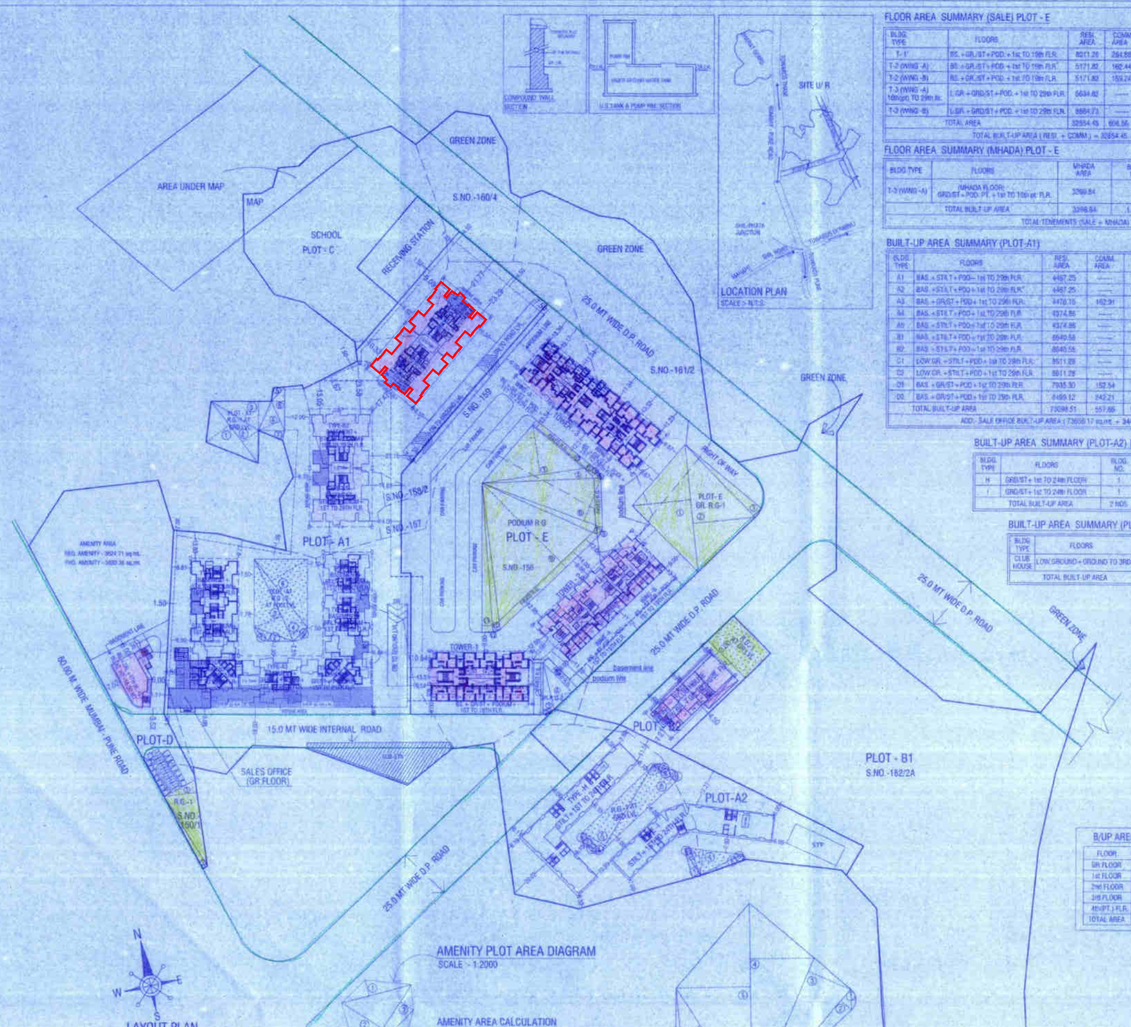

LAYOUT PLAN
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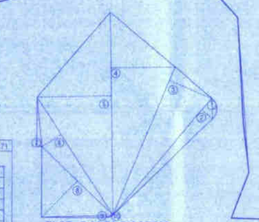

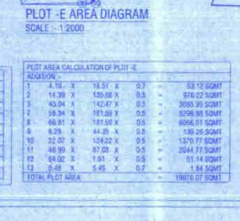

PLOT AREA SUMMARY

S.NO.	AREA AS PER 7/12	AREA AS PER AGREEMENT	AREA AS PER △ METHOD
148/1	4900.00	4900.00	4517.92
150/1	550.00	550.00	428.54
155	9910.00	9910.00	9642.57
156	10720.00	10720.00	9960.33
157	600.00	600.00	423.37
158/1	2980.00	2980.00	2856.06
159/1	150.00	150.00	150.00
159	10660.00	10660.00	10008.13
160/4	2120.00	2120.00	2152.07
160/5	5840.00	5840.00	6205.82
161/2	5600.00	5600.00	5580.86
181/2A	27000.00	27000.00	30913.00
182	5360.00	5360.00	5712.14
TOTAL AREA	82850.00	82850.00	87383.72

PLOT AREA CONSIDERED FOR PROPOSAL :- 82850.00 SQ.MT

PLOT-D AREA CALCULATION

ADDITION-

1	41.78	X	53.16	X 0.50 X 1	=	692.71 SQ.MT.
2	68.04	X	8.12	X 0.50 X 1	=	276.24 SQ.MT.
3	104.56	X	16.16	X 0.50 X 1	=	845.85 SQ.MT.
4	41.72	X	1.65	X 0.50 X 1	=	34.85 SQ.MT.
TOTAL ADDITION AREA					=	1850.29 SQ.MT.

AREA CONSIDERED FOR FSI 130/ 50 SQ.MT.

AMENITY AREA CALCULATION

5% AMENITY AREA REQ. OF NET PLOT AREA (72494.21 X 5%)=3624.71

AMENITY PLOT -1 (S.NO. - 148/1)

ADDITION-

1	53.95	X	14.74	X 0.50 X 1	=	471.31 SQ.MT.
2	95.98	X	43.48	X 0.50 X 1	=	1899.20 SQ.MT.
3	60.98	X	14.22	X 0.50 X 1	=	611.31 SQ.MT.
4	68.98	X	13.74	X 0.50 X 1	=	660.51 SQ.MT.
TOTAL ADDITION AREA					=	3642.33 SQ.MT.
TOTAL AMENITY AREA PROPOSED					=	3650.35 SQ.MT.

RENTAL PLOT AREA CALCULATION (PLOT-A2)

ADDITION-

1	45.96	X	15.77	X 0.50 X 1	=	361.92 SQ.MT
2	61.65	X	14.03	X 0.50 X 1	=	447.99 SQ.MT.
3	85.72	X	13.10	X 0.50 X 1	=	561.02 SQ.MT.
4	108.18	X	3.35	X 0.50 X 1	=	439.13 SQ.MT.
5	156.15	X	6.91	X 0.50 X 1	=	539.85 SQ.MT.
6	51.56	X	9.58	X 0.50 X 1	=	246.41 SQ.MT.
7	14.70	X	2.83	X 0.50 X 1	=	20.80 SQ.MT.
8	156.15	X	47.93	X 0.50 X 1	=	3742.14 SQ.MT.
9	3.48	X	0.45	X 0.50 X 1	=	1.84 SQ.MT.
TOTAL ADDITION AREA					=	6360.09 SQ.MT.

PLOT AREA CALCULATION OF PLOT -E

1	4.16	X	14.91	X 0.7	=	43.12 SQMT
2	14.39	X	135.68	X 0.5	=	976.02 SQMT
3	43.04	X	142.47	X 0.5	=	3065.95 SQMT
4	39.34	X	181.98	X 0.5	=	3596.98 SQMT
5	46.81	X	181.59	X 0.5	=	4096.51 SQMT
6	6.26	X	44.35	X 0.5	=	138.25 SQMT
10	32.02	X	104.22	X 0.5	=	1379.77 SQMT
11	46.99	X	87.03	X 0.5	=	2044.73 SQMT
12	64.02	X	1.91	X 0.5	=	61.14 SQMT
13	3.48	X	5.45	X 0.7	=	1.84 SQMT
TOTAL PLOT AREA					=	19926.07 SQMT

FLOOR AREA SUMMARY (SALE) PLOT - E

BLDG. TYPE	FLOORS	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL BUP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
T-1	BS. + GR./ST. + POD. + 1st TO 15th FLR.	8011.28	264.88	1	8296.14 sq.mt.	2832.72 sq.mt.	120 NOS.
T-2 (WING -A)	BS. + GR./ST. + POD. + 1st TO 15th FLR.	5171.82	162.44	1	5334.26 sq.mt.	2002.73 sq.mt.	114 NOS.
T-2 (WING -B)	BS. + GR./ST. + POD. + 1st TO 15th FLR.	5171.82	159.24	1	5331.06 sq.mt.	2002.73 sq.mt.	114 NOS.
T-3 (WING -A) (Wings To 20th flr.)	L.GR. + GRD./ST. + POD. + 1st TO 20th FLR.	5684.82	------	1	5684.82 sq.mt.	4158.91 sq.mt.	190 NOS.
T-3 (WING -B)	L.GR. + GRD./ST. + POD. + 1st TO 20th FLR.	5684.73	------	1	5684.73 sq.mt.	3978.83 sq.mt.	175 NOS.
TOTAL AREA		32904.43	606.56	5 NOS.	32461.01 sq.mt.	15530.92 sq.mt.	703 NOS.

TOTAL BUILT-UP AREA (RESI. + COMM.) = 32904.43 + 606.56 = 33461.01 SQ.MT.

FLOOR AREA SUMMARY (MHADA) PLOT - E

BLDG TYPE	FLOORS	MHADA AREA	BLDG. NO.	TOTAL BUP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
T-3 (WING -A)	MHADA FLOOR GRD./ST. + POD. FL. + 1st TO 15th flr. FLR.	3269.84	1	3269.84 sq.mt.	------	80 NOS.
TOTAL BUILT-UP AREA		3269.84	1 NOS.	3269.84 sq.mt.	------	80 NOS.

TOTAL TENEMENTS (SALE + MHADA) 703 + 80 = 783 NOS.

BUILT-UP AREA SUMMARY (PLOT-A1)

BLDG TYPE	FLOORS	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL BUP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
A1	BAS. + STILT + POD.- 1st TO 29th FLR.	4467.25	------	1	4467.25 sq.mt.	2167.83 sq.mt.	111 NOS.
A2	BAS. + STILT + POD.+ 1st TO 29th FLR.	4467.25	------	1	4467.25 sq.mt.	2167.83 sq.mt.	111 NOS.
A3	BAS. + GRD/ST + POD.+ 1st TO 29th FLR.	4478.15	162.91	1	4639.06 sq.mt.	2136.58 sq.mt.	113 NOS.
A4	BAS. + STILT + POD.+ 1st TO 29th FLR.	4314.86	------	1	4314.86 sq.mt.	2134.60 sq.mt.	111 NOS.
A5	BAS. + STILT + POD.+ 1st TO 29th FLR.	4314.86	------	1	4314.86 sq.mt.	2134.60 sq.mt.	111 NOS.
B1	BAS. + STILT + POD.+ 1st TO 29th FLR.	6940.58	------	1	6940.58 sq.mt.	3738.94 sq.mt.	140 NOS.
B2	BAS. + STILT + POD.+ 1st TO 29th FLR.	6940.58	------	1	6940.58 sq.mt.	3738.94 sq.mt.	140 NOS.
C1	LOW GR. + STILT + POD.+ 1st TO 29th FLR.	6511.28	------	1	6511.28 sq.mt.	2730.04 sq.mt.	140 NOS.
C2	LOW GR. + STILT + POD.+ 1st TO 29th FLR.	6511.28	------	1	6511.28 sq.mt.	2730.04 sq.mt.	140 NOS.
D1	BAS. + GR/ST + POD.+ 1st TO 29th FLR.	7935.30	152.54	1	8087.84 sq.mt.	3664.51 sq.mt.	171 NOS.
D2	BAS. + GR/ST + POD.+ 1st TO 29th FLR.	8468.12	242.21	1	8710.33 sq.mt.	3669.12 sq.mt.	171 NOS.
TOTAL BUILT-UP AREA		73936.51	557.66	11 NOS.	74494.17 sq.mt.	27967.95 sq.mt.	1409 NOS.

ADD:- SALE OFFICE BUILT-UP AREA (73936.51 sq.mt. + 344.04 sq.mt.) = 74000.21 sq.mt.

BUILT-UP AREA SUMMARY (PLOT-A2) [RENTAL HOUSING]

BLDG. TYPE	FLOORS	BLDG. NO.	TOTAL BUP AREA	TOTAL STAIRCASE AREA	NO. OF TENEMENT
H	GRD/ST + 1st TO 24th FLOOR	1	23929.65 sq.mt.	6277.55 sq.mt.	349 NOS.
I	GRD/ST + 1st TO 24th FLOOR	1	23489.60 sq.mt.	5895.07 sq.mt.	369 NOS.
TOTAL BUILT-UP AREA		2 NOS.	25419.60 sq.mt.	12172.62 sq.mt.	718 NOS.

BUILT-UP AREA SUMMARY (PLOT-B2) [CLUB HOUSE]

BLDG. TYPE	FLOORS	BUILT UP AREA	BLDG. NO.	TOTAL STAIRCASE AREA
CLUB HOUSE	LOW GROUND + GROUND TO 3RD(PT.)	1232.22	1	331.10 sq.mt.
TOTAL BUILT-UP AREA		1232.22	1 NOS.	331.10 sq.mt.

TENEMENTS SUMMARY (SALE) (PLOT - A1)

BLDG. TYPE	35 TO 50	50 TO 75	TOTAL
A1	111	------	111 NOS.
A2	111	------	111 NOS.
A3	113	------	113 NOS.
A4	111	------	111 NOS.
A5	111	------	111 NOS.
B1	------	140	140 NOS.
B2	------	140	140 NOS.
C1	------	140	140 NOS.
C2	------	140	140 NOS.
D1	24	147	171 NOS.
D2	24	147	171 NOS.
TOTAL TENAMENTS	605	804	1409 NOS.

B/UP AREA SUMMARY

FLOOR	BUILT UP AREA
BR FLOOR	267.08 SQ.MT.
1st FLOOR	232.92 SQ.MT.
2nd FLOOR	232.92 SQ.MT.
3rd FLOOR	232.92 SQ.MT.
4th(PT.) FLR.	133.21 SQ.MT.
TOTAL AREA	1081.05 SQ.MT.

STAIRCASE AREA SUMMARY

FLOOR	STAIRCASE AREA
BR FLOOR	28.44 SQ.MT.
GR FLOOR	81.90 SQ.MT.
1st FLOOR	81.90 SQ.MT.
2nd FLOOR	81.90 SQ.MT.
3rd FLOOR	81.90 SQ.MT.
4th(PT.) FLR.	81.90 SQ.MT.
TOTAL AREA	438.34 SQ.MT.

R.G. AREA CALCULATION (PLOT - E)

25% R.G. AREA REQ. OF NET PLOT -(19676.06 X 25% = 4769.01 SQ.MT.)

33% R.G. AREA REQ. OF GR. AREA (4769.01 X 33% = 1573.77)

GROUND R.G.-I

ADDITION -

1	56.73	X	25.45	X 0.5	=	722.74 SQMT
2	56.73	X	27.32	X 0.5	=	774.65 SQMT
3	44.63	X	4.84	X 0.5	=	108.22 SQMT
TOTAL RG. R.G.-I AREA					=	1605.60 SQMT

GROUND R.G.-II

ADDITION -

1	3.86	X	22.36	X 1	=	86.30 SQMT
2	5.34	X	0.48	X 0.67	=	1.70 SQMT
3	22.00	X	4.83	X 0.5	=	53.15 SQMT
4	21.17	X	9.37	X 0.5	=	99.18 SQMT
5	16.12	X	3.29	X 1	=	53.00 SQMT
TOTAL AREA					=	293.42 SQMT
TOTAL GROUND R.G. AREA (I + II)					=	1901.36 SQMT

PODIUM R.G. AREA CALCULATION

ADDITION -

1	22.03	X	45.42	X 0.5	=	51.43 SQMT
2a	30.00	X	2.42	X 1.0	=	72.60 SQMT
2	2.41	X	7.88	X 0.5	=	9.50 SQMT
3	0.60	X	7.80	X 0.5	=	2.37 SQMT
4	4.82	X	51.08	X 0.5	=	116.38 SQMT
5	0.28	X	8.65	X 0.7	=	1.05 SQMT
6	20.42	X	55.88	X 0.5	=	570.53 SQMT
7	3.64	X	55.84	X 0.5	=	101.70 SQMT
8	0.26	X	8.65	X 0.7	=	0.97 SQMT
9	52.08	X	38.94	X 0.5	=	1590.84SQMT
10	3.24	X	46.37	X 0.5	=	187.52 SQMT
11	4.73	X	66.37	X 0.5	=	156.97 SQMT
12	0.33	X	3.29	X 0.7	=	0.76 SQMT
TOTAL PODIUM R.G AREA					=	3215.47 SQMT
TOTAL R.G.AREA (GR.R.G.+ PODIUM R.G)					=	5117.83 SQMT

R.G. AREA CALCULATION (PLOT - B2)

25% R.G. AREA REQ. OF (14992.00 X 25% = 3748.00 SQ.MT.)

GROUND R.G.-I

ADDITION -

1	15.50	X	23.28	X 1	=	360.84 SQMT
TOTAL AREA					=	360.84 SQMT

R.G. AREA CALC. (PLOT-A1) [RENTAL SCHEME]

8% R.G. AREA REQ. OF NET PLOT - (19080.00 X 8% = 1526.40 sq.mt.)

R.G.-I AT GROUND LVL

ADDITION-

1	34.36	X	12.58	X 0.50 X 1	=	216.15 SQ.MT.
2	34.36	X	8.87	X 0.50 X 1	=	152.39 SQ.MT.
3	26.27	X	12.83	X 0.50 X 1	=	168.79 SQ.MT.
4	14.34	X	10.25	X 0.50 X 1	=	73.49 SQ.MT.
5	8.64	X	3.32	X 0.50 X 1	=	14.34 SQ.MT.
6	19.48	X	5.80	X 0.50 X 1	=	56.49 SQ.MT.
7	11.46	X	4.23	X 0.50 X 1	=	24.21 SQ.MT.
TOTAL ADDITION AREA					=	705.84 SQ.MT.

R.G.-2 AT PODIUM LVL

ADDITION-

1	8.69	X	1.73	X 2.0 X 1	=	30.00 SQ.MT.
2	18.07	X	5.48	X 0.50 X 1	=	49.25 SQ.MT.
3	40.17	X	12.83	X 0.50 X 1	=	257.66 SQ.MT.
4	40.17	X	8.06	X 0.50 X 1	=	161.49 SQ.MT.
5	8.69	X	1.19	X 2.0 X 1	=	10.35 SQ.MT.
6	38.10	X	18.44	X 0.50 X 1	=	351.29 SQ.MT.
TOTAL ADDITION AREA					=	861.06 SQ.MT.
TOTAL SALE PLOT R.G. AREA (PLOT-A1)					=	1530.90 SQ.MT.

TENEMENTS SUMMARY (SALE) PLOT - E

BLDG. TYPE	35 TO 50	50 TO 75	75 ABOVE	TOTAL
T-1	------	150	------	150 NOS.
T-2 (WING -A)	39	75	------	114 NOS.
T-2 (WING -B)	39	75	------	114 NOS.
T-3 (WING -A) (Wings To 20th flr.)	150	------	------	150 NOS.
T-3 (WING -B)	60	115	------	175 NOS.
TOTAL TENAMENTS	288	415	------	703 NOS.

TENEMENTS SUMMARY (MHADA) PLOT - E

BLDG. TYPE	35 TO 50	50 TO 75	75 ABOVE	TOTAL
T-3 (WING -A) (GR. + 15TH FLR.)	------	80	------	80 NOS.
TOTAL TENAMENTS	------	80	------	80 NOS.

TOTAL TENEMENTS (SALE + MHADA) 703 + 80 = 783 NOS.

PARKING STATEMENT OF (PLOT-A1)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
SALE TENEMENT		
• 3 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	605 NOS.	303 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	804 NOS.	804 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	------	------
• 10% VISITORS PARKING	------	116 NOS.
• TOTAL CAR PARKING REQUIRED (RESI.)		1223 NOS. (A)
• 1 TENAMENTS 1 SCOOTER PARKING SPACE FOR EACH	1409 NOS.	1409 NOS. (B)
DESCRIPTION (COMMERCIAL)		
• 1 PARKING SPACE FOR EVERY 25 SQ.MT. FOR SHOPPING AREA UP TO 400 SQ.MT.	257.66 / 25	09 NOS.
• 1 PARKING SPACE FOR EVERY 50 SQ.MT. FOR OFFICE SPACE UP TO 1000 SQ.MT. & REMAINING 1 PARKING SPACE FOR EVERY 100 SQ.MT. FOR EACH.	1023.97/50	19 NOS.
• 10% VISITOR CAR PARKING REQUIRED	------	30 NOS.
• TOTAL CAR PARKING REQUIRED (COMM.)		58 NOS. (C)
• 1 SCOOTER PARKING SPACE FOR EVERY 200 SQ.MT.	1281.55 / 200	06 NOS. (D)
• 1 SCOOTER PARKING SPACE FOR EVERY 100 SQ.MT. FOR OFFICE SPACE		11 NOS.
TOTAL CAR PARKING REQUIRED	= 30 NOS.	REQ. = 21 NOS.
TOTAL CAR PARKING PROVIDED	= 26 NOS.	PROP. = 01 NOS.
TOTAL SCOOTER PARKING REQUIRED	= 11 NOS.	BASEMENT = 23 NOS.
TOTAL SCOOTER PARKING PROVIDED	= 15 NOS.	OPEN AREA = 15 NOS.
		TOTAL CAR = 38 NOS.

PARKING STATEMENT OF COMM BLDG. (PLOT-D)

DESCRIPTION (COMMERCIAL)		
• 1 PARKING SPACE FOR EVERY 25 SQ.MT. FOR SHOPPING AREA UP TO 400 SQ.MT.	257.66 / 25	09 NOS.
• 1 PARKING SPACE FOR EVERY 50 SQ.MT. FOR OFFICE SPACE UP TO 1000 SQ.MT. & REMAINING 1 PARKING SPACE FOR EVERY 100 SQ.MT. FOR EACH.	1023.97/50	19 NOS.
• 10% VISITOR CAR PARKING REQUIRED	------	------
• TOTAL CAR PARKING REQUIRED (COMM.)		19 NOS. (C)
• 1 SCOOTER PARKING SPACE FOR EVERY 200 SQ.MT.	557.66 / 25	28 NOS. (D)
• LOADING AND UNLOADING SHALL BE PROVIDED AT THE RATE OF ONE SPACE FOR EACH 1000 SQ.MT. OF FLOOR AREA	557.66 / 1000	REQ. = 01 NOS. PROP. = 01 NOS.
TOTAL CAR PARKING REQUIRED	= 1260 NOS.	CONS. TO PARK PLOT-E
TOTAL CAR PARKING PROVIDED	= 1205 NOS.	NO. OF PARK. 248 NOS.
TOTAL SCOOTER PARKING REQ. (RESI. + COMM.)	= 1467 NOS.	BASEMENT = 482 NOS.
TOTAL SCOOTER PARKING PROVIDED	= 1500 NOS.	(REQ. + 20%) = 296 NOS.
		GROUND = 263 NOS.
		PODIUM = 707 NOS.

R.G. AREA CALCULATION (PLOT-A2) [RENTAL SCHEME]

8% R.G. AREA REQ. OF NET PLOT - (6360.09 X 8% = 508.80 sq.mt.)

R.G.-1 AT GROUND LVL

ADDITION -

1	4.34	X	0.98	X 2.0 X 1	=	8.50 SQ.MT.
2	11.88	X	2.97	X 0.50 X 1	=	17.22 SQ.MT.
3	9.13	X	1.83	X 0.50 X 1	=	8.35 SQ.MT.
4	4.22	X	0.67	X 2.0 X 1	=	5.66 SQ.MT.
5	44.48	X	11.22	X 0.50 X 1	=	249.03 SQ.MT.
6	45.06	X	12.16	X 0.50 X 1	=	273.25 SQ.MT.
7	4.90	X	1.77	X 2.0 X 1	=	8.67 SQ.MT.
8	12.26	X	3.50	X 0.50 X 1	=	21.51 SQ.MT.
9	9.53	X	1.35	X 0.50 X 1	=	6.56 SQ.MT.
10	2.49	X	0.56	X 2.0 X 1	=	2.79 SQ.MT.
TOTAL ADDITION AREA					=	585.62 SQ.MT.

R.G.-2 AT GROUND LVL

ADDITION -

1	13.43	X	1.50	X 0.50 X 1	=	25.19 SQ.MT.
2	2.49	X	0.36	X 2.0 X 1	=	0.60 SQ.MT.
3	13.43	X	2.35	X 0.50 X 1	=	15.78 SQ.MT.
4	22.84	X	11.37	X 0.50 X 1	=	129.71 SQ.MT.
5	22.92	X	2.38	X 0.50 X 1	=	27.25 SQ.MT.
6	2.74	X	0.54	X 2.0 X 1	=	0.99 SQ.MT.
TOTAL ADDITION AREA					=	193.73 SQ.MT.
TOTAL RENTAL PLOT AREA (PLOT-A2)					=	779.21 SQ.MT.

R.G. AREA CALCULATION (PLOT-D)

15% R.G. AREA REQ. OF NET PLOT - (1130/ 50 X 25% = 305.37 sq.mt.)

R.G.-1 AT (GROUND) LVL

ADDITION -

1	14.75	X	38.50	X 0.60 X 1	=	283.43 SQ.MT.
2	6.30	X	36.25	X 0.50 X 1	=	41.48 SQ.MT.
TOTAL R.G. AREA					=	325.91 SQ.MT.

PARKING STATEMENT OF (SALE + MHADA) - (PLOT-E)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
SALE TENEMENT		
• 3 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	288 NOS.	144 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	415 NOS.	415 NOS.
• 1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	------	------
MHADA TENEMENT		
• 3 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	80 NOS.	40 NOS.
• 10% VISITORS PARKING (SALE + MHADA)		60 NOS.
• TOTAL CAR PARKING REQUIRED (RESI.)		659 NOS. (A)
• 1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	= 703 NOS.	703 NOS. (B)
DESCRIPTION (COMMERCIAL)		
• 1 PARKING SPACE FOR EVERY 25 SQ.MT. UP TO 400 SQ.MT. & REMAINING 1 PARKING SPACE FOR EVERY 50 SQ.MT. TOTAL COMM. AREA = 606.56 sq.mt.	400.00 / 25 / 206.56 / 50	16 NOS. / 04 NOS.
• TOTAL CAR PARKING REQUIRED (COMM.)		20 NOS. (C)
• 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	606.56 / 20	30 NOS. (D)
• 1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	606.56 / 20	11 NOS. (D)
TOTAL CAR PARKING REQ. (RESI. + COMM.)	= 679 NOS.	
TOTAL CAR PARKING PROPOSED	= 1050 NOS.	BASEMENT = 467 NOS.
TOTAL SCOOTER PARKING REQ. (RESI. + COMM.)	= 834 NOS.	GROUND = 402 NOS.
TOTAL SCOOTER PARKING PROVIDED	= 1040 NOS.	PODIUM = 181 NOS.
		TOTAL = 1050 NOS.

STAMP OF APPROVAL

CONTENT OF SHEET

1/23

LAYOUT PLAN, PLOT ARE DIAGRAM & CALCULATION,

BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, etc.

सावधान

"महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम ४३ अन्वये नगर रचना अधिकारी यांचे परवानगी व त्या अधिनियमातील कलम ४६ अन्वये प्रदानित केलेल्या अधिकारान्वये कलम ४६ (१) प्रमाणे सक्षम प्राधिकारी यांचे परवानगी मुळात आहे. त्याप्रमाणे बांधकाम करावे व पर्यावरण व वन विभाग यांचे परवानगी नुसार बांधकाम करावे."

Amended Plan are approve Subject to conditions
Provisional Building Permit No. VP STN/ 0009/ 18
TMC/TD-DN/152/2018 Date 27/7/18

Deputy Engineer (TDD) Thane Municipal Corporation The City of Thane

Executive Engineer (TDD)

PROFORMA- A

A	AREA STATEMENT		SQ.MT.
1	a	AREA OF PLOT (AS PER 7/12)	82850.00
	b	AREA OF PLOT (AS PER TRIANGULATION METHOD)	87383.72
	c	AREA AS PER AGREEMENT	82850.00
	d	AREA OF PLOT (AS PER CONSIDERED) (1a)	82850.00
2		DEDUCTIONS	
	a	AREA UNDER 25.00 M. WIDE D.P. ROAD	12173.24
	b	AREA UNDER MAP RESERVATION	365.85
	c	AREA UNDER GREEN ZONE	3624.71
	d	AREA BENEFIT NOT TAKEN IN LAYOUT 2.5(D-1)(a-1)	168.00
	e	TOTAL (a+b+c+d+e)	12315.79
3		NET AREA OF PLOT (1-2b)	70484.21
4		5% AMENITY AREA (AS PER D.C.RULE 6A)	3624.71
5		NET AREA OF PLOT (3-4)	66859.50
6		PLOT DIVISION & AREA	PLOT-A: SALE PLOT (A1) 19080.00; RENTAL (A2) 6360.09; PLOT -B1 8005.24; PLOT -B2 1232.22; PLOT -C 6511.28; PLOT -D 1130.00; PLOT -E 19926.07
7		RECREATION GROUND AS PER REG. 58 (15%)	2774.83 / 217.50 / 526.40 / 789.22 / 2681.41
8		BALANCE AREA OF PLOT (5-7)	19080.00 / 6360.09 / 15394.05 / 1232.22 / 2977.50 / 1130.78 / 18219.65
9		PERMISSIBLE FSI	4.00 / 4.00 / 1.00 / 1.00 / 1.00 / SALE AREA 1.00 / RENTAL AREA 30%
10		ADDITION FOR	
	a	AREA UNDER 25.00 M. WIDE D.P. ROAD PLOT-B1 (8005.24 X 2) = 16010.48 SQ.MT. PLOT-E (19192.00 X 2) = 38384.00 SQ.MT.	16050.48 / 38384.00
	b	5% AMENITY AREA (3624.71 X 2) = 7249.42 SQ.MT.	7249.42
	c	TOTAL B.R. GENERATED IN OWN PLOT (9+b)	10050.48 / 17649.42
	d	115% PERMISSIBLE T.D.R. OF PLOT-B1 18050.48 X 115% = 20813.71 SQ.MT. 20% BLUIN T.D.R. OUT OF 20813.71 X 20% = 4162.74 SQ.MT. REGULAR T.D.R. 20813.71-(4162.74 + 10050.48) = 6600.49 SQ.MT. (T.D.R. TO BE PURCHASED)	4162.74 / 6600.49
	e	30% ADDITIONAL FSI WITH PREMIUM PLOT-B 18050.48 X 30% = 5428.64 SQ.MT.	------
	f	140% PERMISSIBLE T.D.R. OF PLOT-D 1130.00 X 140% = 1582.10 SQ.MT. 20% BLUIN T.D.R. OUT OF 1582.10 X 20% = 316.42 SQ.MT. BALANCE T.D.R. 1582.10-316.42 = 1265.68 SQ.MT.	316.42
	g	30% ADDITIONAL FSI WITH PREMIUM PLOT-D 1130.00 X 30% = 339.00 SQ.MT.	339.00
	h	115% PERMISSIBLE T.D.R. OF PLOT-E 19926.07 X 115% = 22907.47 SQ.MT. 20% BLUIN T.D.R. OUT OF 22907.47 X 20% = 4581.49 SQ.MT. REGULAR T.D.R. (22907.47-4581.49) = 17649.98 SQ.MT. T.D.R. UTILIZED = 17649.42 SQ.MT.	------ / 17649.42
	i	30% ADDITIONAL FSI WITH PREMIUM PLOT-E 19926.07 X 30% = 5977.81 SQ.MT.	------
	j	TOTAL (PLOT-B1 =(a+b+c+d+e)) (PLOT-B2 =(a+b+c)) (PLOT-E = (a+b+c+d))	25013.71 / ------ / 17649.42
11		TOTAL PERMISSIBLE BUILT-UP AREA (9 + 10)	76520.00 / 25440.00 / 38197.76 / 1232.22 / 1105.19 / 33764.07 / 3242.93
12		TOTAL PROPOSED BUILT-UP AREA	74000.21 / 25439.80 / ------ / 1232.22 / 1081.05 /