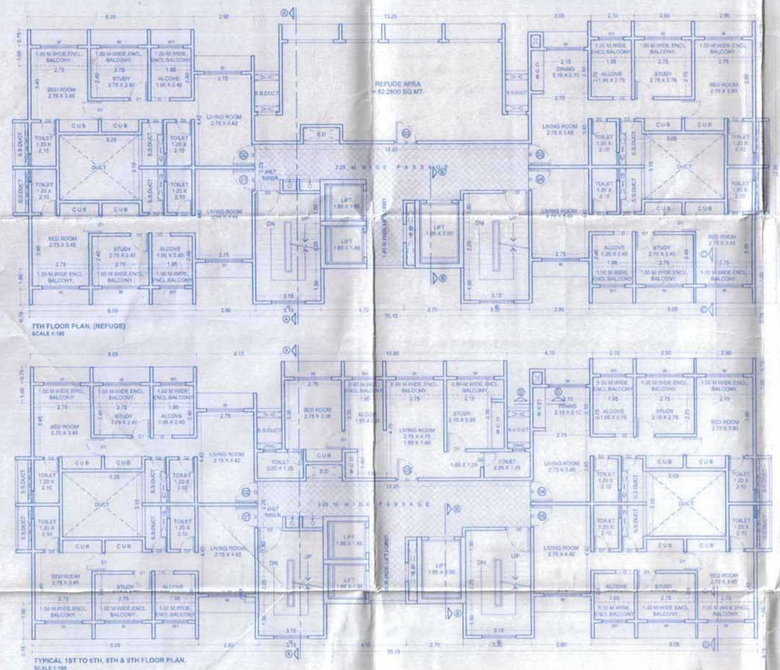
CONSTRUCTED AREA												
SR NO	FLOOR	BUILT UP AREA	PROVIDED SIM. AREA	LIVE	STAIRCASE	LIFT	LOBBY	REFUGE AREA	DUCT	MECHANICAL	SQ.MT. BALCONY	TOTAL
1	PERIDIC FLOOR	253.39	36.18	14.33	35.90	37.61	17.95				5	693.31
2	1ST FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
3	2nd FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
4	3rd FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
5	4th FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
6	5th FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
7	6th FLOOR (REFUGE)	173.60	36.18	14.33	35.90	37.61	17.95	52.39				386.96
8	7th FLOOR (REFUGE)	150.90	36.18	14.33	35.90	37.61	17.95				5	560.70
9	8th FLOOR	239.60	36.18	14.33	35.90	37.61	17.95				5	560.70
10	9th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
11	10th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
12	11th FLOOR (REFUGE)	150.90	36.18	9.96	35.90	37.61	17.95	52.39			4	541.69
13	12th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
14	13th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
15	14th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
16	15th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
17	16th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
18	17th FLOOR (REFUGE)	150.90	36.18	9.96	35.90	37.61	17.95	52.39			4	541.69
19	18th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
20	19th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
21	20th FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
22	21st FLOOR	215.36	36.18	13.31	35.90	37.61	17.95				5	560.46
	ROOF FLOOR	191.60	24.66	8.48	35.90	37.61	17.95	52.39				568.01
	SUB TOTAL (1 TO 22)									13.53		13.53
	STAIRCASE (STILT)									24.66		24.66
	TOTAL	7553.81	794.77	283.36	1233.54	1316.35	628.25	349.58	376.56	47.22	108.50	13180.54

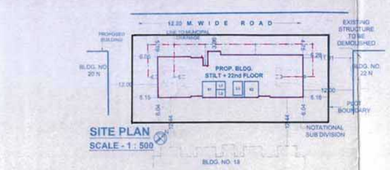
BUILT UP AREA SUMMARY				
SR NO	FLOOR	AREA IN SQ.M	NO. OF FLATS	NO. OF BALCONY
	PARKING			
	STILT / PARKING	-	-	-
	RESIDENTIAL			
1	1ST FLOOR	237.60	5	15
2	2nd FLOOR	237.60	5	15
3	3rd FLOOR	237.60	5	15
4	4th FLOOR	237.60	5	15
5	5th FLOOR	237.60	5	15
6	6th FLOOR	237.60	5	15
7	7th FLOOR (REFUGE)	150.90	4	11
8	8th FLOOR	237.60	5	15
9	9th FLOOR	213.36	5	14
10	10th FLOOR	213.36	5	14
11	11th FLOOR (REFUGE)	150.90	4	11
12	12th FLOOR	213.36	5	14
13	13th FLOOR	213.36	5	14
14	14th FLOOR	213.36	5	14
15	15th FLOOR	213.36	5	14
16	16th FLOOR	213.36	5	14
17	17th FLOOR (REFUGE)	150.90	4	11
18	18th FLOOR	213.36	5	14
19	19th FLOOR	213.36	5	14
20	20th FLOOR	213.36	5	14
21	21st FLOOR	213.36	5	14
22	22nd FLOOR	213.36	5	14
	TOTAL	4475.85	103.00	303.00

SUMMARY OF STAIRCASE & PASSAGE AREA			
SR NO.	FLOOR	AREA IN SQ.M	NO. OF FLATS
	PARKING		
	STILT / PARKING	85.00	-
	RESIDENTIAL		
2	1ST FLOOR	72.61	5
3	2nd FLOOR	72.61	5
4	3rd FLOOR	72.61	5
5	4th FLOOR	72.61	5
6	5th FLOOR	72.61	5
7	6th FLOOR	72.61	5
8	7th FLOOR (REFUGE)	72.61	4
9	8th FLOOR	72.61	5
10	9th FLOOR	72.61	5
11	10th FLOOR	72.61	5
12	11th FLOOR (REFUGE)	72.61	4
13	12th FLOOR	72.61	5
14	13th FLOOR	72.61	5
15	14th FLOOR	72.61	5
16	15th FLOOR	72.61	5
17	16th FLOOR	72.61	5
18	17th FLOOR (REFUGE)	72.61	4
19	18th FLOOR	72.61	5
20	19th FLOOR	72.61	5
21	20th FLOOR	72.61	5
22	21st FLOOR	72.61	5
23	22nd (PART) FLOOR	72.61	5
	TOTAL	1667.03	103.00

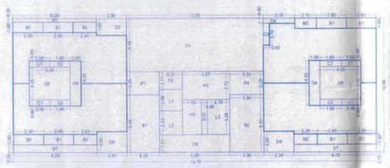
PARKING AREA STATEMENT (4 WHEELER)				
SANC.	DESCRIPTION	NO. OF TE.	PARKING BY REGULATION	
A	PARKING REQUIRED FOR RESIDENCES AS PER TABLE No. 4(B) (4.8)			
1	FOR FLAT AREA BELOW 30.00 M.	12.00	NIL	NIL
2	FOR FLAT AREA 30 to 120.00 M.	93.00	46.50	46.50
3	FOR FLAT AREA BETWEEN 120.00 TO 150.00 M.	-	-	-
4	FOR FLAT AREA ABOVE 150.00 M.	NIL	NIL	NIL
	TOTAL PARKING REQUIRED FOR RESIDENTIAL			47.00
B	PARKING REQUIRED FOR COMMERCIAL AS PER TABLE No. 6 (19)			
1	FOR SHOPPING CENTRE / STORE & OTHER COMM. AREA UPTO 400.00 M.	NIL	NIL	NIL
2	TOTAL PARKING REQUIRED FOR COMMERCIAL			NIL
C	VISITOR PARKING REQUIRED AS PER TABLE No. 6 (B) (4.) 10% VISITOR PARKING - A/B)		4.70	9.00
	TOTAL PARKING REQUIRED			56.00
D	TOTAL PARKING PROVIDED			53.00
	PARKING AREA STATEMENT (2- WHEELER)			
SANC.	DESCRIPTION			
1	PARKING REQUIRED			105.00
2	PARKING PROVIDED			105.00

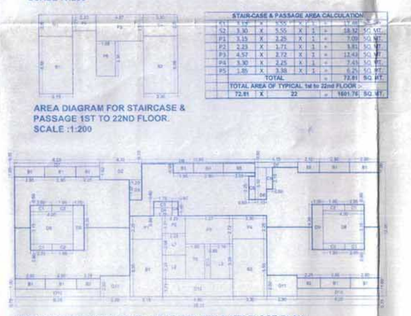
SCHEDULE OF OPENINGS			
S.N.	OPENING	SIZE	SPECIFICATIONS
1	D0	1.20 X 2.10	T.W. FRAME FULLY PANELLED DOOR
2	D	1.05 X 2.10	T.W. FRAME FULLY PANELLED DOOR
3	D1	0.90 X 2.10	T.W. FRAME FULLY PANELLED DOOR
4	D2	0.75 X 2.10	T.W. FRAME FLUSH DOOR
5	W	1.80 X 1.20	GLAZED ALLUMINIUM SLIDING WINDOW
6	W1	1.20 X 0.90	GLAZED ALLUMINIUM SLIDING WINDOW
7	V	0.75 X 0.60	ALLUMINUM FRAME LOUVERED GLASS VENTILATOR





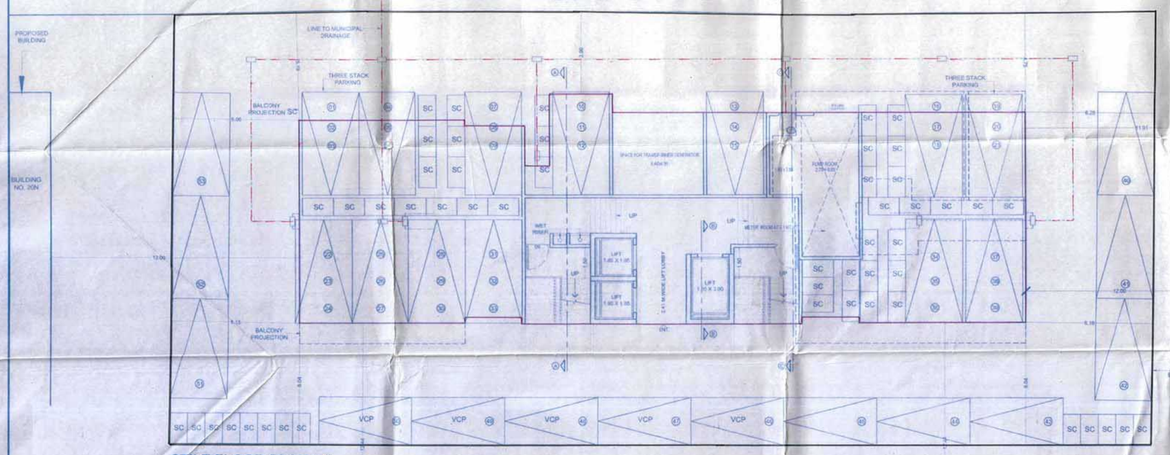
PLOT AREA CALCULATION							
	CALCULATION A					AREA	SQ.MT.
1	51.69	X	19.37	X	0.5	= 500.60	SQ. MT.
2	51.69	X	19.42	X	0.5	= 501.97	SQ. MT.
	TOTAL					= 1002.53	SQ. MT.





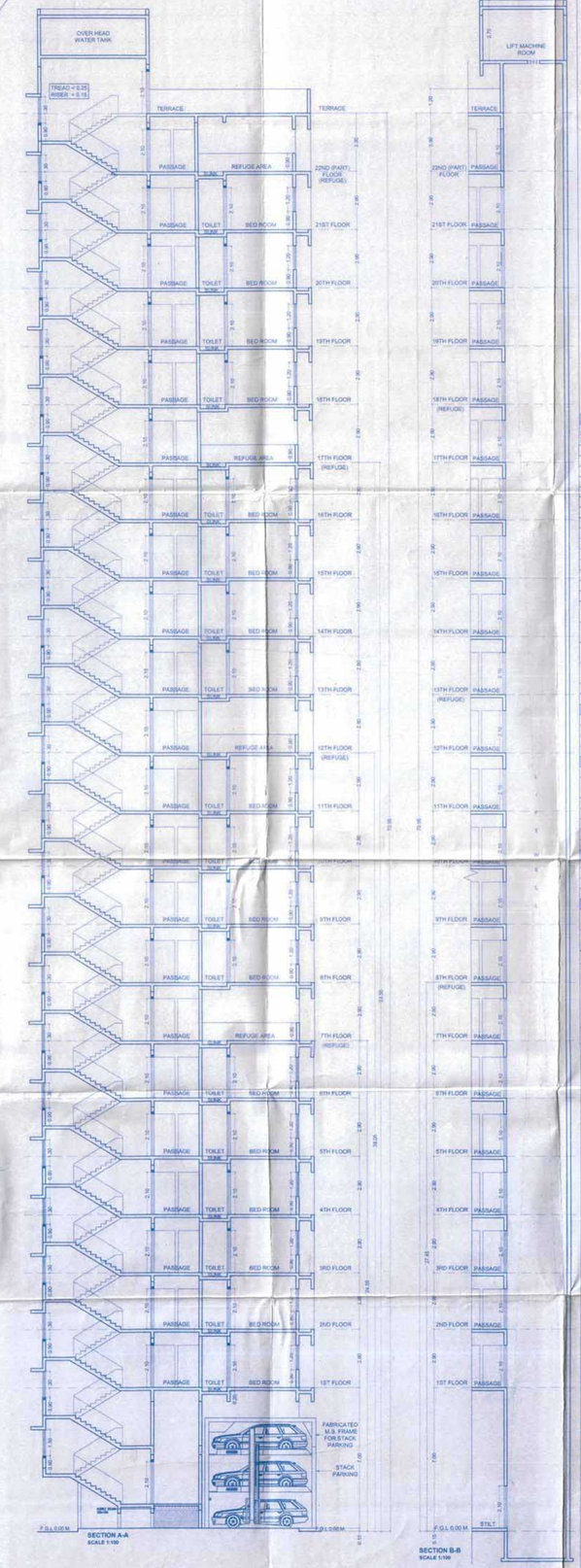
STAIR-CASE & PASSAGE AREA CALCULATION							
	LENGTH		WIDTH			AREA	SQ. MT.
S1	3.30	X	5.55	X	1	= 18.32	SQ. MT.
S2	3.30	X	2.25	X	1	= 7.09	SQ. MT.
P2	2.23	X	1.71	X	1	= 3.81	SQ. MT.
P3	4.57	X	2.72	X	1	= 12.44	SQ. MT.
P4	3.30	X	2.25	X	1	= 7.43	SQ. MT.
P5	1.85	X	3.38	X	1	= 6.25	SQ. MT.
	TOTAL					= 55.34	SQ. MT.
TOTAL AREA OF TYPICAL 1st to 22nd FLOOR :-							
72.61	X	22	=	1597.42	SQ. MT.		

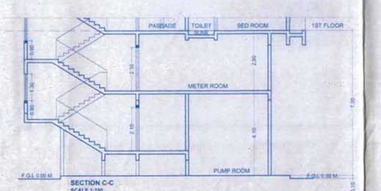
STAIR-CASE & PASSAGE AREA CALCULATION FOR STILT FLOOR							
	LENGTH		WIDTH			AREA	SQ. MT.
S11	3.30	X	4.39	X	1	= 14.49	SQ. MT.
S1A	5.05	X	1.71	X	1	= 8.64	SQ. MT.
S12	3.45	X	3.65	X	1	= 12.59	SQ. MT.
S1B	3.60	X	2.25	X	1	= 8.10	SQ. MT.
P1	2.23	X	1.71	X	1	= 3.81	SQ. MT.
P2	2.41	X	1.01	X	1	= 2.43	SQ. MT.
P3	2.99	X	1.71	X	1	= 5.11	SQ. MT.
P4	2.51	X	2.25	X	1	= 5.65	SQ. MT.
P5	2.16	X	5.47	X	1	= 11.82	SQ. MT.
	TOTAL					= 66.66	SQ. MT.
TOTAL AREA OF STILT FLOOR :-							
66.66	X	1	=	66.66	SQ. MT.		



AREA CALCULATION FOR TYPICAL 1ST TO 6TH,8TH & 9TH FLOOR							
A	35.15	X	12.95	X	1	=	455.19 SQ. MT.
DEDUCTIONS :-							
D1	6.75	X	0.75	X	1	=	4.87 SQ. MT.
D2	4.10	X	1.62	X	1	=	6.64 SQ. MT.
D3	1.80	X	1.97	X	1	=	3.36 SQ. MT.
D4	1.75	X	0.90	X	1	=	1.58 SQ. MT.
D5	10.95	X	0.10	X	1	=	1.10 SQ. MT.
D6	1.80	X	3.10	X	1	=	5.58 SQ. MT.
D7	4.15	X	0.50	X	1	=	2.08 SQ. MT.
D8	4.00	X	4.15	X	2	=	33.20 SQ. MT.
D9	1.06	X	4.85	X	2	=	9.04 SQ. MT.
D10	8.05	X	1.35	X	2	=	21.96 SQ. MT.
D11	2.90	X	2.02	X	2	=	11.72 SQ. MT.
D12	4.80	X	1.75	X	1	=	8.40 SQ. MT.
D13	0.56	X	1.38	X	1	=	1.86 SQ. MT.
	TOTAL					=	111.39 SQ. MT.
DEDUCTION FOR LIFT & CUB							
L1	2.23	X	2.08	X	1	=	4.64 SQ. MT.
L2	2.10	X	1.70	X	1	=	3.57 SQ. MT.
L3	2.08	X	1.38	X	1	=	2.90 SQ. MT.
C1	3.05	X	0.80	X	4	=	4.92 SQ. MT.
C2	1.95	X	0.85	X	1	=	1.66 SQ. MT.
C3	2.10	X	0.80	X	1	=	1.70 SQ. MT.
	TOTAL					=	27.98 SQ. MT.
DEDUCTIONS FOR STAIR-CASE & PASSAGE							
S1	3.30	X	5.55	X	1	=	18.32 SQ. MT.
S2	3.30	X	2.25	X	1	=	7.09 SQ. MT.
P2	2.23	X	1.71	X	1	=	3.81 SQ. MT.
P3	4.57	X	2.72	X	1	=	12.44 SQ. MT.
P4	3.30	X	2.25	X	1	=	7.43 SQ. MT.
P5	1.85	X	3.38	X	1	=	6.25 SQ. MT.
	TOTAL					=	55.34 SQ. MT.
DEDUCTIONS FOR BALCONY :-							
B1	3.90	X	1.00	X	8	=	23.20 SQ. MT.
B2	2.25	X	1.00	X	1	=	2.25 SQ. MT.
B3	3.95	X	0.90	X	1	=	3.56 SQ. MT.
B4	3.90	X	0.80	X	1	=	3.12 SQ. MT.
B5	3.05	X	0.50	X	1	=	2.75 SQ. MT.
B6	2.00	X	1.00	X	1	=	2.00 SQ. MT.
	TOTAL					=	36.16 SQ. MT.
BUILT UP AREA PER FLOOR :-							
=	455.19	-	111.49	+	104.00	=	39.35
=	455.19	-	34.43				
=	220.89	SQ. MT.					
BALCONY AREA STATEMENT :-							
B1	3.90	X	1.00	X	8	=	23.20 SQ. MT.
B2	2.25	X	1.00	X	1	=	2.25 SQ. MT.
B3	3.90	X	0.90	X	1	=	3.51 SQ. MT.
B4	3.90	X	0.80	X	1	=	3.12 SQ. MT.
B5	3.05	X	0.50	X	1	=	1.53 SQ. MT.
B6	2.00	X	1.00	X	1	=	2.00 SQ. MT.
	TOTAL					=	35.61 SQ. MT.
BALCONY AREA PERMISSIBLE :-							
=	10% OF 220.89 SQ. MT.					=	22.09 SQ. MT.
BALCONY AREA EXCESS						=	13.52 SQ. MT.
TOTAL BUILT UP AREA PER FLOOR :-							
220.89	+	37.10				=	257.99 SQ. MT.
NET BUILT UP AREA OF TYPICAL 1ST TO 6TH,8TH & 9TH FLOOR							
257.99	X	6				=	1547.94 SQ. MT.

AREA CALCULATION FOR 7TH FLOOR. (REFUGE)							
A	35.15	X	12.95	X	1	=	455.19 SQ. MT.
DEDUCTIONS :-							
D3	6.05	X	0.35	X	1	=	2.42 SQ. MT.
D3	2.60	X	1.62	X	1	=	4.70 SQ. MT.
D3	10.25	X	0.35	X	1	=	89.44 SQ. MT.
D4	3.05	X	0.50	X	1	=	3.53 SQ. MT.
D5	4.00	X	4.15	X	2	=	33.20 SQ. MT.
D6	1.05	X	4.35	X	2	=	9.14 SQ. MT.
D7	8.05	X	1.35	X	2	=	21.96 SQ. MT.
D8	2.90	X	2.02	X	2	=	11.72 SQ. MT.
D9	4.80	X	1.75	X	1	=	8.40 SQ. MT.
D10	0.56	X	1.38	X	1	=	1.86 SQ. MT.
	TOTAL					=	188.07 SQ. MT.
DEDUCTION FOR LIFT & CUB							
L1	2.23	X	2.08	X	1	=	4.64 SQ. MT.
L2	2.10	X	1.70	X	1	=	3.57 SQ. MT.
L3	2.08	X	1.38	X	1	=	2.90 SQ. MT.
C1	3.05	X	0.80	X	4	=	4.92 SQ. MT.
C2	1.95	X	0.85	X	1	=	1.66 SQ. MT.
C3	2.10	X	0.80	X	1	=	1.70 SQ. MT.
	TOTAL					=	27.98 SQ. MT.
DEDUCTIONS FOR STAIR-CASE & PASSAGE							
S1	3.15	X	5.55	X	1	=	17.48 SQ. MT.
S2	3.30	X	5.55	X	1	=	18.32 SQ. MT.
P1	3.15	X	2.25	X	1	=	7.09 SQ. MT.
P2	2.23	X	1.71	X	1	=	3.81 SQ. MT.
P3	4.57	X	2.72	X	1	=	12.43 SQ. MT.
P4	3.30	X	2.25	X	1	=	7.43 SQ. MT.
P5	1.85	X	3.38	X	1	=	6.25 SQ. MT.
	TOTAL					=	72.81 SQ. MT.
DEDUCTIONS FOR BALCONY :-							
B1	3.90	X	1.00	X	8	=	23.20 SQ. MT.
B2	2.25	X	1.00	X	1	=	2.25 SQ. MT.
B3	2.20	X	1.00	X	1	=	2.20 SQ. MT.
	TOTAL					=	12.64 SQ. MT.
BUILT UP AREA PER FLOOR :-							
=	455.19	-	185.82	+	260.76	=	32.25
=	455.19	-	283.71				
=	171.48	SQ. MT.					
BALCONY AREA STATEMENT :-							
B1	3.90	X	1.00	X	8	=	23.20 SQ. MT.
B2	2.20	X	1.00	X	1	=	2.20 SQ. MT.
B3	2.30	X	1.00	X	1	=	2.30 SQ. MT.
	TOTAL				12	=	32.65 SQ. MT.
BALCONY AREA PERMISSIBLE :-							
=	10% OF 171.48 SQ. MT.					=	17.15 SQ. MT.
BALCONY AREA PROPOSED						=	32.65 SQ. MT.
BALCONY AREA EXCESS						=	14.79 SQ. MT.
TOTAL BUILT UP AREA PER FLOOR :-							
171.48	+	14.79				=	186.18 SQ. MT.
NET BUILT UP AREA OF TYPICAL 7TH FLOOR							
186.18	X	1				=	186.18 SQ. MT.





PROFORMA 'A' | SHEET NO.01/02

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions prescribed in permit No. V.P. SDA/1002/10 TMC/TDD/ 1347/15 Dated 28/12/2015

Town Development & Planning Officer (T.D.P.)
Thane Municipal Corporation of The City of Thane

सशर्त मंजूरी

"मंजूर नगरनियोजनात परिपत्रकात व यापूर्वी लावलेल्या विभाग, विकास नियमावलीतील आवश्यक सर्व परवानग्या व पोटा परिपत्रक घेवून घ्याव्यात, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम २१ अन्वये परवानाधारक मुदत असेपर्यंत, त्यानंतरी जमीनीचा आदर २ एफ चेक ए रु. ५०००/- दंड होऊ शकतो".

PROFORMA		
A	AREA STATEMENT	
S.NO.	DESCRIPTION	AREA IN SQ.M
1	PLOT AREA	1,002.53
2	DEDUCTION	
	a) ROAD SET BACK	NIL
	b) PROPOSED ROAD	NIL
	c) RESERVATIONS IF ANY	NIL
	TOTAL DEDUCTION (a+b+c)	NIL
3	NET PLOT AREA	1,002.53
4	DEDCTIONS FOR R.G IF ANY	NIL
5	5% AMENITY IF ANY	NIL
6	BALANCE PLOT 3-(4+5)	1,002.53
7	ADDITIONS FOR FSI	
	a) 100% OF 2(a)	NIL
	b) 100% OF 2(b)	NIL
8	TOTAL (6+7)	1,002.53
9	PERMISSIBLE FSI	
10	MHADA NOC NO.CO/KB/ARCH/NOC/1939/2010 DT. 21/10/2010	4,666.33
11	ADD 15% ADDITIONAL B.U.A AS PER APPENDIX 'R' 1392.12 X 15% = 208.82/SQ.M	208.82
12	ADDITIONAL BUILT UP FOR ENCROACHED AREA AS PER MHADA NOC	NIL
13	TOTAL PERMISSIBLE BUILT UP AREA (10+11+12)	4,875.15
14	PROPOSED FLOOR AREA	4,870.50
15	BALANCE FLOOR AREA	4.65
B	BALCONY STATEMENT	
1	PERMISSIBLE BALCONY AREA	REFER TABLE
2	PROPOSED BALCONY AREA	
3	EXCESS BALCONY AREA	
4	TOTAL EXCESS BALCONY AREA	
C	TENAMENT STATEMENT	
1	PROPOSED AREA VIDE ITEM NO. 13	4,875.15
2	LESS DEDUCTION OF NON-RESIDENTIAL (SHOPS ETC.)	NIL
3	AREA AVAILABLE FOR TENAMENTS	4,875.15
4	TENAMENTS PERMISSIBLE	609.39
5	TENAMENTS PROPOSED	105.00
6	TENAMENTS EXISTING	NIL
7	TOTAL TENAMENT PROPOSED	105.00
D	CAR PARKING	
1	COVERED GARAGES PERMISSIBLE	NIL
2	COVERED GARAGES PROPOSED	NIL
3	PARKING REQUIRED BY REGULATIONS	52.00
4	TOTAL PARKING PROVIDED	53.00
E	TRANSPORT VEHICLE PARKING	
1	SPACE REQUIRED FOR TRANSPORT VEHICLE BY REGULATIONS	NIL
2	TOTAL NO.s OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	NIL

F COLOUR CODE

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
SETBACK AREA SHOWN HATCHED BROWN
PROPOSED ROADS SHOWN BROWN WASH

CERTIFICATE OF AREA

CERTIFIED THAT I have surveyed the plot under reference on _____ and that the dimentions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 1,002.53 sq.mt. and tallies with the area stated in the document of Ownership / Town Planning Scheme records.

Signature Of Licensed Architect.

PROFORMA 'B'

OWNER'S NAME:

For EKDANTA CONSTRUCTIONS & DEVELOPERS PVT. LTD.

Director

REV.	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT :
PROPOSED REDEVELOPMENT OF "SHREE SIDDHIVINAYAK" (BLDG. NO. 21 NEW) CO-OP. HSG. SOC. LTD PART OF HOUSING LAYOUT OF VARTAK NAGAR ON LAND BEARING S.NO. 183 TO 187, 206 TO 208, 283, 371, 381, 404 VIL- MAJIWADA & S. NO. 63 (PT) 64 (PT) & 140 VIL- PANCHPAKHADI, THANE.
FOR :-

SCALE : 1:100
DATE : 02/09/2014

TITLE :
GROUND FLOOR PLAN, 1ST TO 22ND FLOOR PLAN REFUGE FLOOR PLAN AREA CALCULATION,SITE PLAN, SUMMARY OF BUILT UP AREA,STAIRCASE AREA ,SECTION AT-AA ,BB,CC & DD PROFORMA,ETC.

PROJ. NO.
DRG. NO. | REV. SUFF.

DRAWN BY	CHECKED	APPROVED BY
PRAVIN	A. KASHYAP	M. MAHAJAN

design consortium
ARCHITECT & INTERIOR DESIGNER
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