FLOOR AREA SUMMARY

BLDG. TYPES	FLOORS	B/UP AREA - SALE COMM.	B/UP AREA - SALE RESI.	NO. OF TENEMENTS SALE	B/UP AREA MHADA	NO. OF TENEMENTS MHADA	TOTAL BLDG. HEIGHT
BLDG.-1 (WING-A)	BS.+GRD/ST.(PT.)+ POD.+1ST/FIT. CENTER & 2ND/FIT. CENTER +3RD TO 9TH & 10TH PT. FLOOR	198.68 SQ.MT.	4054.33 SQ.MT.	43 NOS.	671.66 SQ.MT.	14 NOS.	37.25 MT
BLDG.-1 (WING-B)	BS.+GRD/ST.(PT.)+ POD.+1ST/FIT. CENTER & 2ND/FIT. CENTER +3RD TO 9TH & 10TH PT. FLOOR	223.74 SQ.MT.	4081.71 SQ.MT.	43 NOS.	671.66 SQ.MT.	14 NOS.	37.25 MT
TOTAL		422.42 SQ.MT.	8136.04 SQ.MT.	86 NOS.	1343.32 SQ.MT.	28 NOS.	--------
TOTAL FLOOR AREA		8558.46 SQ.MT.					

PARKING STATEMENT = BLDG NO:- 1- (WING A & B) - AS PER UDCPR

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	CAR	SCOOTER
(MHADA FLAT)			
◦ For every two tenements with each tenement having carpet area equal to or above 30 sq.m. but less than 40 sq.m. (1 CAR REQ. / 2 SCOOTER REQ)	28 NOS.	28/2=14 14 X 1 14 NOS.	28/2=14 14 X 2 28 NOS.
(SALE FLAT)			
◦ For every two tenements with each tenement having carpet area equal to or above 30 sq.m. but less than 40 sq.m. (1 CAR REQ. / 2 SCOOTER REQ)	-------	-------	-------
◦ For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 CAR REQ. / 5 SCOOTER REQ)	86 NOS.	86/2 = 43 43 X 1 43 NOS.	86/2 = 43 43 X 5 215 NOS.
5% VISITORS PARKING (57 X 5%) & (243 X 5%)		03 NOS.	12 NOS.
◦ TOTAL CAR/SCOOTER PARKING REQUIRED - RESI.		60 NOS.	255 NOS.
DESCRIPTION (COMMERCIAL)			
FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (394.70 SQ.MT) (2 CAR REQ. / 6 SCOOTER REQ)	394.70 SQ.MT	394.70 / 100 3.95 X 2 08 NOS.	394.70 / 100 4.22 X 6 24 NOS.
◦ TOTAL CAR/SCOOTER PARKING REQUIRED - COMM		08 NOS.	24 NOS.
◦ TOTAL CAR/SCOOTER PARKING REQUIRED - (RESI.+COMM.)		68 NOS.	279 NOS.
◦ COMPOSITE PARKING CONVERSION (1 CAR = 6 SCOOTER PARK.)		-------	-------
◦ TOTAL CAR/SCOOTER PARKING REQUIRED - (RESI.+COMM.)		68 NOS.	279 NOS.
◦ TOTAL CAR/SCOOTER PARKING PROVIDED - (RESI.+COMM.)		102 NOS.	376 NOS.

TOTAL CAR PARKING PROVIDED (31+64+07) = 102 NOS.

TOTAL SCOOTER PARKING PROVIDED (174+122+80) = 376 NOS.

TENEMENTS STATEMENTS (SALE)

BLDG. NO.	30 - 40 SQ.MT.	40 - 80 SQ.MT.	TOTAL
WING - A	-----	43	43
WING - B	-----	43	43
TOTAL	-----	86	86

TENEMENTS STATEMENTS (MHADA)

BLDG. NO.	30 - 40 SQ.MT.	40 - 80 SQ.MT.	TOTAL
WING - A	14	-----	14
WING - B	14	-----	14
TOTAL	28	-----	28

FORM OF STATEMENT 2 PROPOSED MHADA FLOORS & FLATS

FLOOR	WING-A FLAT NOS.	WING-B FLAT NOS.	TOTAL FLAT NOS.
1st FLOOR	105	105	02 NOS
2nd FLOOR	205	205	02 NOS
3rd FLOOR	304, 305	304, 305	04 NOS
4th FLOOR	404, 405	404, 405	04 NOS
5th FLOOR	504, 505	504, 505	04 NOS
6th FLOOR	604, 605	604, 605	04 NOS
7th FLOOR	----------	----------	----------
8th FLOOR	804, 805	804, 805	04 NOS
9th FLOOR	904, 905	904, 905	04 NOS
TOTAL	14 NOS	14 NOS	28 NOS

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
W	1.80 X 1.60	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.60	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.60	ALUM. FRAMED SLIDING WINDOW
W3	1.15 X 1.60	ALUM. FRAMED GLAZED WINDOW
W4	3.00 X 1.60	ALUM. FRAMED SLIDING WINDOW
W5	1.80 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

NOT IN POSSESSION AREA CALCULATION

ADDITION : A

1	8.87	X	1.73	X	0.5	=	7.67 SQMT
2	9.86	X	3.84	X	0.5	=	18.93 SQMT
3	24.70	X	4.81	X	0.5	=	59.40 SQMT
4	24.34	X	1.44	X	0.5	=	17.52 SQMT
5	34.93	X	1.08	X	0.5	=	18.86 SQMT
6	25.49	X	5.18	X	0.5	=	66.02 SQMT
7	7.88	X	3.18	X	0.5	=	12.53 SQMT
8	22.50	X	3.93	X	0.5	=	44.21 SQMT
9	17.59	X	1.12	X	0.5	=	9.85 SQMT
10	17.59	X	4.76	X	0.5	=	41.86 SQMT
11	26.46	X	2.50	X	0.5	=	33.08 SQMT
12	52.57	X	2.38	X	0.5	=	62.56 SQMT
13	26.15	X	1.41	X	0.5	=	18.44 SQMT
14	20.65	X	2.34	X	0.5	=	24.16 SQMT
15	19.30	X	8.77	X	0.5	=	84.63 SQMT
16	35.26	X	6.29	X	0.5	=	110.89 SQMT
17	34.63	X	14.40	X	0.5	=	249.34 SQMT
18	25.17	X	5.95	X	0.5	=	74.88 SQMT
19	39.28	X	5.82	X	0.5	=	114.25 SQMT
20	8.51	X	2.99	X	0.5	=	12.72 SQMT
TOTAL AREA - A						=	1081.81 SQMT

ADDITION : B

21	13.22	X	5.89	X	0.5	=	38.93 SQMT
22	7.05	X	1.08	X	0.5	=	3.81 SQMT
23	7.05	X	0.50	X	0.5	=	1.76 SQMT
24	11.98	X	2.27	X	0.5	=	13.60 SQMT
25	6.21	X	1.41	X	0.5	=	4.38 SQMT
26	6.21	X	1.95	X	0.5	=	6.05 SQMT
TOTAL AREA - B						=	68.53 SQMT

ADDITION : C

27	10.06	X	3.00	X	0.5	=	15.09 SQMT
28	15.45	X	3.28	X	0.5	=	25.34 SQMT
29	6.90	X	1.53	X	0.5	=	5.28 SQMT
TOTAL AREA - C						=	45.71 SQMT

ADDITION : D

30	7.43	X	1.28	X	0.5	=	4.76 SQMT
31	7.43	X	0.86	X	0.5	=	3.19 SQMT
TOTAL AREA - D						=	7.95 SQMT
TOTAL NOT IN POSSESSION AREA (A TO D)						=	1204.00 SQMT

15% PERMISSIBLE CLUB HOUSE AREA

CLUB HOUSE PROPOSED IN PODIUM R.G.-2
PERMISSIBLE AREA 700.33 X 15% = 105.04 SQ.MT.
ON GRD. FLR. 700.33 X 10% = 70.03 SQ.MT.
ON 1ST FLR. 700.33 X 05% = 35.01 SQ.MT.

TOTAL PERMISSIBLE AREA	= 105.04 SQ.MT.
PROPOSED AREA ON GROUND	= 57.11 SQ.MT.
PROPOSED AREA ON 1ST FLR.	= 29.61 SQ.MT.
TOTAL PROPOSED AREA	= 86.72 SQ.MT.

CLUB HOUSE AREA SUMMARY

BLDG. TYPE	FLOORS	BUILT-UP AREA	BLDG. HEIGHT
CLUB HOUSE	GROUND FLOOR + 1ST FLOOR	86.72 SQ.MT.	6.70 MT.
	TOTAL AREA	86.72 SQ.MT.	-

PLOT AREA STATEMENT TABLE 'A' (AREA IN SQ.MT.)

S.NO./ H.NO.	7/12 AREA	TRIANGULATION METHOD AREA	AREA UNDER (R-ZONE)	AREA UNDER (40.00 MT. RD)	AREA UNDER NOT IN POSS.	AREA CONSIDERED FOR FSI
85/7	8184.00 SQ.MT.	8186.50 SQ.MT.	5940.00 SQ.MT.	1040.00 SQ.MT.	1204.00 SQ.MT.	6980.00 SQ.MT.

R.G. AREA CALCULATION

10% R.G. AREA REQ. OF NET PLOT AREA
5940.00 X 10% = 594.00 SQ.MT.
50% R.G. AREA REQ.OF GR. LVL - (594.00 X 50% = 297.00 SMT.)

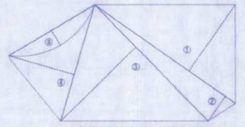
ADDITION : (R.G.-1) GROUND LVL

1	24.95	X	8.90	X	1	X 0.5	= 111.02 SQMT
2	28.86	X	4.94	X	1	X 0.5	= 71.28 SQMT
3	28.86	X	5.33	X	1	X 0.5	= 76.91 SQMT
4	12.92	X	5.94	X	1	X 0.5	= 38.37 SQMT
TOTAL R.G.-1 AREA							= 297.58 SQMT

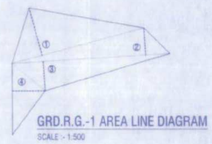
ADDITION : (R.G.-2 - PODIUM LVL)

1	31.38	X	14.73	X	1	X 0.5	= 231.11 SQMT
2	31.38	X	5.48	X	1	X 0.5	= 85.98 SQMT
3	29.64	X	19.23	X	1	X 0.5	= 284.99 SQMT
4	22.04	X	12.36	X	1	X 0.5	= 136.21 SQMT
TOTAL ADDITION AREA							= 738.29 SQMT
DEDUCTION							
5	18.10	X	3.13	X	1	X 0.67	= 37.96 SQMT
TOTAL R.G.-2 AREA							= 700.33 SQMT
TOTAL AREA (R.G.-1+2)							= 997.91 SQMT

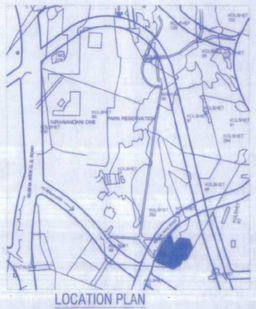
NOTES:-
- ◦ D.P. ROAD SHOWN IN GREEN DOTTED
- ◦ R.G. SHOWN IN GREEN WASH
- ◦ INTERNAL ROAD SHOWN IN BROWN COLOR
- ◦ AMENITY OPEN SPACE SHOWN IN BLUE WASH
- ◦ EXISTING STRUCTURE SHOWN IN YELLOW OUTLINE
- ◦ PLOT BOUNDARY SHOWN IN BOLD BACK
- ◦ NO DEV. ZONE BOUNDARY SHOWN IN VOILET COLOR LINE
- ◦ AREA NOT IN POSSESSION IS SHOWN IN SHADED PORTION.



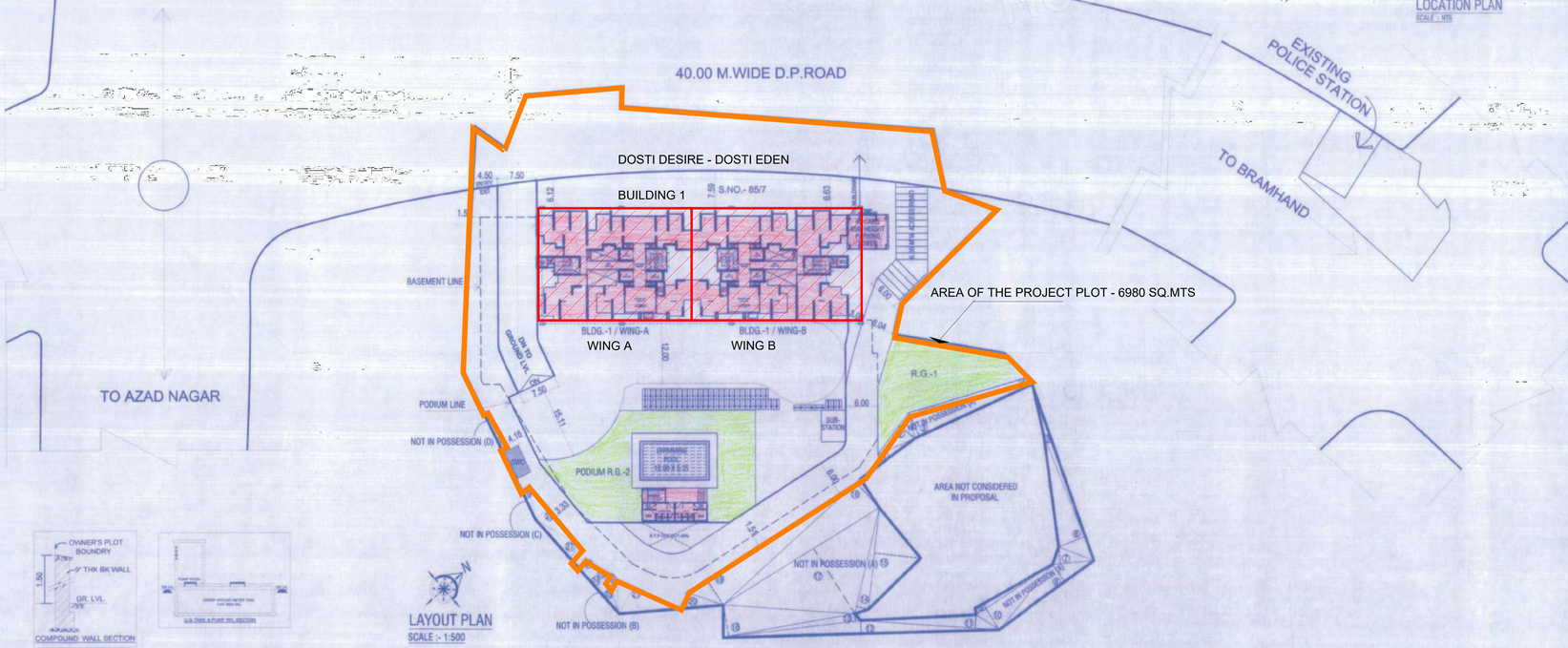
POD.R.G.-2 AREA LINE DIAGRAM
SCALE :- 1:500



GRD.R.G.-1 AREA LINE DIAGRAM
SCALE :- 1:500



LOCATION PLAN
SCALE :- NTS



PROFORMA - I

		AREA STATEMENT	SQ.MT.
1		AREA OF PLOT [Minimum area of a,b,c to be considered]	6980.00
	a	As per ownership document [7/12, CTS extract]	8184.00
	b	As per measurment sheet	8186.50
	c	As per site (8184.00 - 1204.00 (NOT IN POSS.) = 6980.00 SQ.MT.	6980.00
2		Deduction for	
	a	Proposed D.P./ D.P Road widening Area/Services Road /highway	
	1	AREA UNDER 40 M.W. D.P.ROAD	1040.00
	b	Any D.P. Reservation Area	--------
	c	Total (a + b)	1040.00
3		Balance area of plot (1-2)	5940.00
4		AMENITY Space (if applicable)	--------
	a	Required - 5%	--------
	b	Adjustment of 2(b), if any-	--------
	c	Balance Proposed -	--------
5		Net Plot Area [3-4 (c)]	5940.00
6		Recreational Open space (if applicable)	--------
	a	Required - As per Previous Rules	
	b	Proposed -	
7		Internal Road area	--------
8		Plotable area (if applicable)	--------
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. NO. 5 X basic FSI) (5940.00 X 1.10 = 6534.00 SQ.MT.)	6534.00
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI- based on road width/TOD Zone, (6980.00 X 50%) = 3490.00 SQ.M	
	b	Proposed FSI on payment of premium.	--------
11		In - Situ FSI / TDR loading	--------
	a	IN-situ area against D.P. road 1. AREA UNDER 40.00 M.W. D.P.ROAD (1040.00 X 2 = 2080.00)	2080.00
	b	IN-situ area against Amenity Space if handed over	--------
	c	TDR area 6980.00 X 1.40% = 9772.00 SQ.MT 30% SLUM/Construction TDR 9772.00 X 30% = 2931.60 SQ.MT REGULAR TDR 9772.00 - 2931.60 = 6840.40 SQ.MT D.R. TO BE UTILISED =2080.00 SQ.MT. REGULAR T.D.R. 6840.40 - 2080.00 = 4760.40 SQ.MT.	--------
	d	Total in-situ / TDR loading proposed { 11(a)+(b)+(c) }	2080.00
12		Additional FSI area under Chapter NO.7	--------
13		Total entitlement of FSI in the proposal	
	a	[9+10(b)+11(e)] or 12 whichever is applicable.	8614.00
	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.	--------
	e	Total entitlement (a+d)	8614.00
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 0 x 1.6 or1.8} BASIC FSI (1.10) + DR/TDR(1.40%) + PREMIUM FSI (50%)	
15		Total Built-up Area in proposal	8614.00
	a	Existing Built-up Area.	--------
	b	Proposed Built-up Area (as per 'p-line')	8558.46
	c	Total (a+ b)	8558.46
	d	Balance Area (13(e) - 15(c))	55.54
16		F.S.I. Consumed (15(d)/13(e)(should not be more than serial No.14 above)	--------
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5) (6534.00 X 20%)	1306.80
	b	Proposed	1343.32

PROFORMA - II

1/10

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT ARE STATEMENT,LOCATION PLAN, PARKING & TENEMENT STATEMENT, R.G. AREA CALC., BUILT-UP AREA SUMMARY, ETC..

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING S.NO.-85 H.NO.-7 AT VILLAGE - KOLSHET. THANE

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P.Sos/0136/17
TMC/TD-DP/TPS/40880/22 Dated 15/06/2022

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

(Sunil Patil) 15/06/2022
Executive Engineer (TDD)

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच
विकास नियंत्रण नियमावलीनुसार आवश्यक ना
परवानगी न घेता बांधकाम करणे, संबंधित
प्रादेशिक व नगर रचना अधिकारी यांनी दिलेल्या
अनुसार वेळोवेळी सुधारित केलेली जास्तीत
जास्त ३ वर्षे वेळ व रु. १५०००/- दंड करू शकतात"

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 AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

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 -

FOR

M/S. D.D.ASSOCIATES

Architect/ Licensed Engineer/Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by.	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor

10 FOLDS
ARCHITECTS & CONSULTANTS
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