

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS							
BLDG 1-1 (WING A)	0.00	4504.61	0.00	0.00	442.88	341.36	0.00	0.00.00	0.00	295.49	0.00.00	19.54	57	4504.61
BLDG 1-1 (WING B)	0.00	474.14	0.00	0.00	39.83	30.99	0.00	0.00.00	0.00	41.47	0.00.00	19.54	6	474.14
COMM-1 (BLDG)	209.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00.00	0.00	12.27	0.00.00	4.09	0	209.10
Total	209.10	4978.75	0.00	0.00	482.70	372.35	0.00	0.00.00	0.00	349.23	0.00.00	43.17	63	5187.85

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	BUA: 0 - 35	1	0	0	0
Residential	BUA: 35 - 50	2	7	1	1
Residential	BUA: 50 - 75	1	56	1	56
Residential	BUA: > 75	1	0	2	0
Commercial	FSI: 0 - 400	25	209.10	1	8
Commercial	FSI: > 400	50	0	1	0
Total	Required	-	-	68	-
Total	Proposed	-	-	240	-

R.G AREA CALCULATION R.G AREA REQUIRED OF NET PLOT -
 $5487.00 \times 20\% = 1097.40 \text{ SQMT.}$
 OR, R.G. REQUIRED OF $= 1097.40 \times 33\% = 362.14 \text{ SQMT.}$
 GROUND R.G - 1 AREA CALCULATION
 TOTAL R.G. - 1 AREA = 1208.33 SQMT

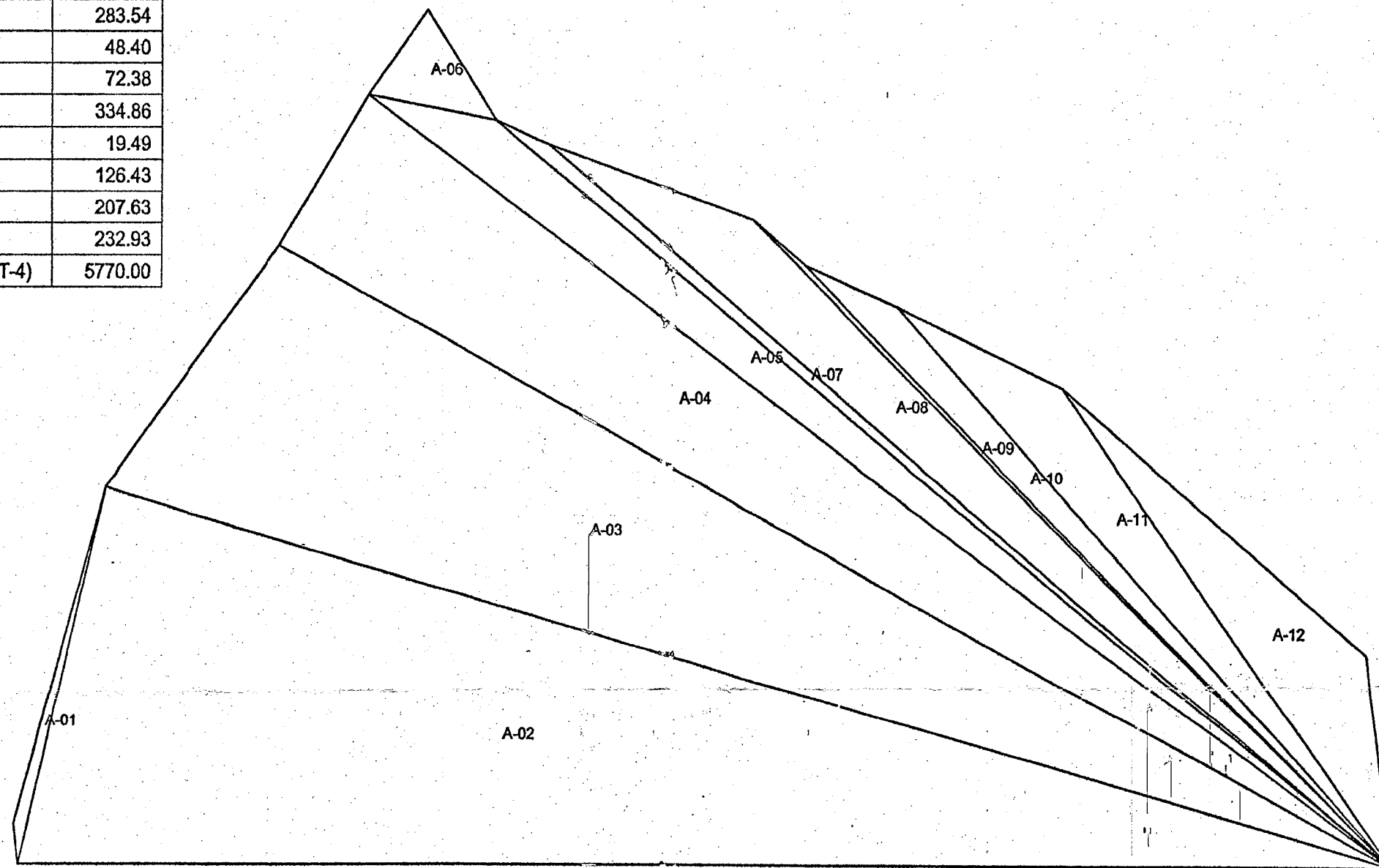
PROFORMA- A (FOR MHADA)

A	AREA STATEMENT	SQ.MT
1 a	20% NET B/UP AREA HANDED OVER TO MHADA (4663.91 X 20%)	932.79
2	TOTAL PROPOSED AREA (MHADA)	942.68
3	TOTAL EXCESS AREA (2-1)	10.35
B	TENEMENT STATEMENT	
1 a	TOTAL PROPOSED TENEMENT (MHADA)	22 NOS.

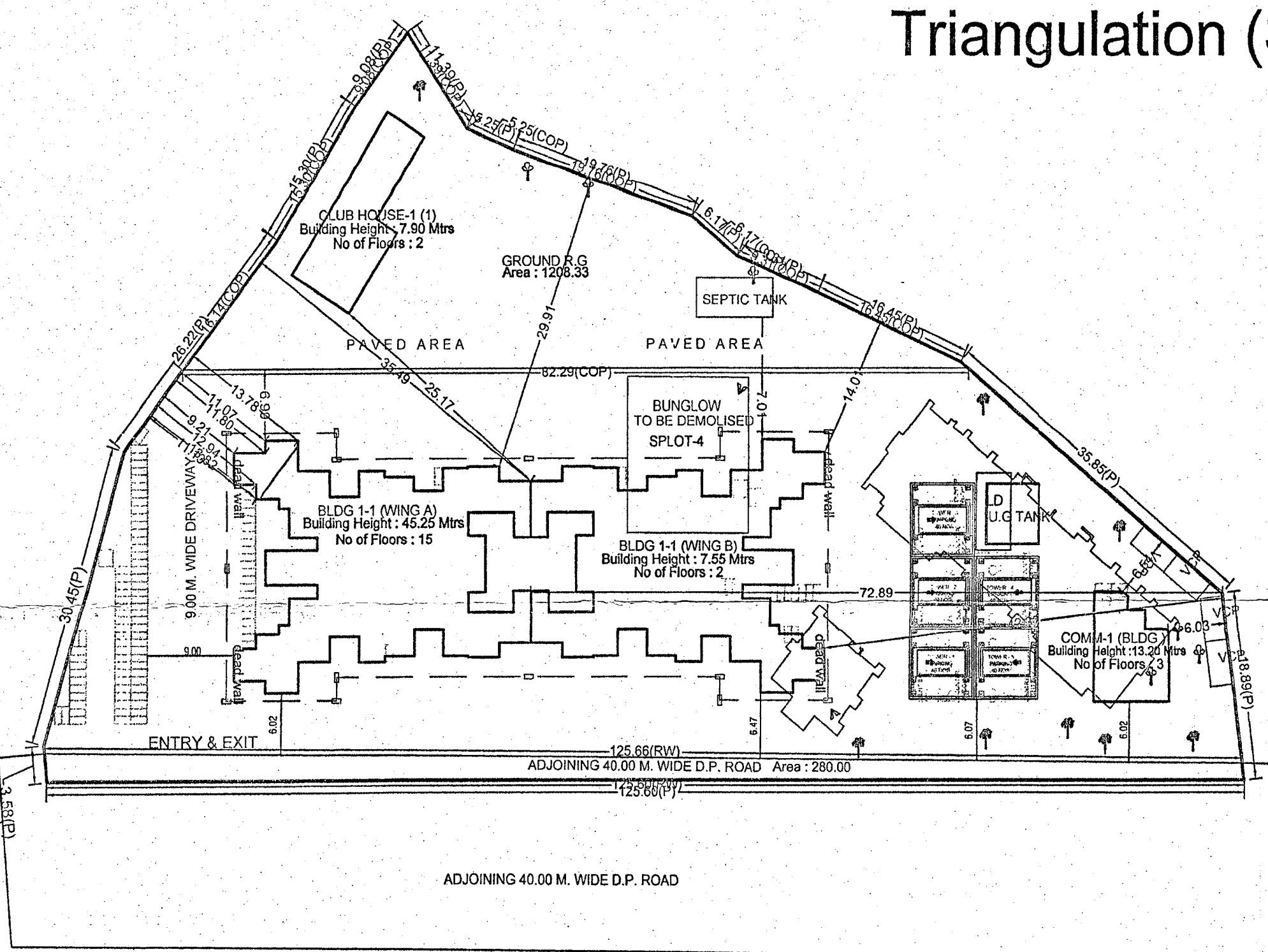
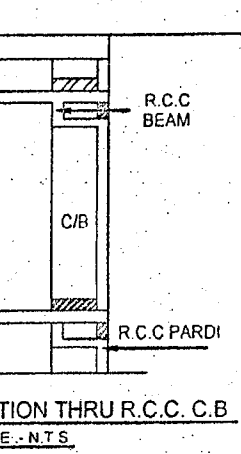
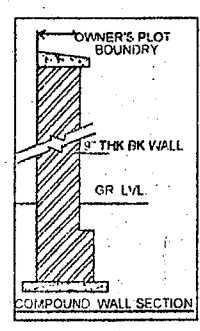
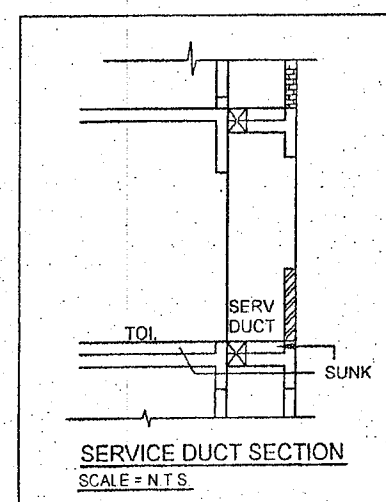
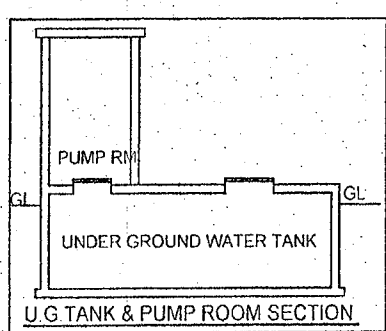
FLOOR B/UP AREA SUMMARY (MHADA BUILDING)

BLDG. NOS.	FLOORS	BUI. T/UP AREA MHADA	N.O. OF TENEMENT
1 - WING - A	1ST TO 11TH FLOOR	94.68 SQ.MT	2 NOS.
	TOTAL BUILT-UP AREA	94.68 SQ.MT	2 NOS.

Triangle	Area
A-01	20.31
A-02	2063.11
A-03	1484.44
A-04	876.47
A-05	283.54
A-06	48.40
A-07	72.38
A-08	334.86
A-09	19.49
A-10	126.43
A-11	207.63
A-12	232.93
Total (SPLOT-4)	5770.00



Triangulation (Scale - 1:500)

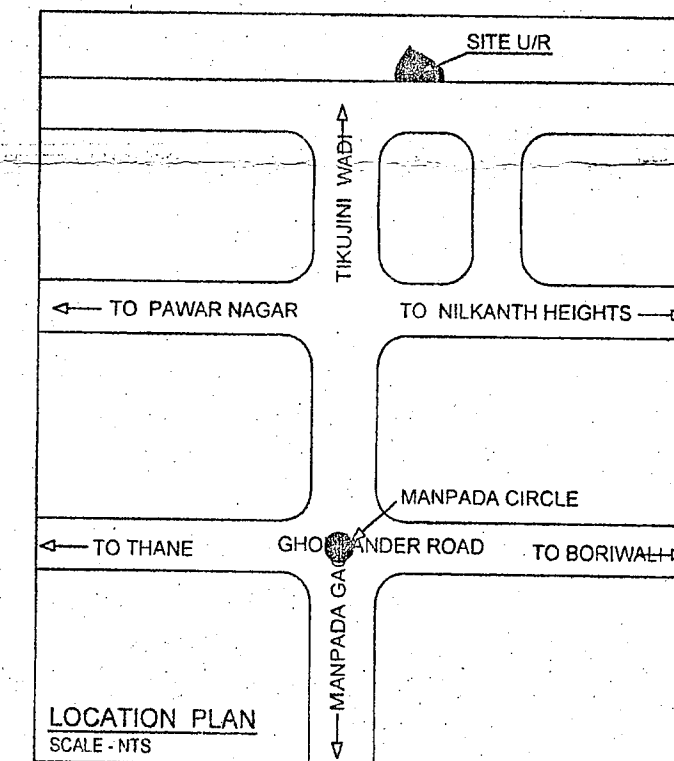


LAYOUT PLAN (Scale - 1:500)

A	AREA STATEMENT	SQ.MT	A) AREA STATEMENT	SQ.M.
1 a	AREA OF PLOT (AS PER 7/12)	5767.00	1. AREA OF PLOT	5767.00
b	AREA OF PLOT (AS PER TRIANGULATION METHOD)	5770.00	2. DEDUCTIONS FOR	
c	AREA OF CONSIDERED	5767.00	(a) ROAD SET-BACK (RW)	280.00
2	DEDUCTIONS FOR:-		(b) PROPOSED ROAD (DP)	0.00
a	AREA UNDER 40.00 M.WIDE D.P. ROAD	280.00	(c) ANY RESERVATION	0.00
3	BALANCE AREA OF PLOT (10-2a)	5487.00	(d) ENCROACHMENT AREA	0.00
4	DEDUCTION FOR 15% RECREATIONAL GROUND (REG.54)	823.05	(e) NDZ AREA	0.00
5	NET AREA OF PLOT (3-4)	4663.95	TOTAL (a+b+c+d+e)	280.00
6	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	1.00	3. BALANCE AREA OF PLOT (1-2)	5487.00
7	AREA OF EXISTING TENEMENTS	4663.95	4. DEDUCTIONS FOR	
8	ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	560.00	(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
a	AS PER Govt. Modification Dated - 02/05/2016. AREA UNDER 40.00 M.WIDE ROAD (200 X 2)	560.00	(b) RECREATIONAL GROUND (IF DEDUCTABLE)	823.05
b	AS PER Govt. Modification Dated - 02/05/2016. 1.40% T.D.R. PERMISSIBLE OF (5487.00 X 1.40%) = 7681.80 sq.mt) 20% S.U.M. T.D.R. (7681.80 X 20%) = 1536.36 sq.mt) T.D.R. FOR UTIL. = 7681.80 (1536.36 + 560.00) = 5585.44 SQ.MT.)		PHYSICAL AG PROVIDED =	0.00
c	AS PER Govt. Modification Dated - 28/03/2015. 30% ADDITIONAL F.S.I. WITH PREMIUM 5487.00 X 0.30 = 1646.10 SQ.MT.		5. NET BALANCE PLOT AREA OF PLOT (3-4):	4663.95
d	TOTAL AREA (a+b+c+d)		6. ADDITION FOR F.S.I.	
10	TOTAL PERMISSIBLE AREA (7 + 9d)	5223.95	(a) ROAD SET-BACK (RW)	0.00
11	TOTAL PROPOSED BUILT-UP AREA	5187.85	(b) PROPOSED ROAD (DP)	0.00
12	TOTAL BALANCE AREA (10-11)	36.10	(c) AMENITY SPACE	0.00
13	TOTAL F.S.I. CONSUMED	0.997	(d) TOTAL (CRZ II Area, Reserve Area ETC.)	0.00
			TOTAL (a+b+c+d)	280.00
			7. NET PLOT AREA (5+6)	4943.95
			8. FLOOR SPACE INDEX PERMISSIBLE PERM. FLOOR AREA (7 X 9)	4943.95
			9. TDR AREA	0.00
			10. SPECIAL CASES FSI	280.00
			11. TOTAL PERM. BUILT UP AREA (8+9+10)	5223.95
			12. PROPOSED AREAS	
			(a) PROPOSED RESIDENTIAL AREA	4978.75
			(b) PROPOSED COMMERCIAL AREA	209.10
			(c) PROPOSED INDUSTRIAL AREA	0.00
			(d) PROPOSED SPECIAL USE AREA	0.00
			TOTAL PROPOSED AREA (a+b+c+d)	5187.85
			13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
			14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
			15. EXCESS BALCONY AREA TAKEN INF. S.I.	0.00
			16. EXISTING BUILT UP AREA	0.00
			17. SURRENDERED AREA	0.00
			18. TOTAL PROPOSED B/UP AREA	5187.85
			19. CONSUMED FSI	0.99
			B) BALCONY STATEMENT	
			(i) PERMISSIBLE BALCONY AREA	492.79
			(ii) PROPOSED BALCONY AREA	372.35
			(iii) EXCESS BALCONY AREA (TOTAL)	0.00
			C) TENEMENT STATEMENT	
			(i) PROPOSED AREA (12)	5187.85
			(ii) LESS NON-RESIDENTIAL AREA	209.10
			(iii) AREA AVAILABLE FOR TENEMENTS (I - II)	4978.75
			(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
			(v) TENEMENTS PROPOSED	63
			(vi) TENEMENTS EXISTING	0
			(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	63
			D) PARKING STATEMENT	
			(i) PARKING REQUIRED BY RULE	68
			(ii) PARKING PROVIDED	240
			(iii) TOTAL PARKING PROVIDED	3279.60
			(iv) TRANSPORT VEHICLES PARKING PROVIDED	0
			(v) LOADING / UNLOADING PARKING PROVIDED	0
			(vi) AMBULANCE PARKING PROVIDED	0

CERTIFICATE OF AREA

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



SIGN OF ARCHITECT	
OWNER'S NAME / DEVELOPER NAME / POA HOLDER:	THANE SQUARE FEET LLP
PROPOSAL ADDRESS:	GREEN SQUARE, BEHIND BATATA CO. OPP. SANGHVI HILL, NEAR SURAJ WATER PARK, VILLAGE KAVESAR, G.B. ROAD, THANE WEST
PROJECT:	PLOT NO. : CTS No. : F. Plot No. : Tika No. : Survey No. : 59A/16A/1/1, 59A/2A : Gut No. : Village : CHITHAL
ARCHITECT:	ARCHITECT NAME: Anil Hassanand Jagwani ARCHITECT ADDRESS: B-101, Dev. Corp., Opp. Cadeby Signal, Thane(W)
JOB NO.	DRG. NO.
INWARD NO.	SCALE
KEY NO.	SHEET NO.