PLOT AREA STATEMENT (AREA IN SQ.MT.)

C.T.S.NO.	AREA AS PER P.R.CARD	AREA AS PER U.L.C.	TRIANGULATION METHOD AREA	AREA UNDER (R-ZONE)	AREA UNDER (40.00 MT. RD)	AREA UNDER (12.00 MT. RD)	AREA UNDER 12.00 M. ROAD N.D.Z. (250 M. BELT)	AREA UNDER N.D.Z.	AREA UNDER N.D.Z. (250 M. BELT)	AREA UNDER NIP	AREA CONSIDERED FOR FSI
1141	75391.80	75391.80	69787.00	33030.43	2932.03	140.82	18.87	33824.54	1947.74	274.52	69787.00

BUILT-UP AREA SUMMARY

BLDG. NOS.	FLOORS	TOTAL BUILT-UP AREA RESIDENTIAL	TOTAL BUILT-UP AREA COMMERCIAL	NO. OF TENEMENTS
TOWER - A	GROUND FLOOR + 1ST FLOOR TO 4TH PARKING FLOOR + 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	47353.15 SQ.MT.	---- SQ.MT.	415 NOS.
TOWER - B	GROUND FLOOR + 1ST FLOOR TO 5TH PARKING FLOOR + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	47301.69 SQ.MT.	---- SQ.MT.	415 NOS.
TOWER - C	GROUND FLOOR + 1ST FLOOR TO 3RD PARKING FLOOR + 4TH & 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	48595.69 SQ.MT.	---- SQ.MT.	427 NOS.
TOWER - D	SERVICE LEVEL + GROUND FLOOR + 1ST TO 3RD PARKING FLOORS + 3RD TO 5TH FLOORS (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	49336.80 SQ.MT.	---- SQ.MT.	435 NOS
TOWER - E COMM AREA	SERVICE LEVEL + GROUND FLOOR (PARKING) + 1ST FLOOR PARKING LEVEL 1) PARTLY COMMERCIAL + 2ND TO 3RD PARKING FLOOR (LEVEL 5) + 4TH TO 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 12TH UPPER FLOOR	6503.37 SQ.MT.	2040.00 SQ.MT.	41 NOS
CLUBHOUSE	CRECHE & FITNESS CENTER COUNTED IN FSI	294.00 SQ.MT.		
		199384.70 SQ.MT.	2040.00 SQ.MT.	1733 NOS.
	TOTAL AREA (A + B)	201424.70 SQ.MT.		

STATEMENT FOR FLATS WITH B/UP AREA BELOW 50 SQ.MT.

FLOOR IN BLDG	FLAT NO.	B/UP AREA in sq.mt.	NO. OF FLAT	TOTAL in sq.mt.	NO. OF FLR	TOTAL in sq.mt.
IN BLDG. TOWER - A 8th TO 60th FLOORS	2,3	32.19	2	64.38	53	3760.90
IN BLDG. TOWER - B 6th TO 60th FLOORS	2,3	32.19	2	64.38	55	3540.90
IN BLDG. TOWER - C 4th TO 60th FLOORS	2,3	32.19	2	64.38	57	3669.66
IN BLDG. TOWER - D 4th TO 60th FLOORS	2,3	32.19	2	64.38	57	3669.66
					TOTAL	14641.12

SUMMARY

BLDG. TYPE	TENEMENTS AREA IN SQ.M 30.00	40.0-80.0	80.0-150.0	150.0 AND ABOVE
T-A	106	290	19	
T-B	110	284	21	
T-C	114	292	21	
T-D	114	302	19	
T-E	00	36	05	
TOTAL	444	1204	85	
		1733		

AREA STATEMENT FOR LIG/MIG FLATS AS PER RULE NO.4.8.1(b)(xvi)

1	PROPOSED BUILT UP AREA (BASE FSI)	52212.02
2	20% OF THE FSI TO BE USED FOR THE CONSTRUCTION OF FLATS BELOW 50 SQ.MT. B/UP AREA	10442.40
3	PROPOSED B/UP AREA OF BLDG. TOWER - 'A' TO 'D'	14641.12

REQUIRED COMM. AREA CALCULATION AS PER RULE NO.4.8.1(D)(xv)

		AREA IN SQ.MT.
1	AREA UNDER IND. ZONE	66420.76
2	EARLIER 1 TO R' AS PER 2007 REGULATION	57210.00
3	BALANCE AREA 1 TO R' AS PER 2018 REGULATION	9210.76
4	MINIMUM 20% REQD. COMM. AREA AS PER 2018 REG.	1842.15
5	PROPOSED COMM. B/UP AREA EXCLUDING ANCILLARY	1842.15

ADDITIONAL REQUIREMENTS AS PER RULE NO.9.31

FITNESS CENTRE, CRÈCHE, SOCIETY OFFICE CUM LETTER BOX ROOM, ADMEASURING AREA OF ABOUT 20 SQ.M.IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300FLATS.

PROPOSED 1733 FLATS REQUIRED = 128.87 SQ.MT.

BLDG. TYPE	FITNESS CENTRE	SOCIETY OFFICE/LETTER BOX	CRÈCHE
T-A	PROVIDED IN	27.95	PROVIDED IN
T-B	CLUBHOUSE =	27.95	CLUBHOUSE =
T-C	147.00 SQ.MT.	27.95	147.00 SQ.MT.
T-D		30.69	
T-E		----	
CLUB HOUSE			
TOTAL PROPOSED AREA	147.00	142.49	147.00

ADDITIONAL REQUIREMENTS AS PER RULE NO.9.31

SANITARY BLOCK FOR SERVANTS HAVING MAXIMUM AREA OF 3 SQ.M.IN SCHEMES HAVING MINIMUM100 FLATS AND THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 200 FLATS.

PROPOSED 1733 FLATS REQUIRED = 27.50 SQ.MT.

BLDG. TYPE	SERVANT TOILET
T-A	2.55 X 55 FLOORS = 140.25
T-B	2.55 X 55 FLOORS = 140.25
T-C	2.55 X 55 FLOORS = 140.25
T-D	2.55 X 55 FLOORS = 140.25
T-E	3.00 X 11 FLOORS = 33.00
TOTAL PROPOSED AREA	594.00 SQ.MT.

ADDITIONAL REQUIREMENTS AS PER RULE NO.9.31

DRIVERS ROOM OF SIZE 12 SQ.M. WITH ATTACHED TOILET IN SCHEMES HAVING MIN. 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.

PROPOSED 1733 FLATS REQUIRED = 66.43 SQ.MT.

BLDG. TYPE	DRIVERS TOILET	DRIVERS ROOM
T-A	2.55 X 5 FLOORS = 12.75	14.23
T-B	2.55 X 5 FLOORS = 12.75	14.23
T-C	2.55 X 5 FLOORS = 12.75	14.23
T-D	2.55 X 6 FLOORS = 15.30	14.63
T-E	3.00 X 5 FLOORS = 15.00	15.68
TOTAL PROPOSED AREA	68.55 SQ.MT.	72.60 SQ.MT.

PARKING STATEMENT FOR SALE BLDGS.

DESCRIPTION	TENEMENTS	CAR PARKING	2-W PARKING
FOR EVERY 2 TENEMENT HAVING CARPET AREA 30.00 SQ.MT.BELOW (2 scooter)	444	00	444
FOR EVERY 2 TENEMENT HAVING CARPET AREA 40 TO 80 SQ.MT. (1 car + 2 scooter)	00	00	00
FOR EVERY 1 TENEMENT HAVING CARPET AREA 80 TO 150 SQ.MT. (1 car + 1 scooter)	1204	1204	1204
FOR EVERY 1 TENEMENT HAVING CARPET AREA 150 SQ.MT. ABOVE (2 car + 1 scooter)	85	170	85
5 % FOR VISITORS		69	87
FOR EVERY 100 SQ.MT. CARPET AREA OF OFFICE SPACE (2 car + 6 scooter) 2040.00 SQ.MT.		41	122
TOTAL	1733	1484	1942
REQUIRED PARKING		4-W 1484	2-W 1942
COMPOSITE PARKING AS PER UDCPR REG. 8.1 (iv) 1978 SCOOTER PARKING CAN BE CONVERTED INTO 330 CAR PARKING SPACES		add 324	less1942
TOTAL REQUIRED PARKING		1808	0
MAX. PERMISSIBLE PARKING (1.5 TIMES OF REQUIRED)		2711	0

PROPOSED PARKING	CAR PARKING	2-W PARKING
GR. FLOOR (PARKING LVL.0)	331	00
1ST FLOOR (PARKING LVL.1)	570	00
2ND FLOOR (PARKING LVL.2)	679	00
3RD FLOOR(PARKING LVL.3)	614	00
4TH FLOOR(PARKING LVL.4)	613	00
5TH FLOOR(PARKING LVL.5)	592	00
TOTAL	3399	00
EXCESS CARS	688	

COVERED AREA CALCULATION

BLDG. NO.	NO OF FLOORS	TOTAL B/U AREA (F.S.I. AREA) (SQ.MT.)	REFUGE AREA (SQ.MT.)	ENT LOBBY AREA (SQ.MT.)
TOWER - A	GROUND FLOOR + 1ST FLOOR TO 4TH PARKING FLOOR + 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	47353.15	522.06	10.03
TOWER - B	GROUND FLOOR + 1ST FLOOR TO 5TH PARKING FLOOR + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	47301.69	519.97	10.16
TOWER - C	GROUND FLOOR + 4TH & 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	48595.69	519.97	10.03
TOWER - D	SERVICE LEVEL + GROUND FLOOR + 1ST TO 3RD PARKING FLOORS + 3RD TO 5TH FLOORS (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 60TH UPPER FLOOR (RESIDENTIAL)	49336.80	522.06	10.03
TOWER - E	SERVICE LEVEL + GROUND FLOOR (PARKING) + 1ST FLOOR PARKING LEVEL 1) PARTLY COMMERCIAL + 2ND TO 3RD PARKING FLOOR (LEVEL 5) + 4TH TO 5TH FLOOR (PARKING) PARTLY RESIDENTIAL + 6TH FLOOR (LANDSCAPE) PARTLY RESIDENTIAL + 7TH TO 12TH UPPER FLOOR	6503.37	47.49	10.16
	TOTAL	199090.70		50.41
	COMMERCIAL BLOCK AT TOWER E	2040.00		
CLUBHOUSE	CRECHE & FITNESS CENTER COUNTED IN FSI	294.00		
	TOTAL A	201424.70	2131.55	
SERVICE LEVEL			2158.50	
GR. FLOOR (PARKING LVL.0)			26450.68	
1ST FLOOR (PARKING LVL.1)			22800.79	
2ND FLOOR (PARKING LVL.2)			21778.52	
3RD FLOOR(PARKING LVL.3)			20256.87	
4TH FLOOR(PARKING LVL.4)			20002.70	
5TH FLOOR(PARKING LVL.5)			19790.84	
CLUB HOUSE AREA			1318.00	
TOTAL COVERED AREA (B)			136688.45	
GROSS CONSTRUCTION AREA		338113.15		

R.G. AREA CALCULATION (AS PER RULE NO.3.4.1) REQUIRED 10% R.G

AREA OF NET PLOT AREA =47465.47sq.mt. x 10% = 4746.55 sq.mt.

PROPOSED R.G.1 AT GR.LVL.	=	17164.23 SQ.MT.
PROPOSED R.G. 2 AT PODIUM LVL.	=	8942.73 SQ.MT.
TOTAL PROPOSED R.G. AREA	=	26106.96 SQ.MT.
PROPOSED R.G. 2 AT PODIUM LVL.	=	8942.73 SQ.MT.
15% PERMISSIBLE CLUBHOUSE	=	1341.41 SQ.MT.
10% ON GROUND LEVEL ON RG	=	894.27 SQ.MT.
5% ON LEVEL 1	=	447.14 SQ.MT.

TOTAL CLUBHOUSE AREA PROPOSED (FREE OF FSI)

1	LOWER LEVEL CLUBHOUSE	=	882.50 SQ.MT.
2	UPPER LEVEL CLUBHOUSE	=	436.00 SQ.MT.
	TOTAL ADDITION	=	1318.50 SQ.MT.

ADDITIONAL AMENTIES AREA PROPOSED (COUNTED IN FSI)

1	CRECHE ON LOWER LEVEL	=	147.00 SQ.MT.
2	FITNESS CENTER ON UPPER LEVEL	=	147.00 SQ.MT.
	TOTAL ADDITION	=	1612.50 SQ.MT.

PROPOSED R.G. AT GROUND LVL. AREA CALCULATION

ADDITION							
1	0.50	X 87.58	X 16.36	=	716.40	SQ.MT.
2	0.50	X 113.74	X 58.03	=	3300.17	SQ.MT.
3	0.50	X 95.91	X 17.25	=	827.22	SQ.MT.
4	0.50	X 151.84	X 54.45	=	4133.84	SQ.MT.
5	0.50	X 151.84	X 35.35	=	2683.77	SQ.MT.
6	AREA AS PER P-LINE			=	35.99	SQ.MT.
7	0.50	X 113.58	X 28.47	=	1616.81	SQ.MT.
8	0.50	X 113.58	X 29.11	=	1653.16	SQ.MT.
9	0.50	X 128.10	X 19.23	=	1231.68	SQ.MT.
10	AREA AS PER P-LINE			=	194.56	SQ.MT.
	TOTAL ADDITION			=	16096.81	SQ.MT.

PODIUM RG. AREA CALCULATION

ADDITION						
1	0.50	X 46.75	X 9.42	=	220.19	SQ.MT.
2	0.50	X 46.75	X 14.24	=	332.86	SQ.MT.
3	0.50	X 42.31	X 6.45	=	136.45	SQ.MT.
4	0.50	X 57.62	X 10.47	=	301.64	SQ.MT.
5	AREA AS P-LINE			=	57.37	SQ.MT.
6	0.50	X 50.43	X 16.31	=	411.26	SQ.MT.
7	AREA AS P-LINE			=	66.51	SQ.MT.
8	0.50	X 71.39	X 43.39	=	1548.81	SQ.MT.
9	0.50	X 71.39	X 22.16	=	791.00	SQ.MT.
10	0.50	X 82.13	X 33.00	=	1355.15	SQ.MT.
11	AREA AS P-LINE			=	119.73	SQ.MT.
12	AREA AS P-LINE			=	72.92	SQ.MT.
13	0.50	X 21.60	X 16.00	=	172.80	SQ.MT.
14	AREA AS P-LINE			=	129.70	SQ.MT.
15	AREA AS P-LINE			=	21.17	SQ.MT.
16	0.50	X 18.01	X 6.89	=	62.04	SQ.MT.
17	AREA AS PER P-LINE			=	19.24	SQ.MT.
18	0.50	X 25.30	X 1.92	=	24.29	SQ.MT.
19	0.50	X 51.44	X 21.14	=	543.72	SQ.MT.
20	AREA AS P-LINE			=	208.50	SQ.MT.
21	0.50	X 87.21	X 24.15	=	1053.06	SQ.MT.
22	0.50	X 89.31	X 13.21	=	589.89	SQ.MT.
23	0.50	X 89.31	X 22.39	=	999.83	SQ.MT.
24	0.50	X 22.57	X 9.00	=	101.57	SQ.MT.
25	0.50	X 21.51	X 3.24	=	34.85	SQ.MT.
26	AREA AS P-LINE			=	24.48	SQ.MT.
27	0.50	X 65.73	X 6.24	=	205.08	SQ.MT.
28	0.50	X 59.82	X 13.76	=	411.56	SQ.MT.
29	0.50	X 13.81	X [illegible]	=	37.85	SQ.MT.
30	0.50	X 25.08	X 10.44	=	130.92	SQ.MT.
31	0.50	X 38.16	X 18.90	=	360.61	SQ.MT.
32	0.50	X 38.16	X 17.86	=	340.77	SQ.MT.
33	0.50	X 25.83	X 7.09	=	91.57	SQ.MT.
34	0.50	X 25.83	X 5.93	=	76.59	SQ.MT.
35	0.50	X 3.28	X 5.65	=	18.53	SQ.MT.
	TOTAL ADDITION			=	9177.93	SQ.MT.
	LESS CLUBHOUSE BLOCK COUNTED IN FSI	16.00	X 14.70	=	235.20	SQ.MT.
	TOTAL RG ON PODIUM			=	8942.73	SQ.MT.

AMENITY AREA CALCULATION AS PER UDCPR (4.8.1 (b) v)

REQUIRED (10% UP TO 2HA. & 15% FOR THE AREA OVER AND ABOVE 2 HA = TOTAL AREA = 66420.76 SQ.MT.
= 66420.76- 20000.00 = 46,420.76 sq.mt.
:- 20000.00 X 10% = 2000.00 SQ.MT.
:- 46,420.76 X 15% = 6,963.11 SQ.MT.
TOTAL REQUIRED AMENITY = 8963.11 sq.mt.
PROPOSED AMENITY AREA = 17008.29 SQ.MT.

AMENITY AREA UNDER NDZ CALCULATION

ADDITION							
1	1/2 X 31.222	X 4.254	X 1 NO	=	66.41	SQ.MT.
2	1/2 X 41.066	X 17.540	X 1 NO	=	360.15	SQ.MT.
3	1/2 X 65.436	X 24.421	X 1 NO	=	799.01	SQ.MT.
4	1/2 X 82.311	X 20.862	X 1 NO	=	858.59	SQ.MT.
5	1/2 X 82.311	X 22.315	X 1 NO	=	918.38	SQ.MT.
6	1/2 X 29.883	X 1.607	X 1 NO	=	24.01	SQ.MT.
7	1/2 X 35.902	X 16.434	X 1 NO	=	295.01	SQ.MT.
8	1/2 X 35.902	X 1.465	X 1 NO	=	26.30	SQ.MT.
9	1/2 X 33.551	X 6.000	X 1 NO	=	100.65	SQ.MT.
10	1/2 X 31.739	X 7.220	X 1 NO	=	114.58	SQ.MT.
11	1/2 X 5.478	X 0.314	X 1 NO	=	0.86	SQ.MT.
12	1/2 X 5.455	X 0.781	X 1 NO	=	2.13	SQ.MT.
13	1/2 X 66.303	X 17.904	X 1 NO	=	593.54	SQ.MT.
14	1/2 X 68.215	X 4.459	X 1 NO	=	152.09	SQ.MT.
15	1/2 X 63.803	X 5.970	X 1 NO	=	190.45	SQ.MT.
16	1/2 X 67.129	X 12.590	X 1 NO	=	422.58	SQ.MT.
17	1/2 X 69.374	X 6.330	X 1 NO	=	219.57	SQ.MT.
18	1/2 X 69.374	X 3.611	X 1 NO	=	125.25	SQ.MT.
19	1/2 X 66.575	X 2.104	X 1 NO	=	70.04	SQ.MT.
20	1/2 X 65.631	X 2.956	X 1 NO	=	97.00	SQ.MT.
21	1/2 X 62.475	X 3.803	X 1 NO	=	118.80	SQ.MT.
22	1/2 X 62.979	X 7.821	X 1 NO	=	246.28	SQ.MT.
23	1/2 X 72.912	X 8.992	X 1 NO	=	327.81	SQ.MT.
24	1/2 X 65.403	X 1.769	X 1 NO	=	57.85	SQ.MT.
25	1/2 X 91.164	X 21.314	X 1 NO	=	971.53	SQ.MT.
26	1/2 X 103.963	X 12.308	X 1 NO	=	639.79	SQ.MT.
27	1/2 X 117.091	X 10.629	X 1 NO	=	622.28	SQ.MT.
28	1/2 X 126.002	X 18.938	X 1 NO	=	1193.11	SQ.MT.
29	1/2 X 126.002	X 11.064	X 1 NO	=	697.04	SQ.MT.
30	1/2 X 8.866	X 0.739	X 1 NO	=	3.28	SQ.MT.
31	1/2 X 123.067	X 4.032	X 1 NO	=	248.10	SQ.MT.
32	1/2 X 115.242	X 13.773	X 1 NO	=	793.61	SQ.MT.
33	1/2 X 104.411	X 9.651	X 1 NO	=	503.84	SQ.MT.
34	1/2 X 20.569	X 8.500	X 1 NO	=	87.42	SQ.MT.
35	1/2 X 100.745	X 17.356	X 1 NO	=	874.27	SQ.MT.
36	1/2 X 117.769	X 11.699	X 1 NO	=	688.89	SQ.MT.
	TOTAL ADDITION			=	13510.50	SQ.MT. X

AMENITY AREA OUT OF NDZ

ADDITION						
1	1/2 X 89.636	X 19.536	X 1 NO	=	875.56	SQ.MT.
2	1/2 X 57.488	X 8.379	X 1 NO	=	240.85	SQ.MT.
3	1/2 X 54.447	X 9.443	X 1 NO	=	257.07	SQ.MT.
4	1/2 X 65.713	X 31.991	X 1 NO	=	1051.11	SQ.MT.
5	1/2 X 65.713	X 10.649	X 1 NO	=	349.89	SQ.MT.
6	1/2 X 49.972	X 16.541	X 1 NO	=	413.29	SQ.MT.
7	1/2 X 49.972	X 7.372	X 1 NO	=	184.20	SQ.MT.
8	1/2 X 43.665	X 5.529	X 1 NO	=	120.71	SQ.MT.
9	1/2 X 13.593	X 0.745	X 1 NO	=	5.06	SQ.MT.
	TOTAL ADDITION			=	3497.74	SQ.MT. X1
	TOTAL ADDITION (X + X1)			=	17008.29	SQ.MT.

C.T.S. NO 1141, AREA CALCULATIONS FOR OUT OF NDZ ('R' zone)

ADDITION					
1	0.5 X 18.21	X 1.41	=	12.84	SQ.MT.
2	0.5 X 40.81	X 14.73	=	300.57	SQ.MT.
3	0.5 X 49.26	X 25.80	=	635.45	SQ.MT.
4	0.5 X 65.70	X 23.33	=	766.39	SQ.MT.
5	0.5 X 65.70	X 22.16	=	727.96	SQ.MT.
6	0.5 X 132.37	X 27.32	=	1808.17	SQ.MT.
7	0.5 X 132.37	X 14.99	=	992.11	SQ.MT.
8	0.5 X 128.55	X 5.34	=	343.23	SQ.MT.
9	0.5 X 139.14	X 34.19	=	2378.60	SQ.MT.
10	0.5 X 37.42	X 15.26	=	285.51	SQ.MT.
11	0.5 X 146.55	X 42.76	=	3133.24	SQ.MT.
12	0.5 X 174.37	X 108.99	=	9502.29	SQ.MT.
13	0.5 X 174.37	X 12.42	=	1082.84	SQ.MT.
14	0.5 X 198.25	X 13.33	=	1321.34	SQ.MT.
15	0.5 X 198.25	X 54.68	=	5420.16	SQ.MT.
16	0.5 X 75.59	X 7.42	=	280.44	SQ.MT.
17	0.5 X 68.22	X 5.23	=	178.40	SQ.MT.
18	0.5 X 181.24	X 17.75	=	1608.51	SQ.MT.
19	0.5 X 185.76	X 23.90	=	2219.83	SQ.MT.
20	0.5 X 24.38	X 3.16	=	38.52	SQ.MT.
	TOTAL ADDITION		=	33030.43	SQ.MT. (A)

AREA UNDER 40.00MT. WIDE D.P. ROAD CALCULATION

ADDITION					
1	0.5 X 16.55	X 5.54	=	45.87	SQ.MT.
2	0.5 X 17.39	X 9.01	=	78.39	SQ.MT.
3	0.5 X 17.47	X 8.56	=	74.77	SQ.MT.
4	0.5 X 10.85	X 0.87	=	4.72	SQ.MT.
5	0.5 X 15.17	X 0.85	=	6.45	SQ.MT.
6	0.5 X 38.01	X 13.58	=	258.09	SQ.MT.
7	0.5 X 34.06	X 2.14	=	36.44	SQ.MT.
8	0.5 X 39.55	X 1.21	=	23.93	SQ.MT.
9	0.5 X 39.55	X 11.47	=	226.82	SQ.MT.
10	0.5 X 11.84	X 0.95	=	5.62	SQ.MT.
11	4.87 X	0.39 X	=	1.90	SQ.MT.
12	0.5 X 34.94	X 5.46	=	95.39	SQ.MT.
13	0.5 X 12.85	X 0.88	=	5.65	SQ.MT.
14	0.5 X 12.85	X 5.58	=	35.85	SQ.MT.
15	0.5 X 34.94	X 7.93	=	138.54	SQ.MT.
16	0.5 X 28.34	X 3.39	=	48.04	SQ.MT.
17	0.5 X 32.36	X 14.53	=	235.10	SQ.MT.
18	0.5 X 32.36	X 1.54	=	24.92	SQ.MT.
19	0.5 X 21.59	X 4.78	=	51.60	SQ.MT.
20	0.5 X 40.10	X 14.44	=	289.52	SQ.MT.
21	0.5 X 28.05	X 10.75	=	150.77	SQ.MT.
22	0.5 X 18.97	X 1.31	=	12.43	SQ.MT.
23	0.5 X 20.48	X 6.47	=	66.25	SQ.MT.
24	0.5 X 20.75	X 15.21	=	157.80	SQ.MT.
25	0.5 X 38.79	X 15.25	=	295.77	SQ.MT.
26	0.5 X 35.30	X 7.73	=	136.43	SQ.MT.
27	0.5 X 20.95	X 9.40	=	98.47	SQ.MT.
28	0.5 X 27.28	X 12.08	=	164.77	SQ.MT.
29	0.5 X 27.28	X 12.13	=	165.45	SQ.MT.
	TOTAL ADDITION		=	2932.03	SQ.MT. (B)

AREA UNDER NO DEVELOPMENT ZONE CALCULATION (NDZ)

ADDITION					
1	0.5 X 32.50	X 0.37	=	6.01	SQ.MT.
2	0.5 X 32.50	X 6.89	=	111.96	SQ.MT.
3	0.5 X 30.63	X 17.67	=	270.62	SQ.MT.
4	0.5 X 22.18	X 11.00	=	121.99	SQ.MT.
5	0.5 X 16.29	X 1.71	=	13.93	SQ.MT.
6	0.5 X 30.63	X 5.50	=	84.23	SQ.MT.
7	0.5 X 41.17	X 17.86	=	367.65	SQ.MT.
8	0.5 X 43.17	X 4.14	=	89.36	SQ.MT.
9	0.5 X 62.15	X 8.99	=	279.36	SQ.MT.
10	0.5 X 21.86	X 4.50	=	49.19	SQ.MT.
11	0.5 X 89.17	X 20.14	=	897.94	SQ.MT.
12	0.5 X 36.44	X 4.37	=	79.62	SQ.MT.
13	0.5 X 33.34	X 8.44	=	140.69	SQ.MT.
14	0.5 X 11.64	X 2.97	=	17.29	SQ.MT.
15	0.5 X 151.63	X 51.60	=	3912.05	SQ.MT.
16	0.5 X 151.63	X 90.20	=	6838.51	SQ.MT.
17	0.5 X 94.28	X 7.10	=	334.69	SQ.MT.
18	0.5 X 88.65	X 6.05	=	268.17	SQ.MT.
19	0.5 X 87.26	X 3.91	=	170.59	SQ.MT.
20	0.5 X 85.05	X 12.14	=	516.25	SQ.MT.
21	0.5 X 75.11	X 15.59	=	585.48	SQ.MT.
22	0.5 X 66.86	X 16.73	=	559.28	SQ.MT.
23	0.5 X 61.61	X 17.04	=	524.92	SQ.MT.
24	0.5 X 60.97	X 13.81	=	421.00	SQ.MT.
25	0.5 X 20.57	X 8.50	=	87.42	SQ.MT.
26	0.5 X 47.78	X 9.01	=	215.25	SQ.MT.
27	0.5 X 33.32	X 7.58	=	126.28	SQ.MT.
28	0.5 X 32.53	X 6.50	=	105.72	SQ.MT.
29	0.5 X 105.01	X 21.33	=	1119.93	SQ.MT.
30	0.5 X 98.55	X 20.99	=	1034.28	SQ.MT.
31	0.5 X 104.77	X 31.68	=	1659.56	SQ.MT.
32	0.5 X 33.68	X 7.82	=	131.69	SQ.MT.
32a	0.5 X 21.78	X 7.95	=	86.57	SQ.MT.
33	0.5 X 104.77	X 47.65	=	2496.15	SQ.MT.
34	0.5 X 114.59	X 75.00	=	4297.13	SQ.MT.
35	0.5 X 114.59	X 55.36	=	3171.85	SQ.MT.
36	0.5 X 61.74	X 18.44	=	569.24	SQ.MT.
37	0.5 X 39.77	X 8.58	=	170.61	SQ.MT.
38	0.5 X 32.02	X 16.48	=	263.84	SQ.MT.
39	0.5 X 30.13	X 10.53	=	158.63	SQ.MT.
40	0.5 X 31.25	X 3.40	=	53.13	SQ.MT.
41	0.5 X 3.81	X 1.45	=	2.76	SQ.MT.
42	0.5 X 103.35	X 14.46	=	747.22	SQ.MT.
43	AREA AS PER P-LINE			12.36	SQ.MT.
44	0.5 X 56.29	X 9.39	=	264.28	SQ.MT.
45	0.5 X 41.43	X 18.82	=	389.86	SQ.MT.
	TOTAL ADDITION		=	33824.54	SQ.MT. (C)
	TOTAL ADDITION		=	69787.00	SQ.MT.

PLOT AREA CALCULATION LDZ

SR.NO.						AREA (IN SQ.MT)
1	1/2	X 36.52	X 14.82	=	270.61	SQ.MT.
2	1/2	X 37.22	X 0.95	=	17.68	SQ.MT.
3	1/2	X 44.11	X 8.40	=	185.26	SQ.MT.
4	1/2	X 6.23	X 0.58	=	1.81	SQ.MT.
5	1/2	X 14.44	X 8.38	=	60.50	SQ.MT.
6	1/2	X 14.54	X 4.73	=	34.39	SQ.MT.
7	1/2	X 14.54	X 0.33	=	2.40	SQ.MT.
8	1/2	X 14.22	X 1.06	=	7.54	SQ.MT.
9	1/2	X 21.72	X 9.77	=	106.10	SQ.MT.
10	1/2	X 34.36	X 5.82	=	99.99	SQ.MT.
11	1/2	X 49.17	X 19.55	=	480.64	SQ.MT.
12	1/2	X 28.64	X 2.01	=	28.78	SQ.MT.
13	1/2	X 26.25	X 11.26	=	147.79	SQ.MT.
14	1/2	X 19.23	X 11.28	=	108.46	SQ.MT.
15	1/2	X 21.26	X 5.79	=	61.55	SQ.MT.
16	1/2	X 28.35	X 6.93	=	98.23	SQ.MT.
17	1/2	X 36.20	X 4.90	=	88.69	SQ.MT.
18	1/2	X 45.93	X 5.59	=	128.37	SQ.MT.
19	1/2	X 13.24	X 2.42	=	16.02	SQ.MT.
20	1/2	X 6.88	X 0.78	=	2.68	SQ.MT.
	TOTAL ADDITION			=	1947.49	SQ.MT.

PLOT AREA CALCULATION FOR NDZ ROAD

SR.NO.	PLOT AREA NO.	TOTAL AREA (SQ.MT)
1	A	10.49
2	B	27.15
3	C	23.11
4	D	19.97
5	E	20.03
6	F	11.82
7	G	19.58
8	H	8.67
	TOTAL PLOT AREA	140.82

PLOT AREA CALCULATION FOR LDZ ROAD

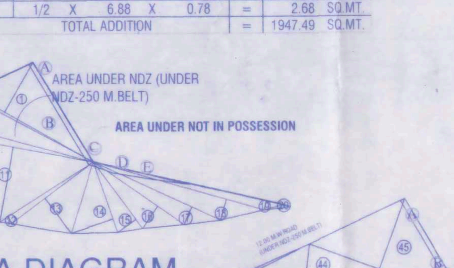
SR.NO.	PLOT AREA NO.	TOTAL AREA (SQ.MT)
1	A	3.26
2	B	1.43
3	C	8.06
4	D	6.12
	TOTAL PLOT AREA	18.87

PLOT AREA CALCULATION FOR NIP

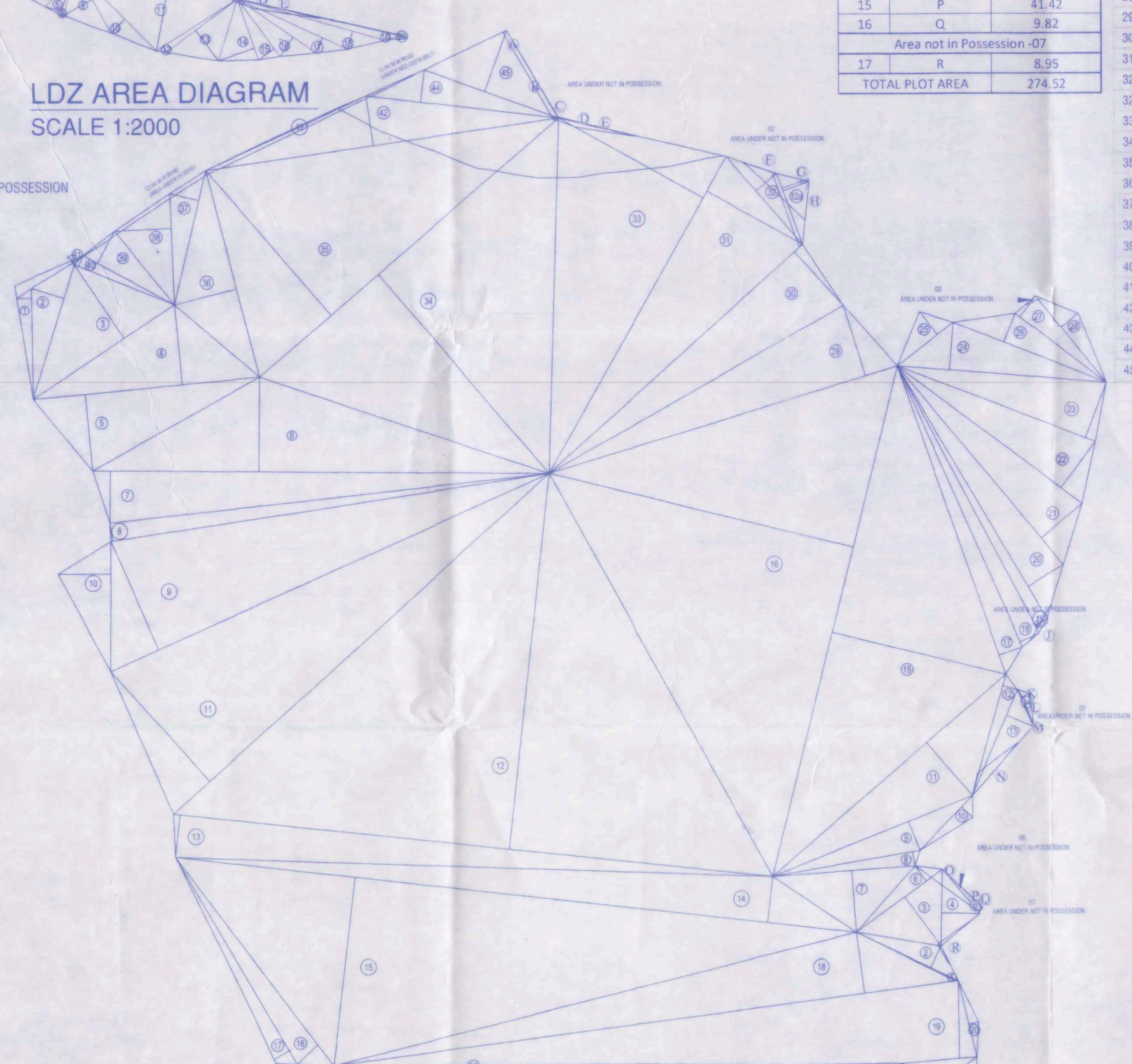
SR.NO.	PLOT AREA NO.	TOTAL AREA (SQ.MT)
	Area not in Possession -01	
1	A	17.37
2	B	21.82
3	C	0.43
4	D	1.93
5	E	18.34
	Area not in Possession -02	
5	F	5.37
6	G	41.08
7	H	61.35
	Area not in Possession -03	
8	I	4.05
	Area not in Possession -04	
9	J	9.23
	Area not in Possession -05	
10	K	4.52
11	L	0.84
12	M	2.75
13	N	32.88
	Area not in Possession -06	
14	O	1.32
15	P	41.42
16	Q	9.82
	Area not in Possession -07	
17	R	8.95
	TOTAL PLOT AREA	274.52

LAYOUT PLAN
SCALE 1:500

PODIUM R.G. AREA DIAGRAM
SCALE= 1:2000



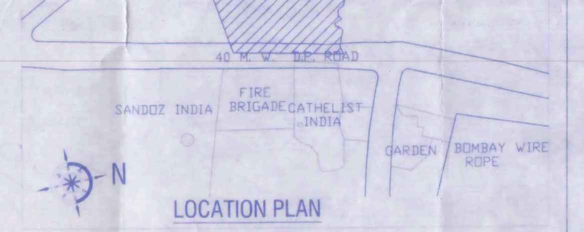
LDZ AREA DIAGRAM
SCALE 1:2000



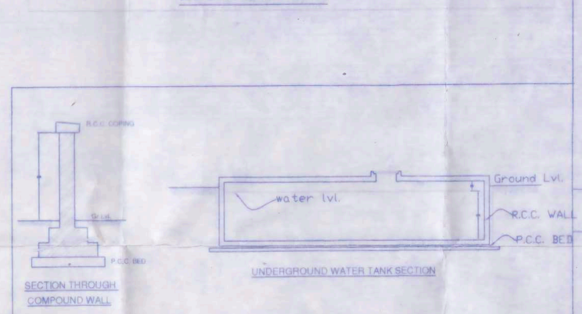
PLOT AREA DIAGRAM
SCALE 1:2000

PROFORMA - A

				SQ. MTS.
A			AREA STATEMENT	
	1		AREA OF PLOT-A (MINIMUM AREA OF a, b, c, TO BE CONSIDERED)	69787.00
		a	AS PER OWNERSHIP DOCUMENT (AS PER P.R. CARD)	75391.80
		b	AS PER MEASUREMENT SHEET	69787.00
		c	AS PER SITE (69787.00 - 274.52 SQ.MT. NOT IN POSSESSION AREA)	69512.48
	2		DEDUCTIONS FOR	
		a	AREA UNDER 40 M. W. D.P. ROAD	2932.03
		b	AREA UNDER 12 M. W. EXISTING ROAD	140.82
			AREA UNDER 12 M. W. EXISTING ROAD (UNDER NDZ 250 MT.BELT)	18.87
		c	(TOTAL a+c)	3091.72
	3	d	BALANCE PLOT AREA (1 - 2c)	66420.76
		a	AREA UNDER RESIDENTIAL ZONE	----
		b	AREA UNDER INDUSTRIAL ZONE	66420.76
		c	AREA UNDER NDZ (UNDER LDZ 250M BELT)	1947.00
		d	BALANCE PLOT AREA (b-c)	64473.76
	4		AMENITY SPACE (IF APPLICABLE)	
		a	REQUIRED (10% UP TO 2HA. & 15% FOR THE AREA OVER AND ABOVE 2 HA. OF IND. ZONE) = 8964.03 SQ.MT. But (Amenity area provided as per previous approval = 17008.38 sq.mt.)	
		b	PROPOSED AMENITY AREA UNDER NDZ	13510.50
		c	PROPOSED AMENITY AREA OUT SIDE NDZ	3497.74
		d	ADJUSTMENT OF 2b, IF ANY	
		e	BALANCE PROPOSED	17008.29
	5		NET PLOT AREA (3f-4e)	47465.47
	6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	
		a	REQUIRED	4746.55
		b	PROPOSED	25039.54
	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.5xBASIC FSI)	52212.02
	10		ADDITION OF FSI ON PAYMENT OF PREMIUM	
		a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE = 50% of 69512.48 = 34756.24 SQ.MT.	----
		b	PROPOSED FSI ON PAYMENT OF PREMIUM (LESS LDZ AREA)	33782.74
	11		IN-SITU FSI / TDR LOADING MAXIMUM PERMISSIBLE TDR LOADING BASED ON ROAD WIDTH = 140% OF 69512.48 = 97317.47 SQ.MT.	----
		a	IN-SITU AREA AGAINST D.P. ROAD [2.00 x SR. NO. 2a]	5864.06
		b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 x SR. NO. 4e]	34016.58
		c	TDR AREA	----
		d	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	39880.64
	12		ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	----
	13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
		a	ADD 50% AREA UNDER NDZ (UNDER LDZ 250M BELT)	973.50
		b	[9 + 10(b)+11(d)]	126848.90
		c	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES. PERMISSIBLE AS PER PROPOSED P-LINE AREA	
			i) ON RESIDENTIAL : (199384.70/1.6) X 60% = 74769.26 SQ.MT. PROPOSED ANCILLARY FSI FOR RESI.	74769.26
			ii) ON COMMERCIAL = 1842.15 X 80% = 1473.72 SQ.MT. PROPOSED ANCILLARY FSI FOR COMM.(2040 - 1842.15)	197.85
		d	TOTAL ENTITLEMENT (a+b+c+d)	201816.01
	14	a	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8) I.E.[BASIC FSI (1.10)+ADDITONAL FSI (0.50)+TDR(1.40)+ LDZ (0.50)] x 1.6 I.E.(52212.02+33782.74+39880.64+973.50)= 126848.90 SQ.M. X 1.60 OR1.8 : 126848.90 - 1842.15(comm.)= 125006.75x 1.6 = 200010.80 sq.mt. 1842.15 X 80% = 1473.72 sq.mt (Ancillary utilized =197.85 sq.mt)	201484.52
	15		TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR NO.17 B)	
		a	EXISTING BUILT-UP AREA.	----
		b	PROPOSED BUILT-UP AREA (AS PER 'P-LINE)	201424.70
			i) RESIDENTIAL	199384.70
			ii) COMMERCIAL	2040.00
		c	TOTAL (a+b)	201424.70
	16		F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	
	17		AREA FOR INCLUSIVE HOUSING, IF ANY	
		a	REQUIRED (FOR THE BASIC FSI OF RESI. ZONE ONLY)	10442.40
		b	PROPOSED B/UP AREA (BLDG.NO. A-E)	14641.12



LOCATION PLAN



NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
AREA NOT IN POSSESION SHOWN IN	PINK WASH
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH
EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW DOTTED.
NO OF EXISTING TREES	... NOS.
Description	Date

PROFORMA - B 1/40

CONTENTS OF SHEET

LAYOUT PLAN, R.G.AREA CALCULATION, ROAD AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G.TANK SECTION, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed In Permit No. V.P. 805/ 0196/20
TMC/TDD/TPS/ 4477/23 Dated 20/10/2023

Deputy Engineer (TDD)

(sunil Patil) 20/10/2023
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 वर्ष कैद व रु. ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TAILLES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS .

ARCHITECTS SIGNATURE

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING :-
C.T.S.NO.- 1141, AT VILLAGE - KOLSHET, DIST - THANE (W)

NAME & SIGNATURE OF OWNERS/POAH

FOR, M/s. OBEROI REALTY LTD. POAH OF,
M/s. ASHOK NAGARI (THANE)
MR.RAJENDRA CHANDORKAR
(AUTHORIZED SIGNATORY OF POAH M/s.OBEROI)

ARCHITECT

RAJESH KISHORE DIGHE
TECHCOMM URBAN MANAGEMENT CONSULTANTS SERVICES
10,11,12, TIARA COMMERCIAL COMPLEX
GANDHINAGAR,
NEAR VASANT VIHAR
THANE (WEST) - 400 601

JOB NO. :		DATE :
SHEET NO.:	01	DRAWN BY.:
SCALE :	1:500	CHECKED BY: