

SUMMARY FOR BUILTUP AREA OF BLDGS. AS PER UDCPR 2020

Bldg. no.	Plinth area in sq.mt.	No. of floors	B/up area in sq.mt.	Tenements
1	364.378	LOW ST. + UPP ST. + UPP GR. + 28	10404.38	55 NOS.
2	205.01	8th to 17th floors	2164.30	49 NOS.
CLUB HOUSE - 2	135.46	GR. FLR.	135.46	
TOTAL			12704.14	104 NOS.

SUMMARY FOR BUILTUP AREA OF BLDGS. AS PER PREVIOUS APPROVAL DT.16-07-2015

Bldg. no.	Plinth area in sq.mt.	No. of floors	B/up area in sq.mt.	Tenements
2	205.01	LOW ST. + UPP ST. + 7	979.83	34 NOS.

SUMMARY FOR BUILTUP AREA OF BLDG NO.3 FOR TMC (FREE OF FSI) AS PER PREVIOUS APPROVAL DT.16-07-2015

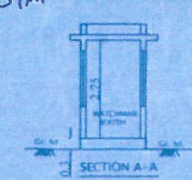
Bldg. no.	Plinth area in sq.mt.	No. of floors	B/up area in sq.mt.	Tenements
3	256.86	ST. + 7	1435.98	49 NOS.

1	NET AREA OF PLOT	7156.22 SQ.MT.
2	LESS 20% PERMISSIBLE B/UP. AREA IN THE FORM OF TENEMENTS HAVING CARPET AREA OF 269.0 SQ.FT. SHALL BE HANDED OVER TO CORPORATION FREE OF COST. 20% OF 7156.22 = 1431.24 SQ.MT. BLDG. NO. - 3 = 1435.98 SQ.MT.)	1431.24 SQ.MT.
3	PROPOSED B/UP. AREA	1435.98 SQ.MT.

RUA OF SECURITY CABIN
1.80 X 1.80 = 2.97 SQ.MT.



WATCH MAN BOOTH PLAN
SCALE = 1 : 100



PARKING STATEMENT FOR BLDG. NO. 3 AS PER PREVIOUS APPROVED PLAN DT.16-07-2015

PARKING STATEMENT	NO. OF Tenements	N/A OF PARKING REQUIRED
NILL UPTO 35 SQ.MT.	49 NOS.	---
10% VISITORS PARKING		00 NOS.
TOTAL CAR PARKING REQ. BY REG.		00 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT	49 NOS.	49 NOS.
PROPOSED 2-W PARKING IN STLY	50 NOS.	
PROPOSED 2-W PARKING IN OPEN	27 NOS.	
TOTAL NO OF PROPOSED 2-W PARKING	77 NOS.	

R.C. AREA CALCULATION- REQUIRED R.C. AS PER LAST APPROVED PLAN DT 16-07-2015

7156.22 X 20% = 1431.24 SQ.MT.

PROPOSED R.C. AREA CALCULATION

R.C.-1 AT GR. LVL		
1	0.5 X 16.50 X 7.40	= 61.05 SQ.MT.
2	0.5 X 30.00 X 14.50	= 217.50 SQ.MT.
3	0.5 X 38.10 X 8.20	= 156.21 SQ.MT.
4	0.5 X 26.00 X 5.25	= 68.25 SQ.MT.
5	0.5 X 38.10 X 15.40	= 293.37 SQ.MT.
6	0.5 X 30.75 X 14.30	= 219.86 SQ.MT.
TOTAL ADDITION		= 1016.24 SQ.MT.
R.C.-2 AT GR. LVL		
1	0.5 X 26.85 X 1.80	= 24.17 SQ.MT.
2	0.5 X 26.85 X 7.00	= 93.98 SQ.MT.
3	0.5 X 23.00 X 11.50	= 132.25 SQ.MT.
4	0.5 X 22.75 X 12.00	= 136.50 SQ.MT.
5	0.5 X 18.55 X 8.80	= 81.62 SQ.MT.
6	0.5 X 16.25 X 2.25	= 18.28 SQ.MT.
7	0.5 X 6.00 X 0.75	= 2.25 SQ.MT.
TOTAL ADDITION		= 489.05 SQ.MT.
TOTAL PROPOSED R.C.		= 1505.29 SQ.MT.

bldg. no.	F.S.I. AREA in sq.mt.	NON - F.S.I. AREA in sq.mt.
1	10404.38	263.17
2	3144.13	848.93
3	1435.98	720.09
CLUB HOUSE - 1		152.19
CLUB HOUSE - 2	135.46	
LOWER STILT AREA		2600.17
SECURITY CABIN		2.97
TOTAL	15119.95	4587.52
TOTAL COVERED AREA		19707.47

PROPOSED NO. OF PARKING IN UPPER ST. OF BLDG NO. 1 & 2		
BLDG NO.	2-wheeler	4-wheeler
01	16 nos.	04 nos.
02	03 nos.	05 nos.
Total	19 nos.	09 nos.

CALCULATION OF AREA NOT IN POSSESSION		
1)	51.55 X 12.87 X 0.5	= 331.72 SQ.MT.
2)	51.55 X 21.88 X 0.5	= 563.96 SQ.MT.
3)	49.48 X 6.57 X 0.5	= 162.54 SQ.MT.
4)	47.30 X 2.18 X 0.5	= 51.56 SQ.MT.
TOTAL AREA		= 1109.78 SQ.MT.

PARKING STATEMENT FOR BLDG. NO. 1 & 2 (AS PER UDCPR)

DESCRIPTION	TENEMENTS	CAR PARKING	2-W PARKING
FOR EVERY 2 TENEMENT HAVING CARPET AREA LESS THAN 50.00 SQ.MT. (1 car + 4 scooter)	49	00	98
FOR EVERY TENEMENT HAVING CARPET AREA 50 TO 150 SQ.MT. (1 car + 3 scooter)	55	55	165
5 % FOR VISITORS		03	13
TOTAL	104	58	276

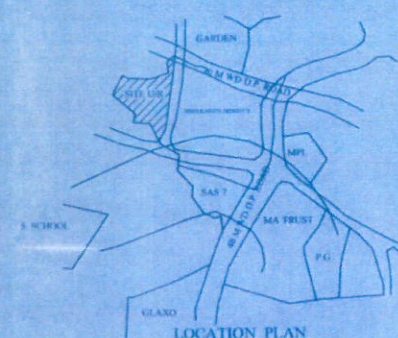
PARKING STATEMENT FOR BLDG. NO. 2 AS PER PREVIOUS APPROVED PLAN DT.16-07-2015

PARKING STATEMENT	NO. OF Tenements	NO. OF PARKING REQUIRED
NILL UPTO 35 SQ.MT.	34 NOS.	---
10% VISITORS PARKING		00 NOS.
TOTAL CAR PARKING REQ. BY REG.		00 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT	34 NOS.	34 NOS.
TOTAL CAR PARKING REQUIRED BLDG. NO. 1 & 2 (58 + 00)		58
TOTAL 2-W PARKING REQUIRED BLDG. NO. 1 & 2 (276 + 34)		310

PROPOSED NO. OF CAR PARKING		
IN LOWER ST. (Bldg. no. 1 & 2)	31	
IN UPP. ST. / UPP. GR. (Bldg. no. 1 & 2)	09	
IN OPEN	20	80 NOS.
2-WHEELAR PARKING IN LOW. ST.	278	313 NOS.
IN UPP. ST. / UPP. GR.	19	
IN OPEN	16	

AREA STATEMENT FOR CLUB HOUSE - 1

AREA OF R.C. - 1	= 1016.24 SQ.MT.
PERMISSIBLE GR. FLR. AREA	= 101.62 SQ.MT.
1016.24 X 10%	
PERMISSIBLE 1ST. FLR. AREA	= 50.81 SQ.MT.
1016.24 X 5%	
PROPOSED GR. FLR. AREA	= 101.46 SQ.MT.
OF CLUB HOUSE	
PROPOSED 1ST. FLR. AREA	= 50.73 SQ.MT.
TOTAL PROP. B/UP AREA	= 152.19 SQ.MT.
OF CLUB HOUSE	
AREA OF R.C. - 2	= 489.05 SQ.MT.
PERMISSIBLE GR. FLR. AREA	= 48.90 SQ.MT.
(489.05 X 10%)	
AREA CAL. OF D.G. SET IN R.C. - 2	
1) 6.00 X 2.00 X 2 NOS.	= 24.00 SQ.MT.



PROFORMA - A

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT (MINIMUM AREA OF 6.0 = TO BE CONSIDERED)	7156.22
2	AS PER OWNERSHIP DOCUMENT (212 EXTRACT)	8266.00
3	AS PER MEASUREMENT SHEET	8266.00
4	AS PER SITE / R.O. (108.76 SQ.MT. NOT IN POSSESSION)	7156.22
5	DEDUCTIONS FOR	
a	PROPOSED D.P. / D.P. ROAD WIDENING AREA (SERVICE ROAD / HIGHWAY WIDENING)	---
b	ANY D.P. RESERVATION AREA	---
c	(TOTAL W/H)	---
6	BALANCE PLOT AREA (1-2)	7156.22
7	AMENITY SPACE (IF APPLICABLE)	---
a	REQUIRED	---
b	ADJUSTMENT OF 2% IF ANY	---
c	BALANCE PROPOSED	---
8	NET PLOT AREA (544)	7156.22
9	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a	REQUIRED	715.62
b	PROPOSED	1505.29
10	INTERNAL ROAD AREA	---
11	PLOT AREA (IF APPLICABLE)	---
12	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 508 AS F.S.I.)	3071.84
a	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	---
b	MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH = 0.50 X (1) I.E. 0.50 X 7156.22 = 3578.11 SQ.MT.	---
c	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	1000.00
13	IN-SITU F.S.I. / TOR LOADING	---
a	MAXIMUM PERMISSIBLE TOR LOADING BASED ON ROAD WIDTH = 0.90 X (1) I.E. 0.90 X 7156.22 = 6440.60 SQ.MT.	---
b	MINIMUM 30% GLUMCONSTRUCTED AMENITY FOR	---
c	6440.60 X 30% = 1932.18 SQ.MT.	---
d	BALANCE REGULAR TOR = 6440.60 - 1932.18 = 4508.42 SQ.MT.	---
e	IN-SITU AREA AGAINST D.P. ROAD (2.3 X SR. NO. 28) I.E. (2.3 X 72.00) = 165.60 SQ.MT.	---
f	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 40 AND FOR 40)	---
14	TOR AREA	---
a	TOTAL IN-SITU / TOR LOADING PROPOSED (11.89+6440.60)	---
b	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
15	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	---
a	B = 1000+1150	8031.84
b	LESS EXISTING BUILT UP AREA (ALREADY APPROVED)	979.83
c	BALANCE B/UP AREA (a-b)	7052.01
d	PERMISSIBLE ANNUAL AREA F.S.I. UPTO 60% FOR RESIDENTIAL	4771.21
e	TOTAL ENTITLEMENT (b+c+d)	12704.14
16	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 OR 1.8 I.E. (BASIC F.S.I. (1.1) + ADDITIONAL F.S.I. (0.50) + TOR (0.90)) I.E. (7052.01 + 3578.11 + 6440.60) = 17070.72 SQ.M. X 1.80 = 30727.30 sq.mt.	---
17	TOTAL BUILT UP AREA IN PROPOSAL EXCLUDING AREA AT SR. NO. 17 (7)	---
a	EXISTING BUILT UP AREA (ALREADY APPROVED)	979.83
b	LESS EXISTING BUILT UP AREA (ALREADY APPROVED)	979.83
c	PROPOSED BUILT UP AREA (AS PER P.LINE)	12704.14
d	TOTAL (b+c)	13683.97
18	PERMISSIBLE UTILIZATION (16+10%) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.90
19	AREA FOR INCLUSIVE HOUSING, IF ANY	N/A
a	REQUIRED (20% OF SR.NO.5)	N/A
b	PROPOSED	N/A

PROFORMA - B

CONTENTS OF SHEET	01/07
LAYOUT PLAN, R.C. AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.C. TANK SECTION, LOCATION PLAN ETC.	

STAMP OF APPROVAL OF PLANS

Amended 013 V.P.No. 2001/1088 B
Plans are approved Subject to conditions prescribed in para No. V.P. 504/0187/21 TMC/TDD/ 3843/21. Dated: 31/12/2021

Deputy Engineer (TDC) Town Development & Planning Officer
Thane Municipal Corporation of the City of Thane

साविधान
"सर्वोत्तम न्यायसंस्कार विधानम् न कस्योपेक्षते"
न्यायः विधानं विधानसंस्कारः अन्तर्गतः वा
कानूनः वा विधानसंस्कारः वा न्यायः न्यायः
प्रतिष्ठापितः वा विधानसंस्कारः वा न्यायः
अन्तर्गतः वा विधानसंस्कारः वा न्यायः
अन्तर्गतः वा विधानसंस्कारः वा न्यायः



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

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON HOUSING FOR DISHOUSED & TRANSIT CAMP ON PLOT BEARING S. NO.194/1B(p) AT VILLAGE MAJIWADE, POKHRAN RD. NO.2 THANE (W).

ADDRESS OF DEVELOPER

NEELKANTH REALTORS PVT. LTD.
508, Daimal House,
Jammalal bajaj Road,
Nariman Point, Mumbai - 400 021

SIGNATURE OF P.O.A.HOLDER

DIRECTOR
NEELKANTH REALTORS PVT. LTD.

ARCHITECT

AR. SHASHIKANT V. DESHMUKH
ARCHITECTS, BEED, WALKER, INT. DESIGNERS
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ARCHITECT/LICENCED ENGINEER/ SUPERVISOR NAME AND SIGNATURE	JOB NO.	DRAWN BY	CHECKED BY	SCALE
		NIKHIL	DINESH	1:100
REGISTRATION NO. OF ARCHITECT/ LICENSE NO. OF LICENCED ENGINEER/ SUPERVISOR				

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
(1)	(2)	(3)	(4)	(5)
NILL	NILL	NILL	NILL	NILL

	AREA IN SQ.MT.	
1	NET AREA OF HOUSING FOR DISHOUSED	7156.22
2	REQUIRED 20% PERMISSIBLE B/UP. AREA IN THE FORM OF TENEMENTS HAVING CARPET AREA OF 20.90 SQMT. SHALL BE HANDED OVER TO CORPORATION FREE OF COST. 20% OF 7156.22 = 1431.24 SQ.MT. (PROPOSED B/UP AREA IS 1435.08 SQ.MT. IN BLDG.NO. - 3) (CARPET AREA 269.00 SQ.FT. & NO. OF TENEMENTS ARE 49 NOS.)	1431.24
5	TOTAL AREA (1 + 2)	8587.46
	MIN. REQUIRED NOR OF TENEMENTS I.e. 275/HECT.	236 nos
6	PROPOSED NO. OF TENEMENTS	138 NOS.
7	50% OF TENEMENTS HAVING CARPET AREA OF 20.90 SQMT. ARE REQUIRED	69 NOS.
8	PROPOSED TOTAL NO. OF TENEMENTS HAVING CARPET AREA OF 209.00 SQ.FT. (25.00 SQ.MT.) IN BLDG. NO. - 2 = 34 NOS. IN BLDG. NO. - 3 = 49 NOS.	83 NOS.

