

AREA STATEMENT				
F.P. NO.	AREA AS PER P.R. CARD	AREA AS PER TRIANGULATION	12.00 M. (40 FT.) WIDE ROAD	AREA CONSIDERED FOR PROPOSAL
294 TKA NO.18	900.47	905.13	---	900.47
TOTAL	900.47	905.13	---	900.47

FORM OF STATEMENT 1 EXISTING BUILDING TO BE RETAINED				
BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
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FLOOR B/UP AREA SUMMARY				
BLDG. NOS.	FLOORS	TOTAL BUILT-UP AREA		NO. OF TENEMENT
		COMMERCIAL	RESIDENTIAL	
1	(STILT/GROUND + 1ST TO 3RD + 4TH PT. TO 7TH PT. FLR)	226.36 SQ.MT.	2782.06 SQ.MT.	27 NOS.
TOTAL BUILT UP AREA		2988.36 SQ.MT.		

PROFORMA - I

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	900.47
2 As per ownership document [7/12, CTS extract]	900.47
3 As per measurement sheet	905.13
4 As per site	905.13
5 Deduction for	
6 Proposed D.P./D.F. Road widening Area/Services Road/Highway	---
7 Any D.P. Passer/Underpass	---
8 Total (a-b)	900.47
9 Deduction of plot (1-2)	---
10 Amenity Space (if applicable)	---
11 Deducted	---
12 Adjustment of (10), if any	---
13 Balance Proposed	---
14 Net Plot Area (b-4 (a))	900.47
15 Reproductive Open space (if applicable)	---
16 Reproductive	---
17 Proposed	---
18 Internal Road area	---
19 Proportion (if applicable)	---
20 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 6) Basic FSI (900.47 X 1.10 = 990.52 SQ.MT.)	990.52
21 Addition of FSI on payment of premium	---
22 Maximum permissible premium FSI based on road width/TOD Zone. 80% ADDITIONAL FSI WITH PREMIUM (990.47 X 80% = 452.23 sq.mt.)	---
23 Proposed FSI on payment of premium	450.23
24 In-Situ FSI/ODR loading	---
25 In-Situ area against D.P. road (2.00 Sr. No.2 (a)), if any (1.00 Sr. No.2 (b))	---
26 In-Situ area against Amenity Space if handed over (1.00 or 1.00 Sr. No. 4 (a) and/or (c))	---
27 In-Situ area	---
28 50% D.F./D.O. PERMISSIBLE OF (1.00 X 50% = 0.50 sq.mt.)	---
29 80% ADDITIONAL FSI (990.47 X 80% = 452.23 SQ.MT.)	---
30 70% PERMISSIBLE FOR (665.31 X 70% = 465.72 SQ.MT.)	---
31 Total In-Situ / ODR loading proposed ((11)+(b)+(c))	---
32 Maximum FSI area under Chapter No.7 AS PER CLAUSE NO.10.2.10 AS PER TAX ASSESSMENT YEAR - 1994/95 80% IMPROVATIVE AREA FOR DILAPIDATED BLDG. 80% X 80% = 445.88 SQ.MT.	445.88
33 Total entitlement of FSI in the proposal	---
34 [9+10(b)+11 (d)] or 12 whichever is applicable.	1888.35
35 Deduct Previous Sanctioned Building Area	---
36 Balance Area For Proposed Floor	---
37 Ancillary area FSI upto 60% or 80% with payment of charges. (Proposed area - 2782.06/1.8 = 1728.25 X 60% = 1036.95 SQ.MT. - RESI. (Proposed area - 226.36/1.8 = 125.76 X 80% = 100.61 SQ.MT. - COMM.)	1136.36
38 Total entitlement (a+b)	3022.71
39 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 0 x 1.5 or 1.8) including Dilapidated Area	---
40 Total Built-up Area in proposal (excluding area at Sr.No. 17a)	2988.36
41 Existing Built-up Area	---
42 Proposed Built-up Area (as per 'p-line')	2988.36
43 Total (a+b)	2988.36
44 Total Balanced Area (15c-15e)	34.35
45 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.988
46 Area for Inclusive Housing, if any	---
47 Reserved (20% of Sr.No.5)	---
48 Proposed	---

PROFORMA - II

DESCRIPTION
PROPOSED BUILDING ON PLOT BEARING F.P. NO. 294, TKA NO. 18 AT VILLAGE - PACHPHAKHADI, TAL./DIST - THANE.

CONTENTS OF SHEETS
LAYOUT, PLOT AREA STATEMENT & AREA CALCULATION, FLOOR AREA SUMMARY, PARKING STATEMENT, LOCATION PLAN, etc.


STAMP OF APPROVAL OF PLAN

Plans are approved subject to conditions prescribed in Permit No. V.P. 22/11/2022. TKS/TS-DP/TPS/415A/22. Dated: 22/07/2022.

Depy. Engineer (TDD) Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

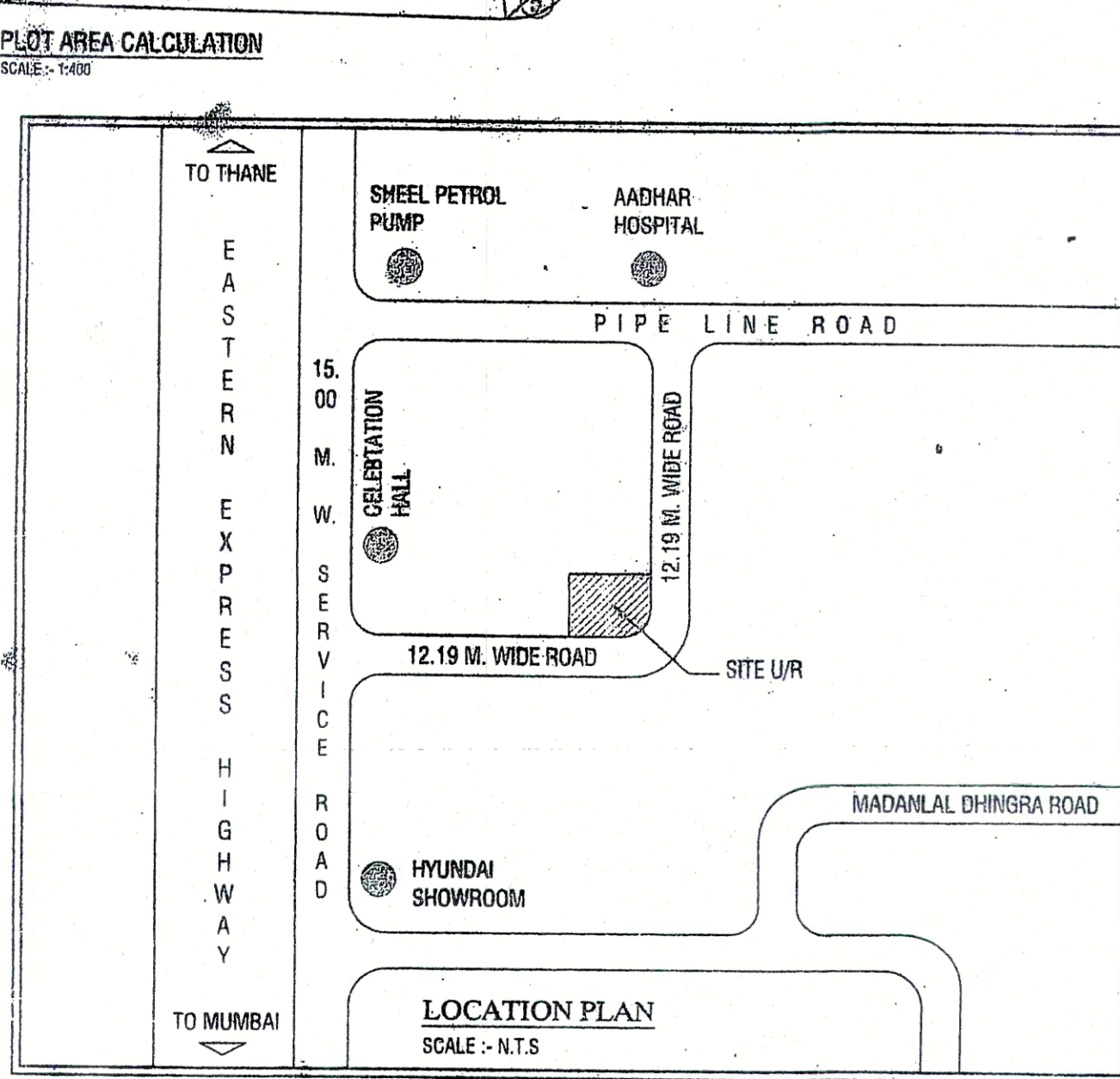
सावधान
मूल नक्शासुसार बांधकाम न करणे वरून कोणतेही विकास नियंत्रण विभागावतीसुसार आवश्यक त्या परवानग्या व सेवा शुल्कास वगैरे करणे, महाराष्ट्र प्रादेशिक रेल्वार रचना अधिनियमाचे कलम 42 अनुसार दखलनाम मुदत आहे. स्वसारी जास्तीत जास्त 2 वर्षे वर. 1000/- देव होऊ शकते.



TENEMENTS STATEMENT (CARPET AREA)				
BLDG. NO.	30-40 SQ.MT.	40-80 SQ.MT.	80-150 SQ.MT.	TOTAL
1	00	13	14	27

PLOT AREA CALCULATION AREA UNDER R-ZONE				
ADDITION:				
1	31.23 X 2.36 X 0.5	=	36.86	SQ.MT
2	41.65 X 19.61 X 0.5	=	408.38	SQ.MT
3	41.65 X 19.25 X 0.5	=	400.88	SQ.MT
4	31.26 X 3.49 X 0.5	=	54.55	SQ.MT
5	5.66 X 1.18 X 0.67	=	4.47	SQ.MT
TOTAL PLOT AREA				905.13

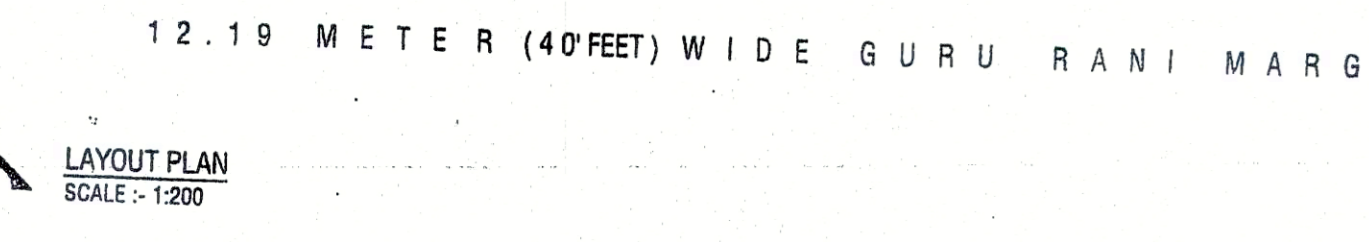
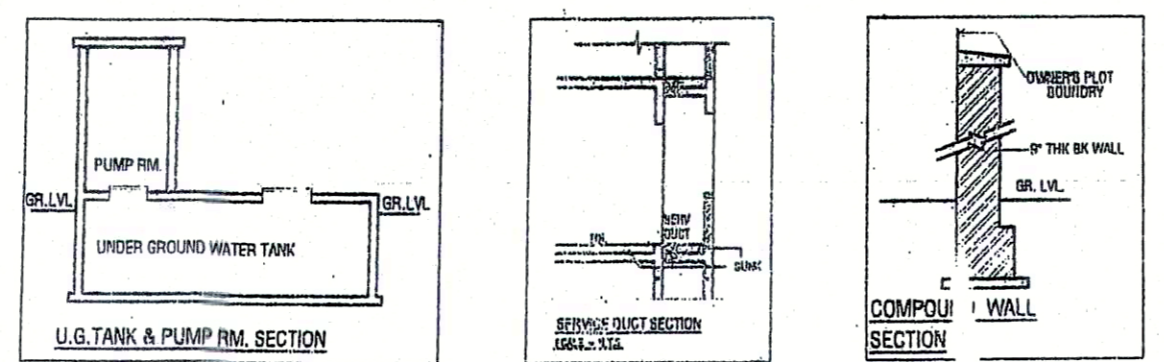
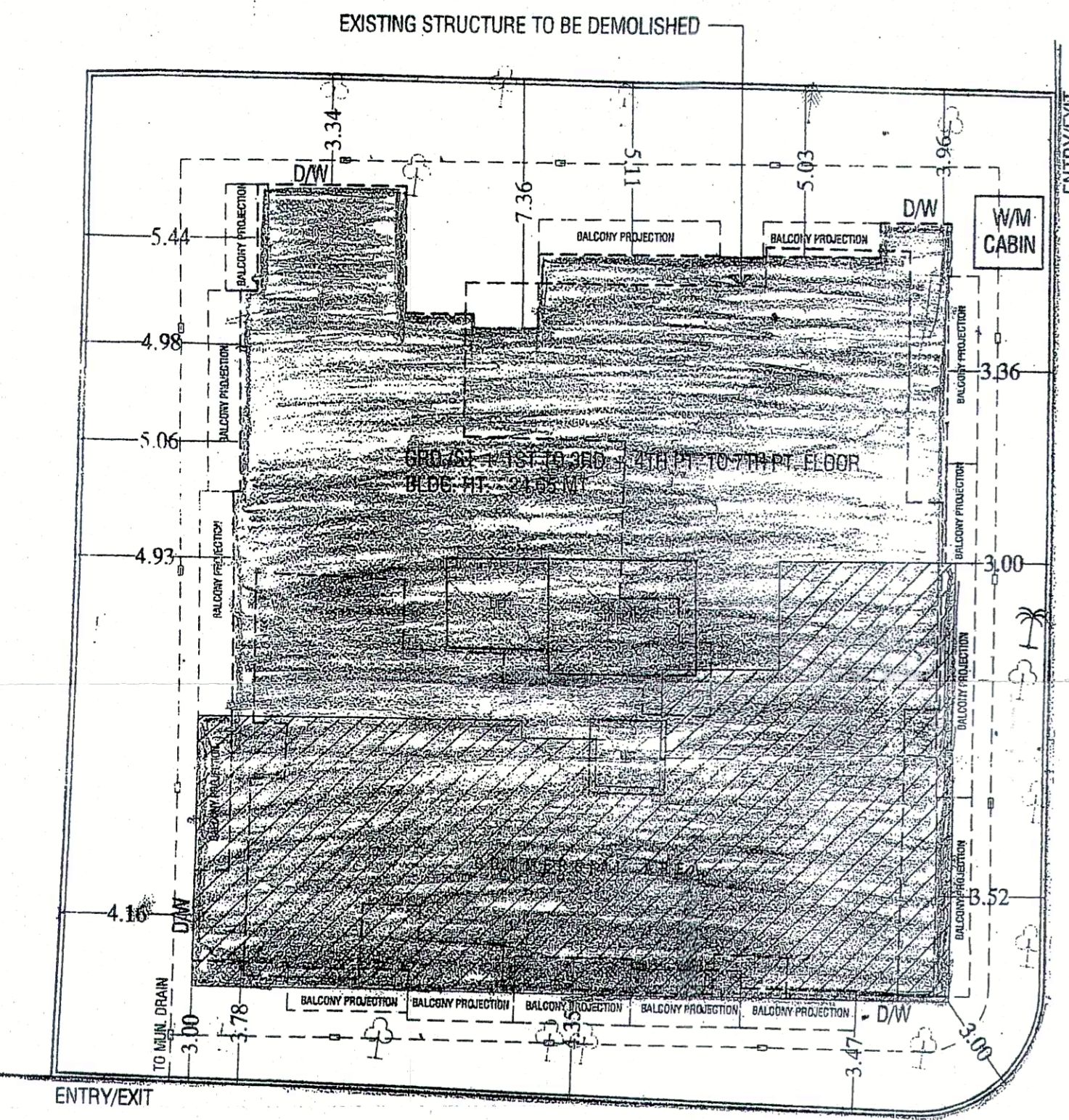
FORM OF STATEMENT 3 PROPOSED CARPET AREA						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
---	GROUND FLOOR	SHOP - 01	23.59 SQ.MT.	---	23.59 SQ.MT.	---
		SHOP - 02	29.26 SQ.MT.	---	29.26 SQ.MT.	---
		SHOP - 03	25.61 SQ.MT.	---	25.61 SQ.MT.	---
		SHOP - 04	25.73 SQ.MT.	---	25.73 SQ.MT.	---
		SHOP - 05	17.80 SQ.MT.	---	17.80 SQ.MT.	---
		SHOP - 06	38.34 SQ.MT.	---	38.34 SQ.MT.	---
		SHOP - 07	31.06 SQ.MT.	---	31.06 SQ.MT.	---
		SHOP - 08	19.21 SQ.MT.	---	19.21 SQ.MT.	---
TOTAL		210.46 SQ.MT.				
---	1ST TO 3RD FLOOR	1	85.85 SQ.MT.	---	85.85 X 3 FLR = 257.55 SQ.MT.	---
		2	113.05 SQ.MT.	---	113.05 X 3 FLR = 339.15 SQ.MT.	---
		3	54.18 SQ.MT.	---	54.18 X 3 FLR = 162.54 SQ.MT.	---
		4	59.67 SQ.MT.	---	59.67 X 3 FLR = 179.01 SQ.MT.	---
		5	48.99 SQ.MT.	---	48.99 X 3 FLR = 146.97 SQ.MT.	---
		6	70.94 SQ.MT.	---	70.94 X 3 FLR = 212.82 SQ.MT.	---
TOTAL		1298.07 SQ.MT.				
---	4TH PT. FLOOR	1	83.48 SQ.MT.	---	83.48 SQ.MT.	---
		2	110.27 SQ.MT.	---	110.27 SQ.MT.	---
		3	54.18 SQ.MT.	---	54.18 SQ.MT.	---
TOTAL		247.93 SQ.MT.				
---	5TH PT. TO 7TH PT. FLOOR	1	83.48 SQ.MT.	---	83.48 SQ.MT.	---
		2	110.27 SQ.MT.	---	110.27 SQ.MT.	---
TOTAL		193.75 SQ.MT.				
TOTAL		390.21 SQ.MT.				



PARKING STATEMENT

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED / 5 SCOOTER REQUIRED)	13 NOS.	13/2 = 6.5 X 1 6.5 NOS.	13/2 = 6.5 X 5 32.5 NOS.
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT. (1 CAR PARK REQUIRED / 3 SCOOTER REQUIRED)	14 NOS.	14 X 1 14 NOS.	14 X 03 42 NOS.
COMMERCIAL			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 210.46 SQ.MT.)		210.46 / 100 2.10 X 2 = 04 NOS.	210.46 / 100 2.10 X 6 = 13 NOS.
5% VISITORS CAR PARKING (20.5 X 5 %) = 01		01 NOS.	04 NOS.
5% VISITORS SCOOTER PARKING (74.5 X 5 %) = 04			04 NOS.
TOTAL CAR/SCOOTER PARKING REQUIRED	27 NOS.	28 NOS.	92 NOS.
AS PER GOVT. NOTIFICATION - 02/12/2021 MAXIMUM 80% PARKING REQUIRED OUT OF TOTAL REQUIRED PARKING FOR REDEVELOPMENT PROJECT.		21 NOS.	74 NOS.
COMPOSITE CAR PARKING (1 CAR = 6 SCOOTER PARKING) (10 CARS X 06 NOS. = 60 SCOOTER)		+ 10 NOS.	- 60 NOS.
TOTAL PARKING REQUIRED		31 NOS.	14 NOS.
TOTAL PARKING PROVIDED		44 NOS.	20 NOS.

PROPOSED CAR/SCOOTER PARKING STATEMENT	
PUZZLE CAR PARKING SYSTEM - (19 X 2)	38 NOS.
3 LVL. STACK CAR PARKING - (03 X 2)	06 NOS.
TOTAL CAR PARKING PROPOSED	44 NOS.
TOTAL SCOOTER PARKING PROVIDED	20 NOS.



ADDITIONAL REQUIREMENTS AS PER UDCFR (CLAUSE 9.31)		AREA IN SQ.MT.	
	PROPOSED FLAT - 27 NOS.	REQUIRED	PROPOSED
FITNESS CENTER/CRECHE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 27 FLATS 20 SQ.MT.	---
SOCIETY OFFICE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 27 FLATS 20 SQ.MT.	20.17
DRIVERS ROOM	room of size 12 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.mt. area for every 300 flats.	FOR 27 FLATS 12 SQ.MT.	12.07
SANITARY BLOCK	sanitary block for servants having maximum area of 3.00 sq.mt. in scheme having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 200 flats.	FOR 27 FLATS 3 SQ.MT.	4.22
ENTRANCE LOBBY	Every residential building having more than 01 flats/tenements shall have entrance lobby of minimum 9 sq.mt. at ground floor. minimum dimension of such lobby shall not be less than 2.50 m.	MINIMUM 9 SQ.MT.	9.00 14.69

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

OWNER'S DECLARATION
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.

OWNER (S) name and signature - **Mr. NARENDER LAKHANI (PARTNER)**
LAKHANI BUILDERS PVT. LTD.

Architect/Licensed Engineer/Supervisor name and signature
Job No. Drawing No. Scale Drawn by. Checked by. Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
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