PARKING STATEMENT FOR ENTIRE COMPLEX

4 WHEELER PARKING

BLDG TYPE	NO OF FLATS	PARKING REQ (O C. OBTAINED) 4 Wheeler	PARKING REQ. (PREV. SANCT.) 4 Wheeler	PROPOSED (PARKING REQ.) 4 Wheeler
WING A+B	56	23 NOS	---	---
WING C	88	---	47 NOS.	14 NOS.

2 WHEELER PARKING

BLDG. TYPE	NO. OF FLATS	PARKING REQ. (O C. OBTAINED) 2 Wheeler	PARKING REQ. (PREV. SANCT.) 2 Wheeler	PROPOSED (PARKING REQ.) 2 Wheeler
WING A+B	56	---	---	---
WING C	88		63 NOS.	60 NOS.

TOTAL 4 WHEELER PARKING REQUIRED	= 84 NOS.
TOTAL PARKING PROVIDED AT STILT LVL. WING A + WING B + WING C (12 + 12 + 20)	= 44 NOS.
TOTAL 4 WHEELER PARKING PROVIDED IN PODIUM	= 40 NOS.
TOTAL 4 WHEELER PARKING PROVIDED	= 84 NOS.
TOTAL 2 WHEELER PARKING REQUIRED	= 123 NOS.
TOTAL PARKING PROVIDED AT STILT LVL. (WING C)	= 22 NOS.
TOTAL 2 WHEELER PARKING PROVIDED IN PODIUM	= 35 NOS.
TOTAL PARKING PROVIDED IN OPEN	= 67 NOS.
TAL 2 WHEELER PARKING PROVIDED	= 124 NOS.

B/UP AREA STATEMENT FOR ENTIRE COMPLEX

BLDG TYPE	NO OF FLOORS	PROPOSED BUILT- UP AREA IN SQ.M (AS PER P-LINE)	SANCTIONED BUILT- UP AREA IN SQ.M	O C OBTAINED BUILT- UP AREA IN SQ.M.	NO. OF TENEMENTS
WING A+B	STILT + 7TH	——	——	2748.17	56 NOS.
WING C	STILT + 7TH	——	——	1997.03	42 NOS.
	6TH TO 11TH(PT.)	——	984.84	——	21 NOS.
	11TH(PT.)TO 15TH	1579.74	——	——	25 NOS.
TOTAL		1579.74	984.84	4743.20	144 NOS.
TOTAL			7307.78		

R.G.AREA CALCULATIONS

GROUND R.G. 1

1) 17.00 x 5.70 x 0.5 = 48.45
2) 17.00 x 7.25 x 0.5 = 61.62

TOTAL= 110.07 SQ.MT.A

GROUND R.G. 2

3) 19.54 x 4.13 x 0.5 = 40.35
4) 18.41 x 10.61 x 0.5 = 97.68

TOTAL= 138.03 SQ.MT.B

TOTAL GR. R.G. PROPOSED A+B = 248.09

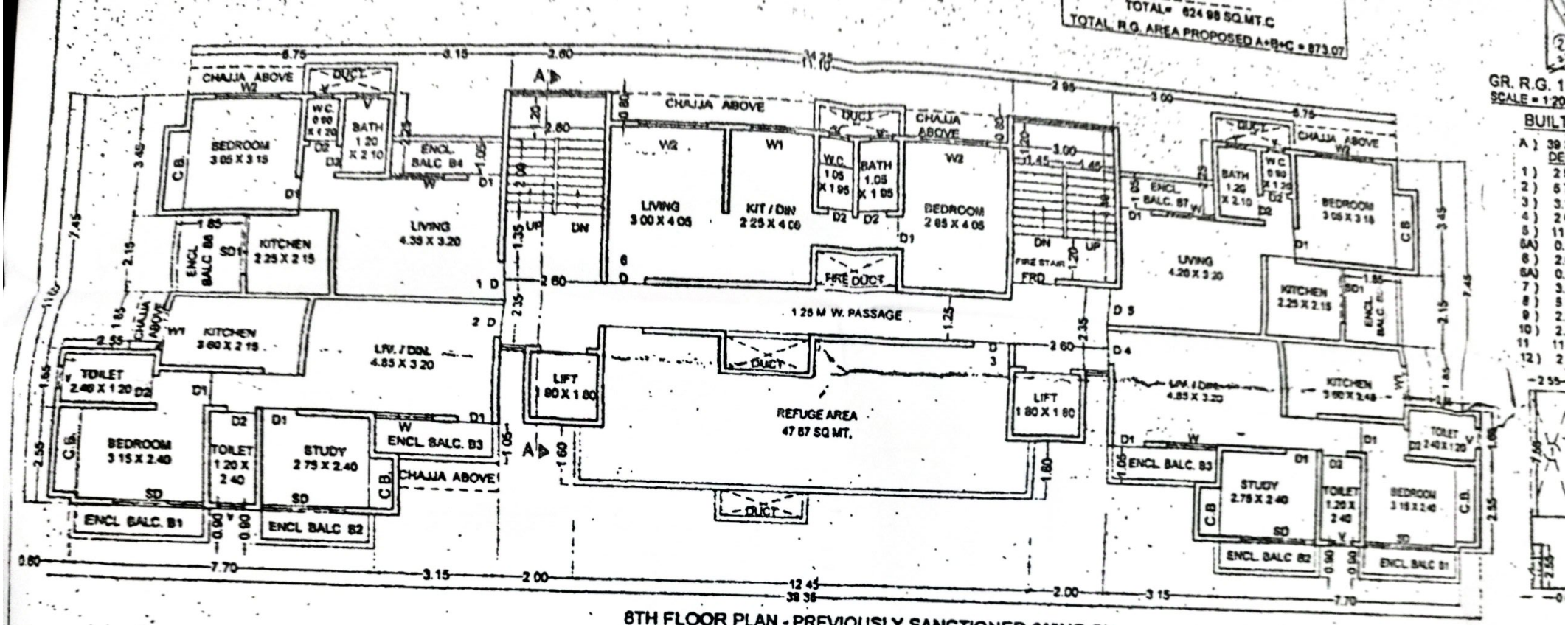
PODIUM R.G. 3

5) 37.01 x 9.60 x 0.5 = 177.64
6) 32.49 x 23.46 x 0.5 = 381.11
7) 23.78 x 5.57 x 0.5 = 66.23

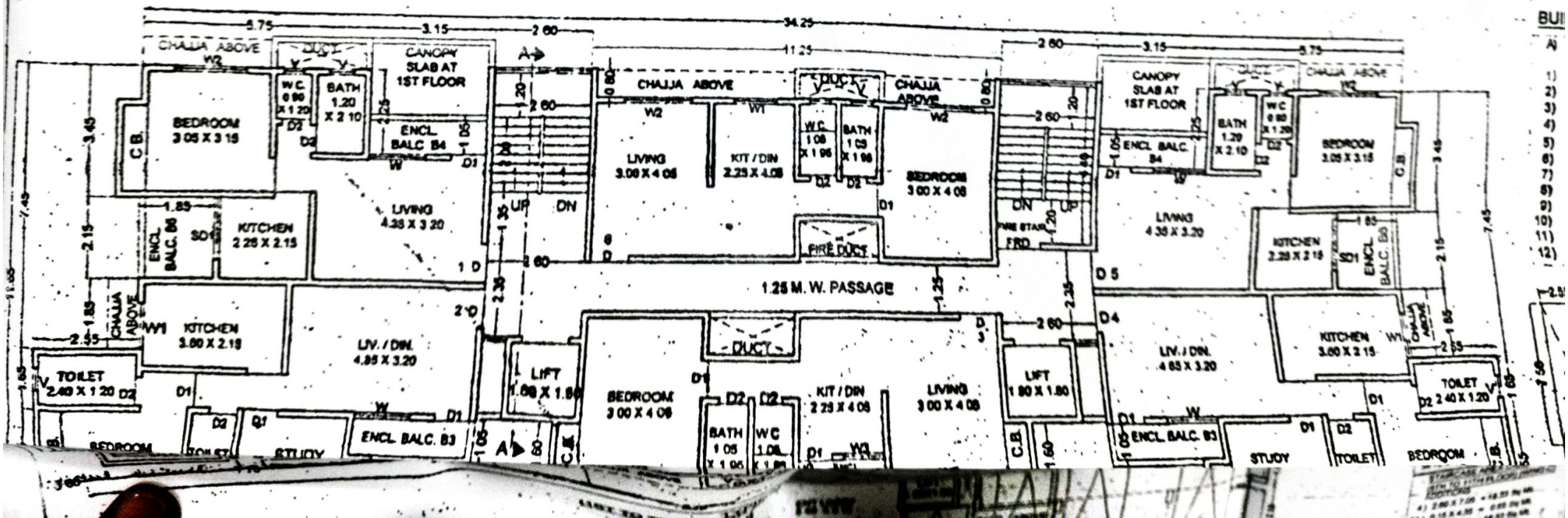
TOTAL= 624.98 SQ.MT.C

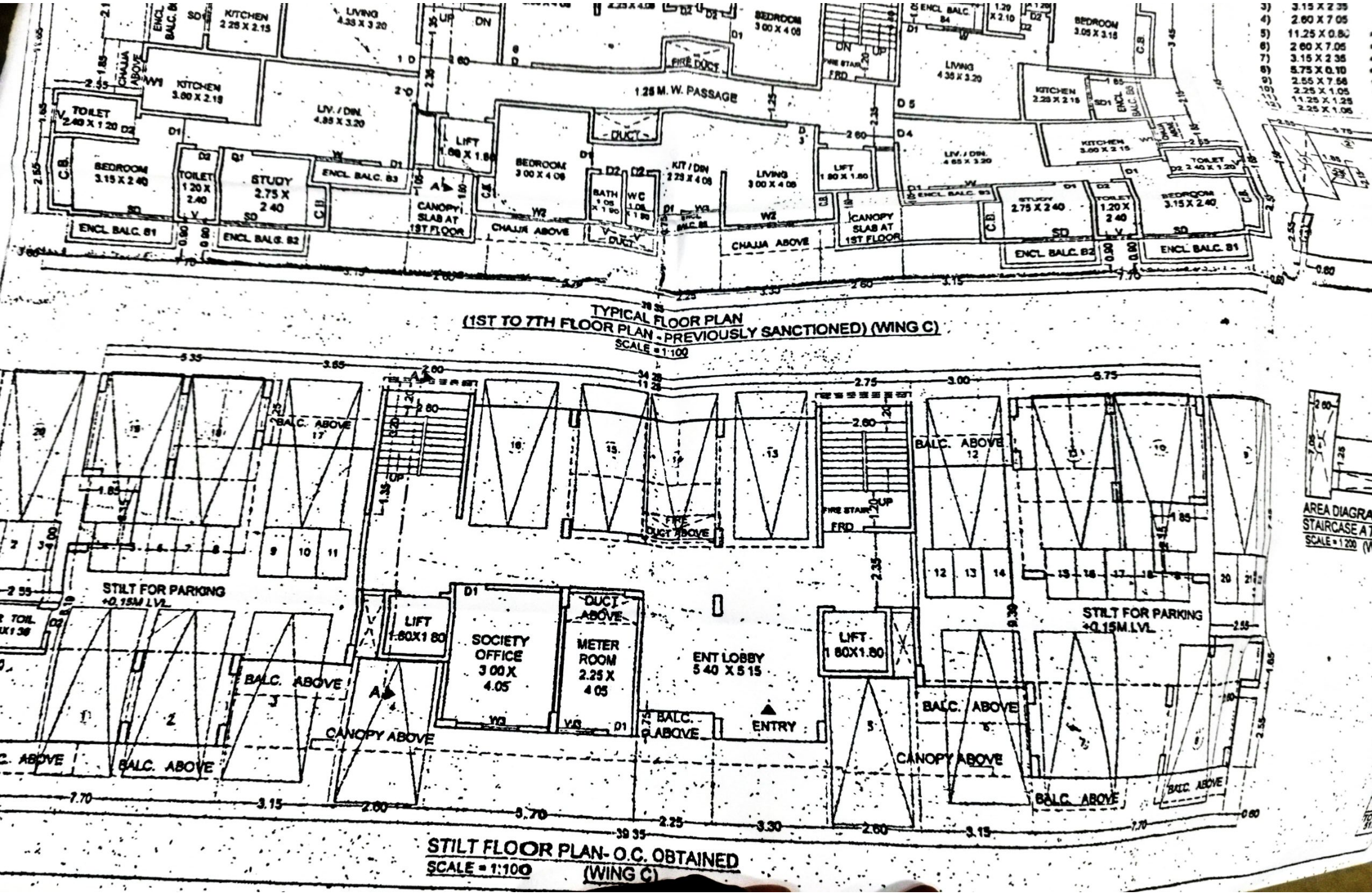
TOTAL R.G. AREA PROPOSED A+B+C = 873.07

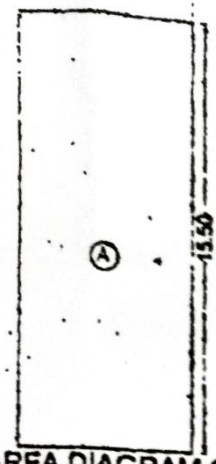
GR. R.G
SCALE =



8TH FLOOR PLAN - PREVIOUSLY SANCTIONED (WING C)
SCALE = 1:100




TOILET 2.40 X 1.20
KITCHEN 3.60 X 2.15
LIV. / DIN. 4.85 X 3.20
1.25 M. W. PASSAGE
BEDROOM 3.15 X 2.40
STUDY 2.75 X 2.40
ENCL. BALC. B1
ENCL. BALC. B2
ENCL. BALC. B3
CANOPY SLAB AT 1ST FLOOR
CHAJJA ABOVE
BEDROOM 3.00 X 4.05
KIT / DIN 2.25 X 4.05
LIVING 3.00 X 4.05
BATH 1.05 X 1.90
WC 1.05 X 1.90
LIFT 1.80 X 1.80
FIRE DUCT
DUCT
FIRE STAIR FRD
LIVING 4.35 X 3.20
BEDROOM 3.05 X 3.15
TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR PLAN - PREVIOUSLY SANCTIONED) (WING C)
SCALE = 1:100
STILT FOR PARKING +0.15M LVL
SOCIETY OFFICE 3.00 X 4.05
METER ROOM 2.25 X 4.05
ENT LOBBY 5.40 X 5.15
ENTRY
BALC. ABOVE
CANOPY ABOVE
STILT FLOOR PLAN- O.C. OBTAINED
SCALE = 1:100
(WING C)

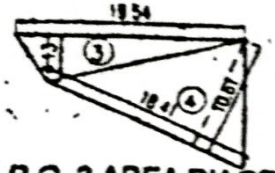


AREA DIAGRAM OF CLUBHOUSE
SCALE = 1:200

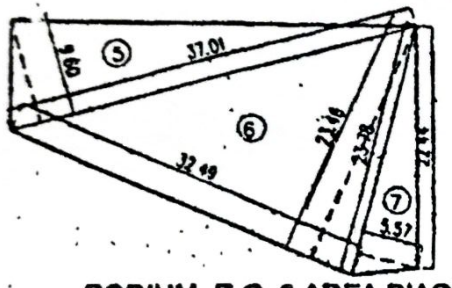
CLUB HOUSE CALCULATIONS	
TOTAL R.G. AREA	= 624.98 SQ.MT.
15% OF TOTAL R.G. AREA (REQUIRED)	= 93.47 SQ MT.
TOTAL AREA OF CLUB HOUSE	= 93.00 SQ MT.

CLUB HOUSE AREA CALCULATIONS

A)	6.00 X 15.50	= 93.00 Sq Mt.
B.U.A. OF CLUBHOUSE		= 93.00 Sq Mt.

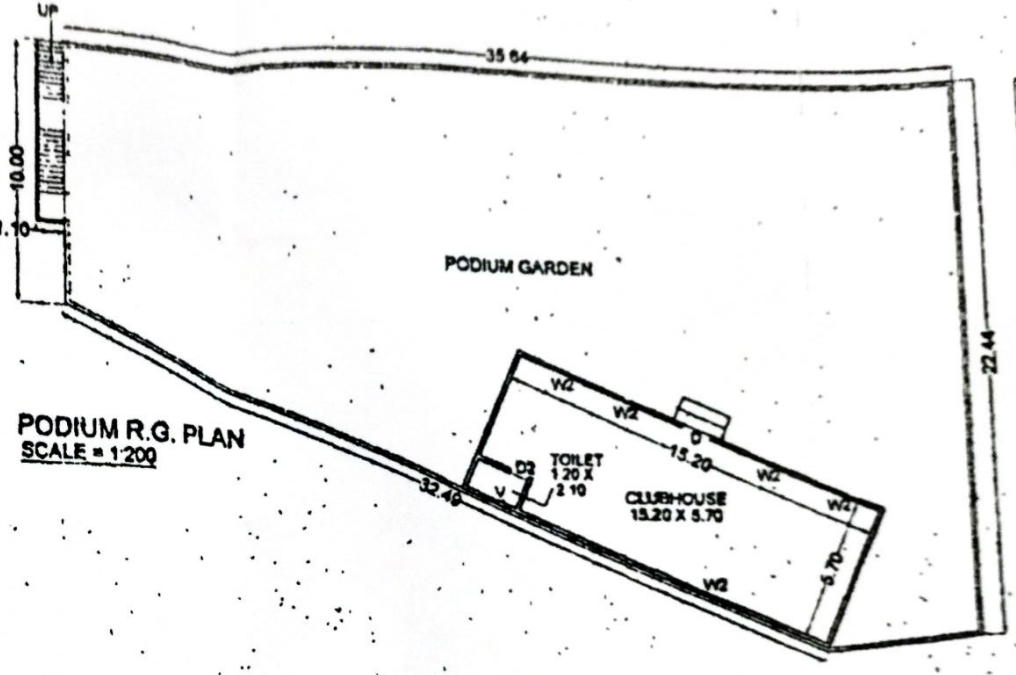


R. R.G. 2 AREA DIAGRAM
CALE = 1:200



PODIUM. R.G. 3 AREA DIAGRAM
SCALE = 1:200

GR. R.G. 1 AREA DIAGRAM
SCALE = 1:200



PODIUM R.G. PLAN
SCALE = 1:200

PLOT AREA CALCULATION AS PER T.I.L.R.

CTS. NO. 1721/ RESIDENTIAL AREA	
CTS. NO. 1721/ 18.0 M D.P. ROAD (HANDED OVER TO T.M.C.)	
CTS. NO. 1721/ NRS PLOT	
CTS. NO. 1721/ BHOOTPATH (MADHAVNATH PATIL)	
TOTAL AREA	

BUILT UP AREA CALC. (8TH REFUGE FLOOR) (WING-C)

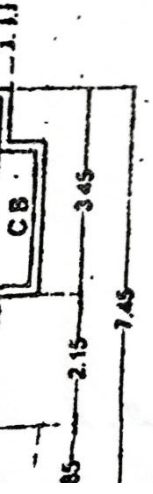
A)	39.35 X 11.74	= 461.97 Sq Mt.	13)	0.60 X 2.55	= 1.53 Sq Mt.
	DEDUCTIONS	AREA	14)	3.15 X 2.54	= 8.00 Sq Mt.
1)	2.55 X 7.56	= 19.28 Sq.Mt.	15)	2.60 X 4.69	= 12.19 Sq Mt.
2)	5.75 X 0.10	= 0.57 Sq.Mt.	16)	3.30 X 5.34	= 17.62 Sq.Mt.
3)	3.15 X 2.35	= 7.40 Sq Mt.	17)	2.25 X 4.29	= 9.65 Sq Mt.
4)	2.60 X 7.05	= 18.33 Sq.Mt.	18)	5.70 X 5.34	= 30.44 Sq Mt
5)	11.25 X 0.80	= 9.00 Sq Mt.	19)	2.60 X 4.69	= 12.19 Sq Mt.
5A)	0.15 X 4.35	= 0.65 Sq Mt.	20)	3.15 X 2.54	= 8.00 Sq.Mt.
6)	2.60 X 7.05	= 18.33 Sq Mt.	21)	0.60 X 2.55	= 1.53 Sq.Mt
6A)	0.15 X 3.35	= 0.50 Sq Mt.	22)	1.65 X 2.15	= 3.96 Sq Mt.
7)	3.15 X 2.35	= 7.40 Sq.Mt.	23)	1.65 X 2.15	= 3.96 Sq Mt.
8)	5.75 X 0.10	= 0.57 Sq.Mt.	TOTAL DEDUCTIONS (B)		= 228.05 Sq.Mt.
9)	2.55 X 7.56	= 19.28 Sq Mt.	NET B.U.A. (A-B)		= 233.92 Sq.Mt.
10)	2.25 X 1.05	= 2.36 Sq Mt.	FINAL B/U AREA		= 233.92+9.17
11	11.25 X 1.25	= 14.06 Sq.Mt.			= 243.09 sq m /ltr2
12)	2.25 X 1.05	= 2.36 Sq Mt.			

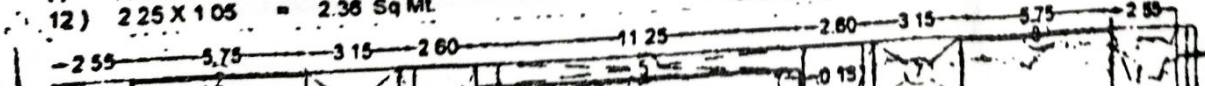
BALCONY AREA CALC.

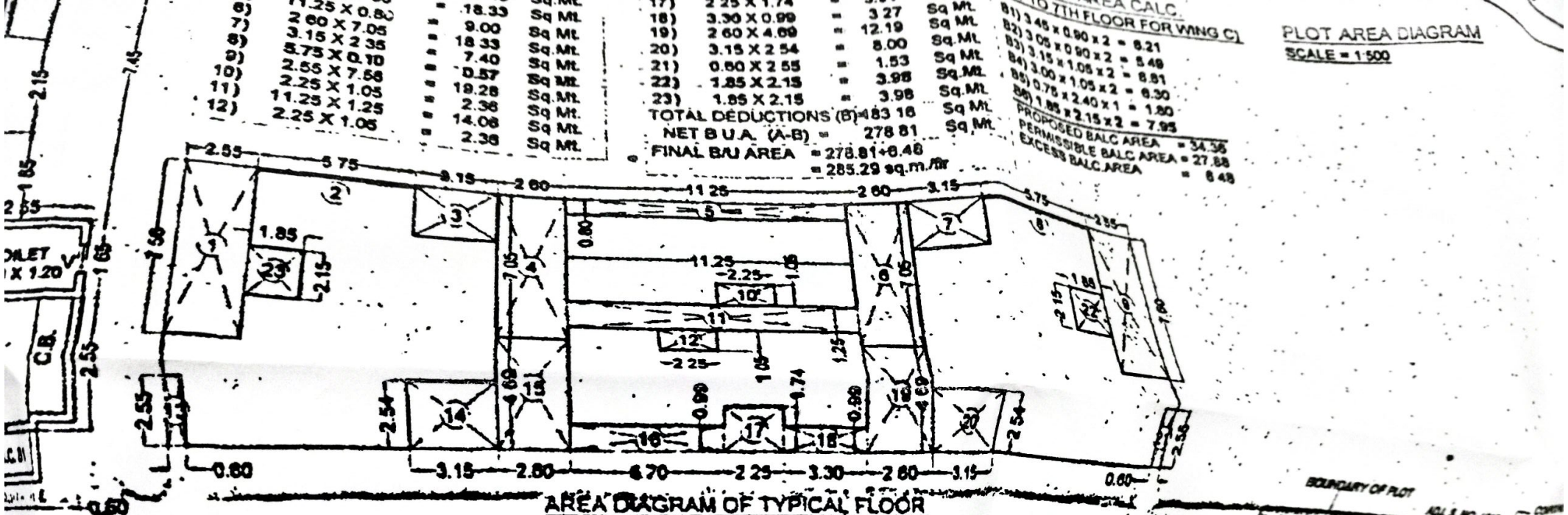
8TH FLOOR FOR WING C)

B1) 3.45 x 0.90 x 2 = 6.21
B2) 3.05 x 0.90 x 2 = 5.49
B3) 3.15 x 1.05 x 2 = 6.61
B4) 3.00 x 1.05 x 1 = 3.15
B6) 1.85 x 2.15 x 2 = 7.95
B7) 2.85 x 1.05 x 1 = 2.99

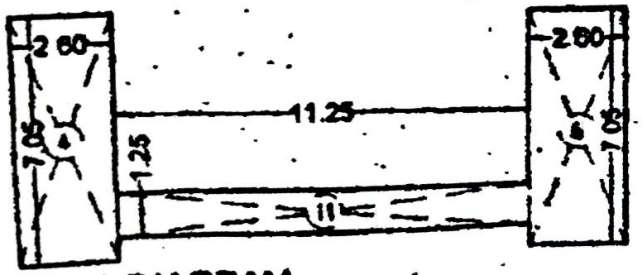
PROPOSED BALC.AREA = 32.40
PERMISSIBLE BALC.AREA = 23.39
EXCESS BALC.AREA = 9.17



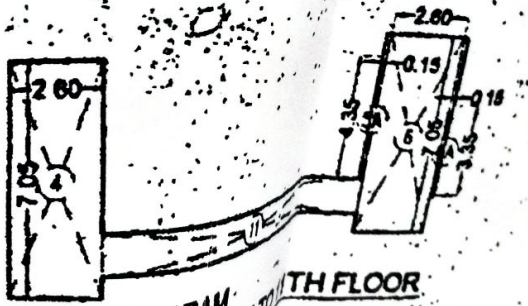




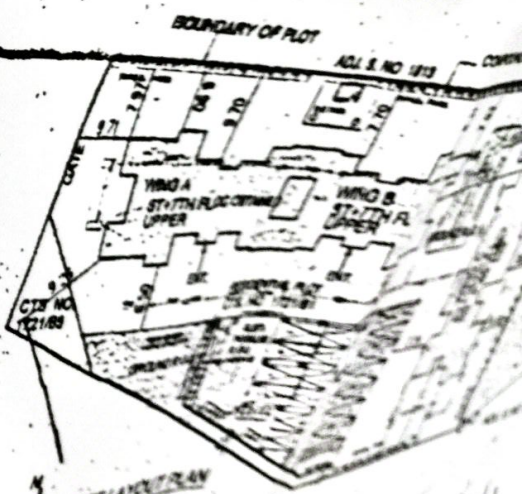
AREA DIAGRAM OF TYPICAL FLOOR
(1ST TO 7TH FLOOR)-(WING-C)
SCALE = 1:200



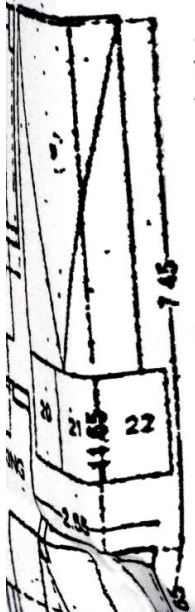
AREA DIAGRAM
STAIRCASE AT GR TO 7TH FLOOR
SCALE = 1:200 (WING-C)



AREA DIAGRAM
STAIRCASE AT 8TH TO TH FLOOR
SCALE = 1:200 (WING-C)

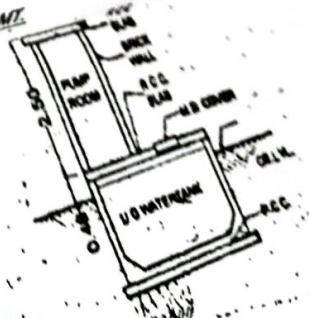


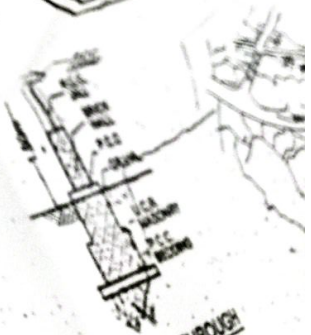
PLOT AREA DIAGRAM
SCALE = 1:500



STAIRCASE AREA CALC.
(GROUND TO 7TH FLOOR) (WING-C)
ADDITIONS
4) 2.60 X 7.05 = 18.33
8) 2.60 X 7.05 = 18.33 Sq.Mt.
11) 11.25 X 1.25 = 14.06
TOTAL AREA = 50.72

TOTAL STAIRCASE AREA FOR WING C
(GR. TO 11TH FLOOR)
51.52 + 6 x 207.48 = 613.24 SQ.MT.





SECTION THROUGH
COMPOUND WALL
SCALE = 1:50

Wing 'C' - 11th fix (pt) + 15th floors

STAMP OF APPROVAL OF PLANS

1/3

Amended Revised Building Permit no - 143457

Plans are approved Subject to conditions Prescribed in Permit No. [illegible]

TMC/TDD/[illegible] Dated 11/11/2022

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

CALCULATIONS

21/B5 (FOOTPATH)

7.25 x 0.5 = 68.87

T AREA AS PER TRIANGULAR
= 68.87 SQ.MT. -B

CALCULATIONS

21/B1 (RESIDENTIAL AREA)

9.50 x 0.5 = 60.82
8.75 x 0.5 = 79.58
11.25 x 0.5 = 205.31
27.75 x 0.5 = 604.75
23.50 x 0.5 = 522.87
14.50 x 0.5 = 337.12
24.25 x 0.5 = 757.81
18.25 x 0.5 = 320.40

OT AREA AS PER TRIANGULAR
= 3100.44 SQ.MT. -C

PLOT AREA CALCULATIONS

CTS. NO. 1721/B4 (R.G. IN RES. PLOT)

12) 24.00 x 6.00 x 0.5 = 72.00
13) 38.25 x 22.25 x 0.5 = 424.53
14) 38.25 x 7.50 x 0.5 = 143.44

TOTAL PLOT AREA AS PER TRIANGULAR
METHOD = 639.97 SQ.MT.-D

PLOT AREA CALCULATIONS

CTS. NO. 1721/B2 (25M. D.P. ROAD)

15) 62.50 x 11.75 x 0.5 = 367.19
16) 59.75 x 6.50 x 0.5 = 194.19
17) 11.00 x 5.00 x 0.5 = 27.50
18) 60.75 x 11.00 x 0.5 = 334.12
19) 67.75 x 16.50 x 0.5 = 558.94
20) 20.50 x 5.75 x 0.5 = 58.94
21) 20.50 x 6.25 x 0.5 = 64.06

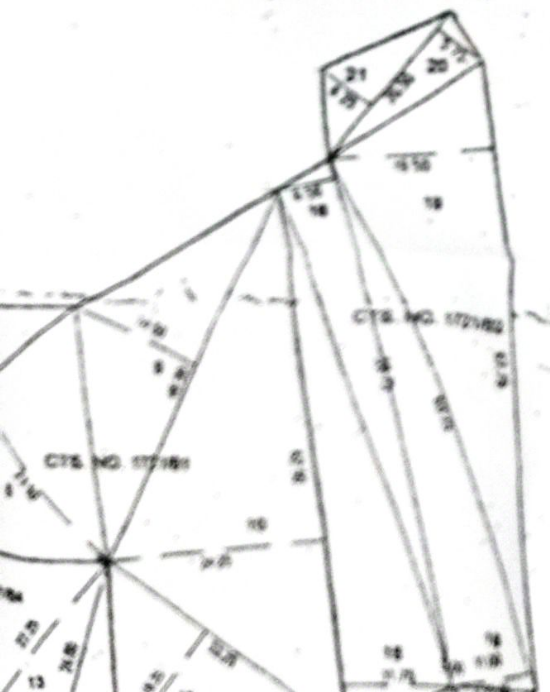
TOTAL PLOT AREA AS PER TRIANGULAR
METHOD = 1604.94 SQ.MTS.

TOTAL PLOT AREA AS PER TRIANGULAR
METHOD A TO E = 5414.22

AS PER P-LINE 5414.22

ION AS PER T.I.L.R.

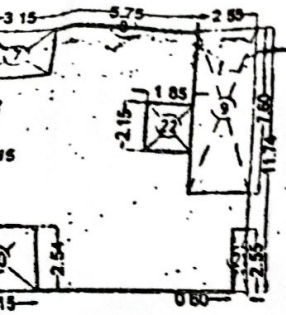
ENTIAL AREA	3098.29 SQ. MT.
W. D.P. ROAD (DED OVER TO T.M.C.)	1538.13 SQ. MT.
N RES. PLOT	546.80 SQ. MT.
TPATH (DHARNATH PATIL)	71.63 SQ. MT.
AL AREA	5254.85 Sq.Mt.

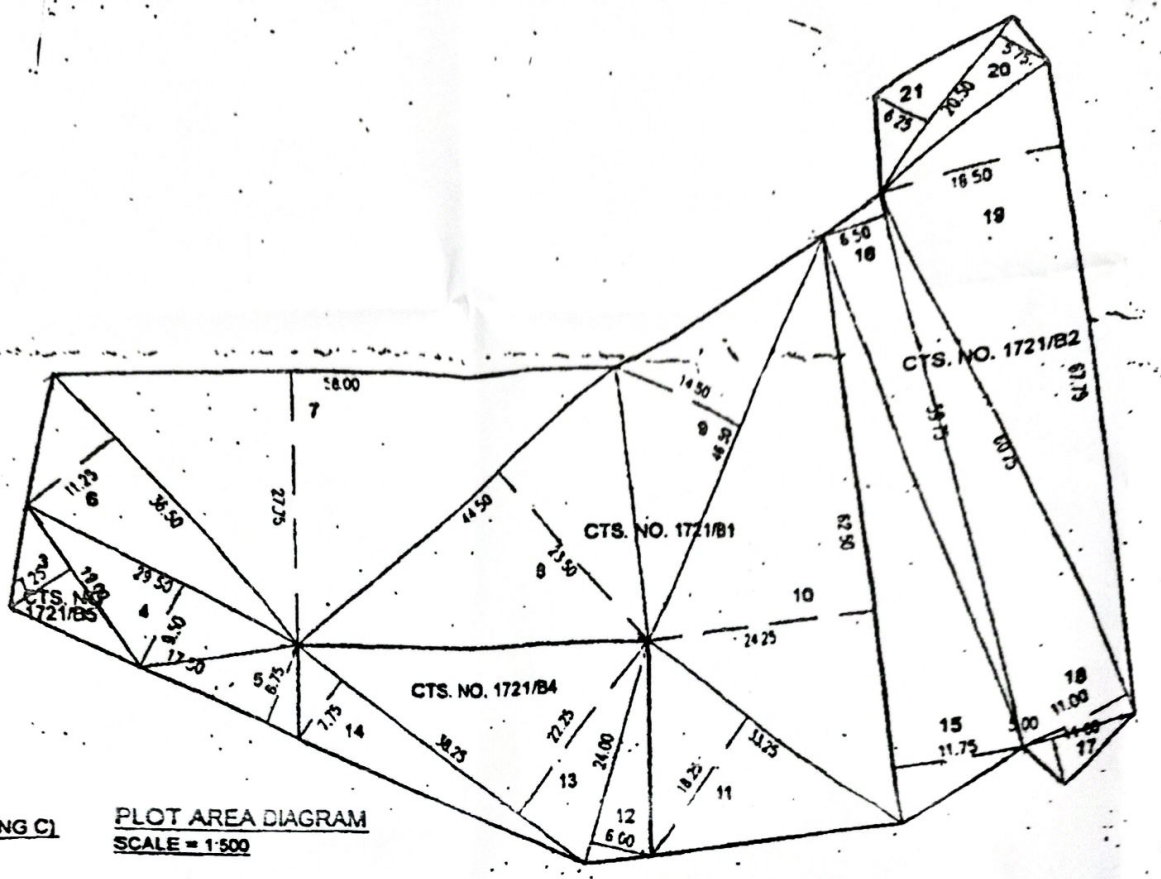


PROFORMA - I

A	AREA STATEMENT	SQ. MTS.
1	AREA OF THE PLOT	
	a) AS PER OWNERSHIP DOCUMENT (P.R. CARD) CTS NO. 1721/ B1, B2, B4, B5	5254.85
	b) AS PER MEASUREMENT SHEET	5414.22
	c) AS PER SITE	
	d) MINIMUM OF a,b,c	5254.85
2	DEDUCTIONS FOR	
	a) PROPOSED 25.00 M.WIDE ROAD WIDENING 1721 B/2	1538.13
	b) ANY RESERVATION AREA	0
	TOTAL (a + b + c)	1538.13
3	BALANCE AREA OF PLOT (1 - 2)	3716.72
4	AMENITY SPACE (IF APPLICABLE)	NIL
	a) REQUIRED	
	b) ADJUSTMENT OF 2(b), IF ANY	
	c) BALANCE PROPOSED	
5	NET PLOT AREA (3 - 4 (c))	3716.72
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED -NIL	
	b) PROPOSED -473.87	
7	INTERNAL ROAD AREA	NIL
8	PLOTABLE AREA (IF APPLICABLE)	NIL
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (3716.72 X 1.1)	4088.39
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE (0.5 X 5254.85 = 2627.42)	
	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM ALREADY UTILISED PREVIOUSLY SANCTIONED	1093.53
	c) PROPOSED FSI ON PAYMENT OF PREMIUM TO BE UTILIZED AS PER NEW UDCPR (a-b)(2627.42-1093.53= 1533.89)	NIL
	d) TOTAL PROPOSED - AS PER OLD SANCTION = 1093.53	1093.53
11	IN-SITU F.S.I. / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD = 1538.13	
	b) ALREADY SANCTIONED D.R.	1538.13
	c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	NIL
	d) TDR AREA (5254.85 X 1.15 = 6043.07) [illegible]	
	e) TOTAL IN-SITU/TDR LOADING PROPOSED [illegible]	NIL
		1538.13
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	NIL
13	[illegible] IN THE PROPOSAL	
	a) (9 + 10(d) + 11(e))	
	b) ALREADY SANCTIONED AREA	6720.05
	c) ADDITION FOR ANCILLARY AREA = 6720.05 - 5726.04 = 993.01	5726.04
	d) PERMISSIBLE ANCILLARY AREA PROPOSED AREA = 1979.74	

TH FLOOR FOR WING C)
1) 3.45 x 0.90 x 2 = 6.21
2) 3.05 x 0.90 x 2 = 5.49
3) 3.15 x 1.05 x 2 = 6.61
4) 3.00 x 1.05 x 1 = 3.15
6) 1.85 x 2.15 x 2 = 7.95
7) 2.85 x 1.05 x 1 = 2.99
PROPOSED BALC.AREA = 32.40
PERMISSIBLE BALC.AREA = 23.39
EXCESS BALC.AREA = 9.17





Sq.Mt.
Sq.Mt.
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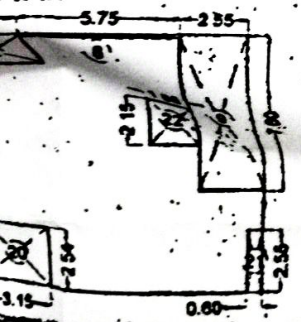
Sq.Mt.
Sq.Mt.

BALCONY AREA CALC.
(1ST TO 7TH FLOOR FOR WING C)

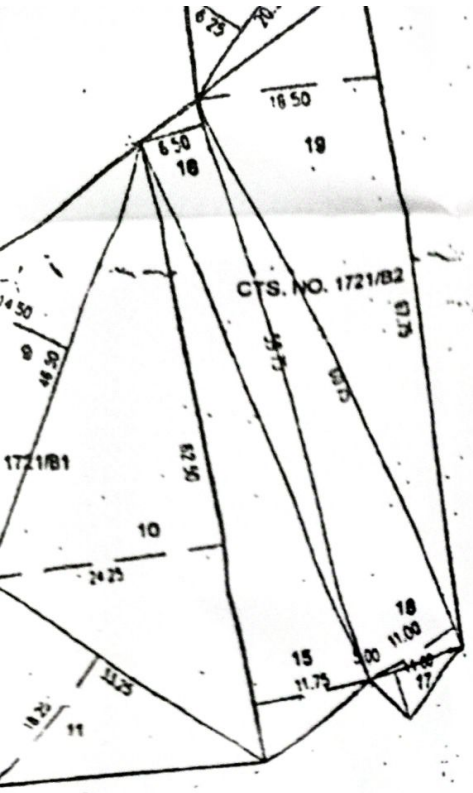
B1) 3.45 x 0.90 x 2 = 6.21
B2) 3.05 x 0.90 x 2 = 5.49
B3) 3.15 x 1.05 x 2 = 6.61
B4) 3.00 x 1.05 x 2 = 6.30
B5) 0.75 x 2.40 x 1 = 1.80
B6) 1.85 x 2.15 x 2 = 7.95
PROPOSED BALC.AREA = 34.36
PERMISSIBLE BALC.AREA = 27.88
EXCESS BALC.AREA = 6.48

PLOT AREA DIAGRAM
SCALE = 1:500

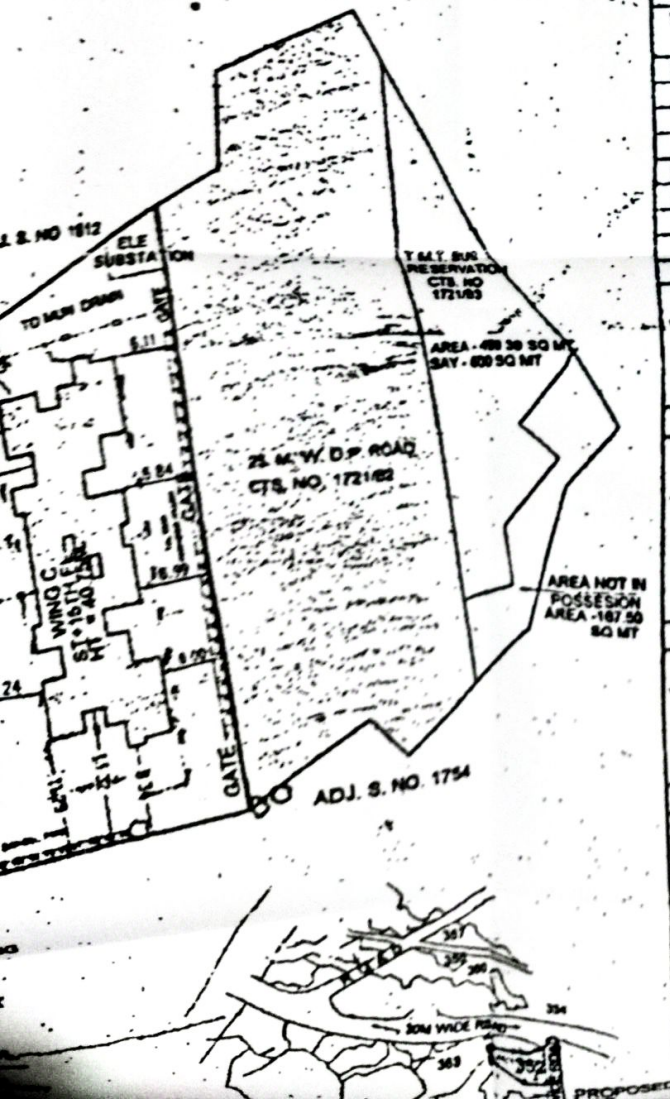


8TH TO 11TH FLOOR
NG-C)

AL STAIRCASE AREA FOR WING C
TO 11TH FLOOR)
= 405.75 + 207.49 = 913.24 SQ.MT.



	a) REQUIRED	
	b) ADJUSTMENT OF 2(b), IF ANY	
	c) BALANCE PROPOSED	3716.72
5	NET PLOT AREA (3-4 (c))	
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED -NIL	
	b) PROPOSED -873.07	NIL
7	INTERNAL ROAD AREA	NIL
8	PLOTABLE AREA (IF APPLICABLE)	4068.39
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (3716.72 X 1.1)	
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WIDTH/TOD ZONE (0.5 X 5254.85 =2627.42)	
	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM ALREADY UTILISED PREVIOUSLY SACTIONED	1093.53
	c) PROPOSED FSI ON PAYMENT OF PREMIUM TO BE UTILIZED AS PER NEW UDCPR (a-b)(2627.42-1093.53= 1533.89)	NIL
	d) TOTAL PROPRSED =AS PER OLD SANCTION =1093.53	1093.53
11	IN - SITU F.S.I. / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD = 1538.13	1538.13
	b) ALREADY SANCTIONED D.R.	NIL
	d) IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	
	e) TDR AREA (5254.85 X 1.15 = 6043.07). OPEN TDR 70% =4230.15	NIL
	f) TOTAL IN - SITU/TDR LOADING PROPOSED(11(a+b+c+d+e))	1538.13
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	NIL
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
	a) (9 + 10(b) + 11(f))	6720.05
	b) ALREADY SANCTIONED AREA	5728.04
	c) ADDITION FOR ANCILLARY AREA = 6720.05 - 5728.04 = 992.01	
	d) PERMISSIBLE ANCILLARY AREA PROPOSED AREA = 1579.74 BASIC AREA = 1579.74/1.6 = 987.33 ANCILLARY AREA = 1579.74 -987.33 = 592.41	
	e) PROPOSED ANCILLARY AREA	592.41
	f) TOTAL ENTITLEMENT (a+e)	7312.46
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (9+10(a)+11(e))X 1.8	20,414.20
15	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	5728.04
	b) PROPOSED BUILT-UP AREA (AS PER 'P' LINE)	1579.74
	c) TOTAL (a + b)	7307.78
16	F.S.I. CONSUMED (15(c) / 13(f))	0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	a) REQUIRED	NIL
	b) PROPOSED	NIL



NOTES

ALL EXTERNAL AND INTERNAL WALLS 15cm. THICK.
BOUNDARY OF THE PLOT AS PER C.T.S. SHOWN IN BLACK.
PROPOSED AREA (SITE PLAN) SHOWN IN RED WASH.
DRAINAGE AND SEWERAGE WORK SHOWN IN RED DOTTED.
PROPOSED ROAD SETBACK LINE SHOWN IN GREEN DOTTED.
ROAD SETBACK AREA SHOWN IN BURNT SIENNA WASH.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS _____ SQMTS. TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING SCHEME RECORD/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITEC

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING CTS NO. 1721/ B1, B2, B4, B5 (OLD S. NO. 352, H. NO.3) AT VILLAGE KALAWA (VITAVA), THANE (WEST).

OWNER'S NAME, ADDRESS AND SIGNATURE

FOR - MR. PANDHARINATH SIYARAM PATIL
301, AANAND PALACE, TEMBHI NAKA, THANE 400605

ARCHITECT

DATE