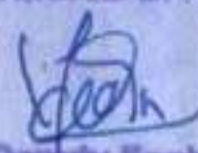
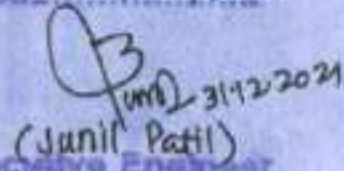
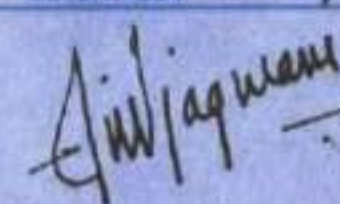


ADDITIONAL REQUIREMENTS AS PER UDGP (CLAUSE 9.31)		TOTAL TENANTS REQD	BWG-1	BLDG-1 WING-A	BLDG-2 WING-B	BLDG-3 WING-C	BLDG-4 WING-A	BLDG-5 WING-B	BLDG-6 WING-C
	2954 TENEMENTS		PROPOSED						
SOCIETY OFFICE	area of about 20 sq.m. in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats	220	56.01	32.38	32.5	37.96	32.38	12.5	37.96
	FOR 100 FLATS - 25SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 134 FLATS - 20 SQMT		260.69						
SANITARY BLOCK FOR SERVANTS	maximum area of 3 sq.m. in schemes having minimum 100 flats and thereafter additional 3 sq.m. area for every 300 flats.	48	19.92	16.03	19.35	0	16.63	13.35	0
	FOR 100 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 300 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 34 FLATS - 3 SQMT		91.88						
	FOR 300 FLATS - 17 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 154 FLATS - 10 SQMT		119.65						
DRIVERS ROOM	room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.	112	45.47	16.69	0	20.4	16.69	0	20.4
	FOR 100 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 300 FLATS - 10 SQMT FOR 154 FLATS - 10 SQMT		119.65						
ENTRANCE LOBBY	Every Residential building having more than 6 Flats/tenements shall have entrance lobby of minimum 9 sq.m. at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m	9	75.13	15.62	16.3	14.82	15.62	16.3	14.82
	MINIMUM 9 SQMT		168.81						
CRèche	area of about 20 sq.m. in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats	220	55.35	32.38	32.5	37.96	32.38	12.5	37.96
	FOR 100 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 300 FLATS - 20SQMT FOR 154 FLATS - 20SQMT		261.03						

CONTENTS OF SHEETS		
LAYOUT PLAN, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT R.G. AREA CALCULATION, CLUB HOUSE AREA STATEMENT, U.G. TANK SECTION, COMPOUND WALL SECTION, ETC.....		
STAMP OF APPROVAL OF PLAN		
Plans are approved Subject to conditions Prescribed in Permit No. V.P. 5051.0135/17 THROTT/DPS/TSP/.....3844/21..... Dated. 31.11.2021		
 Deputy Engineer (TDB)	 The Municipal Corporation The City of Thane	EXCISE ENGINEER (TDO)
सावधान		
"नक्शा मंजूरानंतर कायदा न केल्याने व करम्ये तसेच विभागास नियंत्रण मिळवण्यासाठी नगर आचारवाक रत्या परवानग्यात व घेतल जाईलकायदा करणे यामध्ये, महाराष्ट्र शासनिक व नगर स्वतः जमिनीमालकी करणा ५२ अनुसार प्रकल्पाचा शुद्ध आहे. त्यासाठी जास्वीत फारस व वर्षे कि.प. १०००/- देऊ होऊ शकते.		
B	TENEMENT STATEMENT	
17	a	PROPOSED BUILT-UP AREA
	b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)
	c	AREA AVAILABLE FOR TENEMENTS (a-b)
	d	TOTAL PROPOSED TENEMENT
		151788.0
		2199.0
		149588.0
		2954.0

PROFORMA - II		1/31
DESCRIPTION		
PROPOSED LAYOUT ON PLOT BEARING NEW S.NO. - 21(PT.), 22(PT.), 25/5(PT.), 25/6(PT.), 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 25/10B, 25/11, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/20(PT.), 41/8, 41/9(PT.), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 42/4, 44/1(PT.), 44/2A+B(PT.), 43/2(PT.), 45/1(PT.), (OLD S.No. -270(PT.), 271(PT.), 271(PT.), 22/6, 22/7(PT.), 22/8, 22/9(PT.), 22/10A, 22/10B, 22/11, 37/15(PT.), 37/17(PT.), 37/18, 37/19, 37/22(PT.), 38/8, 38/9(PT.), 38/10, 38/12, 38/13, 38/14, 38/17, 38/18, 38/1, 38/2, 39/3, 40/1, 41/1(PT.), 41/2A+B(PT.), 40/2(PT.), 42/1(PT.). AT VILLAGE - BALKIM, TAL.- DIST- THANE.		
PROFORMA - I		
AREA STATEMENT		SQ.MT.
1	AREA OF PLOT AS PER APPROVED LAYOUT UNDER V.P.NO.505/0096/08/TMC/TDD Total Plot area 48,350.00 - Subplot 12,580.00 = 36,770.00 sq.mt. a As per ownership document [7/12, CTS extract] b As per measurement sheet c As per site	36,780.00 36,780.00 36,780.00 -----
2	Deduction for a 45.00 M. WIDE ROAD (NEW S.NO.-21) b 30.00 M. WIDE ROAD HCMTR (NEW S.NO.-21) c AREA UNDER RESERVATION NO. 8 (NEW S.NO. 44/2A(PT.)) d Total (a + b) e GROSS PLOT AREA (1 - 2d) Deduction for a Proposed D.P./D.P Road widening Area/Services Road /highway 1 18.00 M. WIDE ROAD 2 45.00 M. WIDE ROAD 3 15.00 M. WIDE ROAD 4 30.00 M. WIDE ROAD HCMTR f Any D.P. Reservation Area 1 PLAYGROUND RESERVATION d Total (a + f)	18.00 820.00 360.00 1010.00 36,786.00 ----- 2,810.00 50.00 600.00 1,950.00 ----- 5,870.00 11,280.00
3	Balance area of plot [2(e) - 2(g)]	24,500.00
4	AMENITY SPACE (if applicable) a Required - b Adjustment of 2(D), if any- c Balance Proposed -	----- ----- 24,500.00
5	Net Plot Area [3 - 4 (c)]	24,500.00
6	Recreational Open space (if applicable) a Required - b Proposed -	----- 2,450.00 4,724.62
7	Internal Road area	-----
8	Plethora area (if applicable) a Required - b Proposed -	----- ----- 4,724.62
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI) (24,500.00 X 1.10 = 26,950.00 SQ.MT.)	26,950.00
10	Addition of FSI on payment of premium a Maximum permissible premium FSI- based on road width/TOD Zone. b Proposed FSI on payment of premium.	----- -----
11	In-Situ FSI / TDR loading a In-situ area against D.P. road [2 & Sr. No.2 (a)], if any b In-situ area against Amenity Space if handed over [1.00 or 1.50 X Sr. No. 4 (b) and/or c(i)]. c TOR area d Total in-situ / TDR loading proposed = 11(a) + (b) + (c)	----- ----- ----- -----
12	Additional FSI area under Chapter NO.7 Proposed Additional FSI on payment of premium (15% of land rate in AGR) Purchased to be TMC As per sdcrp 7.7(7.1)(i) pg.no.-132 38780.00 X 1.30 = 67,882.00 SQ.MT	67,882.00
13	Total entitlement of FSI in the proposal a [8 + (10) + 11(d)] or 12 whichever is applicable. b Ancillary Area FSI upto 60% or 80% with payment of charges. (Proposed Comm. Area 2190.48 / 1.8) X 80% = 977.55 SQ.MT. (Proposed Resl.Area 14058.82/ 1.8) X 60% = 56095.81 SQ.MT. c Total entitlement (a + b)	94832.00 977.55 56095.81 152005.36
14	Maximum utilization limit of FSI (Building potential) permissible as per Road width (As per Regulation NO.6.1 or 6.2 or 6.3 or 6.4 as applicable 0.5 : 1.0 or 1.5) BASIC FSI 1.1 + PREMIUM FSI 1.9 26,950.00 + 67,882.00 = 94,832.00 SQ.MT. ADD : 94,832.00 + 977.55 + 56095.81 = 152005.36 SQ.MT.	152005.36
15	Total Built-up Area in proposal (excluding area of Sr.No. 10b) a Existing Built-up Area. b Proposed Built-up Area (as per 'a'-line) c Total (a + b) d Balance Area (13(c) - 15(c))	----- 151788.38 151788.38 217.86
16	FSI CONSUMED (15c / 13c)	0.98

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				
OWNER'S DECLARATION				
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.				
				
OWNER (S) name and signature -			M/s. DOSTI ENTERPRISES.	
Architect/ Licensed Engineer/ Supervisor name and signature				
Job No.	Drawing No.	Scale	Drawn by.	Checked by
Registration No. of Architect/ Engineer/ Supervisor				
ARCHITECT				
				
10 FOLDS				
ARCHITECTS & CONSULTANTS				
506, A Wing, Old Cargan, Eastern Express Highway, Cadbury Junction, Khopoli, Thane (W) 400 621.				
t. : 022-41008682 / 83 / 84, Email : 10foldsarchitects@gmail.com				

