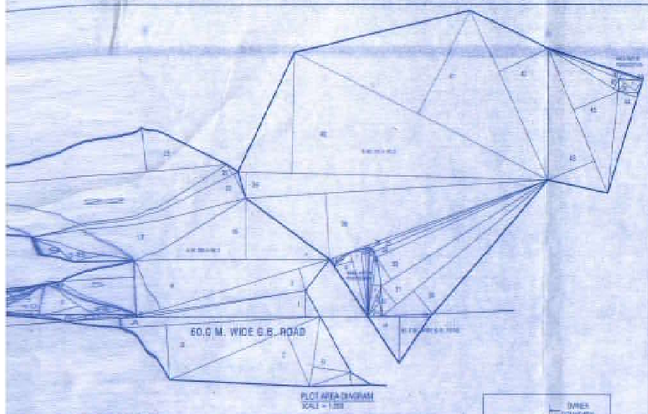
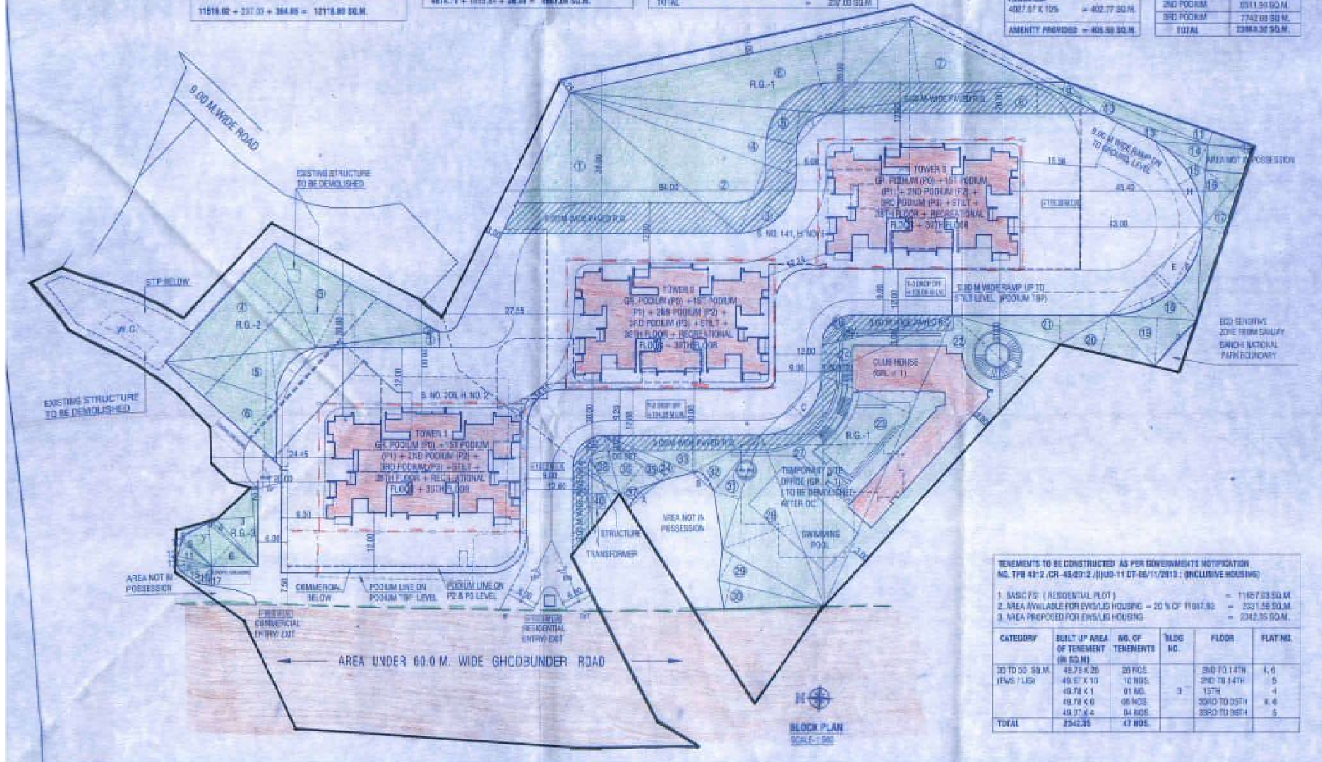




PROPOSED BUILT UP AREA STATEMENT (TOWER 1, 2 & 3 - 33 TO 39 FLOORS AS PER UDCPR) :

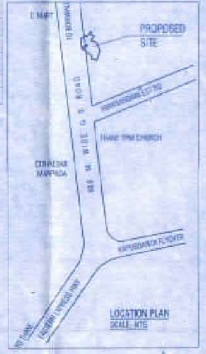
BLDG NO.	BLDG DESCRIPTION	NOS. OF FLOORS	BUILT UP AREA PER FLOOR (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)	HEIGHT (IN MT.)
1	GR. PODIUM + 1ST PODIUM + 2ND PODIUM + 3RD PODIUM + STILT + 38TH FLOOR + RECREATIONAL FLOOR + 39TH FLOOR	33RD TO 36TH, 38TH TYPICAL FLOOR	637.01 X 5 = 3185.05	4115.73	141.95
		37TH REFUGE FLOOR	584.46 X 1 = 584.46		
		39TH FLOOR	346.22 X 1 = 346.22		
2	GR. PODIUM + 1ST PODIUM + 2ND PODIUM + 3RD PODIUM + STILT + 38TH FLOOR + RECREATIONAL FLOOR + 39TH FLOOR	33RD TO 36TH, 38TH TYPICAL FLOOR	637.01 X 5 = 3185.05	4115.73	141.95
		37TH REFUGE FLOOR	584.46 X 1 = 584.46		
		39TH FLOOR	346.22 X 1 = 346.22		
3	GR. PODIUM + 1ST PODIUM + 2ND PODIUM + 3RD PODIUM + STILT + 38TH FLOOR + RECREATIONAL FLOOR + 39TH FLOOR	33RD FLOOR	498.26 X 1 = 498.26	3409.05	141.95
		34TH & 35TH FLOOR	434.14 X 2 = 868.28		
		36TH FLOOR	530.71 X 1 = 530.71		
		37TH REFUGE FLOOR	555.57 X 1 = 555.57		
		38TH FLOOR	637.01 X 1 = 637.01		
		39TH FLOOR	346.22 X 1 = 346.22		
	OWNER'S ROOM AT P3 LEVEL		17.27 X 1 = 17.27	17.27	
	TOTAL PROPOSED RESIDENTIAL BUILT UP AREA			11657.78	

PROPOSED EWS BUILT UP AREA STATEMENT (TOWER 3 - AS PER UDCPR)

BLDG NO.	NOS. OF FLOORS	BUILT UP AREA PER FLOOR (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)
3	33RD TO 35TH FLOOR	149.53 X 3 = 448.59	489.56
	36TH FLOOR	40.97 X 1 = 40.97	

COVERED BUILT UP AREA STATEMENT :

SR. NO.	BLDG. DESCRIPTION	F.S.I.	AREA	BALCONY	FIRE STAIRCASE AREA	BALANCE STAIRCASE AREA	C.B.	REFUGE AREA	RECREATIONAL FLOOR	ENTRANCE LOBBY	SOCIETY OFFICE	SERVANT TOILET	FIRE CONTROL ROOM	STILT AREA	TOTAL
		A	B	C	D	E	F	G	I	J	K	L	M	N	A TO N
1	BUILDING 1 - GR. PODIUM + P1 + P2 + P3 + STILT TO 39 FLOORS	16038.12		1200.33	1336.84	3887.45	56.73	673.20	537.54	51.81	19.74	4.58	5.70	169.91	24307.75
2	BUILDING 2 - GR. PODIUM + P1 + P2 + P3 + STILT TO 39 FLOORS	16036.30		1209.25	1336.84	3887.45	56.73	673.21	537.54	51.81	19.74	4.58	5.70	169.91	24307.75
3	BUILDING 3 - GR. PODIUM + P1 + P2 + P3 + STILT TO 39 FLOORS	13287.04		952.70	1341.70	4940.07	23.79	617.02	537.54	51.81	19.74	4.58	5.70	169.91	21032.38
4	COMMERCIAL	1880.00				176.55									2056.55
5	EWS (TOWER 3)		2342.35												2342.35
6	AMENITY (P1)		405.50												405.50
7	CLUB HOUSE		524.94			36.99									561.93
8	GROUND PODIUM (P0)		1595.80												1595.80
9	1ST PODIUM (P1)		5457.85												5457.85
10	2ND PODIUM (P2)		6811.96												6811.96
11	3RD PODIUM (P3)	17.27	7742.68												7759.95
	TOTAL CONSTRUCTION AREA	47098.83	26841.11	3367.28	4015.38	12928.51	137.25	1964.32	1612.62	154.63	59.22	13.74	17.10	509.73	96718.88



PROFORMA - I AREA STATEMENT

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 141/5, 206/2 AT VILLAGE KAVESAR, TAL. & DIST. THANE

DRAWING SHEET NO. 01 / 26

CONTENTS OF SHEET

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

STAMPS OF APPROVAL OF PLANS:

Plans are approved subject to conditions Prescribed in Permit No. V.P. S06/0531/18 TMC/TD-DP/TPS/384 Dated 9/2/22

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation, The City of Thane

AREA STATEMENT

SR. NO.	DESCRIPTION	1 TO 8 206/2	8 141/5	TOTAL
1	AREA OF PLOT (AS PER 7/12 EXTRACTS)	6020.00	11200.00	17220.00
2	DEDUCTION FOR			
	A. AREA NOT IN POSSESSION	36.49	364.85	401.34
3	Balance plot area (1 - 2)	5983.51	10835.15	16818.66
4	DEDUCTION FOR			
	A. AREA UNDER 60.0 M. WIDE G.B. ROAD	1955.84	237.03	2192.87
5	BALANCE PLOT AREA (3 - 4)	4027.67	10598.12	14625.79
6	AMENITY OPEN SPACE 1 TO 'R'	10 % of (5) 402.77		402.77
7	BALANCE AREA OF PLOT	3624.90	10598.12	14223.02
8	DEDUCTION FOR 15% R.G. AS PER RULE ON (7)	0.00	0.00	0.00
9	NET PLOT AREA (7 - 8)	3624.90	10598.12	14223.02
10	PERMISSIBLE FSI	1.10	1.10	1.10
11	PERMISSIBLE FLOOR AREA (9 X 10)	3987.39	11657.93	15645.33
	ADDITION FOR			
	A. ADDITIONAL FSI (ON PAYMENT OF PREMIUM - 0.5 ON (5) = 8409.33 (4296.91 ALREADY UTILISED)			4296.91
	TO BE UTILISED			3703.00
12	B. FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS = 1.4 ON (3) = 23546.12 OUT OF WHICH 30% IS SLUM TDR = 7063.84 AND 70% IS NON SLUM TDR = 16482.29			
	A. DR GENERATED FROM AREA UNDER ROAD			4365.74
	B. DR GENERATED FROM AOS			805.53
	C. TDR FROM DRC 264 (RESERVATION)			10738.80
	D. TDR FROM DRC 42 (CONSTRUCTED AMENITY)			3962.45
	TOTAL (A+B)			27882.13
13	TOTAL PERMISSIBLE FLOOR AREA (11 + 12)			43527.46
	BUILT UP AREA AS PER TMC DCR			36240.85
14	A. RESIDENTIAL			34360.85
	B. COMMERCIAL			1880.00
15	BALANCE BUA (13 - 14)			7286.61
	TOTAL ENTITLEMENT OF FSI IN PROPOSAL			
	A. ABOVE (13)			43527.46
16	B. ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL WITH PAYMENT OF CHARGES (11937.79/1.6 = 7286.11) 60% OF 7286.11			4371.67
	TOTAL PERMISSIBLE ENTITLEMENT OF FSI (A + B)			47899.13
	A. BUILT UP AREA AS PER TMC DCR			36240.85
17	B. PROPOSED BUILT UP AREA AS PER PLAN			11657.78
	TOTAL (A + B)			47898.63
18	FSI CONSUMED (17/16)			1.00
19	BALANCE BUA (16 - 17)			0.50
20	ANCILLARY AREA UTILISED (17-13)			4371.17

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION :

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / 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 (S) NAME AND SIGNATURE

DESCRIPTION OF PROPOSAL :

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 141/5, 206/2 AT VILLAGE KAVESAR, TAL & DIST. THANE

NAME & ADDRESS OF OWNER / P.O.A.H :

M/S GODREJ MACBRIKS PVT. LTD.
GODREJ ONE, 5TH FLOOR, PIROJSHANAGAR,
EASTERN EXPRESS HIGHWAY, VIKHROLI - EAST,
MUMBAI - 400 079.

SIGNATURE OF OWNER, P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS :

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

DRG. NO.	SCALE	DATE	DRN. BY	CHKD. BY	REGISTRATION NO. OF ARCHITECT
G-826/2021/M/01	AS SHOWN	12/01/2022	NIHARIKA		CA/92/14868

NOTES

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