

FLOOR AREA SUMMARY					
BUILDING NO.	NO. OF FLOOR	TOTAL BUILD-UP AREA	NO. OF TENEMENTS	BUILDING HEIGHT	NO. OF TENEMENTS
BLDG. NO-1	BASEMENT + GROUND FLOOR + 1ST TO 21ST FLOOR	20771.77 SQ.MT.	248 NOS.	65.25 MT.	—
BLDG. NO-2	BASEMENT + GROUND FLOOR + 1ST TO 24TH FLOOR	33361.97 SQ.MT.	402 NOS.	102.95 MT.	—
BLDG. NO-3	BASEMENT + GROUND FLOOR + 1ST TO 24TH FLOOR	17328.27 SQ.MT.	228 NOS.	102.95 MT.	1ST TO 28TH FLOOR
BLDG. NO-4	BASEMENT + GROUND FLOOR + 1ST FLOOR	820.40 SQ.MT.	10 NOS.	7.25 MT.	—
TOTAL AREA		72208.61 SQ.MT.	888 NOS.	—	—

ADDITIONAL REQUIREMENTS AS PER UDPR (CLAUSE 103)					
SOCIETY OFFICE	MINIMUM AREA	PROPOSED	BLDG-1	BLDG-2	BLDG-3
area of about 20 sq.m. in common building for every 100 flats and thereafter additional 20 sq.m. area for every 100 flats.	FOR 300 FLATS - 30 SQ.MT. FOR 400 FLATS - 40 SQ.MT. FOR 500 FLATS - 50 SQ.MT.	80	39.5	39.5	40.3
SANITARY BLOCK FOR MEN AND WOMEN	minimum area of 1 sq.m. in common building for every 100 flats and thereafter additional 1 sq.m. area for every 100 flats.	18	10.67	10.67	10.3
DRIVERS ROOM	room of size 12 sq.m. with attached toilet in common building for every 100 flats and thereafter additional 10 sq.m. area for every 100 flats.	42	21	21	15.7
ENTRANCE LOBBY	Every Residential building having more than 8 flats/tenements, shall have a common lobby of minimum 9 sq.m. at ground floor. Minimum dimensions of such lobby shall not be less than 3.30 m.	9	50.65	50.65	39.24
CORNER	area of about 20 sq.m. in common building for every 100 flats and thereafter additional 20 sq.m. area for every 100 flats.	90	40.2	40.2	40

TENEMENTS STATEMENT - AMBADA COMPONENT (CARPET AREA)					
BUILDING NO.	BELTOW 20 SQ.MT.	30-40 SQ.MT.	40-60 SQ.MT.	60-150 SQ.MT.	TOTAL
BUILDING NO-1	00	108	00	00	108
BUILDING NO-2	00	108	00	00	108
BUILDING NO-3	00	108	00	00	108
BUILDING NO-4	00	04	06	00	10
TOTAL	00	28	06	00	888

PLOT AREA SUMMARY				
S.NO.	AREA AS PER 7/12	AREA AS PER TRIANGULATION	AREA AS PER B.L. ZONE	AREA AS PER 25.00 ROAD
181/20	20770.00	20776.15	20770.00	—
181/21	260.00	338.80	—	260.00
181/22	4190.00	4195.88	—	4190.00
156/3	180.00	181.95	—	180.00
TOTAL	25370.00	25482.78	20770.00	4000.00

PARKING STATEMENT (TABLE - 86)		
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	28/2 = 14	14 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	86/2 = 43	43 NOS.
FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT.	—	—
5% VISITORS PARKING (443 X 5%)	—	22 NOS.
TOTAL CAR PARKING REQUIRED	—	89 NOS.
TOTAL SCOOTER PARKING REQUIRED	28/2 = 14	28 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	28/2 = 14	28 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	86/2 = 43	86 NOS.
FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT.	—	—
5% VISITORS PARKING (2163 X 5%)	—	109 NOS.
TOTAL SCOOTER PARKING REQUIRED	—	115 NOS.

PARKING STATEMENT (TABLE - 88) (AMBADA COMPONENT)		
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	106/2 = 53	53 NOS.
5% VISITORS PARKING (53 X 5%)	—	03 NOS.
TOTAL CAR PARKING REQUIRED	—	56 NOS.
TOTAL SCOOTER PARKING REQUIRED	106/2 = 53	106 NOS.
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	106/2 = 53	106 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 (106 X 5%)	—	05 NOS.
TOTAL SCOOTER PARKING REQUIRED	—	111 NOS.
COMPOSITE PARKING : 1 SCOOTER = 1 CAR	—	—
IN SCOOTER X 150 CAR = 354 SCOOTERS	—	—
TOTAL CAR PARKING REQUIRED (487 + 56)	—	543 NOS.
TOTAL CAR PARKING PROPOSED (1282 + 159 = 1441)	—	1441 NOS.
TOTAL SCOOTER PARKING REQUIRED (2282 + 111)	—	2403 NOS.
TOTAL SCOOTER PARKING PROPOSED (1449 + 954 = 2403)	—	2403 NOS.
CAR & SCOOTER PARKING STATEMENT		
FLOOR	TOTAL CAR PARKING	TOTAL SCOOTER PARKING
BASEMENT FLOOR	1188 NOS.	554 NOS.
GROUND / STILT FLOOR	93 NOS.	395 NOS.
TOTAL PARKING	1282 NOS.	1449 NOS.

CONTENT OF SHEET

LAYOUT PLAN, PARKING PLAN, R.G. CALCULATION

BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, etc.

STAMP OF APPROVAL

Plan approved subject to conditions
Proposed in Permit No. P-511/2024/20
TAC/TH-09/TP/3860/22 Dated: 11/01/2022

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

सावधान
"कृपया सर्वोपरि नियमों का पालन करें। यदि किसी भी नियम का उल्लंघन किया गया है, तो इसे तुरंत सुधारा दें। अन्यथा, आपका परमिट रद्द हो जाएगा।"

PROFORMA - I

AREA STATEMENT	SQ.MT.
1. AREA OF PLOT	—
a. As per ownership document (7/12, CTC extract)	25370.00
b. As per measurement sheet	25482.78
c. As per site	—
2. Deduction for	—
a. Proposed D.P./D.P. Road widening Area/Services Road/Highway	—
1. AREA UNDER 25.00 M.W. D.P. ROAD	4600.00
b. Any D.P. Reservation Area	—
c. Total (a + b)	4600.00
3. Balance area of plot (1-2)	20770.00
4. AMENITY Space (if applicable)	—
a. Required - 5%	—
b. Adjustment of 20% if any	—
c. Balance Proposed	—
d. Net Plot Area (3-4 (a))	20770.00
5. Recreational Open space (if applicable)	—
a. Required - As per Provisions Rules	—
b. Proposed	—
7. Internal Road area	—
a. Portable area (if applicable)	—
b. Built up area with reference to Basic F.S.I. as per front road width (F.S.I. 1.10 = 22847.00 SQ.MT.)	22847.00
10. Addition of FSI on payment of premium	—
a. Maximum permissible premium FSI based on road width/100 mm. (25370.00 X 50%) = 12685.00 SQ.M.	12685.00
b. Proposed FSI on payment of premium	—
11. In-Situ FSI / TDR loading	—
a. In-situ area against D.P. Road	—
1. AREA UNDER 25.00 M.W. D.P. ROAD (4600.00 X 2 = 9200.00)	9200.00
2. S.NO.-182/2 (N.P.NO.-11/0004/08) = 991.81 SQ.MT.	991.81
3. TOTAL (1 + 2)	991.81
b. In-situ area against Amenity Space if handled over	—
c. TDR area	—
25370.00 X 1.10% = 2790.70 SQ.MT.	2790.70
30% G.D.M. Construction TDR	—
29175.00 X 30% = 8752.50 SQ.MT.	8752.50
REGULAR TDR	—
29175.00 X 1752.55 = 50921.85 SQ.MT.	50921.85
G.R. 10.86 UTILISED = 889.81 SQ.MT.	889.81
REGULAR F.O.A. 29422.85 = 889.81 = 10531.54 SQ.MT.	10531.54
d. Total In-situ / TDR loading proposed (11(a)) + (b) + (c)	9891.81
12. Additional FSI area under Chapter No. 7	—
Total additional FSI in the proposal	—
13. [8 + 11(a) + 11(b)] or 12 whichever is applicable	45423.81
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. (Real Area 22847.00 / 1.10 = 45190.90 X 60% = 27114.54 SQ.MT.)	27114.54
e. Total entitlement (a + d)	72538.35
14. Maximum utilization limit of FSI (building potential) permissible as per FSI with (as per Regulation NO.8.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.5 or 1.8	—
BASIC FSI (1.10) + DR + PREMIUM FSI (50%) = TOTAL FSI (3.00) + 10% ANCILLARY USES AREA 22847.00 + 9891.81 + 12685.00 = 45423.81 SQ.MT. + 27114.54 = 72538.35 SQ.MT.	72538.35
15. Total Built-up Area in proposal	72538.35
a. Existing Built-up Area	—
b. Proposed Built-up Area (as per 3-line)	72208.61
c. Total (a + b)	72208.61
d. Balance Area (13(e) - 15(c))	289.74
16. F.S.I. Consumed (15(b)/13(e)) (should not be more than serial No. 14 above)	—
17. Area for Inclusive Housing, if any	—
a. Required (20% of 25.370.00) (22847.00 X 20%)	4569.40
b. Proposed	4591.21

CERTIFICATE OF AREA

I CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR STATED ON PLOT AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDINGS ON PLOT BEARING : S. NO. - 181/20, 181/21, 181/22, 156/3, AT VILLAGE - BHILL, TAL. - DIST. - THANE

NAME OF OWNER

FOR

CHAJAMA INFRAPROPERTIES PVT. LTD.
(P.O.A. HOLDER)

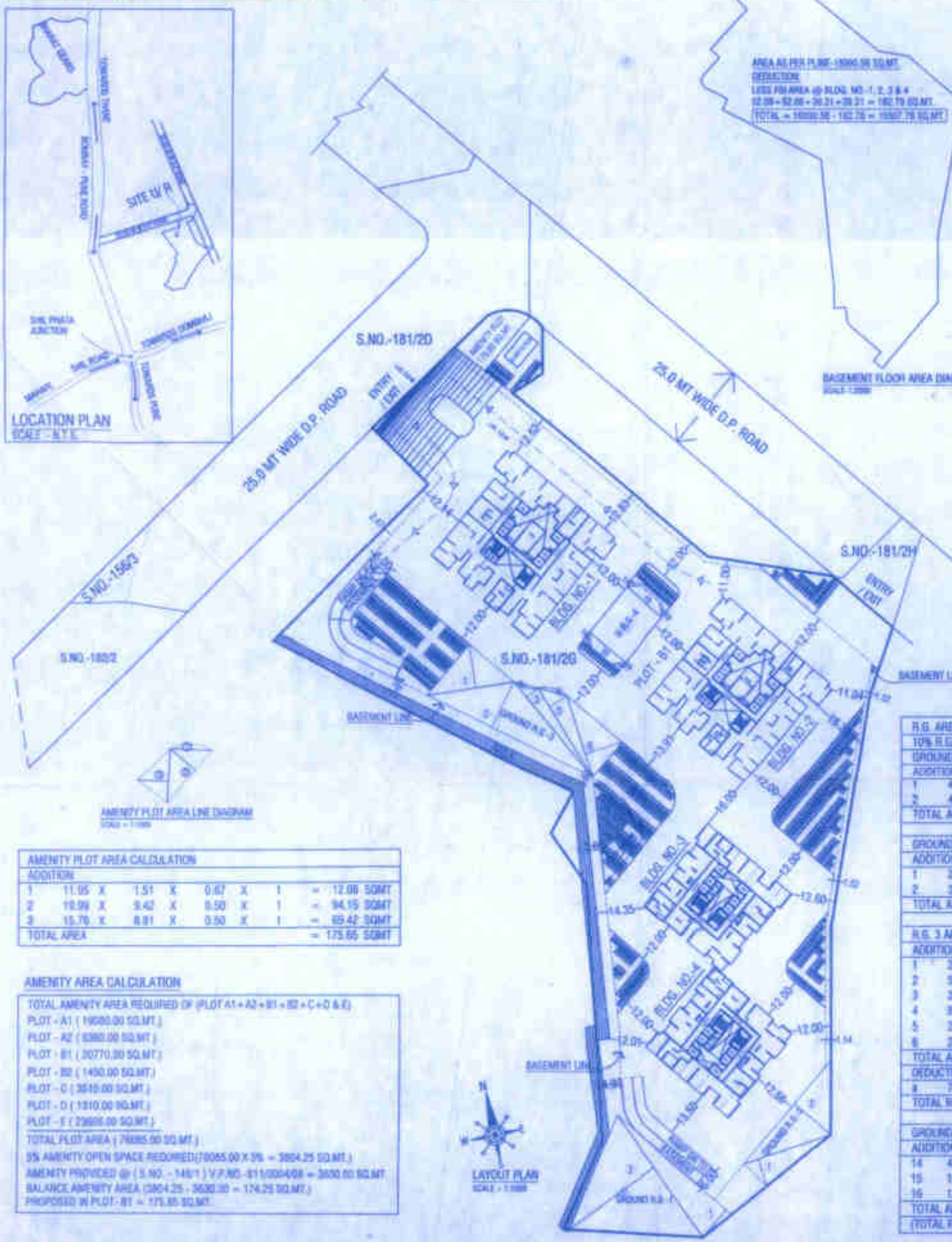
ARCHITECT'S NAME AND ADDRESS

10 FOLDS

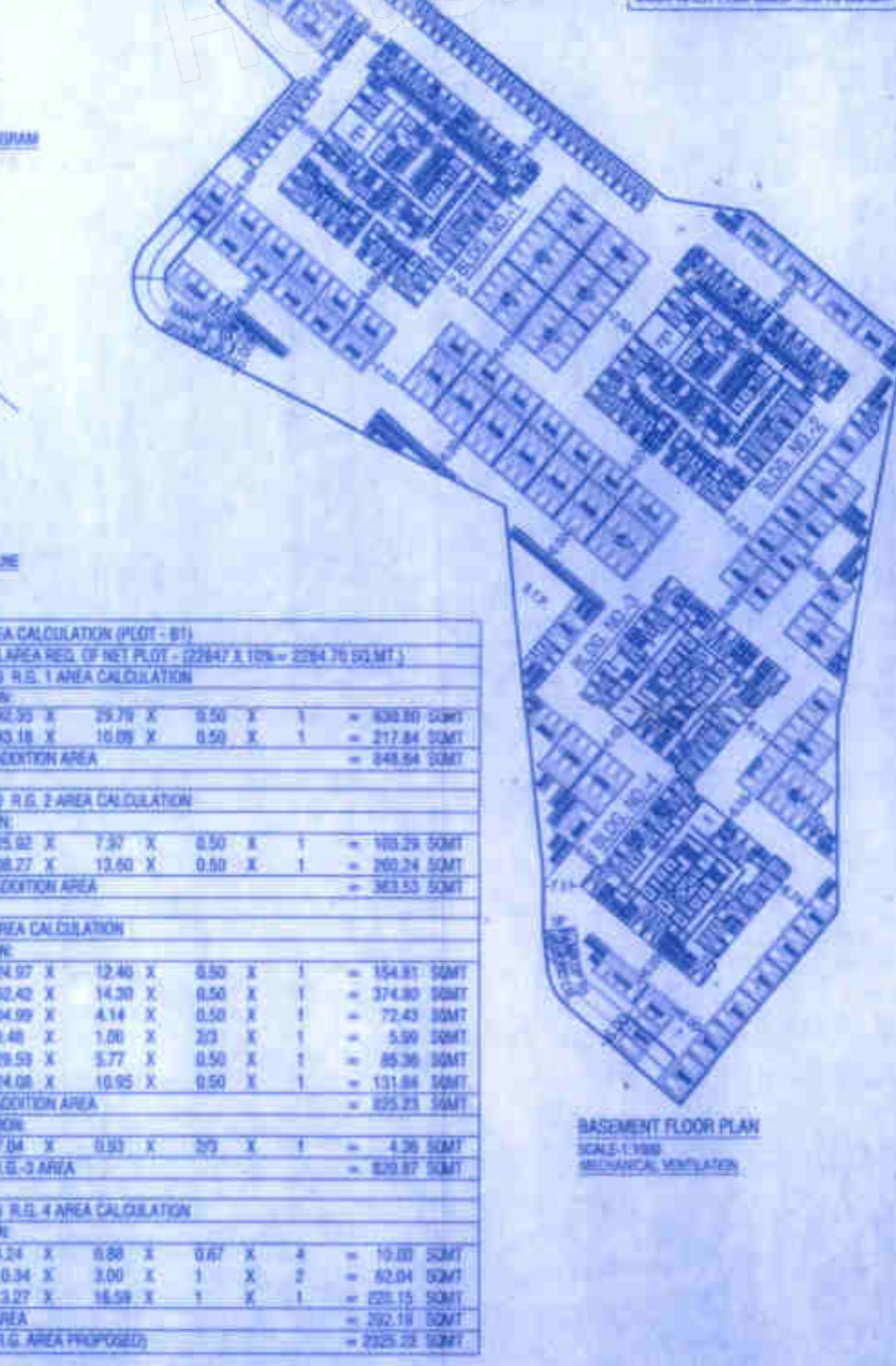
ARCHITECTS & CONSULTANTS

506, A Wing, Dree Corporate, Eastern Express Highway, Chhatrapati Junction, Kurla, Thane (W) 400 601.

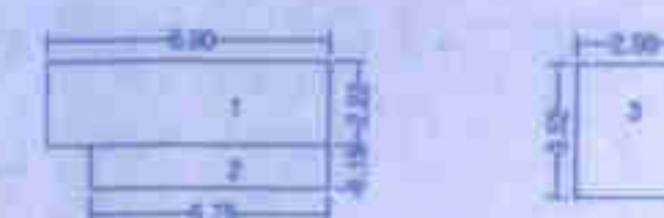
1. 022-41006862 / 83 / 84 Email : 10foldsarchitect@gmail.com



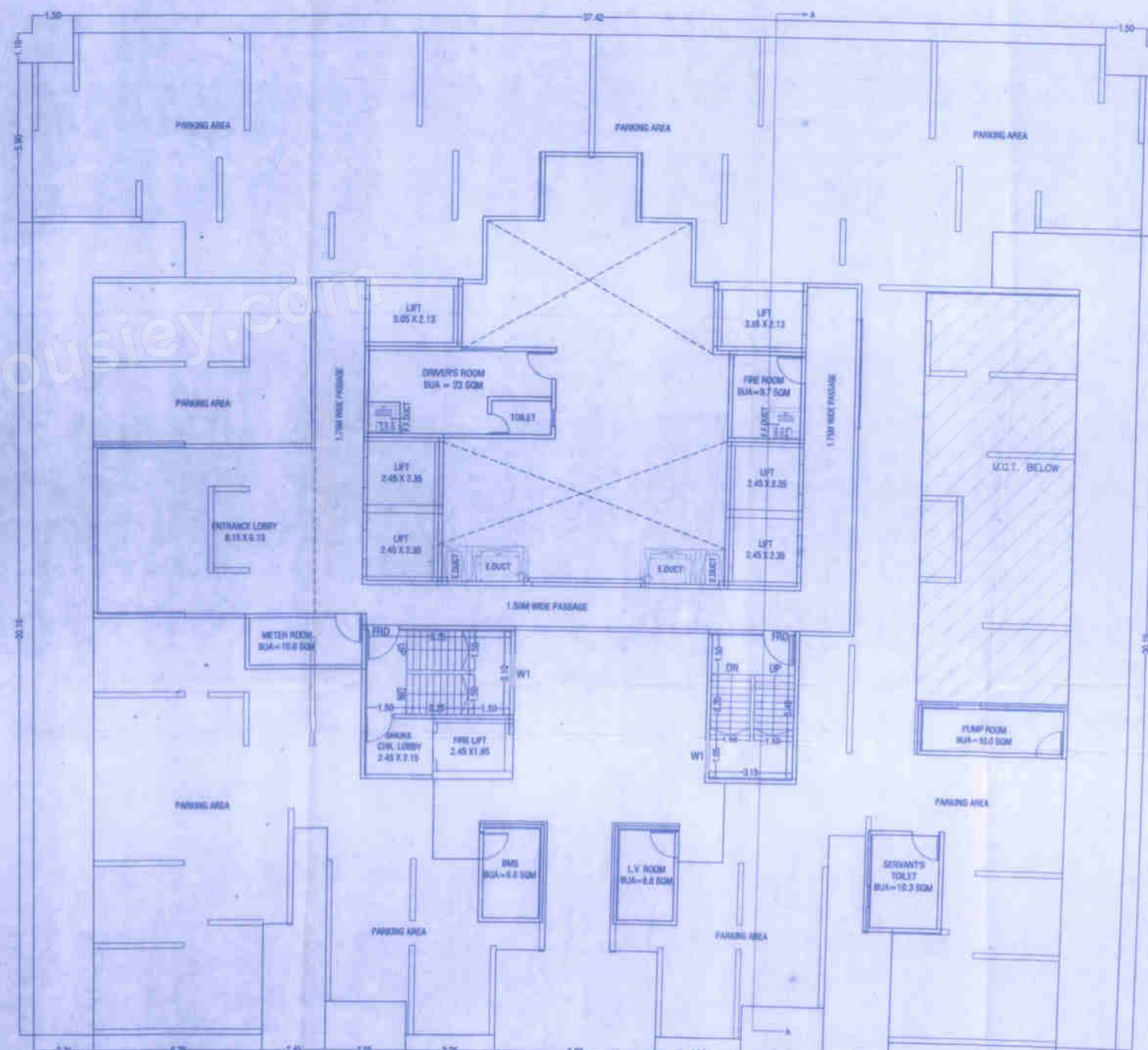
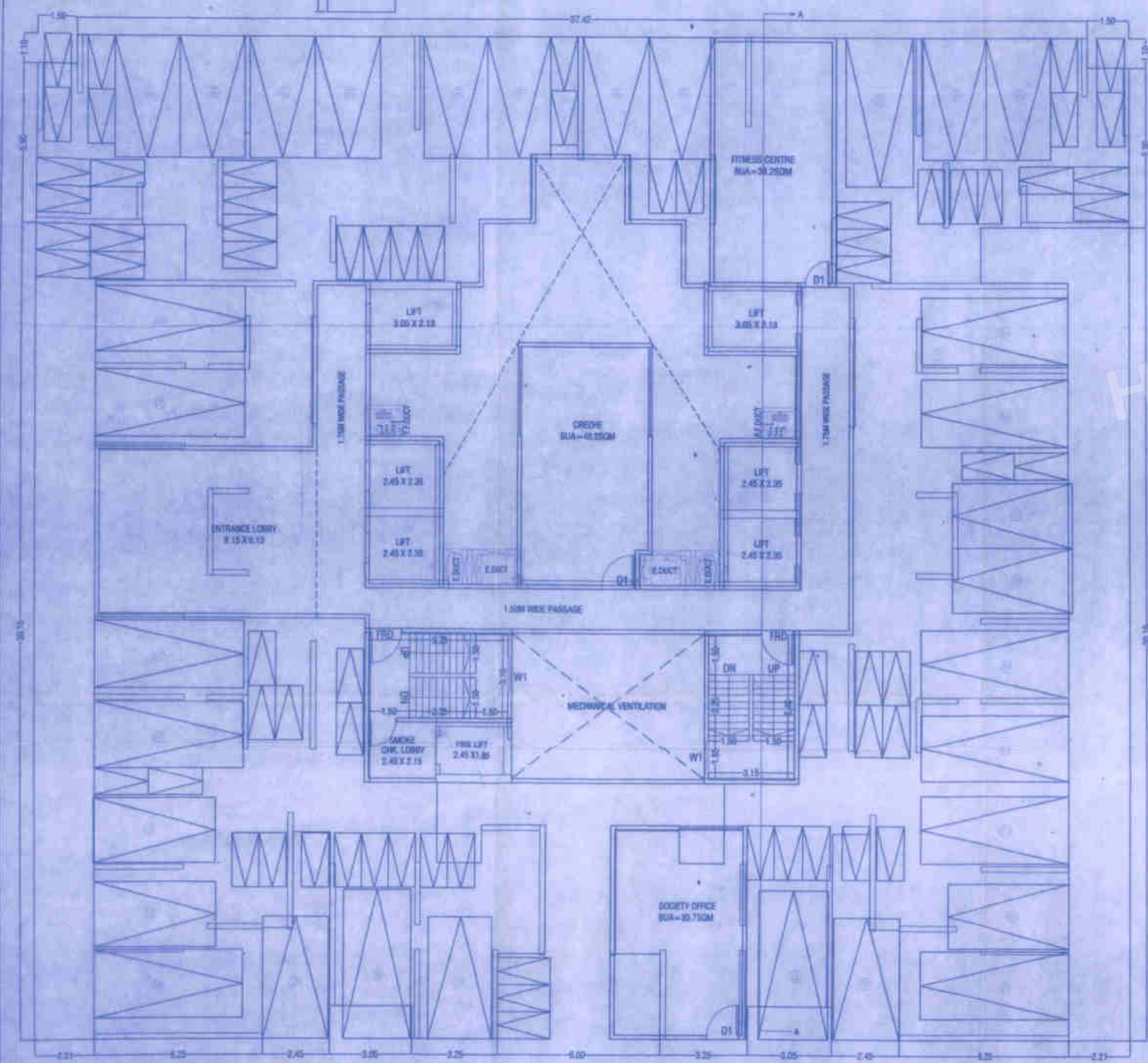
FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) (SR. NO. 9 (ii))		
BUILDING NO.	FLOOR NO.	APARTMENT NO.
BUILDING NO-1	1ST FLOOR	181/20
BUILDING NO-2	1ST FLOOR	181/21
BUILDING NO-3	1ST FLOOR	181/22
BUILDING NO-4	1ST FLOOR	156/3



BUILT-UP AREA CALCULATION - GROUND FL.						
ADDITION						
1	4.00	X	9.20	X	1	= 36.80 SQM
2	4.87	X	7.80	X	1	= 38.00 SQM
3	4.51	X	1.30	X	1	= 5.86 SQM
4	5.50	X	7.90	X	1	= 43.45 SQM
TOTAL AREA						= 124.11 SQM



BUILT-UP AREA CALCULATION - BASEMENT FLR.						
ADDITION						
1	6.90	X	2.22	X	1	= 15.32 SQM
2	5.75	X	1.15	X	1	= 8.81 SQM
3	2.80	X	3.52	X	1	= 10.21 SQM
4	2.48	X	3.73	X	1	= 9.25 SQM
5	2.85	X	3.75	X	1	= 10.69 SQM
TOTAL AREA					=	54.28 SQM



BASEMENT FLOOR PLAN
SCALE 1/100

BUILDING NO. 1 = BASEMENT + GRD./ST./PT. 3 + 1ST TO 21ST FLOOR

CONTENTS OF SHEETS

BASEMENT & GROUND FLR. PLAN, AREA LINE DIAGRAM & AREA CALC.

DESCRIPTION

PROPOSED BUILDINGS ON PLOT BEARING - S. NO.- 181/29, 181/2H,
181/2D, 156/3, AT VILLAGE - SHILL, TAL. DIST. - THANE

STAMP OF APPROVAL OF PLAN

Plans are approved subject to conditions.

Prescribed in Permit No. V.P. 511/0224/20

TMOCTA-OP/TPU 3860/22 Date: 11/01/2022

Deputy Engineer
(TDD)

Executive Engineer
(TDO)

Thane Municipal Corporation
The City of Thane

सावधान

[illegible]

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____, AND THE DIMENSIONS OF DICES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON GITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN CHICAGOPOST UNIVERSITY.

SIGNATURE OF LICENSED ARCHITECT

OWNER'S DECLARATION

This copyright hereby certifies that I/we would obtain all 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 address

Architect/Engineer/Contractor: CHALAMATHI HANUMANTH PILLAI PVT. LTD.

Job No.	Drawing No.	Scale	Drawn by	Checked by	Approved by
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Sheet No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License No.
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Architect: License No.
of Licensed Engineer

ARCHITECT

Enilagin

1050155

TUFOLDS
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