BUILT UP AREA STATEMENT

FLOOR	BLDG. 1 RESI. B.UP AREA	BLDG. 1 RESI. EXC. BAL.	BLDG. 2 COMM. B.UP AREA	BLDG. 2 RESI. B.UP AREA	BLDG. 2 RESI. EXC. BAL.	BLDG. 3, 4, 5 & 6 COMM. B.UP AREA	BLDG. 3, 4, 5 & 6 RESI. B.UP AREA	BLDG. 3, 4, 5 & 6 RESI. EXC. BAL.	BLDG. 7 COMM. B.UP AREA	BLDG. 7 RESI B.UP AREA	BLDG. 7 RESI EXC. BAL.	BLDG. 8, 9 & 10 RESI. B.UP AREA	BLDG. 8, 9 & 10 RESI. EXC. BAL.	BLDG. 11 RESI. B.UP AREA	BLDG. 11 RESI. EXC. BAL.
STGR. FLR.	——	——	117.38 SQ.M.	——	——	99.07 SQ.M.	——	——	99.07 SQ.M.	——	——	——	——	——	——
1ST FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	460.85 SQ.M.	NIL
2ND FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	460.85 SQ.M.	NIL
3RD FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	460.85 SQ.M.	NIL
4TH FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	460.85 SQ.M.	NIL
5TH FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	230.42 SQ.M.	NIL
6TH FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	——	——
7TH FLR.	161.20 SQ.M.	NIL	——	241.84 SQ.M.	NIL	——	161.20 SQ.M.	NIL	——	121.24 SQ.M.	NIL	161.20 SQ.M.	NIL	——	——
TOTAL	1128.40 SQ.M.	——	117.38 SQ.M.	1692.88 SQ.M.	NIL	99.07 SQ.M.	1128.40 SQ.M.	NIL	99.07 SQ.M.	848.68 SQ.M.	NIL	1128.40 SQ.M.	NIL	2073.82 SQ.M.	NIL
	1128.40 SQ.M.		1810.26 SQ.M.			1227.47 SQ.M. X 4 BLDG = 4909.88 SQ.M.			947.75 SQ.M.			1128.40 SQ.M. X 3 BLDG = 3385.20 SQ.M.		2073.82 SQ.M	

COMMERCIAL BUILT UP AREA = 612.73 SQ.M.

RESIDENTIAL BUILT UP AREA = 13642.58 SQ.M.

TOTAL BUILT UP AREA BLDG. NO. 1 TO 11) = 14255.31 SQ.M.

TENEMENT STATEMENT

FLOOR	BLDG. 1, 3, 4, 5, 6, 8 TO 10	BLDG. 2	BLDG. 7	BLDG. 11
	35 TO 50 M2	35 TO 50 M2	35 TO 50 M2	50 TO 70 M2
ST. FLR.	——	——	——	——
1ST FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
2ND FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
3RD FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
4TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
5TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	4 NO'S.
6TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	——
7TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	——
TOTAL	28 NO'S.	42 NO'S.	21 NO'S.	36 NO'S.
TOTAL	28 NO'S. X 8BLDG = 224 NO'S.	42 X 1 BLDG = 42 NO'S.	21 X 1 BLDG = 21 NO'S.	36 NO'S.

TOTAL TENEMENTS = 323 NO'S.

STAIRCASE & LOBBY AREA STATEMENT

FLOOR	BLDG. 1, 3 TO 10	BLDG. 2	BLDG. 11
ST/GR.FLR.	17.62 SQ.M.	13.61 SQ.M.	37.13 SQ.M.
1ST FLR.	17.62 SQ.M.	39.79 SQ.M.	109.18 SQ.M.
2ND FLR.	17.62 SQ.M.	39.79 SQ.M.	109.18 SQ.M.
3RD FLR.	17.62 SQ.M.	39.79 SQ.M.	109.18 SQ.M.
4TH FLR.	17.62 SQ.M.	39.79 SQ.M.	109.18 SQ.M.
5TH FLR.	17.62 SQ.M.	39.79 SQ.M.	109.18 SQ.M.
6TH FLR.	17.62 SQ.M.	39.79 SQ.M.	——
7TH FLR.	17.62 SQ.M.	39.79 SQ.M.	——
TOTAL	140.96 SQ.M.	292.14 SQ.M.	583.03 SQ.M.
	140.96 X 9 BLDG = 1268.64 SQ.M.	292.14 SQ.M.	583.03 SQ.M.
TOTAL ST.CASE AREA (BLDG. NO. 1 TO 11)		=	2143.81 SQ.M.

R.G. AREA CALCULATION

R.G. 1

ADD.

1	26.21	X	(8.59+10.19)	X	0.50	=	246.11 SQ.M.
2	22.63	X	4.54	X	0.50	=	51.37 SQ.M.
3	27.09	X	(8.71+3.58)	X	0.50	=	166.47 SQ.M.
4	13.43	X	7.84	X	0.50	=	52.65 SQ.M.
5	20.17	X	1.82	X	0.50	=	18.35 SQ.M.
6	21.19	X	(13.24+6.37)	X	0.50	=	205.65 SQ.M.
7	14.76	X	0.48	X	0.50	=	3.54 SQ.M.
TOTAL						=	744.14 SQ.M.
LESS							
a	8.48	X	1.81	X	2/3	=	10.28 SQ.M.
TOTAL R.G. AREA						=	733.86 SQ.M.

R.G. 3

ADD.

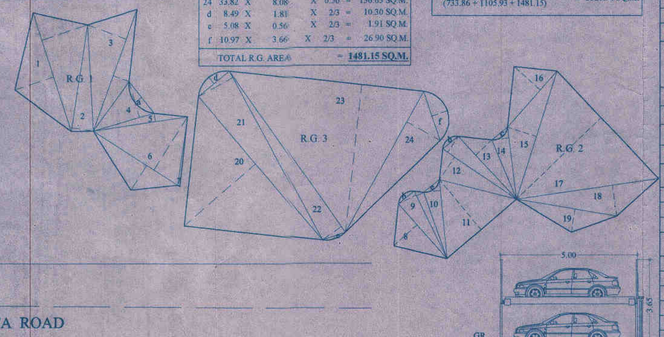
20	39.91	X	19.92	X	0.50	=	397.50 SQ.M.
21	40.54	X	8.35	X	0.50	=	169.25 SQ.M.
22	41.70	X	4.87	X	0.50	=	101.54 SQ.M.
23	40.92	X	31.14	X	0.50	=	637.12 SQ.M.
24	33.82	X	8.08	X	0.50	=	136.63 SQ.M.
d	8.49	X	1.81	X	2/3	=	10.30 SQ.M.
e	5.08	X	0.56	X	2/3	=	1.91 SQ.M.
f	10.97	X	3.66	X	2/3	=	26.90 SQ.M.
TOTAL R.G. AREA						=	1481.15 SQ.M.

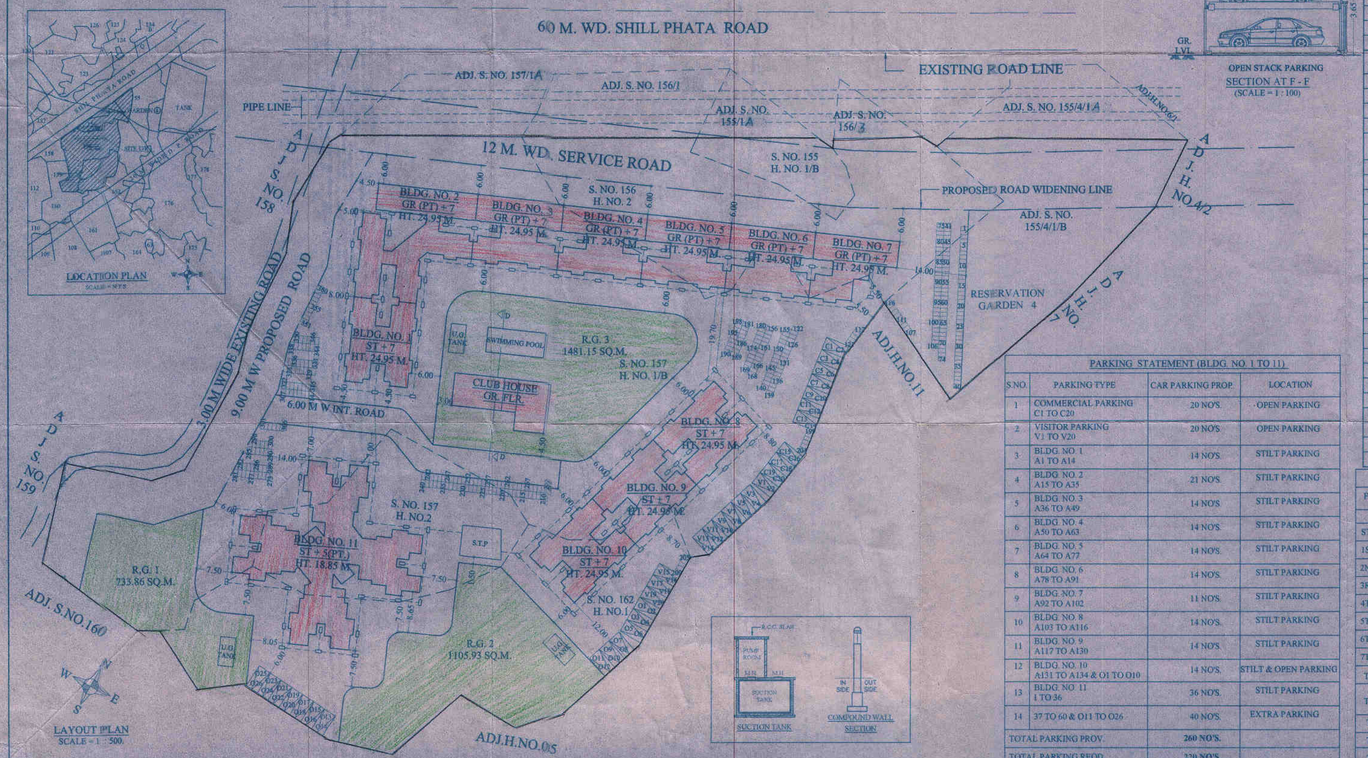
R.G. 2

ADD

8	15.39	X	6.60	X	0.50	=	50.79 SQ.M.
9	15.73	X	(4.14+1.73)	X	0.50	=	46.17 SQ.M.
10	16.61	X	3.55	X	0.50	=	29.48 SQ.M.
11	19.26	X	13.68	X	0.50	=	131.74 SQ.M.
12	18.86	X	(5.75+4.05)	X	0.50	=	92.41 SQ.M.
13	18.06	X	4.63	X	0.50	=	41.81 SQ.M.
14	15.21	X	3.62	X	0.50	=	27.53 SQ.M.
15	28.14	X	6.43	X	0.50	=	90.47 SQ.M.
16	15.72	X	7.43	X	0.50	=	58.40 SQ.M.
17	31.17	X	24.72	X	0.50	=	385.26 SQ.M.
18	30.42	X	6.53	X	0.50	=	99.32 SQ.M.
19	21.45	X	4.90	X	0.50	=	52.55 SQ.M.
b	4.35	X	0.88 X 2/3	X	2	=	5.13 SQ.M.
TOTAL R.G. AREA						=	1111.06 SQ.M.
LESS							
c	4.35	X	0.88 X 2/3	X	2	=	5.13 SQ.M.
TOTAL R.G. AREA						=	1105.93 SQ.M.

REQUIRED R.G. AREA (25% OF 12907.50 SQ.M.)	= 3226.88 SQ.M.
PROPOSED R.G. AREA (733.86 + 1105.93 + 1481.15)	= 3320.94 SQ.M.





PARKING STATEMENT (BLDG. NO. 1 TO 11)

S.NO.	PARKING TYPE	CAR PARKING PROP.	LOCATION
1	COMMERCIAL PARKING C1 TO C20	20 NO'S.	OPEN PARKING
2	VISITOR PARKING V1 TO V20	20 NO'S.	OPEN PARKING
3	BLDG. NO. 1 A1 TO A14	14 NO'S.	STILT PARKING
4	BLDG. NO. 2 A15 TO A35	21 NO'S.	STILT PARKING
5	BLDG. NO. 3 A36 TO A49	14 NO'S.	STILT PARKING
6	BLDG. NO. 4 A50 TO A63	14 NO'S.	STILT PARKING
7	BLDG. NO. 5 A64 TO A77	14 NO'S.	STILT PARKING
8	BLDG. NO. 6 A78 TO A91	14 NO'S.	STILT PARKING
9	BLDG. NO. 7 A92 TO A102	11 NO'S.	STILT PARKING
10	BLDG. NO. 8 A103 TO A116	14 NO'S.	STILT PARKING
11	BLDG. NO. 9 A117 TO A130	14 NO'S.	STILT PARKING
12	BLDG. NO. 10 A131 TO A134 & O1 TO O10	14 NO'S.	STILT & OPEN PARKING
13	BLDG. NO. 11 1 TO 36	36 NO'S.	STILT PARKING
14	37 TO 60 & O11 TO O26	40 NO'S.	EXTRA PARKING
TOTAL PARKING PROV.		260 NO'S.	
TOTAL PARKING REQD.		220 NO'S.	

PROFORMA - I

AREA STATEMENT

		SQ. M.
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	16370.00
	AREA OF PLOT (AS PER TRIANGULATION)	17096.63
2	DEDUCTIONS FOR	
a	AREA NOT IN POSSESSION	——
b	AREA UNDER 60.00 M. WIDE SHILL PHATA ROAD	110.16
	AREA UNDER 12.00 M WIDE SERVICE ROAD	1575.45
	AREA UNDER 3.00 M WIDE EXISTING ROAD	20.49
	AREA UNDER 9.00 M W PROPOSED ROAD	1087.50
c	ANY RESERVATION (GARDEN - 4)	668.90
	TOTAL (a + b + c)	3462.50
3	BALANCE AREA OF PLOT (1 - 2)	12907.50
4	DEDUCTION FOR RECREATION GROUND (15%)	1936.12
5	NET AREA OF PLOT (3 - 4)	10971.38
6 a	ADD 100% 12.00 M WIDE SERVICE ROAD AREA	1575.45
b	ADD 100% 9.00 M WIDE PROPOSED ROAD AREA	1087.50
c	ADD 100% RESERVATION AREA (GARDEN - 4)	668.90
	TOTAL (a + b)	3331.85
7	TOTAL AREA OF PLOT (5 + 6)	14303.23
8	F. S. I. PERMISSIBLE	ONE
9	PERMISSIBLE FLOOR AREA (7 X 8)	14303.23
10	EXISTING FLOOR AREA	——
11	PROPOSED BUILT UP AREA COMMERCIAL = 612.73 SQ.M. RESIDENTIAL = 13642.58 SQ.M.	14255.31
12	EXCESS BALCONY AREA	AS SHOWN
13	TOTAL AREA	14255.31
14	BALANCE AREA	47.92
15	F.S.I. CONSUMED	0.99

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	AS SHOWN
PROPOSED BALCONY AREA	
EXCESS BALCONY AREA	

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	14255.31
LESS DEDUCTION FOR NON RESI. AREA (SHOP)	612.73
AREA AVAILABLE FOR TENEMENT	13642.58
TENEMENT PERMISSIBLE FOR 300/HECTOR	409 NO'S
TENEMENT PROPOSED	323 NO'S
TENEMENT EXISTING	——

PARKING STATEMENT

	NO. OF FLATS	PARKING REQD.
AREA OF FLAT		
35 M2 TO 50 M2	287 NO'S.	287 / 2 = 144 NO'S.
50 M2 TO 70 M2	36 NO'S.	36 / 1 = 36 NO'S.
ABOVE 70 M2	——	——
COMMERCIAL (UPTO 400 M2 ONE PARKING FOR EVERY 25M2)	400 / 25 = 16 NO'S 212.73 / 50 = 04 NO'S	
PARKING REQD.		260 NO'S.
ADD FOR VISITOR'S 10%		20 NO'S.
TOTAL PARKING REQD		220 NO'S.
TOTAL PARKING PROP.		260 NO'S.
2 WHEELER PARKING PER FLAT	323 NO'S.	323 NO'S.
2 WHEELER PARKING PER 20 SQ.MT.	612.73/20	= 31 NO'S.
TOTAL 2 WHEELER PARKING REQD.		354 NO'S.
TOTAL 2 WHEELER PARKING PROP.		408 NO'S.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.30	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.13	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
D4	2.00 X 2.20	T.W. FRAMED FF DOOR
W	1.80 X 1.70	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.70	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.70	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.03	LOUVERED WINDOW

TENEMENT STATEMENT FOR EWS

FLOOR	BLDG. 1, 3, 4, 5, 6, 8 TO 10	BLDG. 2	BLDG. 7	BLDG. 11
	30 TO 40 M2	30 TO 40 M2	30 TO 40 M2	41 TO 60 M2
ST. FLR.	——	——	——	——
1ST FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
2ND FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
3RD FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
4TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	8 NO'S.
5TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	4 NO'S.
6TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	——
7TH FLR.	4 NO'S.	6 NO'S.	3 NO'S.	——
TOTAL	28 NO'S.	42 NO'S.	21 NO'S.	36 NO'S.
TOTAL	28 NO'S. X 8BLDG = 224 NO'S.	42 X 1 BLDG = 42 NO'S.	21 X 1 BLDG = 21 NO'S.	36 NO'S.

TOTAL 30 TO 40 M2 TENEMENTS = 287 NO'S.

TOTAL 41 TO 60 M2 TENEMENTS = 36 NO'S.

TOTAL TENEMENTS = 323 NO'S.

PROFORMA - II 1/7

CONTENTS OF SHEETS

LAYOUT PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT, TENEMENT STATEMENT, STAIRCASE AREA STATEMENT, PARKING STATEMENT, R.G. AREA DIAGRAM, CALCULATION, STACK PARKING SECTIONS.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. SU/1066/13
TMC/TP-DP/TRS/2384/13 Dated. 30/10/2013

Deputy Engineer (TDD)

Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

"भंगूर गळाशुद्धसाठ बांधकाम न करणें संबंध बेकायदा नियंत्रण नियोजनकर्तीचुसार आवश्यक तया रटायमया न घेता बांधकाम जागर जाणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्ष कैद व रु. ५०००/- दंड होऊ शकतो."

STAMP OF RECEIPT OF PLAN

NOTES

- PLOT BOUNDARY SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXISTING WORK SHOWN IN YELLOW
- D. P. ROAD SHOWN IN BROWN.
- RECREATION GROUND SHOWN IN GREEN.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA 90 WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

ARCHITECT'S SIGNATURE

DESCRIPTION

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 155/1/B, 155/4/1/B, 156/2, 157/1/B, 157/2, 162/1, AT - VILLAGE KHIDKALI, THANE

NAME & SIGNATURE OF OWNERS

CONCORDE REALITY (P.O.A.H.)
Cosmos House, Behind TMC Office,
Sant Dnyaneshwar Road, Panchpakhadi,
Thane (W.)

FOR,
MR. SHANKAR POSHA THAKUR & OTHERS.

ARCHITECT

SUVARNA GHOSH
ARCHITECTS & INT. DESIGNERS
301, ARIHANT, MOTARI LANE,
NEAR D'MART, THANE (W).
TEL. - 25378035, 25406310.

DATE	JOB NO.	SCALE	DRAWN BY	CHECKED
16.10.2013		AS SHOWN	S.AGHOSH	

\\Computer2\amp data\Sanjeevani data\Office Work\COSMOS KHIDKALI\municipal\PROPOSED\Mon 15.10.2013).dwg