

BUILT-UP AREA SUMMARY

BLDG. NO.	FLOORS	SALE AREA					MHADA AREA	
		COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL AREA (B.U.P. AREA)	STAIRCASE AREA REGULAR	FIRE	NO. OF SALE TENEMENT	NO. OF MAHDA TENEMENT
1	BASEMENT + LOWER GROUND + UPPER GROUND-A + UPPER GRD. FLR-B / + UPPER STILT + 1ST TO 19th FLR.)	1106.25	9567.22	10673.47 sq.mt.	4094.78	730.20	188 NOS.	---
2	BASEMENT + LOWER GROUND + UPPER GROUND-A + UPPER GRD. FLR-B / + UPPER STILT + 1st TO 38TH FLR.)	---	17687.35	17687.35 sq.mt.	7272.98	1283.48	324 NOS.	2524.41
EXCEED FITNESS CENTER AREA TAKEN IN FSI		---	---	29.10 sq.mt.	---	---	---	---
EXCEED CLUB HOUSE AREA TAKEN IN FSI		---	---	477.10 sq.mt.	---	---	---	---
TOTAL BUILT-UP AREA		1106.25	27254.57	28867.02 sq.mt.	13381.44	512 NOS.	---	2524.41

PLOT AREA SUMMARY | TABLE 'A'

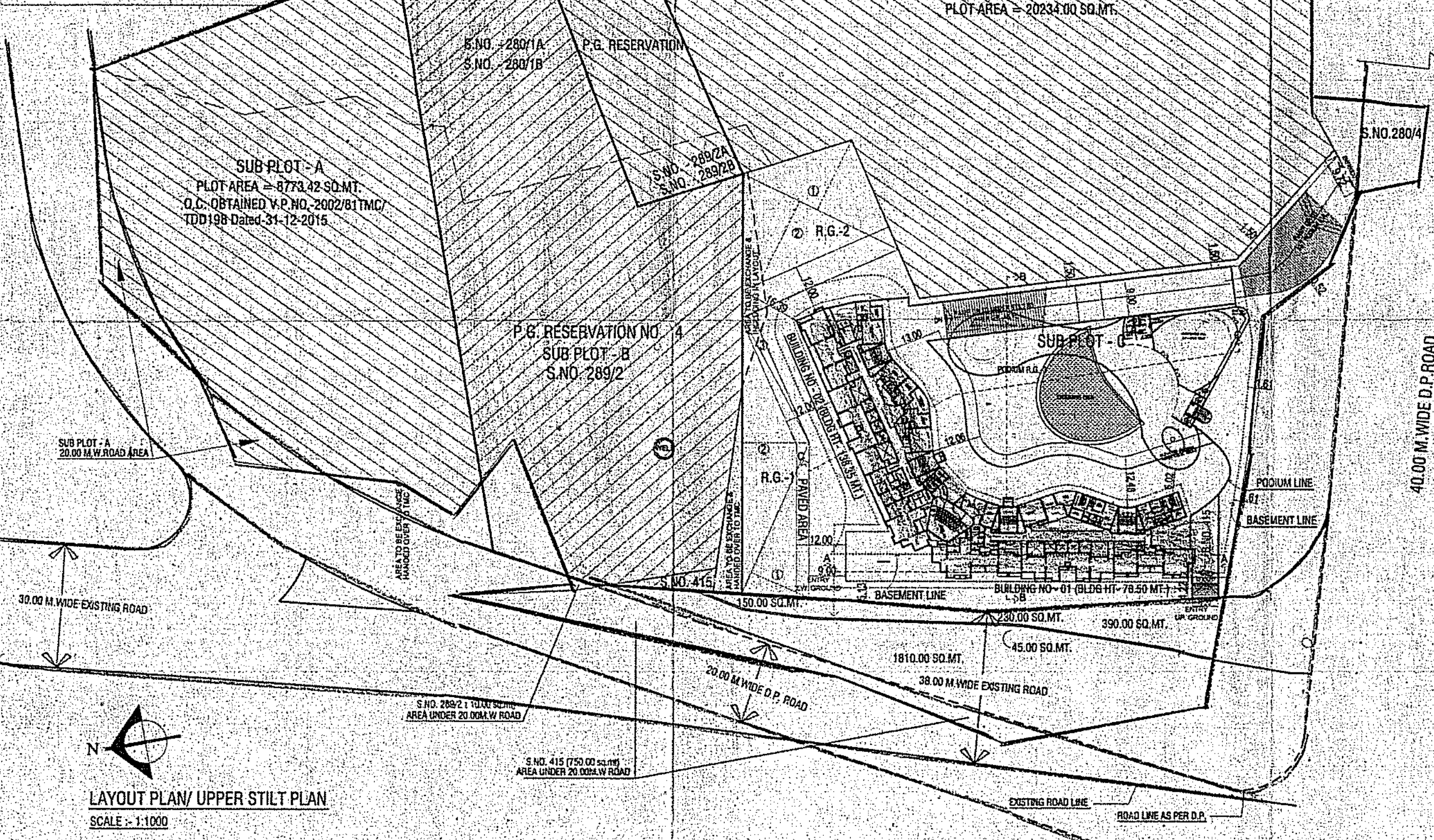
S.NO./H.NO.	AREA AS PER 7/12	AREA AS PER METHOD	AREA OF PLOT A & D		SUBPLOT - B AREA UNDER PLAY GROUND RESERVATION	BALANCE AREA CONSIDERED FOR FSI (PLOT - C)				
			AREA UNDER SUBPLOT - A	AREA UNDER SUBPLOT - D MA TRUST		AREA UNDER SUBPLOT - C (R-ZONE)	AREA UNDER 40.00 M.WIDE D.P. ROAD	AREA UNDER 20.00 M.WIDE D.P. ROAD	AREA UNDER SUBPLOT - C AS PER 7/12	AREA TO BE EXCHANGE & HANDED OVER TO TMC
S.NO. - 289/2A	17550.00	21191.00	7000.00	426.48	6400.00	6945.00	---	10.00	7363.52	7363.52
S.NO. - 289/2B	3640.00	---	---	---	---	---	---	230.00+45.00 (OVER & ABOVE)	133.52	175.52
S.NO. - 415	26330.00	26330.84	---	18260.84	75.00	4852.16	---	750.00	7995.00	7994.16
S.NO. - 280/1A	4900.00	5600.00	1773.42	---	2279.90	---	---	1810.00+540.00 (OVER & ABOVE)	42.00	---
S.NO. - 280/1B	700.00	---	O.C. OBTAINED V.P.NO.-2002/81 TMC/TDD-198 Dated-31-12-2015	1546.69	---	---	---	---	---	---
S.NO. - 280/4	500.00	500.00	---	---	---	175.00	325.00	---	500.00	500.00
TOTAL AREA		53620.00	53621.84	8773.42	20234.00	8754.90	11972.16	325.00	15858.52	175.52



LOCATION PLAN

SCALE - 1:25

LEGEND	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK	RED FILLED
DRAINAGE/SEWERAGE WORK	RED DOTTED
RECREATION GROUND	GREEN
ROADS AND SET BACKS	BURNT SIENNA
WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED



LAYOUT PLAN/ UPPER STILT PLAN

SCALE - 1:1000

PARKING STATEMENT (SALE)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
2 TENEMENTS HAVING B/U.P. AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt.	122 NOS.	61 NOS.
1 PARKING SPACE FOR 2 TENEMENTS	---	---
1 TENEMENTS HAVING B/U.P. AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt.	331 NOS.	331 NOS.
1 PARKING SPACE FOR 1 TENEMENTS	---	---
2 TENEMENTS HAVING B/U.P. AREA ABOVE 75.00 sq.mt.	59 NOS.	118 NOS.
2 PARKING SPACE FOR 1 TENEMENTS	---	---
10% VISITORS PARKING	---	51 NOS.
TOTAL CAR PARKING REQUIRED (RESI.)	---	561 NOS. (A)
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	512 NOS.	512 NOS. (B)
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	400.00 / 25 = 16 NOS.	16 NOS.
TOTAL COMM. AREA = 1106.25 sq.mt.	706.25 / 50 = 14 NOS.	---
TOTAL CAR PARKING REQUIRED (COMM.)	---	30 NOS. (C)
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	1106.25 / 20 = 55 NOS.	55 NOS. (D)
TOTAL CAR PARKING REQ. [A+C] = 591 NOS.	(SALE + MHADA) BASEMENT LVL. = 303 NOS. L.GROUND LVL. = 272 NOS. U.GROUND LVL. = 235 NOS. TOTAL PARKING = 810 NOS.	
TOTAL SCOOTER PARK. REQ. [B+D] = 568 NOS.	TOTAL SCOOTER PARKING PROPOSED = 650 NOS. (SALE + MHADA)	

PARKING STATEMENT (MHADA)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
2 TENEMENTS HAVING B/U.P. AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt.	56 NOS.	28 NOS.
1 PARKING SPACE FOR 2 TENEMENTS	---	---
10% VISITORS PARKING	---	03 NOS.
TOTAL CAR PARKING REQUIRED (RESI.)	---	31 NOS. (A)
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	56 NOS.	56 NOS. (B)
TOTAL CAR PARKING REQ. [A] = 31 NOS.	TOTAL SCOOTER PARK. REQ. [B] = 56 NOS.	

CLUB HOUSE STATEMENT

PROPOSED CLUB HOUSE ON GROUND R.G.-3 = 2300.00 sq.mt.			
PERMISSIBLE CLUB HOUSE 15% OF PROPOSED GROUND R.G. AREA = 214.66 X 15% = 322.00 SQ.MT.			
10% PERMISSIBLE AREA = 214.66 SQ.MT.			
5% PERMISSIBLE AREA = 107.33 SQ.MT.			
TOTAL AREA = 322.00 SQ.MT.			
CLUB HOUSE B.U.P. AREA STATEMENT			
FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLR	214.67 SQ.MT.	399.55 SQ.MT.	184.88 SQ.MT.
FIRST FLOOR	107.33 SQ.MT.	399.55 SQ.MT.	292.22 SQ.MT.
TOTAL AREA	322.00 SQ.MT.	799.10 SQ.MT.	477.10 SQ.MT.

PLOT AREA CALCULATION AREA TO BE EXCHANGE & HANDED OVER TO TMC			
S.NO. - 289/2A & S.NO. - 289/2B	---	---	---
A 52.27 X 1.12 X 0.5	=	29.27 SQMT	---
B 52.27 X 5.596 X 0.5	=	146.25 SQMT	---
TOTAL AREA	=	175.52 SQMT	---
S.NO. - 415 (PLOT AREA TO BE EXCHANGE & INCLUDING IN LAYOUT)	---	---	---
C 50.077 X 7.01 X 0.5	=	175.52 SQMT	---
TOTAL AREA	=	175.52 SQMT	---

PLOT AREA DIAGRAM TO BE EXCHANGE

SCALE - 1:1000

R.G. AREA CALCULATION			
R.G. REQUIRED = 14772.68 X 25% = 2215.90 SQ.MT.			
33% R.G. AREA ON GROUND LVL.			
2215.90 X 33% = 731.24 SQ.MT.			
R.G.-1 AREA CALCULATION (GR.LVL.)			
ADDITION:			
1 40.28 X 15.31 X 0.5	=	308.34 SQMT	---
2 67.55 X 16.26 X 0.5	=	549.18 SQMT	---
3 34.74 X 2.49 X 0.5	=	43.25 SQMT	---
TOTAL R.G. - 1 AREA	=	900.77 SQMT	---
R.G.-2 AREA CALCULATION (GR.LVL.)			
ADDITION:			
1 42.11 X 19.01 X 0.5	=	400.25 SQMT	---
2 42.11 X 31.57 X 0.5	=	664.70 SQMT	---
TOTAL R.G. - 2 AREA	=	1064.95 SQMT	---

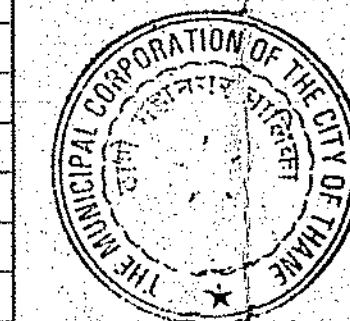
FITNESS CENTER AREA STATEMENT			
TOTAL PERMISSIBLE FITNESS CENTER AREA 25% OF PROPOSED BLDG. NO.1 & 2 (10673.47 + 17687.35 = 28360.82 SQ.MT.)			
28360.82 X 2% = 567.21 SQ.MT.			
TOTAL PROPOSED FITNESS CENTER AREA BLDG. NO.1 & 2 (UPPER STILT LVL FLOOR) = (244.02 + 352.25) = 596.27 SQ.MT.			
EXCESS FITNESS CENTER AREA TAKEN IN F.S.I. 567.21 - 596.27 = 29.10 SQ.MT.			

PROFORMA - I

AREA STATEMENT		SQ.MT.
1 a	AREA OF PLOT (AS PER 7/12)	53620.00
b	AREA OF PLOT AS PER TRIANGULATION METHOD	53621.84
c	AREA OF PLOT CONSIDERED FOR FSI	53620.00
2	DEDUCTIONS FOR	---
a	AREA UNDER PLOT A (V.P.NO.-2002/81)	8773.42
b	AREA UNDER PLOT B (P.G. RESERVATION)	8754.90
c	AREA UNDER PLOT D (MA NIKETAN) (18260.84 + (1973.16 P.G. RESERVATION)) = 20234.00	20234.00
d	TOTAL AREA (a+b+c)	37762.32
3	BALANCE AREA OF PLOT C (1c-2d)	15857.68
4	DEDUCTIONS FOR	---
a	AREA UNDER 40.00 M. WIDE ROAD	325.00
b	AREA UNDER 20.00 M. WIDE ROAD AS PER D.P.	760.00
c	AREA UNDER 20.00 M. WIDE ROAD OVER & ABOVE	2625.00
d	TOTAL (a+b+c)	3710.00
5	NET AREA OF PLOT (3-4d)	12147.68
6	ADD. 20.00 M. WIDE ROAD OVER & ABOVE	2625.00
7	NET AREA OF PLOT CONSIDERED (5+6)	14772.68
8	DEDUCTION FOR 15% RECREATION GROUND (REG.54)	2215.90
9	NET AREA OF PLOT (5-8)	12556.78
10	PERMISSIBLE FSI	SALE F.S.I. 1.00
11	PERMISSIBLE AREA	12556.78
12	ADDITIONS FOR AS PER G.R. Dated 29-1-2016	---
a	14% PERMISSIBLE D.R./T.D.R. OF 14772.68 X 14% = 2068.175 SQ.MT.	---
b	REGULAR T.D.R. 112% OF 14772.68 X 112% = 16545.40	---
c	SUM T.D.R. 28% OF 14772.68 X 28% = 4136.35 SQ.MT.	---
d	D.R. GENERATED IN OWN PLOT	---
a	AREA UNDER 20.00 M. WIDE D.P. ROAD (760.00 X 2)	1520.00
b	AREA UNDER 40.00 M. WIDE ROAD (325.00 X 2)	650.00
c	AREA UNDER PLOT B (P.G. RESERV.) (8754.90 X 2) = 17509.80	14375.40
d	CONSIDER IN PROPOSAL FOR FSI = 14375.40	---
e	BALANCE D.R. (P.G. RESERVATION) 17509.80 - 14375.40 = 3134.40 SQ.MT.	---
f	TOTAL D.R. GENERATED IN OWN PLOT (a+b+c) = 19679.80 sq.mt.	---
g	30% ADDITIONAL FSI BY PREMIUM OF 14772.68 X 30% = 4431.80 SQ.MT.	---
h	TOTAL ADDITION AREA (e)	16545.40
13	TOTAL PERMISSIBLE AREA (11+12g)	29102.18
14	TOTAL PROPOSED BUILT-UP AREA	28897.02
15	BALANCE AREA (10 - 11)	235.16
16	TOTAL F.S.I. CONSUMED	0.981
TENEMENT STATEMENT		
17 a	PERMISSIBLE AREA (ITEM A - 8 ABOVE)	29102.18
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	1106.25
c	AREA AVAILABLE FOR TENEMENTS (a-b)	27995.93
18	TENEMENTS PERMISSIBLE DENSITY 250/HT	700 NOS.
19	TOTAL PROPOSED TENEMENT	512 NOS.
PARKING STATEMENT		
20 a	CAR PARKING REQUIRED BY REGULATION	591 NOS.
b	TOTAL CAR PARKING PROVIDED	810 NOS.
21 a	SCOOTER PARKING REQUIRED BY REGULATION	568 NOS.
b	TOTAL SCOOTER PARKING PROVIDED	650 NOS.

CONTENT OF SHEET

1



Plans are approved Subject to conditions Prescribed in Permit No. V.P. 5924/2100/16(2002/16) TMC/TD-OP/TPS/3111/13 Dated 24/06/2015

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

सावधान
"मेजूर मकानशुमार बांधकाम न करणे तसेच विकसित निवेशण नियमावलीनुसार आवश्यक त्या परवानग्या न देता बांधकाम थापर करणे, महाराष्ट्र शासनाच्या व पालिकांच्या अधिनियमाचे कलम 45 अन्वयेवर दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त 3 नोंद करू 5000/- दंड होऊ शकतो"

STAMP OF RECEIPT OF PLAN

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.289/2A, 2B, S.NO.415, 280/1A, 1B, 280/4 AT MAJWADE, POKHRAN ROAD NO.2, DIST.-THANE. - SECTOR-4

NAME OF OWNER

FOR,

JAYESH C.SHAH
POA HOLDER OF ARKAY LAND DEVELOPMENT CORPORATION

ARCHITECTS NAME AND ADDRESS

10 FOLDS

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