BUILT UP AREA STATEMENT

BLDG. NO. 1

FLOOR	WING A				WING B		WING C	
	FLOOR	PERI	EXC. BALC	CUMM.	RERA	EXC. BALC	RERA	EXC. BALC
GR. ST. FLR.	330.34 SQ.M			330.34 SQ.M				
1ST FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
2ND FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
3RD FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
4TH FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
5TH FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
6TH FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
7TH FLR. (REFUGE)		160.98 SQ.M	NIL		125.46 SQ.M	0.76 SQ.M	140.80 SQ.M	0.44 SQ.M
8TH FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL	197.26 SQ.M	NIL
9TH FLR.		194.77 SQ.M	NIL		192.25 SQ.M	NIL		
10TH FLR.		145.33 SQ.M	1.94 SQ.M		192.25 SQ.M	NIL		
11TH FLR. (REFUGE)			NIL		125.46 SQ.M	0.76 SQ.M		
12TH FLR.			NIL		192.25 SQ.M	NIL		
13TH FLR.			NIL		192.25 SQ.M	NIL		
14TH FLR.			NIL		192.25 SQ.M	NIL		
TOTAL	330.34 SQ.M	1645.55 SQ.M	1.94 SQ.M	330.34 SQ.M	2030.05 SQ.M	1.52 SQ.M	1774.49 SQ.M	0.44 SQ.M
	2309.07 SQ.M			2778.38 SQ.M			1774.93 SQ.M	

COMMERCIAL BUILT UP AREA = 2837.33 SQ.M

RESIDENTIAL BUILT UP AREA = 6369.27 SQ.M

TOTAL BUILT UP AREA (BLDG. NO. 1) = 6780.37 SQ.M

TENEMENT STATEMENT

FLOOR	BLDG. NO. 1	
	WING B	
	35 TO 50 MT.	35 TO 50 MT.
GR. ST. FLR.		
1ST FLR.	2 NOS.	2 NOS.
2ND FLR.	2 NOS.	2 NOS.
3RD FLR.	2 NOS.	2 NOS.
4TH FLR.	2 NOS.	2 NOS.
5TH FLR.	2 NOS.	2 NOS.
6TH FLR.	2 NOS.	2 NOS.
7TH FLR.	2 NOS.	2 NOS.
8TH FLR. (REFUGE)	2 NOS.	1 NO.
9TH FLR.	2 NOS.	2 NOS.
10TH FLR.	2 NOS.	2 NOS.
11TH FLR.	1 NO.	2 NOS.
12TH FLR. (REFUGE)		
13TH FLR.		
14TH FLR.		
15TH FLR.		
TOTAL	21 NOS.	21 NOS.
	42 NOS.	
TOTAL TENEMENTS	= 115 NOS.	

FLOOR	BLDG. NO. 1	
	WING B	WING C
	35 TO 50 MT.	35 TO 50 MT.
GR. ST. FLR.		
1ST FLR.	2 NOS.	2 NOS.
2ND FLR.	2 NOS.	2 NOS.
3RD FLR.	2 NOS.	2 NOS.
4TH FLR.	2 NOS.	2 NOS.
5TH FLR.	2 NOS.	2 NOS.
6TH FLR.	2 NOS.	2 NOS.
7TH FLR.	2 NOS.	2 NOS.
8TH FLR. (REFUGE)	2 NOS.	1 NO.
9TH FLR.	2 NOS.	2 NOS.
10TH FLR.	2 NOS.	2 NOS.
11TH FLR.	1 NO.	2 NOS.
12TH FLR. (REFUGE)		
13TH FLR.		
14TH FLR.		
15TH FLR.		
TOTAL	21 NOS.	18 NOS.
	42 NOS.	39 NOS.
TOTAL TENEMENTS	= 115 NOS.	

STAIR CASE AREA STATEMENT

FLOOR	BLDG. NO. 1	
	WING B	WING C
GR. ST. FLR.	50.31 SQ.M.	51.81 SQ.M.
1ST FLR.	47.57 SQ.M.	47.47 SQ.M.
2ND FLR.	47.57 SQ.M.	47.47 SQ.M.
3RD FLR.	47.57 SQ.M.	47.47 SQ.M.
4TH FLR.	47.57 SQ.M.	47.47 SQ.M.
5TH FLR.	47.57 SQ.M.	47.47 SQ.M.
6TH FLR.	47.57 SQ.M.	47.47 SQ.M.
7TH FLR.	47.57 SQ.M.	47.47 SQ.M.
8TH FLR. (REFUGE)	47.57 SQ.M.	47.47 SQ.M.
9TH FLR.	47.57 SQ.M.	47.47 SQ.M.
10TH FLR.	47.57 SQ.M.	
11TH FLR.	47.57 SQ.M.	
12TH FLR. (REFUGE)	47.57 SQ.M.	
13TH FLR.	47.57 SQ.M.	
14TH FLR.	47.57 SQ.M.	
15TH FLR.	47.57 SQ.M.	
TOTAL	665.98 SQ.M.	518.84 SQ.M.
TOTAL STAIR CASE AREA	= 1184.82 SQ.M.	

PROFORMA - I

AREA STATEMENT

1	AREA OF PLOT (AS PER 7/12 EXTRACT) / AREA OF PLOT (AS PER TRANSFER LETTER)	8102.70 SQ.M.
2	DEDUCTIONS FOR	
a	AREA NOT IN POSSESSION	40.09 SQ.M.
b	AREA UNDER 9.00 M. D.P. ROAD	1347.50 SQ.M.
c	ANY RESERVATIONS	
	TOTAL (a + b + c)	1387.59 SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	6715.11 SQ.M.
4	DEDUCTION FOR RECREATION GROUND (15%)	1007.27 SQ.M.
5	NET AREA OF PLOT (3 - 4)	5707.84 SQ.M.
6	F.S.I. PERMISSIBLE	1.00
	PERMISSIBLE FLOOR AREA (5 X 6)	5707.84 SQ.M.
8	EXISTING FLOOR AREA	NIL
9	PROPOSED BUILT UP AREA	
	COMMERCIAL = 2837.33 SQ.M.	
	RESIDENTIAL = 6369.27 SQ.M.	
10	EXCESS BALCONY AREA	1.94 SQ.M.
11	TOTAL AREA	9209.54 SQ.M.
12	BALANCE AREA	3501.70 SQ.M.
13	F.S.I. CONSUMED	1.61

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA	10%
PROPOSED BALCONY AREA	10.00%
EXCESS BALCONY AREA	1.94 SQ.M.

TENEMENT STATEMENT

PROPOSED BUILT UP AREA	6369.27 SQ.M.
LESS DEDUCTION FOR NON RESI. AREA (SHOP)	0.00 SQ.M.
AREA AVAILABLE FOR TENEMENT	6369.27 SQ.M.
TENEMENT PERMISSIBLE FOR 50 SECTOR	42.00%
TENEMENT PROPOSED	42.00%
TENEMENT EXISTING	0.00%

PARKING STATEMENT

AREA OF FLAT	NO. OF FLATS	PARKING REQD.
BELOW 35 MT.	---	---
35 MT. TO 50 MT.	69 NOS.	69 NOS.
50 MT. TO 70 MT.	66 NOS.	66 NOS.
COMMERCIAL (UPTO 600 MT. ONE PARKING FOR EVERY 250 SQ. MT. ABOVE 600 MT. ONE PARKING FOR EVERY 500 SQ. MT.)	2837.33 SQ.M.	24 NOS.
PARKING REQD.		159 NOS.
ADD FOR VISITORS 10%		16 NOS.
TOTAL PARKING REQD.		175 NOS.
TOTAL PARKING PROP.		178 NOS.
2 WHEELER PARKING PER FLAT	135 NOS.	135 NOS.
2 WHEELER PARKING PER 20 SQ.MT.	1479.33 SQ.M.	74 NOS.
TOTAL 2 WHEELER PARKING REQD.		135 NOS.
TOTAL 2 WHEELER PARKING PROP.		135 NOS.

SCHEDULE OF DOORS & WINDOWS

NO.	SIZE	REMARK
D	1.05 X 2.10	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.10	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.10	T.W. FRAMED PANELED DOOR
D3	1.50 X 2.10	T.W. FRAMED FF DOOR
W	1.80 X 1.20	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.20	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.20	ALUM. FRAMED SLIDING WINDOW
W3	1.35 X 1.20	ALUM. FRAMED SLIDING WINDOW
W4	1.05 X 1.20	ALUM. FRAMED SLIDING WINDOW
V	0.90 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

PROFORMA - II

CONTENTS OF SHEETS

STAMP OF APPROVAL OF PLAN

Amended

This are approved Subject to conditions Prescribed in Permit No. V.P. /2018/1018/DP/C DATED:09/TPS/1128/12 Dated:- 31/01/19

Deputy Engineer (TDD)

Executive Engineer (ZEO)

Thane Municipal Corporation The City of Thane

सशर्त

"संबंधित व्यवस्थापनाच्या अधिकाराचे आदेश असतील तिथपर्यंत सक्षमप्राधिकृत अधिकाऱ्याने दिलेल्या परवानगीच्या अधीन राहून, त्यानुसार मंजूरीचा हा नकाशा तसेच इमारत अधिनियमाच्या अन्वये अनुज्ञप्ती दिलेल्याचा पुरावा आहे. त्यामध्ये नमूद केलेल्या अटींचे पालन न करणे हा दंडनीय अपराध आहे."

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

W.T. ROAD SHOWN IN BLACK

KHORA STATION GROUND SHOWN IN GREEN

CERTIFICATE OF AREA

DESCRIPTION

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 112, H. NO. 1 AT :- VILL. MIP, KALWA, THANE

NAME & SIGNATURE OF OWNERS

MR. GAYASUDDIN RIYAZUDDIN KHAN

For M/S. Alam Adda Construction

Thane - 400 612

MR. ASGAR ALI HASAN MIYA SURME

M/S. SOHYADRI GREEN GRAM

Shop no. 3, Tower A2, Bawal Garden, Next To Bilal Hospital, Kalwa, Thane - 400 612

ARCHITECT

SUVARNA GHOSH

ARCHITECTS & INT. DESIGNERS

LOCATION PLAN

SCALE = N.T.S.

PARKING STATEMENT

S.NO.	PARKING TYPE	CAR PARKING REQD.	CAR PARKING PROP.
1	GR. LVL. OPEN VISITOR'S PARKING	12 NOS.	---
2	GR. LVL. STACK PARK. UNDER STILT	34 NOS.	71 NOS.
3	GR. LVL. OPEN STACK PARKING	48 NOS.	
4	GR. LVL. OPEN SINGLE PARKING	8 NOS.	99 NOS.
5	STACK PARKING BELOW ELEVATED R.G.	20 NOS.	21 NOS.
	TOTAL PARKING PROP.	124 NOS.	191 NOS.
	TOTAL PARKING REQD.	127 NOS.	157 NOS.

R.G. 1 AREA CALCULATION

R.G. 1 ON GROUND

1	7.60	X	3.45	X	=	23.94 SQ.M.
2	15.63	X	8.75	X	=	114.01 SQ.M.
3	42.30	X	5.75	X 0.50	=	121.64 SQ.M.
4	13.92	X	5.91	X 0.50	=	47.64 SQ.M.
5	68.75	X	5.26	X 0.50	=	179.49 SQ.M.
6	15.63	X	3.89	X 0.50	=	85.64 SQ.M.
7	45.61	X	8.04	X 0.50	=	183.11 SQ.M.
8	63.21	X	11.76	X 0.50	=	371.87 SQ.M.
9	32.03	X	2.78	X 0.50	=	44.57 SQ.M.
10	30.60	X	5.26	X 0.50	=	79.56 SQ.M.
11	11.06	X	7.31	X 0.50	=	43.71 SQ.M.
				TOTAL	=	1280.75 SQ.M.
LESS						
a	1.76	X	8.49	X 2/3	=	9.96 SQ.M.
TOTAL AREA (1280.75 - 9.96)					=	1270.79 SQ.M.

ELEVATED R.G. 2 AREA CALCULATION

R.G. 2

12	2.01	X	20.64	X 0.50	=	20.74 SQ.M.
13	24.50	X	17.11	X 0.50	=	209.60 SQ.M.
14	25.06	X	5.73 + 5.61	X 0.50	=	139.28 SQ.M.
TOTAL AREA					=	369.62 SQ.M.

PROPOSED R.G. AREA (1270.79 + 369.62)	= 1640.41 SQ.M.
REQUIRED R.G. AREA (20% OF 8369.91 SQ.M.)	= 1673.98 SQ.M.

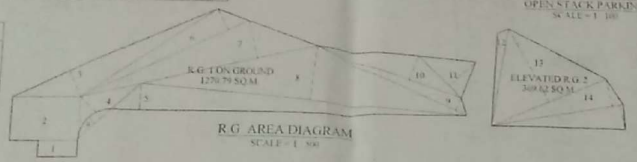
FLATS RESERVED AS PER LEC ORDER

AREA IN SQ.MT.	REQUIRED FLATS	FLOOR	BLDG. NO. 1 - WING A & B	
			FLAT NO.	BALC. AREA
UPTO 80 SQ.MT.	4 NOS.	1ST FLR.	1	64.01 SQ.M.
		BLDG. 1 WING A	2	64.01 SQ.M.
		WING C	3	57.31 SQ.M.
			4	80.40 SQ.M.
		2ND FLR. BLDG. 1 WING A & C	4	57.31 SQ.M.
			5	80.40 SQ.M.
		TOTAL	6	323.50 SQ.M.
		TOTAL PROPOSED FLATS = 6 NOS.		



SECTION AT S5 - S5 THROUGH OPEN STACK PARKING

SCALE = 1 : 100



R.G. AREA DIAGRAM

SCALE = 1 : 500

AREA STATEMENT

S. NO.	H. NO.	AREA AS PER 7/12 EXTRACT (a)	AREA AS PER A (b)	AREA CONSIDERED FOR PSI (c)	AREA NOT IN POSSESSION (d)	BALANCE PLOT AREA (a-d)
112	1	8102.70 SQ.M.	8102.70 SQ.M.	8102.70 SQ.M.	40.09 SQ.M.	8062.61 SQ.M.

STILT AREA STATEMENT

Sr. No.	BLDG. NO.	STILT AREA
1	BLDG. NO. 1 WING A	209.50 SQ.M.
2	BLDG. NO. 1 WING B	435.50 SQ.M.
3	BLDG. NO. 1 WING C	192.50 SQ.M.
	TOTAL AREA	837.50 SQ.M.



PLAN SHOWING BELOW PARKING ELEVATED R.G. 2

SCALE 1 : 500

AREA NOT IN POSSESSION

ADD

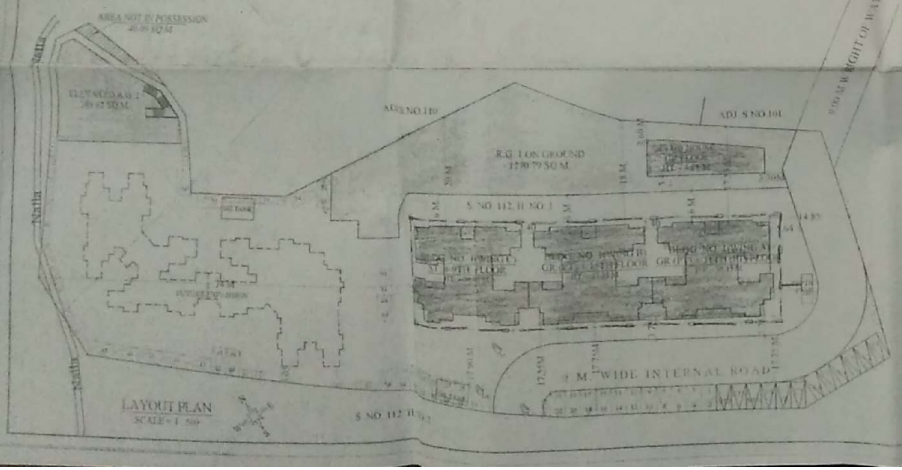
a	29.61	X	1.10	X 0.50	= 11.34 SQ.M.
b	22.64	X	2.54	X 0.50	= 28.75 SQ.M.
TOTAL AREA					= 40.09 SQ.M.
TOTAL AREA OF PLOT (8062.61 + 40.09)					= 8102.70 SQ.M.

PLOT AREA CALCULATION

S. NO. 112, H. NO. 1

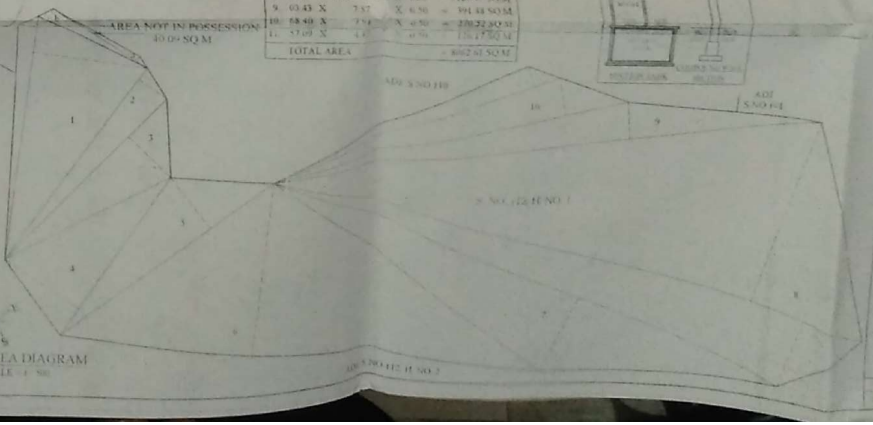
ADD

1	48.90	X	17.56 - 21.94	X 0.50	=	406.26 SQ.M.
2	46.10	X	6.41	X 0.50	=	147.75 SQ.M.
3	43.76	X	10.35	X 0.50	=	239.59 SQ.M.
4	37.32	X	16.74	X 0.50	=	312.37 SQ.M.
5	49.96	X	12.07	X 0.50	=	301.51 SQ.M.
6	94.07	X	34.87	X 0.50	=	1640.11 SQ.M.
7	66.85	X	16.87	X 0.50	=	901.28 SQ.M.
8	119.02	X	114.46 - 58.00	X 0.50	=	3125.47 SQ.M.
9	60.43	X	7.37	X 0.50	=	891.44 SQ.M.
10	58.40	X	7.14	X 0.50	=	1170.32 SQ.M.
11	57.09	X	4.6	X 0.50	=	131.17 SQ.M.
TOTAL AREA					=	8062.61 SQ.M.



LAYOUT PLAN

SCALE = 1 : 500



PLOT AREA DIAGRAM

SCALE = 1 : 500

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