

Plans are approved Subject to conditions
 Prescribed in Form No. 225/1955-1977
 THE MUNICIPAL CORPORATION
 The City of Thane
 22/05/2018



CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALC. & AREA CALC. RG. AREA CALC. & AREA CALC. BUILT-UP AREA SUMMARY, TENEMENT STATEMENT, CONSTRUCTION AREA SUMMARY, PARKING AREA STATEMENT, SEPTIC TANK SECTION & COMPOUND WALL SECTION, ETC.

A) AREA STATEMENT

NO.	DESCRIPTION	SQ. MTRS.
01	AS PER T-2 EXTRACTION	7162.49
02	DEDUCTING FOR	
a	AREA UNDER 60.00 M.W.D.P. ROAD	158.84
b	AREA UNDER NON-POSSESSION	31.06
c	AREA UNDER RESIDENTIAL ZONE	869.21
TOTAL (a-c)		1058.91
03	BALANCE AREA FOR SCHOOL RESERVATION PLOT AFTER BALANCE RESERVATION (15000 M ² U.P. AND 15 AS PER SCHOOL RESERVATION)	9103.86
04	50% OF SCHOOL RESERVATION TO BE KEPT FOR SCHOOL DEVELOPMENT AS PER ACCOMMODATION RESERVATION NOTIFICATION NO. 775-1813050708-45213M CORP/2012-13 AREA EXEMPTED AS Y.T.O.T. (ACTUAL AREA FOR SCHOOL RESERVATION DEVELOPMENT WITH ACCESS ROAD)	3051.79
05	PHYSICAL PLOT AREA FOR RESIDENTIAL DEVELOPMENT AS PER ACCOMMODATION RESERVATION	3051.79
a	50% OF (03)	899.21
b	AREA UNDER RESIDENTIAL ZONE (2)	3221.00
c	TOTAL PHYSICAL PLOT AREA (19a + 50)	888.15
06	15% RECREATION GROUND AS PER O.C. REGULATION 54 (6a) (19%)	3332.95
07	NET AREA FOR FAR	3061.79
08	ADDITIONAL FOR RESIDENTIAL DEVELOPMENT ACCOMMODATION RESERVATION POLICY	317.28
a	ADD FOR F.S.I. FOR TOTAL AS PLOTS BASED F.S.I. AS PER ACCOMMODATION RESERVATION POLICY	317.28
b	ADD AREA UNDER 60.00 M.W.D.P. ROAD 158.84 X 2 = 317.28	
c	F.S.I. CHEST AVAILABLE BY DIRECTOR 1.40 MAXIMUM LOADING PERMISSIBLE OF NET FLOOR (3261.00-3061.79) X 1.40 = 317.28 = 944.61	
d	OUT OF ABOVE POTENTIAL FROM SUM T.D.R. (944.61 X 0.30 = 283.38)	
e	FERNY T.D.R. TO LOADED FROM T.T.R. (944.61 - 283.38 = 661.23)	
09	ADDITION 0.30 F.S.I. (BY PAYMENT OF PREMIUM) AS PER GOVT. NOTIFICATION NO. TSP-10/4500CORP/14-12 (327.00 X 0.30 = 1176.30)	1176.30
10	TOTAL AREA (1.7 - 8a - 8b + 8c + 8d)	7878.22
11	FLOOR SPACE INDEX (F.S.I.) PERMISSIBLE	1.01
12	TOTAL PERMISSIBLE FLOOR AREA FOR SALE PLOT (10 X 11)	7878.22
13	PROPOSED AREA	7889.82
14	BALANCE AREA	189.40
15	F.S.I. CONSUMED (1912)	1.00

B) TENEMENT STATEMENT

01	PROPOSED AREA (ITEM A + 5 ABOVE)	7889.82
02	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP/TENEMENT/STREET SALES OFFICE ETC.)	200.88
03	BALANCE AREA (1 - 2)	7488.94
04	TENEMENTS PERMISSIBLE AS PER APPENDIX-III	225 NOS
05	DENSITY 150 PER HECTARE = (10000 / 300 = 3333)	225 NOS
06	PERMISSIBLE TENEMENTS	225 NOS
07	EXISTING TENEMENTS	156 NOS
08	PROPOSED TENEMENTS	156 NOS
09	TOTAL TENEMENT	156 NOS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY ME OR A T.T.R. OR LINE SHOWN IN... AND THE DIMENSIONS OF SAID... ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL & SCHOOL DEVELOPMENT ON THE PLOT BEARING C.T.S. No. 250/179, 250/180, 250/181, 250/182, 250/183, 250/184, 250/185, 250/186, 250/187, 250/188, 250/189, 250/190, 250/191, 250/192, 250/193, 250/194, 250/195, 250/196, 250/197, 250/198, 250/199, 250/200, 250/201, 250/202, 250/203, 250/204, 250/205, 250/206, 250/207, 250/208, 250/209, 250/210, 250/211, 250/212, 250/213, 250/214, 250/215, 250/216, 250/217, 250/218, 250/219, 250/220, 250/221, 250/222, 250/223, 250/224, 250/225, 250/226, 250/227, 250/228, 250/229, 250/230, 250/231, 250/232, 250/233, 250/234, 250/235, 250/236, 250/237, 250/238, 250/239, 250/240, 250/241, 250/242, 250/243, 250/244, 250/245, 250/246, 250/247, 250/248, 250/249, 250/250, 250/251, 250/252, 250/253, 250/254, 250/255, 250/256, 250/257, 250/258, 250/259, 250/260, 250/261, 250/262, 250/263, 250/264, 250/265, 250/266, 250/267, 250/268, 250/269, 250/270, 250/271, 250/272, 250/273, 250/274, 250/275, 250/276, 250/277, 250/278, 250/279, 250/280, 250/281, 250/282, 250/283, 250/284, 250/285, 250/286, 250/287, 250/288, 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