BUILT UP AREA STATEMENT

FLOOR	BLDG. NO. - k23	BLDG. NO. - k25 WING-A		BLDG. NO. - k25 WING-B	BLDG. NO. - k25 WING-C	BLDG. NO. - k22	BLDG. NO. - k24	BLDG. NO. - k26	BLDG. NO. - k27
	BUILT UP AREA	BUILT UP AREA	EXC. BALCONY	BUILT UP AREA	BUILT UP AREA	BUILT UP AREA	BUILT UP AREA	BUILT UP AREA	BUILT UP AREA
L. PODI. FLR.	—	—	—	—	—	—	—	—	—
U. PODI. FLR.	—	—	—	—	—	—	—	—	—
STILT/ GR.	—	—	—	—	—	—	156.15	159.22	410.56
1ST FLR	679.99	348.47	—	283.02	390.89	302.02	269.93	269.57	240.53
2ND FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
3RD FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
4TH FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
5TH FLR	679.99	283.98	1.97	—	—	302.02	269.93	269.57	240.53
6TH FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
7TH FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
8TH FLR	551.30	348.47	—	—	—	263.48	231.38	231.37	240.53
9TH FLR	679.99	283.98	1.97	—	—	302.02	269.93	269.57	240.53
10TH FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
11TH FLR	679.99	348.47	—	—	—	302.02	269.93	269.57	240.53
12TH FLR	679.99	104.28	—	—	—	302.02	269.93	269.57	240.53
13TH FLR	551.30	—	—	—	—	263.48	231.38	231.37	240.53
14TH FLR	679.99	—	—	—	—	302.02	269.93	269.57	240.53
15TH FLR	679.99	—	—	—	—	302.02	269.93	269.57	240.53
16TH FLR	679.99	—	—	—	—	304.34	269.93	—	240.53
17TH FLR	679.99	—	—	—	—	304.34	269.93	—	240.53
18TH FLR	551.30	—	—	—	—	208.65	269.93	—	240.53
19TH FLR	679.99	—	—	—	—	—	—	—	—
20TH FLR	679.99	—	—	—	—	—	—	—	—
21ST FLR	679.99	—	—	—	—	—	—	—	—
22ND FLR	679.99	—	—	—	—	—	—	—	—
TOTAL	14573.70 SQ.MT.	3808.47 SQ.MT. / 3812.41 SQ.MT.	3.94 SQ.MT.	283.02 SQ.MT.	390.89 SQ.MT.	5271.29 SQ.MT.	4937.79 SQ.MT.	4126.37 SQ.MT.	4740.12 SQ.MT.
	38135.59 SQ.MTS.								
TENEMENTS	214	66		4	6	104	110	92	108
	704 NOS.								

T.D.R. F.S.I. STATEMENT

D.R.C. NO.	AREA IN SQ.MT.
D.R.C. NO. 78 (ROAD)	340.00 SQ.MT.
D.R.C. NO. 64 (ROAD)	250.00 SQ.MT.
D.R.C. NO. 39 (RESERVATION)	404.00 SQ.MT.
D.R.C. NO. 81 (RESERVATION)	1000.00 SQ.MT.
D.R.C. NO. 91 (RESERVATION)	850.00 SQ.MT.
D.R.C. NO.57 (ROAD)	900.00 SQ.MT.
D.R.C. NO.179 (ROAD)	2176.00 SQ.MT.
D.R.C. NO.186 (RESERVATION) (AS PER STRINGENCY RULE)	2385.99 SQ.MT.
D.R.C. NO.215 (RESERVATION)	531.25 SQ.MT.
D.R.C. NO.216 (RESERVATION)	150.00 SQ.MT.
D.R.C. NO.222 (ROAD)	236.25 SQ.MT.
D.R.C. NO.240 (ROAD)	380.00 SQ.MT.
D.R.C. NO.163 (RESERVATION)	3079.72 SQ.MT.
D.R.C. NO.186 (RESERVATION) AREA ADDED, AS PER NOTIFICATION DATED 2.05.2016 T.D.R. AREA DEDUCTED IN STRINGENCY RULE.	401.01 SQ.MT.
TOTAL AREA	13084.22 SQ.MT.

0.30 ADDITION F.S.I. STATEMENT

	AREA IN SQ.MT.
ADDITIONAL 0.30 F.S.I. ALREADY UTILIZED	3200.00 SQ.MT.
ADDITIONAL F.S.I. PROPOSED BY PAYMENT OF PREMIUM	3150.00 SQ.MT.
TOTAL AREA	6350.00 SQ.MT.

PODIUM AREA

LOWER PODIUM	13963.82 SQ.MT.
UPPER PODIUM	15825.93 SQ.MT.
TOTAL AREA	29789.75 SQ.MT.

CLUB HOUSE AREA STATEMENT

PERMISSIBLE CLUB HOUSE AREA 15% OF R.G. 9 AREA

4693.34 X 15% = 704.00 SQ.MT.

PERMISSIBLE = 704.00 SQ.MT.

PROPOSED = 698.28 SQ.MT.

SUMMARY	
FLOOR	B/UP AREA
GROUND FLR.	427.31 SQ.MT.
FIRST FLOOR	270.97 SQ.MT.
TOTAL	698.28 SQ.MT.

LAYOUT PLAN

SCALE 1:500

PROFORMA - B — 1 OF 7

CONTENT OF SHEET

LAYOUT PLAN , PROPOSED AREA STATEMENT,T.D.R AREA STATEMENT, CLUB HOUSE AREA STATEMENT, LIG & MIG AREA STATEMENT, LOCATION PLAN SUMMARY,ETC.

STAMP OF APPROVAL OF PLAN

Ammended

Plans are approved Subject to conditions /New V.P.No prescribed in permit No. V.P.old 99/089/ S05/0085/14 TMC/TDD/ 2114/17 Dated:- 29/03/17

Deputy Engineer (TDD) — Town Development & Planning Officer (T.D.O) — Thane Municipal Corporation of The City of Thane

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानगी न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्ष कैद व रु. ५०००/- दंड होऊ शकतो".

PROFORMA FOR PLOT-A

PROFORMA- A — AREA STATEMENT

				AREA IN SQ.MT.
A	1	a	AREA OF PLOT(AS PER 7/12 EXTRACT/U.L.C.)	85776.00
		b	AREA OF PLOT(AS PER △ METHOD) + (CONSIDERED FOR F.S.I.)	75065.14
		c	FOR PROPOSAL	75065.14
	2		DEDUCTIONS FOR PLOT	
		a	AREA UNDER NOT IN POSSESION	1267.24
		b	AREA UNDER 25.00 M. W. D. P. ROAD(N-S)	7144.50
		c	AREA UNDER 25.00 M. W. D. P. ROAD(W-E)	808.03
		d	AREA UNDER 15.00 M. W. D. P. ROAD	2744.16
		e	AREA UNDER SECONDARY SCHOOL	4351.85
		f	TOTAL (a + b + c + d + e)	16315.78
	3		BALANCE PLOT AREA(1c-2f)	58749.36
		a	RESIDENTIAL ZONE	38377.79
		b	INDUSTRIAL ZONE	20371.57
	4		DEDUCTIONS FOR	
		a	5% AMENITY OPEN SPACE ON RESIDENTIL (5% OF 38377.79)	1916.89
		b	20% AMENITY OPEN SPACE FOR industrial (20% OF 20371.57)	4074.31
		c	Extent of amenity required by rule (which is less than 4351.85 + 3927.00) = 8278.85 > 5993.20	5993.20
		d	actual physically provided amenity exclusive of school reservation (as per 7/12 extract in the name of TMC)	3927.00
	5		NET PLOT AREA (3-4d)	54822.36

PROFORMA FOR PLOT-A

	5		NET PLOT AREA	54822.36
	6		DEDUCTION FOR	
		a	AREA OF PLOT:- B	6170.79
		b	AREA OF PLOT:- C	1362.14
		c	TOTAL (a+b)	7532.93
	7		NET AREA OF PLOT - A (5-6c)	47289.43
	8		DEDUCTIONS FOR	
		a	15% RECREATION GROUND AS PER D.C. REGULATION 54	7093.41
	9		NET AREA OF THE PLOT (7-8a)	40196.02
	10		ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	
		a	AS PER GOVERNMENT NOTIFICATION DATE :- 29/01/2016 47289.43 x 1.15 = 54382.84 OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. 54382.84 X 20% = 10876.56 AREA PERMISSIBLE FOR UTILIZATION T.D.R./D.R. 54382.84 — 10876.56 = 43506.28 EXCLUDING AREA LOADED ON PLOT B add. ROAD SET-BACK AREA (7144.50 + 808.03 + 2744.16) - 3518.00 add. AMINITY AREA add. SECONDARY SCHOOL ADD T.D.R. OUT OF D.R.C. NO. 1) D.R.C. No. — 078 ROAD — 340.00 2) D.R.C. No. — 064 ROAD — 250.00 3) D.R.C. No. — 039 RESE — 404.00 4) D.R.C. No. — 081 RESE — 1000.00 5) D.R.C. No. — 091 RESE — 850.00 6) D.R.C. No. — 057 ROAD — 900.00 7) D.R.C. No. — 179 ROAD — 2176.00 8) D.R.C. No. — 186 RESE — 2385.99 (AS PER STRINGENCY RULE) 9) D.R.C. No. — 215 RESE — 531.25 10) D.R.C. No. — 216 RESE — 150.00 11) D.R.C. No. — 222 ROAD — 236.25 12) D.R.C. No. — 240 ROAD — 380.00 13) D.R.C. No. — 163 RESE — 3079.72 14) D.R.C. No. — 186 RESE — AREA ADDED, AS PER NOTIFICATION DATED 2.05.2016 T.D.R. AREA DEDUCTED IN STRINGENCY RULE. — 401.01 TOTAL (1 TO 14) = 13084.22	7178.69 3927.00 4351.85 13084.22
		b	ADDITION F.S.I. TO BE PURCHASE BY CHARGING PREMIUM AS PER GOVERNMENT NOTIFICATION DATE :- 28/08/2015 Additional FSI T.M.C.(51363.74 X 0.30 = 15409.12) UTILIZED = 6350.00 TOTAL 0.30 ADDITION F.S.I. = 6350.00	6350.00
		c	TOTAL (10a + 10b)	34891.76
	11		TOTAL AREA (9 + 10c)	75087.78
	12		FLOOR SPACE INDEX (F. S. I.) PERMISSIBLE	ONE
	13		TOTAL PERMISSIBLE FLOOR AREA (11 X 12)	75087.78
	14		EXISTING FLOOR AREA (O.C. OBTAINED)	36950.12
	15		TOTAL PROPOSED AREA	38135.59
	16		TOTAL EXISTING & PROPOSED AREA (14 + 15)	75085.71
	17		BALANCE AREA (13-16)	2.07
	18		F.S.I. CONSUMED (16 / 7)	1.59

TENEMENT STATEMENT

a	TOTAL EXISTING & PROPOSED AREA	75085.71
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	410.58
	AREA OF TENEMENTS (a-b)	74675.13
	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	
	DENSITY	300/HT
	PERMISSIBLE	2239 NOS
c	PROPOSED	704 NOS
d	EXISTING	724 NOS
e	TOTAL TENEMENT (c + d)	1428 NOS

PARKING STATEMENT

a	PARKING REQUIRED BY REGULATION OR PROP. TENEMENT	
b	PARKING PERMISSIBLE	
c	PARKING PROPOSED	AS PER STATEMENT
d	TOTAL PARKING PROVIDED	
	LOADING/UNLOADING STATEMENT	
a	LOADING/UNLOADING REQUIRED	
b	TOTAL LOADING/UNLOADING PROVIDED	

NOTES

PLOT BOUNDARY SHOWN IN	=	THICK BLACK
PROPOSED WORK	=	RED FILLED
DRAINAGE LINE	=	RED DOTTED
R.G.	=	GREEN FILLED
D.P. ROAD LINE	=	DOTTED GREEN
EXISTING STRUCTURE TO BE	=	YELLOW HATCHED

CERTIFICATE OF AREA — PROFORMA - B

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 THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO.79, H.NO.1,2A,2B,3, S. NO. 80, 1(PT)H. NO.2A,2B,3,4,5,8,9 S.NO.82, H.NO.2,3,4,5A,5B, 5C,5D,6A,6B,6C,6D,6E S.NO. 86, H.NO.1,2,3,4A+6/1,5/2,5/3,5/4,5/5,5/6, 5/7,5/8,5/9,5/10,5/11,5/12,5/13,5/14,5/15,S.NO.81/1,84,85,87/2,88/5/2, 5/3 ,66/5(SANCTIONED V.P.2003/05) OF VILLAGE DHOKALI, DIST-THANE

NAME OF OWNER

M/s SIDDHI REAL ESTATE DEVELOPERS.

PROFORMA FOR PLOT-B

PROFORMA- A — AREA STATEMENT

A			AREA STATEMENT	SQ.MT.
	1		AREA OF PLOT — PLOT B	6170.79
	2		DEDUCTIONS FOR PLOT	
		a	PLOT NOT IN POSSESION	
			TOTAL	
	3		NET AREA OF PLOT- B' (1-2)	6170.79
	4		DEDUCTIONS FOR	
			RECREATIONAL GARDEN AS PER RULE NO 54(15%)	925.61
			INTERNAL ROAD	
			TOTAL (a+b)	
	5		NET AREA OF PLOT (3 - 4)	5245.18
	6		ADD ROAD SETBACK BALANCE IN PLOT-A	3518.00
	7		TOTAL PERMISSIBLE AREA	8763.18
	8		F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	ONE
	9		PERMISSIBLE TOTAL FLOOR AREA (7X8)	8763.18
	10		EXISTING AREA (O.C. OBTAINED)	7580.25
	11		PROPOSED AREA	1155.85
	12		BALANCE AREA	27.13
B			TENEMENT STATEMENT	
		a	NET AREA OF PLOT ITEM A (9) ABOVE	8763.18
		b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	280.11
			AREA OF TENEMENTS (a-b)	8483.07
			TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	
			DENSITY	300/HT
			TOTAL TENEMENT	255 NOS
		c	PROPOSED	024 NOS
		d	EXISTING	176 NOS
			TENEMENTS PROPOSED	
			TOTAL TENEMENT (d + c)	200 NOS
C			PARKING STATEMENT	
		a	PARKING REQUIRED BY REGULATION	87 NOS
		b	PARKING PERMISSIBLE	
		c	PARKING PROPOSED	
		d	TOTAL PARKING PROVIDED	87 NOS
			LOADING/UNLOADING STATEMENT	
		a	LOADING/UNLOADING REQUIRED	
		b	TOTAL LOADING/UNLOADING PROVIDED	

REVISION	DESCRIPTION	DATE	SIGNATURE

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 THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE

SUVARNA GHOSH
ARCHITECTS & INT. DESIGNERS
301, ARIHANT, AGYARI LANE, JAMLI NAKA, THANE (W).
TEL :- 2540 6310/6679 5653

V.P. No.	99/089
DRAWING No.	1
SCALE	1 : 500
DATE	07-02-2017
DRAWN BY	SHEKHAR
CHECKED BY	YESHWANT

JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS , PLANNERS
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