

PARKING TABLE AS PER LAST APPROVE DWG 1990 WING A WING B WING C WING D WING E WING F

Building Name	USE	REG. RATIO	NO. OF TYPICAL	FLOOR	AREA
WING A	Residential	1.5	120	118	345
WING B	Residential	1.5	120	118	345
WING C	Residential	1.5	120	118	345
WING D	Residential	1.5	120	118	345
WING E	Residential	1.5	120	118	345
WING F	Residential	1.5	120	118	345
Total					2124.00

PARKING TABLE AS PER LAST APPROVE UDPR RETAIL WING

Building Name	USE	REG. RATIO	NO. OF TYPICAL	FLOOR	AREA
RETAIL WING	Retail	1.5	120	118	345
Total					345.00

TOTAL PARKING

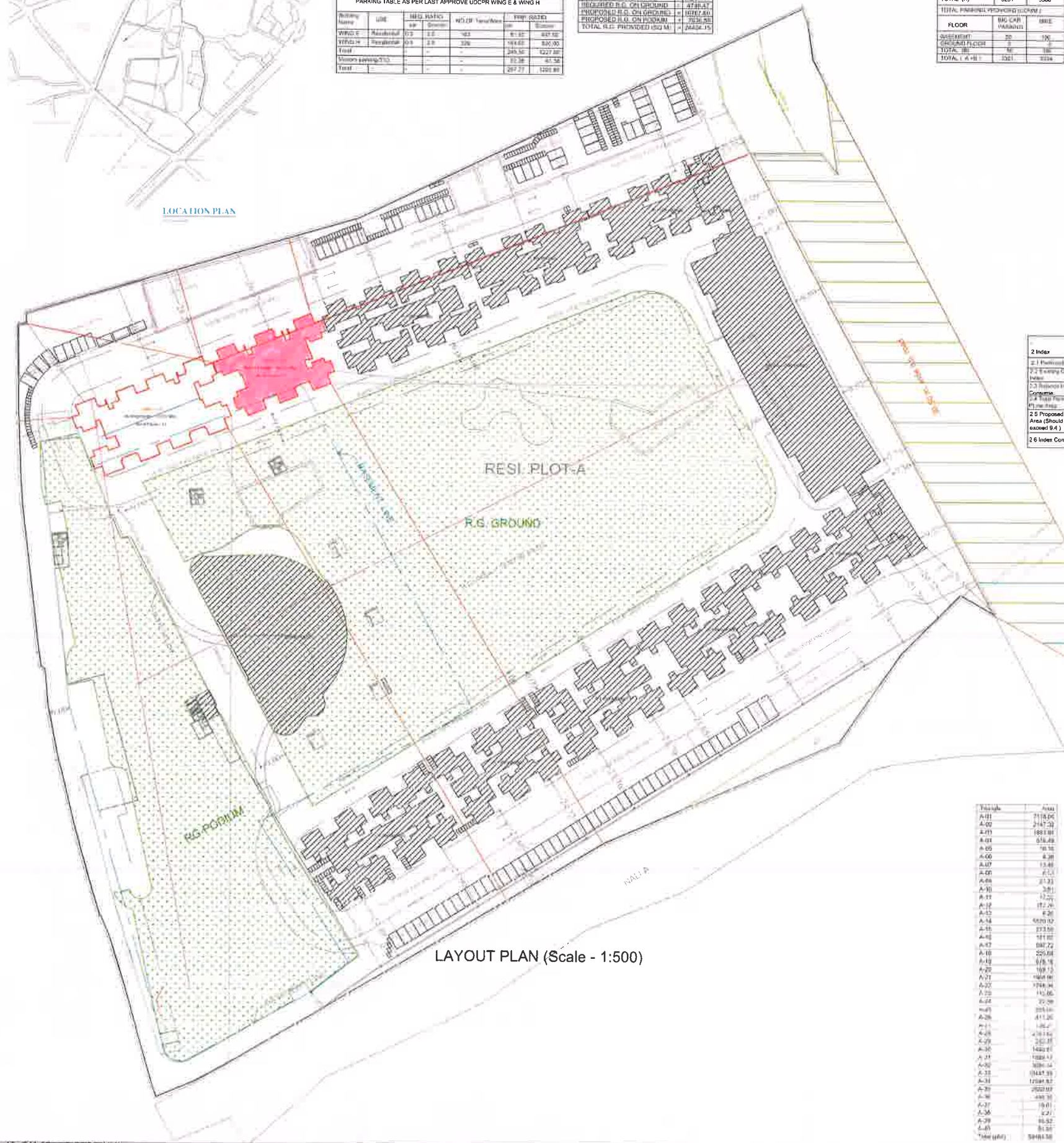
FLOOR	NO. OF PARKING	SCOOTER
GROUND FLOOR	3251	5308
TOTAL (A)	3251	5308

AREA FROM DRC UTILISATION PROPOSED

DRC No & Type	Area of DRC (sqm)	Area of DRC (sqm)	Area of DRC (sqm)	Area of DRC (sqm)
1 DRC NO 59 (SLUM TDR)	3263.00	8074.20	43400	5126.53
2 DRC NO 14 (SLUM TDR)	6212.00	56000	52100	6677.01
3 DRC NO 15 (SLUM TDR)	1325.00	36300	52100	523.18
4 WING NO 24 (SLUM TDR)	4850.02	19900	42500	2177.30
TOTAL	16040.02	166674.20	143300	15004.02

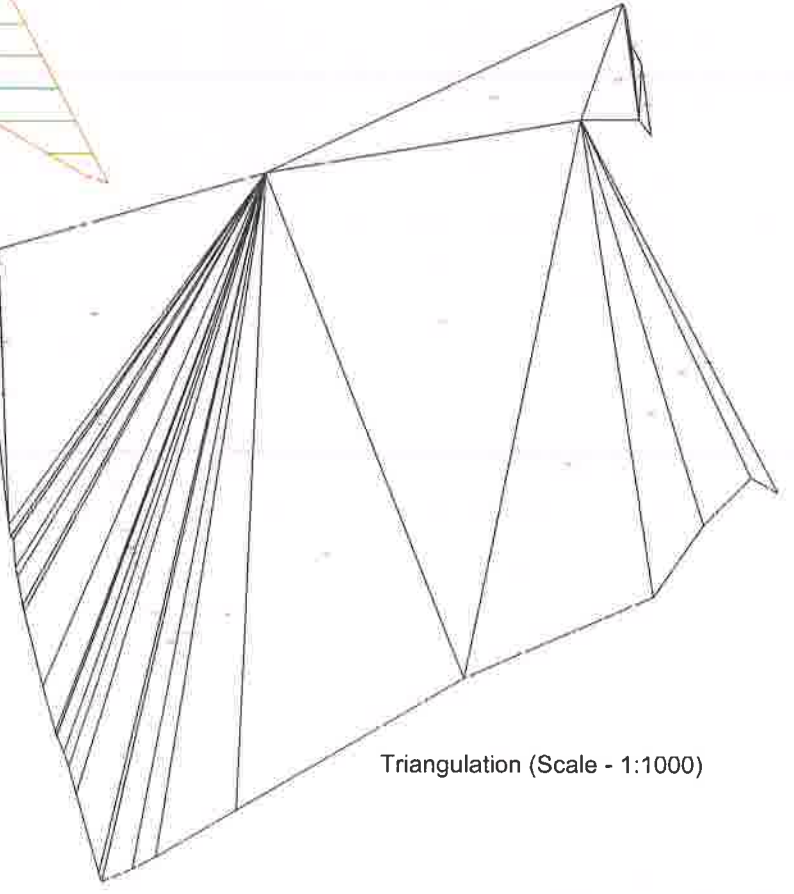
AREA STATEMENT

Category	Area (sqm)
1 AREA OF PLOT	56981.62
2 DEDUCTIONS (From Gross Plot Area)	
(a1) Proposed D.P./D.P. RW Area/Service Road /Highway	0.00
(a2) Proposed D.P./D.P. RW Area/Service Road /Highway	0.00
(b) Any D.P. Reservation area	0.00
TOTAL DEDUCTION (a1+a2+b)	0.00
3 BALANCE PLOT AREA (1 - 2)	56981.62
4 AMENITY	
(a) Required - (Required % of Sr.No 3)	2849.08
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed	0.00
5 NET PLOT AREA (3-4)	56981.62
6 RECREATIONAL OPEN SPACE	
(a) Required - (10% of Sr.No.3)	5698.16
(b) Proposed	23831.84
7 INTERNAL ROAD	1178.77
8 PLOTTABLE AREA	0.00
9 BUILT UP AREA WITH REF. TO BASE F.S.I	6201.78
AS PER FRONT ROAD WIDTH (no.5 x Base FSI)	
10 ADDITION OF FSI ON PAYMENT	2849.08
11 PREMIUM (0.5X Sr.No.1)	
12 IN-SITU AND TDR LOADING	
(a) In-situ area against D.P. road (2.0 x no. 2 (a1) x 4m)	0.00
(b) In-situ area against D.P. road (2.0 x no. 2 (a2) x 4m)	0.00
(c) In-situ area against Amenity Space if furnished over	0.00
(d) In-situ area against Reservation (2X Sr.No. 3(a))	0.00
(e) LHM area (1.4X Sr.No.1) - (1.1 x 11.4 x 4m)	79598.90
TOTAL IN-SITU	79598.90
13 ADDITIONAL PERMISSIBLE UNDER CHAP. 15	
Green building Incentive FSI (% of base FSI)	0.00
14 TOTAL ENTITLEMENT OF FSI	
(a) Base FSI+Premium FSI+In-situ TDR [Sr. No. 1+10+11]	170769.49
(b) Ancillary FSI (upto 10% of 100% with payment of charges)	41952.44
TOTAL ENTITLEMENT (a+b)	212721.93
15 MAXIMUM UTILIZATION LIMIT OF F.S.I	
(Building Permissible) Permissible As Per Road Width	
(Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8)	
16 TOTAL PERMISSIBLE FSI/PLOT POTENTIAL	212721.93
(Including Sr.No. 12 Green FSI) (Existing FSI)	
17 PROPOSED FLOOR (DUP) ARCA	62403.27
18 TOTAL (BIUP) AREA	62403.27
19 CONSUMED FSI FACTOR	0.77



FSI DETAILS

Index	Base FSI	Premium FSI	TDR	Incentive FSI for green building, if Applicable	Res. Ancillary Area	Non-Res. Ancillary Area	Total	Inclusive Housing (20% if Applicable)	Drawing Value
2.1 Permissible Index	1.10	0.88	1.40	0.00	0.00	0.00	3.00	0.00	0.00
2.2 Existing Consumed Index	0.859	0.370	1.118	0.00	26406.300	1539.94	2.148	0.00	0.00
2.3 Balance Index to be Consumed	0.441	0.130	0.282	0.00	0.00	0.00	0.852	0.00	0.00
2.4 Total Permissible FSI on Plot	25102.32	7390.810	16070.388	0.00	10580.26	0.00	48772.518	0.00	0.00
2.5 Proposed P Line Area (Should not exceed 9.4)	25102.32	7390.810	16063.940	0.00	14006.16	0.00	48307.070	0.00	62403.27
2.6 Index Consumed	1.10	0.500	1.307	0.00	0.00	0.00	2.907	0.00	0.00



PROJECT TYPE - Building Development

SEAL OF APPROVAL

SATISH PANDHA RINATH UGILE Digitally signed by SATISH PANDHARINAT H UGILE
Date: 2022.12.26 19:08:42 +05'30'

BUILDING: WING (F), WING (G)

PROJECT INFORMATION

CASE TYPE: Residential
LOCATION: Non-Congested Area
PLOT USE: Residential
PLOT SUB USE: Apartment
AREA STATEMENT: SQ M

1 AREA OF PLOT 56981.62

2 DEDUCTIONS (From Gross Plot Area)

(a1) Proposed D.P./D.P. RW Area/Service Road /Highway 0.00
(a2) Proposed D.P./D.P. RW Area/Service Road /Highway 0.00
(b) Any D.P. Reservation area 0.00
TOTAL DEDUCTION (a1+a2+b) 0.00

3 BALANCE PLOT AREA (1 - 2) 56981.62

4 AMENITY

(a) Required - (Required % of Sr.No 3) 2849.08
(b) Adjustment of 2(b), if any - 0.00
(c) Balance Proposed 0.00

5 NET PLOT AREA (3-4) 56981.62

6 RECREATIONAL OPEN SPACE

(a) Required - (10% of Sr.No.3) 5698.16
(b) Proposed 23831.84

7 INTERNAL ROAD 1178.77

8 PLOTTABLE AREA 0.00

9 BUILT UP AREA WITH REF. TO BASE F.S.I AS PER FRONT ROAD WIDTH (no.5 x Base FSI) 6201.78

10 ADDITION OF FSI ON PAYMENT 2849.08

11 PREMIUM (0.5X Sr.No.1)

12 IN-SITU AND TDR LOADING

(a) In-situ area against D.P. road (2.0 x no. 2 (a1) x 4m) 0.00
(b) In-situ area against D.P. road (2.0 x no. 2 (a2) x 4m) 0.00
(c) In-situ area against Amenity Space if furnished over 0.00
(d) In-situ area against Reservation (2X Sr.No. 3(a)) 0.00
(e) LHM area (1.4X Sr.No.1) - (1.1 x 11.4 x 4m) 79598.90
TOTAL IN-SITU 79598.90

13 ADDITIONAL PERMISSIBLE UNDER CHAP. 15

Green building Incentive FSI (% of base FSI) 0.00

14 TOTAL ENTITLEMENT OF FSI

(a) Base FSI+Premium FSI+In-situ TDR [Sr. No. 1+10+11] 170769.49
(b) Ancillary FSI (upto 10% of 100% with payment of charges) 41952.44
TOTAL ENTITLEMENT (a+b) 212721.93

15 MAXIMUM UTILIZATION LIMIT OF F.S.I

(Building Permissible) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8)

16 TOTAL PERMISSIBLE FSI/PLOT POTENTIAL 212721.93
(Including Sr.No. 12 Green FSI) (Existing FSI)

17 PROPOSED FLOOR (DUP) ARCA 62403.27

18 TOTAL (BIUP) AREA 62403.27

19 CONSUMED FSI FACTOR 0.77

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / T.P RECORDS.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN/ARCI I NAME, SIGN & ADD

RAYMOND LTD SHASHIKANT L. JADHAV
PRASHAN T Shashika
VANJIRAO RATHOD nt
Laxman
Jadhav

PROJECT INFORMATION

PLOT NO: 0
USE: Residential
SUB USE: Apartment
SECTOR NO: 4
PLOT ADDRESS: S. NO. 123, 120B/1, 120B/2, 120B/1/3, 127, 128B, 129/1, 129/3 OF VILLAGE PANCHPAGHADI, POKHARAN ROAD NO.1, TAL. & DIST. THANE.

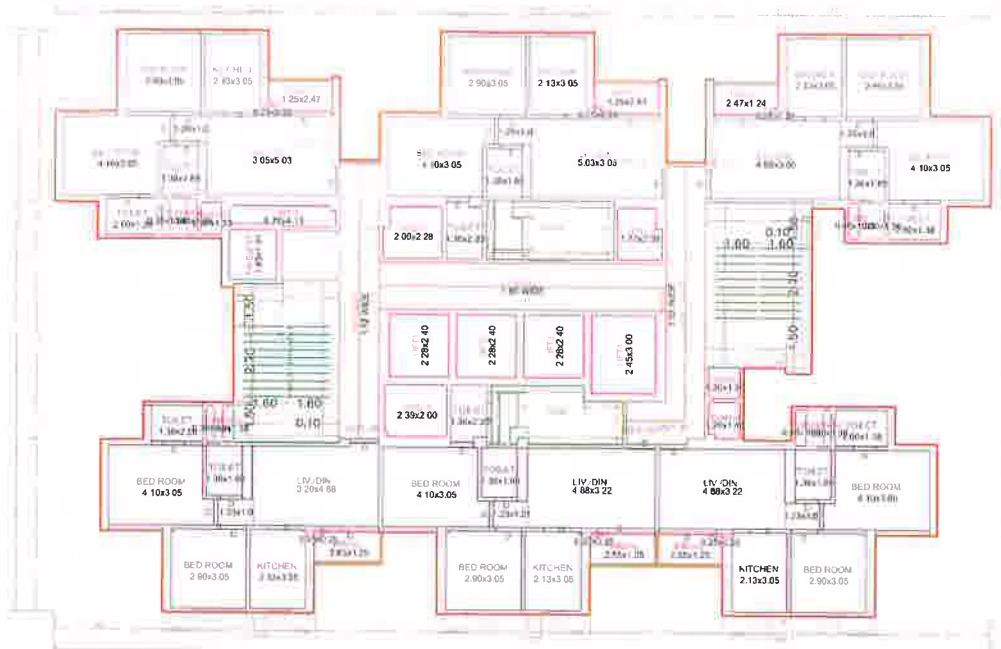
INWARD NO: TMC/TDD/4089/22
KEY NO: 790 SCALE: 1:100
DATE: 21-12-2022 SHEET NO: 1/5

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

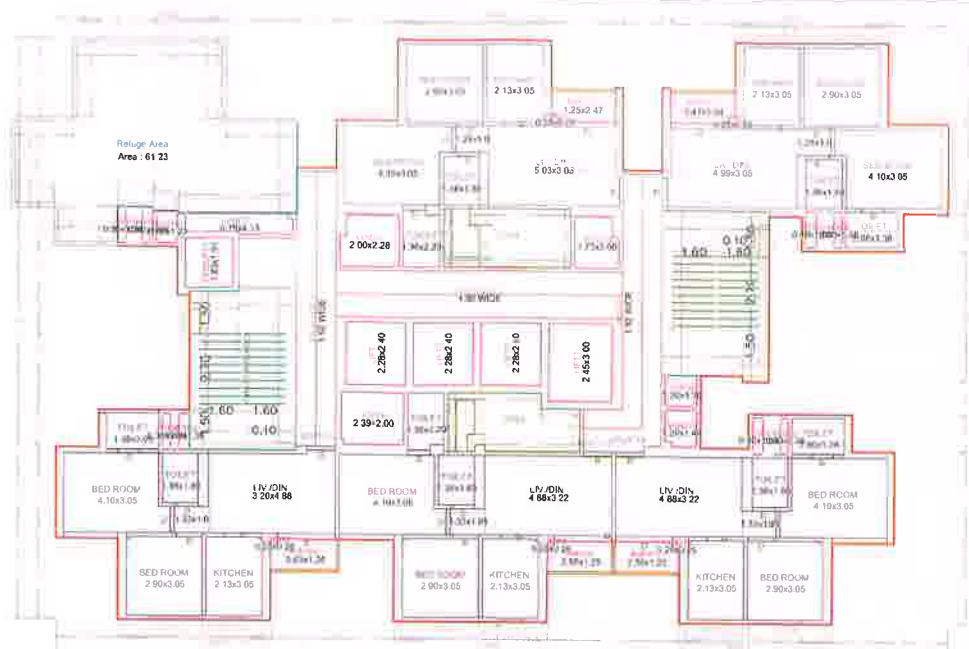
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SATISH PANDHARI NATH UGILE Digitally signed by SATISH PANDHARINATH UGILE
Date: 2022.12.26 19:10:48 +05'30'

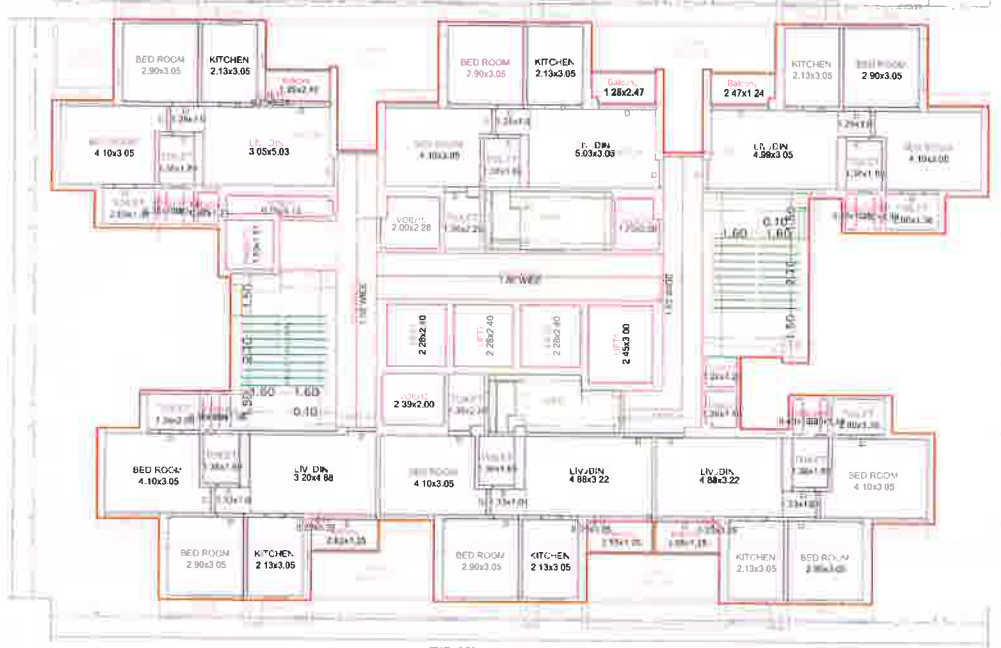
BUILDING - WING (G)



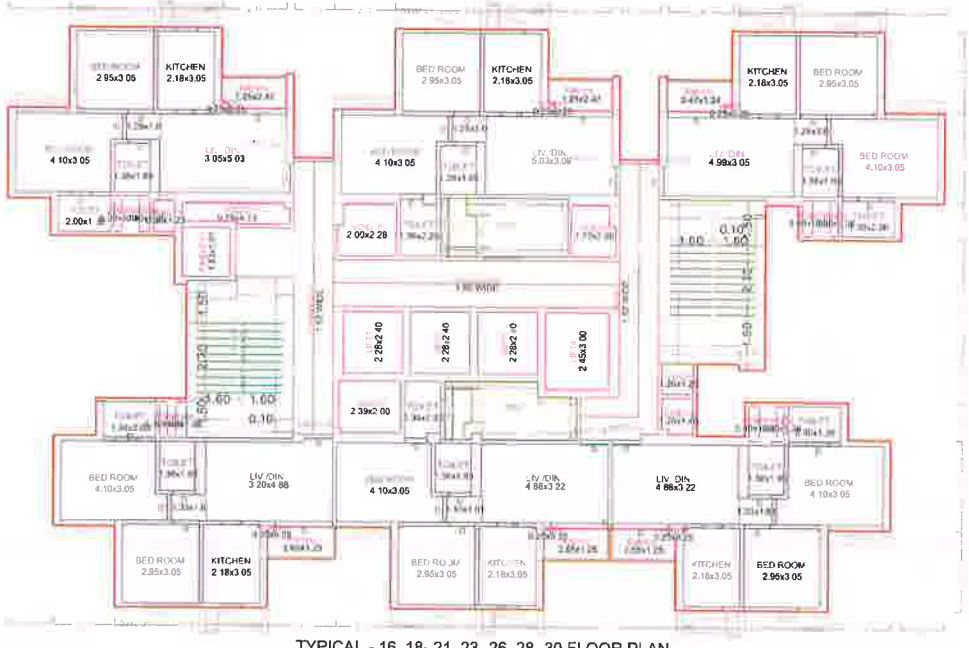
TYPICAL - 2-6, 8-11, 13-15 FLOOR PLAN



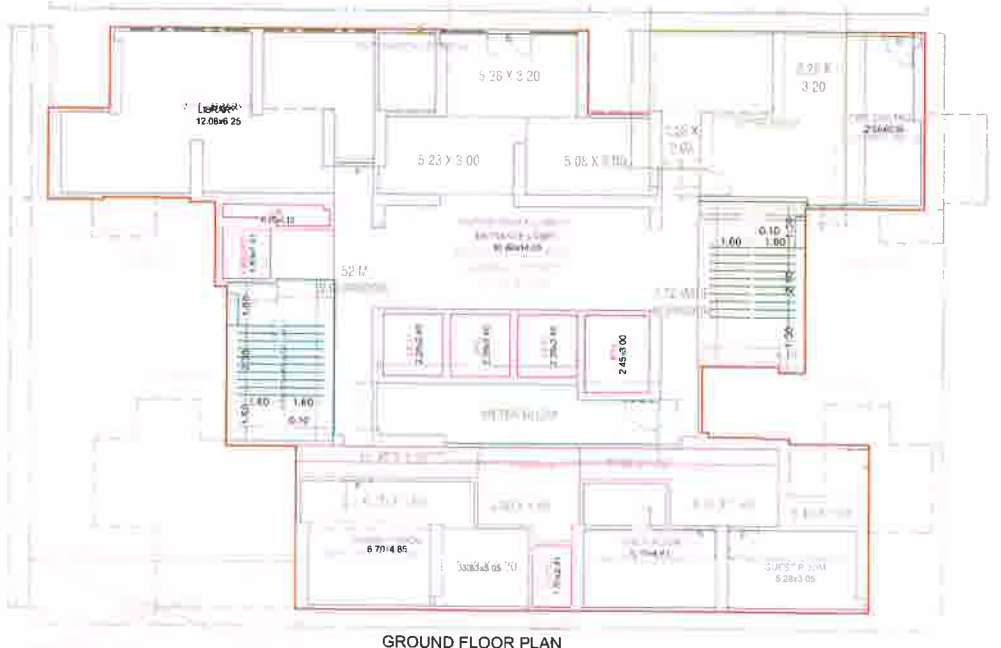
TYPICAL - 17, 22, 27 FLOOR PLAN



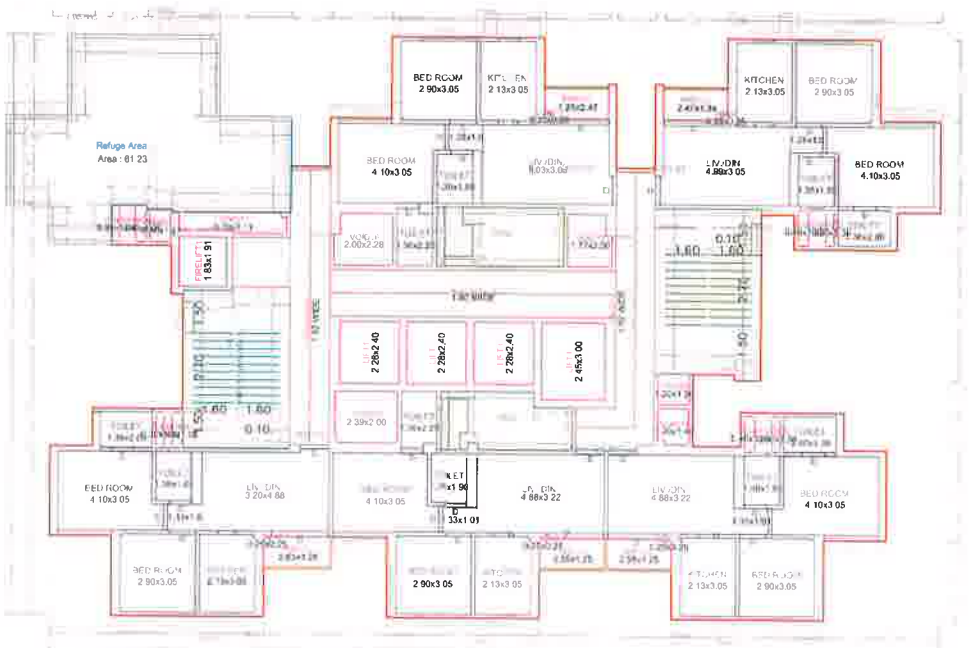
FIRST FLOOR PLAN



TYPICAL - 16, 18-21, 23-26, 28-30 FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL - 7, 12 FLOOR PLAN



SECTION (Scale - 1:250)

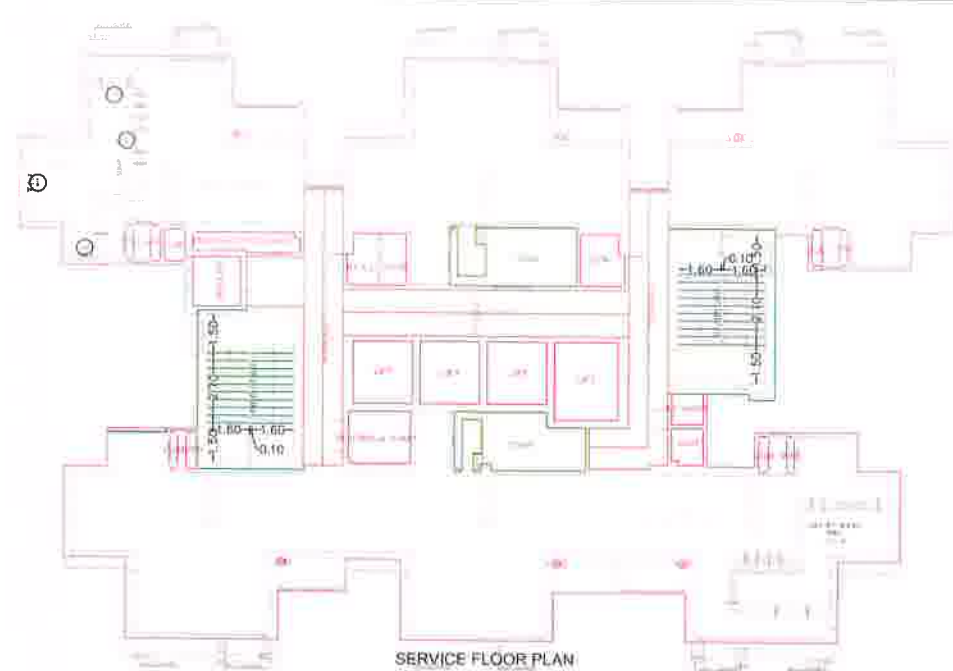
FLOOR	AREA	PERCENTAGE	NO. OF ROOMS	NO. OF STAIRS	NO. OF LIFTS	NO. OF TOILETS
GROUND FLOOR	12000.00	100.00	100	10	10	10
FIRST FLOOR	12000.00	100.00	100	10	10	10
SECOND FLOOR	12000.00	100.00	100	10	10	10
THIRD FLOOR	12000.00	100.00	100	10	10	10
FOURTH FLOOR	12000.00	100.00	100	10	10	10
FIFTH FLOOR	12000.00	100.00	100	10	10	10
SIXTH FLOOR	12000.00	100.00	100	10	10	10
SEVENTH FLOOR	12000.00	100.00	100	10	10	10
EIGHTH FLOOR	12000.00	100.00	100	10	10	10
NINTH FLOOR	12000.00	100.00	100	10	10	10
TENTH FLOOR	12000.00	100.00	100	10	10	10
ELEVENTH FLOOR	12000.00	100.00	100	10	10	10
TWELFTH FLOOR	12000.00	100.00	100	10	10	10
THIRTEENTH FLOOR	12000.00	100.00	100	10	10	10
FOURTEENTH FLOOR	12000.00	100.00	100	10	10	10
FIFTEENTH FLOOR	12000.00	100.00	100	10	10	10
SIXTEENTH FLOOR	12000.00	100.00	100	10	10	10
SEVENTEENTH FLOOR	12000.00	100.00	100	10	10	10
EIGHTEENTH FLOOR	12000.00	100.00	100	10	10	10
NINETEENTH FLOOR	12000.00	100.00	100	10	10	10
TWENTIETH FLOOR	12000.00	100.00	100	10	10	10
TWENTYFIRST FLOOR	12000.00	100.00	100	10	10	10
TWENTYSECOND FLOOR	12000.00	100.00	100	10	10	10
TWENTYTHIRD FLOOR	12000.00	100.00	100	10	10	10
TWENTYFOURTH FLOOR	12000.00	100.00	100	10	10	10
TWENTYFIFTH FLOOR	12000.00	100.00	100	10	10	10
TWENTYSIXTH FLOOR	12000.00	100.00	100	10	10	10
TWENTYSEVENTH FLOOR	12000.00	100.00	100	10	10	10
TWENTYEIGHTH FLOOR	12000.00	100.00	100	10	10	10
TWENTYNINTH FLOOR	12000.00	100.00	100	10	10	10
THIRTIETH FLOOR	12000.00	100.00	100	10	10	10
TOTAL	12000.00	100.00	100	10	10	10

OWNERS NAME & SIGN ARCH NAME, SIGN & ADD
 RAYMOND LTD SHASHIKANT L JADHAV
 PRASHANT VANJIRAO RATHOD Shashikant Laxman Jadhav

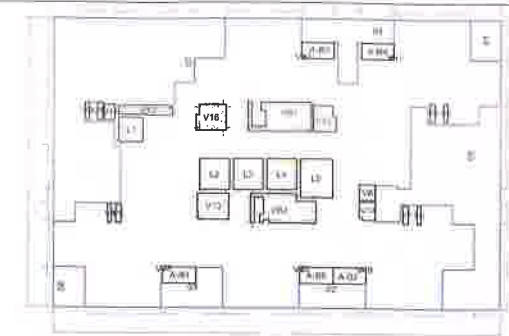
PROJECT INFORMATION
 PLOT NO 0
 USE Residential
 SUBUSE Apartment
 SECTOR NO 4
 PLOT ADDRESS S.NO 122, 125B/1/1, 126B/2, 126B/1/3, 127, 129/B, 129/1, 129/2 OF VILLAGE PANCHPARHADI, POKHARAN ROAD NO.1, TAL & DIST THANE

WARD NO TMC/DD/4089/22
 KEY NO 790 SCALE 1:100
 DATE 21-12-2022 SHEET NO 4 / 5

SATISH PANDHARINAT HUGILE
 Digitally signed by SATISH PANDHARINAT HUGILE
 Date: 2022.12.26 19:11:49 +05'30'

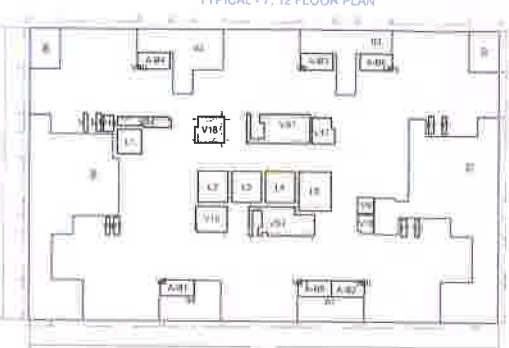


SERVICE FLOOR PLAN



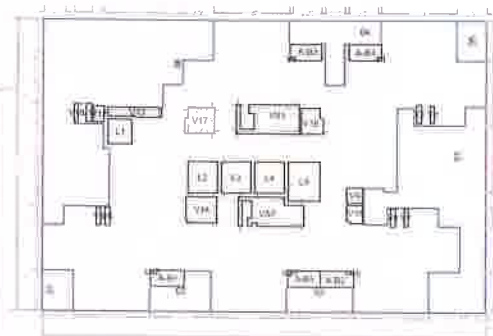
TYPICAL - 7, 12 FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	704.42	V7	6.55
01	1.10	V8	1.44
02	10.73	V9	0.41
03	14.48	V10	0.58
04	23.09	V11	0.88
05	70.80	V12	1.02
06	4.76	V13	4.76
07	113.88	V14	1.41
L1	2.50	V15	3.24
L2	5.48	V16	4.33
L3	5.48	V17	0.04
L4	4.48	V18	0.06
L5	3.35	V19	0.04
V20	6.22	V20	0.08
V21	5.14	A-B1	2.50
V22	0.06	A-B2	3.11
V23	0.41	A-B3	1.01
V24	0.06	A-B4	3.01
V25	0.41	A-B5	1.11
V26	1.50	Total	461.77



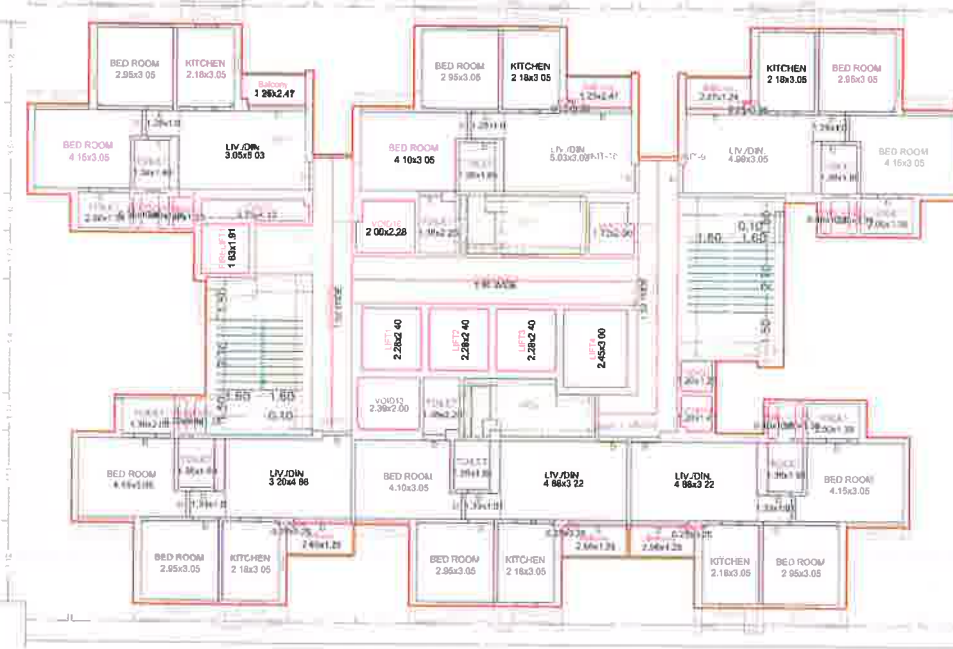
TYPICAL - 2, 6, 8-11, 13-15 FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	889.21	V7	9.41
01	15.78	V8	0.55
02	23.13	V9	0.41
03	22.90	V10	0.90
04	14.00	V11	0.41
05	73.80	V12	0.55
06	7.50	V13	0.88
07	7.50	V14	0.20
08	80.46	V15	4.78
L1	7.50	V16	1.61
L2	3.49	V17	3.24
L3	3.48	V18	4.78
L4	3.48	V19	0.06
L5	7.28	V20	0.08
V21	0.22	V21	0.08
V22	1.14	A-B1	3.20
V23	0.41	A-B2	3.11
V24	0.55	A-B3	1.01
V25	0.06	A-B4	3.01
V26	0.41	A-B5	2.11
V27	0.55	Total	917.22

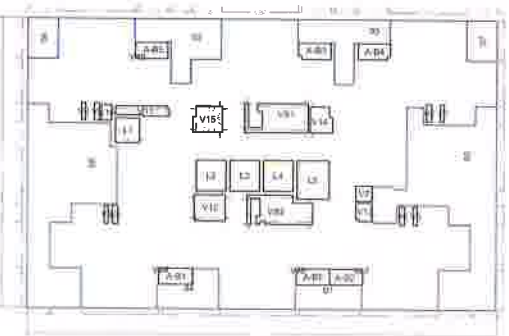


TYPICAL - 32, 37, 42, 47 FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	702.42	V7	6.55
01	1.10	V8	1.44
02	10.73	V9	0.41
03	14.48	V10	0.58
04	23.09	V11	0.88
05	70.80	V12	1.02
06	4.76	V13	4.76
07	113.88	V14	1.41
L1	2.50	V15	3.24
L2	5.48	V16	4.33
L3	5.48	V17	0.04
L4	4.48	V18	0.06
L5	3.35	V19	0.04
V20	6.22	V20	0.08
V21	5.14	A-B1	2.50
V22	0.06	A-B2	3.11
V23	0.41	A-B3	1.01
V24	0.06	A-B4	3.01
V25	0.41	A-B5	1.11
V26	1.50	Total	461.77

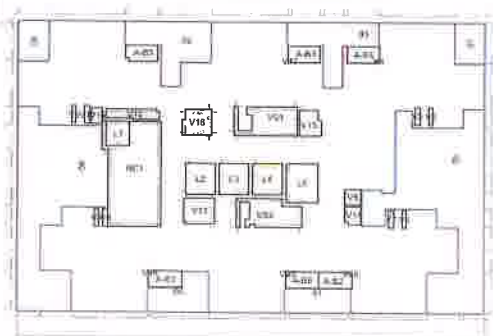


TYPICAL - 31, 33-36, 38-41, 43-46, 48-50 FLOOR PLAN



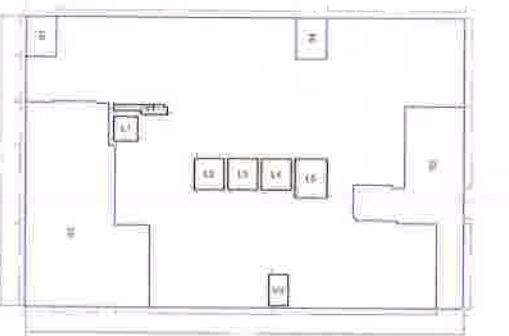
FIRST FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	882.21	V7	10.55
01	15.78	V8	1.44
02	23.13	V9	0.41
03	22.90	V10	0.90
04	14.00	V11	0.41
05	73.80	V12	0.55
06	7.50	V13	0.88
07	7.50	V14	0.20
08	80.46	V15	4.78
L1	7.50	V16	1.61
L2	3.49	V17	3.24
L3	3.48	V18	4.78
L4	3.48	V19	0.06
L5	7.28	V20	0.08
V21	0.22	V21	0.08
V22	1.14	A-B1	3.20
V23	0.41	A-B2	3.11
V24	0.55	A-B3	1.01
V25	0.06	A-B4	3.01
V26	0.41	A-B5	2.11
V27	0.55	Total	917.22



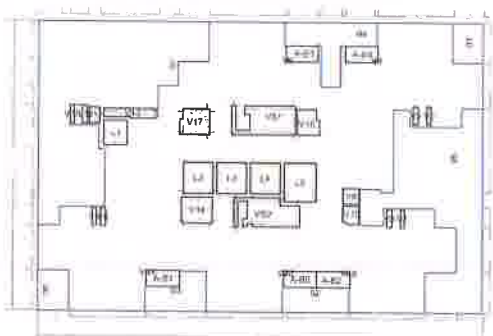
TYPICAL - 31, 33-36, 38-41, 43-46, 48-50 FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	882.21	V7	10.55
01	15.78	V8	1.44
02	23.13	V9	0.41
03	22.90	V10	0.90
04	14.00	V11	0.41
05	73.80	V12	0.55
06	7.50	V13	0.88
07	7.50	V14	0.20
08	80.46	V15	4.78
L1	7.50	V16	1.61
L2	3.49	V17	3.24
L3	3.48	V18	4.78
L4	3.48	V19	0.06
L5	7.28	V20	0.08
V21	0.22	V21	0.08
V22	1.14	A-B1	3.20
V23	0.41	A-B2	3.11
V24	0.55	A-B3	1.01
V25	0.06	A-B4	3.01
V26	0.41	A-B5	2.11
V27	0.55	Total	917.22



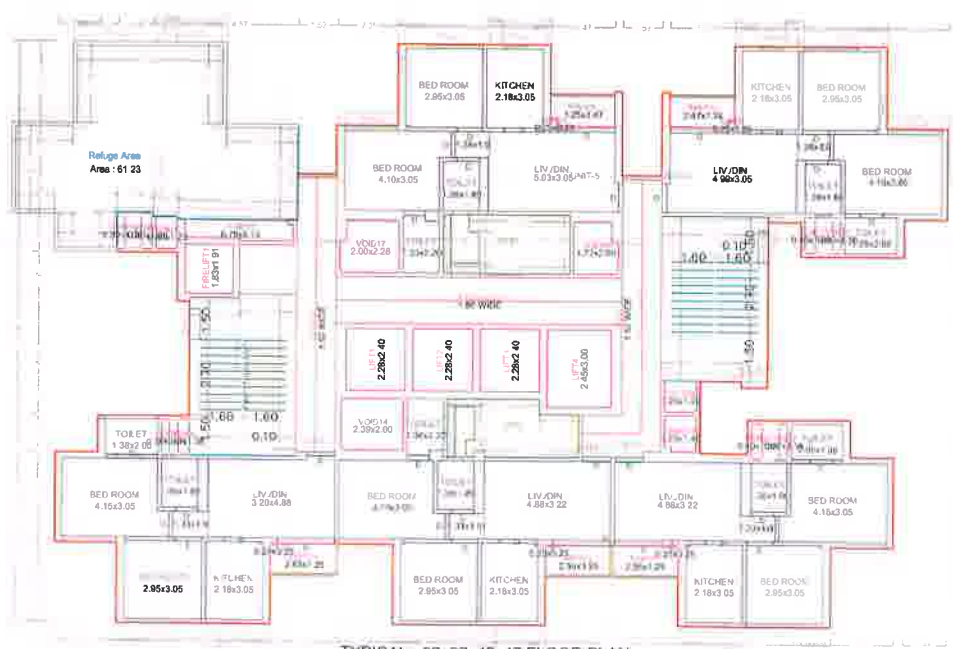
GROUND-FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	250.23	V7	1.44
01	1.10	V8	1.44
02	10.73	V9	0.41
03	14.48	V10	0.58
04	23.09	V11	0.88
05	70.80	V12	1.02
06	4.76	V13	4.76
07	113.88	V14	1.41
L1	2.50	V15	3.24
L2	5.48	V16	4.33
L3	5.48	V17	0.04
L4	4.48	V18	0.06
L5	3.35	V19	0.04
V20	6.22	V20	0.08
V21	5.14	A-B1	2.50
V22	0.06	A-B2	3.11
V23	0.41	A-B3	1.01
V24	0.06	A-B4	3.01
V25	0.41	A-B5	1.11
V26	1.50	Total	461.77

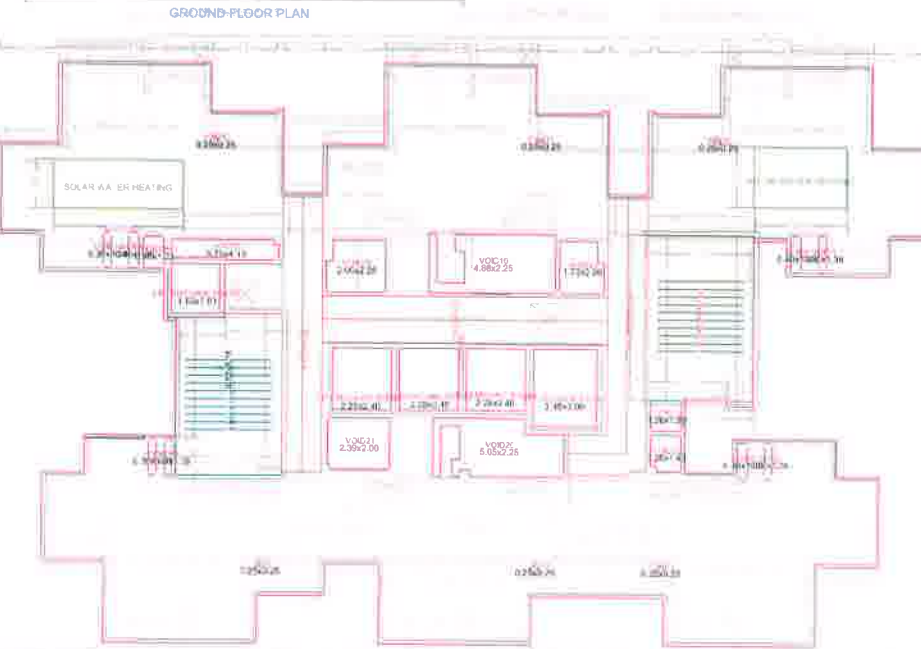


TYPICAL - 17, 22 FLOOR PLAN

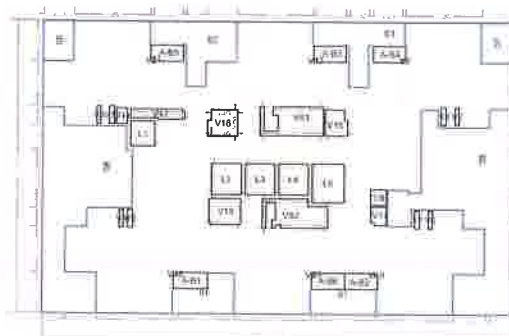
Poligon	Area	VE	UAT
A-Block	882.21	V7	10.55
01	15.78	V8	1.44
02	23.13	V9	0.41
03	22.90	V10	0.90
04	14.00	V11	0.41
05	73.80	V12	0.55
06	7.50	V13	0.88
07	7.50	V14	0.20
08	80.46	V15	4.78
L1	7.50	V16	1.61
L2	3.49	V17	3.24
L3	3.48	V18	4.78
L4	3.48	V19	0.06
L5	7.28	V20	0.08
V21	0.22	V21	0.08
V22	1.14	A-B1	3.20
V23	0.41	A-B2	3.11
V24	0.55	A-B3	1.01
V25	0.06	A-B4	3.01
V26	0.41	A-B5	2.11
V27	0.55	Total	917.22



TYPICAL - 32, 37, 42, 47 FLOOR PLAN



TERRACE FLOOR PLAN



TYPICAL - 16, 18-21, 23-26, 28-30 FLOOR PLAN

Poligon	Area	VE	UAT
A-Block	882.21	V7	10.55
01	15.78	V8	1.44
02	23.13	V9	0.41
03	22.90	V10	0.90
04	14.00	V11	0.41
05	73.80	V12	0.55
06	7.50	V13	0.88
07	7.50	V14	0.20
08	80.46	V15	4.78
L1	7.50	V16	1.61
L2	3.49	V17	3.24
L3	3.48	V18	4.78
L4	3.48	V19	0.06
L5	7.28	V20	0.08
V21	0.22	V21	0.08
V22	1.14	A-B1	3.20
V23	0.41	A-B2	3.11
V24	0.55	A-B3	1.01
V25	0.06	A-B4	3.01
V26	0.41	A-B5	2.11
V27	0.55	Total	917.22

OWNERS NAME & SIGN/ARCH NAME, SIGN & ADD

RAYMOND LTD SHASHIKANT L. JADHAV
PRASHANT VANJIRAO RATHOD Shashikant Laxman Jadhav

PROJECT INFORMATION

PLOT NO 0
 USE Residential
 SUBUSE Apartment
 SECTOR NO 4
 PLOT ADDRESS - S.NO.122, 126B/1, 126B/2, 126B/10, 127, 128B, 129 / 1, 129 / 2 OF VILLAGE PANCHPAKHADI
 POKHARAN ROAD NO.1, TAL. & DIST. THANE

INWARD NO TMCTD4HBR22
 KEY NO 790 SCALE 1:100
 DATE 21-12-2022 SHEET NO 5 / 5

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