S08/0111/21 (B)

PLOT AREA SUMMARY (IN SQ.MT.)

C.T.S. NO.	AREA AS PER P.R. CARD	AREA AS PER Δ METHOD SUB PLOT - B	AREA UNDER 20.00 M. W. ROAD SUB PLOT - B	AREA UNDER R - ZONE SUB PLOT - B	AREA CONSIDERED FOR PROPOSAL
278A	3900.00	1950.00	150.00	1800.00	1950.00
TOTAL	3900.00	1950.00	150.00	1800.00	1950.00

FLOOR B/UP AREA SUMMARY (SUB PLOT - B)

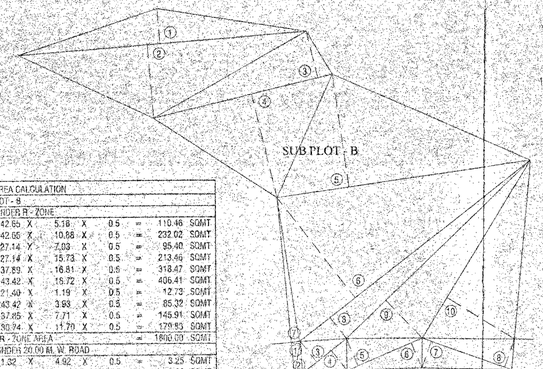
BUILDING NO.	FLOORS	BUILT - UP AREA COMMERCIAL	BUILT - UP AREA RESIDENTIAL	TOTAL TENEMENTS
1	GROUND/STILT + 1ST TO 22ND FLOOR	141.10 SQ.MT.	5081.45 SQ.MT.	105 NOS.
2	GROUND/STILT + 1ST TO 7TH FLOOR	----------	1968.56 SQ.MT.	49 NOS.
	TOTAL	141.10 SQ.MT.	7050.03 SQ.MT.	154 NOS.
	TOTAL BUILT UP AREA	7191.13 SQ.MT.		

TOTAL TENEMENT (SUB PLOT - B)

BUILDING	BELOW 39	40 TO 60	TOTAL
1	83	22	105
2	42	07	49
TOTAL	125	29	154

SUB PLOT - B

TENEMENTS STATEMENT FOR EWS SCHEME
TOTAL TENEMENTS PROPOSED = 154 NOS.
40% TENEMENTS REQUIRED FOR EWS SCHEME 154 X 40% = 62 NOS.
TOTAL TENEMENTS PROPOSED FOR EWS BLDG BUILDING - 1 = 83 NOS. 1ST TO 22ND FLOOR - FLAT NO. - 1 TO 4
BUILDING - 2 = 42 NOS. 1ST TO 7TH FLOOR - FLAT NO. - 1 TO 6
TOTAL (83 + 42) = 125 NOS.



PLOT AREA CALCULATION
SCALE :- 1:400

PLOT AREA CALCULATION

SUB PLOT - B

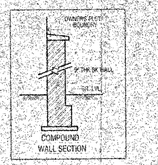
AREA UNDER R - ZONE						
1	42.65	X 5.18	X 0.5	=	110.46	SQMT
2	42.65	X 10.88	X 0.5	=	232.02	SQMT
3	27.14	X 7.03	X 0.5	=	95.40	SQMT
4	27.14	X 15.73	X 0.5	=	213.46	SQMT
5	37.89	X 16.81	X 0.5	=	318.47	SQMT
6	43.42	X 15.72	X 0.5	=	406.41	SQMT
7	21.60	X 1.19	X 0.5	=	12.72	SQMT
8	43.42	X 3.93	X 0.5	=	85.29	SQMT
9	37.85	X 7.71	X 0.5	=	145.91	SQMT
10	30.94	X 11.70	X 0.5	=	179.85	SQMT
TOTAL R - ZONE AREA				=	1800.00	SQMT
AREA UNDER 20.00 M. W. ROAD						
1	1.32	X 4.92	X 0.5	=	3.25	SQMT
2	4.92	X 1.19	X 0.5	=	2.93	SQMT
3	8.31	X 3.91	X 0.5	=	16.25	SQMT
4	8.31	X 3.81	X 0.5	=	15.83	SQMT
5	12.10	X 4.41	X 0.5	=	26.68	SQMT
6	12.10	X 4.04	X 0.5	=	24.44	SQMT
7	14.30	X 4.15	X 0.5	=	29.47	SQMT
8	14.30	X 4.42	X 0.5	=	31.16	SQMT
TOTAL ROAD AREA				=	150.00	SQMT
TOTAL PLOT AREA				=	1950.00	SQMT

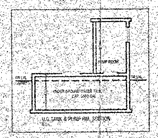
(SUB PLOT - B)

	ADDITIONAL REQUIREMENTS AS PER UDCPR (CLAUSE 9.31) PROPOSED FLAT - 154 NOS.		AREA IN SQ.MT. 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 100 FLATS - 20 SQ.MT. FOR 54 FLATS - 20 SQ.MT.	40	65.26
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 100 FLATS - 20 SQ.MT. FOR 54 FLATS - 20 SQ.MT.	40	45.32
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 100 FLATS - 12 SQ.MT. FOR 54 FLATS - 2 SQ.MT.	14	14.84
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 100 FLATS - 3 SQ.MT. FOR 54 FLATS - 1 SQ.MT.	4	4.07
ENTRANCE LOBBY	Every Residential building having more than 6flats/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 X 2 BLDG. = 18 SQ.MT.	18	35.61

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
------	------	------	------	------





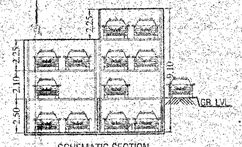
FORM OF STATEMENT 3
[SR. NO. 9(g)]

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ENCLOSED IN APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
1	GRO. FLOOR	SHOP - 01	16.10 SQ.MT.	----------	16.10 SQ.MT.	----------
		SHOP - 02	14.61 SQ.MT.	----------	14.61 SQ.MT.	----------
		SHOP - 03	15.74 SQ.MT.	----------	15.74 SQ.MT.	----------
		SHOP - 04	21.33 SQ.MT.	----------	21.33 SQ.MT.	----------
		SHOP - 05	6.43 SQ.MT.	----------	6.43 SQ.MT.	----------
		SHOP - 06	32.99 SQ.MT.	----------	32.99 SQ.MT.	----------
		SHOP - 07	6.43 SQ.MT.	----------	6.43 SQ.MT.	----------
		SHOP - 08	15.48 SQ.MT.	----------	15.48 SQ.MT.	----------
		TOTAL	----------	----------	129.11 SQ.MT.	----------
	1ST FLOOR	3	26.41 SQ.MT.	----------	26.41 SQ.MT.	----------
		4	26.41 SQ.MT.	----------	26.41 SQ.MT.	----------
		5	45.71 SQ.MT.	----------	45.71 SQ.MT.	----------
		TOTAL	98.53 SQ.MT.	----------	98.53 SQ.MT.	----------
	TYPICAL FLOOR	1	26.41 SQ.MT.	----------	26.41 X 18 = 475.38 SQ.MT.	----------
		2	26.41 SQ.MT.	----------	26.41 X 18 = 475.38 SQ.MT.	----------
		3	26.41 SQ.MT.	----------	26.41 X 18 = 475.38 SQ.MT.	----------
		4	26.41 SQ.MT.	----------	26.41 X 18 = 475.38 SQ.MT.	----------
		5	45.71 SQ.MT.	----------	45.71 X 18 = 822.78 SQ.MT.	----------
		TOTAL	----------	----------	= 2724.30 SQ.MT.	----------
	REFUGE FLOOR	2	26.41 SQ.MT.	----------	26.41 X 03 = 79.23 SQ.MT.	----------
		3	26.41 SQ.MT.	----------	26.41 X 03 = 79.23 SQ.MT.	----------
		4	26.41 SQ.MT.	----------	26.41 X 03 = 79.23 SQ.MT.	----------
		5	45.71 SQ.MT.	----------	45.71 X 03 = 137.13 SQ.MT.	----------
		TOTAL	----------	----------	= 374.82 SQ.MT.	----------
		TOTAL AREA	----------	----------	= 3326.76 SQ.MT.	----------

FORM OF STATEMENT 3
[SR. NO. 9(g)]

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ENCLOSED IN APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
2	TYPICAL FLOOR	1	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		2	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		3	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		4	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		5	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		6	26.53 SQ.MT.	----------	26.53 X 07 = 185.71 SQ.MT.	----------
		7	44.74 SQ.MT.	----------	44.74 X 07 = 313.18 SQ.MT.	----------
		TOTAL AREA	----------	----------	= 1427.44 SQ.MT.	----------

LAYOUT PLAN
SCALE :- 1:200



SCHEMATIC SECTION
SCALE :- 1:200

PARKING STATEMENT (SUB PLOT - B)

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
◦ FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT. (0 CAR PARK REQUIRED / 4 SCOOTER REQUIRED)	125 NOS.	------	125/2 = 62.5 X 4 250 NOS.
◦ FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 50 SQ.MT. (1 CAR PARK REQUIRED / 5 SCOOTER REQUIRED)	29 NOS.	29 / 2 = 14.5 X 1 15 NOS.	29 / 2 = 14.5 X 5 73 NOS.
◦ 5% VISITORS CAR PARKING (15 X 5 %) = 0.75		01 NOS.	
◦ 5% VISITORS SCOOTER PARKING (323 X 5 %) = 16.15			16 NOS.
COMMERCIAL		100.00 / 100 1 X 2 = 02 NOS.	100.00 / 100 1 X 6 = 06 NOS.
◦ FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 129.11 SQ.MT.) (CAR PARK REQUIRED - 2 / SCOOTER REQUIRED - 6)		29.11 / 100 MINIMUM = 02 NOS.	29.11 / 100 MINIMUM = 06 NOS.
◦ TOTAL PARKING REQUIRED		20 NOS.	351 NOS.
◦ COMPOSITE PARKING CONVERSION (1 CAR = 6 SCOOTER PARK) (29 CARS X 06 = 174 SCOOTER)		+ 29 NOS.	- 174 NOS.
= TOTAL PARKING REQUIRED		49 NOS.	177 NOS.
= NET PARKING PROVIDED	154 NOS.	49 NOS.	180 NOS.

CAR PARKING STATEMENT	TOTAL
-1 + 2 LVL. STACK CAR PARKING IN STILT - (03 X 02) - BLDG. - 1	06 NOS.
-1 + 2 LVL. STACK CAR PARKING IN STILT - (03 X 10) - BLDG. - 2	30 NOS.
-1 + 2 LVL. PUZZLE CAR PARKING OPEN AREA - (05 X 01)	05 NOS.
-1 + 3 LVL. PUZZLE CAR PARKING OPEN AREA - (07 X 01)	07 NOS.
SINGLE CAR PARKING OPEN AREA -	01 NOS.
TOTAL CAR PARKING PROPOSED	49 NOS.

SCOOTER PARKING STATEMENT	TOTAL
2 STACK SCOOTER PARKING IN STILT - (09 X 02) - BLDG. - 1	18 NOS.
2 STACK SCOOTER PARKING IN STILT - (24 X 02) - BLDG. - 2	48 NOS.
2 STACK SCOOTER PARKING OPEN AREA - (57 X 02) -	114 NOS.
TOTAL SCOOTER PARKING PROPOSED	180 NOS.

PROFORMA - I

	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT [Minimum area of a,b,c to be considered] Sub plot - B	1950.00
a	As per ownership document [7/12, CTS extract]	1950.00
b	As per measurment sheet	1950.00
c	As per site	1950.00
2	Deduction for -	
a	Proposed D.P./ D.P Road widening Area/Services Road /highway	------
1	AREA UNDER 20.00 M. WIDE ROAD	150.00
b	Any D.P. Reservation Area	------
c	Total (a + b)	150.00
3	Balance area of plot (1 - 2c)	1800.00
4	AMENITY Space (if applicable)	------
5	Net Plot Area [3 - 4(c)]	1800.00
6	Recreational Open space (if applicable)	------
a	Required -	------
b	Proposed -	------
7	Internal Road area	------
8	Plotable area (if applicable)	------
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. NO. 5 X basic FSI) Sub plot - B (1800.00 X 1.10 = 1980.00 SQ.MT.)	1960.00
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI as per 7.7.1(i) 2730.00 SQ.MT. (Calculation as per sr. no. 12 below)	
b	Proposed FSI on payment of premium.	2730.00
11	In - Situ FSI / TDR loading	
a	IN-situ area against D.P. road (2.0x Sr. No 2 (e)), if any 1. AREA UNDER 20.00 M. WIDE ROAD - (Sub plot - B) 150.00 X 2 = 300.00 sq.mt.	------
b	IN-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or(c)]	------
c	T.D.R area (90%)	------
d	Total In-situ / TDR loading proposed (11(a) + (b) + (c))	------
12	Additional FSI area under Chapter NO.7 (15% of land rate in ASR) Purchased to be TMC As per udcpr 7.7(7.7.1)(i) pg no.-132 1) 1960.00 X 1.40 = 2730.00 SQ.MT. (Plot - B) Premium FSI to be purchased = 2730.00 sq.mt.)	
13	Total entitlement of FSI in the proposal	
a	[9 + 10(b) + 11(d)] or 12 whichever is applicable.	4710.00
b	Ancillary area FSI upto 60% or 80% with payment of charges. - Sub plot - B 141.10 / 1.8 = 78.39 X 80% = 62.71 SQ.MT. - COMM. 7050.03 / 1.8 = 4406.27 X 80% = 2643.76 SQ.MT. - RESI.	2706.47
c	Total entitlement (a + b)	7416.47
14	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 1.8 or 1.8)	------
15	Total Build-up area in proposal (excluding area at Sr.No. 17b)	7191.13
a	Existing Built-up Area	------
b	Proposed Built-up Area (as per b-line)	7191.13
c	Total (a + b)	7191.13
d	Balance Area (15(c) - 13(c))	225.34
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.969
17	Area for Inclusive Housing, if any	NA
a	Required	------
b	Proposed	------

PROFORMA - I

1/5

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO - 278A AT VILLAGE - KALWA TAL/DIST - THANE.

CONTENTS OF SHEETS

LAYOUT , PLOT AREA CALCULATION , BUILT UP & TENEMENT STATEMENT , PARKING STATEMENT & COMPOUND WALL & U.G.T SECTION.....etc.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Permit No. V.P. S08/0111/21 TMC/TP/ DP/TP1/4816/23 Dated 26/03/2023

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane

THANE MUNICIPAL CORPORATION

सावधान

मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच वेळोवेळी नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाच्या कलम ५२ अनुसार दुरुस्तीचा मुदतीत, त्यासाठी आकारीत, दंड होऊ शकतो.

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

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

OWNER (S) name and signature - **For M/s. Jay Shree Krishna Enterprises**

JAY SHREE KRISHNA ENTERPRISES **Partner/s**
MARUTI HOMES

Mr. ROSHAN SURESH PATIL
POA HOLDER

Mr. ASHISH RAMESH PATIL
POA HOLDER

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
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