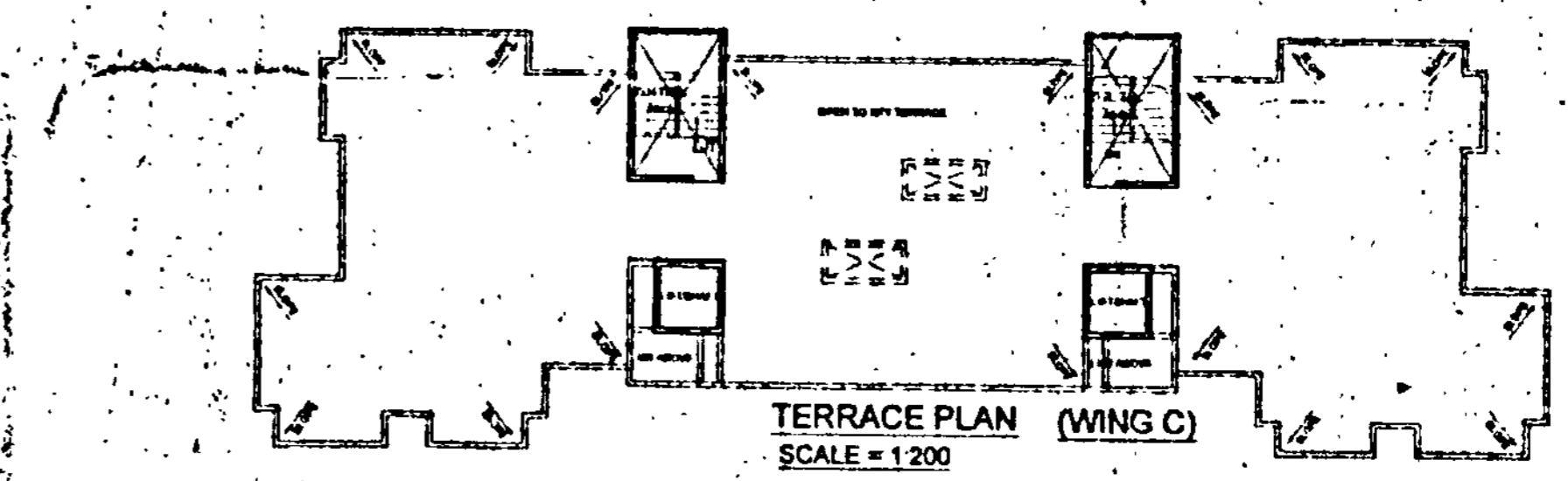
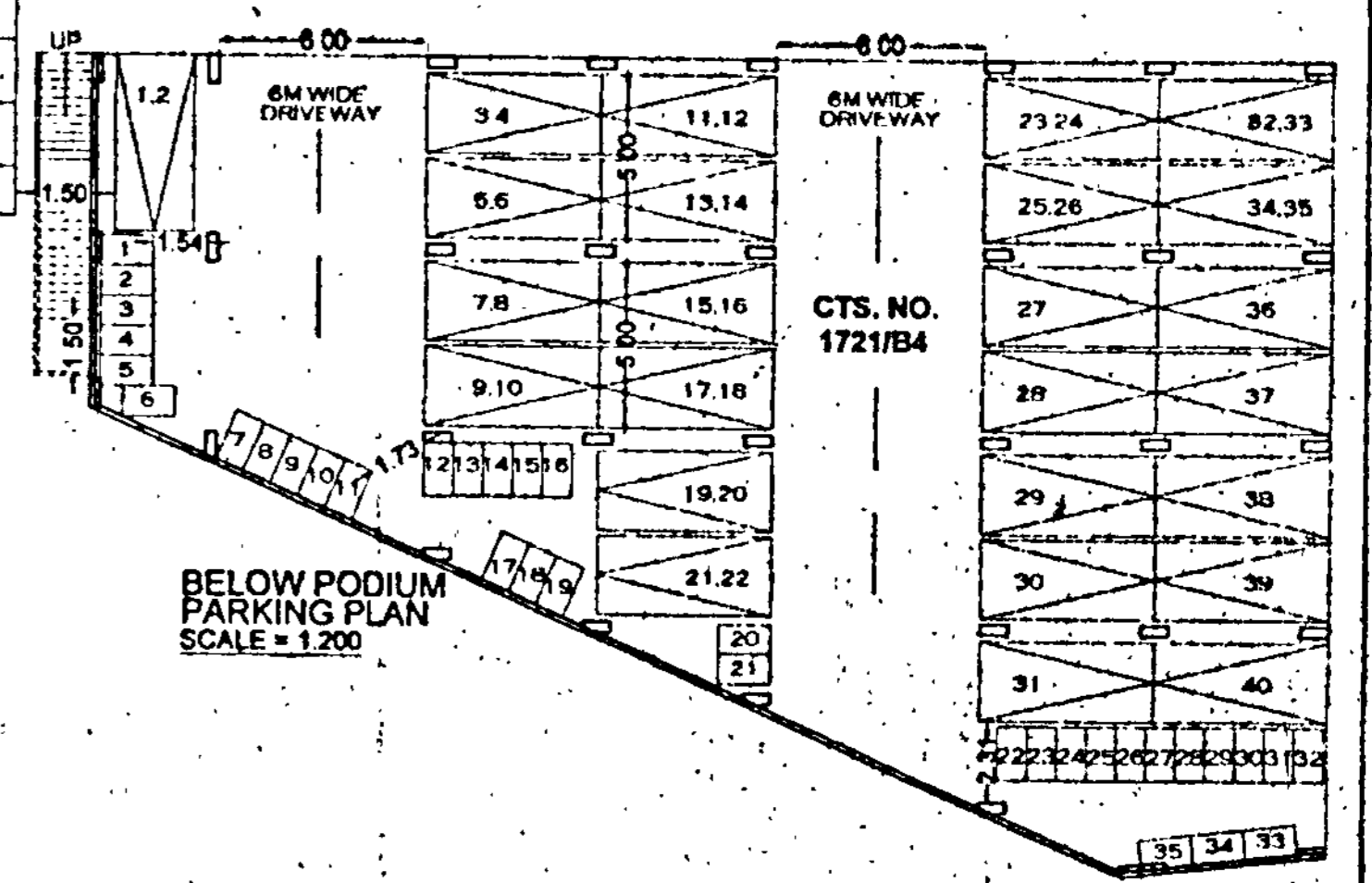
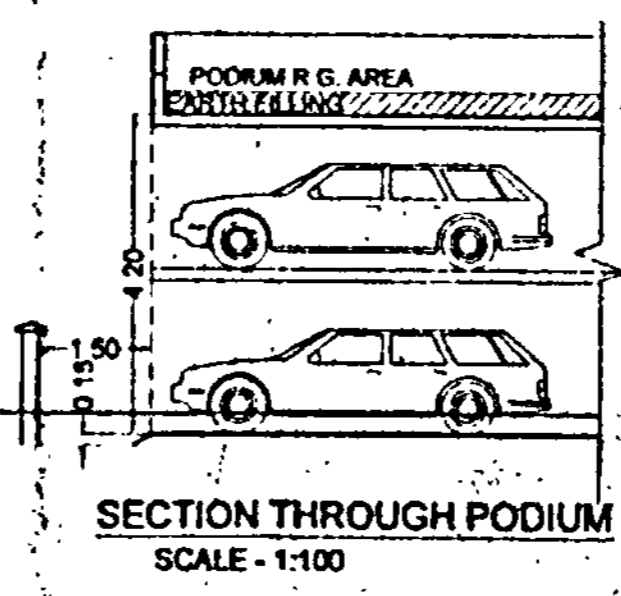


PARKING STATEMENT OF PROPOSED 11THPT. TO 15TH FLOORS

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 30.0 Sq.M.	---	NIL	NIL
2	CARPET AREA 30.0 TO 40.0 Sq.M.	1 PARKING PER 2 FLATS	04 NOS.	02 NOS.
3	CARPET AREA 40.0 TO 80.0 Sq.M.	1 PARKING PER 2 FLATS	21 NOS.	10.5 NOS.
4	CARPET AREA 80.0 TO 150.0 Sq.M.	1 PARKING PER 1 FLAT	NIL	NIL
5	CARPET AREA ABOVE 150.0 Sq.M.	2 PARKING PER 1 FLAT	NIL	NIL
TOTAL				13 NOS.
VISITORS 5% OF REQ. PARKING				0.65 NOS.
6	COMMERCIAL	2 PARKING PER 100 Sq.M.C. Area	NIL	NIL
TOTAL PARKING REQUIRED				14 NOS.

SR. NO.	CATEGORY OF FLAT AS PER AREA	PARKING NORMS	NO OF FLATS	REQ. PARKING
1	CARPET AREA BELOW 30.0 Sq.M.	4 PARKING PER 2 FLATS	NIL	NIL
2	CARPET AREA 30.0 TO 40.0 Sq.M.	2 PARKING PER 2 FLATS	4 NOS.	4 NOS.
3	CARPET AREA 40.0 TO 80.0 Sq.M.	5 PARKING PER 2 FLATS	21 NOS.	52.5 NOS.
4	CARPET AREA 80.0 TO 150.0 Sq.M.	3 PARKING PER 1 FLAT	NIL	NIL
5	CARPET AREA ABOVE 150.0 Sq.M.	3 PARKING PER 1 FLAT	NIL	NIL
TOTAL				57 NOS.
VISITORS 5% OF REQ. PARKING				2.85 NOS.
6	COMMERCIAL	6 PARKING PER 100 Sq.M.C. Area	NIL	NIL
TOTAL PARKING REQUIRED				60 NOS.



B.U.P AREA STATEMENT FOR WING C

FLOOR	BUILT UP AREA O.C. OBTAINED Sq. mts.	BUILT UP AREA PREV. SANCT. Sq. mts.	PROPOSED BUILT UP AREA AS PER P-LINE (RES.) Sq. mts.	NO. OF FLATS
GR.	---	---	---	---
1ST	285.29	---	---	6 Nos.
2ND	285.29	---	---	6 Nos.
3RD	285.29	---	---	6 Nos.
4TH	285.29	---	---	6 Nos.
5TH	285.29	---	---	6 Nos.
6TH	285.29	---	---	6 Nos.
7TH	285.29	---	---	6 Nos.
8TH	---	243.09	---	5 Nos.
9TH	---	285.29	---	6 Nos.
10TH	---	285.29	---	6 Nos.
11TH	---	171.17	129.57	6 Nos.
12TH	---	---	374.48	6 Nos.
13TH	---	---	328.73	5 Nos.
14TH	---	---	374.48	6 Nos.
15TH	---	---	374.48	6 Nos.
TOTAL	1997.03	984.84	1579.74	88 Nos

BUILT UP AREA O.C. OBTAINED = 1997.03 SQ.MTS.
 BUILT UP AREA PREV. SANCTIONED = 984.84 SQ.MTS.
 PROPOSED BUILT UP AREA AS PER P-LINE = 1579.74 SQ.MTS.
TOTAL BUILT UP AREA = 4561.61 SQ.MTS.

Amended Revised Building Permit No. 145257
 Plans are approved subject to conditions
 Prescribed in Permit No. V.P. 94/102 New Proposal No. 11145-21
 TMCB/103/2022
 Date: 11/16/2022
 Deputy Engineer (TDD)
 Executive Engineer (TDD)
 Thane Municipal Corporation
 The City of Thane

सावधान
 "मजूर नकारावुदात बांधकाम न करणे सवेर विकास प्लानिंग नियंत्रणामुखार आदेशक सा परवानका न मेला अंकाकाल नकर करणे, नकारावुदात प्रवेशित न नकार टक्का अतिरिक्तकारे ककाम नर अनुसार दड्यावत नुला ओर. स्वासती कारलीत कास 4 रवे कड व न. 1000- रड होक शकते."

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.

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/A, B1, B2, B3, B4, B5 (OLD S. NO. 352, H. NO.3) AT VILLAGE KALAWA (VITAVA), THANE (WEST).

OWNER'S NAME, ADDRESS AND SIGNATURE

FOR - MR. PANDHARINATH SITARAM PATIL
 301, AANAND PALACE, TEMBI NAKA, THANE 400805

ARCHITECT

ULHAS C. PRADHAN
 ARCHITECT AND INT. DESIGNER
 RAJSHILEA APT. 101 FL. OR DR. MOOSE RD.
 NEAR MUNICIPAL SCHOOL NO. 2 THANE (W). 400 801
 PHONE NO. 2534 88 87 2543 11 78

JOB NO.	DRG NO.	DATE	DRAWN BY	CHECKED BY
		13/08/2022	POOJA N.	U.G. PRADHAN

Wing C - 11th (PT) to 15th floors

STAMP OF APPROVAL PLANS 23

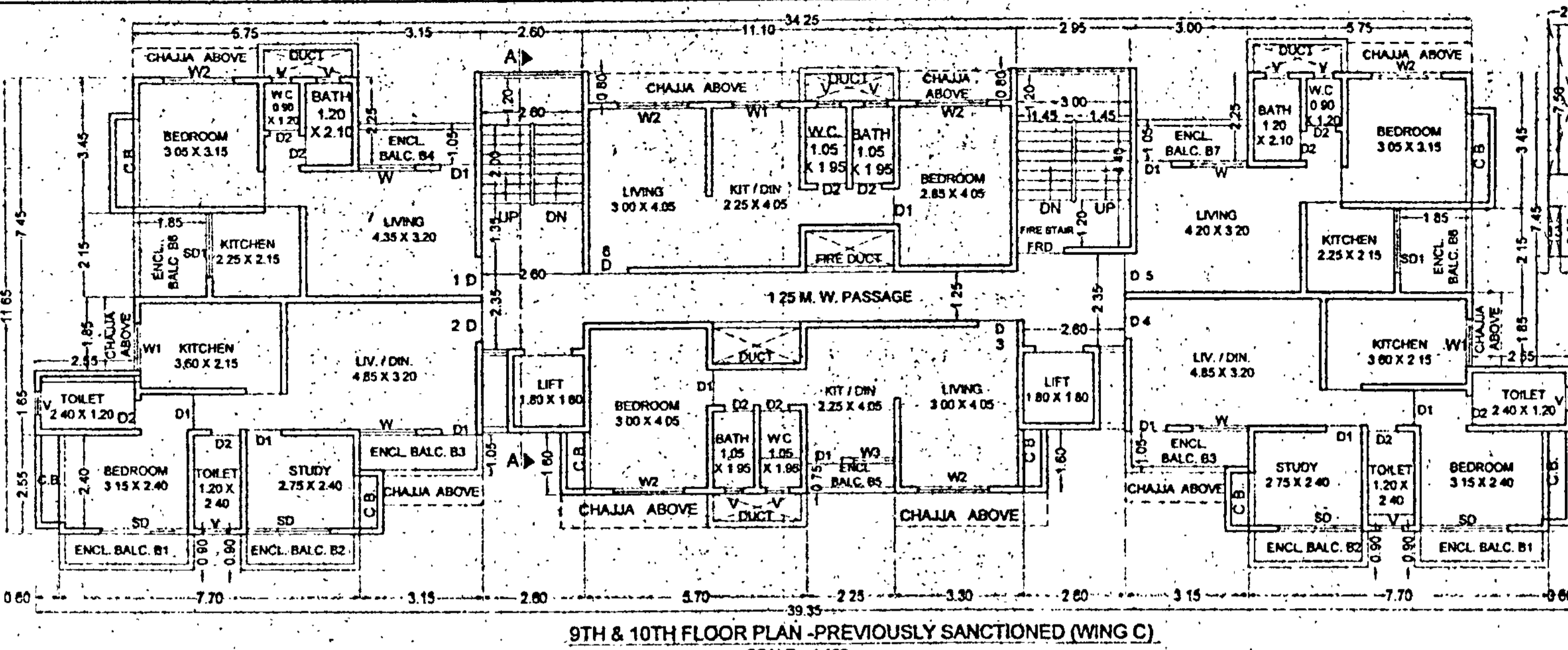
Amended Revised Building Plan No. 149257
 Prescribed in Permit No. V.P. 11/22, NCL Proposed No. TMCB-22-PTM-71756
 TMCB No. 11/10/2022
 Dated 11/10/2022

M.V. Pradhan
 Deputy Engineer
 (TDO)
 Thane Municipal Corporation
 The City of Thane



सावधान

महानगरपालिका संकलन न करणे लक्ष्य
 विकसित विकास नियमसंशोधन आदेशक त्वा
 परमाणुका न घेता संकलन करणे, प्रस्ताव
 प्रमाणिक न मान्य पकडता जाय. प्रमाणिक करण न
 अनुमति देण्यात येण नये. त्यासाठी कायदा
 कार्या ३ व ४ व ५ न १००००० रोक होऊ शकतो



9TH & 10TH FLOOR PLAN - PREVIOUSLY SANCTIONED (WING C)
 SCALE = 1:100

BUILT UP AREA CALC. (9TH AND 10TH FLOOR) (WING C)

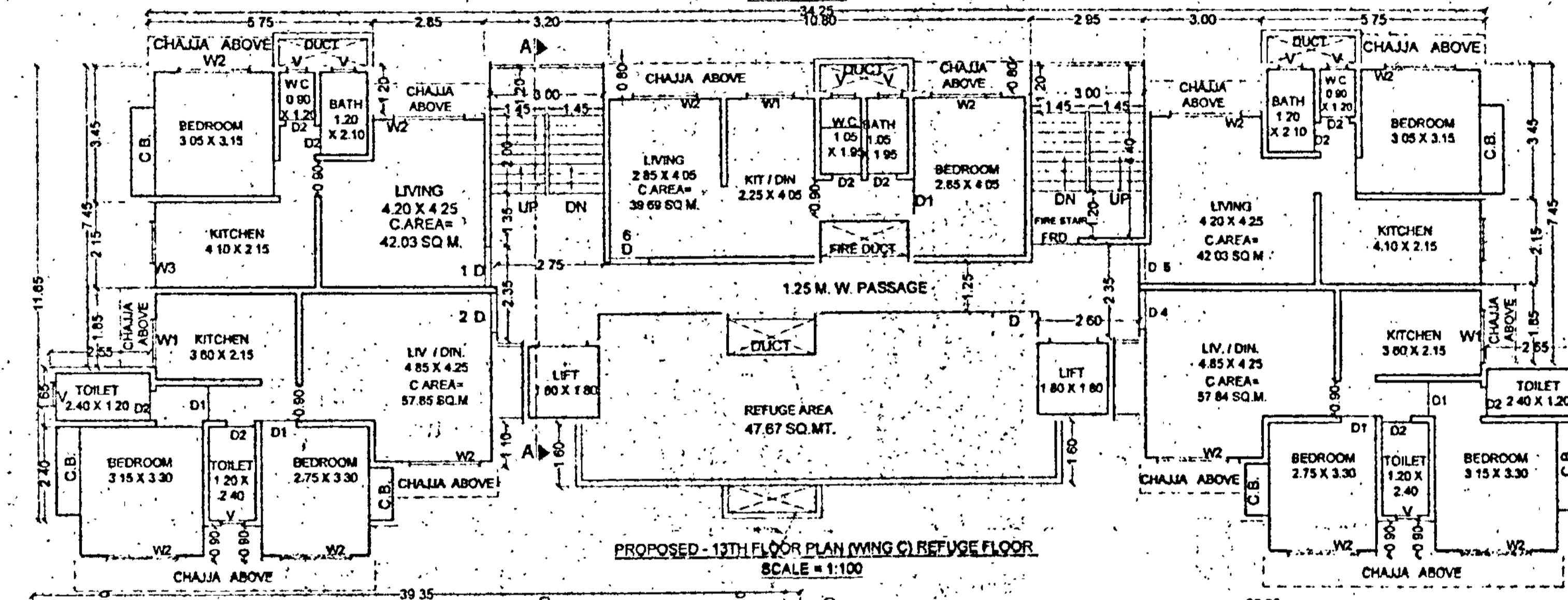
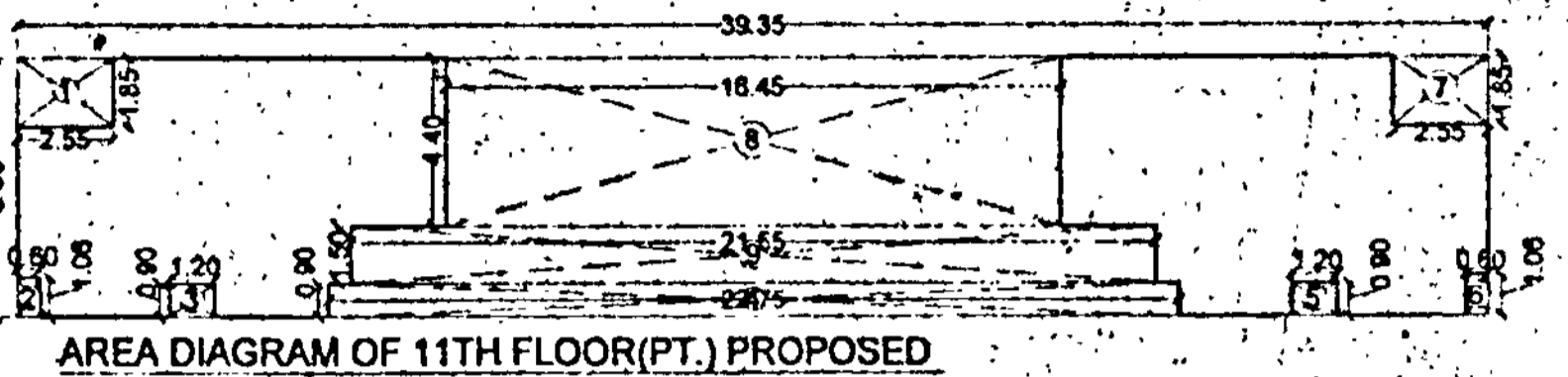
A) 39.35 X 11.74 = 461.97 Sq.M.	19) 2.60 X 4.69 = 12.19 Sq.M.
DEDUCTIONS	20) 3.15 X 2.64 = 8.00 Sq.M.
1) 2.55 X 7.56 = 19.28 Sq.M.	21) 0.60 X 2.55 = 1.53 Sq.M.
2) 5.75 X 0.10 = 0.57 Sq.M.	22) 1.85 X 2.15 = 3.98 Sq.M.
3) 3.15 X 2.35 = 7.40 Sq.M.	23) 1.85 X 2.15 = 3.98 Sq.M.
4) 2.60 X 7.05 = 18.33 Sq.M.	
5) 11.25 X 0.80 = 9.00 Sq.M.	
6) 0.15 X 4.35 = 0.65 Sq.M.	
7) 2.60 X 7.05 = 18.33 Sq.M.	
8) 0.15 X 3.35 = 0.50 Sq.M.	
9) 3.15 X 2.35 = 7.40 Sq.M.	
10) 5.75 X 0.10 = 0.57 Sq.M.	
11) 11.25 X 1.25 = 14.06 Sq.M.	
12) 2.25 X 1.05 = 2.36 Sq.M.	
13) 0.60 X 2.55 = 1.53 Sq.M.	
14) 3.15 X 2.54 = 8.00 Sq.M.	
15) 2.60 X 4.69 = 12.19 Sq.M.	
16) 5.70 X 0.99 = 5.64 Sq.M.	
17) 2.25 X 1.74 = 3.91 Sq.M.	
18) 3.30 X 0.99 = 3.27 Sq.M.	

AREA DIAGRAM OF TYPICAL FLOOR (9TH AND 10TH FLOOR) (WING C) SCALE = 1:200

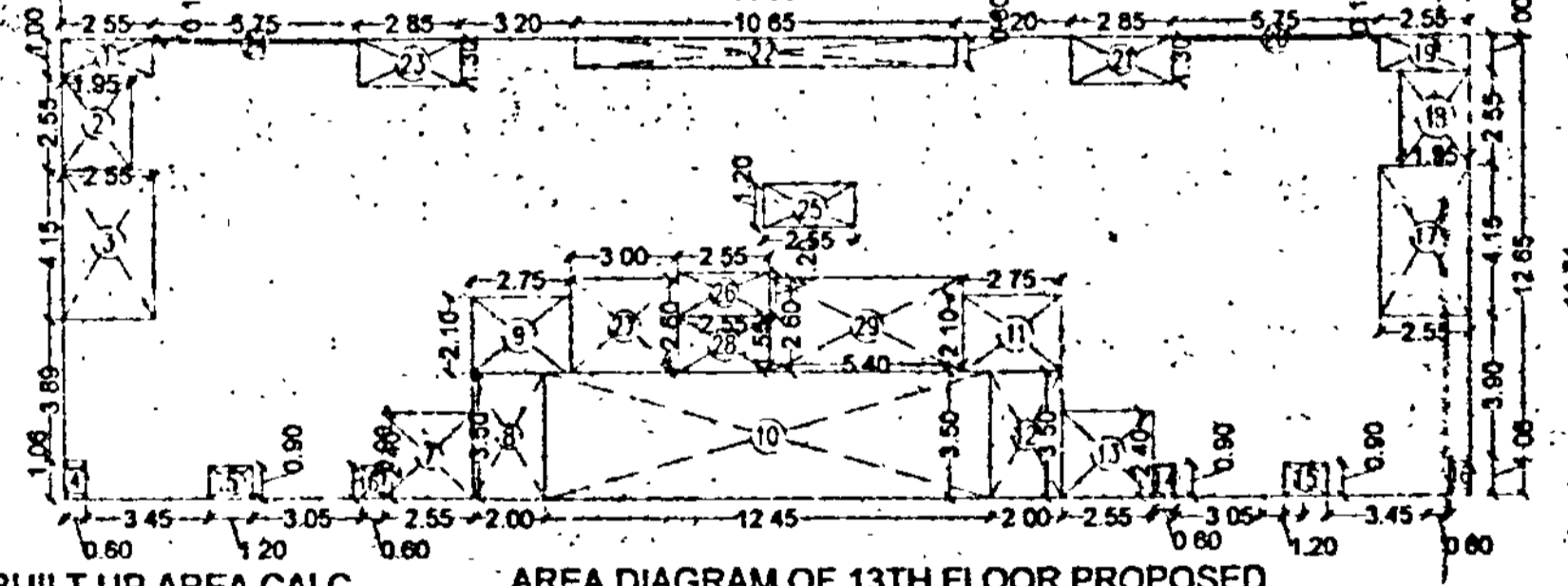
BUILT UP AREA CALC. PROPOSED 11TH FLOOR (WING C)

A) 39.35 X 6.60 = 267.58 Sq.M.
DEDUCTIONS
1) 2.55 X 1.85 = 4.71 Sq.M.
2) 0.60 X 1.06 = 0.63 Sq.M.
3) 1.20 X 0.90 = 1.08 Sq.M.
4) 22.75 X 0.90 = 20.47 Sq.M.
5) 1.20 X 0.90 = 1.08 Sq.M.
6) 0.60 X 1.06 = 0.63 Sq.M.
7) 2.55 X 1.85 = 4.71 Sq.M.
8) 16.45 X 4.40 = 72.38 Sq.M.
9) 21.55 X 1.50 = 32.32 Sq.M.

TOTAL DEDUCTIONS (B) = 138.01 Sq.M.
 NET B.U.A. (A-B) = 129.57 Sq.M.
 AS PER P-LINE = 129.57 Sq.M.
 NET B.U.A. AREA = 129.57 Sq.M.
 AS PER P-LINE



PROPOSED - 13TH FLOOR PLAN (WING C) REFUGE FLOOR
 SCALE = 1:100

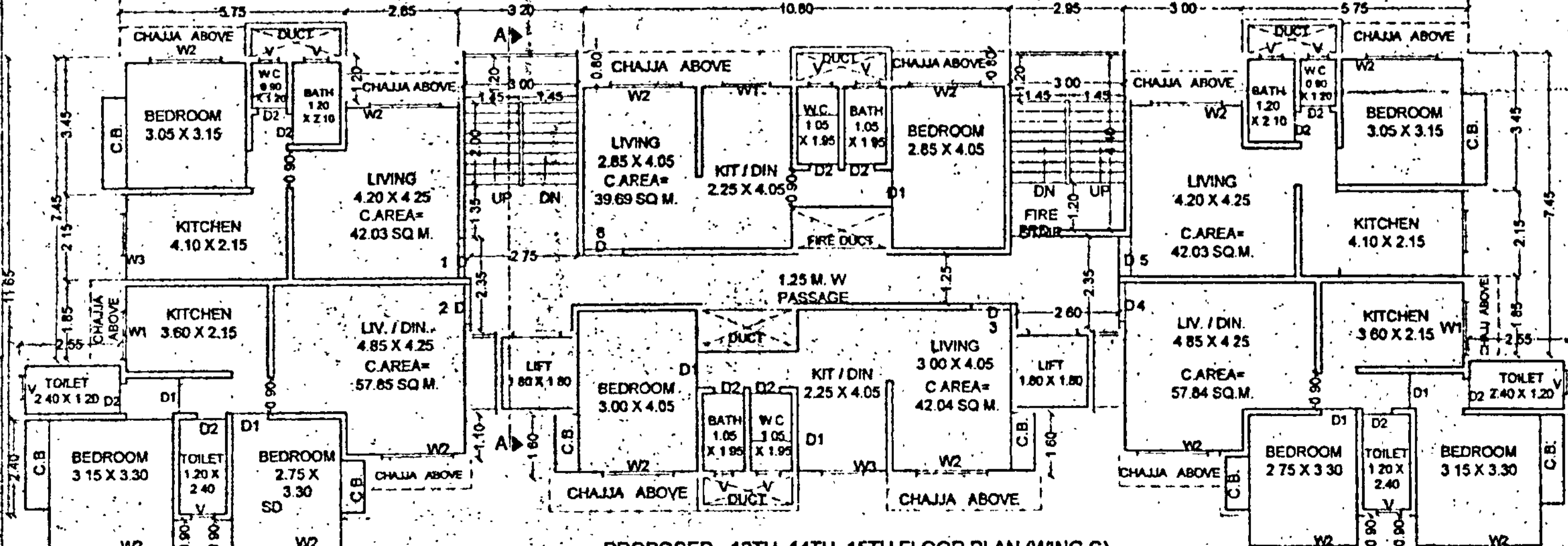


BUILT UP AREA CALC. (13TH FLOOR) (WING C)

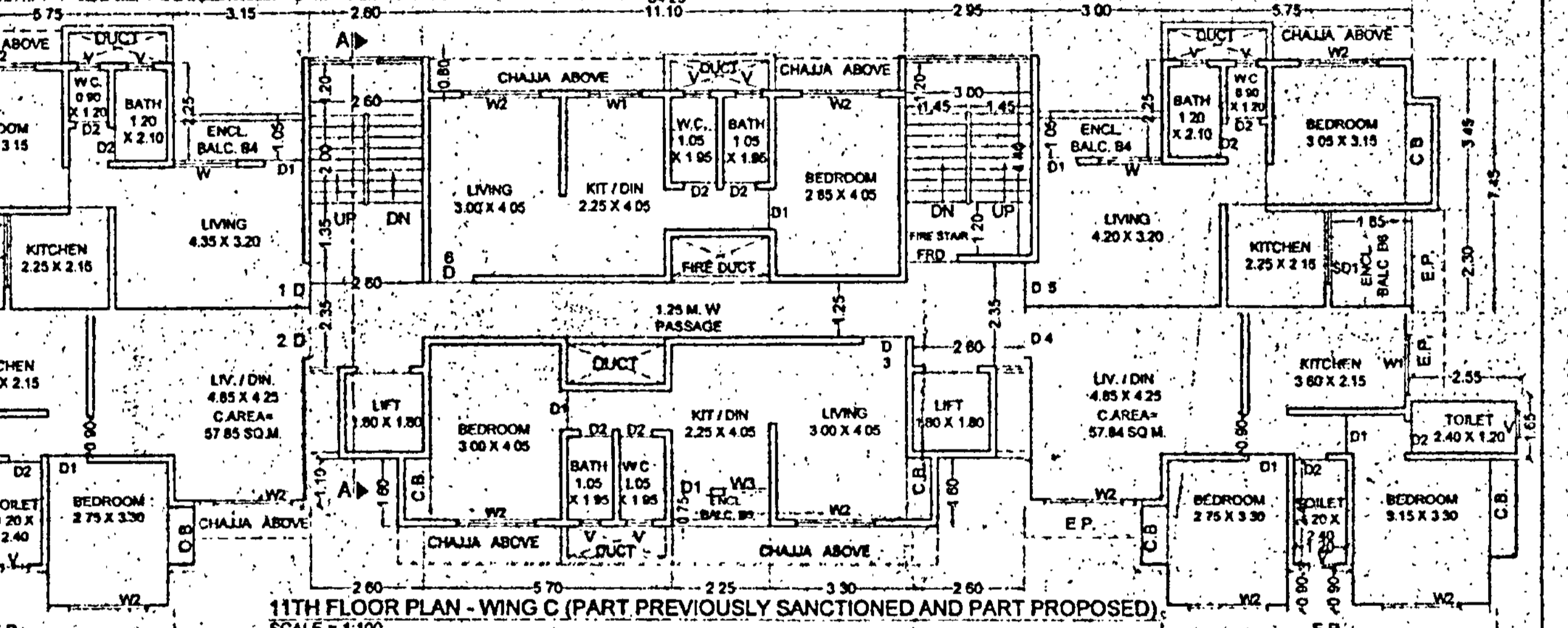
AREA DIAGRAM OF 13TH FLOOR PROPOSED
 SCALE = 1:200

A) 39.35 X 12.65 = 497.77 Sq.M.
DEDUCTIONS
1) 2.55 X 1.00 = 2.55 Sq.M.
2) 1.95 X 2.55 = 4.97 Sq.M.
3) 2.55 X 4.15 = 10.58 Sq.M.
4) 0.60 X 1.06 = 0.64 Sq.M.
5) 1.20 X 0.90 = 1.08 Sq.M.
6) 0.60 X 0.90 = 0.54 Sq.M.
7) 2.55 X 2.40 = 6.12 Sq.M.
8) 2.00 X 3.50 = 7.00 Sq.M.
9) 2.75 X 2.10 = 5.77 Sq.M.
10) 12.45 X 3.50 = 43.58 Sq.M.
11) 2.75 X 2.10 = 5.77 Sq.M.
12) 2.00 X 3.50 = 7.00 Sq.M.
13) 2.85 X 2.40 = 6.84 Sq.M.
14) 0.60 X 0.90 = 0.54 Sq.M.
15) 1.20 X 0.90 = 1.08 Sq.M.
16) 0.60 X 1.06 = 0.64 Sq.M.
17) 2.55 X 4.15 = 10.58 Sq.M.
18) 1.95 X 2.55 = 4.97 Sq.M.
19) 2.55 X 1.00 = 2.55 Sq.M.
20) 5.75 X 0.10 = 0.58 Sq.M.
21) 2.85 X 1.30 = 3.71 Sq.M.
22) 10.65 X 0.80 = 8.52 Sq.M.
23) 2.85 X 1.30 = 3.70 Sq.M.
24) 5.75 X 0.10 = 0.58 Sq.M.
25) 2.55 X 1.20 = 3.06 Sq.M.
26) 2.55 X 1.20 = 3.06 Sq.M.
27) 3.00 X 2.60 = 7.80 Sq.M.
28) 2.55 X 1.55 = 3.95 Sq.M.
29) 5.40 X 2.60 = 14.04 Sq.M.

TOTAL DEDUCTIONS (B) = 171.07 Sq.M.
 NET B.U.A. (A-B) = 326.70 Sq.M.
 AS PER P-LINE = 326.70 Sq.M.
 LIFT/VOID AREA = 17.67 Sq.M.
 NET B.U.A. AREA = 326.73 Sq.M.
 AS PER P-LINE



PROPOSED - 12TH, 14TH, 15TH FLOOR PLAN (WING C)
 SCALE = 1:100



11TH FLOOR PLAN - WING C (PART PREVIOUSLY SANCTIONED AND PART PROPOSED)
 SCALE = 1:100

BALCONY AREA CALC. (PRE SANCT) (11TH FLOOR FOR WING C)

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 = 16.05 Sq.M.
 PERMISSIBLE BALC.AREA = 17.00 Sq.M. (170.00X10%)
 EXCESS BALC.AREA = NIL

AREA DIAGRAM OF 12TH, 14TH, 15TH FLOOR PROPOSED
 SCALE = 1:200

BUILT UP AREA CALC. (12TH, 14TH, 15TH FLOOR) (WING C)

A) 39.35 X 12.65 = 497.77 Sq.M.
DEDUCTIONS
1) 2.55 X 1.00 = 2.55 Sq.M.
2) 1.95 X 2.55 = 4.97 Sq.M.
3) 2.55 X 4.15 = 10.58 Sq.M.
4) 0.60 X 1.06 = 0.64 Sq.M.
5) 1.20 X 0.90 = 1.08 Sq.M.
6) 0.60 X 0.90 = 0.54 Sq.M.
7) 2.55 X 2.40 = 6.12 Sq.M.
8) 2.00 X 3.50 = 7.00 Sq.M.
9) 2.60 X 2.10 = 5.48 Sq.M.
10) 12.45 X 1.90 = 23.66 Sq.M.
11) 2.60 X 2.10 = 5.48 Sq.M.
12) 2.00 X 3.50 = 7.00 Sq.M.
13) 2.55 X 2.40 = 6.12 Sq.M.
14) 0.60 X 0.90 = 0.54 Sq.M.
15) 1.20 X 0.90 = 1.08 Sq.M.
16) 0.60 X 1.06 = 0.64 Sq.M.
17) 2.55 X 4.15 = 10.58 Sq.M.
18) 1.95 X 2.55 = 4.97 Sq.M.
19) 2.55 X 1.00 = 2.55 Sq.M.
20) 5.75 X 0.10 = 0.58 Sq.M.
21) 2.85 X 1.30 = 3.71 Sq.M.
22) 10.65 X 0.80 = 8.52 Sq.M.
23) 2.85 X 1.30 = 3.70 Sq.M.
24) 5.75 X 0.10 = 0.58 Sq.M.
25) 2.25 X 1.05 = 2.36 Sq.M.
26) 2.25 X 1.05 = 2.36 Sq.M.

TOTAL DEDUCTIONS (B) = 123.35 Sq.M.
 NET B.U.A. (A-B) = 374.42 Sq.M.
 AS PER P-LINE = 374.42 Sq.M.
 LIFT/VOID AREA = 15.64 Sq.M.
 NET B.U.A. AREA = 374.48 Sq.M.
 AS PER P-LINE

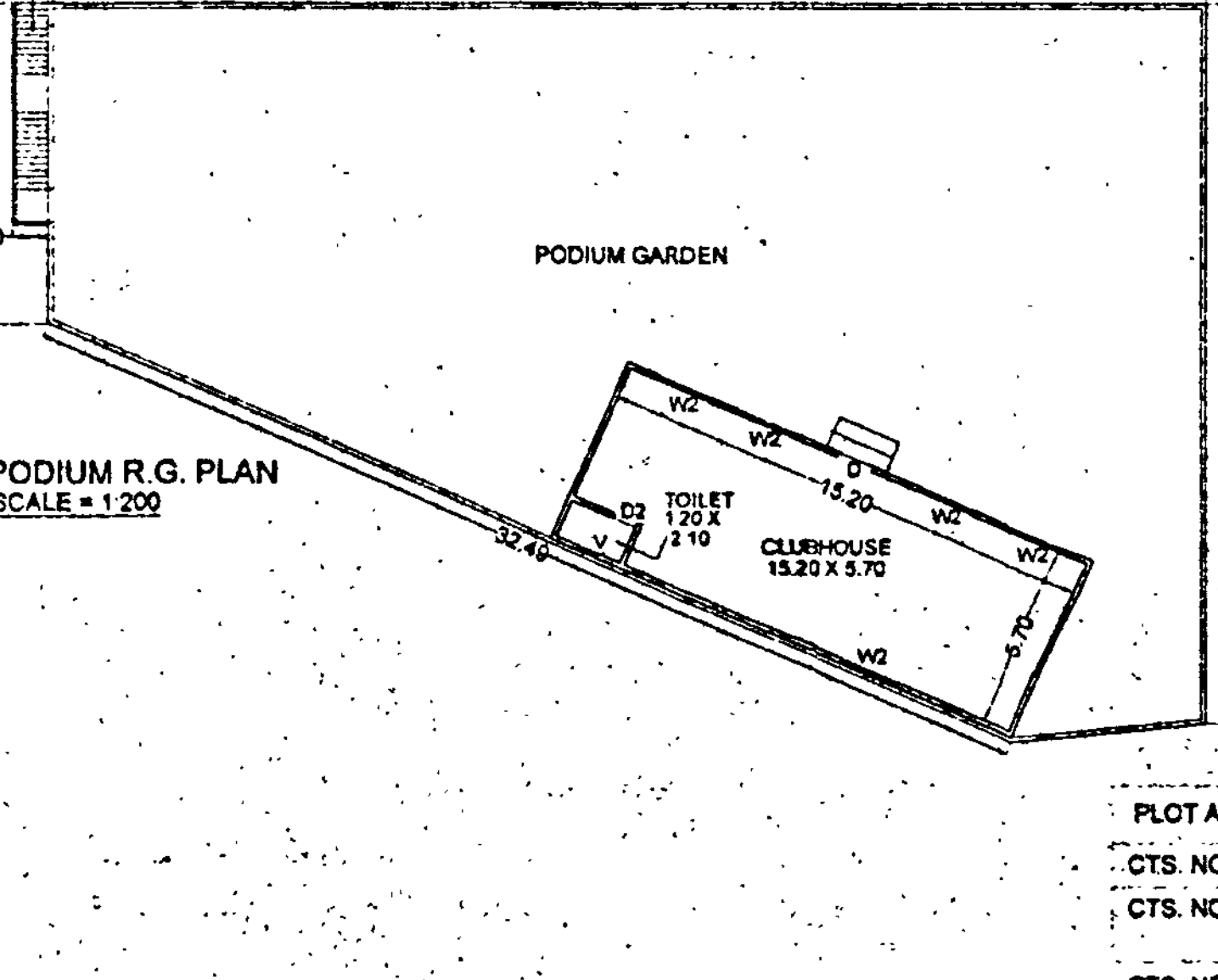
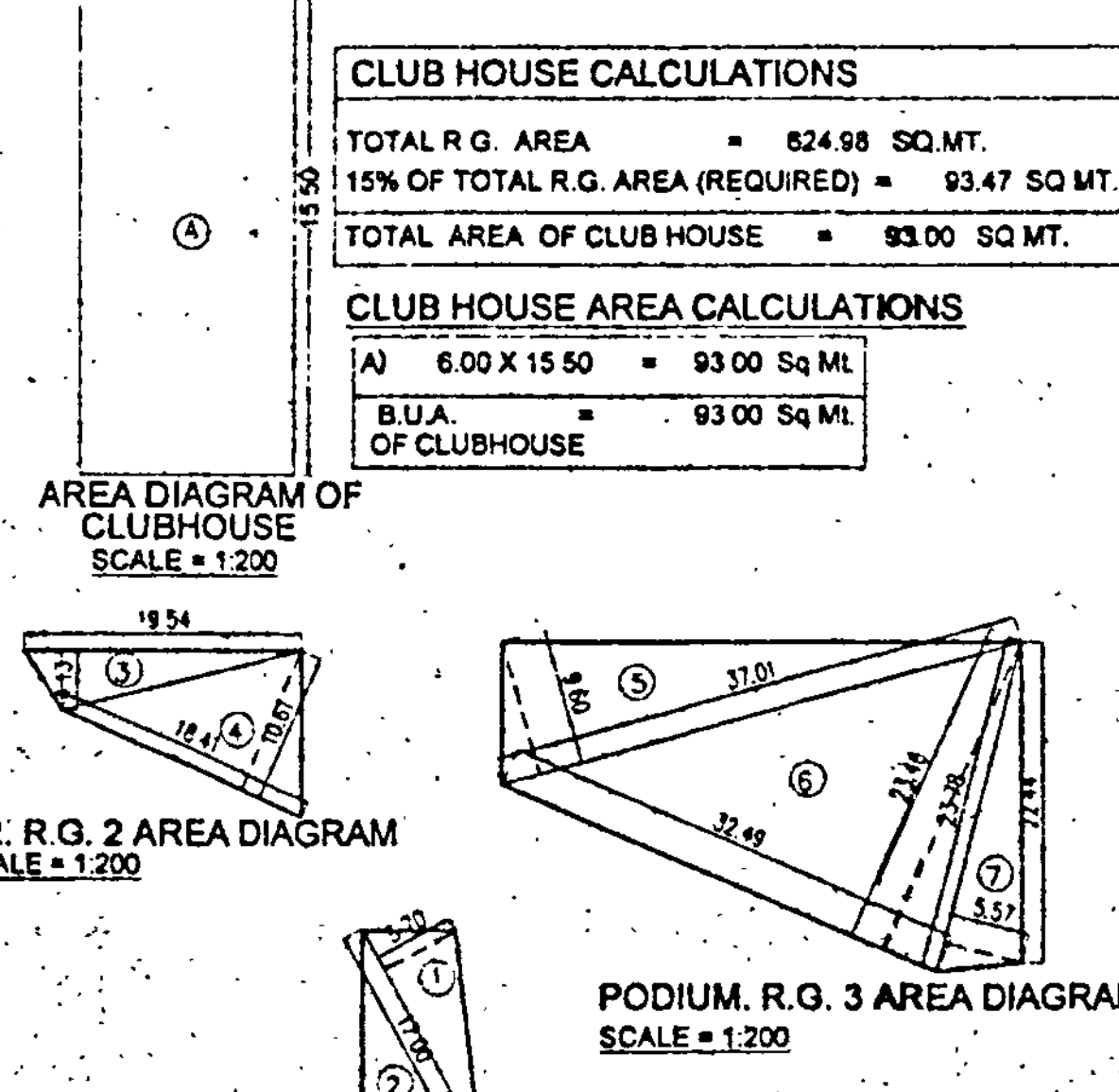
DESCRIPTION OF PROPOSAL				
PROPOSED BUILDING ON PLOT BEARING CTS-NO. 1721/A, B1, B2, B3, B4, B5 (OLD S. NO. 352, H. NO. 3) AT VILLAGE KALAWA (WITAVA), THANE (WEST).				
OWNER'S NAME, ADDRESS AND SIGNATURE				
FOR - MR. PANDHARINATH SITARAM PATIL 301, AANAND PALACE, TEMBI NAKA, THANE 400605				
ARCHITECT				
ULHAS G. PRADHAN ARCHITECT AND INT. DESIGNER BALSHREYA APT. 15/FLOOR, DR. MOOSE RD. NEAR MUNICIPAL SCHOOL NO. 3, THANE (W), 400 801 PHONE NO. 7054 8001, 7045 4153				
JOB NO.	DRG NO.	DATE	DRAWN BY	CHECKED BY
		13/09/2022	POOJA N.	U.G. PRADHAN

PARKING STATEMENT FOR ENTIRE COMPLEX

4 WHEELER PARKING					
BLDG. TYPE	NO. OF FLATS	PARKING REQ. (O.C. OBTAINED)	PARKING REQ. (PREV. SANCT.)	PROPOSED (PARKING REQ.)	PROPOSED (PARKING REQ.)
WING A+B	55	23 NOS.	4 Wheeler	4 Wheeler	4 Wheeler
WING C	88	---	47 NOS.	14 NOS.	---
2 WHEELER PARKING					
BLDG. TYPE	NO. OF FLATS	PARKING REQ. (O.C. OBTAINED)	PARKING REQ. (PREV. SANCT.)	PROPOSED (PARKING REQ.)	PROPOSED (PARKING REQ.)
WING A+B	55	---	2 Wheeler	2 Wheeler	2 Wheeler
WING C	88	---	83 NOS.	60 NOS.	---
TOTAL 4 WHEELER PARKING REQUIRED = 84 NOS.					
TOTAL 2 WHEELER PARKING REQUIRED = 124 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 2 WHEELER PARKING PROVIDED = 64 NOS.					
TOTAL 4 WHEELER PARKING REQUIRED - PROVIDED = 44 NOS.					
TOTAL 2 WHEELER PARKING REQUIRED - PROVIDED = 60 NOS.					
TOTAL 4 WHEELER PARKING PROVIDED IN OPEN = 67 NOS.					
TOTAL 2 WHEELER PARKING PROVIDED = 124 NOS.					

BAUP 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	55 NOS.
WING C	STILT + 7TH	---	---	1997.03	42 NOS.
TOTAL					
		1579.74	984.84	4743.20	144 NOS.
		1579.74	984.84	4743.20	144 NOS.



PLOT AREA CALCULATIONS

CTS. NO. 1721/85 (FOOTPATH)
 1) 19.00 X 7.25 X 0.5 = 68.87
 2) 19.00 X 7.25 X 0.5 = 68.87
 3) 19.00 X 7.25 X 0.5 = 68.87
 TOTAL PLOT AREA AS PER TRIANGULAR METHOD = 68.87 SQ.MT.

PLOT AREA CALCULATIONS

CTS. NO. 1721/81 (RESIDENTIAL AREA)
 1) 19.00 X 9.50 X 0.5 = 90.25
 2) 17.50 X 8.75 X 0.5 = 75.94
 3) 36.50 X 11.25 X 0.5 = 205.31
 4) 58.00 X 27.75 X 0.5 = 804.75
 5) 44.50 X 23.50 X 0.5 = 522.87
 6) 48.50 X 14.50 X 0.5 = 350.62
 7) 62.50 X 24.25 X 0.5 = 757.81
 8) 33.25 X 18.25 X 0.5 = 303.40
 TOTAL PLOT AREA AS PER TRIANGULAR METHOD = 3102.44 SQ.MT.

PLOT AREA CALCULATIONS

CTS. NO. 1721/82 (35M. D.P. ROAD)
 1) 24.00 X 6.00 X 0.5 = 72.00
 2) 58.25 X 22.25 X 0.5 = 645.31
 3) 38.25 X 7.50 X 0.5 = 143.44
 TOTAL PLOT AREA AS PER TRIANGULAR METHOD = 839.75 SQ.MT.

PLOT AREA CALCULATIONS

CTS. NO. 1721/84
 1) 62.50 X 11.75 X 0.5 = 367.19
 2) 58.25 X 8.50 X 0.5 = 246.88
 3) 11.00 X 5.00 X 0.5 = 27.50
 4) 60.75 X 11.00 X 0.5 = 334.12
 5) 67.75 X 16.50 X 0.5 = 558.94
 6) 20.50 X 5.75 X 0.5 = 58.94
 7) 20.50 X 6.25 X 0.5 = 64.06
 TOTAL PLOT AREA AS PER TRIANGULAR METHOD = 1904.94 SQ.MT.

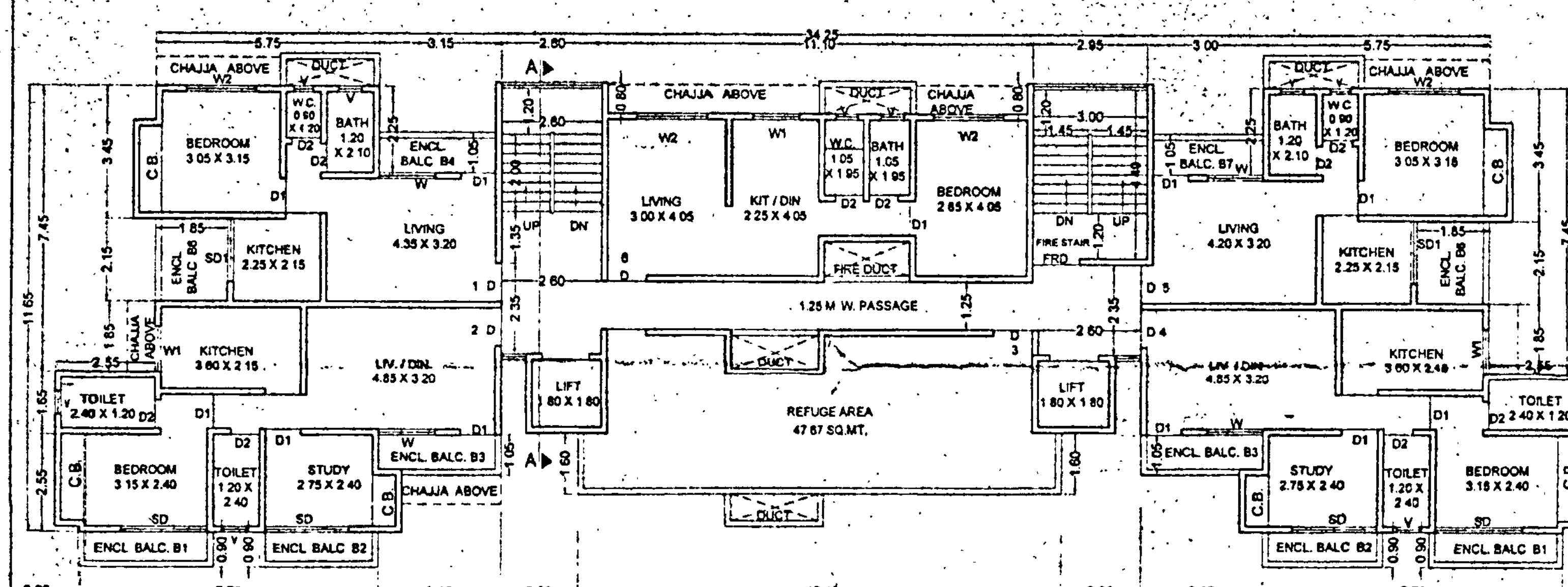
Stamp of Approval of Plans 1/3

Amended Revised Building Permit No. 143257

These Municipal Corporation
 The City of Thane

Signature of Licensed Architect

Signature of Designer



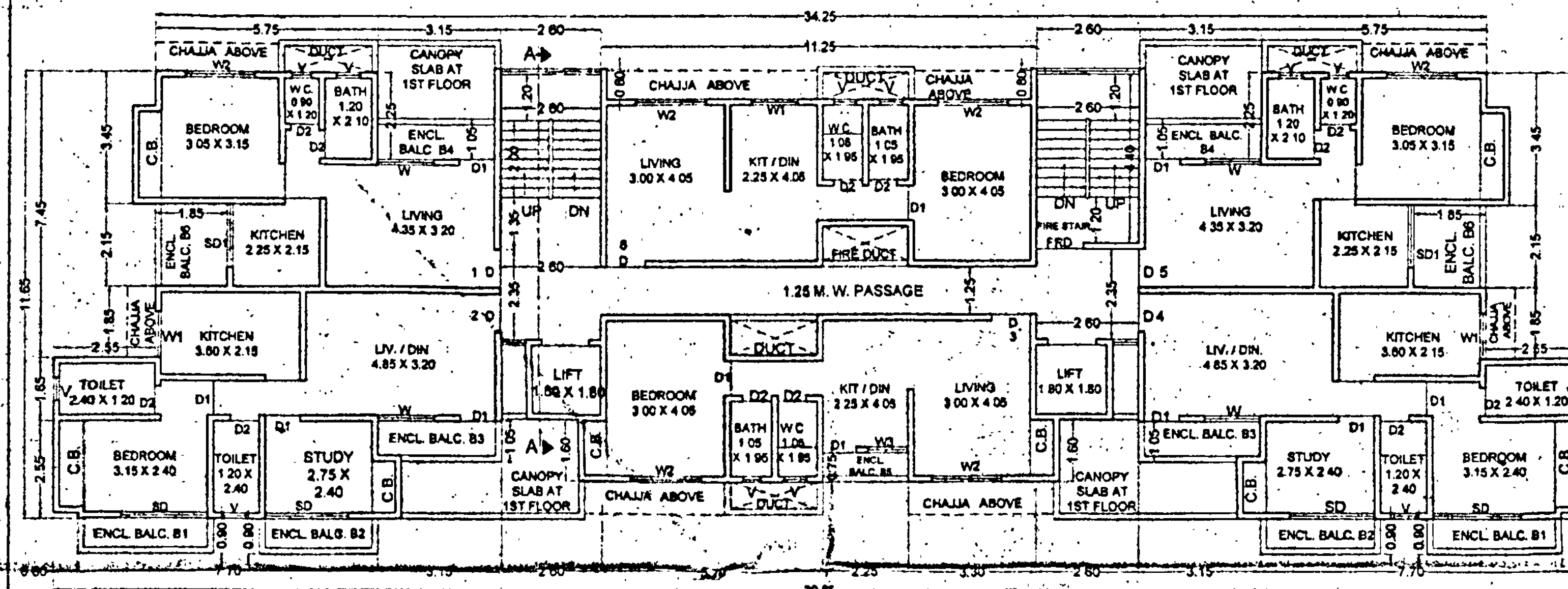
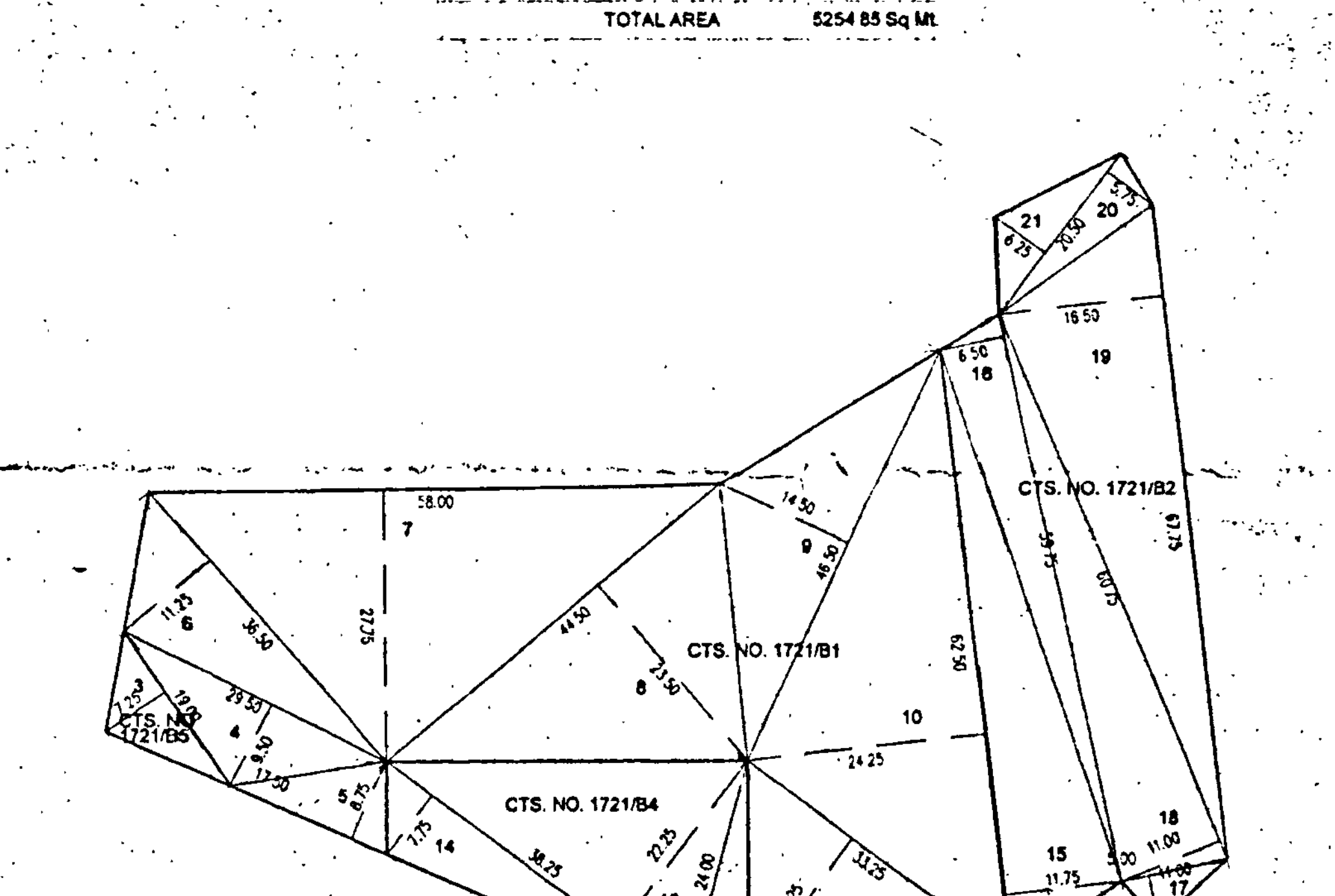
BUILT UP AREA CALC. (8TH REFUGE FLOOR) (WING-C)

A) 39.35 X 11.74 = 461.97 Sq.Mt. (Total B.U. Area)
 DEDUCTIONS: 1) 2.55 X 7.56 = 19.28, 2) 5.75 X 0.10 = 0.57, 3) 3.15 X 2.35 = 7.40, 4) 2.60 X 7.05 = 18.33, 5) 11.25 X 0.80 = 9.00, 6) 2.60 X 7.05 = 18.33, 7) 3.15 X 2.35 = 7.40, 8) 2.55 X 7.56 = 19.28, 9) 2.25 X 1.05 = 2.36, 10) 2.25 X 1.05 = 2.36, 11) 11.25 X 1.25 = 14.06, 12) 2.25 X 1.05 = 2.36.

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 2 = 6.30, B5) 0.75 X 2.40 X 2 = 3.60, B6) 1.85 X 2.15 X 2 = 7.95.

TOTAL DEDUCTIONS (B) = 228.05 Sq.Mt.
 NET B.U.A. (A-B) = 233.92 Sq.Mt.
 FINAL B.U. AREA = 233.92 + 9.17 = 243.09 sq.m/ft.



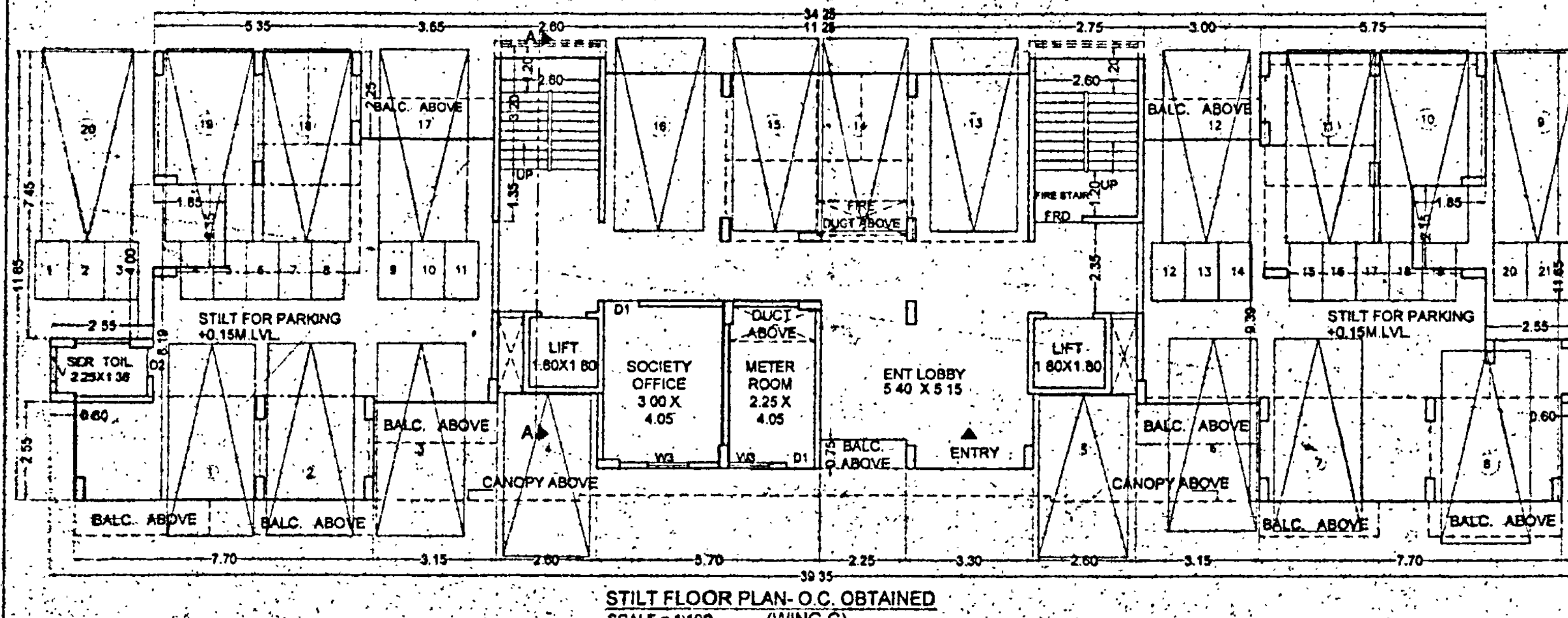
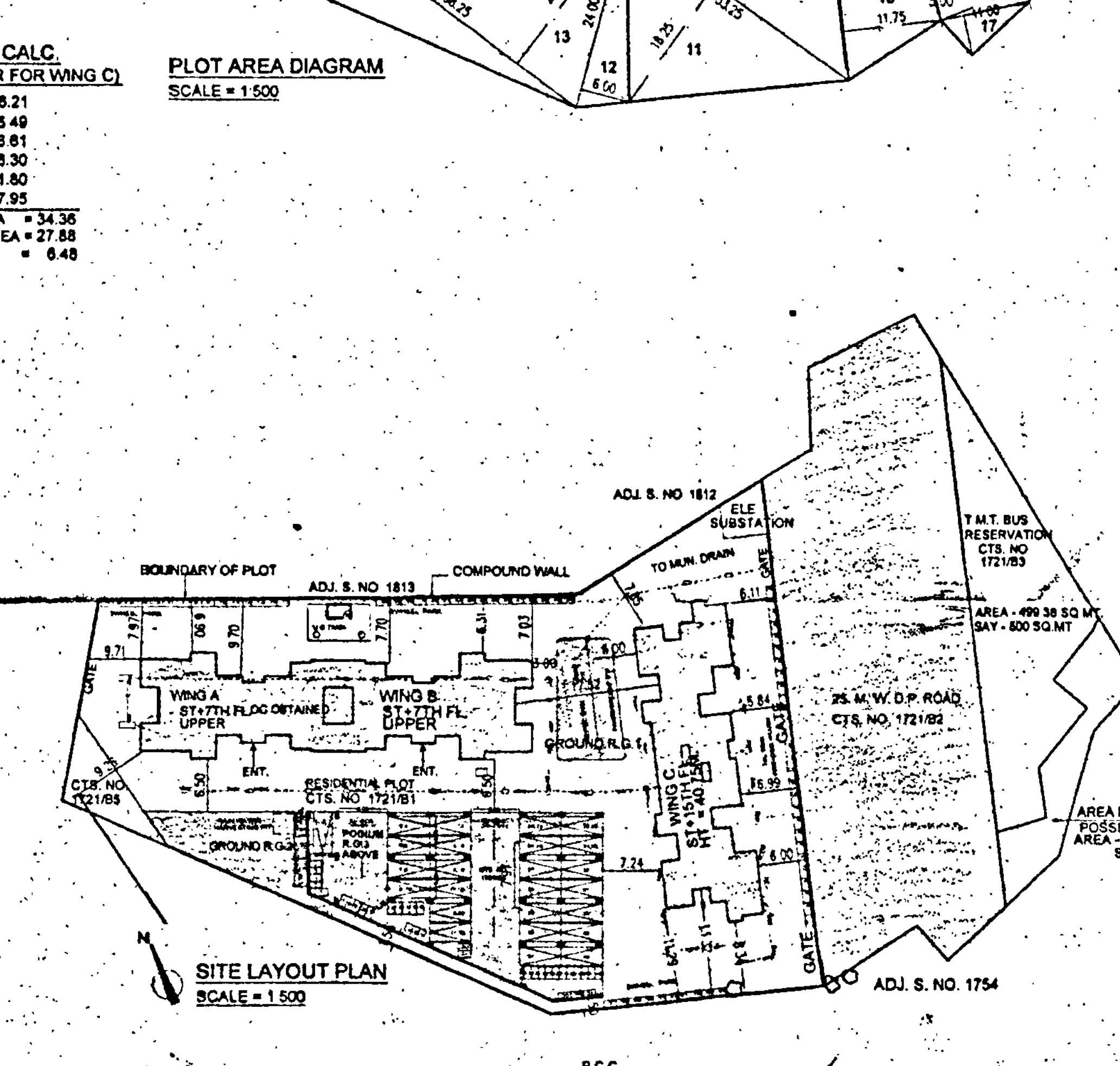
BUILT UP AREA CALC. (1ST TO 7TH FLOOR) (WING C)

A) 39.35 X 11.74 = 461.97 Sq.Mt. (Total B.U. Area)
 DEDUCTIONS: 1) 2.55 X 7.56 = 19.28, 2) 5.75 X 0.10 = 0.57, 3) 3.15 X 2.35 = 7.40, 4) 2.60 X 7.05 = 18.33, 5) 11.25 X 0.80 = 9.00, 6) 2.60 X 7.05 = 18.33, 7) 3.15 X 2.35 = 7.40, 8) 2.55 X 7.56 = 19.28, 9) 2.25 X 1.05 = 2.36, 10) 2.25 X 1.05 = 2.36, 11) 11.25 X 1.25 = 14.06, 12) 2.25 X 1.05 = 2.36.

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 2 = 3.60, B6) 1.85 X 2.15 X 2 = 7.95.

TOTAL DEDUCTIONS (B) = 228.05 Sq.Mt.
 NET B.U.A. (A-B) = 233.92 Sq.Mt.
 FINAL B.U. AREA = 233.92 + 9.17 = 243.09 sq.m/ft.



STAIRCASE AREA CALC. (GROUND TO 7TH FLOOR) (WING-C)

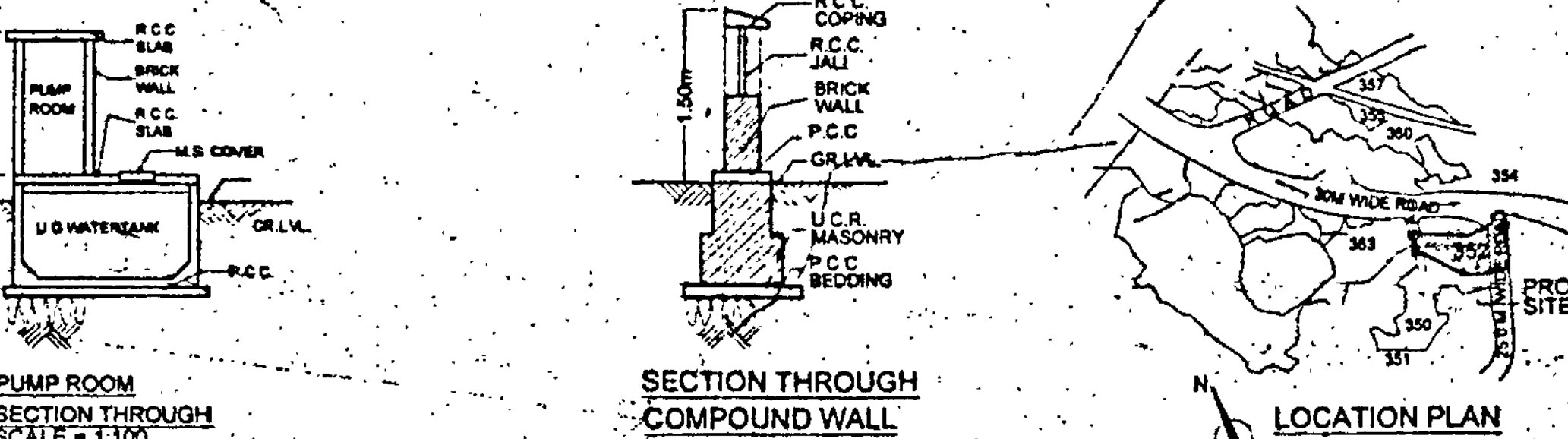
ADDITIONS: 4) 2.60 X 7.05 = 18.33 Sq.Mt., 5) 2.60 X 7.05 = 18.33 Sq.Mt., 11) 11.25 X 1.25 = 14.06 Sq.Mt.
 TOTAL AREA = 50.72 (50.72 X 8 FL. = 405.76 SQ.MTRS)

STAIRCASE AREA CALC. (8TH TO 11TH FLOOR) (WING-C)

ADDITIONS: 4) 2.60 X 7.05 = 18.33 Sq.Mt., 5) 0.15 X 4.35 = 0.65 Sq.Mt., 6) 2.60 X 7.05 = 18.33 Sq.Mt., 8) 0.15 X 3.35 = 0.50 Sq.Mt., 11) 11.25 X 1.25 = 14.06 Sq.Mt.
 TOTAL AREA = 51.87 (51.87 X 4 FL. = 207.48 SQ.MTRS)

TOTAL STAIRCASE AREA FOR WING C (GR. TO 11TH FLOOR)

S1 + S2 = 405.76 + 207.48 = 613.24 SQ. MT.



PROFORMA - I

SL. NO.	DESCRIPTION	SQ. MTS.
1	AREA STATEMENT	---
2	1. AREA OF THE PLOT	---
3	a) AS PER OWNERSHIP DOCUMENT (P.R. CARD)	5254.85
4	b) AS PER MEASUREMENT SHEET	5414.22
5	c) AS PER SITE	5254.85
6	d) MINIMUM OF #, B, C	5254.85
7	2. DEDUCTIONS FOR	---
8	a) PROPOSED 25.00 M WIDE ROAD WIDENING 1721/82	1538.13
9	b) ANY RESERVATION AREA	0
10	c) TOTAL (a+b+c)	1538.13
11	3. BALANCE AREA OF PLOT (1-2)	3716.72
12	4. AMENITY SPACE (IF APPLICABLE)	NIL
13	a) REQUIRED	NIL
14	b) JUSTIFICATION OF 2(b), IF ANY	NIL
15	c) BALANCE PROPOSED	3716.72
16	5. NET PLOT AREA (3-4)	3716.72
17	6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
18	a) REQUIRED - NIL	NIL
19	b) PROPOSED - 873.07	NIL
20	7. INTERNAL ROAD AREA	NIL
21	8. PLOT AREA (IF APPLICABLE)	NIL
22	9. BUILDING AREA (AS PER REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (3716.72 X 1.1))	4088.39
23	10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	---
24	a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH ZONE (0.5 X 5254.85 = 2627.42)	1093.53
25	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM ALREADY UTILISED PREVIOUSLY SANCTIONED	1093.53
26	c) PROPOSED FSI ON PAYMENT OF PREMIUM TO BE UTILIZED AS PER NEW UDCPR (A+B)X2627.42-1093.53 = 1533.89	1533.89
27	d) TOTAL PROPOSED FSI PER OLD SANCTION = 1093.53	1093.53
28	11. NET F.S.I. / TDR LOADING	---
29	a) IN-SITU AREA AGAINST D.P. ROAD = 1538.13	1538.13
30	b) ALREADY SANCTIONED D.R.	---
31	c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	NIL
32	d) TOR AREA (5254.85 X 1.15 = 6043.07). OPEN TDR 70% = 4230.15	NIL
33	e) TOTAL IN-SITU/TDR LOADING PROPOSED ((11+(b+c+d+e)))	1538.13
34	12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
35	13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	6720.05
36	a) IN-SITU AREA (1100)	5728.04
37	b) ALREADY SANCTIONED AREA	---
38	c) ADDITION FOR ANCILLARY AREA = 6720.05 - 5728.04 = 992.01	---
39	d) PERMISSIBLE ANCILLARY AREA	---
40	PROPOSED AREA = 1578.74 BASIC AREA = 1578.74/1.6 = 987.33 ANCILLARY AREA = 1578.74 - 987.33 = 592.41	592.41
41	e) PROPOSED ANCILLARY AREA	592.41
42	f) TOTAL ENTITLEMENT (a+b)	7312.46
43	14. MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (9+10(a)+11(c)) X 1.6	20,414.20
44	15. TOTAL BUILT-UP AREA IN PROPOSAL	---
45	a) EXISTING BUILT-UP AREA	5728.04
46	b) PROPOSED BUILT-UP AREA (AS PER P-LINE)	1579.74
47	c) TOTAL (a+b)	7307.78
48	16. F.S.I. CONSUMED (1500/1310)	0.99
49	17. AREA FOR INCLUSIVE HOUSING, IF ANY	---
50	a) REQUIRED	NIL
51	b) PROPOSED	NIL
52	NOTES	---
53	ALL EXTERNAL AND INTERNAL WALLS 15cm THICK.	---
54	BOUNDARY OF THE PLOT AS PER C.T.S. SHOWN IN BLACK.	---
55	PROPOSED AREA (SITE PLAN) SHOWN IN RED WASH.	---
56	DRAINAGE AND SEWERAGE WORK SHOWN IN RED DOTTED.	---
57	PROPOSED ROAD SETBACK LINE SHOWN IN GREEN DOTTED.	---
58	ROAD SETBACK AREA SHOWN IN BURNT SIENNA WASH.	---
59	CERTIFICATE OF AREA	---
60	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 SOMETS. TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING SCHEME RECORD, LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.	---
61	OWNER'S DECLARATION	---
62	I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. 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.	---
63	DESCRIPTION OF PROPOSAL	---
64	PROPOSED BUILDING ON PLOT BEARING CTS NO. 1721/B1, B2, B4, B5 (OLD S. NO. 352, H. NO. 3) AT VILLAGE KALAWA (VITVA), THANE (WEST).	---
65	OWNER'S NAME, ADDRESS AND SIGNATURE	---
66	FOR - MR. PANDHARINATH SITARAM PATIL 301, ANAND PALACE, TEMBI NAKA, THANE 400605	---
67	ARCHITECT	---
68	ULHAS G. PRADHAN ARCHITECT AND INT. DESIGNER BACHUBELLE APT. 16 FLOOR, DR. MOORE RD. NEAR MUNICIPAL SCHOOL NO. 2, THANE (W) 400 001 PHONE NO. 256 86 07, 256 11 74	---
69	JOB NO.	---
70	DRG. NO.	---
71	DATE	13/09/2022
72	DRAWN BY	POOJA N.
73	CHECKED BY	U.G. PRADHAN