Table No. 6B - Parking Requirements

Sr.No.	Occupancy	Size of tenement	No. of Tenements	PARKING REQUIRED CAR	SCOOTER
1.	RESIDENTIAL	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 40 sq.m.	53	26.50	132.50
	i) Multi- Family Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	92	46.00	92.00
		For every two tenements with each tenement having carpet area less than 30 Sq.m.			
	TOTAL PARKING			72.50	224.50
		5% VISITOR PARKING		3.62	11.22
	RESIDENTIAL TOTAL PARKING REQUIRED			76.12	235.72
2.	Mercantile (market), departmental stores, shops and other Commercials users)	For every 100 sq.m. carpet area or fraction there of 2 car		488.79 50 = 9.77	488.72 X6 160 = 57.3
TOTAL PARKING REQUIRED				85.89	293.02
TOTAL PARKING SAY				86.00	293.00
(CONVERTING CAR INTO SCOOTER PARKING (Reg.No.8.1.1 V)				4.44	-264
TOTAL PARKING REQUIRED AFTER CONVERSION				130.00	29.00
TOTAL PARKING PROPOSED				219.00	31.00

FROM OF STATEMENT 3 (Sr. No. 9 (a))

AREA DETAILS OF APARTMENT

BUILDING No.	FLOOR No.	APPARTMENT NO.	CARPET AREA OF APPARTMENT	AREA OF BALCONY ATTACHED TO APPARTMENT
1	2	3	4	5
BUILDING - A1	GR. FLOOR (SHOP)	1	43.47 SQ.MT.	
		2	48.08 SQ.MT.	
		3	32.25 SQ.MT.	
		4	31.14 SQ.MT.	
		5	33.91 SQ.MT.	
		6	38.18 SQ.MT.	
	1ST & 2ND FLOOR (SHOP)	1	43.47 SQ.MT.	
		2	48.08 SQ.MT.	
		3	32.25 SQ.MT.	
		4	63.72 SQ.MT.	
		5	74.18 SQ.MT.	
	1ST TO 4TH FLOOR	1	33.29 SQ.MT.	
		2	32.86 SQ.MT.	3.04 SQ.MT.
		3	35.36 SQ.MT.	
		4	35.36 SQ.MT.	
		5	35.36 SQ.MT.	
		6	44.12 SQ.MT.	2.83 SQ.MT.
		7	46.41 SQ.MT.	
		10	33.29 SQ.MT.	
	5TH TO 7TH FLOOR, 9TH TO 12TH FLOOR, 14TH & 15TH FLOOR	1	33.29 SQ.MT.	
		2	32.86 SQ.MT.	3.04 SQ.MT.
		3	35.36 SQ.MT.	
		4	35.36 SQ.MT.	
		5	35.36 SQ.MT.	
		6	44.12 SQ.MT.	2.83 SQ.MT.
		7	46.41 SQ.MT.	
		8	42.28 SQ.MT.	2.58 SQ.MT.
		9	44.36 SQ.MT.	
		10	REFUGE FLAT = 37.66 SQ.M.	
	16TH FLOOR	1	33.29 SQ.MT.	
		2	32.86 SQ.MT.	3.04 SQ.MT.
		3	35.36 SQ.MT.	
		4	35.36 SQ.MT.	
		5	35.36 SQ.MT.	

STAMP OF APPROVAL OF PLANS

"Plans are Approved Subject to conditions Prescribed in Permit No. V.P. 505/0064/13/TMC/TP-DP/TPS/1401/21 Dated 31/03/2022"

Deputy Engineer (TDD)

31/03/2022

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

रस्ता अकारणासुध्या कोकणात न करणें शहाणे विकेल विनाश तिकामाचेल्यासर अपराधाचे त्या पराजमता ते पोत कोकणात जमर आणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी वास्तव्य वास्तव्य १ वर्ष पेंट व रु. १०००/- दंड होऊ शक.

SHEET NO. 1/11

PROFORMA - A

Sr.		DESCRIPTION	SQ.MT
1		AREA OF PLOT (MINIMUM AREA OF A,B,C TO CONSIDERED)	3558.12
	a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3778.20
	b	AS PER MEASUREMENT SHEET	3622.71
	c	AS PER SITE	
		LESS -	
	a	AREA NOT IN POSSESSION	63.59
	b	AREA IN SUBDIVIDED PLOT	NIL
		AREA CONSIDERED FOR PROPOSAL	3558.12
2		DEDUCTIONS FOR -	
	a	30.00 mts. wide D.P. Road	NIL
	b	D.P. RESERVATION	NIL
		TOTAL DEDUCTIONS (a + b)	NIL
3		BALANCE AREA OF PLOT (1-2)	3558.12
4		AMENITY SPACE (IF APPLICABLE)	N/A
	a	REQUIRED -	------
	b	ADJUSTMENT OF 2(B), IF ANY-	------
	c	BALANCE PROPOSED	------
5		NET PLOT AREA (3 - 4 (c))	3558.12
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	N/A
	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. 6 x 1.10 (BASIC FSI))	3915.03
10		ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON 1779.56	0.00
	b	PROPOSED FSI ON PAYMENT OF PREMIUM	1779.56
11		IN-SITU FSI / TDR LOADING (As per Reg. 11.2.4 (a) 4982.76	
	A	30.00 m. wide D.P. Road	NIL
	b	D.P. RESERVATION	NIL
	c	Total in-situ TDR loading proposed (11 (a) + (b))	NIL
12		ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13		TOTAL ENTITLEMENT FSI IN THE PROPOSAL	
	a	[9 + 10(b) +11(c)] OR 12 WHICHEVER IS APPLICABLE	5694.59
	b	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL OR 80% FOR COMMERCIAL WITH PAYMENT OF CHARGES. PERMISSIBLE ANCILLARY AREA =	

TYPE OF BUA	TOTAL AREA PROPOSED AS PER DRAWING	AREA UNDER BASIC / PREMIUM FSI	PERMISSIBLE ANCILLARY AREA
RESIDENTIAL	8125.86	5978.96	3647.76
COMMERCIAL	1071.53	916.29	275.13
			3923.42

	c	TOTAL ENTITLEMENT (a + b)	9618.01
14		MAXIMUM UTILIZATION LIMIT OF F.S.I./BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (AS PER REG. No. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.8 OR 1.8) / PERMISSIBILITY CONSIDERING FRONTING OF 80 M. WIDE DP ROAD = 3.00 X 1.60)	
15		TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr.No.17.B)	
	a	EXISTING BUILT-UP AREA	0.00
	b	PROPOSED BUILT-UP AREA (AS PER 9P-LINE)	9197.39
	c	TOTAL (a + b)	9197.39
16		F.S.I. CONSUMED (15/13)	
17		AREA FOR INCLUSIVE HOUSING, IF ANY	
	a	REQUIRED (20% OF Sr.No.5)	N/A
	b	PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 3559.12 & THE DIMENSIONS OF SIDES ETC.OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT ARE MENTIONED ON THE PROFORMA.

Ar. Vishal Shah
CA / 2001 / 28393
SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO. 1 TO 62, (Old Survey No. 54 & 57) AT VILLAGE - BALKUM, THANE.

OWNER'S NAME AND SIGNATURE	SIGNATURE OF ARCHITECT
For PADMAGRIHA HEIGHTS _Partner MG PADMAGRIHA HEIGHTS	Ar. Vishal Shah CA / 2001 / 28393

SUMMARY: (Proposed P-LINE BUILDING)
(COMMERCIAL + RESIDENTIAL)

FLOOR	RESIDENTIAL	COMMERCIAL	TOTAL
GR. FLR	96.20	309.76	406.04
1ST FLR	440.10	326.84	766.94
2ND FLR	440.10	326.84	766.94
3RD FLR	440.10		440.10
4TH FLR	451.17	108.09	559.26
5TH FLR	548.19		548.19
6TH FLR	548.19		548.19
7TH FLR	548.19		548.19
8TH FLR	510.53		510.53
9TH FLR	548.19		548.19
10TH FLR	548.19		548.19
11TH FLR	548.19		548.19
12TH FLR	548.19		548.19
13TH FLR	510.53		510.53
14TH FLR	548.19		548.19
15TH FLR	548.19		548.19
16TH(pt.) FLR	303.34		303.34
	8125.86 Sq.Mt.	1071.53 Sq.Mt.	9197.39 sq.mt.

SUMMARY: (TENEMENT)

FLOOR	BELOW 30.00 SQ.MT.	30.00 to 40.00	40.00 to 80.00
GR. FLR			
1ST FLR		6	2
2ND FLR		6	2
3RD FLR		6	2
4TH FLR		6	2
5TH FLR		6	4
6TH FLR		6	4
7TH FLR		6	4
8TH FLR		6	4
9TH FLR		6	4
10TH FLR		6	4
11TH FLR		6	4
12TH FLR		6	4
13TH FLR		5	4
14TH FLR		6	4
15TH FLR		6	4
16TH FLR		4	1
TOTAL		92	53

BUILT UP AREA STATEMENT

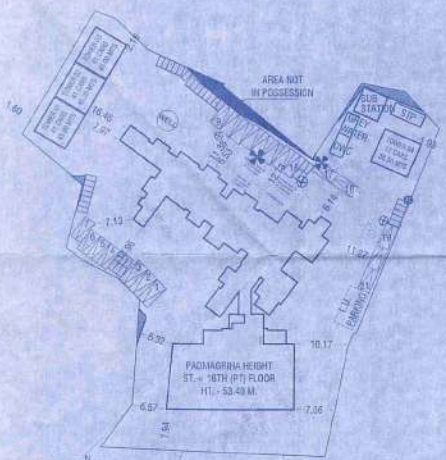
BUILDING TYPE	AREA IN SQ.MT. COMMERCIAL	RESIDENTIAL
BLDG.-A1 - GR.(pt.)+ ST.(pt.) 1ST TO 15th, 16th(pt) FLR	1071.53	8125.86
TOTAL PROPOSED AREA	1071.53	8125.86
	9197.39 sq.mt.	

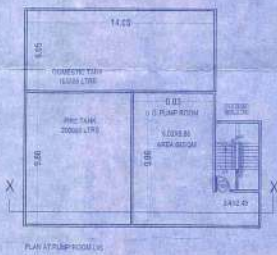
CONSTRUCTION AREA STATEMENT

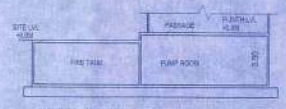
BUILDING TYPES	F.S.I. MUNICIPAL AREA IN SQ.MT.	NON - F.S.I. BASEMENT B.U.A IN SQ.MT. STILT	REFUGE	TOTAL AREA IN SQ.MT.
OPEN SPACE (STACK)				
BLDG - A1 (GR. + 16th Floor)	9197.39	440.00	75.32	
Total Area	9197.39	515.32		9712.71
Total Construction Area	9712.71 SQ.MT.			

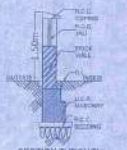
PROPOSED PARKING STATEMENT

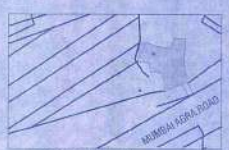
	No. OF CARS	No. OF SCOOTER
STILT (STACK)	34	NIL
OPEN SPACE (STACK)	00	00
SINGLE	21	31
TOWER 01	41	
TOWER 02	41	
TOWER 03	41	
TOWER 04	37	
TOTAL PROPOSED	195	31











1 LOCATION PLAN
Scale: NTS

THE FIRM
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