EXISTING BUILT UP AREA STATEMENT :

BLDG. TYPE	NO. OF FLOORS	NO. OF BLDG.	BUILT UP AREA	TOTAL B. UP AREA
A	GR.FT.+ 7	2	71.83 X 1 = 71.83 (C) 167.97 X 7 = 1133.79	1205.62 X 2 = 2411.24
B	GR.FT.+ 7	4	105.72 X 1 = 105.72 (C) 231.49 X 7 = 1620.43	1722.15 X 4 = 6888.60
C1	LOWER ST. + UPPER ST. + 27	1	305.52 X 10 = 3055.20 240.76 X 1 = 240.76 302.07 X 13 = 3926.91 239.04 X 3 = 717.12	7939.99 X 1 = 7939.99
C2	LOWER ST. + UPPER ST. +27	1	291.07 X 23 = 6694.61 221.36 X 4 = 885.44	7580.05 X 1 = 7580.05
D1	LOWER ST. + UPPER ST. +27	1	302.87 X 23 = 6965.01 231.54 X 4 = 926.16	7892.17 X 1 = 7892.17
D2	LOWER ST. + UPPER ST. +27	1	339.76 X 23 = 7745.48 261.78 X 4 = 1047.12	8792.60 X 1 = 8792.60
E1	L.ST + U.ST + 1 +U. ST.2 + 27	1	319.33 X 23 = 7275.59 251.40 X 4 = 1005.60	8281.19 X 1 = 8281.19
E2	L.ST + U.ST 1 +U. ST.2 + 27	1	237.84 X 23 = 5850.32 203.47 X 4 = 933.88	7784.20 X 1 = 7784.20
R	GR. + 1	12	82.55 X 1 = 82.55 54.15 X 1 = 54.15	136.70 X 12 = 1640.40
D4	L.ST + U.ST 1 +U. ST.2 + 27	1	322.86 X 23 = 7421.64 256.06 X 4 = 1024.24	8445.88 X 1 = 8445.88
D3	L.ST + U.ST + 27	1	336.76 X 23 = 7745.48 261.78 X 4 = 1047.12	8792.60 X 1 = 8792.60
G	GR.	1	57.00 X 1 = 57.00	57.00 X 1 = 57.00

BUILT UP AREA OF EXISTING BUILDING (OCCUPATION CERTIFICATE OBTAINED FEB/1. = 75955.38 SQ.M.
TOTAL EXISTING COMMERCIAL AREA = 550.54 SQ.M.
BUILT UP AREA OF EXISTING BLDG. (OCCUPATION CERTIFICATE OBTAINED (RESI. + COMM.) = 76505.92 SQ.M. --(1)

PROPOSED BUILT UP AREA STATEMENT (AS PER UDCPR) :

F (GR.(COMM.)+1ST (COMM.) +2ND(COMM.)+3RD (COMM.)+ SERVICE FLOOR+ 4TH TO 28TH FLOOR + 29TH (RECREATIONAL) FLOOR	COMMERCIAL	= 2566.78	16713.05 SQ.M.
	RESIDENTIAL	= 490.68	
	TYPICAL	= 642.03 X 20 = 12840.60	
	8TH REFUGE	= 600.66 X 1 = 600.66	
	REFUGE	= 592.74 X 4 = 2370.96	
	RECREATIONAL FLOOR	= 410.15	

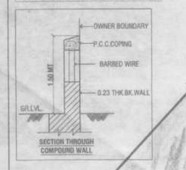
TOTAL PROPOSED RESIDENTIAL AREA = 16713.05 SQ.M.
TOTAL PROPOSED COMMERCIAL AREA = 2566.78 SQ.M.
TOTAL PROPOSED BUILT UP AREA (RESIDENTIAL+COMMERCIAL) = 19279.83 SQ.M. --(2)
TOTAL PROPOSED BUILT UP AREA (EXISTING + PROPOSED) (1+ 2) = 95785.75 SQ.M.

TWIN TUNNEL AREA CALCULATION
LND. 319 / 1B /1

1	5.070	X	1.840	X	0.50	=	4.848
2	17.280	X	2.600	X	0.50	=	21.104
3	17.800	X	5.120	X	0.50	=	45.568
	TOTAL ADDITION - (a)						81.520
	S.NO. 319/1B/1 PLOT AREA						81.85

TWIN TUNNEL AREA CALCULATION
LND. 312 / 1A

4	11.320	X	5.170	X	0.50	=	29.487
5	28.490	X	3.630	X	0.50	=	51.709
6	62.290	X	5.910	X	0.50	=	184.067
7	34.600	X	4.790	X	0.50	=	83.469
8	15.200	X	4.900	X	0.50	=	37.240
9	34.410	X	2.800	X	0.50	=	48.720
10	60.320	X	5.726	X	0.50	=	172.515
11	27.100	X	4.900	X	0.50	=	67.673
	TOTAL ADDITION - (a)						674.272
DEDUCTION							
b	62.290	X	1.200	X	10.66	=	43.167
c	60.320	X	0.940	X	0.66	=	38.915
	S.NO. 312 / 1A PLOT AREA						32.180
	898.66 - 124.52						592.000
	AREA AS PER POLYLINE						592.37
	TOTAL PLOT AREA = 81.85 + 592.37 =						674.22



SECTION THROUGH COMPOUND WALL

STAIRCASE AREA CALCULATIONS :

BLDG. TYPE	NO. OF BLDG.	TOTAL AREA
A (GR.FT.+7)	2	129.34 X 2 = 258.68
B (GR.FT.+7)	4	157.80 X 4 = 631.20
C1 (ST.+27)	1	1286.00 X 1 = 1286.00
C2 (ST.+27)	1	1309.00 X 1 = 1309.00
D1 (ST.+27)	1	2022.44 X 1 = 2022.44
D2 (ST.+27)	1	1984.92 X 1 = 1984.92
D3 (ST.+27)	1	1984.92 X 1 = 1984.92
D4 (ST.+27)	1	1994.44 X 1 = 1994.44
E1 (ST.+27)	1	1286.04 X 1 = 1286.04
E2 (ST.+27)	1	1306.48 X 1 = 1306.48
R (GR.+ 1)	12	22.16 X 12 = 265.92
LOWER LEVEL I		= 464.24
LOWER LEVEL II		= 224.93
TOTAL		= 15019.21 SQ.M.

PARKING STATEMENT :AS PER OLD RULE

	NO.OF FLATS	PARKING REQUIRED
FLATS LESS THAN 35SQ.M.	-	NIL
FLATS - 35 TO 50 SQ.M. (1CAR/4 FLATS)	56	14
FLATS - 50 TO 70 SQ.M. (1CAR/2 FLATS)	453	227
FLATS MORE THAN 70SQ.M. (1CAR/1 FLAT)	191	191
TOTAL	-	432
10% FOR VISITORS	-	43
FOR COMMERCIAL 1 PARKING /80.00 SQ.MT.	-	7
TOTAL PARKING REQUIRED		482

PARKING STATEMENT :AS PER TMC DCR (FOR D1, D2, D3, D4,)

	NO.OF FLATS	PARKING REQUIRED
FLATS LESS THAN 35SQ.M.	-	NIL
FLATS - 35 TO 50 SQ.M. (1CAR/2 FLATS)	-	-
FLATS - 50 TO 75 SQ.M. (1CAR/1 FLATS)	150	150
FLATS MORE THAN 75 SQ.M. (2CAR/1 FLAT)	319	638
TOTAL	469	788
10% FOR VISITORS	-	79
SHOP AREA = 1430.84 SQ.M. 400/25 =	-	16
(1430.84- 400.00 = 1030.84) 1030.84/50	-	21
TOTAL PARKING REQUIRED (4 WHEELER)		904

PROPOSED TENEMENT STATEMENT :(AS PER SANCTION DT 1/11/2008)

BLDG. TYPE	NO. BLDG	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 70 sq.m.	ABOVE 70 sq.m.	TOTAL
A	2	-	56 NO	-	-	58 NO.
B	4	-	-	112 NO	-	112 NO.
C1	1	-	-	50 NO	54 NO	104 NO.
C2	1	-	-	72 NO	32 NO	104 NO.
D1	1	-	-	68 NO	24 NO	92 NO.
E1	1	-	-	50 NO	54 NO	104 NO.
E2	1	-	-	77 NO	27 NO	104 NO.
R	12	-	-	24 NO	-	24 NO.
TOTAL	23		56 NO	453 NO	191 NO	700 NO.

2 WHEELER PARKING REQUIREMENT

(1 FLAT 1PARK) TOTAL NO. OF FLAT - 469 — 469 NOS.
SHOP AREA = 1430.84 / 20 — 72 NOS.
TOTAL 2 WHEELER PARKING REQUIRED — 541 NOS.

PROPOSED PARKING STATEMENT - 4 WHEELER :

BLDG. TYPE	NO. OF BLDG.	PARKING IN STILT-III	PARKING OUT SIDE STILT-III	PROVIDED IN LOWER LEVEL PARKING	
A	2	8 NO.	-		
B	4	20 NO.	-		
C1	1	14 NO.	35 NO.	LEVEL - I	768 NO.
C2	1	13 NO.	23 NO.	LEVEL -II	205 NO.
D1	1	13 NO.	17 NO.	OPEN PARKING	49 NO.
D2	1	14 NO.	20 NO.		
D3	1	14 NO.	20 NO.		
D4	1	14 NO.	22 NO.		
E1	1	14 NO.	23 NO.		
E2	1	13 NO.	38 NO.		
R	12	12 NO.	-		
TOTAL	27	149 NO.	198 NO.	1022 NO.	
TOTAL PARKING PROVIDED		4 WHEELER		= 1369 NO. (A)	

PROPOSED TENEMENT STATEMENT : FOR TYPE F AS PER UDCPR

BLDG. TYPE	NO. BLDG	LESS THAN 30.00 SQ.M.	30.00 TO LESS THAN 40.00 SQ.M.	40.00 TO LESS THAN 80.00 SQ.M.	80.00 TO LESS THAN 150.00 SQ.M	150.00 SQ.M AND ABOVE	TOTAL
F	1	-	-	95 NO	50 NO	-	145 NO.

PERMISSIBLE ANCILLARY FSI

PROPOSED BUA	19279.83 SQ.MT.		
	RESI.	COMM.	TOTAL
BUA	18713.05	2566.78	19279.83
PERMISSIBLE	9267.35	1140.80	7408.15
PROPOSED	5121.13	1140.80	6261.93

ROAD SET BACK AREA CALCULATION :

40.0 M. WIDE D.P. ROAD :
1 . 0.5 X 27.50 X 9.00 = 123.75
2 . 0.5 X 28.00 X 12.00 = 168.00
3 . 0.5 X 121.50 X 7.00 = 425.25
4 . 0.5 X 20.00 X 5.00 = 50.00
5 . 0.5 X 102.00 X 18.00 = 918.00
TOTAL AREA UNDER ROAD = 1685.00 SQ.MT.

15% AMENITY AREA CALCULATION :
P . 0.5 X 170.94 X 67.33 = 5754.69
Q . 0.5 X 170.94 X 29.18 = 2494.01
TOTAL AREA = 8248.70
AMENITY AREA REQUIRED = 8245.35
AMENITY AREA PROVIDED = 8248.70 SQ.MT.

PARKING LEVEL AREA CALCULATIONS :

PARKING LEVEL	TOTAL AREA
LEVEL - I	26862.28
LEVEL - II	7195.90
TOTAL AREA	34135.11 SQ.M.

PROPOSED PARKING STATEMENT - 2 WHEELER

PARKING LEVEL/BLDG	NO. OF PARKING
LEVEL - I	259
LEVEL - II	78
OPEN PLOT	204
TOTAL	541

PROPOSED PARKING STATEMENT - 2 WHEELER-BLDG F

PARKING LEVEL	NO. OF PARKING
OPEN	39
TOTAL	39

AREA OF R.G. A + G= 5657.15 + 3296.50 = 8953.65 SQ.M.
PLINTH AREA PERMISSIBLE FOR CLUB HOUSE
= 15 % OF 8954.09 SQ.M. = 895.36 SQ.M.
PROPOSED PLINTH AREA = 528.84 SQ.M.

PERMISSIBLE BUILT-UP AREA OF CLUB HOUSE
= 15 % OF 8953.65 = 1343.05 SQ.M.

PROPOSED BUILT UP AREA OF CLUB HOUSE:
GROUND FLOOR = 528.84
LOWER GROUND FLOOR = 477.26
TOTAL PROPOSED BUILT UP AREA = 1006.10 SQ.M.

PROPOSED PARKING STATEMENT - 4 WHEELER : BUILDING- F

TOTAL PARKING (GROUND STILT PARKING + PARKING TOWER)
= 25 + 249 = 265 NOS.(B)
TOTAL PARKING PROVIDED (A+B) 1389+265 = 1634 NOS

TOTAL COVERED BUILT UP AREA :

SR. NO.	BUILDING TYPE	FLOORS	F.S.I. (IN SQ.M.)	PARKING AREA (TOWER + STAIR, PASSAGE	BALCONY	C.S.	COMMON AREAS (INCLUDING LIFT, ELECTRICAL, FIRE DUCTS)	NON FSI (IN SQ.M.) REFUGE	LMR	STILT	METER ROOM (RESI.+COMM.)	SERVICE FLOOR , RECREATIONAL FLOOR	STILT	TOTAL	TOTAL (FSI + NON FSI) (IN SQ.M.)
1	A1	GR.(PT.) + 7	1205.62		100.34	44.60	156.06	-	13.94	106.56	7.50			437.43	1643.05
2	A2	GR.(PT.) + 7	1205.62		100.34	44.60	156.06	-	13.94	106.56	7.50			437.43	1643.05
3	B1	GR.(PT.) + 7	1722.15		161.49	44.24	206.84	-	13.94	110.74	11.23			548.48	2270.63
4	B2	GR.(PT.) + 7	1722.15		161.49	44.24	206.84	-	13.94	110.74	11.23			548.48	2270.63
5	B3	GR.(PT.) + 7	1722.15		161.49	44.24	206.84	-	13.94	110.74	11.23			548.48	2270.63
6	B4	GR.(PT.) + 7	1722.15		161.49	44.24	206.84	-	13.94	110.74	11.23			548.48	2270.63
7	R1 TO R12	GR. + 1	1640.40		-	-	265.92	-	-	-	-			265.92	1906.32
8	C1	LOWER STILT + UPPER STILT + 27	7939.99		791.87	479.85	1964.72	300.64	46.18	305.52	38.39			3927.17	11867.16
9	C2	LOWER STILT + UPPER STILT + 27	7580.05		755.36	499.29	2071.44	323.24	45.89	291.07	40.90			4027.29	11607.34
10	D1	LOWER STILT + UPPER STILT + 27	7892.17		786.53	523.95	2851.80	334.08	87.90	302.87	39.21			4605.34	12497.51
11	D2	LOWER STILT + UPPER STILT + 27	8792.60		876.89	415.20	2765.84	345.48	83.28	336.76	45.27			4868.71	13661.31
12	D3	LOWER STILT + UPPER STILT + 27	8792.60		876.88	415.20	2765.50	345.48	83.39	336.76	45.25			4868.41	13661.01
13	D4	LOWER STILT + UPPER STILT 1 + UPPER STILT 2 + 1 TO 27	8445.88		836.54	336.72	2805.04	328.96	85.72	322.68	40.89			4756.55	13202.43
14	E1	LOWER STILT + STILT 1 + STILT 2 + 27	8281.19		824.58	464.84	2022.44	305.92	44.95	316.33	41.42			4020.26	12301.47
15	E2	LOWER STILT + STILT 1 + STILT 2 + 27	7784.20		776.41	487.32	2071.44	299.20	45.24	297.84	38.23			4016.68	11800.88
16	PODIUM			33805.45	-	-	-	-	-	-				33805.45	33805.45
17	CLUB HOUSE	GR. + LOWER GROUND		1006.10	-	-	-	-	-	-				1006.10	1006.10
18	RECREATIONAL ROOM	GROUND FLOOR	57.00		-	-	-	-	-	-					57.00
		TOTAL (A)	76505.92	34811.55	7369.80	3887.19	20723.58	2563	597.08	3185.91	389.58			73967.68	190983.95
19	F	GR.(COMM.)+1ST (COMM.) +2ND(COMM.)+3RD (COMM.) +SERVICE FLOOR+4TH TO 28TH FLOOR +29TH (RECREATIONAL) FLOOR	19279.83	5659.21			1198.34	238.53	88.87	100.94	48.75	953.35		8661.41	28141.24
				573.42											
		TOTAL (B)	19279.83	6232.63			1198.34	238.53	88.87	100.94	48.75	953.35		8661.41	28141.24
		TOTAL (A+B)	95785.75	41044.18	7369.80	3887.19	21922.92	2801.53	685.95	3286.85	438.33	953.35		82419.09	219124.94

PARKING REQUIREMENT :

BUILDING	USER	TENEMENT/ AREA (SQM.) /	NO. OF TENEMENTS	4 WHEELER / LOADING & UNLOADING PARKING REQUIREMENT UNIT	2 WHEELER PARKING REQUIREMENT UNIT	REQUIRED 4 WHEELER	REQUIRED WHEELER
F	RESIDENTIAL	LESS THAN 30.00	NIL		1 PARKING / 1 FLATS		
		30.00 - 40.00	1	1 PARKING / 2 FLATS	1 PARKING / 1 FLATS	1	1
		40.00 - 80.00	95	1 PARKING / 2 FLATS	1 PARKING / 1 FLATS	48	95
		80.00 - 150.00	50	1 PARKING / 1 FLATS	1 PARKING / 1 FLATS	50	50
		ABOVE 150.00	2	2 PARKING / 1 FLATS	1 PARKING / 1 FLATS	4	2
		TOTAL	148			98	148
A	REQUIREMENT FOR RESIDENTIAL					98	148
B	5% VISITORS (RESI. BLDG.)					5	7
C	TOTAL REQUIREMENT FOR RESIDENTIAL (A+B)					103	152
D	TOTAL PARKING REQUIRED FOR COMMERCIAL (1EA.10 SHOP RERA CARPET) FOR EVERY 100 SQ. M. CARPET AREA 2 NO. OF CAR PARKING & 5 NO. OF 2 WHEELER)					10	30
E	TOTAL PARKING REQUIRED FOR COMMERCIAL (1EA.21 OFFICE RERA CARPET) FOR EVERY 200 SQ.M. CARPET AREA 2 NO. OF CAR PARKING & 11 NO. OF 2 WHEELER					21	11
F	TOTAL PARKING REQUIREMENT RESIDENTIAL + COMMERCIAL					134	208
G	LOADING/ UNLOADING FOR EVERY 1000 SQ. M. CARPET AREA 1 NO.OF PARKING REQUIRED (13790.81 SQ.M.)					2	

PARKING PROVISION - BUILDING F :

		A 4 W	B 2 W
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL +COMMERCIAL)	134	259
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR (2A X 6)	37	220
3	2 WHEELER PARKING TO BE PROVIDED (259-220)	0	39
4	ADDITIONAL CAR PARKING CAN BE SHOWN UP TO 50% (134+37=171) X 50% = 86)	94	0
5	TOTAL 4 W PARKING PROVIDED (IN PARKING TOWERS 1A,1B, Z, 3A, 3B + STACK IN GROUND STILT)	265	--
6	TOTAL 2 W PARKING PROVIDED INCLUDING VISITORS (1-2)	--	39

R.G. AREA CALCULATION :

RG A :
3 . 0.5 X 7.75 X 3.75 = 14.53
4 . 0.5 X 31.00 X 6.00 = 93.00
5 . 0.5 X 52.75 X 25.00 = 659.37
6 . 0.5 X 101.70 X 20.65 = 1507.70
7 . 0.5 X 92.25 X 35.35 = 1630.52
8 . 0.5 X 93.70 X 18.55 = 869.07
9 . 0.5 X 93.70 X 13.90 = 651.21
10 . 0.5 X 51.50 X 9.00 = 231.75
TOTAL AREA = 5657.15 SQ.M.

RG B :
1 . 0.5 X 25.25 X 4.55 = 57.44
2 . 0.5 X 27.30 X 15.50 = 211.57
TOTAL AREA = 269.01 SQ.M.

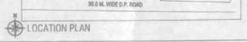
RG C :
1 . 0.5 X 29.10 X 4.40 = 64.02
2 . 0.5 X 42.00 X 16.80 = 348.60
3 . 0.5 X 13.50 X 1.50 = 10.12
4 . 0.5 X 26.15 X 12.30 = 160.82
5 . 0.5 X 41.15 X 13.80 = 283.93
6 . 0.5 X 26.15 X 11.15 = 145.79
TOTAL AREA = 1013.28 SQ.M.

RG D :
1 . 0.5 X 29.65 X 2.10 = 31.13
2 . 0.5 X 36.85 X 21.00 = 386.92
3 . 0.5 X 36.85 X 7.00 = 128.97
4 . 0.5 X 9.35 X 1.25 = 5.84
TOTAL AREA = 552.86 SQ.M.

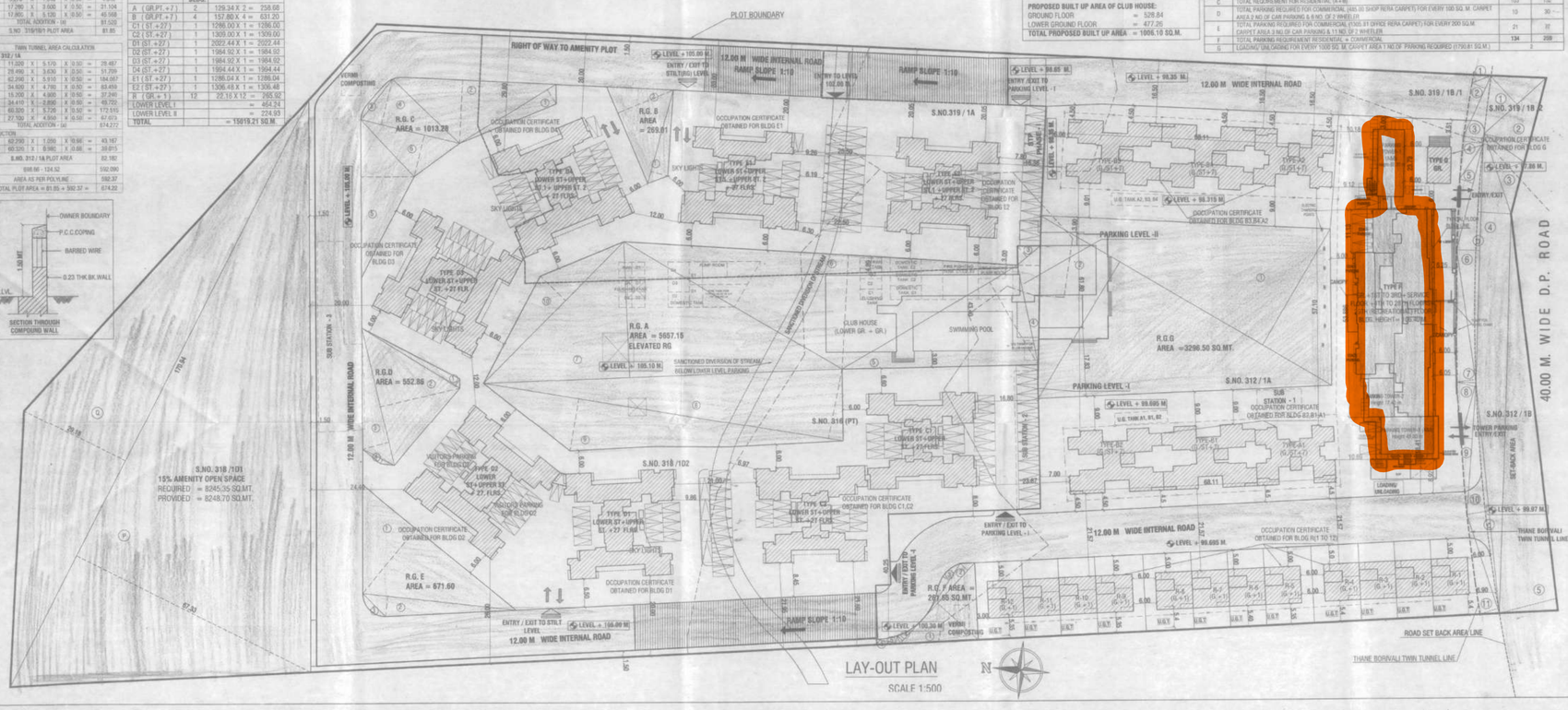
RG E :
1 . 0.5 X 51.25 X 21.73 = 557.34
2 . 0.5 X 39.75 X 5.25 = 104.34
3 . 1/3 X 8.50 X 1.75 = 9.92
TOTAL AREA = 671.60 SQ.M.

RG G :
1 . 0.5 X 86.75 X 14.25 = 203.06
2 . 0.5 X 19.00 X 2.75 = 26.12
3 . 0.5 X 15.75 X 2.00 = 15.75
4 . 0.5 X 7.50 X 1.35 = 5.06
5 . 0.5 X 6.25 X 1.75 = 5.47
6 . 0.5 X 6.25 X 1.50 = 4.69
TOTAL AREA = 261.65 SQ.M.

RG F :
1 . 0.5 X 86.75 X 34.75 = 1507.39
2 . 0.5 X 86.75 X 41.25 = 1789.22
TOTAL AREA = 3296.50 SQ.M.
TOTAL R.G. AREA PROVIDED = 11722.05 SQ.M.
R.G. AREA REQUIRED = 25 % OF (46723.65) = 11680.91 SQ.M.



LOCATION PLAN



LAY-OUT PLAN
SCALE 1:500

Proforma - I : Area Statement

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S. NO. 312 / 1A ,312/1B, 316 (Pt) ,318/1D/1, 318/1D/2 , 319 / 1A, 319 / 1B/ 1 ,319/1B/2 NO OF VILLAGE MAJIWADE , THANE .

Stamps of Approval Plans

Sr. No.	Particulars	Proposed BUA (Sqm)
1	Area of Plot(Minimum Area of a, b, c to be considered	56654.00
	a Area of plot as per 7/12 Extract	149034.00
	b As per Subdivision	56654.00
	c As per triangulation	56654.00
2	Area of plot in possession Area under 40 M. wide road (SRG no. 022 (nd) issued against rd area in VP no. 2003/40)	1685.00
	a Balance plot area	54969.00
3	Deduction for	
2	A Area under proposed Twin Tunnel	674.22
3	Balance area of Plot (1 – 2)	54294.78
4	Amenity Space	
	Required (15%)	8245.35
5	Net plot area (3 - 4)	46049.43
6	Recreational Space	
	a Required (10%)	4604.94
	b Proposed	11722.05
7	Internal Road area (Existing Road)	
8	Plottable area (If applicable)	
9	Basic FSI BUA with reference to as per front road width = 5+1.1	50654.37
10	Add. For FSI on payment of premium	
	Max. Permissible premium FSI based on road width/ TDD Zone (1 x 0.5) =2/1484.50	
	b FSI on payment of premium already utilised	13919.00
	c Proposed Premium FSI to be utilised now	0
	d Total Premium FSI Proposed (b + c)	13919.00
	e Permissible TDR area (1.80) = 79906.06 Sq.m.	
	i Slum TDR 30% = 23968.06 Sq.m	
	ii Regular TDR 70% = 53893.52 Sq.m.	
	f FSI generated from pot	
	In situ area against proposed Thane – Borivali Twin Tunnel (2D x 2)	1348.44
11	2 Amenity Space	8245.35
	C TDR Area	
	a DRC 42	1960.00
	b DRC 045	165.00
	c DRC 080	480.00
	d DRC 055	500.00
	e DRC 131	720.00
	f DRC066	3000.00
	g DRC 007	3120.06
	h DRC 154	700.00
	i DRC 193	30.00
	j DRC 102	1080.00
	k DRC 186	2322.00
	total (a - k)	15368.06
12	Total (1+3 +10)	76620.45
13	Total Entitlement of FSI in proposal	
	a (9+10 + 12)	86523.83
	b Ancillary area FSI upto 60% on (16713.04/1.8= 10445.65)	6267.39
	c Ancillary area FSI upto 80% on (2566.78/1.8 = 1425.95)	1140.80
	d Total Entitlement (a+b+c)	96932.00
14	Max. utilisation of FSI (building potential) Permissible as per road width (1)as per Regulation No. 5.1 or 5.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8)	96932.00
15	Total Built up Area in proposal (excluding area at Sr.No 17 b)	
	a Existing built up area	76525.92
	b Proposed built up area for bldg F	119792.83
	c Total (a + b + c)	197318.75
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.99
17	Area of inclusive housing	
	a Proposed(20% of SR. NO. 9)	
	b Proposed	
18	Ancillary area utilised (15- 11)	6261.93

REQUIREMENTS IN CASE OF HOUSING SCHEMES - AMENITIES SHALL BE PROVIDED AND COUNTED IN FSI

SR. NO.	AMENITIES	RULE AS PER UDCPR 8.31	NO. OF FLATS PROVIDED	AREA REQUIREMENT (IN SQ.M.)	AREA PROPOSED (IN SQ.M.)
1	FITNESS CENTRE	20.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS	145	23.00	28.51
2	CRECHE	25.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS		23.00	100.82
3	SOCIETY OFFICE CUM LETTER BOX	20.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS		23.00	28.42
4	SANITARY BLOCK FOR SERVANTS	3.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 3.00 SQ.M. FOR EVERY 200 FLATS		3.68	9.12
5	DRIVER'S ROOM WITH ATTACHED TOILET	12.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 10.00 SQ.M. FOR EVERY 300 FLATS		13.50	16.01
6	ENTRANCE LOBBY	MORE THAN 6 FLATS - MINIMUM 9.00 SQ.M. MINIMUM DIMENSION - 2.50 M		9.00	68.48

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN RED .
DRAINAGE LINE SHOWN IN RED DOTTED .
PROPOSED R. E. SHOWN IN GREEN.
ROAD SET BACK LINE SHOWN IN GREEN DASHED.
EXISTING ROAD LINE SHOWN IN GREEN.
EXISTING STRUCTURE TO BE DEMOLISHED YELLOW DASHED.
EXISTING STRUCTURE TO BE RETAINED SHOWN IN IN APK WATTH

BUILDING- F

01 / 10

CONTENTS OF SHEET

LAYOUT, LOCATION PLAN, SECTION, PHEV COMP. WALL, R.G. CALCULATIONS & F.S.I. STATEMENT

Plans are approved Subject to conditions Prescribed in Permit No. V.P.SO41/0089/1/4 TMC/TD-20/TP-1/0008/2023 dated 28/03/2023

Dy. Town Planner (TDD) Thane Municipal Corporation The City of Thane

Executive Engineer (TDB)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम ४४ अन्वये सशर्त मंजूर. मंजूरीचे आदेश क्रमांक: एनएमव्ही/एमआयडी/टीडीआर/१०००/२०२३ दिनांक २८/०३/२०२३ अन्वये सशर्त मंजूर. सोबतचे जोडपत्र अविभाज्य घटक असे मंजूर. ठाणे महानगरपालिकेसाठी आणि नगर रचनाकार

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 AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP LAND RECORDS DEPARTMENT.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / 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 NAME AND SIGNATURE

NAME AND ADDRESS OF OWNER/ P.O.A.H.

NEELKANTH MANSIONS & INFRASTRUCTURE PVT. LTD.
FINE HOUSE , ANANDJI LANE,
OPP: DENA BANK , M.G. ROAD,
GHATKOPAR (E) , MUMBAI - 400077

SIGNATURE OF OWNER/ P.O.A.H. — SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

saakar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakararchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	CHKD BY
C-333/2023/M1	1:500	26/09/2023	MANASI/TUSHAR	