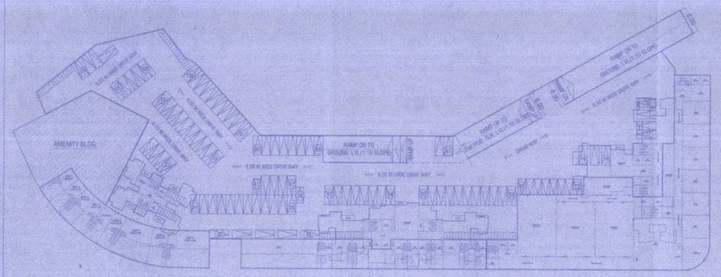
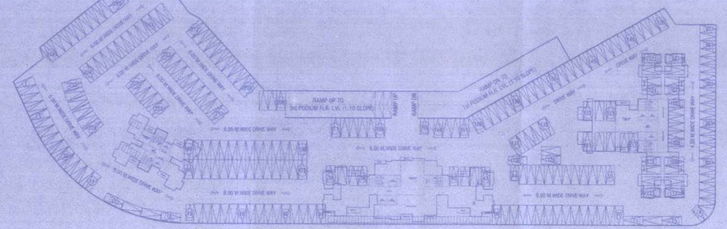
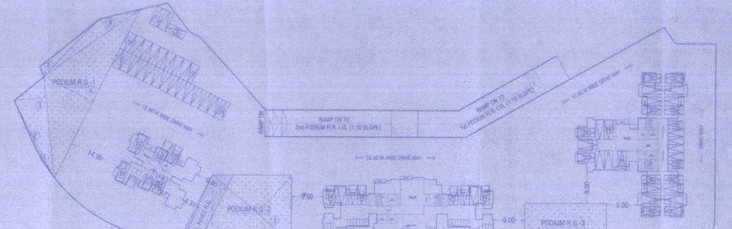


1st PODIUM FLOOR PLAN (1st PODIUM AREA AS PER F-LINE = 9541.00 sq.mt.)
SCALE - 1:500 | TOTAL CARS = 104 NOS. | TOTAL SCOOTERS = 130 NOS.

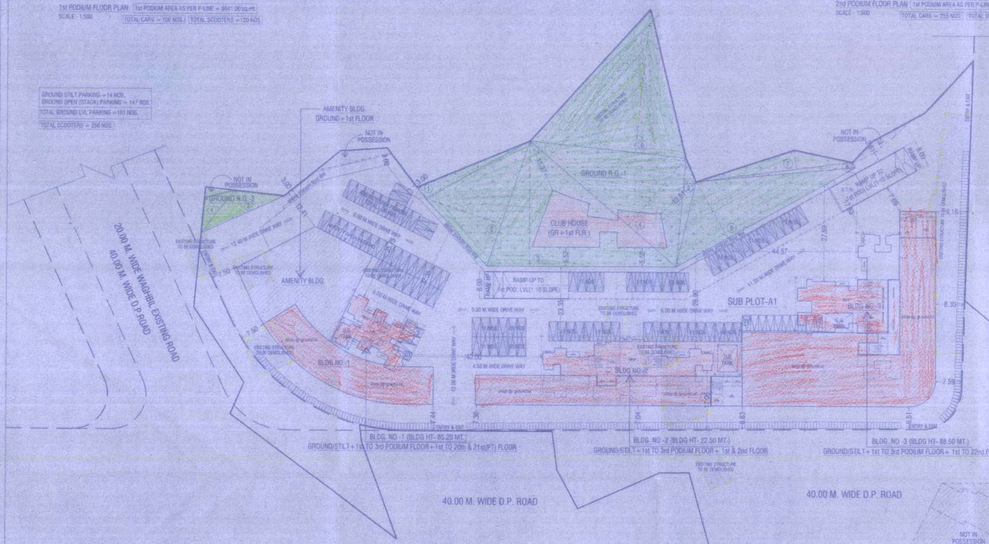


2nd PODIUM FLOOR PLAN (1st PODIUM AREA AS PER F-LINE = 9680.00 sq.mt.)
SCALE - 1:500 | TOTAL CARS = 259 NOS. | TOTAL SCOOTERS = 140 NOS.



3rd PODIUM FLOOR PLAN | TOTAL CARS = 76 NOS. | TOTAL SCOOTERS = 69 NOS.
SCALE - 1:500

GROUND STILT PARKING = 14 NOS.
GROUND OPEN STILT PARKING = 147 NOS.
TOTAL GROUND LVL PARKING = 161 NOS.
TOTAL SCOOTERS = 206 NOS.



LAYOUT PLAN
SCALE - 1:500

ULC AREA STATEMENT

S. NO.-130 (AREA= 5720.00 SQ.MT.)

5% B/UP AREA HANDED OVER TO GOVT. (5720.00 X 5% = 286.00 SQ.MT.)
ULC FLAT PROPOSED @ BLDG NO.-1
FIRST FLOOR - 101, 102, 103, 104 & SECOND FLOOR - 201, 202, 203 & 204

TOTAL B/UP AREA PROPOSED - SALE B/UP AREA + MHADA B/UP AREA	14276.93 SQ.MT. + 2986.62 SQ.MT.
TOTAL B/UP AREA PROPOSED - 17187.15 SQ.MT.	
TOTAL TENEMENT PROPOSED - SALE TENEMENT + MHADA TENEMENT	144 NOS. + 69 NOS.
TOTAL TENEMENT PROPOSED - 213 NOS.	

CLUB HOUSE STATEMENT (SUB PLOT-A1)

PROPOSED CLUB-HOUSE ON GROUND R.G.-1 = 3835.41 sq.mt.
PERMISSIBLE CLUB HOUSE 15% OF PROPOSED GROUND R.G. AREA =
3835.41 X 15% = 575.26 SQ.MT.
10% PERMISSIBLE AREA = 383.84 SQ.MT.
5% PERMISSIBLE AREA = 191.42 SQ.MT.
TOTAL AREA = 575.26 SQ.MT.

CLUB HOUSE B/UP AREA STATEMENT

FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND FLOOR	383.84 SQ.MT.	374.23 SQ.MT.	------
FIRST FLOOR	191.92 SQ.MT.	176.66 SQ.MT.	------

PARKING STATEMENT (SUB PLOT-A1)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
1 BG.OH 30.00 SQ.MT. NO PARKING		
2 TENEMENTS HAVING B/UP AREA ABOVE 30.00 sq.mt. TO 37.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	08 NOS.	04 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 37.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	26 NOS.	26 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	49 NOS.	98 NOS.
(MHADA PARKING STATEMENT) 2 TENEMENTS HAVING B/UP AREA ABOVE 30.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	69 NOS.	35 NOS.
+ 10% VISITORS PARKING		30 NOS.
TOTAL CAR PARKING REQUIRED (RES.)		249 NOS. (A)
1 TENEMENTS / SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	213 NOS.	213 NOS. (B)
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25.00 MT UP TO 450 SQ.MT. & RESIDUAL 1 PARKING SPACE FOR EVERY 50.00 MT	450.00 / 25 = 18 NOS. 2797.07 / 50 = 56 NOS.	74 NOS.
TOTAL COMM. AREA = 41843.07 sq.mt.		
TOTAL CAR PARKING REQUIRED (COMM.)		92 NOS. (C)
1 SCOOTER PARKING SPACE FOR EVERY 50 SQ.MT.	4223.07 MT.	211 NOS. (D)
TOTAL CAR PARKING REQ (B +C) = 331 NOS.		
TOTAL CAR PARKING PROPOSED = 339 NOS.		
TOTAL SCOOTER PARK. REQ.(B + D) = 424 NOS.	GROUND LVL = 161 NOS.	
TOTAL SCOOTER PARKING PROPOSED = 358 NOS.	1st PODIUM LVL = 120 NOS. 2nd PODIUM LVL = 105 NOS. 3rd PODIUM LVL = 72 NOS.	

PARKING STATEMENT (AMENITY BUILDING)

DESCRIPTION (AMENITY BLDG.)		
1 PARKING SPACE FOR EVERY 75 SQMT. UP TO 450 SQ.MT. & RESIDUAL 1 PARKING SPACE FOR EVERY 50 SQ.MT. TOTAL COMM. AREA = 1450.94 sq.mt.	450.00 / 75 = 06 NOS. 1000.94 / 50 = 20 NOS.	26 NOS.
TOTAL CAR PARKING REQUIRED (COMM.)		26 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 25 SQ.MT.	1450.94 SQ. MT.	71 NOS.
TOTAL CAR PARKING REQUIRED = 26 NOS.		
TOTAL CAR PARKING PROPOSED = 26 NOS.		
TOTAL SCOOTER PARKING PROVIDED = 71 NOS.	GROUND FLOOR = 71 NOS.	
TOTAL SCOOTER PARKING PROPOSED = 71 NOS.		

BUILT-UP AREA SUMMARY (SALE COMPONENT) (SUB PLOT-A1)

BLDG. NOS.	FLOORS	USE OF BUILDING	CARPET AREA	RATIO AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
1	GROUND,STILT + 1st TO 3rd PODIUM FLOOR + 1st & 2nd FLOOR	(RES.+COMM.)	736.30	300.72	1	1044.02 sq.mt.	06 NOS.
2	GROUND,STILT + 1st TO 3rd PODIUM FLOOR + 1st & 2nd FLOOR	(RES.+COMM.)	707.20	312.14	1	1541.66 sq.mt.	12 NOS.
3	GROUND,STILT + 1st TO 3rd PODIUM FLOOR + 1st TO 22nd FLOOR	(RES.+COMM.)	4748.45	1972.65	1	6721.10 sq.mt.	126 NOS.
	TOTAL BUILT-UP AREA		6191.95	2585.51	03 NOS.	14276.93 sq.mt.	144 NOS.

STAIRCASE AREA SUMMARY (SALE COMPONENT) (SUB PLOT-A1)

BLDG. NOS.	FLOORS	STAIRCASE AREA	BLDG. NO.	TOTAL STAIRCASE AREA
1	GR.,FST + 1st TO 3rd POD. FLR. + 1st TO 2nd & 21st(P) FLOOR	1472.43 sq.mt.	1	1472.43 sq.mt.
2	GROUND,STILT + 1st TO 3rd PODIUM FLOOR + 1st & 2nd FLOOR	812.63 sq.mt.	1	812.63 sq.mt.
3	GROUND,STILT + 1st TO 3rd PODIUM FLOOR + 1st TO 22nd FLOOR	3958.45 sq.mt.	1	3958.45 sq.mt.
	TOTAL STAIRCASE AREA	6243.51 sq.mt.	03 NOS.	6243.51 sq.mt.

R.G.-1 AREA CALCULATION (SUB PLOT-A1)

25% R.G. AREA REQ. OF NET PLOT - (19005.24 X 25% = 4751.31 sq.mt.)
375 P.U.R. AREA ON GROUND LVL. = 4223.07 X 1.125 = 4751.31 sq.mt.
R.G. AREA PROVIDED ON GROUND LVL. = 3975.47 SQ.MT.

GROUND R.G.-1 AREA CALCULATION

ADDITION -

1	34.56	X 3.96	X 0.30	X 1	=	68.63 SQ.MT.
2	37.73	X 22.73	X 0.30	X 1	=	429.80 SQ.MT.
3	53.96	X 35.40	X 1.00	X 1	=	1964.84 SQ.MT.
4	35.25	X 25.44	X 0.50	X 1	=	750.29 SQ.MT.
5	31.27	X 3.49	X 0.50	X 1	=	54.70 SQ.MT.
6	56.34	X 13.59	X 0.50	X 1	=	140.22 SQ.MT.
7	44.79	X 3.57	X 0.50	X 1	=	127.37 SQ.MT.
8	45.45	X 1.96	X 0.50	X 1	=	35.97 SQ.MT.
9	44.60	X 31.16	X 0.50	X 1	=	971.89 SQ.MT.
	TOTAL GROUND R.G.-1 AREA					3834.41 SQ.MT.

GROUND R.G.-2 AREA CALCULATION

ADDITION -

1	15.48	X 5.48	X 0.50	X 1	=	42.42 SQ.MT.
2	25.99	X 7.29	X 0.50	X 1	=	94.74 SQ.MT.
	TOTAL GROUND R.G.-2 AREA					137.16 SQ.MT.

PODIUM R.G.-1 AREA CALCULATION

ADDITION -

1	12.85	X 6.37	X 0.85	X 1	=	6.87 SQ.MT.
2	25.99	X 6.29	X 0.50	X 1	=	9.77 SQ.MT.
3	29.17	X 9.22	X 0.50	X 1	=	134.48 SQ.MT.
4	54.07	X 15.73	X 0.50	X 1	=	425.66 SQ.MT.
5	22.99	X 2.67	X 0.50	X 1	=	30.66 SQ.MT.
6	33.39	X 4.31	X 0.50	X 1	=	72.20 SQ.MT.
	TOTAL PODIUM R.G.-1 AREA					880.26 SQ.MT.

PODIUM R.G.-2 AREA CALCULATION

ADDITION -

1	21.04	X 9.98	X 0.67	X 1	=	14.05 SQ.MT.
2	31.14	X 19.00	X 0.50	X 1	=	295.83 SQ.MT.
3	25.68	X 14.00	X 0.50	X 1	=	217.44 SQ.MT.
	TOTAL PODIUM R.G.-2 AREA					527.88 SQ.MT.

PODIUM R.G.-3 AREA CALCULATION

ADDITION -

1	25.03	X 11.64	X 1.00	X 1	=	297.15 SQ.MT.
	TOTAL PODIUM R.G.-3 AREA					297.15 SQ.MT.

TOTAL R.G. AREA PROPOSED (+2) = 5490.41 SQ.MT.

R.G. AREA CALCULATION (SUB PLOT-A2)

10% R.G. AREA REQ. OF NET PLOT - (1285.98 X 10% = 306.60 sq.mt.)
TOTAL R.G. PROVIDED IN GROUND LVL. =

GROUND R.G.-1 AREA CALCULATION

ADDITION -

1	37.05	X 1.50	X 0.80	X 1	=	29.07 SQ.MT.
2	37.28	X 15.02	X 0.80	X 1	=	160.56 SQ.MT.
	TOTAL GROUND R.G.-1 AREA					219.92 SQ.MT.

TOTAL CAR PARKING PROPOSED (SALE + AMENITY) = 422 NOS.
TOTAL SCOOTER PARKING PROPOSED (SALE + AMENITY) = 570 NOS.

MHADA AREA STATEMENT (SUB PLOT-A1)

A	AREA STATEMENT	SQ.MT
1	a 20% AREA HANDED OVER TO MHADA OF NET PLOT AREA (14366.89 SQ.MT. X 20% = 2873.19 SQ.MT.	2873.19
2	TOTAL PROPOSED AREA (MHADA AT BUILDING NO.-1)	2986.62
3	TOTAL EXCESS AREA (2-1)	39.43
B	TENEMENT STATEMENT	
1	a TOTAL PROPOSED TENEMENT (MHADA AT BUILDING NO.-1)	69 NOS.

AMENITY AREA REQUIRED AS PER SANCTION V.P.No.- (V.P.No.-2003/29) = 3668.38 SQ.MT.
AMENITY AREA PROVIDED ON PLOT-02 = 1113.11 SQ.MT. (V.P.No.-2003/29)
AMENITY AREA PROVIDED ON PLOT-A1 IN CONSTRUCTED FSIW = 1884.41 SQ.MT. AS PER BELOW (V.P.No.-506/0029/15)
AS PER R.L. LAND RATE = 17500/- X 1884.41 = 33020930/-
SSD2930.86/25000 = 1420.84 SQ.MT.
CONSTRUCTED AMENITY AREA REQUIRED = 1420.84 SQ.MT.
CONSTRUCTED AMENITY AREA PROVIDED = 1420.84 SQ.MT.

BUILT-UP AREA SUMMARY (SUB PLOT-A2)

BLDG. NOS.	FLOORS	USE OF BUILDING	RES. AREA	COMM. AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
1	GROUND,STILT + 1st & 2nd FLOOR	(RES.+COMM.)	877.68	140.14	1	1017.82 sq.mt.	24 NOS.
2	GROUND,STILT + 1st TO 4th & 5th (P)	(RES.+COMM.)	589.62	82.04	1	787.26 sq.mt.	21 NOS.
	TOTAL BUILT-UP AREA		1060.70	240.15	02 NOS.	1305.08 sq.mt.	45 NOS.

STAIRCASE AREA SUMMARY (SUB PLOT-A2)

BLDG. NOS.	FLOORS	STAIRCASE AREA	BLDG. NO.	TOTAL STAIRCASE AREA
1	GROUND,STILT + 1st & 2nd FLOOR	130.00 sq.mt.	1	128.50 sq.mt.
2	GROUND,STILT + 1st TO 4th & 5th (P)	81.91 sq.mt.	1	82.91 sq.mt.
	TOTAL STAIRCASE AREA	189.91 sq.mt.	02 NOS.	189.91 sq.mt.

PARKING STATEMENT (SUB PLOT-A2)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
1 BG.OH 30.00 SQ.MT. NO PARKING		
+ 2 TENEMENTS HAVING B/UP AREA ABOVE 30.00 sq.mt. TO 37.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	18 NOS.	09 NOS.
+ 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	04 NOS.	08 NOS.
+ 10% VISITORS PARKING		02 NOS.
TOTAL CAR PARKING REQUIRED (RES.)		19 NOS. (A)
+ 1 TENEMENTS / SCOOTER PARKING SPACE FOR EACH (SALE + MHADA)	23 NOS.	23 NOS. (B)
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25.00 MT UP TO 450 SQ.MT. & RESIDUAL 1 PARKING SPACE FOR EVERY 50 SQ.MT. TOTAL COMM. AREA = 240.15 sq.mt.	240.15 / 25 = 10 NOS.	10 NOS.
TOTAL CAR PARKING REQUIRED (COMM.)		10 NOS. (C)
1 SCOOTER PARKING SPACE FOR EVERY 25 SQ.MT.	240.15 SQ. MT.	10 NOS. (D)
TOTAL CAR PARKING REQ (B +C) = 29 NOS.		
TOTAL CAR PARKING PROPOSED = 29 NOS.		
TOTAL SCOOTER PARK. REQ.(B + D) = 33 NOS.		
TOTAL SCOOTER PARKING PROPOSED = 33 NOS.	BASE - BLDG.PLOT-A1 = 10 NOS.	

CONTENT OF SHEET

7/14

LAYOUT PLAN, PLOT AND DIVISION & CALCULATION, SUB FLOOR & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, G.L. TANK

STAMP OF APPROVAL OF PLANS

Plans are approved subject to conditions prescribed in permit No. V.P.506/1228/15 TMC/TDD/ 1694/16 Dated: 14/01/2016

Town Planning Officer
Town Development & Planning Dept.
Thane Municipal Corporation of The City of Thane

Plans are approved subject to conditions prescribed in permit No. V.P.
Town Planning Officer
Thane Municipal Corporation of The City of Thane

PROFORMA- A

A	AREA STATEMENT			SQ.MT.
1	a	AREA OF PLOT (AS PER 7/12)		21856.41
	b	AREA OF PLOT (AS PER D'ENGG.ESTATION METHOD)		21719.33
	c	AREA OF CONSIDERED (1a)		21722.21
	d	AREA OF SUB PLOT	(PLOT-A1) 20481.97	(PLOT-A2) 1524.64	(PLOT-A3) 236.16
2		DEDUCTIONS FOR -		
	a	AREA UNDER 30.00 M. WIDE WAGHRAL EXISTING ROAD	977.67	------
	f	AREA UNDER 25.00 M. WIDE ROAD	977.03	------
	g	AREA UNDER 40.00 M. WIDE ROAD	6393.74	------
	h	AREA UNDER NOT BY POSSESSION (AS DE M.W.D.P. ROAD)	520.42	------
	i	AREA UNDER NOT IN POSSESSION	191.25	103.68
	j	AREA UNDER RESERVATION	------	91.75
	k	DEDUCT AREA UNDER AMENITY PLOT-02 (N.A.P.NO.- 2003/29	1084.41	------
	l	TOTAL AREA (a+b+c+d+e+f+g+h+i+j+k)	10541.14	339.72
3		BALANCE AREA OF PLOT (1-2)	1469.83	------
	m	ADD: AREA UNDER AMENITY PLOT-02 (N.A.P.NO.- 2003/29	1084.41	------
4		NET AREA OF PLOT (3+3m)	14992.24	------
	a	DEDUCTION FOR 15% (RESIDENTIAL GROUND (RES.)+1)	2024.29	------
5		BALANCE AREA OF PLOT (4-5)	14360.89	1296.51
7		ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	------	------
	a	AREA UNDER 30.00 M. WIDE WAGHRAL EXISTING ROAD	------	------
	e	AREA UNDER 25.00 M. WIDE ROAD	------	------
	f	AREA UNDER 40.00 M. WIDE ROAD	------	------
	g	AREA UNDER RESERVATION	------	91.71
	i	70% OF HANDED OVER TO MHADA AREA (14360.89 X 20%) MHADA AREA STATEMENT (SUB PLOT-A1)	2872.19	------
	z	TOTAL AREA (a+b+c+d+e+f+g+h+i)	2872.19	------
8		TOTAL PERMISSIBLE AREA (6+7z)	17232.16	1387.28
	a	F.A.R. PERMISSIBLE AS PER APPENDIX - E TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND (GAOTHAN) (FRACTIONAL Y MAX.NO. OF STOREYS)	ONE	ONE
9		TOTAL PERMISSIBLE BUILT-UP AREA (7Z8)	17232.16	1387.28
10		TOTAL PROPOSED BUILT-UP AREA (SALE AREA= 14276.93 sq.mt.) + (MHADA AREA= 2872.19 sq.mt.)	17149.12	1389.80
11		TOTAL BALANCE AREA (8-10)	83.04	(N) 2.52
12		TOTAL F.S.I. CONSUMED	0.8543	0.977
B		TENEMENT STATEMENT		
13	a	PROPOSED AREA (ITEM 4 A ABOVE)	17232.16	1387.28
14	b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	4164.91	240.15
14	c	AREA AVAILABLE FOR TENEMENTS (a-b)	13045.87	1097.13
15		TENEMENTS PERMISSIBLE (AS PER APPENDIX - D) DENSITY 250/ HECT.	326 NOS.	27 NOS.
16		TOTAL PROPOSED TENEMENT (SALE + MHADA)	213 NOS.	22 NOS.
C		PARKING STATEMENT		
17	a	CAR PARKING REQUIRED BY REGULATION (SALE + MHADA)	337 NOS.	26 NOS.
18	b	TOTAL CAR PARKING PROVIDED (SALE + MHADA)	580 NOS.	29 NOS.
19	a	SCOOTER PARKING REQUIRED BY REGULATION (SALE + MHADA)	424 NOS.	37 NOS.
20	b	TOTAL SCOOTER PARKING PROVIDED (SALE + MHADA)	568 NOS.	38 NOS.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON AND THE DEMARCATION OF LIMITS I.E. OF PLOT
STATED ON PLAN ARE AS PER MAJOR BOUNDARIES ON SITE AND THE AREA SO
SHOWN OUT OF VALUES WITH THE AREA STATED IN DOCUMENTS.

OWNER/DEVELOPER | SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING S.NO.- 105, S.NO.- 106/1, & H.S. - 1, H.No. 5 NO. - 1/2/2, S.NO.- 107/4, S.NO.- 130, S.NO.- 131/3/1 & S.NO.- 132 AT VILLAGE - KAVESAR TAHSIL

NAME OF P.O.A.	NAME OF OWNER (S.NO.-130)
FOR, M/S. SAI UMA CORPORATION	NAVNATH JAGANNATH MANERA PARSHURAM JAGANNATH MANERA DATTA JAGANNATH MANERA NARESH JAGANNATH MANERA SUDHAKAR NARAYAN MANERA

ARCHITECTS NAME AND ADDRESS

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