Form of Statement 1
[Sr. No. 8 (a) (iii)] Existing Building to be retained

SR.NO.	SUB PLOT	EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
		(1)	(2)	(3)	(4)	(5)
1	RESI.PLOT-1	WING-A	ST.+POD.+27FL.	365.07	7941.38 SQ.MT.	RESIDENTIAL
		WING-B	ST.+POD.+27FL.	374.87	7930.70 SQ.MT.	RESIDENTIAL
		WING-C	ST.+POD.+27FL.	374.87	7930.70 SQ.MT.	RESIDENTIAL
		WING-D	ST.+POD.+27FL.	365.07	7941.38 SQ.MT.	RESIDENTIAL
		TOTAL			31744.15 SQ.MT.	
2	RESI.PLOT-2	WING-A	STILT+18 FL.	312.16	4730.11 SQ.MT.	RESIDENTIAL
		WING-B	STILT+18 FL.	200.75	3027.52 SQ.MT.	RESIDENTIAL
		TOTAL			7757.63 SQ.MT.	
3	RESI.PLOT-4	WING-A	STILT+20 FL.	271.35	4035.12 SQ.MT.	RESIDENTIAL
		WING-B	STILT+20 FL.	273.48	4015.34 SQ.MT.	RESIDENTIAL
		WING-C	STILT+20 FL.	274.72	4098.59 SQ.MT.	RESIDENTIAL
		WING-D	B+ST.+20 FL.	261.93	3935.76 SQ.MT.	RESIDENTIAL
		COMM.BLDG.	B+ST.+2 FL.	273.56	694.31 SQ.MT.	COMMERCIAL
		TOTAL			16777.22 SQ.MT.	
4	RESI.PLOT-5	WING-AB	ST.+POD.+32 FL.	617.32	15133.12 SQ.MT.	RESIDENTIAL
		WING-CD	ST.+POD.+32 FL.	627.14	15484.16 SQ.MT.	RESIDENTIAL
		WING-E	ST.+POD.+11 FL.	301.71	2515.37 SQ.MT.	RESIDENTIAL
		HDH	ST.+16 FL.	323.98	150.81 SQ.MT.	RESIDENTIAL
		TOTAL			33283.46 SQ.MT.	
5	RESI.PLOT-6	WING-A	ST.+4POD.+26FL.	730.27	13080.82 SQ.MT.	RESIDENTIAL
			GR.+1ST FL.		372.75 SQ.MT.	COMMERCIAL
		WING-B	ST.+4POD.+26FL.	355.54	6799.53 SQ.MT.	RESIDENTIAL
			GR. FL. ONLY		138.21 SQ.MT.	COMMERCIAL
		WING-C	ST.+4POD.+26FL.	732.12	13135.76 SQ.MT.	RESIDENTIAL
			GR.+1ST FL.		369.64 SQ.MT.	COMMERCIAL
		WING-E	ST.+4POD.+36FL.	568.30	13710.30 SQ.MT.	RESIDENTIAL
		WING-F	ST.+4POD.+36FL.	568.30	13581.04 SQ.MT.	RESIDENTIAL
		WING-G	ST.+4POD.+36FL.	568.30	13581.04 SQ.MT.	RESIDENTIAL
		WING-H	ST.+4POD.+36FL.	568.30	13716.14 SQ.MT.	RESIDENTIAL
		WING-I	ST.+4POD.+36FL.	641.50	15235.11 SQ.MT.	RESIDENTIAL
			GR.+2ND FL.		1408.86 SQ.MT.	COMMERCIAL
		WING-J	ST.+4POD.+36FL.	541.41	15141.11 SQ.MT.	RESIDENTIAL
			GR.+3RD FL.		1859.11 SQ.MT.	COMMERCIAL
		WING-K	ST.+4POD.+36FL.	608.39	16247.02 SQ.MT.	RESIDENTIAL
			GR.+3RD FL.		1544.97 SQ.MT.	COMMERCIAL
		TOTAL			1,40,069.09 SQ.MT.	
6	RESI.PLOT-7	BLDG.NO-1	LB+UB+ST.+30 FL.	648.90	13427.40 SQ.MT.	RESIDENTIAL
7	SCHOOL PLOT-1	SCHOOL BLDG.	B+ST.+7 FL.	1888.77	8057.72 SQ.MT.	SCHOOL

HANDOVER AREA NOT CONSIDERED FOR F.S.I.

1	HANDOVER AREA UNDER TOWNCENTER RESERVATION	TMC BLDG.	24177.57 SQ.MTR.
2	HANDOVER AREA HDH UNDER HDH RESERVATION	HDH PHASE-I BLDG. (119 FLAT) already handover	2866.91 SQ.MTR.
		HDH PHASE-II BLDG. (276 FLAT)	3833.49 SQ.MTR.
3	HANDOVER AREA UNDER FIRE STATION	RESI. BLDG + COMM. BLDG	1013.97 SQ.MTR.
4	TOTAL HANDOVER BUILT UP AREA		32192.04 SQ.MTR.

SOCIAL HOUSING BLDG. H.O. BUILT UP AREA DETAIL — SOCIAL HOUSING PLOT

SR. NOS.	WING	NO OF FLOOR	BLDG. HEIGHT	TOTAL BUILT UP AREA AS PER P-LINE	NO. OF TENEMENTS
1	A	G/ST + 31ST FLOOR	98.80 M	16218.22 SQ.MT.	305 NOS.
2	B	G/ST + 23RD FLOOR	72.10 M	6406.24 SQ.MT.	180 NOS.
3	C	G/ST + 31ST FLOOR	98.80 M	16218.22 SQ.MT.	305 NOS.
1+2+3	TOTAL PROPOSED SOCIAL HOUSING BLDG. FLOOR BUILT UP AREA			38,842.68 SQ.MT.	790 NOS.

SOCIAL HOUSING BLDG. H.O. CONSTRUCTION AREA DETAIL — SOCIAL HOUSING PLOT

SR. NOS.	DESCRIPTION	TOTAL BUILT UP AREA AS PER P-LINE	NO. OF TENEMENTS
1	SOCIAL HOUSING WING - A, B & C BUILT UP AREA	38,842.68 SQ.MT.	790 NOS.
2	SOCIAL HOUSING BASEMENT AREA	5,810.34 SQ.MT.	
3	TOTAL SOCIAL HOUSING CONSTRUCTION AREA (1 + 2)	44,653.02 SQ.MT.	790 NOS.

PARKING STATEMENT (SOCIAL HOUSING PLOT)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. 0 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	428 NOS	N/A	428 NOS
2	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	300 NOS	150 NOS	300 NOS
3	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	62 NOS	31 NOS	62 NOS
4	TOTAL (1 + 2 + 3)	544 NOS	181 NOS	790 NOS
5	5% VISITORS PARKING (4 x 5%)		9 NOS.	40 NOS
6	624 NOS.TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		104 NOS.	LESS - 624 NOS
7	RESIDENTIAL PARKING REQUIRED (4 + 5 + 6)		294 NOS.	206 NOS.
8	TOTAL PARKING PROVIDED		294 NOS.	206 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8A

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	1148 NOS	574 NOS	1148 NOS
2	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 1 TWO WHEELER PARKING SPACE FOR 1 FLAT	210 NOS	210 NOS	210 NOS
3	TOTAL (1+2)	1358 NOS	784 NOS	1358 NOS
4	5% VISITORS PARKING (3 x 5%)		39 NOS.	68 NOS
5	50% ADDITIONAL CAR PARKING FREE OF FSI (3 x 50%)		392 NOS.	
6	1422 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		237 NOS.	LESS-1422 NOS
7	RESIDENTIAL PARKING REQUIRED (3 + 4 + 6)		1060 NOS.	04 NOS.
8	RETAIL CARPET AREA (AS PER UDCPR 2020) 2 CAR PARKING FOR CARPET 100.0 SQ.MT 6 TWO WHEELER PARKING FOR 100.0 SQ.MT	878.34 M²	18 NOS.	54 NOS.
9	48 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		08 NOS.	LESS- 48 NOS
10	COMMECIAL PARKING REQUIRED (8 + 9)		26 NOS.	06 NOS
11	RESIDENTIAL + COMMERCIAL PARKING REQUIRED (7 + 10)		1086 NOS.	10 NOS
12	TOTAL PARKING PROVIDED (WITH 50% ADDITIONAL PARKING)		1465 NOS.	10 NOS
13	LOADING UNLOADING PARKING	878.34 M²	1 NOS.	

PARKING STATEMENT — SCHOOL PLOT - 1 (MΔP-4&SΔS-3)

NEW PARKING NORMS	AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER
1 PARK FOR EVERY 35.00 SQ.MT	131.34 SQ.MT.	4 NOS.	
4 TWO WHEELER PARK FOR EVERY CLASS ROOM	74 NOS.		296 NOS.
AUDITORIUM 17.87 X 21.78 = 390.52 SQ.MT. AUDITORIUM = 3.0 SQ.MT. = 1 SEAT 390.52 SQ.MT. / 3.0 SQ.MT. = 130 SEAT			
AUDITORIUM one car parking space for 10 seats one 2-wheeler parking space for 10 seats	130 NOS.	13 NOS.	13 NOS.
TOTAL PARKING REQUIRED		17 NOS.	309 NOS
TOTAL PARKING PROVIDED		17 NOS.	309 NOS

COMMERCIAL PARKING STATEMENT

PLOT	FSI	REGULATION CAR	REGULATION 2 WHEELER	MUNICIPAL PARKING REQD. CAR	MUNICIPAL PARKING REQD. 2 WHEELER
COMMERCIAL PLOT-2 9081.00	5000.00	1 PARKING FOR EVERY 100 SQ.MT. CARPET AREA	5 PARKING FOR EVERY 100 SQ.MT. CARPET AREA	50	250

PARKING STATEMENT

OLD PARKING NORMS	RESI. PLOT-1 NO. OF TENEMENT	RESI. PLOT-1 NO. OF CAR PARKING	RESI. PLOT-1 NO. OF TWO WHEELER	RESI. PLOT-2 NO. OF TENEMENT	RESI. PLOT-2 NO. OF CAR PARKING	RESI. PLOT-2 NO. OF TWO WHEELER	RESI. PLOT-4 NO. OF TENEMENT	RESI. PLOT-4 NO. OF CAR PARKING	RESI. PLOT-4 NO. OF TWO WHEELER	RESI. PLOT-5 NO. OF TENEMENT	RESI. PLOT-5 NO. OF CAR PARKING	RESI. PLOT-5 NO. OF TWO WHEELER	RESI. PLOT-6 NO. OF TENEMENT	RESI. PLOT-6 NO. OF CAR PARKING	RESI. PLOT-6 NO. OF TWO WHEELER	RESI. PLOT-7 NO. OF TENEMENT	RESI. PLOT-7 NO. OF CAR PARKING	RESI. PLOT-7 NO. OF TWO WHEELER
BELOW 35.00 SQ.MT. PARKING. NOT REQD.				02 NOS.						183 NOS.								
4 TENEMENTS HAVING BUILT UP AREA ABOVE 35 SQMT. BUT NOT EXCEEDING 45 SQMT. 1 PARKING SPACE FOR EACH.																		
2 TENEMENTS HAVING BUILT UP AREA ABOVE 45 SQMT. BUT NOT EXCEEDING 70 SQMT. 1 PARKING SPACE FOR EACH.	200 NOS.	100 NOS.	N.A.	68 NOS.	34 NOS.	N.A.				116 NOS.	58 NOS.							
1 TENEMENTS HAVING BUILT UP AREA ABOVE 70 SQMT 1 PARKING SPACE FOR EACH.	216 NOS.	216 NOS.	N.A.	34 NOS.	34 NOS.	N.A.												
10% VISITORS PARKING (ONLY RESIDENTIAL)		32 NOS.			6.8 NOS.						06 NOS.							
PARKING REQUIRED		348 NOS.	N.A.		74.8 NOS.	N.A.					64 NOS.							
NEW PARKING NORMS																		
BELOW 35.00 SQ.MT. PARKING. NOT REQD.					—		8 NOS.	—	—	99 NOS.			6 NOS.	N.A.	N.A.			
2 TENEMENTS HAVING BUILT UP AREA ABOVE 35 SQMT. BUT NOT EXCEEDING 50 SQMT. 1 PARKING SPACE FOR EACH.							21 NOS.	11 NOS.	21 NOS.							05 NOS.	2.50 NOS.	05 NOS.
1 TENEMENTS HAVING BUILT UP AREA ABOVE 50 SQMT. BUT NOT EXCEEDING 75 SQMT. 1 PARKING SPACE FOR EACH.				02 NOS.	02 NOS.		285 NOS.	285 NOS.	285 NOS.	440 NOS.	440 NOS.	440 NOS.	1532 NOS.	1532 NOS.	1532 NOS.	214 NOS.	214 NOS.	214 NOS.
1 TENEMENTS HAVING BUILT UP AREA ABOVE 75 SQMT. 2 PARKING SPACE FOR EACH.													359 NOS.	718 NOS.	359 NOS.	05 NOS.	10 NOS.	05 NOS.
10% VISITORS PARKING					0.2 NOS			30 NOS.			44 NOS.			225 NOS.			22.65 NOS.	
RESIDENTIAL PARKING REQUIRED					2.20 NOS.			326 NOS.	285 NOS.		484 NOS.	440 NOS.	1897 NOS	2475 NOS.	1891 NOS.		248.15 NO. say. 249 NOS.	224 NOS.
RETAIL AREA 1CAR PARKING FOR B/UP 25.0 SQ.MT UP TO 400.0 EXCEEDING AREA 1 PARK FOR 50.00 SQ.MT. 1 TWO WHEELER PARKING FOR 20.0 SQ.MT							231.47 SQ.MT.	09 NOS.	12 NOS.				3226.31 SQ.MT.	16 NOS. 57 NOS.	185 NOS.			
OFFICE AREA 1CAR PARKING FOR B/UP 50.0 SQ.MT UP TO 1000.0 EXCEEDING AREA 1 PARK FOR 100.00 SQ.MT. 1 TWO WHEELER PARKING FOR 100.0 SQ.MT							462.94 SQ.MT.	10 NOS.	05 NOS.				2465.23 SQ.MT.	20 NOS. 15 NOS.	25 NOS.			
COMMERCIAL PARKING REQUIRED								19 NOS.	17 NOS.					108 NOS.	190 NOS.			
RESIDENTIAL+COMM. PARKING REQUIRED		348 NOS.	2104 NOS.		77 NOS.			345 NOS.	323 NOS.		548 NOS.	440 NOS.		2583 NOS.	2081 NOS.		249 NOS.	224 NOS.
TOTAL PARKING PROVIDED		500 NOS.	2172 NOS.		106 NOS.			348 NOS.	330 NOS.		549 NOS.	440 NOS.		2584 NOS.	2082 NOS.		253 NOS.	224 NOS.

PROPOSED WING - D & L SUMMARY (UDCPR) — RESI. PLOT - 6

WING	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER P - LINE AREA	NO. OF TENEMENTS
D	STILT + 4 POD.+ 41 FLOOR	24523.09 SQ.MT.	246 NOS.
L	STILT + 4 POD.+ 41 FLOOR	29817.20 SQ.MT.	328 NOS.
TOTAL BUP AREA		54,340.29 SQ.MT.	574 NOS.

PARKING STATEMENT (SUB PLOT-6 -WING D & L (AS PER UDCPR)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 5 TWO WHEELER PARKING SPACE FOR 2FLAT	574 NOS	287 NOS	1435 NOS
2	TOTAL (1)	574 NOS	287 NOS	1435 NOS
3	5% VISITORS PARKING (2 x 5%)		14 NOS.	72 NOS
4	50% ADDITIONAL CAR PARKING (2 x 50%)		144 NOS.	
5	780 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		143 NOS.	LESS- 858 NOS
6	RESIDENTIAL PARKING REQUIRED (3 + 4 + 5 + 6)		588 NOS.	649 NOS.
7	TOTAL PARKING PROVIDED		588 NOS.	652 NOS.

SUMMARY AS PER UDCPR 2020 — RESI. SUB PLOT-8

WING	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER P - LINE AREA	BASE FSI IN SQ.MTRS.	ANCILLARY FSI IN SQ.MTRS.	NO. OF TENEMENTS
A	3 BASE.+ST.+45 +RECREATION FL.	28975.43 SQ.MT.	18109.64	10865.79	352 NOS.
B	3 BASE.+ST.+45 +RECREATION FL.	28259.88 SQ.MT.	17662.43	10597.45	352 NOS.
C	3 BASE.+ST.+45 +RECREATION FL.	29934.92 SQ.MT.	18709.32	11225.60	315 NOS.
A+B+C	DRIVER ROOM 62.03; SANITARY BLOCK 24.14; SOCIETY OFFICE CUM LETTER BOX 95.19; B.M.S. ROOM 36.30; ENTRANCE LOBBY 91.78; FITNESS CENTER & CRECHE 357.29; TOILET FOR SWIMMING POOL 17.43	684.16 SQ.MT.	427.60	256.56	
TOTAL BUP AREA		87,854.39 SQ.MT.	54,908.99	32,945.40	1019 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	164 NOS	82 NOS	164 NOS
2	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 5 TWO WHEELER PARKING SPACE FOR 2FLAT	818 NOS	409 NOS	2045 NOS
3	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 3 TWO WHEELER PARKING SPACE FOR 1 FLAT	37 NOS	37 NOS	111 NOS
4	TOTAL (1 + 2 + 3)	1019 NOS	528 NOS	2320 NOS
5	5% VISITORS PARKING (4 x 5%)		26 NOS.	116 NOS
6	50% ADDITIONAL CAR PARKING FREE OF FSI (4 x 50%)		264 NOS.	
7	2640 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		340 NOS.	LESS-2040 NOS
8	RESIDENTIAL PARKING REQUIRED (4 + 5 + 7)		894 NOS.	396 NOS.
9	TOTAL PARKING PROVIDED		1151 NOS.	398 NOS.

SUMMARY AS PER UDCPR 2020 — RESI. SUB PLOT-8A

BLDG.	NO OF FLOOR	BLDG. HEIGHT	TOTAL GROSS B/UP AREA AS PER P - LINE AREA A + B	TOTAL GROSS B/UP AREA AS PER P - LINE AREA RESIDENTIAL A	TOTAL GROSS B/UP AREA AS PER P - LINE AREA COMMERCIAL B	NO. OF TENEMENTS
WING - A	4 B+G/ST.+53 +SERVICE FL. +RECREATION FL.	174.55 M	45,005.89 SQ.MT.	44,373.31 SQ.MT.	632.58 SQ.MT.	520 NOS.
WING - B	4 B+G/ST.+53 +SERVICE FL. +RECREATION FL.	174.55 M	40,643.57 SQ.MT.	40,319.00 SQ.MT.	324.57 SQ.MT.	520 NOS.
WING - C	4 B+G/ST.+54 +SERVICE FL. +RECREATION FL.	174.55 M	35,908.93 SQ.MT.	35,908.93 SQ.MT.	—	318 NOS.
TOTAL			1,21,558.39 SQ.MT.	1,20,601.24 SQ.MT.	957.15 SQ.MT.	1358 NOS.
BASE FSI			75,907.53 SQ.MT.	75,375.78 SQ.MT.	531.75 SQ.MT.	
ANCILLARY FSI			45,650.86 SQ.MT.	45,225.46 SQ.MT.	425.40 SQ.MT.	

AREA STATEMENT

S.NO.	DESCRIPTION	PLOT AREA	NO. OF BLDGS	NO. OF TENEMENTS	NO. OF FLOORS	RESIDENTIAL	COMMERCIAL	ANCILLARY RESI.60%	ANCILLARY COMM.80%	TOTAL WITH ANCILLARY FSI AREA IN SQ.MT.
	EXISTING AS PER OLD DCR									
1	RESIDENTIAL PLOT-1	11457.77	4	416	ST.+POD+27FL.	31744.15				31744.15
2	RESIDENTIAL PLOT-2	4377.17	2	106	ST.+18FL.	7757.63				7757.63
3	RESIDENTIAL PLOT-4	7200.00	4 / 1	306	ST.+POD+20FL. / B+GR.+02FL.	16082.81	694.41			16777.22
4	RESIDENTIAL PLOT-5	14837.50	2 / 1 / 1	512 / 44 / 06	ST.+POD+32FL. / ST.+POD+11FL. / GR.+16FL.	33283.46				33283.46
5	RESIDENTIAL PLOT-6	40349.27	3 / 7	411 / 1486	ST.+4POD+26FL. / ST.+4POD+36FL.	134377.55	5691.54			140069.09
6	RESIDENTIAL PLOT-7	4070.00	1	224	2BASE.+ST.+30FL.	13427.40				13427.40
7	SCHOOL PLOT-1	7644.74	1		BASE.+GR.+07FL.		8057.72			8057.72
A	TOTAL (1 + 2 + 3 + 4 + 5 + 6 + 7)		26	2937		2,36,673.00	14,443.67			2,51,116.67
	PROPOSED AS PER UDCPR 2020									
1	RESIDENTIAL PLOT-6		2	574	ST.+4POD+41FL.	33962.68		20377.61		54340.29
2	RESIDENTIAL PLOT-8	11606.00	3	1019	3B+ST.+45+SERVICE FL. & RECREATIONAL FL.	54908.99		32945.40		87854.39
3	RESIDENTIAL PLOT-8A	28420.26	3	1358	4B+GR/ST.+53/54 +SERVICE FL. +RECREATION FLOOR	75,375.78	531.75	45225.46	425.40	1,20,601.24 / 957.15
4	SOCIAL HOUSING PLOT	7004.00	2 / 1	610 / 180	B+GR/ST.+31FL / GR/ST.+23FL	FREE OF FSI				
5	COMMERCIAL PLOT-2	9081.00	1		GR. + 1 FL.		5000.00			5000.00
B	TOTAL (1 + 2 + 3 + 4 + 5)		12	3741		1,64,247.45	5531.75	98,548.47	425.40	2,68,753.07

SOCIAL HOUSING AREA STATEMENT (CLAUSE 14.1.1.9)

1	NET GROSS AREA PLOT FOR ITP NOW CONSIDERED	4,41,626.81 SQ.MT.
2	60% RESIDENTIAL AS PER CLAUSE 14.1.1.7 (iv) OF ITP (4,41,626.81 X 60%)	2,64,976.09 SQ.MT.
3	15% SOCIAL HOUSING AS PER CLAUSE 14.1.1.9 (III) OF ITP	39,746.41 SQ.MT.

SOCIAL HOUSING PROPOSED AREA STATEMENT

1	SOCIAL HOUSING COMPONENT PROPOSED AGAINST EARLIER APPROVED AREA	19,362.85 SQ.MT.	
2	SOCIAL HOUSING COMPONENT PROPOSED AGAINST NEWLY PROPOSED BUILT UP AREA 15% OF 1,29,085.65 SQ.MT.	19,362.85 SQ.MT.	
3	REQD. SOCIAL HOUSING BUILT UP AREA	38,725.70 SQ.MT.	
	DESCRIPTION	EWS/LIG AREA IN SQ.MT.	REMARK
	SOCIAL HOUSING BUILT UP AREA AS PER NEW PROPOSED BUILT UP AREA (EWS/LIG/AFFORDABLE HOUSING)	39,085.43	15% BUILT UP AREA PROPOSED FOR SOCIAL HOUSING
	RENTAL HOUSING TO BE SOLD BY DEVELOPER	13,028.48	1/3 OF 39,085.43
	LIG FOR MHADA HOUSING (75%) MHADA ALLOTTEE	19,542.715	75% OF 39,085.43 X 2/3
	EWS FOR MHADA HOUSING (25%) MHADA ALLOTTEE	6,514.24	25% OF (39,085.43 X 2/3)
	PROPOSED SOCIAL HOUSING B/UP AREA (WING-A+B+C)	38842.68 SQ.MT.	

50% PROV. HDH SUMMARY

PERM. H.D.H. AREA	33500.28 SQ.MT.
DENSITY	275 / HECT.
NO OF TENEMENTS	922 NOS
REQD. FLAT 50% OF 922 NOS	461 NOS
PROVIDED FLAT	
BLDG. NO.	NO OF FLAT
H.D.H. BLDG. 50% FLAT PROVIDED	
HDH PHASE-I + HDH PHASE-II (RESI.PLOT-5)	282 NOS
WING-B (SOCIAL HOUSING PLOT)	180 NOS
TOTAL (282 + 180)	462 NOS

20% HANDING OVER TO T.M.C. (H.D.H. RESERVATION)

HDH PLOT AREA IN LAYOUT	= 39412.09 SQ.MT.
LESS 15% RG AREA	= 5911.81 SQ.MT.
NET HDH AREA	= 33500.28 SQ.MT.
FSI PERMISSIBLE	= 1.00
PERMISSIBLE HDH AREA	= 33500.28 SQ.MT.
20% FLAT HANDED OVER TO TMC OF PERM. HDH AREA 33500.28 X 20%	= 6700.06 SQ.MT.
HDH PHASE-I BLDG. HANDOVER BUILT UP AREA (PER FLAT AVG. BUP AREA = 24.09 SQ.MT.)	= 2866.91 SQ.MT.
HDH PHASE-II BLDG. HANDOVER BUILT UP AREA (PER FLAT AVG. BUP AREA = 24.44 SQ.MT.)	= 3833.49 SQ.MT.
TOTAL HDH HANDOVER BUILT UP AREA HDH PHASE-I + PHASE-II BLDG.	= 6700.40 SQ.MT.
HDH REQD. NOS OF FLAT = 6700.07 / AVJ. 24.27 SQ.MT.	= 276 NOS
PROVIDED 20% HANDED OVER TO TMC AREA	
BLDG. NO.	NO OF FLAT
h.d.h. bldg. hand over to t.m.c.	
RESI. PLOT-5 (PHASE-I) (ST.+12 FL.)	119 NOS
RESI. PLOT-5 (PHASE-II) (GR. + 16st. FL.)	157 NOS
TOTAL HAND OVER FLAT	276 NOS

30% HANDING OVER TO T.M.C. (TOWNCENTRE RESERVATION)

1	TOTAL PLOT AREA OF TOWNCENTRE	= 1,90,891.56 SQ.MT.
2	SUB PLOT-1 & 2 DEVELOPED UNDER TOWNCENTRE AS PER EARLIER POLICY AS PER APPENDIX-'P' OF REG.68 OF DCR	= 16,192.83 SQ.MT.
3	BALANCE PLOT AREA UNDER TOWNCENTRE (1 - 2)	= 1,74,698.73 SQ.MT.
4	REQD. 30% CONSTRUCTION AREA HANDOVER TO TMC (1,74,698.73 X 30%)	= 52,409.62 SQ.MT.
5	PROP. 30% CONSTRUCTION AREA HANDOVER TO TMC	= 52,409.62 SQ.MT. (A)

DEVELOPMENT OF 2% AMENITY PLOT AS PER REGULATION 7.0 TABLE 7.1 (E) AS PER TMC'S REQUIREMENT

1	AREA OF PLOT	= 9,551.51 SQ.MT.
2	MAXIMUM BUILT UP AREA POTENTIAL PERMISSIBLE @ 3.00 AS PER CLAUSE E OF TABLE 7.1 OF UDCPR 2020	= 28654.53 SQ.MT. (B)
3	HENCE MAXIMUM PERMISSIBLE B/UP AREA PROPOSED FOR HANDOVER TO TMC	= A + B = 52,409.62+28654.53 = 81,064.15 SQ.MT.
4	PROPOSED CONSTRUCTION AREA OF TMC HANDOVER BLDG.	= 80,271.73 SQ.MT.

TMC HANDOVER NET BUILT UP AREA STATEMENT

SUB PLOT	SUB PLOT AREA IN SQ.MT.	BLDG.	FLOORS	AREA H.O. TO TMC AREA IN SQ.MT.
TMC PLOT- 1	12000.00	BLDG-1	G +18 FL.	39351.80
		BLDG-2	G +13 FL.	27557.85
		BLDG-3	G + 3 FL.	2694.65
AMENITY PLOT	9551.51	BLDG-4	B+LOWER GR.+UPPER GR. FL.	4523.67
TOTAL	21551.51			74,127.97

TDR AGAINST CONSTRUCTION OF AMENITY

S NO	DESCRIPTION	AREA IN SQ.MT.
1	CONSTRUCTION AREA OF AMENITY	28654.53
2	Construction Amenity TDR in sq.m. = A/B * 2 (28654.53 X 26620) / 33489.0 X 2	45554.27
3	TOTAL CONSTRUCTION AMENITY FSI (2)	45554.27
	A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced. (26620 /-)	
	B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced (Average)	33489 /-

TMC HANDOVER PLOT DETAILS

S.NO.	SUB PLOT	SUB PLOT AREA IN SQ.MT.
1	TMC PLOT- 1	12000.00
2	AMENITY PLOT	9551.51
3	TOTAL	21551.51

	TYPE OF USER	PLOT AREA IN SQ.MT.
1	COMMERCIAL PLOT - 1	19258.00
	a) PUBLIC ASSEMBLY FACILITIES, TOWN HALL, AUDITORIUM, LIBRARY.	
	b) ECONOMIC ACTIVITIES- MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY , HOSPITALS, STAR CATEGORY HOTELS, CONVENTION CENTERS, GYMNASIUMS, RECREATION CENTER	
	c) TOTAL COMMERCIAL AREA (a + b)	
2	COMMERCIAL PLOT - 2	27560.00
	a) COMMUNITY MARKET VEGETABLE MARKET, FISH MARKET.	
	b) HEALTH FACILITY	
	c) ECONOMIC ACTIVITIES- MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY , HOSPITALS, STAR CATEGORY HOTELS, CONVENTION CENTERS, GYMNASIUMS, RECREATION CENTER	
	d) TOTAL COMMERCIAL AREA (a + b + c)	
3	COMMERCIAL PLOT - 3	2,350.00
4	SCHOOL PLOT - 1 (RESERVATION)	7,644.74
5	TMC PLOT - 1	12,000.00
6	2% AMENITY PLOT	9,551.51
7	COMMERCIAL IN RESI.PLOT - 4 (RETAIL) ESSENTIAL SHOPPING	
8	COMMERCIAL IN RESI.PLOT - 6 (SHOP LINE) ESSENTIAL SHOPPING	
9	COMMERCIAL IN RESI.PLOT - 8 (SHOP LINE) ESSENTIAL SHOPPING	
10	TOTAL AREA (COMMERCIAL) (1+2+3+4+5+6+7+8+9) ECONOMIC ACTIVITY	78,364.25

AREA ALLOCATION

SR. NO.	USER	NET PLOT AREA IN SQ.TRS.	PROPOSED B/UP AREA IN SQ.TRS.
1	RESIDENTIAL	1,34,059.97	4,99,408.49
2	ECONOMIC ACTIVITIES :-	78,364.25	19,975.42
3	SPACE FOR RECREATION		
	1] PARK / GARDENS	27962.31	
	2] PLAY GROUND	33,204.77	

PRORATA PLOT/ BUILT UP WORKING FOR VARIOUS USER IN ITP POLICY (ITP) INTEGRATED TOWNSHIP POLICY (ITP)

USER	CLAUSE 14.1.1.7 OF ITP	PARTICULAR	MINIMUM PLOT AREA SQ.MT.	MINIMUM BUILT UP AREA SQ.MT.
SCHOOL	14.1.1.7(iii) b	4,00,000.00	5000.00	5000.00
	GROSS PLOT	4,41,626.81	5520.34	5520.34
COMMUNITY HEALTH FACILITY	14.1.1.7(iii) c	4,00,000.00	1000.00	1500.00
	GROSS PLOT	4,41,626.81	1104.07	1656.10
COMMUNITY MARKET	14.1.1.7(iii) d	4,00,000.00	2000.00	2000.00
	GROSS PLOT	4,41,626.81	2208.13	2208.13
PUBLIC ASSEMBLY FACILITIES	14.1.1.7(iii) e	4,00,000.00	5000.00	5000.00
	GROSS PLOT	4,41,626.81	5520.34	5520.34
ECONOMIC ACTIVITY	14.1.1.7(iii) f	4,00,000.00	40000.00	80000.00
	GROSS PLOT	4,41,626.81	4,41,62.68	88,325.36
TOTAL REQD. COMMERCIAL PLOT AREA AS PER FSI-1.00 (b + c + d + e + f) 14.1.1.7(iii) f, NOTE (1)			4,41,62.68 SQ.MT.	
TOTAL REQD. COMMERCIAL BUILT UP AREA AS PER FSI-1.00 (b + c + d + e + f)			1,02,501.80 SQ.MT.	
AS PER CLAUSE 14.1.1.7(ii) f, NOTE (1) OF UDCPR 2020				

Note :- 1) Users as mentioned in b, c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.

SUB PLOT	BLDG. TYPE	FLOOR	COMMUNITY MARKET SQ.MT.
RESI.PLOT-4	RETAIL	GROUND	231.47
RESI.PLOT-6	WING-A,B,C	GROUND	878.80
	WING-I & J	GROUND	862.88
		FIRST	339.01
	WING-K	GROUND	327.70
		FIRST	294.25
TOTAL AREA			2933.91

SUB PLOT	BLDG. TYPE	FLOOR	COMMUNITY HEALTH FACILITY SQ.MT.
RESI.PLOT-6	WING-I & J	GROUND	1091.70
		FIRST	450.24
	WING-K	GROUND	461.51
		FIRST	461.51
TOTAL AREA			2465.23

SUB PLOT	FLOOR	PUBLIC ASSEMBLY
COMMERCIAL PLOT-2	G +1 FL.	5000.00 SQ.MT.

SUB PLOT	FLOOR	SCHOOL FSI
SCHOOL PLOT-1	B + ST.+ 7 FL.	8057.72 SQ.MT.

SCHOOL BUILT UP AREA STATEMENT

SR. NOS.	DESCRIPTION	REQUIRED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.
1	PLOT AREA	5969.69	7644.74
2	BUILT UP AREA	10148.48	(I.E. IN 2 SHIFT AS PER CLAUSE 14.1.1.7(iii) b, NOTE (1) 5074.24 X 2 SHIFT = 10148.48 SQ.MT.)
3	PG PROVIDED FOR SCHOOL	8883.00 AS PER CLAUSE 14.1.1.7(iii) b, NOTE (1) school to be runned in 2 shift	4396.90 (WITHIN SCHOOL PLOT) SAME IS INCORPORATED AS PER APPROVAL OF GOVERNMENT OF MAHARASHTRA UNDER URBAN DEVELOPMENT VIDE LETTER:- TPS/1221/984/CR-37/21/UD-12 DATED - 22/4/2021

PLOT DETAIL AREA STATEMENT

SR. NO.	DETAILS OF RESERVATION	AREA UNDER TOWNSHIP	AREA UNDER MANGROVES	AREA UNDER NOT IN POSSESSION	AREA UNDER GAOTHAN
1	TOWNCENTRE	206995.11	89.19	1122.15	118.00
2	HOUSING FOR DISHOUSED	39412.09		255.51	
3	PARK - 9	3511.01	1004.01		
4	PARK - 9A	38802.57	17228.30		
5	GARDEN - 7	3003.00			
6	GARDEN - 15	683.38	1966.14		
7	SΔS 3 + MΔP 4	7644.74			
8	RESIDENTIAL ZONE	42491.88			822.87
9	PIPE LINE	56181.95	4193.23		
10	30.00M WIDE HCMTR	19059.82			201.33
11	45.00 WIDE D.P. ROAD	26549.81	16078.22		
12	40.00 WIDE D P. ROAD	4627.60	1728.00		1120.18
13	30.00 WIDE D.P. ROAD				
14	20.00 WIDE D.P. ROAD	2049.48			
15	20.00 WIDE SERVICE ROAD	10608.53			
16	15.00 WIDE SERVICE ROAD	7350.00			
17	12.00 WIDE D.P. ROAD	1611.32			
18	10.00 WIDE D.P. ROAD	976.00			
19	EXISTING SAKET BALCUM ROAD	5430.73			
20	HIGHWAY	670.00			
21	TOTAL(523468.15 BREAKUP)	477659.02	42287.09	1377.66	2144.38
22	LESS AREA DEDUCTED FOR DEFERENCE IN POWER OF ATTORNEY	13,607.19	429.81		
22A	LESS AREA UNDER SURVEY NO.-30/2 & 30/3 NOT IN POSSESSION	118.00			
23	TOTAL [21 - (22+22A)]	4,63,933.83	41857.28	1377.66	2144.38
		5,09,313.15 SQ.MTRS			

12.50% GARDEN, PARK, PLAY GROUND AREA (14.1.1.7 (iii) a)

SR.NO.		DESCRIPTION	AREA IN SQ.MT.
1	A	NET GROSS PLOT AREA FOR DEVELOPMENT	4,41,626.81
2		LAYOUT RG (12.50% X 4,41,626.81)	55,203.35
	I	5% REQD. GARDEN AND PARK OF GROSS PLOT 4,41,626.81X 5% = 22,081.34 SQ.MT.	
	II	7.5% REQD. play ground of GROSS PLOT 4,41,626.81 X 7.5% = 33,122.01 SQ.MT.	
	III	12.50% = 2(I) + 2(II) = 55,203.35 SQ.MT.	

PROPOSED 12.50% PARK, GARDEN, PG AREA

1	PARK-9 - 1 RESERVATION	1295.62
2	PARK-9A - 2 RESERVATION	22562.49
A3	TOTAL PARK RESERVATION AREA (1 + 2)	23858.11 SQ.MT.
B1	PARK - 1	295.40
1	GARDEN -15 - 1 RESERVATION	227.05
2	GARDEN -15 - 2 RESERVATION	578.75
3	GARDEN - 7 - 3 RESERVATION	3003.00
C4	TOTAL GARDEN RESERVATION AREA (1+2+3)	3808.80 SQ.MT.
D1	TOTAL GARDEN & PARK AREA (A3+B1+C4)	27,962.31 SQ.MT.
1	PLAY GROUND - 1	9415.74
2	PLAY GROUND - 2	6938.00
3	PLAY GROUND - 3	5439.49
4	PLAY GROUND - 4	4398.00
5	PLAY GROUND - 5	2261.20
6	PLAY GROUND - 6	840.00
7	PLAY GROUND - 7	1207.08
8	PLAY GROUND - 8	490.00
9	PLAY GROUND - 9	694.26
10	PLAY GROUND - 10	1521.00
E11	TOTAL PROPOSED PG AREA (1 TO 10)	33,204.77 SQ.MT.
	12.50% PARK, GARDEN, PG AREA TOTAL AREA = D(1) + E(12)	61,167.08 SQ.MT.

10% SECTOR LEVEL OPEN SPACE (S.L.O.S) (14.1.1.7 (iii) a)

S.NO.		DESCRIPTION	AREA IN SQ.MT.
3		NET GROSS PLOT AREA	4,41,626.81
		DEDUCT / COUNT OF AREA	
	a	PIPELINE	68251.06
	b	HCMTR	17633.68
	c	D.P.ROADS	51205.18
	d	EXIST. ROAD	5430.73
	e	HIGHWAY	670.00
4	f	TOWNCENTER HANDOVER TMC. PLOT-1 AREA	12000.00
	g	TOWNCENTER HANDOVER AMENITY PLOT	9551.51
	h	HDH HANDOVER BLDG. PLOT AREA	3636.00
	i	FIRE STATION PLOT AREA	3000.00
	j	RECEIVING STATION and MSDCL PLOT AREA (1200+1200)	2400.00
	k	AREA UNDER NALA	25269.00
		TOTAL DEDUCTION (a+b+c+d+e+f+g+h+i+j+k)	187048.04
5		NET PLOT AREA (3 - 4)	2,54,578.77
6		REQD. S.L.O.S. OF NET PLOT AREA (10% X 2,54,578.77)	25,457.88

SECTOR LEVEL OPEN SPACE AREA STATEMENT (S.L.O.S)

SR. NO.	SUB PLOT NO.	S.L.O.S. NO.	SECTOR LEVEL OPEN SPACE (S.L.O.S.) AREA IN SQ.MT.
01]	RESI.PLOT-1	S.L.O.S.-1	1361.98
		S.L.O.S.-2	1160.77
		S.L.O.S.-3	449.56
02]	RESI.PLOT-2	S.L.O.S.-4	1022.92
03]	RESI.PLOT-3		
04]	RESI.PLOT-4	S.L.O.S.-5	1453.33
05]	RESI.PLOT-5	S.L.O.S.-6	2600.27
		S.L.O.S.-7	466.30
		S.L.O.S.-8	294.60
		S.L.O.S.-9	352.88
		S.L.O.S.-10	371.48
07]	RESI.PLOT-6 PH-I+PH-II WING-A TO L	S.L.O.S.-11	1546.33
		S.L.O.S.-12	2216.25
		S.L.O.S.-13	5953.42
08]	RESI.PLOT-7	S.L.O.S.-14	219.38
		S.L.O.S.-15	626.77
09]	RESI.PLOT-8	S.L.O.S.-16	2178.00
		S.L.O.S.-17	364.00
10]	SOCIAL HOUSING	S.L.O.S.-18	910.00
11]	COMM.PLOT-2	S.L.O.S.-19	993.00
12]	RESI.PLOT-8A	S.L.O.S.-20	1923.28
13]	TOTAL PROVIDED S.L.O.S. (SECTOR LEVEL OPEN SPACE)		26,451.12 SQ.MT.

NOTE :-

1. 20000 SQ.MT. OF LAND AFFECTED UNDER ULC HAS BEEN CONSIDERED FOR PROPOSED ZONING. THE DEVELOPMENT AND FSI BENEFIT OF SAME SHALL BE CONSIDERED ONLY AFTER FINAL OUTCOME OF THE COURT PROCEEDING VIDE WRIT PETITION ON 9364 OF 2007.
2. ONCE SOCIAL HOUSING COMPONENT IS HANDED OVER TO MHADA FOR SALE OR SOLD AT FIXED RATE AS PER ITP; ADDITION EQUIVALENT BUILT UP AREA WILL BE ALLOWED FOR DEVELOPMENT IN ITP WITHOUT CONSIDERING SOCIAL HOUSING COMPONENT IN FSI CONSUMPTION AND WILL BE ALLOWED WITHOUT CHARGING PREMIUM AS PER CLAUSE - 14.1.1.7 (II) (c) READ WITH CLAUSE - 14.1.1.9
3. PRESENT CRZ LINE SHOWN ON PLAN IS AS PER CRZ NOTIFICATION 1991 AND AS PER SANCTIONED LAYOUT OF 28-9-2018
4. AS OF NOW DEVELOPMENT AREA RESTRICTED 4,41,626.81 SQ.MT.

LEGEND :-

01]	PLOT BOUNDARY OF LAND AS PER 7 / 12
02]	PLOT BOUNDARY OF GROSS AREA UNDER TOWNSHIP SHOWN IN BLACK (AS PER SERIAL NO. - 3 ABOVE)
03]	PLOT NOT IN POSSESSION (ENCROACHMENT) SHOWN IN
04]	AREA DEDUCTED FROM GAOTHAN SHOWN IN
05]	AREA UNDER C.R.Z. - II) SHOWN IN
06]	C.R.Z. H.T.L. SHOWN IN
07]	NALLA SHOWN IN
08]	ULC BOUNDARY SHOWN IN
09]	STP SHOWN IN EACH PLOT
10]	SOLID WASTE MANAGEMENT (SWM) SHOWN IN
11]	BUS STOP SHOWN IN [BUS STOP SIZE (8.00M X 3.00M)]
12]	S.NO.-383 EXCLUDED FROM DEVELOPMENT AS OF NOW SHOWN IN
13]	SECTOR LEVEL OPEN SPACE (S.L.O.S.) SHOWN IN
14]	S.NO.-43/5 TO 12 EXCLUDED FROM DEVELOPMENT AS OF NOW SHOWN IN

COMPOUND WALL SECTION

M.S. GRILL
P.C.C. Coping
Brick Wall
Ground Level
EARTH Filling
RUBBLE Masonary
0.15m thick P.C.C. Bedding

TMC HANDOVER CONSTRUCTION AREA STATEMENT

SUB PLOT	SUB PLOT AREA IN SQ.MT.	BLDG.	FLOORS	F.S.I. AREA IN SQ.MT.	REFUGE AREA IN SQ.MT.	A.H.U. AREA IN SQ.MT.	BASEMENT AREA IN SQ.MT.	CONSTRUCTION AREA IN SQ.MT.
TMC PLOT-1	12000.00	BLDG-1	G +18 FL.	39351.80				39,351.80
		BLDG-2	G +13 FL.	27557.85	297.60	473.96		28,329.41
		BLDG-3	G + 3 FL.	2694.65				2694.65
AMENITY PLOT	9551.51	BLDG-4	B+LOWER GR.+ UPPER GR. FL.	4523.67			5372.20	9,895.87
TOTAL	21551.51			74,127.97	297.60	473.96	5372.20	80,271.73

FIRE STATION PLOT AREA DETAILS.

DESCRIPTION	AREA IN SQ.MTR.
FIRE STATION PARKING	842.00
FIRE STATION PLOT	2158.00
TOTAL FIRE STN. PLOT AREA	3000.00

BUS STOP AREA DETAILS.

BUS STOP SIZE	NOS OF BUS STOP	AREA IN SQ.MTR.
BUS STOP SIZE 8.00M X 3.00M = 24.00 SQ.MT.	42 NOS	1008.00
BUS PARKING -1	1 NOS	720.00
BUS PARKING -2	1 NOS	952.64
BUS PARKING -3	1 NOS	322.00
TOTAL BUS STOP + BUS PARKING AREA		3002.64

SEWAGE TREATMENT PLANT AREA DETAILS.

	DESCRIPTION	NOS OF STP	AREA IN SQ.MTR.
1	RESI. SUB PLOT- 1	1 NOS	170.25
2	RESI. SUB PLOT- 2	1 NOS	215.00
3	SOCIAL HOUSING PLOT	1 NOS	390.00
4	RESI. SUB PLOT- 3	1 NOS	222.00
5	RESI. SUB PLOT- 4	2 NOS	450.00
6	RESI. SUB PLOT- 5	2 NOS	1000.00
7	RESI. SUB PLOT- 6	1 NOS	143.00
8	RESI. SUB PLOT- 7	3 NOS	1660.00
9	RESI. SUB PLOT- 8	1 NOS	390.00
10	COMMERCIAL PLOT-1	1 NOS	540.00
11	COMMERCIAL PLOT-2	1 NOS	75.00
12	COMMERCIAL PLOT-3	1 NOS	144.00
13	SCHOOL PLOT-1	1 NOS	548.00
14	TMC PLOT-1	1 NOS	390.00
15	2% AMENITY PLOT	1 NOS	
	TOTAL STP AREA (1 TO 15)		6337.25

LOCATION PLAN — SITE U/R; NORTH

CONTENT OF SHEET -1

LAYOUT PLAN

STAMP OF APPROVAL OF PLANS

Amended
Plans are approved Subject to conditions Prescribed in Permit No. V.P. S05/0022/10
TMC/TDD/PTS/TDD/0004/(PT)/2023/AUTO DCR Dated 15/09/2023
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

A	AREA STATEMENT	AREA IN SQ.MT.	
1	PLOT AREA AS PER 7/12 EXTRACT	5,23,468.15	
2	DEDUCTION TO BE MADE AS PER LOCATIONAL CLEARANCE.		
a	AREA UNDER MANGROVES	41,857.28	
b	AREA UNDER GAOTHAN	2,144.38	
c	AREA UNDER PLOT NOT IN POSSESSION	1377.66	
d	AREA UNDER SURVEY NO.-30/2 & 30/3 NOT IN POSSESSION	118.00	
e	LESS AREA DEDUCTED FOR DEFERENCE IN POWER OF ATTORNEY	14,037.00	
f	TOTAL AREA UNDER DEDUCTION(a + b + c + d + e)	59,534.32	
3	GROSS PLOT AREA UNDER TOWNSHIP (1 - 2e)	4,63,933.83	
4 a	AREA OF SURVEY NO.-30/5 & 30/6 KEPT IN ABEYANCE	1190.00	
b	AREA OF SURVEY NO.-383 KEPT IN ABEYANCE	21117.02	
c	TOTAL (a + b)	22,307.02	
5	NET GROSS PLOT AREA CONSIDERED FOR TOWNSHIP NOW (3 - 4 (c)	4,41,626.81	
6	DESCRIPTION	AREA UNDER CRZ - II	AREA UNDER NON CRZ
A	AREA UNDER NON CRZ-II / NON CRZ	1,59,899.12	2,81,727.69
B	BASIC FSI PERMISSIBLE UNDER TOWNSHIP (GLOBAL)	1.00	1.00
C	PERMISSIBLE BUILT UP AREA WITH REFERENCE TO BASIC FSI (A x B)	1,59,899.12	2,81,727.69
D	PERMISSIBLE BUILT UP AREA (CRZ-II + NON CRZ) (8C) PERMISSIBLE BUILT UP AREA SANCTIONED DATE 30-11-2021	4,41,626.81	
E	ADDITIONAL FSI FOR NON CRZ AREA (UDCPR CLAUSE 14.1.1.7(ii)(b))	0.70	
F	PERMISSIBLE ADDITIONAL FSI AREA ON NON CRZ AREA (2,81,727.69 X 0.70)	1,97,209.38	
G	ADDITIONAL AREA PROPOSED ON PAYMENT OF PREMIUM	2,21,648.57	
7	TOTAL PERMISSIBLE AREA (6D + 6F)	6,38,836.19	
		RESIDENTIAL	COMMERCIAL ECONOMIC ACTIVITY WITH SCHOOL
8	TOTAL ENTITLEMENT IN THE PROPOSAL	5,36,334.39	1,02,501.80
9	EXISTING BUILT-UP AREA TO BE RETAINED AS PER ERSTWHILE REGULATION	2,36,673.00	14,443.67
10	BALANCE AREA (8 - 9)	2,99,661.39	88,058.13
11	PERMISSIBLE ANCILLARY FSI AS PER PROPOSED FSI = 60% FOR RESIDENTIAL AND 80% FOR NON- RESIDENTIAL	1,79,796.83	70,446.50
12	PROPOSED ANCILLARY FSI	98,548.47	425.40
13	TOTAL PERMISSIBLE AREA EXCLUDING EXISTING BUA (10 + 12)	3,98,209.86	88,483.53
14	PROPOSED BUILT UP AREA AS PER P LINE	2,62,795.92	5,957.15

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 2-8-2019 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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PROPERTY BEARING S.NO:12,13,14pt,15,16pt,17pt,18pt, 19PT.,20,21pt,30pt,35 TO 38, 41,42,43,44,45pt,46pt,47pt,48,49,50,51 , 53pt,54,55,84pt, 327,328,329,345,383,386pt,423,424 & OTHERS AT VILLAGE MAJIWADE, THANE(W)

NAME OF OWNER

M/S KAPSTONE CONSTRUCTIONS PVT. LTD.

SIGNATURE NAME & ADDRESS OF ARCHITECT

MANISH D. SAVANT
architect
G.D.Arch. , A.I.I.A.
• 1st Floor, Gurudatta, Atmaram Mhatre Road, Dahisar :-West , Mumbai :- 400 068