

BLDG NOS.	FLOORS	TOTAL B/UP AREA	NO. OF TENEMENT	TOTAL STAIRCASE AREA
1	LOW GR + UPP GR + STILT + 1st TO 24th FLR	8349.80 sq.mt	135 NOS.	2549 sq.mt
2	LOW GR + UPP GR + STILT + 1st TO 24th FLR	8335.19 sq.mt	135 NOS.	2549 sq.mt
4	STILT + 1st TO 17th FLOOR	1968.62 sq.mt	86 NOS.	1030 sq.mt
5	STILT + 1st TO 18th FLOOR	3085.15 sq.mt	102 NOS.	1367.14 sq.mt
6	GROUND FLOOR (COMM. BLDG.)	359.57 sq.mt		
TOTAL AREA		22096.33 sq.mt	438 NOS.	7497.80 sq.mt

BUILT-UP AREA HANDED OVER TO T.M.C.

BLDG NOS.	FLOORS	TOTAL B/UP AREA	NO. OF TENEMENT	TOTAL STAIRCASE AREA
3	GROUND STILT + 1st TO 23rd FLOOR	2852.07 sq.mt	90 NOS.	1426.80 sq.mt

TENEMENTS STATEMENTS

BLDG NOS.	BELOW 30 SQ.MT.	30-50 SQ.MT.	50-75 SQ.MT.	ABOVE 75 SQ.MT.	TOTAL
1	81	48	138		267
2	81	48	138		267
3	81	48	138		267
4	81	48	138		267
5	81	48	138		267
6	81	48	138		267
TOTAL	258	162	522		842

PLOT AREA SUMMARY (PLOT-A)

S.NO.	AREA AS PER 7/12	AREA AS PER Δ METHOD	AREA UNDER NOT IN POSSESSION	AREA UNDER 9.00 M.W. INTERNAL ROAD	AREA CONSI. FOR F.S.I.
S.NO. - 85/1C	50.00	83.87		50.00	50.00
S.NO. - 85/1C	1690.00	1677.65	137.14	784.96	1677.65
S.NO. - 87/1C	13810.00	15276.04	2139.95	969.28	13810.00
S.NO. - 87/1C	700.00	714.23		581.19	700.00
S.NO. - 86/4C	1940.00	1909.08	1562.47	346.59	1909.08
S.NO. - 80	700.00	1211.53	603.62	607.91	603.62
TOTAL AREA	18950.00	20872.38	15521.49	2452.02	16750.33

PLOT AREA SUMMARY (30.00 M. W. H.C.M.T.R.) TABLE (2)

S.NO.	AREA AS PER 7/12	AREA UNDER 30 M HCMTR	AREA CONSI. FOR F.S.I.
S.NO. - 85/1B	1010.00	1296.24	1010.00
S.NO. - 85/1B	2370.00	2688.01	2370.00
S.NO. - 87/1B	1380.00	1344.45	1344.45
S.NO. - 87/1B	2620.00	2682.44	2682.44
S.NO. - 86/4B	1480.00	1461.80	1460.00
S.NO. - 86/5B	370.00	371.50	370.00
S.NO. - 86/5C	30.00	31.95	30.00
TOTAL AREA	9410.00	9875.79	9286.89

AS PER 7/12 EXTRACT	AS PER Δ METHOD
TABLE - 1 = 18950.00 SQ.MT	TABLE - 1 = 20872.38 SQ.MT
TABLE - 2 = 9410.00 SQ.MT	TABLE - 2 = 9875.79 SQ.MT
TOTAL AREA = 28360.00 SQ.MT	TOTAL AREA = 30748.17 SQ.MT

AS PER CONSIDERED FOR F.S.I.
TABLE - 1 = 18750.33 SQ.MT
TABLE - 2 = 9286.89 SQ.MT
TOTAL AREA = 28037.22 SQ.MT

CLUB HOUSE STATEMENT

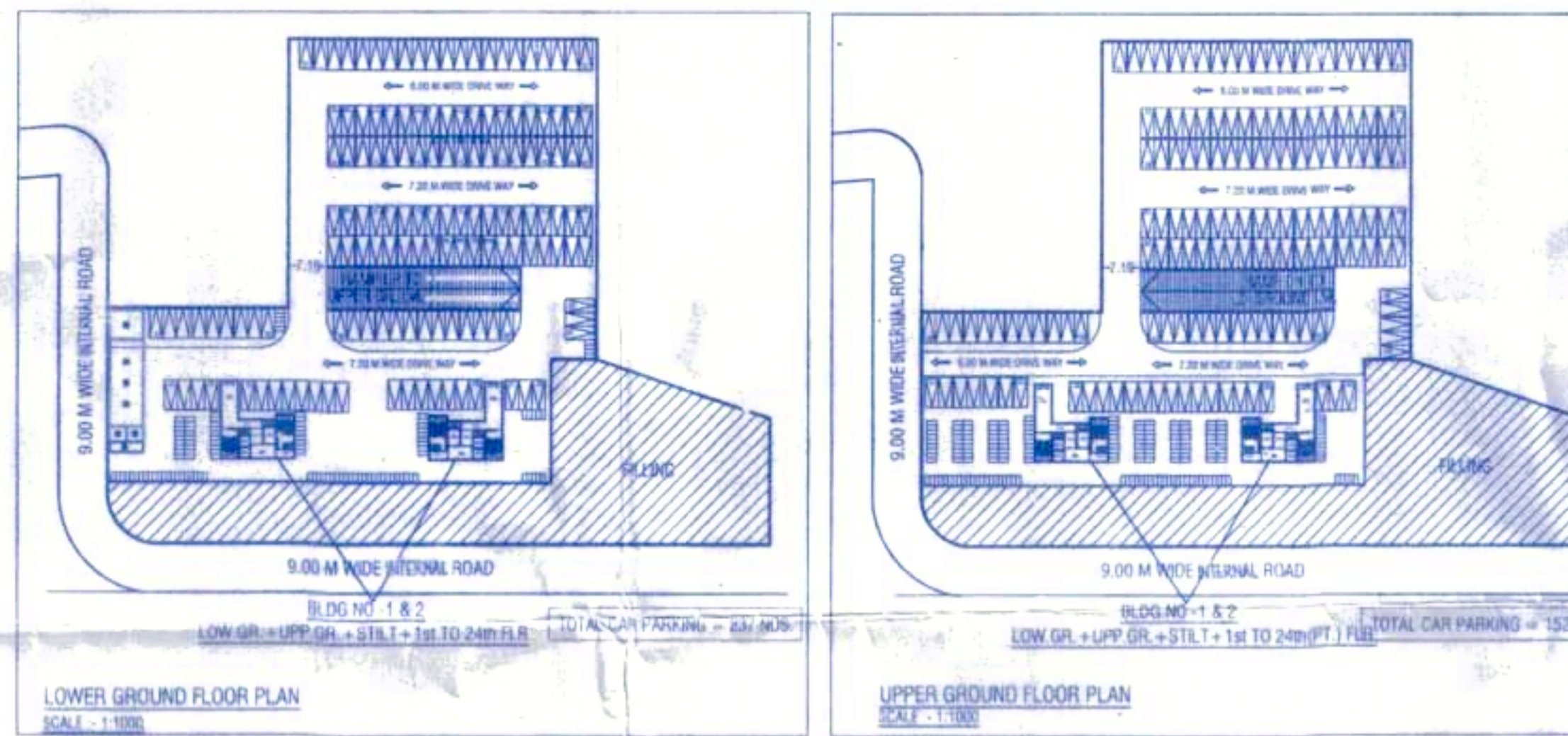
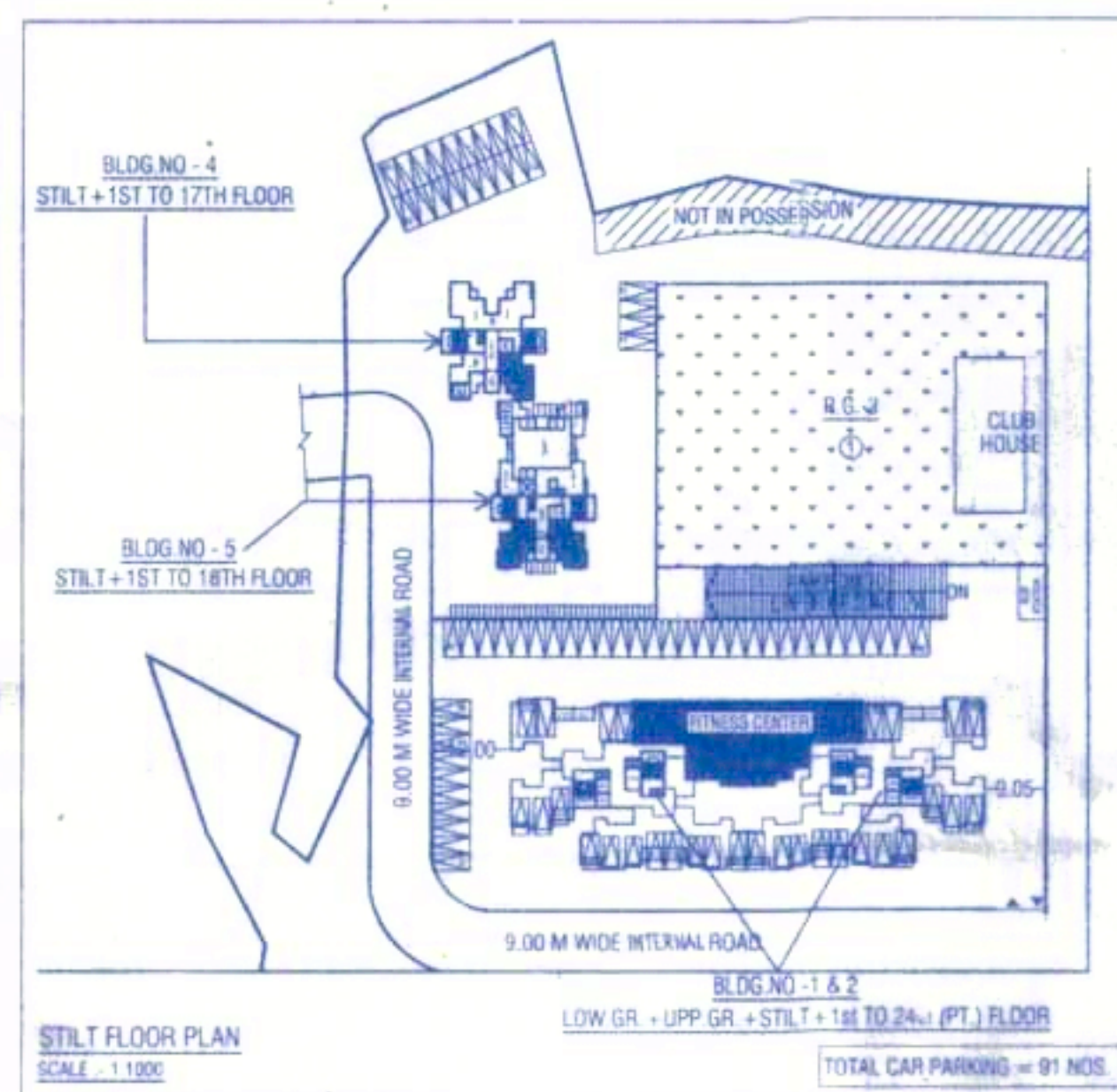
FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLOOR	246.87 SQ.MT.	230.88 SQ.MT.	
FIRST FLOOR	123.44 SQ.MT.	122.19 SQ.MT.	

PARKING STATEMENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
• BELOW 35.00 SQ.MT. NO PARKING	258 NOS.	
• 2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 SQ.MT. TO 50.00 SQ.MT. 1 PARKING SPACE FOR 2 TENEMENTS	182 NOS.	182 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 SQ.MT. TO 75.00 SQ.MT. 1 PARKING SPACE FOR 1 TENEMENTS	88 NOS.	176 NOS.
• 10% VISITORS PARKING		36 NOS.
• TOTAL CAR PARKING REQUIRED (RESL)		394 NOS. (A)
• 1 TENEMENTS + SCOOTER PARKING SPACE FOR EACH	270 NOS.	270 NOS. (B)
• 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT.	359.57 / 25	14 NOS. (C)
• TOTAL CAR PARKING REQUIRED (COMM)		34 NOS. (D)
• 1 SCOOTER PARKING SPACE FOR EVERY 20 SMT.	359.57 / 20	18 NOS. (E)
TOTAL CAR PARKING REQUIRED (A+C)	408 NOS.	LOW GROUND = 237 NOS UPP GROUND = 152 NOS STILT FLOOR = 91 NOS
TOTAL CAR PARKING PROPOSED	480 NOS.	
TOTAL SCOOTER PARK. REQUIRED (B+D)	288 NOS.	
TOTAL SCOOTER PARKING PROPOSED	300 NOS.	

R.G. AREA CALCULATION

R.G. - 1	ADDITION
1 16.04 X 4.30 X 0.50 X 1 = 34.49 SQ.MT.	
2 67.66 X 7.51 X 0.50 X 1 = 422.84 SQ.MT.	
3 59.94 X 14.36 X 0.50 X 1 = 430.36 SQ.MT.	
4 59.94 X 7.59 X 0.50 X 1 = 227.47 SQ.MT.	
TOTAL R.G. AREA = 1115.16 SQ.MT.	
R.G. - 2	ADDITION
1 31.87 X 1.31 X 0.50 X 1 = 180.23 SQ.MT.	
2 31.87 X 0.00 X 0.50 X 1 = 127.48 SQ.MT.	
3 18.94 X 7.75 X 0.50 X 1 = 82.86 SQ.MT.	
4 18.78 X 5.52 X 0.50 X 1 = 48.23 SQ.MT.	
5 17.56 X 0.00 X 0.50 X 1 = 70.24 SQ.MT.	
6 20.19 X 2.67 X 0.50 X 1 = 26.96 SQ.MT.	
7 26.42 X 2.02 X 0.50 X 1 = 158.79 SQ.MT.	
8 24.60 X 5.14 X 0.50 X 1 = 112.42 SQ.MT.	
TOTAL ADDITION AREA = 809.31 SQ.MT.	
LESS: DEDUCTION (A)	
1 15.78 X 2.28 X 2/3 X 1 = 24.07 SQ.MT.	
TOTAL R.G. AREA = 781.24 SQ.MT.	
R.G. - 3	ADDITION
1 58.57 X 42.15 X 1.00 X 1 = 2468.72 SQ.MT.	
TOTAL R.G. AREA = 2468.72 SQ.MT.	
TOTAL R.G. AREA PROPOSED = 4385.12 SQ.MT.	



AREA STATEMENT	SQ. MT.	
1 AREA OF PLOT CONSIDERED	28017.22	
2 DEDUCTIONS FOR		
a AREA UNDER 30.00 M. HCMTR	9286.89	
b AREA UNDER 9.00 M WIDE INTERNAL ROAD	2432.02	
c AREA UNDER NOT IN POSSESSION	2885.00	
d AREA NOT TAKEN IN F.S.I. UNDER U.L.C. OF S.NO.-80 = 780.00 SQ.MT.	780.00	
e TOTAL (a+b+c+d)	15349.91	
f NET BUILT-UP AREA (1-2e)	12673.31	
g ADD. AREA UNDER 9.00 M WIDE INTERNAL ROAD	2432.02	
h TOTAL BUILT-UP AREA (3+4)	15105.33	
i DEDUCTION FOR 15% RECREATIONAL GROUND	2265.80	
j BALANCE AREA OF PLOT (5-6)	12839.53	
3 ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE		
a AREA UNDER 30.00 M. HCMTR	9286.89	
b TOTAL PERMISSIBLE AREA (7-8j)	22106.42	
c F.A.R. PERMISSIBLE AS PER APPENDIX 'P' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	1.00	
d TOTAL PERMISSIBLE BUILT-UP AREA (9+10)	22106.42	
e TOTAL PROPOSED BUILT-UP AREA	22096.33	
f TOTAL BALANCE AREA (11-12)	10.09	
g TOTAL F.S.I. CONSUMED	0.998	
4 BALCONY AREA STATEMENT		
a PERMISSIBLE BALCONY AREA		
b PROPOSED BALCONY AREA	AS SHOWN	
c EXCESS BALCONY AREA		
5 TENEMENT STATEMENT		
a PROPOSED BUILT-UP AREA (ITEM A-12 ABOVE)	22096.33	
b LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	359.57	
c AREA AVAILABLE FOR TENEMENTS (8-8)	21708.14	
d TENEMENTS PERMISSIBLE (AS PER APPENDIX 'P') DENSITY AREA UNDER HOUSING FOR DIS-HOUSED (12839.53/2567.82) = 15407.35 sq.mt. AREA UNDER HOUSING FOR DIS-HOUSED (275/HECT = 424 NOS. AREA UNDER HCMTR = 9286.89 sq.mt. 9286.89/DENSITY 2567.82 = 361 NOS.	656 NOS.	
e TOTAL PROPOSED TENEMENT (438+90)	528 NOS.	
6 PARKING STATEMENT		
a TOTAL CAR PARKING REQUIRED BY REGULATION	408 NOS.	
b TOTAL CAR PARKING PROPOSED	480 NOS.	
c TOTAL SCOOTER PARKING REQUIRED BY REGULATION	288 NOS.	
d TOTAL SCOOTER PARKING PROPOSED	300 NOS.	
7 SCHEDULE OF DOORS & WINDOWS		
NO.	SIZE	REMARK
D	1.85 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
W	1.80 X 1.80	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.80	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.80	ALUM. FRAMED SLIDING WINDOW
V	0.80 X 0.75	LOUVERED WINDOW

NO.	SIZE	REMARK
D	1.85 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
W	1.80 X 1.80	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.80	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.80	ALUM. FRAMED SLIDING WINDOW
V	0.80 X 0.75	LOUVERED WINDOW

A BUILT UP AREA STATEMENT OF HOUSING DISHOUSED	SQ.MT.
1 TOTAL PERMISSIBLE BUILT-UP AREA OF HOUSING DISHOUSED	12839.53
2 25% AREA HANDED OVER TO T.M.C. (12839.53 X 25%)	3209.88
3 PROPOSED BUILT-UP AREA (AT BLDG. 1, 2, 3)	2652.07
B TENEMENT STATEMENT	
a PERMISSIBLE BUILT-UP AREA (1+2)	15408.95
b LESS DEDUCTION OF NON-RESIDENTIAL AREA	
c AREA AVAILABLE FOR TENEMENTS (9-9)	15408.95
d TENEMENTS PERMISSIBLE (AS PER APPENDIX 'P') DENSITY 275/HECT = 424 NOS.	424 NOS.
e HANDED OVER TO TMC (2567.82/20) = 86 NOS.	86 NOS.
f PROPOSED TENEMENT FOR T.M.C. (AT BLDG. NO-3)	90 NOS.
g 50% TENEMENT HAVING B/UP AREA 35.00 SQ.MT. (424 NOS. - 86 NOS) = 338 NOS. / 2 = 169 NOS.	169 NOS.
h PROPOSED TENEMENT IN BLDG. NO - 4 & 5	157 NOS.
i BLDG. NO. 4 = 80 NOS.	
j BLDG. NO. 5 = 77 NOS.	

PROFORMA - II

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK, STAMP OF APPROVAL OF PLAN

AMENDED

Plans are approved Subject to conditions prescribed in permit No. V.P. 505, 02/23/14 TMC/TDD 2-152/17. Dated: 12/04/2017

Deputy Engineer (TDC)

Thane Municipal Corporation of the City of Thane

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON LAND THAT THE DIMENSIONS OF SIZES, ETC. OF THE PLOT SHOWN ON THE PLAN ARE AS MENTIONED ON SITE AND THE AREA IS WORKED OUT IN SQUARE METERS AND TABLES WITH THE AREA SHOWN IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

ARCHITECT'S SIGNATURE

DESCRIPTION

PROPOSED DEVELOPMENT ON LAND BEARING:- S.NO.-85 H.NO.-1B,1C; S.NO.-86 H.NO.-1/C, 1/B; S.NO.-87 H.NO.-17B, 17C, 18B, 18C; S.NO.-80; S.NO.-96 H.NO.-4C, 4B, 5B, 5C AT VILLAGE - KOLSHET, THANE

NAME & SIGNATURE OF OWNERS/POAH

FOR: M. D. ASSOCIATES, M. DEEPAK GARDOLA, M. SURESH JAIN

ARCHITECT

10 FOLDS

ARCHITECTS & CONSULTANTS

B-101, Dev Conors, Cop. Cadbury Signal, Thane (V) 400 601. Tel: 022-41006682 / 83 / 84. Email: 10folks@architects.com

SCALE: DRAWN BY: CHECKED: DATE: JOB NO.: PATH:

