PROFORMA I - AREA STATEMENT

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE SAGAON BEARING S.NO. 67/1, VILLAGE - DHARIVALI BEARING S. NO. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2/A, 7/2/B, 7/2/C, 7/3/A, 7/3/B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 15/1, 16/2, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49, 50/1, 50/2, 50/3, 51/1, 51/2, 56/1, 56/2 DIST- THANE AND VILLAGE USARGHAR BEARING S.NO. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 48, 50, 51, 52/1, 52/2, 53/1/A, 53/1/B, 53/2/A, 53/2/B, 53/3/A, 53/3/B, 94 DIST- THANE

DRAWING SHEET NO. 1 / 37

CONTENTS OF SHEET

LAYOUT PLAN, BUILT UP AREA CALCULATION & SUMMARY PLOT AREA STATEMENT AS PER 7/12 EXTRACT & SUBDIVISION LAYOUT LOCATION PLAN

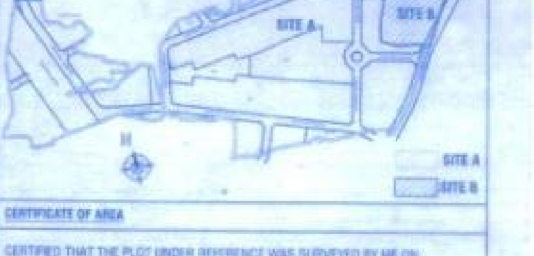
PLANS APPROVED 37 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING -
NO. SRO/Growth Centre/Amend BP/ITP-Usarghar-Dharivali-Sagaon-01/Site A/Vol-2/1720/2021
DATE: 05/08/2021
AND THE CONDITIONS MENTIONED THEREIN.
Planner, Sub-Regional Office, Thane, MMRDA
MMRDA

STAMP OF APPROVAL OF PLAN

AREA STATEMENT

SR NO.	DESCRIPTION	TOTAL AREA 115 ACRE (SITE A)	17 ACRE (SITE B)	132 ACRE (SITE A+B)
1.	AREA OF PLOT AS PER 7/12 EXTRACT			533750.00
2.	AREA OF PLOT AS PER TRANGULATION			533750.00
3.	AREA OF PLOT CONSIDERED FOR TOWNSHIP (1)			533750.00
4.	AREA OF PLOT CONSIDERED FOR TOWNSHIP	464428.00	69322.00	533750.00
5.	BASIC F.S.I	1.00	1.00	1.00
6.	PERMISSIBLE BUILT UP AREA AS PER BASIC F.S.I (4 X 5)	464428.00	69322.00	533750.00
7.	ADDITIONAL F.S.I AGAINST PAYMENT OF PREMIUM	0.70	0.70	0.70
8.	PERMISSIBLE BUILT UP AREA AS PER PREMIUM F.S.I (6 X 7) NOT CONSIDERED ON 2% AMENITY PLOT	318597.61	47554.89	366152.50
9.	**PERMISSIBLE BUILT UP AREA (6+8)**	**783025.61**	**116876.89**	**899902.50**
10.	PERMISSIBLE RESIDENTIAL BUILT UP AREA	624020.09	93307.41	717327.50
11.	PERMISSIBLE BUILT UP AREA FOR ECONOMIC ACTIVITIES	157905.52	23569.48	181475.00
12.	PERMISSIBLE BUILT UP AREA FOR PUBLIC UTILITIES	1100.00		1100.00
13.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA (60% OF (10))	374412.05	55984.45	430396.50
14.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES (80% OF (11))	126324.42	18855.58	145180.00
15.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR PUBLIC UTILITIES (80% OF (12))	880.00		880.00
16.	TOTAL ANCILLARY AREA ON PAYMENT OF PREMIUM (FOR RESIDENTIAL ECONOMIC ACTIVITIES PUBLIC UTILITIES) (13+14+15)	501616.47	74840.03	576456.50
17.	**TOTAL ENTITLEMENT OF PROJECT (10+11+12+16)**	**1284642.00**	**191716.92**	**1476358.00**
18.	PROPOSED RESIDENTIAL BUILT UP AREA	403887.07	35843.84	439730.91
19.	PROPOSED BUILT UP AREA FOR ECONOMIC ACTIVITIES	134533.22		134533.22
20.	**TOTAL PROPOSED BUILT UP AREA (18+19)**	**538420.29**	**35843.84**	**574264.13**
21.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA	119732.38		
22.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES			
23.	**TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY (20+21+22)**	**658152.67**		
24.	**PERMISSIBLE BUILT UP AREA FOR SOCIAL HOUSING**			**63885.00**
25.	PROPOSED BUILT UP AREA FOR SOCIAL HOUSING	55566.93	7020.20	62587.13
26.	TOTAL PROPOSED BUILT UP AREA (20+25)	593987.22	42864.04	636851.26
27.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY AND SOCIAL HOUSING (23+25)	713719.80	42864.04	756583.84

KEY PLAN



PROPOSED BUILT UP AREA SUMMARY - PHASE 1,2,3,4 SITE A (115 ACRE) (BLDG 24-42, - AS PER UDCPR)

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 1 - 12 BUILDINGS - STILT + 1ST TO 23RD, TOILET & DRIVERS ROOM IN MLCP 1, CLUB HOUSE (MLCP1)	112147.99
	PHASE 2 - 11 BUILDINGS - STILT + 1ST TO 23RD	87047.98
	PHASE 3 - 07 BUILDINGS - STILT + 1ST TO 32ND	90981.23
	PHASE 4 - 7 BUILDINGS BASEMENT + STILT + 1ST TO 32ND	100982.20
	PHASE 4 - 1 BUILDING BASEMENT + STILT + 1ST TO 17TH	8010.53
	TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM(1NO) MLCP 2	176.26
	PHASE 4 - CLUB HOUSE 2 ABOVE MLCP 2	4960.69
ECONOMIC ACTIVITIES (SHOPS MLCP 1,SHOPPING ARCADE,RETAIL 2+BUSINESS OFFICE)- SITE A (115 ACRE)	SHOPS MLCP 1 - GROUND	585.47
	SHOPPING ARCADE - BASEMENT + GROUND + 3	16208.53
	RETAIL + BUSINESS OFFICE -BASEMENT + LOWER GR. + UPPER GR. + 1ST TO 2ND (RETAIL 2) + 3RD TO 16TH (BUSINESS OFFICE)	117739.22
TOTAL PROPOSED BUILT UP (RESIDENTIAL + ECONOMIC ACTIVITIES) (E+H) - (I)		538420.29

PROPOSED BUILT UP AREA SUMMARY - PHASE 1,2,3,4 SITE A+B (132 ACRE) (BLDG 24-42, - AS PER UDCPR)

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 1 - 12 BUILDINGS - STILT + 1ST TO 23RD, TOILET & DRIVERS ROOM IN MLCP 1, CLUB HOUSE (MLCP1)	112147.99
	PHASE 2 - 11 BUILDINGS - STILT + 1ST TO 23RD	87047.98
	PHASE 3 - 07 BUILDINGS - STILT + 1ST TO 32ND	90981.23
	PHASE 4 - 7 BUILDINGS BASEMENT + STILT + 1ST TO 32ND	100982.20
	PHASE 4 - 1 BUILDING BASEMENT + STILT + 1ST TO 17TH	8010.53
	TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM(1NO) MLCP 2	176.26
	PHASE 4 - CLUB HOUSE 2 ABOVE MLCP 2	4960.69
RESIDENTIAL - SITE B (17 ACRE)	STILT + P1 + P2 + P3 + P4 + P5 + 6TH TO 34TH	35843.84
ECONOMIC ACTIVITIES (SHOPS MLCP 1,SHOPPING ARCADE,RETAIL 2+BUSINESS OFFICE)- SITE A (115 ACRE)	SHOPS MLCP 1 - GROUND	585.47
	SHOPPING ARCADE - BASEMENT + GROUND + 3	16208.53
	RETAIL + BUSINESS OFFICE -BASEMENT + LOWER GR. + UPPER GR. + 1ST TO 2ND (RETAIL 2) + 3RD TO 16TH (BUSINESS OFFICE)	117739.22
TOTAL PROPOSED BUILT UP (RESIDENTIAL + ECONOMIC ACTIVITIES) (E+I) - (J)		574264.13

AREA SUMMARY OF ANCILLARY AREA - (SITE A) RESIDENTIAL- PHASE 3,4 - 115 ACRE (BLDG 24-38, AS PER UDCPR)

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED ANCILLARY AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 3 - 7 BUILDINGS - STILT + 1ST TO 32ND	54326.74
	PHASE 4 - 7 BUILDINGS - BASEMENT + STILT + 1ST TO 32ND	60569.32
	PHASE 4 - 1 BUILDING BASEMENT + STILT + 1ST TO 17TH	4806.32
TOTAL RESIDENTIAL - ANCILLARY AREA [a(iii)+ b(iii)] (K)		119732.38
TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (RESIDENTIAL) - SITE A (115 ACRE LAND) (E+K) - (M)		523619.45
TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (RESIDENTIAL + COMMERCIAL) - SITE A (115 ACRE LAND) (H+M) - (N)		658152.67

TOTAL PROPOSED BUILT UP AREA (N+X) -SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING) INCLUDING ANCILLARY AREA	713719.80 SQ.M. -- (1)
TOTAL PROPOSED BUILT UP AREA SITE A+ B (132 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES+ SOCIAL HOUSING) INCLUDING ANCILLARY AREA	756583.84 SQ.M. -- (2)
TOTAL PROPOSED BUILT UP AREA (I+X) -SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING)	593987.22 SQ.M. -- (3)
TOTAL PROPOSED BUILT UP AREA (F+Y) -SITE B (17 ACRE) (RESIDENTIAL + SOCIAL HOUSING)	42864.04 SQ.M. -- (4)
TOTAL PROPOSED BUILT UP AREA SITE A+ B (132 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES+ SOCIAL HOUSING)(3+4)	636851.26 SQ.M.

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 M.M.R.D.A. 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.

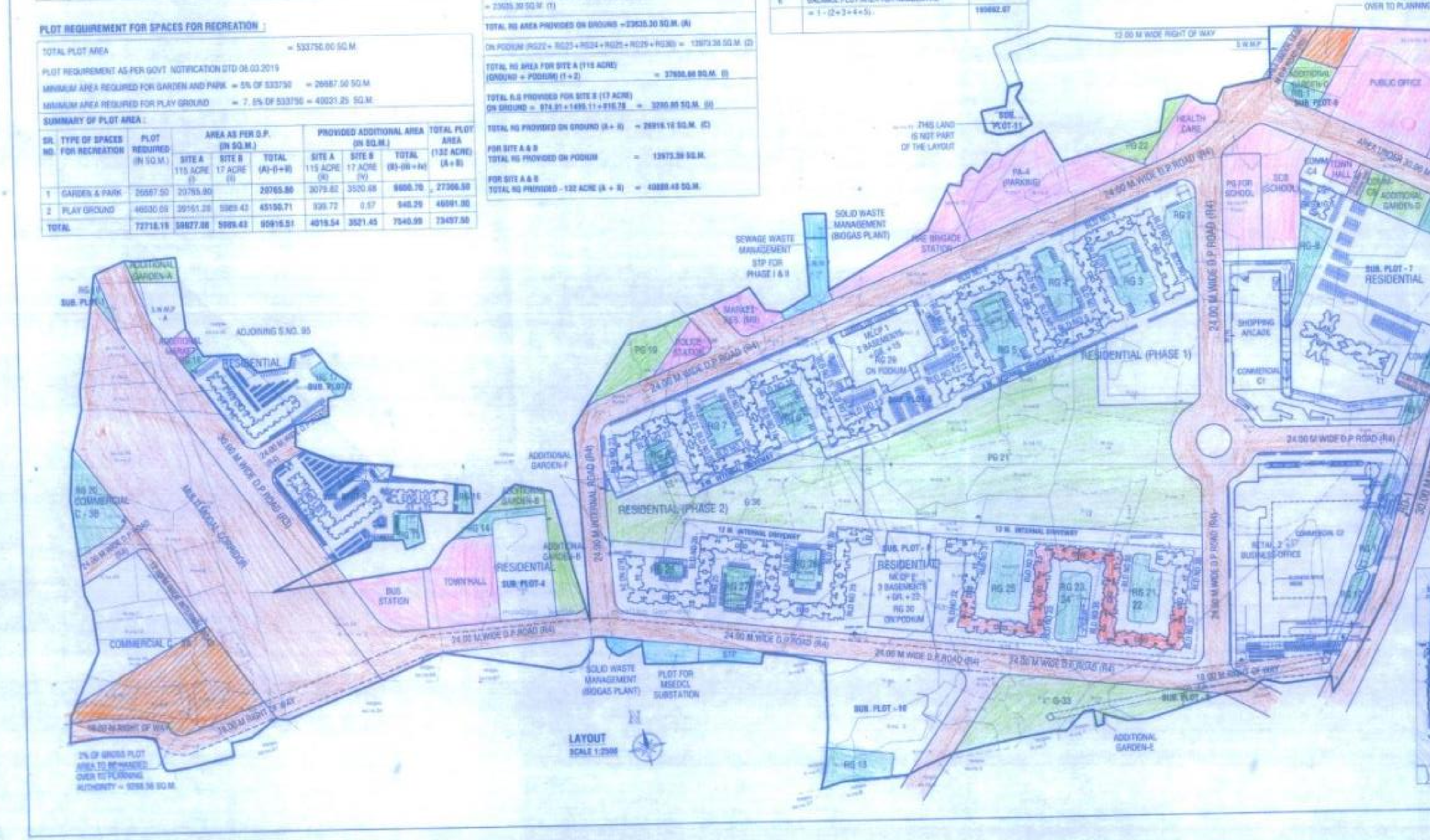
OWNER NAME AND SIGNATURE

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 6701, TEL & FAX - 2536 4700

PROPOSAL UNDER REFERENCE SHOWN IN RED COLOUR IN SITE A OF THIS ITP



LAYOUT
SCALE 1:2000

LOCATION PLAN