PARKING STATEMENT FOR FOUR WHEELER	TENEMENT (MHADA)	PARKING
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.		2
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	43	21.5
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.		0
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.		0
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.		0
TOTAL	43	21.5
VISITOR'S PARKING 5%		1.08
TOTAL PARKING REQUIRED		23

PARKING STATEMENT FOR TWO WHEELER	TENEMENT: 1 (WING MAJESTY)	1 (WING SUPREME)	2 (WING MONARCH)	3 (WING HIGHNESS)	TOTAL	PARKING
2 parking space for every 2 tenement carpet area less than 30.00 sq.mt.						
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.					0	0
1 parking space for every 1 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	5	7	70	101	183	[illegible]
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.					0	
1 parking space for every 1 tenement carpet area above 150.00 sq.mt.					0	
TOTAL	5	7	70	101	183	[illegible]
VISITOR'S PARKING 5%						9.15
TOTAL PARKING REQUIRED						[illegible]
TOTAL PARKING PROVIDED						[illegible]

A

PARKING STATEMENT (1) FOUR WHEELER	TENEMENT: 1 (WING MAJESTY)	1 (WING SUPREME)	2 (WING MONARCH)	3 (WING HIGHNESS)	TOTAL	PARKING
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.						
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.					0	0
1 parking space for every 1 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	5	7	70	101	183	91.5
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.						
2 parking space for every 1 tenement carpet area above 150.00 sq.mt.						
TOTAL	5	7	70	101	183	91.5
VISITOR'S PARKING 5%						4.58
TOTAL PARKING REQUIRED						96
TOTAL PARKING PROVIDED						[illegible]

BUILT-UP AREA SUMMARY			
BLDG. TYPE	FLOORS	AREA IN SQ.MT. BUILT-UP AREA RESIDENTIAL	MHADA
1 (WING MAJESTY)	ST.+ 1ST TO 3RD	897.62	
1(WING SUPREME)	ST.+ 1ST TO 3RD	1078.29	
2 (WING MONARCH)	ST.+ 1ST TO 14TH	5924.58	
3 (WING HIGHNESS)	ST.+ 1ST TO 32ND	7310.93	2879.57
TOTAL BUILT-UP AREA		15211.42	2879.57

P-LINE AREA FOR R.G.-3 (PODIUM)		
P-LINE AREA	=	383.77 SQ.MT.

CONSTRUCTION AREA SUMMARY				
BLDG. TYPE	FLOORS	AREA IN SQ.MT. RESI.	MHADA	TOTAL
1 (WING MAJESTY)	ST.+ 1ST TO 3RD	1476.80		1476.80
1 (WING SUPREME)	ST.+ 1ST TO 3RD	1805.58		1805.58
2 (WING MONARCH)	ST.+ 1ST TO 14TH	6724.06		6724.06
3 (WING HIGHNESS)	ST.+ 1ST TO 32ND	7941.85	2879.57	10821.42
	PODIUM-1	5769.07		5769.07
	PODIUM-2	2271.45		2271.45
TOTAL CONSTRUCTION AREA		25988.81	2879.57	28868.38

TENEMENTS STATEMENT				
BLDG. TYPE	FLOORS	TENEMENT UDCPR	MHADA	TOTAL
1(Wing MAJESTY)	ST.+ 1STTO 3RD	5		5
1(Wing SUPREME)	ST.+ 1STTO 3RD	7		7
2(Wing MONARCH)	ST.+ 1STTO 14TH	70		70
3(Wing HIGHNESS)	ST.+ 1STTO 32ND	101	43	144
TOTAL TENEMENTS		183	43	226

B

PARKING STATEMENT FOR TWO WHEELER	TENEMENT (MHADA)	PARKING
1 parking space for every 2 tenement carpet area less than 30.00 sq.mt.		0
2 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.	43	43
2 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.		0
1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.		0
1 parking space for every 1 tenement carpet area above 150.00 sq.mt.		0
TOTAL	43	43
VISITOR'S PARKING 5%		2.15
TOTAL PARKING REQUIRED		45

R.G.-1 AREA DIAGRAM
SCALE = 1 : 500

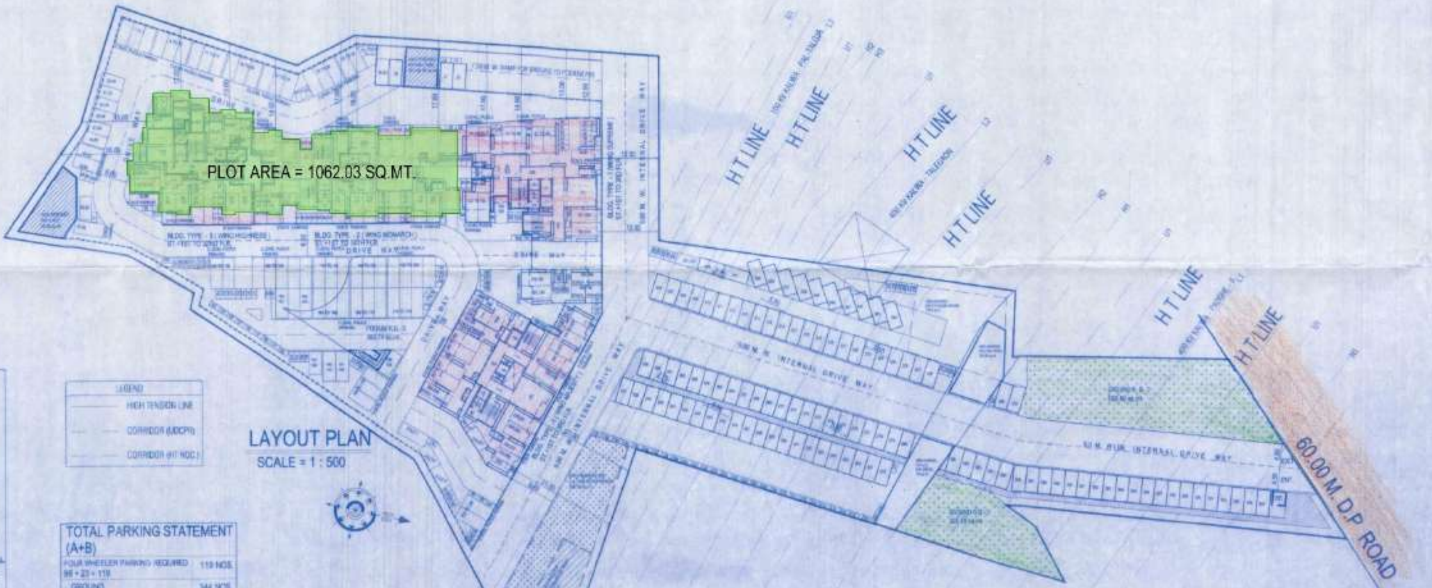
P-LINE AREA FOR R.G.-1 (GROUND)		
P-LINE AREA	=	609.89 SQ.MT.

R.G.-2 AREA DIAGRAM
SCALE = 1 : 500

P-LINE AREA FOR R.G.-2 (GROUND)		
P-LINE AREA	=	325.79 SQ.MT.

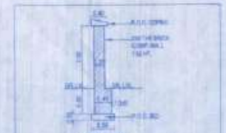
R.G.-3 AREA DIAGRAM
SCALE = 1 : 500

R.G. AREA SUMMARY	
(10 % OF 13080.00)	
R.G. REQUIRED = 1308.00	
R.G. - 1 (GROUND)	609.89
R.G. - 2 (GROUND)	325.79
R.G. - 3 (PODIUM)	383.77
TOTAL R.G. AREA	1319.45
R.G. PROVIDED = 1319.45	

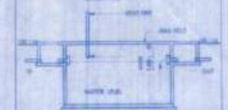


LEGEND	
	HIGH TENSION LINE
	CORRIDOR (UDCPR)
	CORRIDOR (HT NOC)

LAYOUT PLAN
SCALE = 1 : 500



COMP WALL

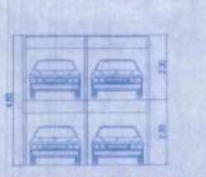


SEPTIC TANK SECTION

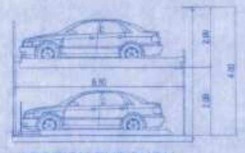
SUCTION TANK & PUMP ROOM

TOTAL PARKING STATEMENT (A+B)	
FOUR WHEELER PARKING REQUIRED 96 + 23 = 119	119 NOS.
GROUND	344 NOS.
1ST PODIUM	171 NOS.
2ND PODIUM	74 NOS.
TOTAL PARKING PROVIDED	589 NOS.
TWO WHEELER PARKING REQUIRED 192 + 45 = 237	237 NOS.
GROUND	235 NOS.
1ST PODIUM	186 NOS.
2ND PODIUM	141 NOS.
TOTAL PARKING PROVIDED	562 NOS.

TREE STATEMENT			AREA IN SQ.MT.
01		AREA OF PLOT	13080.00
02		DEDUCTIONS FOR -	
	a	AREA UNDER 60.00 M.W.ROAD	
03		BALANCE AREA OF PLOT (1 MINUS 2a)	13080.00
04		R.G. 10 % FOR NET PLOT AREA	1308.00
05		PROVIDED R.G.	1319.45
06		REQUIRED ONE TREE 100.00 SQ.MT. 1319.45/100	13 NOS
07		EXISTING TREES	
08		TREES PLANTED BEFORE O.C.	13 NOS



TYP. CROSS SECTION (P310-200-405)
2 LEVEL INDEPENDENT PARKING
STACK PARKING SCALE = 1: 200



SECTION THROUGH
2 STACK PARKING
SCALE = 1: 200

SUMMARY FOR EWS / LIG. FLATS FOR MHADA				
BLDG. TYPE	AREA IN SQ.MT. No. OF BLDG.	FLOOR	TOTAL FLAT	TOTAL AREA
3 (WING HIGHNESS)	1	3RD	03	330.03
	1	4TH	08	330.03
	1	5TH	08	330.03
	1	6TH	04	284.68
	1	7TH	08	330.03
	1	8TH	08	330.03
	1	9TH	08	330.03
	1	10TH	03	330.03
	1	11TH	04	264.69
TOTAL PROPOSED AREA FOR EWS / LIG. FLATS				2879.57

AREA STATEMENT FOR EWS / LIG. FLATS		AREA IN SQ.MT.
1	BASIC ZONAL F.S.I. 14388.00 X 20% = 2877.60	2877.60
2	PERMISSIBLE EWS /LIG. FLATS 20% OF REQUIRED AREA	2877.60
3	PROPOSED EWS /LIG. FLATS	2879.57

PROFORMA - B SHEET NO. 1/14

CONTENTS OF SHEET

LAYOUT PLAN, PERFORMA, R.G. AREA DIAG. & CALC. & R.G. AREA SUMMARY & BUILT-UP AREA SUMMARY & CONSTRUCTION AREA SUMMARY & TENEMENT STATEMENT & MHADA AREA STATEMENT & PARKING STATEMENT & COMPOUND WALL SECTION & U.G. TANK SECTION & TREE STATEMENT & NOTES & ETC......

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions Prescribed in Permit No. VP S11/0164/15 TMC/TD-DP/TPS/ 14380/23 Dated 03/05/2023

Deputy Engineer (TDD)

M.V. Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे आणि विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

PROFORMA -1 : AREA STATEMENT

PROPOSED DEVELOPMENT ON PLOT BEARING S.NO. [illegible] AT VILLAGE DAIGHAR, THANE

AREA STATEMENT	AREA IN SQ.MT.
01 AREA OF PLOT	13080.00
(MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
a AS PER OWNERSHIP DOCUMENT (7/12 , CTS EXTRACT)	13080.00
b AS PER MEASUREMENT SHEET	13490.15
c AS PER SITE	13490.15
d AREA CONSIDER MINIMUM	13080.00
02 DEDUCTIONS FOR	—
a AREA UNDER 60.00 M.W. D.P. ROAD	
03 BALANCE AREA OF PLOT (1d-2a)	13080.00
04 AMENITY SPACE (IF APPLICABLE)	
05 NET PLOT AREA (3-4)	13080.00
06 RECREATIONAL OPEN SPACE (NOT APPLICABLE)	—
a REQUIRED - 13080.00 x 10 % = 1308.00 SQ.MT.	1308.00
b PROPOSED - 1319.45	1319.45
07 INTERNAL ROAD AREA	—
08 PLOTABLE AREA (IF APPLICABLE)	—
09 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH SR. NO. 5 x 1.1	14388.00
10 ADDITION OF FSI ON PAYMENT OF PREMIUM 13080.00 X 0.50 = 6540.00	—
a MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	—
b PROPOSED FSI ON PAYMENT OF PREMIUM	—
11 IN-SITU FSI / TDR LOADING T.D.R. CREDIT AVAILABLE BY DRIT/DR 1.40 MAXIMUM LOADING PERMISSIBLE OF (13080.00 X 1.40 = 18312.00) OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (18312.00 X 0.30 = 5493.60) PERM. T.D.R. TO LOADED FROM OPEN MARKET (18312.00 X 0.70 = 12818.40)	
a IN IN-SITU AREA AGAINST D.P. ROAD	
b IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	—
c Total in-situ/TDR loading proposed (a+b)	—
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a (9 + 10b+11c)	14388.00
b ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES. RESI. 15211.42 /1.60 = 9507.13 x 60% = 5704.28 REQUIRED ANCILLARY 5704.28 OUT OF ANCILLARY 824.58 PROPOSED ANCILLARY	824.58
c TOTAL ENTITLEMENT (a + b)	15212.58
14 MAXIMUM UTILIZATION LIMIT OF FSI (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 1.6 OR 1.8)	
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	
a EXISTING BUILT UP AREA	—
b PROPOSED BUILT UP AREA (AS PER P-LINE)	15211.42
c TOTAL (a + b)	15211.42
16 FSI CONSUMED (15C/13C) (SHOULD NOT BE MORE THAN NO.14 ABOVE)	0.99
17 AREA FOR INCLUSIVE HOUSING , IF ANY	
a REQUIRED (20 % OF SR. NO.9) 14388.00 x 20% =2877.60	2877.60
b PROPOSED	2879.57

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING S.NO. [illegible] AT VILLAGE DAIGHAR, THANE

SIGNATURE OF THE LICENSED ARCHITECT

NAME & ADDRESS OF OWNER/ P.O.A.H.

FOR :
1) M/s. GAJRA VENTURES PRIVATE LIMITED
SHOP NO.08,SHIVAJI MARKET, PLOT NO.08 & 09, SECTOR - 19D, VASHI, NAVI MUMBAI

For GAJRA VENTURES PVT. LTD.
Director

SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [illegible] & 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

SIGNATURE OF THE LICENSED ARCHITECT

JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS PLANNERS

[illegible] Wing, 5th floor, Ashar IT Park, Near Agriculture Office, Road No. 16Z, Wagle Industrial Estate, Thane (W) 400 604. Phone : [illegible] E-mail : [illegible]

VP NO.	S11/0164/15	DRAWING No.	-
SCALE	1 : 100	DATE	20-04-2023
DRAWN BY	PRANIT	CHECKED BY	MANDAR SIR

[illegible] ROYAL [illegible]