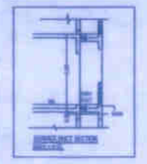

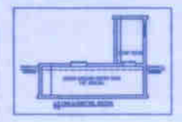

PLOT AREA STATEMENT

S.NO.	New S.NO.	Old S.NO.	7/12 AREA	AREA AS PER TRIANGULATION	PLOT A-4 R-ZONE	18.00 M.W. ROAD/ 20.00 M.W. ROAD/	45 M. W. ROAD	RESERVATION	R-ZONE SUBPLOT
1	43/2(PT.)	40/2(PT.)	2350.00	2353.41	1830.00				520.00 (A3)
2	43/3	40/3	810.00	864.46	470.00		340.00		
3	43/4	40/4	710.00	744.24	590.00		120.00		
4	43/5	40/5	940.00	1078.50	890.00	50.00 (20 M. RD.)			
5	44/1(PT.)	41/1(PT.)	5860.00	5860.09	30.00	860.00 (18 M. RD.) (PLOT-A3)		180.00 (P. G.)	4790.00(A3)
6	45/1(PT.)	42/1(PT.)	5890.00	5903.89	5230.00				660.00 (A3)
7	46/1/A	43/1/A	310.00	310.00			310.00		
8	47/1	44/1	600.00	601.29	400.00	200.00 (18 M. RD.)			
9	47/2/A	44/2/A	750.00	752.04	630.00	120.00 (18 M. RD.)			
10	47/2/3/2/A(PT.)	44/2/3/2/A(PT.)	1290.00	1303.52	140.00	690.00 (18 M. RD.)		460.00 (SAS)	
11	47/3/1/A	44/3/1/A	960.00	972.41	960.00				
12	47/4/A	44/4/A	40.00	40.00	40.00				
13	47/5(PT.)	44/5(PT.)	450.00	450.00		280.00 (18 M. RD.)		170.00 (SAS)	
		TOTAL AREA	20960.00	21231.86	11210.00	2150.00 (18 M. RD.) 50.00 (20 M. RD.)	770.00 (45 M. RD.)	180.00 (P.G.) 630.00 (SAS)	5970.00 (A3)

ADDITIONAL REQUIREMENTS AS PER UDCPR (CLAU

		566 TENEMENTS	TOTAL TENANTS REQD	BLDG.-1	BLDG.-2	BLDG.-3
				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	FOR 100 FLATS - 20 SQMT FOR 300 FLATS - 20 SQMT FOR 166 FLATS - 20 SQMT	60	14.63	17.25	29.23
					61.11	
SANITARY BLOCK FOR SERVANTS	minimum area of 3 sq.m. in schemes having minimum100 flats and thereafter additional 3sq.m. area for every 200 flats.	FOR 100 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 300 FLATS - 3 SQMT FOR 66 FLATS - 3 SQMT	12	5.93	7.19	7.09
					20.21	
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.	FOR 100 FLATS - 12 SQMT FOR 300 FLATS - 10 SQMT FOR 166 FLATS - 10 SQMT	22	27.87	22.49	22.49
					72.85	
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.	MINIMUM 9 SQMT	9	31.71	22.36	18.36
					72.43	
CRECHE	area of about 20 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats	FOR 100 FLATS - 20 SQMT FOR 300 FLATS - 20 SQMT FOR 166 FLATS - 20 SQMT	60	PROPOSED IN FITNESS CENTER		
					60.21	

PARKING STATEMENT (TABLE - 8B)

DESCRIPTION (RESIDENTIAL) *	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED		
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	———	———
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	374/2 = 187	187 NOS.
FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT.	143/1 = 143	143 NOS.
5% VISITORS PARKING (330 X 5%)	———	17 NOS.
TOTAL CAR PARKING REQUIRED	———	347 NOS.
TOTAL SCOOTER PARKING REQUIRED		
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT.	———	———
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	374/2 = 187 187 X 5	935 NOS.
FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT.	143/1 = 143 143 X 3	429 NOS.
5% VISITORS PARKING (1364 X 5%)	———	68 NOS.
TOTAL SCOOTER PARKING REQUIRED	———	1432 NOS.

DESCRIPTION (COMMERCIAL)	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (381.56 + 448.41) + (377.69 + 201.38) = 1409.04	1409.04 / 100 14.09 X 2	28 NOS.
TOTAL CAR PARKING REQUIRED	———	28 NOS.
TOTAL SCOOTER PARKING REQUIRED FOR EVERY 100 SQ.M. CARPET AREA OF SHOPS (381.56 + 448.41) + (377.69 + 201.38) = 1409.04	1409.04 / 100 14.09 X 6	85 NOS.
TOTAL SCOOTER PARKING REQUIRED (COMM.)	———	85 NOS.

PARKING STATEMENT (TABLE - 8B) (MHADA COMPONENT)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	49 NOS.	25 NOS.
5% VISITORS PARKING (25 X 5%)	———	01 NOS.
TOTAL CAR PARKING REQUIRED	———	26 NOS.
TOTAL SCOOTER PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	49/2 = 24.5 24.5 X 5	123 NOS.
5% VISITORS PARKING (123 X 5%)	———	06 NOS.
TOTAL SCOOTER PARKING REQUIRED	———	129 NOS.
COMPOSITE PARKING ; (6 SCOOTER = 1 CAR) (6 SCOOTER X 33CAR = 198 SCOOTERS)		
TOTAL CAR PARKING REQUIRED (347 + 26 + 26)		401 NOS.
TOTAL CAR PARKING PROPOSED (627 - 33 = 594)		594 NOS.
TOTAL SCOOTER PARKING REQUIRED (1432 + 85 + 129)		1646 NOS.
TOTAL SCOOTER PARKING PROPOSED (1450 + 198 = 1648)		1648 NOS.

FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN)

BLDG.-1(WING-A) - COMM.

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
BUILDING -1 WING-A GRD. FLR. (COMM. AREA)	GRD. FLOOR	SHOP NO. - 01	32.19 SQ.MT.	———	32.19 SQ.MT.	———
		SHOP NO. - 02	19.72 SQ.MT.		19.72 SQ.MT.	
		SHOP NO. - 03	28.79 SQ.MT.		28.79 SQ.MT.	
		SHOP NO. - 04	29.91 SQ.MT.		29.91 SQ.MT.	
		SHOP NO. - 05	39.29 SQ.MT.		39.29 SQ.MT.	
		SHOP NO. - 06	39.25 SQ.MT.		39.25 SQ.MT.	
		SHOP NO. - 07	34.03 SQ.MT.		34.03 SQ.MT.	
		SHOP NO. - 08	24.88 SQ.MT.		24.88 SQ.MT.	
		SHOP NO. - 09	28.79 SQ.MT.		28.79 SQ.MT.	
		SHOP NO. - 10	19.72 SQ.MT.		19.72 SQ.MT.	
		SHOP NO. - 11	32.19 SQ.MT.		32.19 SQ.MT.	
		SHOP NO. - 12	30.90 SQ.MT.		30.90 SQ.MT.	
		SHOP NO. - 13	30.90 SQ.MT.		30.90 SQ.MT.	
TOTAL		TOTAL = 13 SHOPS	381.56 SQ.MT.	———	381.56 SQ.MT.	———

BLDG.-1(WING-A) - RESI.

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
BUILDING -1 WING-A 4TH POD.+ 1ST FLOOR TO 29TH FLOOR (RESI. AREA)	4TH PODIUM	FLAT NO. - 05	65.24 SQ.MT	4.69 SQ.MT	69.93 X 01 FLR. = 69.90 SQ.MT	———
		FLAT NO. - 06	57.80 SQ.MT	4.87 SQ.MT	62.67 X 01 FLR. = 62.68 SQ.MT	
		FLAT NO. - 07	57.80 SQ.MT	4.87 SQ.MT	62.67 X 01 FLR. = 62.68 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 01 FLR. = 85.82 SQ.MT	
	1ST FLOOR	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 01 FLR. = 61.44 SQ.MT	———
		FLAT NO. - 02	45.76 SQ.MT	———	45.76 X 01 FLR. = 45.76 SQ.MT	
		FLAT NO. - 03	45.76 SQ.MT	———	45.76 X 01 FLR. = 45.76 SQ.MT	
		FLAT NO. - 04	56.74 SQ.MT	4.70 SQ.MT	61.44 X 01 FLR. = 61.44 SQ.MT	
		FLAT NO. - 05	65.24 SQ.MT	4.69 SQ.MT	69.93 X 01 FLR. = 69.92 SQ.MT	
		FLAT NO. - 06	57.80 SQ.MT	4.87 SQ.MT	62.67 X 01 FLR. = 62.68 SQ.MT	
		FLAT NO. - 07	57.80 SQ.MT	4.87 SQ.MT	62.67 X 01 FLR. = 62.68 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 01 FLR. = 85.82 SQ.MT	
	TYPICAL FLOOR 3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH 28TH & 29TH	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 22 FLR. = 1351.68 SQ.MT	———
		FLAT NO. - 02	45.76 SQ.MT	———	45.76 X 22 FLR. = 1006.72 SQ.MT	
		FLAT NO. - 03	45.76 SQ.MT	———	45.76 X 22 FLR. = 1006.72 SQ.MT	
		FLAT NO. - 04	56.74 SQ.MT	4.70 SQ.MT	61.44 X 22 FLR. = 1351.68 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 22 FLR. = 1888.04 SQ.MT	
		FLAT NO. - 06	57.80 SQ.MT	4.87 SQ.MT	62.67 X 22 FLR. = 1378.74 SQ.MT	
		FLAT NO. - 07	57.80 SQ.MT	4.87 SQ.MT	62.67 X 22 FLR. = 1378.74 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 22 FLR. = 1888.04 SQ.MT	
	REFUGE FLR. 2ND, 7TH, 12TH, 17TH, 22ND & 27TH FLOOR	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 06 FLR. = 368.64 SQ.MT	———
		FLAT NO. - 02	45.76 SQ.MT	———	45.76 X 06 FLR. = 274.56 SQ.MT	
		FLAT NO. - 03	56.74 SQ.MT	4.70 SQ.MT	61.44 X 06 FLR. = 368.64 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 06 FLR. = 514.92 SQ.MT	
		FLAT NO. - 06	57.80 SQ.MT	4.87 SQ.MT	62.67 X 06 FLR. = 376.02 SQ.MT	
		FLAT NO. - 07	57.80 SQ.MT	4.87 SQ.MT	62.67 X 06 FLR. = 376.02 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 06 FLR. = 514.92 SQ.MT	
		TOTAL = 236 FLATS		———	14820.67 SQ.MT.	———

BLDG.-2(WING-A) - COMM.

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
BUILDING -2 WING-A GRD. FLR. (COMM. AREA)	GRD. FLOOR	SHOP NO. - 14	30.90 SQ.MT.	———	30.90 SQ.MT.	———
		SHOP NO. - 15	30.90 SQ.MT.		30.90 SQ.MT.	
		SHOP NO. - 16	32.19 SQ.MT.		32.19 SQ.MT.	
		SHOP NO. - 17	19.72 SQ.MT.		19.72 SQ.MT.	
		SHOP NO. - 18	28.79 SQ.MT.		28.79 SQ.MT.	
		SHOP NO. - 19	24.88 SQ.MT.		24.88 SQ.MT.	
		SHOP NO. -20	33.06 SQ.MT.		33.06 SQ.MT.	
		SHOP NO. - 21	26.49 SQ.MT.		26.49 SQ.MT.	
		SHOP NO. - 22	38.15 SQ.MT.		38.15 SQ.MT.	
		SHOP NO. - 23	29.91 SQ.MT.		29.91 SQ.MT.	
		SHOP NO. - 24	28.79 SQ.MT.		28.79 SQ.MT.	
		SHOP NO. - 25	19.72 SQ.MT.		19.72 SQ.MT.	
		SHOP NO. -26	32.19 SQ.MT.		32.19 SQ.MT.	
TOTAL		TOTAL = 13 SHOPS	377.69 SQ.MT.	———	377.69 SQ.MT.	———

BLDG.-2(WING-A) - RESI.

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
BUILDING -2 WING-A 4TH POD.+ 1ST FLOOR TO 29TH FLOOR (RESI. AREA)	4TH PODIUM	FLAT NO. - 05	65.24 SQ.MT	4.69 SQ.MT	69.93 X 01 FLR. = 69.93 SQ.MT	———
		FLAT NO. - 06	56.43 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 07	56.43 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 08	65.24 SQ.MT	4.69 SQ.MT	69.93 X 01 FLR. = 69.93 SQ.MT	
	1ST FLOOR	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 01 FLR. = 61.44 SQ.MT	———
		FLAT NO. - 02	49.37 SQ.MT	4.57 SQ.MT	53.94 X 01 FLR. = 53.94 SQ.MT	
		FLAT NO. - 03	49.37 SQ.MT	4.57 SQ.MT	53.94 X 01 FLR. = 53.94 SQ.MT	
		FLAT NO. - 04	56.74 SQ.MT	4.70 SQ.MT	61.44 X 01 FLR. = 61.44 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 01 FLR. = 85.82 SQ.MT	
		FLAT NO. - 06	56.43 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 07	56.43 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 08	65.24 SQ.MT	4.69 SQ.MT	69.93 X 01 FLR. = 69.93 SQ.MT	
	TYPICAL FLOOR 3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH 28TH & 29TH	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 22 FLR. = 1351.68 SQ.MT	———
		FLAT NO. - 02	49.37 SQ.MT	4.57 SQ.MT	53.94 X 22 FLR. = 1186.68 SQ.MT	
		FLAT NO. - 03	49.37 SQ.MT	4.57 SQ.MT	53.94 X 22 FLR. = 1186.68 SQ.MT	
		FLAT NO. - 04	56.74 SQ.MT	4.71 SQ.MT	61.44 X 22 FLR. = 1351.68 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 22 FLR. = 1888.04 SQ.MT	
		FLAT NO. - 06	56.43 SQ.MT	4.87 SQ.MT	61.30 X 22 FLR. = 1348.60 SQ.MT	
		FLAT NO. - 07	56.43 SQ.MT	4.87 SQ.MT	61.30 X 22 FLR. = 1348.60 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 22 FLR. = 1888.04 SQ.MT	
	REFUGE FLR. 2ND, 7TH, 12TH, 17TH, 22ND & 27TH FLOOR	FLAT NO. - 01	56.74 SQ.MT	4.70 SQ.MT	61.44 X 06 FLR. = 368.64 SQ.MT	———
		FLAT NO. - 03	49.37 SQ.MT	4.57 SQ.MT	53.94 X 06 FLR. = 323.64 SQ.MT	
		FLAT NO. - 04	56.74 SQ.MT	4.71 SQ.MT	61.44 X 06 FLR. = 368.64 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 06 FLR. = 514.92 SQ.MT	
		FLAT NO. - 06	56.43 SQ.MT	4.87 SQ.MT	61.30 X 06 FLR. = 367.80 SQ.MT	
		FLAT NO. - 07	56.43 SQ.MT	4.87 SQ.MT	61.30 X 06 FLR. = 367.80 SQ.MT	
		FLAT NO. - 08	81.13 SQ.MT	4.69 SQ.MT	85.82 X 06 FLR. = 514.92 SQ.MT	
		TOTAL = 230 FLATS		———	15217.86 SQ.MT.	———

BLDG.-3 (RESI)

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT	AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT
BUILDING -3 4TH POD.+ 1ST FLOOR TO 13TH FLOOR (RESI. AREA)	4TH PODIUM	FLAT NO. - 01	57.92 SQ.MT.	4.70 SQ.MT	62.62 X 01 FLR. = 62.62 SQ.MT	———
		FLAT NO. - 02	56.40 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 03	56.40 SQ.MT	4.87 SQ.MT	61.30 X 01 FLR. = 61.30 SQ.MT	
		FLAT NO. - 04	81.13 SQ.MT	4.69 SQ.MT	85.82 X 01 FLR. = 85.82 SQ.MT	
		FLAT NO. - 05	65.24 SQ.MT	4.68 SQ.MT	69.93 X 01 FLR. = 69.90 SQ.MT	
	TYPICAL FLOOR 1ST, 3RD TO 6TH, 8TH TO 11TH, 13TH FLOOR	FLAT NO. - 01	57.92 SQ.MT	4.70 SQ.MT	62.62 X 10 FLR. = 626.20 SQ.MT	———
		FLAT NO. - 02	56.40 SQ.MT	4.87 SQ.MT	61.30 X 10 FLR. = 613.00 SQ.MT	
		FLAT NO. - 03	56.40 SQ.MT	4.87 SQ.MT	61.30 X 10 FLR. = 613.00 SQ.MT	
		FLAT NO. - 04	81.13 SQ.MT	4.69 SQ.MT	85.82 X 10 FLR. = 858.20 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 10 FLR. = 858.20 SQ.MT	
		FLAT NO. - 06	49.98 SQ.MT	4.57 SQ.MT	54.10 X 10 FLR. = 541.00 SQ.MT	
		FLAT NO. - 07	49.98 SQ.MT	4.57 SQ.MT	54.10 X 10 FLR. = 541.00 SQ.MT	
		FLAT NO. - 08	58.74 SQ.MT	4.70 SQ.MT	61.44 X 10 FLR. = 614.40 SQ.MT	
	REFUGE FLR. 2ND, 7TH, 12TH	FLAT NO. - 01	57.92 SQ.MT	4.70 SQ.MT	62.62 X 03 FLR. = 187.86 SQ.MT	———
		FLAT NO. - 02	56.40 SQ.MT	4.87 SQ.MT	61.30 X 03 FLR. = 183.90 SQ.MT	
		FLAT NO. - 03	56.40 SQ.MT	4.87 SQ.MT	61.30 X 03 FLR. = 183.90 SQ.MT	
		FLAT NO. - 04	81.13 SQ.MT	4.69 SQ.MT	85.82 X 03 FLR. = 257.46 SQ.MT	
		FLAT NO. - 05	81.13 SQ.MT	4.69 SQ.MT	85.82 X 03 FLR. = 257.46 SQ.MT	
		FLAT NO. - 07	49.98 SQ.MT	4.57 SQ.MT	54.10 X 03 FLR. = 162.40 SQ.MT	
		FLAT NO. - 08	58.74 SQ.MT	4.70 SQ.MT	61.44 X 03 FLR. = 184.32 SQ.MT	
		TOTAL = 106 FLATS		———	7024.92 SQ.MT.	———

FLOOR AREA SUMMARY [SALE COMPONENT]

BLDG.NO.	NO.OF FLOOR	SALE B.-UP AREA COMM.	SALE B.-UP AREA RESI.	TOTAL BUILT-UP AREA	NO OF TENEMENTS	MHADA AREA BUILT-UP AREA	NO OF TENEMENTS	FLOOR
BLDG. NO.-1/WING-A	GRD./STILT(PT.) +1ST POD. TO 4TH POD.+1ST TO 29TH FLR.	408.02	17938.85	18346.87 SQ.MT.	181 NOS.	2466.49 SQ.MT.	49 NOS.	1ST TO 28TH FLOOR
BLDG. NO.-1/WING-B	4TH PODIUM FLR. LVL (FITNESS CENTER)	485.56	———	485.56 SQ.MT.	———	———	———	———
BLDG. NO.-2/WING-A	GRD./STILT(PT.) +1ST POD. TO 4TH POD.+1ST TO 29TH FLR.	404.07	20714.22	21118.29 SQ.MT.	230 NOS.	———	———	———
BLDG. NO.-2/WING-B	4TH PODIUM FLR. LVL (FITNESS CENTER)	210.78	———	210.78 SQ.MT.	———	———	———	———
BLDG. NO.-3	GRD./STILT(PT.) +1ST POD. TO 4TH POD.+13TH FLOOR	———	10013.30	10013.30 SQ.MT.	106 NOS.	———	———	———
TOTAL AREA		1508.43	48666.37	50174.80 SQ.MT.	517 NOS.	2466.49 SQ.MT.	49 NOS.	———

PROFORMA - I

		AREA STATEMENT	SQ.MT.
1		AREA OF PLOT [Minimum area of a,b,c to be considered]	14990.00
	a	As per ownership document [7/12, CTS extract]	20960.00
	b	As per measurment sheet	21231.86
	c	As per site (20960.00 - 5970.00 = 14990.00 SQ.MT.)	14990.00
2		Deduction for	
		Any D.P. Reservation Area	
	a	AREA UNDER PLAYGROUND RESERVATION (S.NO.44/41-1A-PLOT-A3)	180.00
	b	AREA UNDER SAS RESERVATION (S.NO. 47/44-5 + 47/44-2/3/2/A)	630.00
		Proposed D.P./ D.P Road widening Area/Services Road /highway	
	c	AREA UNDER 18.00 M .WIDE ROAD (S.NO. 44/41-1 - PLOT-A3)	860.00
	d	Total (1+2+3)	1670.00
	e	GROSS PLOT AREA (1c - 2d)	13320.00
		Deduction for	
		Proposed D.P./ D.P Road widening Area/Services Road /highway	
	f	AREA UNDER 18.00 M .WIDE ROAD	1290.00
	g	AREA UNDER 20.00 M .WIDE ROAD	50.00
	h	AREA UNDER 45.00 M .WIDE ROAD	770.00
	i	Total (e + h)	2110.00
3		Balance area of plot (1-2)	11210.00
4	a	AMENITY Space (if applicable)	———
	b	Adjustment of 2(b), if any-	———
	c	Balance Proposed -	———
5		Net Plot Area (3-4 (c))	11210.00
6		Recreational Open space (if applicable)	———
	a	Required - 1121.00 sq.m.	
	b	Proposed - 2131.17 sq.m.	
7		Internal Road area.	———
8		Plotable area (if applicable)	———
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. NO. 5 X basic FSI) (11210.00 X 1.10 = 12331.00 SQ.MT.)	12331.00
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI- based on road width/TOD Zone. 13320.00 X 50% = 6660.00 SQ.MT.	6660.00
	b	Proposed FSI on payment of premium.	———
11		In - Situ FSI / TDR loading	———
	a	IN-situ area against D.P. road [2.0b Sr. No.2 (xi)], if any	
	1	AREA UNDER 18.00 M. WIDE ROAD (1290 X 2)	2580.00
	2	AREA UNDER 20.00 M .WIDE ROAD (50 X 2)	100.00
	3	AREA UNDER 45.00 M .WIDE ROAD (770 X 2)	1540.00
	b	IN-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/ or(c)],	
	c	140% PERMISSIBLE T.D.R OF 13320.00 X 140% = 18648.00 SQ.MT. 30% SLUM T.D.R. OUT OF TOTAL PERMISSIBLE TDR. 18648.00 X 30% = 5594.40 SQ.MT. D.R. Generated IN Own Plot = 4220.00 sq.m. REGULAR TDR to be Purchased 18648 -(5594.40 + 4220)= 8833.60 SQMT	———
	d	T.D.R. DEBITED FROM DRC NO. 278 (ROAD) = 8270.00 SQ.MT UTILIZED ON RECEVING PLOT = 8117.42 SQ.MT. X = (Rp = 27613/-) / (Rr = 29132/-) X 8270.00 SQ.MT. X= 8117.42 SQ.MT.	8115.20
	e	Total in-situ / TDR loading proposed { 11(a) + (b) + (d) }	12335.20
12		Additional FSI area under Chapter NO.7	———
13		Total entitlement of FSI in the proposal	
	a	[9 + 10(b) + 11(e)] or 12 whichever is applicable.	31328.20
	b	Ancillary area FSI upto 60% or 80% with payment of charges (Proposed Comm. Area 1508.43 / 1.6 X 60% = 670.41 SQ.MT. (Proposed Resi. Area 48666.37 / 1.6 X 60% = 18249.89 SQ.MT.	18920.30
	c	Total entitlement (a + b)	50248.50
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 x 1.5 or1.8)} 1.10% BASIC FSI + 0.50% PREMIUM FSI+ 140% T.D.R. + 60%/80% ANCILLARY FSI 12331.00 + 6660.00 + 12335.20 = 31328.20 + 18920.30 = 50248.50 SQ.MT.	
15		Total Built-up Area In proposal (excluding area at Sr.No. 17b)	50174.80
	a	Existing Built-up Area.	
	b	Proposed Built-up Area (as per 'p-line')	50174.80
	c	Total (a+ b)	
	d	Balance Area (15(c) - 13(c))	71.70
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.998
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.9)	2466.20
	b	Proposed	2466.49

(SR. NO. 8 (a) (iii))
EXISTING BUILDING TO BE RETAINED

BUILDING NO	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
———	———	———	———	———

PROFORMA - II

1

CONTENTS OF SHEETS

LAYOUT PLAN, BUILT- UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, R.G. AREA CALCULATION, U.G. TANK SECTION,COMPOUND WALL SECTION, ETC.....

STAMP OF APPROVAL OF PLAN

Approved

Plans are approved Subject to conditions prescribed in permit No. V.P. SCB/01272/19 TMC/TDD/ 3803/21 Dated:- 18-12-2021.

Deputy Engineer (TDD) | Town Development Officer | Town Planning Officer (P.T.O.)

Thane Municipal Corporation of The City of Thane

स्वाक्षरीचान

संपूर्ण बांधकामासाठी भोगवटा न करणे तसेच पिण्याचे नियमित नियमाप्रमाणेच पाणीपुरवठा व्यतिरिक्त पर्यायाचा वापर करणे, तसेच पर्यावरणाचे दृष्टीने वृक्षारोपण करणे आणि त्याबाबतचे जबाबदारीचे पालन न केल्यास सदर परवानगी रद्द करण्यात येईल.

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS .

ARCHITECTS SIGNATURE

DESCRIPTION

PROPOSED LAYOUT ON PLOT BEARING N.S.NO.- 43/2/PT.) & O.S.NO. - 40/2/PT.), N.S.NO.- 43/3 & O.S.NO.- 40/3, N.S.NO.- 43/4 & O.S.NO.- 40/4 , N.S.NO.- 43/5 & O.S.NO. - 40/5, N.S.NO.- 44/1(PT.) & O.S.NO.- 41/1 (PT.), N.S.NO.- 45/1 (PT.) & O.S.NO.- 42/1 (PT.), N.S.NO.-