MASTER PLAN

BUILT UP AREA OF GROUND COVERAGE.	
TOTAL GROUND COVERAGE AS PER TCGH CONSTRUCTION	AREA IN SQ.M.
	9311.74
TOTAL I.T./ITES B.U.A (BLOCK 04&05)	7467.22
TOTAL ITES/IT BLOCK 06 B.U.A	1289.53
TOTAL ITES/IT BLOCK 06 B.U.A	5901.67
TOTAL GROUND COVERAGE	24056.17
	24032.17 < 60702.26

TOTAL B.U.A	AREA IN SQ.M.
TOTAL I.T./ITES B.U.A (BLOCK 04&05)	36267.92
TOTAL ITES/IT BLOCK 06 B.U.A	5901.21
TOTAL ITES/IT BLOCK 06 B.U.A	21865.28
TOTAL IT B.U.A AREA (A)	64034.41
TOTAL IT SUPPORT SERVICES (RESIDENTIAL) B.U.A - R1	13243.80
R2	6921.95
TOTAL IT SUPPORT SERVICES (B)	20165.75
A + B	79650.21
TOTAL A + B	79650.21 < 121405.10

FORM 5 — MP - 1/1

CONTENTS OF SHEET: MASTER PLAN

STAMP OF DATE OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

CERTIFICATE OF AREA

SIGNATURE OF ARCHITECT & LICENCE SURVEYOR

DESCRIPTION OF PROPERTY & PROPOSAL: Proposed International Informative Technology Park at Plot No. (SEN -4/1, TTC Industrial Area, Thane-Belapur Road, P.O. Dhirawali, Navi Mumbai, India.

NAME OF OWNER: M/S. LOMBAT PARK DEVELOPERS PVT. LTD.

DATE	DEALTBY	WOOP DWG	SCALE
18.12.2015			1:500

NORTH

SIGNATURE OF ARCHITECT & LICENCE SURVEYOR

NIRAL PATEL

Regn. No. – CA/2001/41368

PROFORMA – A

SR. NO.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	121405.10
2	DEDUCTION FOR	
2.1	1/3 BACK AREA	
2.2	PROPOSED ROAD	
	TOTAL (2.1+2.2)	
3	BALANCE AREA OF PLOT (1-2)	121405.10
4	DEDUCTION FOR	
4.1	1/3RD AMENITY OPEN SPACE	
4.2	1/3 VERTICAL AMENITY OPEN SPACE AREA	
4.3	10% SEL OPEN SPACE AREA (NOT REQUIRED AS PER TO NO. 1577/ APPROVAL DAY LETTER DATED 18.12.2015 OF THANE MUNICIPAL CORPORATION)	12140.51
	TOTAL DEDUCTION	12140.51
5	NET AREA OF PLOT (3-4.3)	109264.59
6	DEDUCTION FOR	
7.1	RESERVATION UNDER	R.G.
7	BALANCE AREA OF PLOT (5-6.1)	109264.59
8	ADDITION FOR F.S.I. PURPOSE	109264.59
9	GROSS PLOT AREA	
10	TOTAL AREA (7+8.2)	218529.18
11	ADDITION FOR F.S.I. PURPOSE	
12	PERMISSIBLE BUILT UP AREA FOR I.T/ITES/BPO/SEZ/IT PARK/SEZ	338264.10
13		
14	TOTAL AREA	109264.59
15	F.S.I. PERMISSIBLE	TWO
16	PERMISSIBLE BUILT UP AREA (11+15)	218529.18
17	PROPOSED BUILT UP AREA	
	FOR I.T./ITES BLOCK 04 (STILT+GROUND+UPPER FLOOR)	36267.92
	FOR I.T./ITES BLOCK 05 (STILT+GROUND+UPPER FLOOR)	NIL
	FOR I.T./ITES BLOCK 06 (STILT+GROUND+UPPER FLOOR)	NIL
	FOR I.T./ITES BLOCK 06 (STILT+GROUND+UPPER FLOOR)	21865.28
	FOR I.T./ITES, BLOCK 06 (STILT+GROUND+UPPER FLOOR)	5901.67
a	TOTAL I.T. B.U.A (17.1+2+3+4)	64034.41
b	FOR PARKING+COMMERCIAL ZONE OF I.T/ITES (A + B)/FAR/TO	NIL
	B. SUPPORT SERVICES (RESIDENTIAL) ZONE (R1+R2)/FAR = 40/60/TO	20165.75
a	R1	13243.80
b	R2	6921.95
c	TOTAL PROPOSED AREA FOR IT SUPPORT SERVICES (a + b + c)	19465.75
d	TOTAL EXISTING AREA FOR IT BUILDING (A + B/2)	51482.92
e	TOTAL PROPOSED AREA IT BUILDING (d + e/2)	57732.13
f	TOTAL BUILT UP AREA (a2 + e + e1)	79650.21
g	EXCESS BALC. AREA CBSE IN TO F.S.I.	NIL
h	TOTAL BUILT UP AREA (a2)	79650.21
i	F.S.I. CONSUMED = PARA (h) / 109264.59 = 0.73 < 0.80	
j	BALCONY AREA CONSUMED	
1	PERMISSIBLE BALCONY AREA PER FLOOR	2%
2	PROPOSED BALC. AREA PER FLOOR	
3	EXCESS BALC. AREA PER FLOOR	
k	TOTAL EXCESS BALC. AREA FOR ALL FLOOR	
C.	GROUND COVERAGE	
1	PERMISSIBLE = 121405.10 X 0.50 =	60702.55
D.	PARKING STATEMENT	
1	PARKING AS PER DCR	
2	PROVIDED	
3	EXCESS/DEFICIENT	NIL
4	TOTAL PARKING PROVIDED	

NOTES:
BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW

AREA STATEMENT			
01	PLOT AREA	= 1,21,405.60 SQ.MT.	
02	LESS 10% OPEN SPACE	= 12,140.52 SQ.MT.	
03	PROPOSED OPEN SPACE	= 12,460.36 SQ.MT.	
04	NET PLOT AREA	= 109265.12 SQ.MT.	
05	PERMISSIBLE FSI 1.00	= 109265.12 SQ.MT.	
06	ADDITIONAL FSI 1.00	= 109265.12 SQ.MT.	
07	TOTAL FSI (5+6)	= 218529.24 SQ.MT.	
08	PERMISSIBLE GROUND COVERAGE 121405.60/2	= 60702.80 SQ.MT.	
09	PROPOSED GROUND COVERAGE 24056.50	= 60702.80 SQ.MT.	
10	PROPOSED GROUND COVERAGE 0.24	< 0.50	
11	PROPOSED IT ITES BUILDING		
	a. BLOCK 04&01	= 36267.92 SQ.MT.	
	b. BLOCK 02	= SQ.MT.	(FUTURE EXPANSION PLOTS)
	c. BLOCK 03	= SQ.MT.	(FUTURE EXPANSION PLOTS)
	d. BLOCK 04	= SQ.MT.	(FUTURE EXPANSION PLOTS)
	e. BLOCK 05	= 1501.21 SQ.MT.	
	f. BLOCK 06	= 14656.92 SQ.MT.	
	WITH EXTRA FSI	= 7328.46 SQ.MT.	
	TOTAL UP TO DATE PROPOSED BUA	= 59754.51 SQ.MT.	
g	TOTAL PERMISSIBLE IT-ITES (50% OF TOTAL FSI)	= 109265.12 SQ.MT.	
12	PROPOSED FINANCIAL SERVICES/COMMERCIAL	= NIL	
	a. TOTAL PERMISSIBLE FINANCIAL SERVICES/COMMERCIAL	= 65559.072 SQ.MT.	(30% OF TOTAL FSI)
13	PROPOSED IT SUPPORT ACTIVITY / RESIDENTIAL/RETAIL		
	a. R1	= 13243.80 SQ.MT.	
	b. R2	= 6921.95 SQ.MT.	
	c. R3	= SQ.MT.	(PODIUM FREE OF FSI)
	d. TOTAL IT SUPPORT SERVICES	= 19665.75 SQ.MT.	
	e. TOTAL IT SUPPORT ACTIVITY / RESIDENTIAL/ RETAIL PERMISSIBLE	= 43706.05 SQ.MT.	(20% OF TOTAL FSI)

LEDGEND :-

Q-RESIDENCE R1 PROJECT LAND

Q-RESIDENCE PROJECT LAND

FUTURE EXPANSION

LANDSCAPE

FOOTPATH

12.00 M. WIDE ROAD

9.00M. WIDE ROAD

8.00M. WIDE ROAD

6.00M. WIDE ROAD

6 M. WIDE ROAD

BLOCK 04 - IT / ITES
BUILDING HEIGHT 14.10M.

SERVICE YARD

BLOCK 05
BUILDING HEIGHT
12.00 M.

RG-04
OPEN SPACE = 349.85 SQ.MT.

RG-03
OPEN SPACE = 248.43 SQ.MT.

10.50 M. WIDE ROAD

EXIT

BLOCK 02 /Q2
FUTURE EXPANSION

BLOCK 01 /Q1

UPPER FLOOR LINE

RG-01
OPEN SPACE = 10002.93 SQ.MT.

MEDIAN

PAVED RG-02- 894.18 SQ.M.

RESIDENTIAL DEVELOPMENT

R1

R2

R3

FUTURE EXPANSION

AREA CALCULATION FOR RG		
RG1	=	10002.93 SQ.MT.
RG2	=	894.18 SQ.MT.
RG3	=	248.43 SQ.MT.
RG4	=	349.85 SQ.MT.
RG5	=	500.00 SQ.MT.
RG6	=	500.00 SQ.MT.
TOTAL	=	12495.39 SQ.MT.

BUILT UP AREA CALCULATION
FOR RG -02: 1 X 134.52 X 7.21 X 1 NO = 894.18 SQ.MT. — TOTAL ADDITION = 894.18 SQ.MT.

RG - 03

BUILT UP AREA CALCULATION
FOR RG -03: 1 X 14.77 X 16.82 X 1 NO = 248.43 SQ.MT. — TOTAL ADDITION = 248.43 SQ.MT.

RG - 04

BUILT UP AREA CALCULATION
FOR RG -04: 1 X 20.85 X 16.82 X 1 NO = 349.85 SQ.MT. — TOTAL ADDITION = 349.85 SQ.MT.

RG - 02

RG - 05

BUILT UP AREA CALCULATION
FOR RG -05: 1 X 50.00 X 10.00 X 1 NO = 500.00 SQ.MT. — TOTAL ADDITION = 500.00 SQ.MT.

RG - 06

BUILT UP AREA CALCULATION
FOR RG -06: 1 X 50.00 X 10.00 X 1 NO = 500.00 SQ.MT. — TOTAL ADDITION = 500.00 SQ.MT.

RG - 01

BUILT UP AREA CALCULATION
FOR RG -01:
1 — 185 X 29.20 X 25.91 X 1 NO = 399.52 SQ.MT.
2 — 1 X 29.20 X 29.80 X 1 NO = 825.25 SQ.MT.
3 — 1 X 188.40 X 45.52 X 1 NO = 9831.16 SQ.MT.
TOTAL ADDITION = 10982.93 SQ.MT.