

NO.	DESCRIPTION	AREA (SQ. MT.)	NO. OF FLOORS	NO. OF TENEMENTS	NO. OF PARKING
1	AREA OF PLOT (AS PER 7/12)	2709.41	---	---	---
2	AREA OF PLOT (AS PER TRIANGULATION METHOD)	2739.25	---	---	---
3	AREA OF CONSIDERED (1/4)	2709.41	---	---	---
4	AREA OF SUB PLOT	120.10	---	---	---
5	DEDUCTIONS FOR :-	507.07	---	---	---
6	AREA UNDER 40.00 M. WIDE WAGHRIL ROAD	827.29	---	---	---
7	AREA UNDER 25.00 M. WIDE ROAD	709.18	---	---	---
8	AREA UNDER 40.00 M. WIDE ROAD	60.00	---	---	---
9	AREA UNDER NOT IN POSSESSION (40.00 M WIDE ROAD)	101.25	---	---	---
10	AREA UNDER NOT IN POSSESSION	185.68	---	---	---
11	AREA UNDER RESERVATION	51.71	---	---	---
12	DEDUCT AREA UNDER AMENITY PLOT-02 IN V.P. NO. - 2003/29	184.41	---	---	---
13	DEDUCT AREA UNDER AMENITY PLOT-02 IN V.P. NO. - 2003/29	1064.14	---	---	---
14	BALANCE AREA OF PLOT (1-2)	14910.83	---	---	---
15	ADD. AREA UNDER AMENITY PLOT-02 IN V.P. NO. - 2003/29	184.41	---	---	---
16	NET AREA OF PLOT (8+1+2)	16896.24	---	---	---
17	NET AREA OF PLOT (4-5)	14300.95	---	---	---
18	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA (FRACTION) X MAX. NO. OF STOREYS	ONE	---	---	---
19	TOTAL PERMISSIBLE BUILT-UP AREA (8X)	14300.95	---	---	---
20	ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	1285.37	---	---	---
21	AREA UNDER 40.00 M. WIDE WAGHRIL ROAD (807.07 x 2.00) = 1614.14 sq. mt.	726.72	---	---	---
22	AREA UNDER 25.00 M. WIDE ROAD (827.29 x 2.00) = 1654.58 sq. mt.	1654.58	---	---	---
23	AREA UNDER 40.00 M. WIDE ROAD (709.18 x 2.00) = 1418.36 sq. mt.	1412.36	---	---	---
24	AREA UNDER MAP RESERVATION = 51.71 sq. mt.	---	---	---	---
25	TOTAL AREA (8+1+2)	16896.24	---	---	---
26	AS PER G.R. DATED 2-5-2016 FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM 9 ABOVE) 120% + 20% (SUM T.O.R.) PERMISSIBLE D.R./D.R. OF (Item A-3 above) [14910.83 X 120% = 17893.00 sq. mt.] + [14910.83 X 20% = 2982.16 sq. mt.] TOTAL TOR = 20875.16 sq. mt.	20875.16	---	---	---
27	T.O.R. POTENTIAL FOR UTILIZATION 20875.16 - (2082.16 + 16500.54) = 1389.46 SQ. MT. AS PER G.R. DATED 29-01-2016. (4.2) CONSTRUCTION T.O.R. = 4.2 X 1.25 CONSTRUCTION T.O.R. TO BE HANDED OVER TO TMC = 1423.94 SQ. MT. CONSTRUCTION T.O.R. GENERATED = 1973.28 SQ. MT. CONSTRUCTION T.O.R. UTILIZED = 1389.46 SQ. MT. BALANCE T.O.R. (1973.28 - 1389.46) = 583.82 SQ. MT.	1389.46	---	---	---
28	TOTAL AREA (8+1+2)	20875.16	---	---	---
29	AS PER G.R. DATED 2-5-2016 30% ADDITIONAL F.S.I. WITH PREMIUM [14910.83 x 30%]	4472.25	---	---	---
30	TOTAL PERMISSIBLE POTENTIAL BUILT-UP AREA (8+1+2)	30799.36	---	---	---
31	PERMISSIBLE AREA CONSIDERED FOR PROPOSAL (8+1+2)	30884.49	---	---	---
32	TOTAL PROPOSED BUILT-UP AREA	29582.86	---	---	---
33	TOTAL BALANCE AREA	1513.83	---	---	---
34	TOTAL F.S.I. CONSIDERED	0.90	---	---	---
35	TEENEMENT STATEMENT	---	---	---	---
36	PROPOSED AREA (ITEM A-10 ABOVE)	30884.49	16.4	---	---
37	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	3655.87	---	---	---
38	AREA AVAILABLE FOR TENEMENTS (8-4)	27228.62	---	---	---
39	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'A') DENSITY 250/HECT	690 NOS.	---	---	---
40	TOTAL PROPOSED TENEMENT	297 NOS.	---	---	---
41	PARKING STATEMENT	---	---	---	---
42	CAR PARKING REQUIRED BY REGULATION (SALE + AMENITY)	570 NOS.	---	---	---
43	CAR PARKING PROVIDED (SALE + AMENITY)	605 NOS.	---	---	---
44	SCOOTER PARKING REQUIRED BY REGULATION (SALE + AMENITY)	151 NOS.	---	---	---
45	TOTAL SCOOTER PARKING PROVIDED (SALE + AMENITY)	542 NOS.	---	---	---

PROFORMA - A

AREA STATEMENT

UN-SUBTABLE PLOT

STAMP OF RECEIPT OF PLAN

Stamp of the City of Thane, Maharashtra, India.

Stamp of the Architect, M/S. SAI JUMA CORPORATION.

Stamp of the Engineer, M/S. SAI JUMA CORPORATION.

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PROFORMA - B

AREA STATEMENT

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