OLD S.NO	NEW S.NO	AREA AS PER 7/12 SQ.MT.	AREA AS PER △ METHOD SQ.MT.	AREA CONSI. FOR F.S.I CAL. SQ.MT.	AREA UNDER 20MT DP.ROAD SQ.MT.	AREA CONSI. FOR F.S.I CAL. SQ.MT. PLOT - B	AREA UNDER NOT IN POSSESSION SQ.MT. PLOT - B	AREA UNDER RESI. ZONE SQ.MT. PLOT - B
42/1PT	55/1/C	4040.00	4040.60	4040.00	-------	4040.00	84.75	3955.25
42/1PT	55/1/G	4310.00	4375.38	4310.00	-------	4310.00	1210.74	3099.26
TOTAL		8350.00	8415.98	8350.00	-------	8350.00	1295.49	7054.51

SUMMARY FOR BUILTUP AREA(UDCPR)

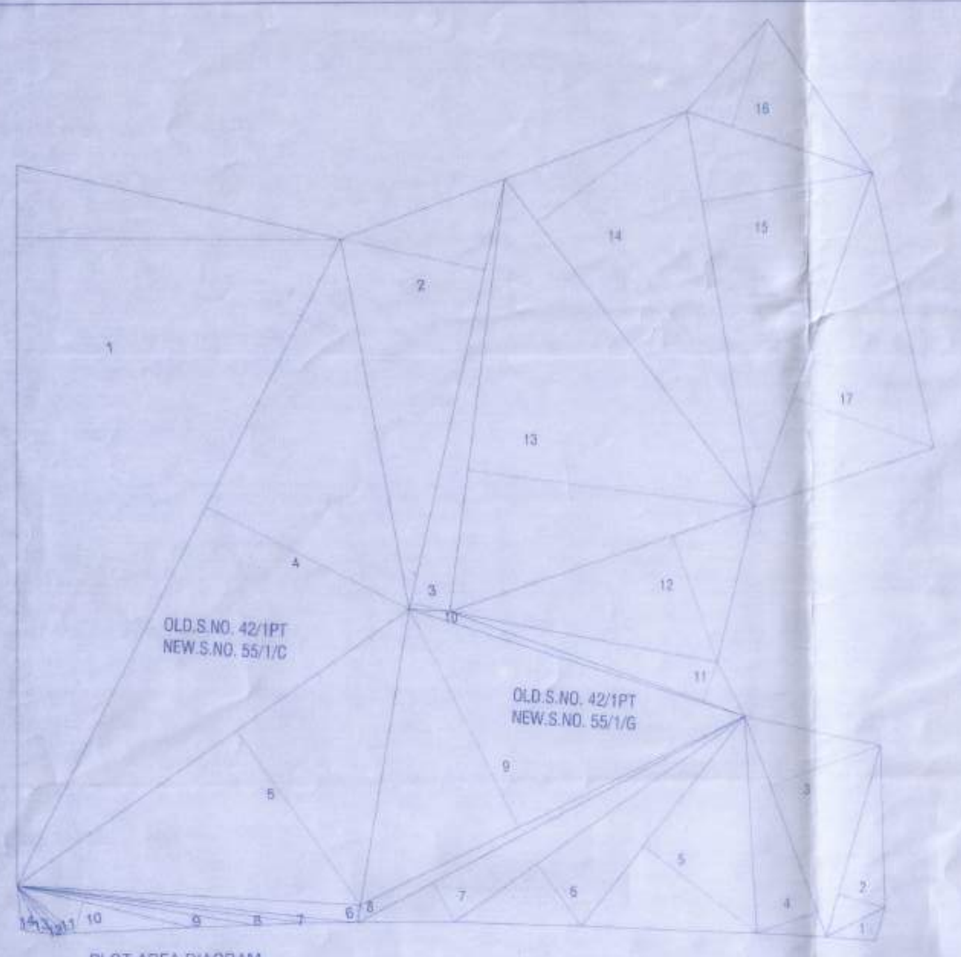
BUILDING	PLINTH AREA IN SQ.MT.	NO.OF FLOORS	TOTAL B/UP AREA in sq.mt.	USE OF BLDG.	NO. OF TENEMENTS	TOTAL BLDG HIGHT
BLDG.TYPE-T6A (RESI.)	429.45	L.G.+G.R.+ STILT/ Podium Lvl.+ 1ST TO 28TH FLOORS	12076.49	RESI.	218 NOS	89.50MTR.
BLDG.TYPE-T6B (RESI.)	819.02	L.G.+G.R.+ STILT/ Podium Lvl.+ 1ST FLOOR	738.88	COMM./ RESI.	08 NOS	12.65MTR
BLDG.TYPE-T6B (COMM.)			389.57		10 NOS	
TOTAL	1248.47	--------	13204.94		R-226 /S-10	--------

ANCILLARY FSI

SR.NO.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	AREA IN SQ.MT.	
1	PROPOSED BUILT UP AREA P.LINE	13204.94	
		RESI.	COMM.
		12815.37	389.57
2	BASIC FSI(Sr.No.1/1.6 OR 1.8)	8009.61	216.43
3	ANCILLARY AREA FSI UP TO 60% OR 80% AS PER RULE NO.6.3(i)	4805.76	173.14
3	TOTAL ANCILLARY FSI AREA WITH PAYMENT OF CHARGES	4978.90	

CONSTRUCTION AREA STATEMENT

BLDG.NAME	F.S.I. AREA SQ.MT.	NON F.S.I. AREA SQ.MT.
BLDG.TYPE-T6A(RESI.)	12076.49	443.33
BLDG.TYPE-T6B(RESI.)	738.88	213.85
BLDG.TYPE-T6B(COMM.)	389.57	----
LOW.GR.LVL.	----	3329.63
GROUND LVL.	----	2940.06
STILT/PODIUM LVL.	----	2218.70
U.G.Tank	----	190.27
STP	----	37.02
TRANSFORMER	----	25.00
TOTAL	13204.94	9397.86
TOTAL AREA	22602.80	



PLOT AREA DIAGRAM

SCALE 1:500

S.NO. - 55/1/C AREA CALCULATION

AREA UNDER R-ZONE S.NO. - 55/1/C

1	1/2	X	83.50	X	37.45	X 1 NO	=	1563.54	SQ.MT.	
2	1/2	X	50.75	X	16.60	X 1 NO	=	421.23	SQ.MT.	
3	1/2	X	50.75	X	4.65	X 1 NO	=	117.99	SQ.MT.	
4	1/2	X	83.85	X	26.25	X 1 NO	=	1100.53	SQ.MT.	
5	1/2	X	55.70	X	24.70	X 1 NO	=	687.90	SQ.MT.	
6	1/2	X	39.85	X	2.10	X 1 NO	=	41.84	SQ.MT.	
7	1/2	X	39.62	X	0.70	X 1 NO	=	13.87	SQ.MT.	
8	1/2	X	33.70	X	1.00	X 1 NO	=	16.85	SQ.MT.	
9	1/2	X	27.90	X	1.50	X 1 NO	=	20.93	SQ.MT.	
10	1/2	X	20.80	X	3.75	X 1 NO	=	39.00	SQ.MT.	
11	1/2	X	8.70	X	0.85	X 1 NO	=	3.70	SQ.MT.	
12	1/2	X	7.85	X	0.95	X 1 NO	=	3.73	SQ.MT.	
13	1/2	X	7.00	X	1.10	X 1 NO	=	3.85	SQ.MT.	
14	1/2	X	6.10	X	1.85	X 1 NO	=	5.64	SQ.MT.	
TOTAL AREA							=	4040.60	SQ.MT.	A

AREA UNDER NOT IN POSSESSION

ADDITION:-

1	1/2	X	16.88	X	3.66	X 1 NO	=	30.90	SQ.MT.	
2	1/2	X	12.79	X	7.96	X 1 NO	=	50.90	SQ.MT.	
3	1/2	X	10.89	X	0.54	X 1 NO	=	2.95	SQ.MT.	
TOTAL AREA							=	84.75	SQ.MT.	B
TOTAL AREA(A+B)							=	3955.85	SQ.MT.	C

S.NO. - 55/1/G AREA CALCULATION

AREA UNDER R-ZONE S.NO. - 55/1/G

1	1/2	X	7.55	X	2.94	X 1 NO	=	11.10	SQ.MT.	
2	1/2	X	23.00	X	5.55	X 1 NO	=	63.83	SQ.MT.	
3	1/2	X	27.19	X	13.51	X 1 NO	=	183.67	SQ.MT.	
4	1/2	X	27.19	X	7.39	X 1 NO	=	100.47	SQ.MT.	
5	1/2	X	30.77	X	16.47	X 1 NO	=	253.39	SQ.MT.	
6	1/2	X	41.19	X	8.81	X 1 NO	=	181.44	SQ.MT.	
7	1/2	X	50.66	X	5.19	X 1 NO	=	131.46	SQ.MT.	
8	1/2	X	50.66	X	1.67	X 1 NO	=	42.30	SQ.MT.	
9	1/2	X	49.47	X	28.13	X 1 NO	=	695.80	SQ.MT.	
10	1/2	X	40.52	X	1.12	X 1 NO	=	22.69	SQ.MT.	
11	1/2	X	36.00	X	4.82	X 1 NO	=	86.76	SQ.MT.	
12	1/2	X	37.15	X	15.45	X 1 NO	=	286.98	SQ.MT.	
13	1/2	X	50.47	X	33.27	X 1 NO	=	839.56	SQ.MT.	
14	1/2	X	47.54	X	21.45	X 1 NO	=	509.88	SQ.MT.	
15	1/2	X	46.46	X	20.00	X 1 NO	=	464.60	SQ.MT.	
16	1/2	X	22.61	X	13.08	X 1 NO	=	147.88	SQ.MT.	
17	1/2	X	41.11	X	17.20	X 1 NO	=	353.55	SQ.MT.	
TOTAL ADDITION							=	4375.38	SQ.MT.	A

AREA UNDER NOT IN POSSESSION

ADDITION:-

1	1/2	X	29.11	X	7.39	X 1 NO	=	107.56	SQ.MT.	
2	1/2	X	29.11	X	12.06	X 1 NO	=	175.53	SQ.MT.	
3	1/2	X	24.49	X	1.71	X 1 NO	=	20.91	SQ.MT.	
4	1/2	X	28.66	X	6.01	X 1 NO	=	86.78	SQ.MT.	
5	1/2	X	42.92	X	15.74	X 1 NO	=	337.78	SQ.MT.	
6	1/2	X	46.27	X	1.63	X 1 NO	=	37.72	SQ.MT.	
7	1/2	X	46.27	X	12.82	X 1 NO	=	296.59	SQ.MT.	
8	1/2	X	22.61	X	13.08	X 1 NO	=	147.87	SQ.MT.	
TOTAL ADDITION							=	1210.74	SQ.MT.	B
TOTAL AREA(A+B)							=	3184.64	SQ.MT.	C

TENEMENTS STATEMENT(UDCPR)FOR PARKING STATEMENT

BUILDING	Carpet Area Less than 30.00 SQ.MT.	Carpet Area Less than 40SQ.M.But more Than 30sq.m.	Carpet Area Equal to or Above 40 sq.m.B.u.i Less Than 80 sq.m.	TOTAL NO.OF TENEMENT
BLDG.TYPE-T6A(RESI.)	112 nos	22 nos	84 nos	218 nos
BLDG.TYPE-T6B(RESI.)	04 nos	01 nosos	03 nos	08 nos
TOTAL	116 nos	23 nos	87 nos	226 nos

PARKING AREA STATEMENT

ONE PARKING SPACE FOR EVERY	REQUIRED PARKING AS PER DCR MOTOR VEHICLE	REQUIRED PARKING AS PER DCR SCOOTER	NO. OF TENEMENTS	REQUIRED PARKING MOTOR VEHICLE	REQUIRED PARKING SCOOTER
For Every Two Tenements With Each Tenement Having Carpet Area Less than 30 sq.m.	0	4	116	0	232
For Every Two Tenements With Each Tenement Having Carpet Area Less than 40 sq.m.But more Than 30 sq.m.	1	2	23	12	23
For Every Two Tenements With Each Tenement Having Carpet Area Equal to or Above 40 sq.m. But Less Than 80 sq.m.	1	5	87	44	218
For Every 100sq.m.Carpet Area or Fraction Thereof	2	8	389.57 SQ.M	08	24
TOTAL PARKING				64	497
5% FOR VISITOR PARKING				03	25
TOTAL REQUIRED PARKING				67	522
TOTAL PROPOSED PARKING				97	612

PROPOSED PARKING AREA STATEMENT

PROPOSED 4-W PARKING		PROPOSED 2-W PARKING	
LOWER GROUND FLOOR	----	LOWER GROUND FLOOR	422 NOS.
GROUND FLOOR	67NOS.	GROUND FLOOR	95 NOS.
STILT/PODIUM FLOOR	30NOS.	STILT/PODIUM FLOOR	95 NOS.
TOTAL	97NOS.	TOTAL	612NOS.

Recreational open space Area Calculation(UDCPR)

REQUIRED R.G. AREA CALCULATION= 7054.51 X 10 % =705.45 SQ.MT.

Ground R.G.-1	AREA AS PLINE	=	318.02 SQ.MT.
Podium R.G.-2	AREA AS PLINE	=	388.43 SQ.MT.
TOTAL PROPOSED R.G. AREA		=	706.45 SQ.MT. X

DEVELOPMENT OF HOUSING FOR EWS/LIG TOTAL TENEMENTS STATEMENT(UDCPR)

NO.OF FLOOR	BUILT-UP AREA LESS THAN 30SQ.MT.	BUILT-UP AREA LESS THAN 50SQ.MT.
BLDG.TYPE-T6A	112 NOS	106 NOS
BLDG.TYPE-T6B	04 NOS	04 NOS
TOTAL FLAT	116 NOS	110 NOS
TOTAL FLAT	226 NOS	

TOTAL TENEMENTS = 226 NOS.
BUILT-UP AREA NOT MORE THAN 30SQ.MT.
(40% OF TOTAL TENEMENTS) = 90 NOS

1)REQUIRED CRECHE AREA CALCULATION (BUILDING TYPE-T6A&B)

	REQUIRED AREA	NO.OF FLATS	REQUIRED AREA
HAVING MINIMUM 100 FLATS	20.00	226.00	20.00
FOR EVERY 300 FLATS	20.00	126.00	8.40
TOTAL REQUIRED AREA			28.40
TOTAL PROPOSED AREA			47.96

2)REQUIRED FITNESS CENTER AREA CALCULATION (BUILDING TYPE-T6A&B)

	REQUIRED AREA	NO.OF FLATS	REQUIRED AREA
HAVING MINIMUM 100 FLATS	20.00	226.00	20.00
FOR EVERY 300 FLATS	20.00	126.00	8.40
TOTAL REQUIRED AREA			28.40
TOTAL PROPOSED AREA			49.12

3)REQUIRED SOCIETY OFFICE CUM LETTER BOX ROOM AREA CALCULATION (BUILDING TYPE-T6A&B)

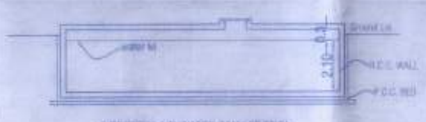
	REQUIRED AREA	NO.OF FLATS	REQUIRED AREA
HAVING MINIMUM 100 FLATS	20.00	226.00	20.00
FOR EVERY 300 FLATS	20.00	126.00	8.40
TOTAL REQUIRED AREA			28.40
TOTAL PROPOSED AREA			49.66

4)REQUIRED SERVANTS TOILET AREA CALCULATION(BUILDING TYPE-T6A&B)

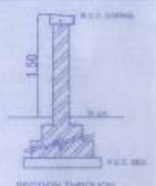
	REQUIRED AREA	NO.OF FLATS	REQUIRED AREA
HAVING MINIMUM 100 FLATS	3.00	226.00	3.00
FOR EVERY 200 FLATS	3.00	126.00	1.89
TOTAL REQUIRED AREA			4.89
TOTAL PROPOSED AREA			6.92

5)REQUIRED DRIVERS ROOM AREA CALCULATION

	REQUIRED AREA	NO.OF FLATS	REQUIRED AREA
HAVING MINIMUM 100 FLATS	12.00	226.00	12.00
FOR EVERY 300 FLATS	10.00	126.00	4.20
TOTAL REQUIRED AREA			16.20
TOTAL PROPOSED AREA			27.76

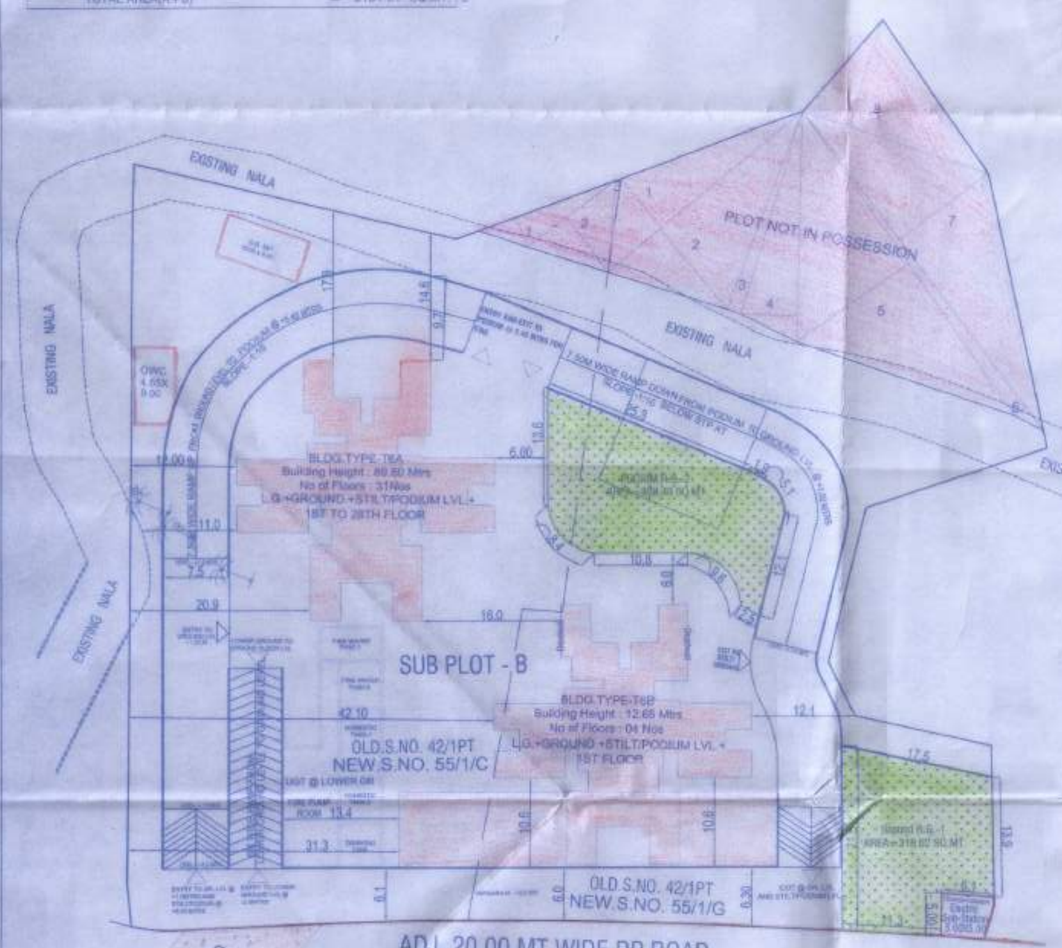


UNDERGROUND WATER TANK SECTION



SECTION THROUGH COMPOUND WALL

NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH
MAP RESERVATION SHOWN IN	PINK WASH
NUMBER OF TREES	15 NOS



LAYOUT PLAN
SCALE 1:500

KEY PLAN
SCALE NTS

PERFORMA - B	SHEET NO. - 01/10

Layout Plan,Plot Area Summary,Plot Area Diagram,Summary For Builtup Area,Tenements Statement,Parking Area Statement,Construction Area Statement,Recreational open space,Area Calculation,Location Plan & Performa -1 : Area Statement .

STAMP OF APPROVAL

Plans are approved Subject to conditions Prescribed in Permit No. V.P. S06/0367/21 TMC/TD-DP/TPS/3797/21 Dated 07/12/2021

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

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

स्वयंघोषणा
"प्रस्तुत नकाशाप्रमाणे सोडावयाचे व बांधणे तसेच विकास नियंत्रण नियमावलीप्रमाणे अनुज्ञेय व्या सशुल्क चटई क्षेत्राच्या वापराबाबत सादर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमातील तरतुदीस अनुसरून बांधकामास सुरुवात करणे, त्याप्रमाणे भाडेपट्टा करारनामा ३ वर्ष ऊपर व रु. 500/- बेड कोरा करावेत"

DEVELOPMENT OF HOUSING FOR EWS/LIG(Regulation No.7.7)AS PER UDCPR 2020

		PERFORMA - 1 : AREA STATEMENT	UDCPR 2020
1		AREA OF THE PLOT (Minimum area of a, b,c to be considered)	7054.51
	a)	AS PER OWNERSHIP DOCUMENT (7/12, ctr.extract)	8350.00
	b)	AS PER MEASUREMENT SHEET	8415.98
	c)	AREA OF PLOT AS PER SITE EXCLUDING AREA UNDER NOT IN POSSESSION (8350.00-1295.49)	7054.51
2		DEDUCTIONS FOR	
	a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	-------
	b)	ANY D.P. RESERVATION AREA	-------
	c)	AREA UNDER EXISTING ROAD	-------
	d)	AREA UNDER NOT IN POSSESSION	1295.49
		(TOTAL a +b+c)	1295.49
3		BALANCE AREA OF PLOT (1-2)	7054.51
4		AMENITY SPACE (if applicable)	
	a)	REQUIRED	-------
	b)	ADJUSTMENT OF 2(d) IF ANY -	-------
	c)	BALANCE PROPOSED -	-------
5		NET PLOT AREA (3-4[C])	7054.51
6		RECREATIONAL OPEN SPACE (if applicable)	
	a)	REQUIRED -	705.45
	b)	PROPOSED -	706.45
7		INTERNAL ROAD AREA	-
8		PLOTABLE AREA (if applicable)	-
9		BUILT UP AREA WITH REFERENCE TO BASE F.S.I AS PER FRONT ROAD WIDTH (Sr. no. 5 X basic F.S.I.(1.1))	7759.96
10		ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM	----
	a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	----
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM(p.no.1(c) X 0.50) Balance FSI on Payment of Premium (3.527.26-500) = 3027.26 SQ.MT.	500.00
11		IN-SITU F.F.S.I/ TDR LOADING	----
	a)	IN SITU AREA AGAINST OF ROAD [2.0 X 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 (90 % of 7054.51 = 6349.06 sq.mt)	----
	d)	TOTAL IN SITU / TDR LOADING PROPOSED [11 (a) +(b) +(c)]	----
12		ADDITIONAL F.S.I. AREA UNDER CHAPTR NO.7	----
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	----
	a)	[9+10(b)+11(d)] * 12 WHICHEVER IS APPLICABLE	8259.96
	b)	ANCILLARY AREA FSI UPTO 60% OR 80% OF CHARGES (13a x 60%)	4978.90
	c)	TOTAL ENTITLEMENT (a+b)	13238.86
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) X 1.6 or 1.8) (2.1 X 1.6)	------
15		TOTAL BUILT UP AREA IN PROPOSAL (excluding area at Sr. No. 17 b)	------
	a)	EXISTING BUILT UP AREA	------
	b)	PROPOSED BUILT UP AREA (as per p - line)	13204.94
	c)	TOTAL (a+b)	13204.94
16		F.S.I. CONSUMED (15/13) (should not be more than s.no.14 above)	0.997
17		AREA FOR INCLUSIVE HOUSING IF ANY	
	a)	REQUIRED (20% of sr. no. 5)	------
	b)	PROPOSED	------

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 the area so worked out tallies with the area stated in documents of ownership.

- ARCHITECT

PROJECT TITLE :

PROPOSED LAYOUT SHOWING T.I.L.R. PLAN OF S.NO.55/1/C, 55/1/G AT VILLAGE MOGHARPADA,TALUKA & DISTRICT THANE

CLIENT : PURANIK BUILDERS LTD.

SIGNATURE OF OWNER / P.O.A.HOLDER

SHRI SHRIKANT G. PURANIK
(P.O.A. HOLDER)
FOR PURANIK BUILDERS LTD.

DRAWING TITLE : MUNICIPAL DRAWING

DRAWN BY : MANGAL RANE

CHECKED BY : KETAN TAMHANE

SCALE : 1:500 — DATE : 08.10.2021

SHEET NO : 01 / 10

Architects & Interior Designers

Vastushilpa
Puranik One, Kanchan Pushpa, G.B. road, Thane (w)

ARCHITECT

AR. AMEETA S. AMBEKAR
CA/96/20685
Puraniks One, Kanchan Pushp,Ghodbunder Road, Kasar Vadavali, Thane(W)- 400 607