	560.62 SQ.MT.
4)	65.00	X	17.25	X	0.5	=	560.62 SQ.MT.
TOTAL R.G.–1 AREA						=	2441.24 SQ.MT.

R.G. AREA CALCULATION

R.G. – 2 AREA CALC.

5)	36.25	X	22.00	X	0.5	=	398.75 SQ.MT.
6)	27.25	X	7.50	X	0.5	=	102.19 SQ.MT.
TOTAL R.G.–2 AREA						=	500.94 SQ.MT.
TOTAL R.G.AREA						=	2942.18 SQ.MT.

NO:	S.NO.	AREA AS PER SANCTION PLAN OF PLOT A	AREA AS PER AGREEMENT OF PLOT A	SUB PLOT
1	S.NO.170	13848.22	13397.51	PLOT A-2
2	S.NO. 169	4421.55	4372.82	PLOT A-1
3	S.NO. 166/31	1114.58	939.31	PLOT A-3
4	S.NO. 168	2004.87	1747.82	
	TOTAL	21389.22	20457.46	

PLOT AREA SUMMARY - (PLOT-B)

S.NO.	AREA AS PER 7/12	AREA AS PER TRAINGULTION	AREA CONS. FOR F.S.I.
S.NO. 168	4830.00		AREA AS PER AGREEMENT
S.NO. 169/2	1100.00		
S.NO. 170/2	10900.00		
TOTAL AREA	16830.00	12541.79	11740.00

AREA STATEMENT OF BLDG. TYPE - B

PLOT AREA CONSIDERED (11740.00 - 3172.69) = 8567.31 SQ.MT.
DEDUCT 15% R.G. AREA 8567.31 X 15% = 1285.09 SQ.MT.
NET AREA OF PLOT = 7282.21 SQ.MT.----------1
ADD. ROAD SETBACK AREA = 4696.80 SQ.MT.----------2
ADD PREMIUM = 30% ADDITIONAL FSI BY PREMIUM = 620.00 SQ.MT.)-----3
TOTAL PERMISSIBLE B.UP AREA FOR BLDG. TYPE-B =
(7282.21 + 4696.80 + 620.00 = 12599.01 SQ.MT.)
PROPOSED B/UP AREA = 12592.59 SQ.MT.

PLOT AREA CONSIDER FOR PROPOSAL - 8559.75 SQ.MT.

Sr.	DETAILS	AREA Sq.Mt
TYPE B BUILDING		
1	TOTAL BUILDUP AREA	12592.59
2	ROAD AREA	4696.80
3	PREMIUM FSI	620.00
4	BALANCE AREA	7275.79
5	PROPORTIONATE LAND AREA	7275.79 / 0.85
		8559.75

AREA STATEMENT OF BLDG. TYPE-A & BLDG. TYPE-C AS PER SANCTION PLAN - DATED : 08/10/2004

EXISTING B/UP AREA = {BLDG.-A - 2368.87) + (COMM. HALL-327.92) = 2696.79 SQ.MT.
FSI PERMISSIBLE AS PER PREVIOUS SANCTIONED = 0.85
HENCE PLOT AREA REQUIRED = 2696.79 / 0.85= 3172.69 SQ.MT.
PLOT AREA CONSIDERED : 3172.69 SQ.MT.
BALANCE PLOT AREA : 11740.00 - 3172.69 = 8567.31 SQ.MT.
3172.69 X 1.10% = 3489.95 SQ.MT.
BASIC FSI = 3489.95 SQ.MT. ----------1
50% ADDITIONAL FSI BY PREMIUM = 3172.69 X 50% = 1586.34 SQ.MT. ----- 2
140% TDR OF = 3172.69 X 140% = 4441.76 SQ.MT.
REGULAR TDR PURCHASED = 3109.23 SQ.MT. ----------3

TOTAL PERMISSIBLE AREA (1+2+3) (3489.95+1586.34+3109.23)
= 8185.52 SQ.MT.

PLOT AREA CONSIDER FOR PROPOSAL - 3171.00 SQ.MT.

TYPE A & C BUILDING		
1	TOTAL BUILDUP AREA (2368.87+327.92)	2696.79
2	ROAD AREA	0.00
3	PREMIUM FSI	0.00
4	BALANCE AREA	2696.79
5	PROPORTIONATE LAND AREA	2696.79 / 0.85
		3172.69
	CONSIDER PLOT AREA	3171.00

FLOOR AREA SUMMARY (PLOT-B)

BLDG. TYPES	BLDG. NOS.	FLOORS		NO. OF BLDG.	BUILT-UP AREA AS PER DCR	BUILT-UP AREA AS PER UDCPR
TYPE-A	B.NO.-5	ST. + 7TH FLOOR	AS PER DCR	1	2368.87 SQ.MT.	----------
TYPE-B	WING-A	ST. + 7TH FLOOR	AS PER DCR	1	1936.13 SQ.MT.	----------
TYPE-B	WING-H	ST. + 7TH FLOOR	AS PER DCR	1	1936.13 SQ.MT.	----------
TYPE-B	WING-B	ST. + 7TH FLOOR	AS PER DCR	1	1054.55 SQ.MT.	----------
TYPE-B	WING-G	ST. + 7TH FLOOR	AS PER DCR	1	1054.55 SQ.MT.	----------
TYPE-B	WING-C	GR. + 7TH FLOOR	AS PER DCR	1	1388.15 SQ.MT.	----------
TYPE-B	WING-F	GR. + 7TH FLOOR	AS PER DCR	1	1388.15 SQ.MT.	----------
TYPE-B	WING-D& E	GR. + 8TH FLOOR	AS PER DCR	1	3834.93 SQ.MT.	----------
TYPE-C	B.NO.-6	GR.+1ST TO 11TH FLR	UDCPR	1	----------	4205.42 SQ.MT.
TOTAL B.UP AREA				9	14961.46 SQ.MT.	4205.42 SQ.MT.
						TOTAL B.UP AREA = 19166.88 SQ.MT.

STAIRCASE AREA STATEMENT

BLDG TYPE	AREA	NO. OF BLDG.	TOTAL
TYPE-A	187.04 SQ.MT.	1 NOS.	187.04 SQ.MT.
TYPE-B			
WING-A	218.48 SQ.MT.	1 NOS.	218.48 SQ.MT.
WING-H	218.48 SQ.MT.	1 NOS.	218.48 SQ.MT.
WING - B & G	143.52 SQ.MT.	2 NOS.	287.04 SQ.MT.
WING - C & F	135.28 SQ.MT.	2 NOS.	270.56 SQ.MT.
WING - D & E	351.68 SQ.MT.	1 NOS.	351.68 SQ.MT.
	TOTAL STAIRCASE AREA		1533.38 SQ.MT.

CLUBHOUSE AREA STATEMENT

PERMISSIBLE CLUBHOUSE AREA 15% OF
R.G.1 AREA 2441.24 SQ.MT. X 15% = 366.18 SQ.MT.
PROPOSED CLUBHOUSE AREA = 355.77 SQ.MT.

TENEMENTS STATEMENT AS PER OLD RULES

BLDG.TYPE	FLOORS	0 - 35 SQ.MT.	35 - 45 SQ.MT.	45 - 70 SQ.MT.	> 70 SQ.MT.	TOTAL
TYPE : B WING - A	STILT + 1ST TO 7TH	00	21	21	00	42
TYPE : B WING - H	STILT + 1ST TO 6TH	00	18	18	00	36
TYPE : B WING B & G	STILT + 1ST TO 7TH	00	56	00	00	56
TYPE : B WING C & F	GR./ST. + 1ST TO 7TH	00	28	28	00	56
TYPE : B WING D & E	GR./ST. + 1ST TO 6TH	00	00	48	00	48
TYPE - A	STILT + 1ST TO 7TH	00	00	14	14	28
TOTAL		00	123	129	14	266

TENEMENTS STATEMENT AS PER NEW RULES

BLDG.TYPE	FLOORS	0 - 35 SQ.MT.	35 - 50 SQ.MT.	50 - 75 SQ.MT.	> 75 SQ.MT.	TOTAL
TYPE : B WING - H	7 TH FLOOR ONLY	00	06	00	00	06
TYPE : B WING D & E	7TH & 8TH FLOOR	00	00	00	08	08
TOTAL		00	06	00	08	14

TENEMENT STATEMENT (TYPE-C / BNO.-6)

BLDG. TYPE	FLOORS	TENEMENTS 30 TO 40	TENEMENTS 40 TO 80	TOTAL TENEMENTS
BLDG.NO - 6 / C	GR. + 1ST TO 11TH FLR	39	20	59

BUILDING SUMMARY AREA (TYPE-C / BNO.-6)

FORM OF STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING NO - 6 / C

BUILDING TYPE	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL
BLDG.NO - 6 / C	GR./STILT FLOOR	134.22+112.55 SQ.MT.	4205.42 SQ.MT.
	1ST FLOOR	227.27 SQ.MT.	
	TYPICAL = 2ND TO 11TH FLOOR	377.05 X 09 FLR. = 3393.45 SQ.MT.	
	REFUGE = 8TH FLR	334.36+3.57 X 1 FLR.= 337.93 SQ.MT.	
		TOTAL BUILT UP AREA	4205.42 SQ.MT.

FORM OF STATEMENT 3 [SR. NO. 9 (g)]

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
BLDG.NO - 6 / C GR.+1ST TO 11TH FLOOR	GROUND FLR.	SHOP.-1	21.93 SQ.MT.	----------	----------
		SHOP.-2	40.36 SQ.MT.	----------	----------
		SHOP.-3	32.34 SQ.MT.	----------	----------
		SHOP.-4	30.56 SQ.MT.	----------	----------
	1ST FLOOR		----------	----------	----------
	TYPICAL FLR 1ST TO 7TH 9TH TO 11TH	201 TO 2201	36.35 SQ.MT.	2.34 SQ.MT.	----------
		202 TO 2202	36.35 SQ.MT.	2.34 SQ.MT.	----------
		203 TO 2203	54.99 SQ.MT.	3.87 SQ.MT.	----------
		204 TO 2204	54.99 SQ.MT.	3.87 SQ.MT.	----------
		205 TO 2205	36.35 SQ.MT.	2.34 SQ.MT.	----------
		206 TO 2206	36.35 SQ.MT.	2.34 SQ.MT.	----------
	8TH REFUGE FLR	801,1301,1801	36.35 SQ.MT.	2.34 SQ.MT.	----------
		802,1302,1802	36.35 SQ.MT.	2.34 SQ.MT.	----------
		803,1303,1803	54.99 SQ.MT.	3.87 SQ.MT.	----------
		804,1304,1804	54.99 SQ.MT.	3.87 SQ.MT.	----------
		805,1305,1805	36.35 SQ.MT.	2.34 SQ.MT.	----------

LAYOUT PLAN
SCALE : 1 : 600

NOTES

PLOT BOUNDARY SHOWN IN		THICK BLACK
PROPOSED WORK	. .	RED FILLED
DRAINAGE LINE	. .	RED DOTTED
R.G.	. .	GREEN FILLED
D.P. ROAD LINE	. .	GREEN DOTTED
ACCESS ROAD	. .	BROWN WASH

PROFORMA - I

	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	97380.00
a	As per ownership document [7/12, CTS extract]	97380.00
b	As per measurement sheet	98635.09
c	As per site	98635.09
2	Deduction for	
a	Proposed D.P./ D.P Road widening Area/Services Road /highway	
a	S.NO.166/29 (40.00 M.WIDE ROAD)	138.05
b	S.NO.166/31 (40.00 M.WIDE ROAD)	985.42
c	S.NO.168 (40.00 M.WIDE ROAD)	1167.53
d	S.NO.169 (40.00 M.WIDE ROAD)	1321.59
e	S.NO.170 PT. (40.00 M.WIDE ROAD)	4680.12
f	S.NO.166/29 (30.00 M.WIDE ROAD)	585.36
g	S.NO.168 (30.00 M.WIDE ROAD)	921.63
h	S.NO.170 (40.00 M.WIDE ROAD) (PLOT D)	6020.59
i	S.NO.170 (30.00 M.WIDE ROAD) (PLOT D)	982.96
j	TOTAL DEDUCTION (a+b+c+d+e+f+g+h+i+j)	17003.37
	TOTAL (a TO j)	80376.63
b	Any D.P. Reservation area	-------
c	Total (a+b+c)	80376.63
3	Balance area of plot (1-2) AREA AS PER AGREEMENT = 11740.00 SQ.MT. (PLOT-B)	(PLOT-B) 11742.00 11740.00
4	AMENITY Space (if applicable)	
a	Required - Area of Land Minimum Amenity Space to be provided, Reservation Area is more Than Required Amenity Area due to Amenity Open Space is not Required	-------
b	Adjustment of 2(b), if any-	-------
c	Balance Proposed -	NILL
5	Net Plot Area [3-4 (c)]	11740.00
6	Recreational Open space (if applicable) As per Old Sanction	1761.30
a	Required -	
b	Proposed -	-------
7	Internal Road area	
8	Plotable area (if applicable) (5-6)	9978.70
9	Built up area with reference to Basic F.S.I as per front road width (Plot area considerd for - TYPE-B) 8560.75 sq.mt. (Sr. NO. 5 X basic FSI) (8559.75 X 0.85 = 7275.78 SQ.MT.)	7275.78
	(Balance Plot area considerd for - TYPE-A & TYPE-C) (Sr. NO. 5 X basic FSI) (3171.00 X 1.10 = 3488.10 SQ.MT.)	3488.10
10	Addition of FSI on payment of premium	-------
a	Maximum permissible premium FSI. based on road width/TOD Zone. 30% ADDITIONAL FSI BY PREMIUM = 8559.75 X 30% = 2567.93 SQ.MT.	620.00
	50% ADDITIONAL FSI BY PREMIUM = 3171.00 X 50% = 1585.50 SQ.MT.	1585.50
b	Proposed FSI on payment of premium.	2205.50
11	In - Situ FSI / TDR loading	-------
a	IN-situ area against D.P. road [2.0z Sr. No.2 (a)], If any	4696.80
b	IN-situ area against Reservations [2.0z Sr. No.2 (a)], If any	-------
c	IN-situ area against Amenity Space if handed over (2.00 or 1.85 z Sr. No. 4 (b) and/ or(c)).	-------
c	TDR area TOTAL PLOT AREA = 11740.00 SQ.MT. (Plot area considerd for - TYPE-B) 8559.75 sq.mt. 8559.75 X 80% = 6847.80 SQ.MT.	
	(Balance Plot area for - TYPE-A & TYPE-C) 11740.00 - 8559.75= 3180.25 SQ.MT. (Plot area considerd for - TYPE-A & C) = 3171.00 SQ.MT. (3171.00 X 1.40 = 4439.40 SQ.MT.) 30% SLUM T.D.R. OF 4439.40 X 30% = 1331.82 SQ.MT. 70% REGULAR T.D.R. 4439.40 X 70% = 3107.58 SQ.MT.	-------
d	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	4696.80
12	Additional FSI area under Chapter NO.7	-------
13	Total entitlement of FSI in the proposal	
a	[9+10(b)+11(d)] or 12 whichever is applicable	17666.18
b	Deduct Existing Building Area (12592.59+2368.87)	14961.46
c	Balance Area For Proposed Building (13a-13b)	2704.72
d	Ancillary area FSI upto 60% or 80% with payment of charges. PROPOSED BLDG. NO.-6 (TYPE-C) 134.22 / 1.8 = 74.57 X 80% = 59.66 SQ.MT. 4071.20 /1.8 = 2544.50 X 60% = 1526.70 SQ.MT.	1586.36
e	Total entitlement (a+ d)	19252.54
14	Maximum utilization limit of FSI (building potential) permissible as per Road width (tos per Regulation no0.6.1 or 6.2 or 6.3 or 6.4 as applicable 3.00 x 1.6 or1.8)	-------
15	Total Built-up Area in proposal (excluding area of Sr.No. 17b)	19166.88
a	Existing Built-up Area.	14961.46
b	Proposed Built-up Area (as per 'p-line')	4205.42
c	Total (a+ b)	19166.88
d	Balance Area (13(e) -15(b))	85.66
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.995
17	Area for Inclusive Housing, If any	
a	Required (20% of Sr.No.9)	
b	Proposed	

ADDITIONAL REQUIREMENTS AS PER UDCPR (CLAUSE 9.31)			AREA IN SQ.MT.		
	PROPOSED FLAT – 59 NOS.			REQUIRED	PROPOSED
FITNESS CENTER	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 59 FLATS - 20 SQ.MT.		20	52.16
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 59 FLATS - 20 SQ.MT.		20	41
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 59 FLATS - 20 SQ.MT.		20	52.19
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 59 FLATS - 12 SQ.MT.		12	22.27
SERVANT TOILET	room of size 3 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 3 sq.mt. area for every 300 flats.	FOR 59 FLATS - 03 SQ.MT.		03	06
ENTRANCE LOBBY	Every Residential building having more than 8 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.	2.50 M.		9 SQ.MT.

PROFORMA - II

1

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT ARE DIAGRAM & CALCULATION,
BUILT-UP & STAIRCASE AREA STATEMENT
PARKING STATEMENT,SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLAN

Amended Plans are approved Subject to conditions Prescribed in Permit No. V.P. 2003/24 (Plot-B) TMC/TD-DP/TPS/ 156 .....Dated..05/12/2024

Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"विकास नियंत्रण नियमावलीनुसार आवश्यक त्या पार्किंगच्या जागा न ठेवता बांधकाम वापर करणे, सदनिका/गाळे/दुकाने/व्यावसायिक व इतर जागा अग्निशमनाचे साहित्य न ठेवता अग्निशमनाचे साहित्य न ठेवता अनुसार दंडात्मक सुधारणा करणे, त्यासाठी आस्थापना भाग २ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TAILLES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

ARCHITECTS SIGNATURE.

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING
S.NO-168,169/2,170/2, AT KAVESAR, DIST-THANE. - SECTOR-6

NAME & SIGNATURE OF OWNERS/POAH

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
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cadbury junction , khopat ,thane (w) - 400 601.
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