BUILT UP AREA SUMMARY — RESI. PLOT - 1

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	STAIRCASE & PASSAGE AREA	NO. OF TENEMENTS
A	ST.+POD.+27FL.	7941.38 SQ.MT.	1298.68 SQ.MT.	104 NOS.
B	ST.+POD.+27FL.	7930.70 SQ.MT.	1482.04 SQ.MT.	104 NOS.
C	ST.+POD.+27FL.	7930.70 SQ.MT.	1482.04 SQ.MT.	104 NOS.
D	ST.+POD.+27FL.	7941.38 SQ.MT.	1298.68 SQ.MT.	104 NOS.
TOTAL B/UP AREA		31744.16 SQ.MT.	5554.64 SQ.MT.	1898 NOS.

BUILT UP AREA SUMMARY — RESI. PLOT - 2

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	STAIRCASE & PASSAGE AREA	NO. OF TENEMENTS
A	STILT + 18 FL.	4730.11 SQ.MT.	867.38 SQ.MT.	70 NOS.
B	STILT + 18 FL.	3027.52 SQ.MT.	747.66 SQ.MT.	36 NOS.
TOTAL B/UP AREA		7757.63 SQ.MT.	1615.00 SQ.MT.	106 NOS.

BUILT UP AREA SUMMARY — RESI. PLOT - 3

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	STAIRCASE & PASSAGE AREA	NO. OF TENEMENTS
A	STILT + 21 FL.	7370.43 SQ.MT.	913.63 SQ.MT.	207 NOS.
HDH	ST/GR + 9(pt)FL.	4372.75 SQ.MT.	1341.50 SQ.MT.	184 NOS.
TOTAL B/UP AREA		11743.18 SQ.MT.	2255.33 SQ.MT.	391 NOS.

BUILT UP AREA SUMMARY — RESI. PLOT - 4

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	COMMERCIAL	STAIRCASE & PASSAGE AREA	NO. OF TENEMENTS
A	STILT + 20 FL.	4035.12 SQ.MT.		673.04 SQ.MT.	77 NOS.
B	STILT + 20 FL.	4015.34 SQ.MT.		662.13 SQ.MT.	75 NOS.
C	STILT + 20 FL.	4096.59 SQ.MT.		683.61 SQ.MT.	77 NOS.
D	B+ST.+20 FL.	3935.76 SQ.MT.		668.20 SQ.MT.	77 NOS.
RETAIL	B+GR+02 FL		684.31 SQ.MT.	156.01 SQ.MT.	
TOTAL B/UP AREA		16082.81 SQ.MT.	684.31 SQ.MT.	2842.99 SQ.MT.	306 NOS.

BUILT UP AREA SUMMARY — RESI. PLOT - 5

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	STAIRCASE & PASSAGE AREA	NO. OF TENEMENTS
AB	ST.+POD.+32 FL.	15133.12 SQ.MT.	3470.28 SQ.MT.	256 NOS.
CD	ST.+POD.+32 FL.	13484.16 SQ.MT.	3556.41 SQ.MT.	256 NOS.
E	ST.+POD.+11 FL.	2515.37 SQ.MT.	519.72 SQ.MT.	44 NOS.
HDH	STILT + 16 FL.	1590.81 SQ.MT.		06 NOS.
TOTAL B/UP AREA		33283.46 SQ.MT.	7546.41 SQ.MT.	562 NOS.

BUILT UP AREA SUMMARY — RESI. PLOT - 6

WING	NO OF FLOOR	RESIDENTIAL BUILT-UP AREA	COMMERCIAL BUILT-UP AREA	STAIR & PASSAGE AREA IN SQ.MT. HABITABLE	NON HABITABLE	NO. OF TENEMENTS
A	S.+4P.+26 FL.	13064.62 SQ.MT.	372.75 SQ.MT.	2603.94		155 NOS.
B	S.+4P.+28 FL.	6799.53 SQ.MT.	139.21 SQ.MT.	1267.69		100 NOS.
C	S.+4P.+26 FL.	13136.76 SQ.MT.	369.64 SQ.MT.	2537.44		156 NOS.
A-B-C SERVANT TOIL AREA		158.63 SQ.MT.				
D	ST.+4P.+41FL.	14592.40 SQ.MT.	—	3271.39	253.02	233 NOS.
E	ST.+4P.+36FL.	13710.30 SQ.MT.	—	2082.21	216.03	207 NOS.
F	ST.+4P.+36FL.	13581.04 SQ.MT.	—	2881.56		201 NOS.
G	ST.+4P.+36FL.	13581.04 SQ.MT.	—	2881.58		201 NOS.
H	ST.+4P.+36FL.	13716.14 SQ.MT.	—	2860.22		203 NOS.
I	S/G.+4P.+36FL. R/O-1ST TO 3RD	15235.11 SQ.MT.	1400.86 SQ.MT.	2084.11 / 338.30	225.33	201 NOS.
J	S/G.+4P.+36FL. R/O-1ST TO 4TH	15141.11 SQ.MT.	1859.11 SQ.MT.	2919.73 / 338.31		200 NOS.
K	S/G.+4P.+36FL. R/O-1ST TO 4TH	16247.02 SQ.MT.	2544.87 SQ.MT.	2930.90 / 258.36		275 NOS.
L	ST.+4P.+41FL.	18371.21 SQ.MT.		3674.13	233.04	315 NOS.
TOTAL BUILT UP AREA		167331.16 SQ.MT.	5691.54 SQ.MT.	34270.09	923.12	2445 NOS.
		173022.70 SQ.MT.				

BUILT UP AREA SUMMARY — RESI. PLOT - 7

BLDG. TYPES	NO OF FLOOR	BUILT-UP AREA	STAIR & PASSAGE AREA IN SQ.MT. HABITABLE	NON HABITABLE	NO. OF TENEMENTS
BLDG-1	LB+UB+ST.+30 FL.	13427.40 SQ.MT.	2376.38 SQ.MT.	17.40 SQ.MT.	224 NOS.
TOTAL AREA		13427.40 SQ.MT.	2376.38 SQ.MT.	17.40 SQ.MT.	224 NOS.

BUILT UP AREA SUMMARY — HEALTH+PUBLIC PARKING PLOT

BLDG.	NO OF FLOOR	HEALTH FACILITY BUILT-UP AREA	COMMERCIAL BUILT-UP AREA	STAIRCASE & PASSAGE AREA
HEALTH+COMMERCIAL	STILT + 14 FL.	7100.31 SQ.MT.	11526.60 SQ.MT.	411.16 SQ.MT.
TOTAL B/UP AREA		18626.91 SQ.MT.		411.16 SQ.MT.

BUILT UP AREA SUMMARY — TMC PLOT

BLDG. TYPES	NO OF FLOOR	TOTAL BUILT-UP AREA
TMC BLDG-1	GR.+10PT. FL.	21477.07 SQ.MT.

BUILT UP AREA STATEMENT

01]	SUB PLOT	SUB PLOT AREA IN SQ.MT.	RESIDENTIAL (A)	RETAIL & COMMERCIAL (B)	AMENITY & COMMERCIAL (C)	HEALTH FACILITY & COMMERCIAL (D)	SCHOOL (E)	TOTAL BUILT UP AREA IN SQ.MTRS. (A+B+C+D+E)	STAIRCASE & PASSAGE AREA IN SQ.MTRS.	TENEMENTS
02]	RESI.PLOT-1	11457.77	31744.15	—	—	—	—	31744.15	5554.64	416 NOS
03]	RESI.PLOT-2	4377.17	7757.63	—	—	—	—	7757.63	1615.00	106 NOS
04]	RESI.PLOT-3	12575.71	11743.18	—	—	—	—	11743.18	2255.33	391 NOS
05]	RESI.PLOT-4	7200.00	16082.81	694.41	—	—	—	16777.22	2842.99	306 NOS
06]	RESI.PLOT-5	14837.50	33283.46	—	—	—	—	33283.46	7546.41	562 NOS
07]	RESI.PLOT-6	40349.27	167331.16	5691.54	—	—	—	173022.70	35193.21	2445 NOS
08]	RESI.PLOT-7	4070.00	13427.40	—	—	—	—	13427.40	2393.78	224 NOS
09]	AMENITY + COMMERCIAL PLOT-1	10900.00	—	—	9357.42	—	—	9357.42	—	—
10]	HEALTH PLOT-1	4516.54	—	—	—	18626.91	—	18626.91	411.16	—
11]	SCHOOL PLOT-1	4990.00	—	—	—	—	8057.72	8057.72	3861.27	—
12]	SCHOOL PLOT-2	7644.74	—	—	—	—	5165.24	5165.24	2815.26	—
TOTAL AREA			2,81,369.79	6386.95	9357.42	18626.91	13222.96	3,28,959.03	64489.07	4450 NOS

R.G. AREA STATEMENT

SR NO.	DISCRIPTION	SUB PLOT NO.	NET PLOT AREA	%	REQD. RG	PROPOSED R.G. (A+B)	R.G. NO.	R.G. - A	R.G. - B
01]	RESIDENTIAL	RESI.PLOT-1	11457.77	25 %	2864.44	2972.31	R.G.-1 / R.G.-2 / R.G.-3	—	1361.98 / 1160.77 / 449.56
02]	RESIDENTIAL	RESI.PLOT-2	4377.17	20 %	875.43	1022.92	R.G.-1	1022.92	—
03]	RESIDENTIAL	RESI.PLOT-3	12575.71	25 %	3143.93	3308.84	R.G.-1	3308.84	—
04]	RESIDENTIAL	RESI.PLOT-4	7200.00	20 %	1440.00	1453.33	E.RAED.RG	—	1453.33
05]	RESIDENTIAL	RESI.PLOT-5	14837.50	25 %	3709.38	3714.05	R.G.-1 / R.G.-2 / R.G.-3 / R.G.-4	— / — / 294.60 / 352.68	2600.27 / 466.80 / — / —
07]	RESIDENTIAL	RESI.PLOT-6 PH-I+PH-II WING-A TO L	40349.27	25 %	10087.32	10087.47	SR. R.G.-1 FOR R.G.-1 / SR. R.G.-2 FOR R.G.-2	371.48 / 1516.32	2216.25 / 6053.42
08]	RESIDENTIAL	RESI.PLOT-7	4070.00	20 %	814.00	851.59	R.G.-1 / R.G.-2	219.38 / 632.17	—
09]	AMENITY+COMM.	1	10900.00	25 %	2725.00	2725.80	R.G.-1 / R.G.-2	2082.80 / 643.00	—
10]	HEALTH+COMM.	1	4516.54	20 %	903.31	1070.31	R.G.-1+2	1070.76	—
11]	SCHOOL-1	1	4890.00	40 %	1956.00	2095.00	P.G.-1 / TOT DIV.P.G.	1032.64 / 1063.36	—
12]	SCHOOL-2	2	7644.74	40 %	3057.90	3205.00	P.G.-1+2	3205.00	—
13]	TMC PLOT	1	12000.00	25 %	3000.00	3034.20	R.G.-1 / R.G.-2 / R.G.-3	1550.41 / 509.47 / 959.32	—

PROP PRIMARY+SECONDARY TOTAL CONSTRUCTION AREA STATEMENT

SR. NOS.	DESCRIPTION	SCHOOL BLDG.-1 BUILT-UP AREA	SCHOOL BLDG.-2 BUILT-UP AREA
1	NET BUILT UP AREA	8057.72 SQ.MT.	5165.24 SQ.MT.
2	FREE OF FSI (STAIRCASE,PASSAGE & FIRE ESCAPE STAIRCASE)	4162.54 SQ.MT.	2515.28 SQ.MT.
3	BASEMENT FOR PARKING	1839.51 SQ.MT.	1839.51 SQ.MT.
4	TOTAL PROP. CONS. BUILT UP AREA [SCHOOL BLDG.-1] + [SCHOOL BLDG.-2]	14059.97 SQ.MT.	9520.03 SQ.MT.
		23579.99 SQ.MT.	
5	SCHOOL AREA REQUIRED AS PER PLANNING STANDARD	23302.50 SQ.MT.	

HANDOVER AREA NOT CONSIDERED FOR F.S.I.

1	HANDOVER AREA UNDER TOWNCENTER RESERVATION	TMC BLDG.	24477.07 SQ.MTR.
2	HANDOVER AREA HDH UNDER HDH RESERVATION	HDH PHASE-I BLDG. (119 FLAT) already handover	2866.91 SQ.MTR.
		HDH PHASE-II BLDG. (28 FLAT)	3833.49 SQ.MTR.
1	HANDOVER AREA UNDER FIRE STATION	RESI. BLDG + COMM. BLDG	1013.57 SQ.MTR.
3	TOTAL HANDOVER BUILT UP AREA		32192.04 SQ.MTR.

5% AMENITY AREA IN TOWNSHIP CALCULATION :-

1	GROSS AREA OF PLOT UNDER TOWNSHIP	457256.28 SQ.MTR.
2	LESS AREA UNDER CARSHED	93702.78 SQ.MTR.
3	BALANCE AREA UNDER TOWNSHIP AS ON TODAY	363553.50 SQ.MTR.
4	5% AMENITY PLOT TO BE SHOWN IN TOWNSHIP	18177.68 SQ.MTR.
5	2.5% AMENITY PLOT TO BE SHOWN IN TOWNSHIP IN OWNER'S HOLDING	9088.84 SQ.MTR.
6	2.5% AMENITY TO BE SHOWN IN TMC HAND OVER BUILT UP AREA OUT OF TOWNCENTRE RESERVATION	9088.84 SQ.MTR.
	PROVIDED AMENITY (COMMERCIAL + AMENITY PLOT)	
a	AMENITY BLDG.	9357.42 SQ.MTR.

HEALTH FACILITY STATEMENT

0.25 Ha. PER 10000 POPULATION	
TOTAL NOS. OF TENEMENT	4450 NOS
PER UNIT AVERAGE 5 PERSONS	X 5
TOTAL NOS. OF POPULATION	22250 NOS
REQD. HEALTH FACILITY AREA	5562.50 SQ.MT.
PROP. HEALTH FACILITY AREA	7100.31 SQ.MT.

50% PROV. HDH SUMMARY

PERM. H.D.H. AREA	33500.28 SQ.MT.
DENSITY	275 / HECT.
NO OF TEMENTS	922 NOS
REQD. FLAT 50% OF 922 NOS	461 NOS
PROVIDED FLAT	
BLDG. NO.	NO OF FLAT
H.D.H. BLDG. 50% FLAT PROVIDED	
HDH BLDG (RESI.PLOT-3)	184 NOS
HDH PHASE-I + HDH PHASE-II (RESI.PLOT-5)	252 NOS
TOTAL PROVIDED FLAT	436 NOS

20% HANDING OVER TO T.M.C. (H.D.H. RESERVATION)

HDH PLOT AREA IN LAYOUT	= 39412.09 SQ.MT.
LESS 15% RG AREA	= 5911.81 SQ.MT.
NET HDH AREA	= 33500.28 SQ.MT.
FSI PERMISSIBLE	= 1.00
PERMISSIBLE HDH AREA	= 33500.28 SQ.MT.
20% FLAT HANDED OVER TO TMC OF PERM. HDH AREA	
33500.28 X 20%	= 6700.06 SQ.MT.
HDH PHASE-I BLDG. HANDOVER BUILT UP AREA (PER FLAT AVG. B/UP AREA = 24.09 SQ.MT.)	= 2866.91 SQ.MT.
HDH PHASE-II BLDG. HANDOVER BUILT UP AREA (PER FLAT AVG. B/UP AREA = 24.41 SQ.MT.)	= 3833.49 SQ.MT.
TOTAL HDH HANDOVER BUILT UP AREA HDH PHASE-I + PHASE-II BLDG.	= 6700.40 SQ.MT.
HDH REQD. NOS OF FLAT = 6700.07 / AVG. 24.27 SQ.MT.	= 276 NOS
PROVIDED 20% HANDED OVER TO TMC AREA	
BLDG. NO.-	NO OF FLAT
h.d.h. bldg. hand over to t.m.c.	
RESI. PLOT-5 (PHASE-I) (ST.+12 FL.)	119 NOS
RESI. PLOT-5 (PHASE-II) (GR. + 16pt. FL.)	157 NOS
TOTAL HAND OVER FLAT	276 NOS

30% HANDING OVER TO T.M.C. (TOWNCENTRE RESERVATION)

1	TOTAL PLOT AREA OF TOWNCENTRE	= 1,90,046.90 SQ.MT.
2	SUB PLOT-1 & 2 DEVELOPED UNDER TOWNCENTRE AS PER EARLIER POLICY AS PER APPENDIX-'F' OF REG.60 OF DCR	= 16,192.03 SQ.MT.
3	NET PLOT AREA OF TOWNCENTRE (1 - 2)	= 1,74,057.07 SQ.MT.
4	LESS AREA UNDER CARSHED	= 93,702.78 SQ.MT.
5	BALANCE TOWNCENTRE AREA (3 - 4)	= 80,954.28 SQ.MT.
6	PERMISSIBLE F.S.I.	1.00
7	PERMISSIBLE BUILT UP AREA	80,954.28 SQ.MT.
8	30% AREA TO BE CONSTRUCTED AND HANDED OVER TO TMC	24286.29 SQ.MT.

PARKING STATEMENT

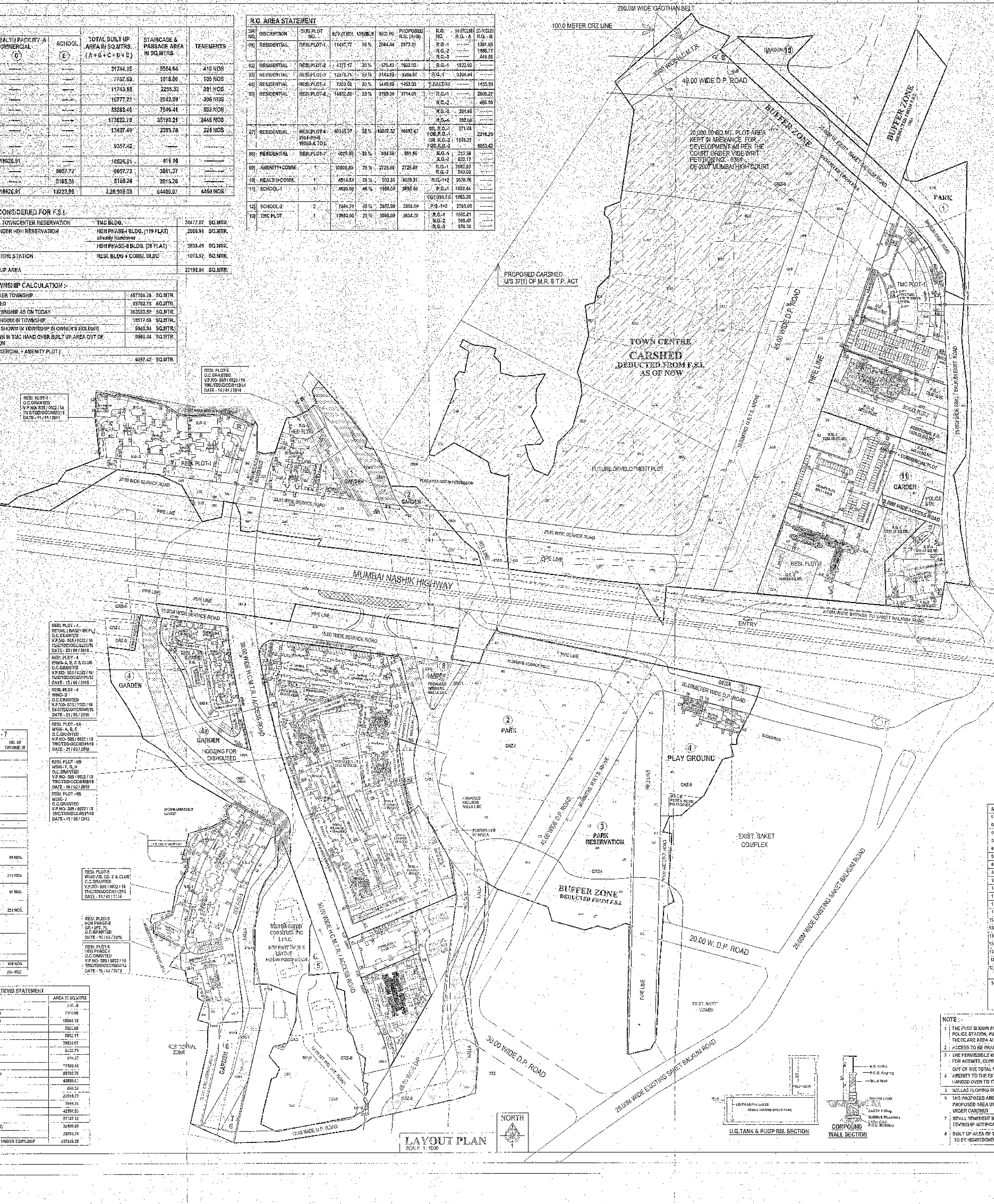
PARKING STATEMENT	RESI. PLOT - 1 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	RESI. PLOT - 2 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	RESI. PLOT - 4 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	RESI. PLOT - 5 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	RESI. PLOT - 6 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	RESI. PLOT - 7 NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
OLD PARKING NORMS																		
- BELOW 25.00 SQ.MT. PARKING NOT REQD.				12 NOS.						133 NOS								
- 4 TENEMENTS HAVING BUILT UP AREA ABOVE 25 SQMT. BUT NOT EXCEEDING 45 SQMT. 1 PARKING SPACE FOR EACH.																		
- 2 TENEMENTS HAVING BUILT UP AREA ABOVE 45 SQMT. BUT NOT EXCEEDING 70 SQMT. 1 PARKING SPACE FOR EACH.	298 NOS.	149 NOS.	N.A.	62 NOS.	31 NOS.	N.A.				140 NOS.	63 NOS.							
- 1 TENEMENTS HAVING BUILT UP AREA ABOVE 70 SQMT. 1 PARKING SPACE FOR EACH.	216 NOS.	216 NOS.	N.A.	34 NOS.	34 NOS.	N.A.												
- 15% VISITORS PARKING (ONLY RESIDENTIAL)		32 NOS.			8.5 NOS.						06 NOS.							
PARKING REQUIRED		345 NOS.	N.A.		74.5 NOS.	N.A.					64 NOS.							
NEW PARKING NORMS																		
- BELOW 35.00 SQ.MT. PARKING NOT REQD.							3 NOS.	—	—	09 NOS.			1 NOS.	N.A.	N.A.			
- 2 TENEMENTS HAVING BUILT UP AREA ABOVE 35 SQMT. BUT NOT EXCEEDING 50 SQMT. 1 PARKING SPACE FOR EACH.							21 NOS.	11 NOS.	21 NOS.							35 NOS.	33 NOS.	05 NOS.
- 1 TENEMENTS HAVING BUILT UP AREA ABOVE 50 SQMT. BUT NOT EXCEEDING 75 SQMT. 1 PARKING SPACE FOR EACH.				02 NOS.	02 NOS.		239 NOS.	285 NOS.	285 NOS.	440 NOS.	440 NOS.	440 NOS.	2060 NOS.	2030 NOS.	2050 NOS.	214 NOS.	214 NOS.	214 NOS.
- 1 TENEMENTS HAVING BUILT UP AREA ABOVE 75 SQMT. 2 PARKING SPACE FOR EACH.													359 NOS.	710 NOS.	359 NOS.	15 NOS.	10 NOS.	05 NOS.
- 10% VISITORS PARKING					0.2 NOS.			30 NOS.			44 NOS.			230 NOS.			33 NOS.	
RESIDENTIAL PARKING REQUIRED					2.20 NOS.			326 NOS.	305 NOS.		484 NOS.	440 NOS.	2409 NOS.	3270 NOS.	2409 NOS.		259 NOS.	224 NOS.
RETAIL AREA - 1 CAR PARKING FOR B/UP 25.0 SQ.MT UP TO 400.0 EXCEEDING AREA 1 PARK FOR 50.00 SQ.MT. - 1 TWO WHEELER PARKING FOR 20.0 SQ.MT.							201.47 SQ.M.	61 NOS.	12 NOS.				3226.15 SQ.MT.	15 NOS. / 37 NOS.	161 NOS.			
OFFICE AREA - 1 CAR PARKING FOR B/UP 50.0 SQ.MT UP TO 1000.0 EXCEEDING AREA 1 PARK FOR 100.00 SQ.MT. - 1 TWO WHEELER PARKING FOR 20.0 SQ.MT.							482.84 SQ.MT.	10 NOS.	05 NOS.				3330.39 SQ.MT.	21 NOS. / 14 NOS.	75 NOS.			
- COMMERCIAL PARKING REQUIRED								19 NOS.	17 NOS.					130 NOS.	188 NOS.			
RESIDENTIAL+COMM. PARKING REQUIRED		345 NOS.	2104 NOS.		77 NOS.			345 NOS.	335 NOS.		548 NOS.	470 NOS.		3430 NOS.	2625 NOS.		259 NOS.	224 NOS.
TOTAL PARKING PROVIDED		350 NOS.	2172 NOS.		106 NOS.			345 NOS.	330 NOS.		519 NOS.	440 NOS.		3189 NOS.	2633 NOS.		251 NOS.	224 NOS.

PARKING STATEMENT

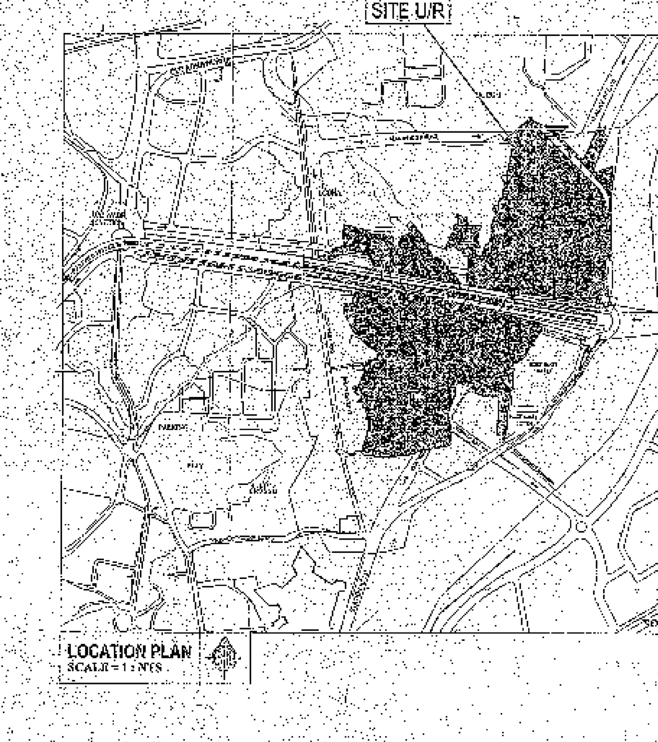
NEW PARKING NORMS	AMENITY+COMM. PLOT - 1 AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER	HEALTH+COMM. PLOT-1 AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER	SCHOOL PLOT - 1 AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER	SCHOOL PLOT - 2 AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER
COMMERCIAL AREA - 1 CAR PARKING FOR B/UP 25.0 SQ.MT UP TO 400.0 EXCEEDING AREA 1 PARK FOR 50.00 SQ.MT. 1 TWO WHEELER PARKING FOR 20.0 SQ.MT.	9357.42 SQ.MT.	161 NOS. / 173 NOS.	468 NOS.									
- 1 PARK FOR EVERY 50.00 SQ.MT UP TO 1000 SQ.MT. EXCEEDING AREA 100.00 SQ.MT FOR EACH PARK				11526.60 SQ.MT.	15 NOS. / 125 NOS.							
- 1 TWO WHEELER PARK FOR EVERY 100 SQ.MT.						115 NOS.						
FOR HEALTH FACILITY - 1 PARK FOR EVERY 150.00 SQ.MT.				7100.31 SQ.MT.	47 NOS.							
- 1 TWO WHEELER PARK FOR EVERY 20 SQ.MT.						20 NOS.						
- 1 PARK FOR EVERY 35.00 SQ.MT.							131.34 SQ.MT.	4 NOS.		119.17 SQ.MT.	4 NOS.	
- 4 TWO WHEELER PARK FOR EVERY CLASS ROOM								71 NOS.	205 NOS.		48 NOS.	290 NOS.
AUDITORIUM 17.50 x 23.70 = 390.52 SQ.MT. AUDITORIUM = 3.0 SQ.MT. = 1 SEAT 390.52 SQ.MT. / 3.0 SQ.MT. = 130 SEAT AUDITORIUS one car parking space for 10 seats one 2-wheeler parking space for 10 seats							130 NOS.	13 NOS.	13 NOS.			
TOTAL PARKING REQUIRED		115 NOS.	465 NOS.		172 NOS.	151 NOS.		17 NOS.	340 NOS.		04 NOS.	252 NOS.
TOTAL PARKING PROVIDED		210 NOS.	472 NOS.		193 NOS.	153 NOS.		17 NOS.	340 NOS.		27 NOS.	291 NOS.
		500 NOS.	2172 NOS.									

DETAIL BREAKUP OF RESERVATIONS STATEMENT

S.NO	RESERVATIONS	AREA IN SQ.MTRS.
01]	12.00 MT. WIDE D.P. ROAD	750.9
02]	15.00 MT. WIDE SERVICE ROAD	7373.00
03]	20.00 MT. WIDE SERVICE ROAD	10544.13
04]	20.00 MT. WIDE D.P. ROAD	2025.60
05]	40.00 MT. WIDE D.P. ROAD	3852.11
06]	45.00 MT. WIDE D.P. ROAD	29033.67
07]	EXISTING ROAD	5400.73
08]	HIGHWAY	570.35
09]	30.00 MT. WIDE H.C.M.T.R.	17400.15
10]	PROPOSED M.R.T.S. CAR SHED	93702.78
11]	PIPE LINE	43850.53
12]	GARDEN	856.50
13]	PARK	20018.50
14]	SCHOOL	7644.74
15]	RESIDENTIAL	42104.53
16]	TOWN CENTRE	97147.12
17]	HOUSING FOR DISHOUSED (HD)	34400.00
18]	BUFFER ZONE OF CRZ	23765.78
19]	TOTAL GROSS AREA OF PLOT UNDER TOWNSHIP	457256.28



LAYOUT PLAN
SCALE 1 : 1500



LOCATION PLAN
SCALE = 1 : NTS

CONTENT OF SHEET - 1   01/48

LAYOUT PLAN

STAMP OF APPROVAL OF PLANS

Amended

Plans are approved Subject to conditions Prescribed in Permit No. V.P. S05/0022/10 TMC/TD-DP/TPS/2833/18 Dated 28/09/2018

Deputy Engineer (TDD)   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 वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

TMC B/UP AREA HAND OVER AS PER 37(1AA)(c) APPROVED BY GOVERMENT OF MAHARASHTRA vide letter bearing NO. TPS-1208/2626/CR-390/2008/UD-12 DATE - 14/10/2011
BUILTUP AREA = 24477.67 SQ.MTRS.
PLOT AREA UTILISED = 12000.00 SQ.MTRS.

20% AREA CALC. OF PROVISION OF PARK, GARDEN & PLAY GROUND

at present land under development = 3,63,553.50 SQ.MT.
AREA UNDER NALLA = 16,485.00 SQ.MT.
NET AREA UNDER DEVELOPMENT = 3,47,068.50 SQ.MT.
20% REQD. PARK, GARDEN & PLAY GROUND = 69,413.70 SQ.MT.

as per p-line area calculation.

[A] PARK RESERVATION	1	PARK - 1	3490.41
	2	PARK - 2	24430.58
	3	PARK - 3	12480.26
	4	TOTAL	40401.25
[B] GARDEN RESERVATION	1	GARDEN - 1	2516.17
	2	GARDEN - 2	752.82
	3	GARDEN - 3	842.82
	4	GARDEN - 4	4601.18
	5	GARDEN - 4a	5264.20
	6	GARDEN - 5	694.25
	7	GARDEN - 6	1527.08
	8	GARDEN - 7	400.00
	9	GARDEN - 8	1552.64
	10	GARDEN - 9	227.05
	11	GARDEN - 10	1393.01
	12	GARDEN - 11	2023.10
	13	TOTAL	22196.14
[C] PLAY GROUND	1	PLAY GROUND - 1	6771.31
[D] TOTAL PARK, GARDEN & PLAY GROUND AREA (A4 + B13 + C1)			68418.70

10% TENEMENTS (UP TO 40.00 SQ.MT) AS PER TOWNSHIP POLICY & GOVT. L.I.G. POLICY dt.-17/7/2008.

01]	TOTAL PROPOSED RESIDENTIAL AREA	= 281369.79 SQ.MT.
02]	TOTAL NO. OF TENEMENTS 281369.79 X 10% = 28136.98 / 40.00 = 703.42 NOS SAY	= 703 NOS
03]	PROVIDED TENEMENTS AS UNDER	
	BLDG. NO	NO. OF TENEMENTS
	WING - B (RESI. PLOT - 2)	50 NOS
	WING - A + HDH BLDG. (RESI. PLOT - 3)	391 NOS
	WING - D (RESI. PLOT - 4)	17 NOS
	HDH PHASE-I (HAND OVER TO TMC)	119 NOS
	HDH PHASE-II (HAND OVER TO TMC)	157 NOS
	HDH PHASE-II (RESI. PLOT - 5)	06 NOS
	WING - E (RESI. PLOT - 6)	08 NOS
	BLDG-1 (RESI. PLOT - 7)	05 NOS
04]	TOTAL TENEMENTS	763 NOS

10% TENEMENTS (UP TO 80.00 SQ.MT) AS PER GOVT. M.I.G. POLICY dt.-17/7/2008

01]	TOTAL NO. OF TENEMENTS	4450 NOS
02]	TOTAL NO. OF TENEMENTS X 10% 4450 X 10% = 445 NOS	= 445 NOS
03]	PROVIDED TENEMENTS AS UNDER	
	BLDG. NO	NO. OF TENEMENTS
	WING - A, B, C & D (RESI. PLOT - 1)	100 NOS
	WING - A (RESI. PLOT - 2)	24 NOS
	WING - A, B, C, D (RESI. PLOT - 4)	201 NOS
	WING - AB, CD & E (RESI. PLOT - 5)	391 NOS
	BLDG. NO. - 1 (RESI. PLOT - 7)	214 NOS
	WING - D & L (RESI. PLOT - 6)	549 NOS
04]	TOTAL TENEMENTS	1737 NOS

NOTE :-

01]	PLOT BOUNDARY & COMPOUND WALL SHOWN IN BLACK
02]	PROPOSED WORK SHOWN IN
03]	PHYSICAL R.G. SHOWN IN
04]	20% GARDEN, R.G. & PARK SHOWN IN
05]	PIPE LINE SHOWN IN
06]	D.P. ROAD SHOWN IN
07]	EXISTING ROAD SHOWN IN
08]	NALLA SHOWN IN
09]	H.C.M.T.R. SHOWN IN
10]	BUFFER ZONE SHOWN IN
11]	C.R.Z. II.T.L. SHOWN IN
12]	FIRE BRIGADE (PUBLIC UTILITY) SHOWN IN
13]	POLICE STATION (PUBLIC UTILITY) SHOWN IN
13a]	E.S.R. (PUBLIC UTILITY) SHOWN IN
13b]	SUB-STATION (PUBLIC UTILITY) SHOWN IN
13c]	PLOT NOT IN POSSESSION (ENCROACHMENT) SHOWN IN
13d]	MAP & S&S
13e]	AREA UNDER GAOTHAN SHOWN IN
13f]	TEMPORARY STRUCTURE SHOWN IN
13g]	AREA UNDER MANGROVES C.R.Z. - III SHOWN IN
14]	HOUSING FOR DISHOUSED HANDING OVER TO TMC SHOWN IN — RESI. PLOT 5: HDH PH-I (ST. + 12FL.) 119 NOS; HDH PH-II (GR. + 16(pt.) FL.) 157 NOS

NOTE :-

1. THE PLOT SHOWN FOR AMENITY, HEALTH FACILITY, EDUCATION, POLICE STATION, PUBLIC PARKING, FIRE STATION ARE NOT D.P. RESERVATIONS. THESE ARE AREA ALLOCATION AS PER REQUIRMENT OF SPECIAL TOWNSHIP POLICY.
2. ACCESS TO BE GRANTED TO THE GARDEN NO. - 5 & 7 BY T.M.C.
3. THE PERMISSIBLE MIX USERS ARE PROPOSED ON THE AREAS ALLOCATED FOR AMENITY, COMMERCIAL, HEALTH FACILITY& PUBLIC PARKING.
4. OUT OF THE TOTAL REQUIREMENT OF 5% AMENITY ON GROSS PLOT, AMENITY TO THE EXTENT OF 2.50% WILL BE PROVIDED ON THE PLOT TO BE HANDED OVER TO TMC AS PER POLICY OF DEVELOPMENT OF TOWN CENTRE RESERVATION
5. NALLAS FLOWING IN THE PLOT WILL BE CHANNELISED
6. THE PROPOSED AMENITY, EDUCATION SCHOOL & HEALTH FACILITY IS SHOWN OF THE PROPOSED AREA UNDER DEVELOPMENT AS ON TODAY I.E. AFTER DEDUCTION OF AREA UNDER CARSHED
7. SMALL TENEMENT BELOW 40.00 SQ.MT. REQD. AS PER HOUSING FOR DISHOUSED RESERVATION, TOWNSHIP NOTIFICATION ARE SHOWN IN RESIDENTIAL PLOT NO - 2, 3, 4, 5
8. BUILT UP AREA OF TMC HANDOVER BLDG. & HDH BLDG. PHASE- I & PHASE-II HANDOVER / TO BE HENDEDOVER AREA IS CLAIMED FREE AS PER D.C.REGULATION 'APPENDIX-F'

AREA STATEMENT

A			AREA STATEMENT	SQ.MTS.	
1	a	7/12 AREA AS PER LOCATIONAL CLEARENCE = 516252.00			
	b	ADD AREA FOR SURVEY NO. 14/1 = 2820.00; 30/5 = 430.70; 30/6 = 750.30; 30/7 = 350.00; 53/2/2 = 2390.00; 53/2/3 = 1254.00		5,24,266.00	
	c	TOTAL (a + b) = 524266.00			
2		DEDUCTIONS TO BE MADE AS PER LOCATIONAL CLEARANCE			
	a	AREA UNDER MANGROVES		42,370.66	
	b	AREA UNDER GAOTHAN		2,144.38	
	c	AREA UNDER PLOT NOT IN POSSESSION		1377.66	
	d	AREA OF SURVEY NO.-302 DEDUCTED AS OF NOW AS PER TMC'S LETTER DATED 6-2-2016 24410.00 - 3292.98 (MANGROVES) = 21117.02		21117.02	
	e	TOTAL AREA UNDER DEDUCTION (a + b + c + d)		67,009.72	
3		GROSS PLOT AREA UNDER TOWNSHIP (1 - 2e)		4,57,256.28	
3a		GROSS PLOT PERMITTED AREA UNDER TOWNSHIP AS PER LOCATIONAL CLEARANCE (120.15 ACR)		4,73,218.00	
4		DEDUCTIONS (NO CLAIM IN F.S.I. AS ON TODAY)			
	a	AREA UNDER CARSHED TO BE KEPT IN ABEYANCE (prop.37 modi.)		93,702.78	
5		BALANCE LAND UNDER DEVELOPMENT (3 - 4)		3,63,553.50	
6		LESS AREA UNDER BUFFER ZONE FOR NO F.S.I. CLAIM		23,765.78	
7		BALANCE AREA (5 - 6)		3,39,787.72	
8				AREA UNDER NON CRZ	AREA UNDER CRZ - II
	A	AREA UNDER NON CRZ / CRZ-II		2,41,071.01	98,716.71
	B	LESS 15% R.G. AREA ONLY CRZ-II		NOT APPLICABLE	NOT APPLICABLE
	C	MEANS OF ACCESS		NOT APPLICABLE	NIL
	D	NET AREA UNDER NON CRZ / CRZ-II		2,41,071.01	98,716.71
	E	F.S.I. PERMISSIBLE AS PER TOWNSHIP (GLOBAL)		1.00	1.00
	F	PERMISSIBLE BUILT UP AREA NON CRZ / CRZ-II		2,41,071.01	98,716.71
9 / 10		TOTAL BUILT UP AREA PERMISSIBLE (F (NON CRZ AREA + CRZ-II AREA)		3,39,787.72	

		RESIDENTIAL	COMMERCIAL + AMENITY+HEALTH	SCHOOL MAP & S&S + PGS & SS	AREA RESERVED FOR POLICE STN.
11	60% MINIMUM RESIDENTIAL REQD. OF TOWNSHIP POLICY TOTAL PERMISSIBLE BUILT UP AREA X 60% 339787.72 X 60%	2,03,872.63	—	—	
12	BUILT UP AREA DISTRIBUTION (FSI AREA)	2,88,587.72	34,500.00	16,200.00	500.00
13	PROPOSED TOTAL BUILT UP AREA (FSI AREA)	2,81,369.79	34,370.28	13,222.96	—
14	BALANCE AREA (12 - 13)	7217.93	129.72	2977.04	500.00
15	PROPOSED TOTAL BUILT UP AREA 13 (RESIDENTIAL + COMMERCIAL + SCHOOL)	3,28,963.03			
16	BALANCE AREA (15 - 28)	10824.69			
17	F.S.I. CONSUMED (15 / 9)	0.968			

B — TENEMENT STATEMENT

18		PROPOSED AREA	3,28,963.03
19		LESS DEDUCTION OF NON-RESIDENTIAL AREA	47,593.24
		AREA OF TENEMENTS (a-b)	2,81,369.79
20	a	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	7034 NOS
	b	DENSITY 250/HECT.	
	c	TOTAL TENEMENT	
	d	PROPOSED TENEMENTS	4450 NOS

C — PARKING STATEMENT

			RESIDENTIAL/commercial
21	a	PARKING REQUIRED BY REGULATION	SHOWN IN TABLE
	b	TOTAL PARKING PROVIDED	SHOWN IN TABLE

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26-08-2009 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PROPERTY BEARING S.NO.12,13,14pt,15,16pt,17pt,18pt, 19PT.,20,21pt,30pt,35 TO 38, 41,42,43,44,45pt,46pt,47pt,48,49,50,51, 53pt,54,55,84pt, 327,328,329,345,383,388pt,423,424 & OTHERS AT VILLAGE MAJIWADE, THANE(W)

NAME OF OWNER

M/S KAPSTONE CONSTRUCTIONS PVT. LTD.

SIGNATURE NAME & ADDRESS OF ARCHITECT

MANISH D. SAVANT
architect
G.D.Arch., A.I.I.A.
• 1st Floor, Gurudatta, Atmaram Mhatre Road, Dahisar :-West , Mumbai :- 400 068
• G/26, Star Trade Centre, S.V.P.Road, Borivali :-W. Mumbai-400 092.