

PARKING STATEMENT SALE COMPONENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
1 TENEMENTS HAVING B/UP AREA BELOW 35.00 SQ.MT. PARKING NOT REQUIRED	-----	-----
2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT. 1 PARKING SPACE FOR EACH.	-----	-----
3 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT. 1 PARKING SPACE FOR EACH.	103 NOS.	103 NOS.
4 TENEMENTS HAVING B/UP AREA ABOVE 75 SQ.MT. 2 PARKING SPACE FOR EACH.	270 NOS.	540 NOS.
5 10% VISITORS PARKING	-----	65 NOS.
6 TOTAL CAR PARKING REQUIRED	-----	708 NOS.
7 TENEMENTS HAVING B/UP AREA ABOVE 35 SQ.MT. EVERY TENEMENTS 1 SCOOTER PARKING REQUIRED FOR EACH.	373 NOS.	373 NOS.
8 DESCRIPTION (COMMERCIAL)	-----	-----
9 1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 50.00 SQ.MT. 1 PARKING FOR EACH (7337.65 / 25 = 293.50)	400 / 25	16 NOS.
10 10% VISITORS PARKING	-----	16 NOS.
11 TOTAL CAR PARKING REQUIRED	-----	171 NOS.
12 1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	7337.65 / 20	367 NOS.
13 TOTAL CAR PARKING REQUIRED (RESI. + COMM.) 708 + 171	-----	879 NOS.
14 TOTAL CAR PARKING PROVIDED (RESI. + COMM.)	-----	1400 NOS.
15 TOTAL SCOOTER PARKING REQUIRED (RESI. + COMM.) 373 + 367	-----	741 NOS.
16 TOTAL SCOOTER PARKING PROVIDED (RESI. + COMM.)	-----	946 NOS.

BLDG. NO.	BLDG. TYPE	0-35	35-50	50-75	> 75	TOTAL
BLDG.-1	WING - A	0	0	36	32	68
	WING - B	0	0	0	68	68
	WING - C	0	0	36	68	104
	WING - D	0	0	0	68	68
	WING - E	0	0	31	34	65
	TOTAL	0	0	103	270	373

NOTES
PLOT BOUNDARY SHOWN IN = THICK BLACK
PROPOSED WORK = RED FILLED
DRAINAGE LINE = RED DOTTED
R.G. = GREEN FILLED
D. P. ROAD = GREEN DOTTED
RESERVATION = BLUE FILLED

SALE COMPONENT FLOOR B/UP AREA SUMMARY

BLDG. TYPE	FLOORS	AREA SQ.MT. COMM.	RESI.	NO. OF BLDG.	TOTAL B/UP AREA	TENEMENTS
TYPE - A	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	-----	6449.22	1	6449.22	68 NOS.
TYPE - B	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	-----	4743.42	1	4743.42	68 NOS.
TYPE - C	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	-----	8814.78	1	8814.78	104 NOS.
TYPE - D	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	-----	4743.42	1	4743.42	68 NOS.
TYPE - E	BS+GR+3LVL CAR PARK+ U.STILT+ 17 UP FLR.	-----	5476.85	1	5476.85	65 NOS.
COMM. BLDG.-1	GROUND + 2UP	7337.65	-----	1	7337.65	-----
TOTAL		7337.65	30227.69	5	37565.34	373 NOS.

SALE COMPONENT BLDG. STAIRCASE AREA SUMMARY

BLDG. TYPE	FLOORS	AREA SQ.MT.	NO. OF BLDG.	TOTAL BUILT-UP AREA
TYPE - A	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	1568.47	1	1568.47
TYPE - B	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	1570.09	1	1570.09
TYPE - C	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	2555.66	1	2555.66
TYPE - D	BS+GR+3LVL CAR PARK+ U.STILT+ 18 UP FLR.	1570.09	1	1570.09
TYPE - E	BS+GR+3LVL CAR PARK+ U.STILT+ 17 UP FLR.	1334.89	1	1334.89
COMM. BLDG.-1	BS+GR+2UP	2653.02	1	2653.02
TOTAL AREA		11252.22	5	11252.22

TOTAL AREA	=	B-UP AREA + STAIRCASE AREA
	=	37565.34 + 11252.22 SQ.MTS.
TOTAL PROPOSED AREA	=	48817.56 SQ.MTS.

SALE PLOT AREA	=	14572.25 SQ.MTS.
RENTAL PLOT AREA	=	4317.80 SQ.MTS.
RIGHT OF WAY AREA	=	502.99 SQ.MTS.

RENTAL HOUSING TENEMENT STATEMENT

TOTAL TENEMENTS PROPOSED RENTAL HOUSING COMPONENT	=	931 NOS.
REQUIRED UNITS OF BALWADI WELFARE MANAGER OFFICE		
200 RENTAL HOUSING TENEMENT (931 / 200)	=	05 NOS.
1 BALWADI REQUIRED FOR EACH		
200 RENTAL HOUSING TENEMENT (931 / 200)	=	05 NOS.
1 WELFARE HALL REQUIRED FOR EACH		
500 RENTAL HOUSING TENEMENT (931 / 500)	=	02 NOS.
1 MANAGER OFFICE REQUIRED FOR EACH		
BLDGS. NO.	NO. OF TENEMENTS	
BLDG. NO.1	534 NOS.	BALWADI - 3 NOS. WELFARE HALL - 3 NOS. MANAGER OFFICE - 1 NO.
BLDG. NO.2	397 NOS.	BALWADI - 2 NOS. WELFARE HALL - 2 NOS. MANAGER OFFICE - 1 NO.
TOTAL	931 NOS.	12 NOS.

RENTAL HOUSING BLDG. FLOOR B/UP AREA SUMMARY

BLDG. NO.	FLOORS	AREA SQ.MT.	NO. OF BLDG.	TOTAL BUILT-UP AREA	TENEMENTS
BLDG. -1	STILT + 21 UP	9356.23	1	9356.23	534 NOS.
BLDG. -2	GR/STILT + 20	6947.47	1	6947.47	397 NOS.
TOTAL		16303.70	2	16303.70	931 NOS.

RENTAL HOUSING BLDG. STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	AREA SQ.MT.	NO. OF BLDG.	TOTAL ST. AREA
BLDG. -1	STILT + 21 UP	3778.16	1	3778.16
BLDG. -2	GR/STILT + 20	2947.04	1	2947.04
TOTAL		6725.20	2	6725.20

PLOT AREA STATEMENT

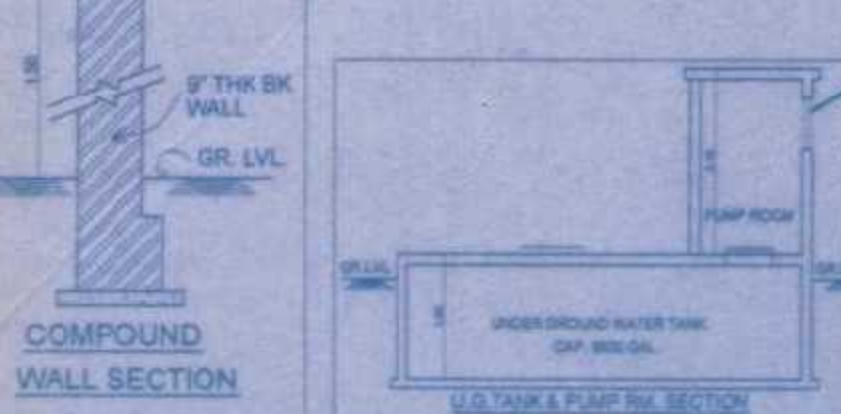
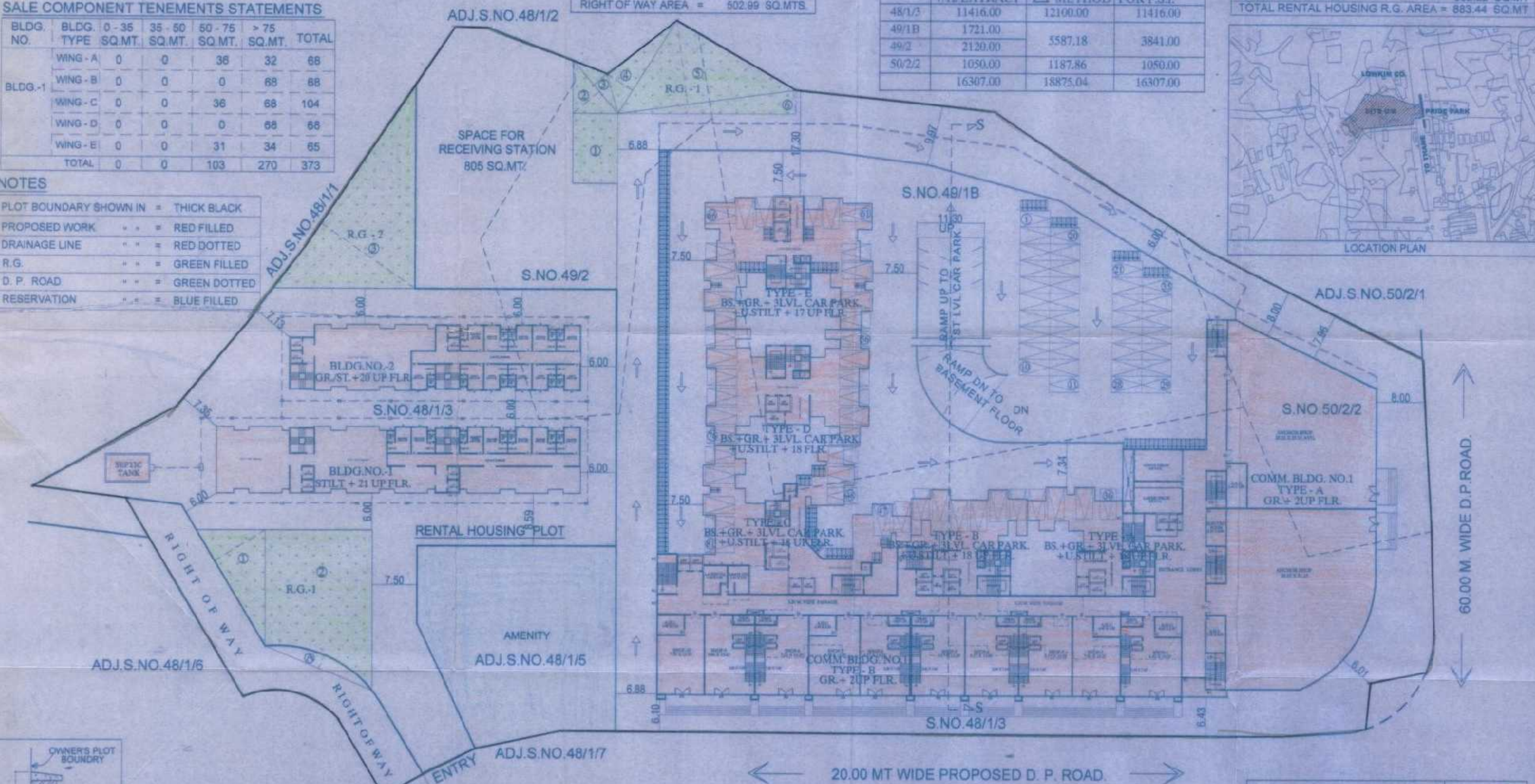
S.NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER METHOD FOR F.S.I.	AREA CONS.
48/1/3	11416.00	12100.00	11416.00
49/1B	1721.00	5587.18	3841.00
49/2	2120.00	1187.86	1050.00
50/2/2	1050.00	18875.04	16307.00

SALE PLOT R.G. AREA CALCULATION

8% PHYSICAL R.G. REQUIRED OF NET PLOT AREA	12230.25 X 8% = 978.42 SQ.MTS.
33% R.G. PROVIDED ON GROUND FLOOR	(978.42 X 33%) = 322.88 SQ.MTS.
R.G. - 1 @ GROUND LVL	
1 11.60 X 7.50 X 1.0 =	87.00 SQMT
2 11.58 X 5.69 X 0.5 =	32.95 SQMT
3 11.58 X 2.87 X 0.5 =	16.62 SQMT
4 18.25 X 5.08 X 0.5 =	46.45 SQMT
5 30.08 X 14.01 X 0.5 =	210.71 SQMT
6 30.08 X 3.91 X 0.5 =	58.80 SQMT
TOTAL ADDITIONS	= 451.53 SQMT
ELEVATED R.G. - 2 @ UPPER STILT LVL	
1 4.88 X 11.52 X 1.0 =	56.22 SQMT
2 3.67 X 1.63 X 1.0 =	5.98 SQMT
3 26.48 X 10.38 X 0.5 =	137.43 SQMT
4 12.40 X 49.99 X 1.0 =	619.88 SQMT
5 12.65 X 31.91 X 1.0 =	403.86 SQMT
6 22.07 X 10.37 X 0.5 =	114.43 SQMT
7 22.07 X 3.21 X 0.68 =	46.17 SQMT
TOTAL ELEVATED R.G. - 2 AREA	= 1385.78 SQMT
TOTAL R.G. (1 + 2) AREA	= 1837.31 SQMT

RENTAL HOUSING PLOT R.G. AREA CALCULATION

6% OF PHYSICAL R.G. REQUIRED OF (4076.75 X 6%) = 246.14 SQ.MTS.					
ADDITION :					
R.G.- 1 @ GROUND LVL					
1	22.41	X	9.88	X 0.5	= 110.83 SQ.MT
2	17.93	X	22.98	X 1.0	= 412.03 SQ.MT
TOTAL ADDITIONS					= 522.85 SQ.MT
LESS :-					
A	19.45	X	2.44	X 2/3	= 31.64 SQ.MT
TOTAL R.G.- 1 AREA					= 491.22 SQ.MT
R.G.- 2 @ GROUND LVL					
3	41.22	X	19.03	X 0.5	= 392.22 SQ.MT
TOTAL R.G.- 2 AREA					= 392.22 SQ.MT
TOTAL RENTAL HOUSING R.G. AREA					= 883.44 SQ.MT



* TOTAL CAR PARKING PROVIDED IN BASEMENT	837 NOS.
* TOTAL CAR PARKING PROVIDED ON GROUND LVL.	81 NOS.
* TOTAL CAR PARKING PROVIDED ON 1ST. PARKING FLOOR	72 NOS.
* TOTAL CAR PARKING PROVIDED ON 2ND. PARKING FLOOR	71 NOS.
* TOTAL CAR PARKING PROVIDED ON 3RD. PARKING FLOOR	69 NOS.
* TOTAL CAR PARKING PROVIDED ON 4TH/UPPER STILT PARKING FLOOR	270 NOS.
* TOTAL CAR PARKING PROVIDED	1400 NOS.

<u>CLUB HOUSE AREA STATEMENT</u>		
15% PERMISSIBLE CLUB HOUSE AREA OF = 978.42 SQ.MT		
978.42 X 15% = 146.76 SQ.MT		
PERMISSIBLE AREA		PROPOSED AREA
10% OF GROUND FLOOR	97.84 SQ.MT	97.84 SQ.MT
5% OF FIRST FLOOR	46.92 SQ.MT	46.92 SQ.MT
EXCESS CLUB HOUSE AREA NIL		

PROFORMA - B

CONTENT OF SHEET
LAYOUT PLAN, LOCATION PLAN,
R.G. CALCULATION, SUMMARY, PARKING STATEMENT, ETC.
STAMP OF APPROVAL OF PLANS
Plans are approved Subject to conditions Prescribed in Form No. VP-2007/103 TMC/TO-DP/TPSL-37 Dated 26/7/13
Thane Municipal Corporation The City of Thane

SAVADHAN
मंजूर नकाशातुसार बांधकाम न करणे लक्ष्य विकास विभाग नियमावलीनुसार आवश्यक त्या परवानका, नोंदी व बांधकाम वापर करणे, महाराष्ट्र शासकीय व शहर रचना अधिनियमाचे कलम 47 अन्वये बांधकाम शुल्का अर्ज, त्यासाठी गरजेची कागद 2 वर्षे वर, 2000/- रेट होऊ शकते.

PROFORMA- A

A	AREA STATEMENT	SQ.MT
1	AREA OF PLOT CONSIDERED FOR F.S.I. CALCULATION	16307.00
2	DEDUCTION FOR	
3	NET AREA OF PLOT (3-3a)	16307.00
4	PERMISSIBLE F.S.I. FOR RENTAL HOUSING SCHEME	SALE COMPONENT UNITS RENTAL HOUSING UNITS
5	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	3.00 1.00
6	PERMISSIBLE TOTAL FLOOR AREA	48921.00 16307.00
7	PROPOSED AREA	48817.55 16302.70
8	TOTAL BUILT-UP AREA CONSUMED (B/8)	0.997 0.999
B	TENEMENT STATEMENT	
a	PERMISSIBLE AREA	48921.00 16307.00
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA AREA OF TENEMENTS (a-b)	7337.65 41583.35
c	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY	415 NOS. 816 NOS.
d	SALE COMPONENT - 100/H RENTAL HOUSING - 300/H	
e	TOTAL TENEMENT	
f	PROPOSED	373 NOS. 931 NOS.
C	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION	879 NOS.
b	TOTAL PARKING PROVIDED	1400 NOS.
REVISION	DESCRIPTION	DATE SIGNATURE

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.

SIGNATURE OF LICENSED ARCHITECT
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED LAYOUT ON PLOT BEARING GUT.NO.- 48 (PT), 49/1 (PT), 49/2 (PT), 50/2 (PT).
AT VILLAGE - CHITALSAR MANPADA, TAL. & DIST. - THANE.
NAME OF OWNER
FOR,
MR. ANUJ M. PATEL
M/S. RAJESH ESTATES & NIRMAL LTD.
ARCHITECTS NAME AND ADDRESS

archetype consultants (I) pvt. ltd.
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