

PARKING STATEMENT FOR FOUR WHEELER	TENEMENT (MHADA)	PARKING
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.		0
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	1 (WING MAJESTY)	1 (WING SUPREME)	2 (WING MONARCH)	3 (WING HIGHNESS)	TOTAL
2 parking space for every 2 tenement carpet area less than 30.00 sq.mt.					
2 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.					
2 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	5	7	70	301	383
1 parking space for every 3 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	301	383
VISITOR'S PARKING 5%					9.15
TOTAL PARKING REQUIRED					392
TOTAL PARKING PROVIDED					542

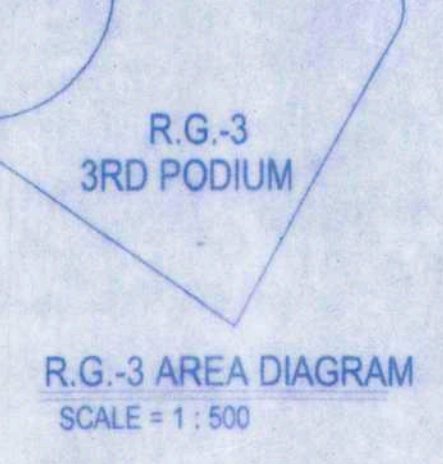
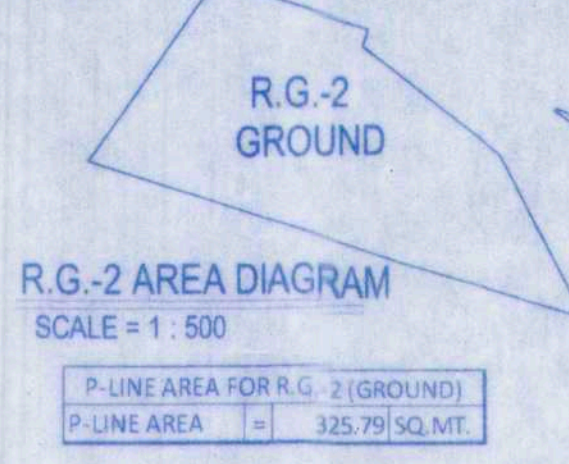
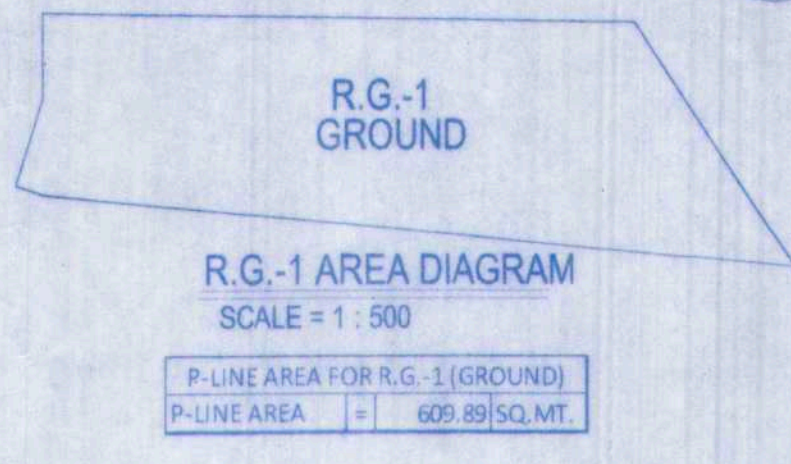
PARKING STATEMENT FOR FOUR WHEELER	1 (WING MAJESTY)	1 (WING SUPREME)	2 (WING MONARCH)	3 (WING HIGHNESS)	TOTAL
0 parking space for every 2 tenement carpet area less than 30.00 sq.mt.					
1 parking space for every 2 tenement carpet area above 30.00 sq.mt. up to 40.00 sq.mt.					0
1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	5	7	70	301	383
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	5	7	70	301	383
VISITOR'S PARKING 5%					4.58
TOTAL PARKING REQUIRED					96
TOTAL PARKING PROVIDED					389

BUILT-UP AREA SUMMARY		AREA IN SQ.MT.	
BLDG. TYPE	FLOORS	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

CONSTRUCTION AREA SUMMARY			
BLDG. TYPE	FLOORS	AREA IN SQ.MT.	
		RESI.	MHADA
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
	PODIUM-1	5769.07	5769.07
	PODIUM-2	2271.45	2271.45
TOTAL CONSTRUCTION AREA		25988.81	2879.57

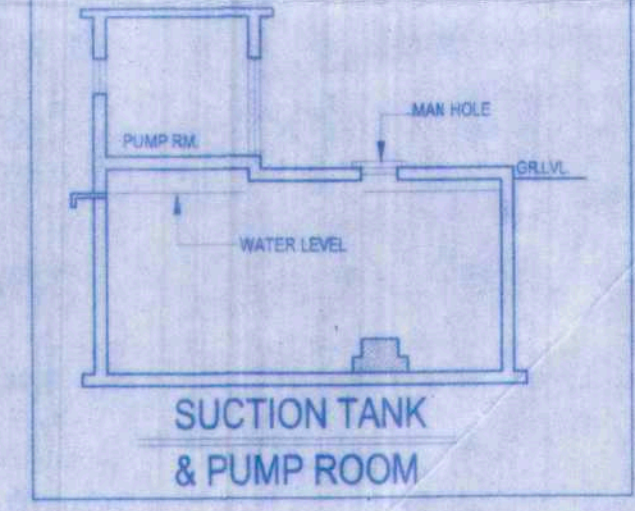
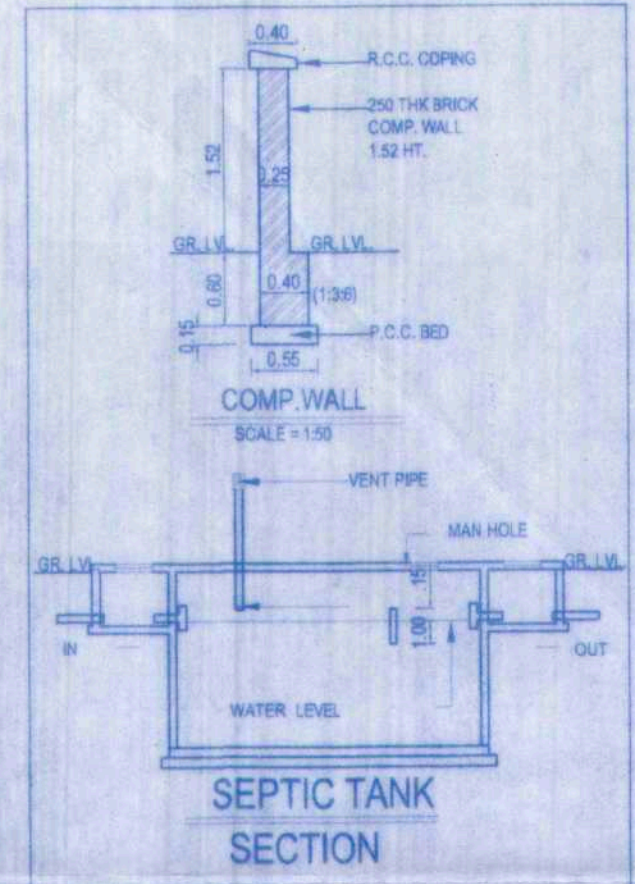
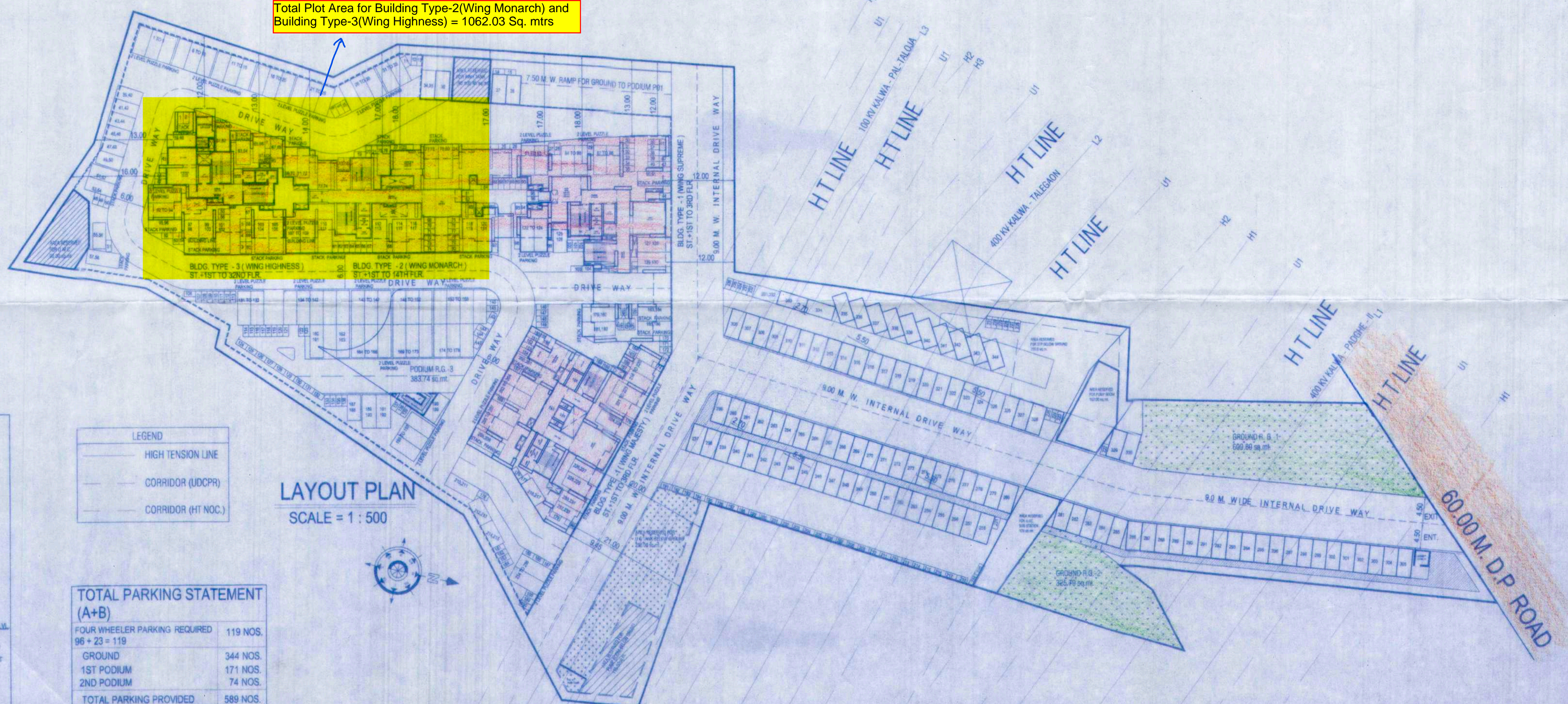
TENEMENTS STATEMENT				
BLDG. TYPE	FLOORS	TENEMENT		
		UDCPR	MHADA	TOTAL
1 (WING MAJESTY)	ST.+1ST TO 3RD	5		5
1 (WING SUPREME)	ST.+1ST TO 3RD	7		7
2 (WING MONARCH)	ST.+1ST TO 14TH	70		70
3 (WING HIGHNESS)	ST.+1ST TO 32ND	101	43	144
TOTAL TENEMENTS		183	43	226

PARKING STATEMENT FOR TWO WHEELER	TENEMENT (MHADA)	PARKING
2 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



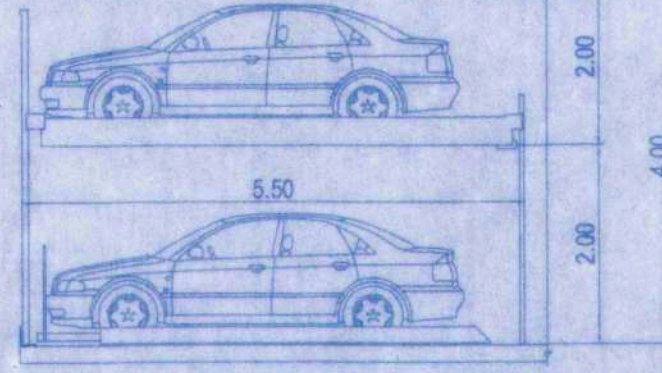
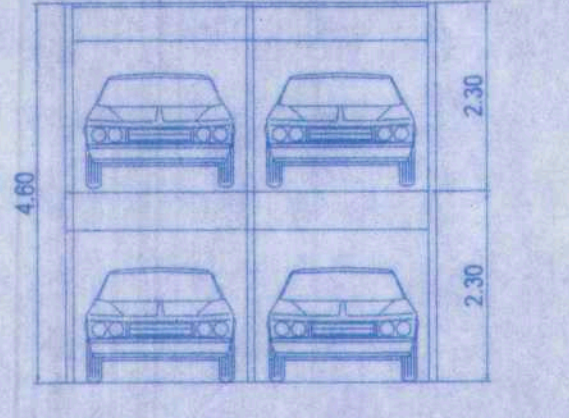
R.G. AREA SUMMARY	
(10% OF 13080.00)	
R.G. REQUIRED = 1308.00	
R.G.-1 (GROUND) 609.89	
R.G.-2 (GROUND) 325.79	
R.G.-3 (PODIUM) 383.77	
TOTAL R.G. AREA 1319.45	
R.G. PROVIDED = 1319.45	

Total Plot Area for Building Type-2(Wing Monarch) and Building Type-3(Wing Highness) = 1062.03 Sq. mtrs



TOTAL PARKING STATEMENT (A+B)	
FOUR WHEELER PARKING REQUIRED	119 NOS.
96 + 23 = 119	
GROUND	344 NOS.
1ST PODIUM	171 NOS.
2ND PODIUM	74 NOS.
TOTAL PARKING PROVIDED	589 NOS.
TWO WHEELER PARKING REQUIRED	237 NOS.
192 + 45 = 237	
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 BEFOR O.C.	13 NOS.



SUMMARY FOR EWS / LIG. FLATS FOR MHADA				
BLDG. TYPE	No. OF BLDG.	AREA IN SQ.MT.		
		FLOOR	TOTAL FLAT	TOTAL AREA
3 (WING HIGHNESS)	1	3RD	05	330.03
		4TH	05	330.03
		5TH	05	330.03
		6TH	04	284.88
		7TH	05	330.03
		8TH	05	330.03
		9TH	05	330.03
	10TH	05	330.03	
	11TH	04	284.88	
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. 455110/04/15 TMO/TD-DP/PS/4369/23 Dated 02.05.2023

Thane Municipal Corporation
The City of Thane

Engineer (TDD)

PROFORMA - 1 : AREA STATEMENT

PROPOSED DEVELOPMENT ON PLOT BEARING S NO. 95/23, 96/12, 102/14, 102/18/1, 102/18/2 AT VILLAGE DAIGHAR, THANE.

AREA STATEMENT	AREA IN SQ.MT.
01 AREA OF PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	13080.00
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 (1a-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 PLOT 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	
a MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDD ZONE	
b PROPOSED FSI ON PAYMENT OF PREMIUM	
11 IN-SITU FSI / TDR LOADING T.D.R. CREDIT AVAILABLE BY DR/TDR 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-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 X 0.60 = 9126.85 X 0.60% = 5474.28 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 (15211.42/13080) (SHOULD NOT BE MORE THAN 10.14 ABOVE)	0.98
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. 95/23, 96/12, 102/14, 102/18/1, 102/18/2 AT VILLAGE DAIGHAR, THANE.

SIGNATURE OF THE LICENCED ARCHITECT

NAME & ADDRESS OF OWNER/P.O.A.H. FOR GAJRA VENTURES PVT. LTD.

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

Director

SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY ME OR 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 OWNERSHIP

SIGNATURE OF THE LICENCED ARCHITECT

JOSHI DESHAWARE ASSOCIATES ARCHITECTS PLANNERS

A-27, 1st floor, 8th floor, Ashar IT Park, Near Agriculture Office, Road No. 182, Wagle Industrial Estate, Thane 400 604. Phone : 022 49609308 / 022 49607025. E-mail: j_d_assoc@yahoo.co.in, deshaware@gmail.com, www.joshideshaware.com

V.P.NO. S11/104/15 DRAWING No. 4

SCALE 1 : 100 DATE 20-04-2023

DRAWN BY PRANIT CHECKED BY MANDAR SIR