FORM OF STATEMENT-2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
BLDG. -3	ST+29TH	15498.88
BLDG. -4	ST+26TH	14406.26
BLDG. -5	ST+24TH	12859.14
	TOTAL	42764.28

TOTAL AREA

BUILDING NO.	F.S.I. AREA SQ.MT.	ANCILLARY AREA SQ.MT.	TOTAL P-LINE AREA SQ.MT.
BLDG-3	9686.80	5812.08	15498.88
BLDG-4	9003.91	5402.35	14406.26
BLDG-5	8036.96	4822.18	12859.14
TOTAL	26727.67	16036.61	42764.28

FORM OF STATEMENT-2
AREA DETAILS OF APARTMENT

BLDG. NO.	FLR. NO.	APARTMENT NO.	RERA CARPET AREA OF APARTMENT (excluding Balcony) IN SQ.MT.	AREA OF BALCONY ATTACHED TO APARTMENT IN SQ.MT.	CARPET AREA OF APARTMENT (Including Balcony) IN SQ.MT.
BLDG. -3	ST+29TH	1BHK = 87	40.45	2.04	40.82
		1BHK = 53	39.52	2.04	39.88
		2BHK = 53	59.22	---	56.42
		2BHK = 29	60.15	---	57.28
		3BHK = 5	67.87	---	64.60
BLDG. -4	ST+26TH	1BHK = 52	40.45	2.04	40.82
		1BHK = 48	39.52	2.04	39.88
		2BHK = 48	59.22	---	56.42
		2BHK = 52	60.15	---	57.28
		3BHK = 4	67.87	---	64.60
BLDG. -5	ST+24TH	1BHK = 72	40.45	2.04	40.82
		1BHK = 44	39.52	2.04	39.88
		2BHK = 44	59.22	---	56.42
		2BHK = 24	60.15	---	57.28
		3BHK = 4	67.87	---	64.60

PARKING AREA STATEMENT

Carpet Area of flat in sq.mt.	No.of flat	Car Parking Req.	Scooter Parking Req.	Car Parking space provided
150 or above	—	—	—	—
80 to Less than 150	—	—	—	—
40 to Less than 80	474	474 / 2 = 237	237 X 5 = 1185	237 X 2.5 X 5.5 =3258.75 (PROVIDED IN STILT & OPEN SPACE)
30 to Less than 40	145	145 / 2 = 72.50 SAY = 73	73 X 2 = 146	73 X 2.5 X 5.5 =1003.75 (PROVIDED IN STILT & OPEN SPACE)
CAR VISITOR PARKING REQUIRED 5% = 310X5% =16NOS = 310+16 = 326 NOS				
SCOOTER VISITOR PARKING REQ. 5% = 1331X5% = 67NOS = 1331+67 = 1398 NOs				
OFF STREET PARKING CAR- 326X0.80 = 261NOS SCOOTER- 1398X0.80= 1118NOS				
CAR PARKING CONVERTED TO SCOOTER PARKING 112X8 = 672 SCOOTER PARKING.				
CONVERT 188 CAR PARKING TO COMPOSITE PARKING 378 SCOOTER PARKING				
TOTAL CAR PARKING REQUIRED = 261 NOS				PROPOSED 313 NOS
TOTAL SCOOTER PARKING REQUIRED = 1118 NOS				PROPOSED 1120 NOS

आ.क्र:- पी.आर./मनपा/मनरा/२६४०/२०२२.
दि. ०३/०१/२०२२ सा. फासीवाणा नकाशा फक्त पर्यावरण विभागाचा नाहरकत दाखला मिळेपर्यंत मंजूरित.

उपायुक्त मा.मा.मा. मनपा
ठाणे - भाईंदर महानगरपालिका

PLOT AREA CALCULATION

1	0.50	X	45.00	X	14.00	X 1 NO	=	315.00	SQ.MT.
2	0.50	X	46.00	X	2.50	X 1 NO	=	57.50	SQ.MT.
3	0.50	X	57.00	X	34.75	X 1 NO	=	990.38	SQ.MT.
4	0.50	X	82.00	X	38.00	X 1 NO	=	1558.00	SQ.MT.
5	0.50	X	54.50	X	21.00	X 1 NO	=	572.25	SQ.MT.
6	0.50	X	89.50	X	39.50	X 1 NO	=	1767.63	SQ.MT.
7	0.50	X	91.00	X	27.00	X 1 NO	=	1228.50	SQ.MT.
8	0.50	X	98.00	X	11.40	X 1 NO	=	547.20	SQ.MT.
9	0.50	X	106.00	X	16.50	X 1 NO	=	874.50	SQ.MT.
10	0.50	X	106.00	X	9.50	X 1 NO	=	503.50	SQ.MT.
11	0.50	X	99.00	X	6.00	X 1 NO	=	297.00	SQ.MT.
12	0.50	X	90.00	X	13.00	X 1 NO	=	585.00	SQ.MT.
13	0.50	X	78.00	X	17.50	X 1 NO	=	682.50	SQ.MT.
14	0.50	X	59.00	X	28.00	X 1 NO	=	826.00	SQ.MT.
15	0.50	X	63.00	X	34.00	X 1 NO	=	1071.00	SQ.MT.
16	0.50	X	63.25	X	1.25	X 1 NO	=	39.53	SQ.MT.
17	0.50	X	62.00	X	1.50	X 1 NO	=	46.50	SQ.MT.
18	0.50	X	62.00	X	8.00	X 1 NO	=	248.00	SQ.MT.
19	0.50	X	51.00	X	4.00	X 1 NO	=	102.00	SQ.MT.
20	0.50	X	48.00	X	22.00	X 1 NO	=	528.00	SQ.MT.
21	0.50	X	27.00	X	1.50	X 1 NO	=	20.25	SQ.MT.
22	0.50	X	7.50	X	2.25	X 1 NO	=	8.44	SQ.MT.
23	0.50	X	6.00	X	2.25	X 1 NO	=	6.75	SQ.MT.
24	0.50	X	2.00	X	0.74	X 1 NO	=	0.74	SQ.MT.
25	0.50	X	2.00	X	0.74	X 1 NO	=	0.74	SQ.MT.
26	0.50	X	4.50	X	1.70	X 1 NO	=	3.82	SQ.MT.
27	0.50	X	34.00	X	1.50	X 1 NO	=	25.50	SQ.MT.
28	0.50	X	10.50	X	1.05	X 1 NO	=	5.51	SQ.MT.
29	0.50	X	11.00	X	1.50	X 1 NO	=	8.25	SQ.MT.
30	0.50	X	13.00	X	1.00	X 1 NO	=	6.50	SQ.MT.
31	0.50	X	13.00	X	1.00	X 1 NO	=	6.50	SQ.MT.
32	0.50	X	14.00	X	1.00	X 1 NO	=	7.00	SQ.MT.
						TOTAL ADDITION	=	12939.99	SQ.MT.
						SAY	=	12940.00	SQ.MT.

LESS AREA UNDER ENCROACHMENT

21	0.50	X	27.00	X	1.50	X 1 NO	=	20.25	SQ.MT.
22	0.50	X	7.50	X	2.25	X 1 NO	=	8.44	SQ.MT.
23	0.50	X	6.00	X	2.25	X 1 NO	=	6.75	SQ.MT.
24	0.50	X	2.00	X	0.74	X 1 NO	=	0.74	SQ.MT.
25	0.50	X	2.00	X	0.74	X 1 NO	=	0.74	SQ.MT.
26	0.50	X	4.50	X	1.70	X 1 NO	=	3.82	SQ.MT.
27	0.50	X	34.00	X	1.50	X 1 NO	=	25.50	SQ.MT.
28	0.50	X	10.50	X	1.05	X 1 NO	=	5.51	SQ.MT.
29	0.50	X	11.00	X	1.50	X 1 NO	=	8.25	SQ.MT.
30	0.50	X	13.00	X	1.00	X 1 NO	=	6.50	SQ.MT.
31	0.50	X	13.00	X	1.00	X 1 NO	=	6.50	SQ.MT.
32	0.50	X	14.00	X	1.00	X 1 NO	=	7.00	SQ.MT.
						TOTAL ADDITION	=	100.00	SQ.MT.

BALANCE AREA OF PLOT (12940.00-100.00 = 12840.00)

GROSS BUILT UP AREA (PROPOSED BLDG NO. 3,4 & 5) - (A)

BUILDING NO.	P-LINE AREA IN SQ.MT.	STILT AREA IN SQ.MT.	PODIUM+ CLUB HO. AREA IN SQ.MT.	REFUGE AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
3, 4 & 5	42764.28	1174.02	5291.70	467.48	49697.48

EXISTING BUILT UP AREA STATEMENT

BUILDING NO-1 O.C. ISSUE VIDE NO. MNP/NR/1777/2009-2010 DATED:- 10/08/2009. &
BUILDING NO-2 O.C. ISSUE VIDE NO. MNP/NR/3363/2009-2010 DATED:- 19/12/2009.

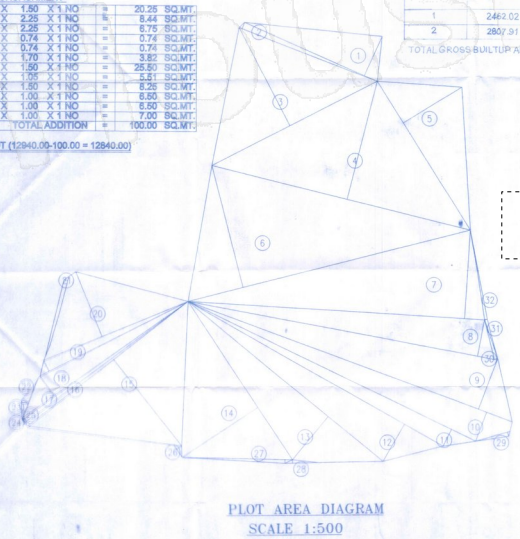
BLDG.NO.	BLDG.TYPE.	GR. FLR.	1st FLR	2nd FLR	3rd FLR	4th FLR	5th FLR	6th FLR	7th FLR	TOTAL
1	G+7 UP	289.29	310.39	310.39	310.39	310.39	310.39	310.39	310.39	2462.02
2	G+7UP	340.55	352.48	352.48	352.48	352.48	352.48	352.48	352.48	2807.91
EXISTING BUILT UP AREA = 5269.93 SQ.MT.										

GROSS BUILT UP AREA (EXISTING BLDG NO. 1 & 2) - (B)

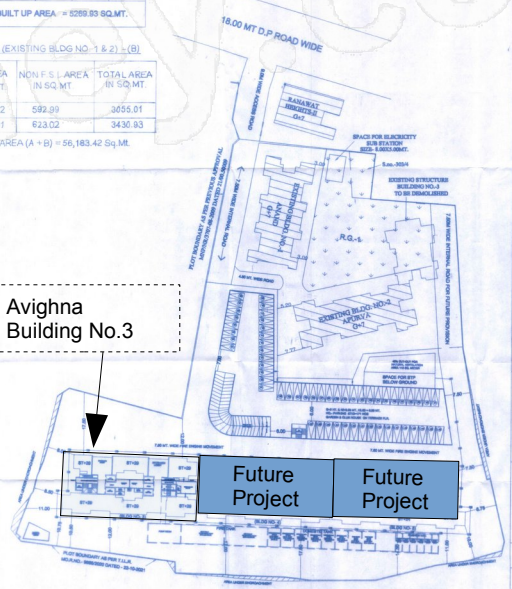
BUILDING NO.	F.S.I. AREA IN SQ.MT.	NON F.S.I. AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
1	2462.02	592.99	3055.01
2	2807.91	623.02	3430.93

TOTAL GROSS BUILTUP AREA (A + B) = 56,183.42 Sq.Mt.

LOCATION PLAN
SCALE 1 : 4000



PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1 : 500

PROFORMA - A

PROPOSED DEVELOPMENT ON PLOT BEARING S.No. 302(Old) 181(New) H.No. 9 & 14 S.No. 303(Old) 179(New) H.No. 1A,1B,2,3,4,5 OF VILLAGE NAVGHAR MIRAROAD(E) TAL. & DIST.- THANE.

	AREA STATEMENT	AREA IN SQ.MT.
1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	12940.00
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	
	(B) AS PER MUNICIPAL SHEET	
	(C) AS PER SITE	
2.	DEDUCTIONS FOR	
	(A) PROPOSED D.P./ D.P./ ROAD WIDENING AREA(SERVICE ROAD / HIGHWAY WIDENING	----
	(B) ANY D.P. RESERVATION AREA (TOTAL A+B)	100.00
3.	BALANCE AREA OF PLOT (1-2)	12840.00
4.	AMENITY SPACE (IF APPLICABLE)	
	(A) REQUIRED:-	
	(B) ADJUSTMENT OF 3(B), IF ANY :-	----
	(C) BALANCE PROPOSED:-	
5.	NET PLOT AREA (3-4 (C))	12840.00
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(A) REQUIRED - (Physical Provision)	1284.00
	(B) PROPOSED - (Physical Provision)	2790.00
7.	INTERNAL ROAD AREA	-----
8.	PLOTABLE AREA (IF APPLICABLE)	12840.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (BR. NO. 5 X BASIC F.S.I.) (12840.00X1.10)	14124.00
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I. = 12840.00X0.50= 6420.00	6420.00
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM.	6420.00
11.	IN-SITU FSI / TDR LOADING	
	(A)IN-SITU AREA AGAINST D.P. ROAD	-----
	(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR1.85 X BR. NO. 4 (B)AND /OR(C)).	-----
	(C)TOR AREA - (12840.00x0.80=10272.00) (USE IN PREVIOUS APPROVAL 1768.00 SQ.MT.)	11556.00
	(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11(A)+(B)+(C))	-----
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-----
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL(4)+(9 + 10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE.	
	(A) (9 + 10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE. (14124.00+6420.00+11556.00)	32100.00
	(B) Less Existing B/U Area (Bldg.No.1 & 2)	5269.93
14.	BALANCE F.S.I. AREA IN PROPOSAL	26830.07
	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (Residential)	16098.04
	TOTAL ENTITLEMENT (BALANCE B/UP AREA)	42928.11
15.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (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 1.8 [(14124.00+6420.00+11556.00) - (5269.93)] x1.80= 42928.11]	42928.11
16.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA OF BLDG NO. 1&2)	26727.67
	(A) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (Residential).	16036.61
	(B) TOTAL PROPOSED BUILT-UP AREA (AS PER "P-LINE")	42764.28
17.	F.S.I. CONSUMED (26727.67+ 5269.93 / 32100.00)	0.997
18.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(A) REQUIRED(20% OF B/UP.NO.2)	-----
	(B) PROPOSED CERTIFICATE OF AREA:	-----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
(Lic. No.:- MNP/NR/BS/4380/1999-2000)

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY 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 AT THE WORK SITE.

Owner (s) name and signature:- M/S. CHHEDA DEVELOPMENTS

Contents of sheet
BLOCK PLAN, PLOT AREA DIAGm , PARKING STATEMENT, LOCATION PLAN & ALL CALCULATION

SCALE 1:100
DWG BY KULDEEPAK
CHKD BY D.N.PATEL
SHEET NO 1/1

D.N.PATEL & ASSOCIATES
LICENSED SURVEYOR / ENGINEER & R.G.C. CONSULTANT
OFFICE :- 101,PETER PLAZA,J.S.ROAD,NEAR RIGHT CHOICE HOTEL DIVA(W) WEST MUMBAI - 400088 Email - dnpatel2011@gmail.com