

CONTENTS OF SHEETS

LAYOUT PLAN, PARKING FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLAN

Approved
 As per approved Subject to conditions
 Issued in Permit No. V.P. 55/1936/20 (2003/22)
 Approved by M.C. No. 123/2003
 18/07/2003
 24/10/2003
 (Signature)
 Executive Engineer
 (T.O.)
 Thane Municipal Corporation
 The City of Thane

24/10/2003
 (Signature)
 Thane Municipal Corporation
 The City of Thane



PROFORMA - I

AREA STATEMENT	SQ. MT.
1 AREA OF PLOT	69787.00
2 DEDUCTION FOR	
a AREA UNDER 40 M.W. D.P. ROAD	3602.13
b AREA UNDER 12 M.W. D.P. ROAD	140.82
c AREA UNDER 12 M.W. D.P. ROAD - (UNDER NDZ-250 M.BELT)	18.87
d AREA UNDER NOT IN POSSESSION	274.52
e TOTAL (a+b+c+d)	4038.54
3 NET PLOT AREA (1-2 to d)	65750.66
4 DEDUCT AREA UNDER NDZ (UNDER LDZ 250M BELT)	1947.74
5 BALANCE PLOT AREA (3-4)	63802.92
6 AREA UNDER NDZ	32344.87
7 AREA UNDER NOT IN POSSESSION	31458.26
8 ADD. AREA UNDER NDZ (UNDER LDZ-250 M.BELT) (1947.74 X 50% = 973.87 SQ.MT.)	973.87
9 TOTAL AREA [4+8]	64776.79
10 Less 25% Amenity Area of Net Plot area (Amenity Area Provided as per Previous Approval = 17008.29 SQ.MT.)	16184.19
11 TOTAL ADDITION AREA	41220.84
12 TOTAL PERMISSIBLE B/UP AREA (9+10g)	82616.06
13 TOTAL PROPOSED B/UP AREA	80705.34
14 BALANCE B/UP AREA	1610.71
15 a TOTAL B/UP AREA CONSUMED (12/11)	0.979
b LESS DEDUCTION OF NON RESIDENTIAL AREA	2857.44
c TOTAL TENEMENT AREA	77647.90

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED OR BY THE AREA OF WORKED OUT IN SQUARE METERS AND TABLES WITH THE AREA STATED IN THE DECLARATION OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

PROPOSED BUILDING ON PLOT BEARING - C.T.S. NO. - 1141, AT VILLAGE - KOLSHET DIST - THANE (W)

NAME & SIGNATURE OF OWNERS/POAH
 FOR M/s. OBEROI REALTY LTD POAH OF M/s. ASHOK NAGARI (THANE)

For Oberoi Realty Limited
 (Signature)
 MR RAJENDRA CHANDORKAR
 (AUTHORIZED SIGNATORY OF POAH M/s. OBEROI)

ARCHITECT

RAJESH KISHORE DIGHE
 TECHCOMM URBAN MANAGEMENT CONSULTANTS SERVICES
 10, H.12, TIARA COMMERCIAL COMPLEX
 GANDHINAGAR,
 NEAR VASANT VIHAR
 THANE (WEST) - 400 610

JOB NO. : DATE :
 SHEET NO. : 01/08 DRAWN BY :
 SCALE : 1:1000 CHECKED BY :

C.T.S. NO.	AREA AS PER P.P. CARD	AREA AS PER U.L.C.	TRANSLUCULATION METHOD AREA	AREA UNDER (R-ZONE)	AREA UNDER (40.00 MT. RD)	AREA UNDER (12.00 MT. RD)	AREA UNDER 12.00 M. ROAD N.D.Z. (250 M. BELT)	AREA UNDER N.D.Z.	AREA UNDER N.D.Z. (250 M. BELT)	AREA CONSIDERED FOR FSI
1141	75391.80	75391.80	69787.00	31458.25	3602.13	140.82	18.87	32344.67	1947.74	69787.00

BUILDING WISE FSI STATEMENT

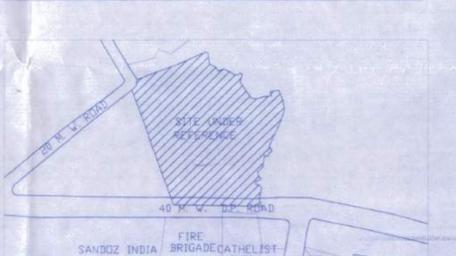
BUILDING	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA	ADD AREA
1-1 (BLDG)	832.26	2026.39	0.00	0.00	141.75	100.50	0.00	0.00	0.00	203.05	0.00	33.24	22	2856.65	219.36
2-1 (BLDG)	1150.17	2022.77	0.00	0.00	141.74	100.50	0.00	0.00	0.00	99.84	0.00	33.28	22	3172.94	299.94
3-1 (BLDG)	0.00	13656.83	0.00	0.00	1305.15	945.30	0.00	0.00	0.00	898.56	0.00	33.24	206	13656.83	35.30
4-1 (BLDG)	0.00	10130.26	0.00	0.00	984.56	697.20	0.00	0.00	0.00	665.60	0.00	33.24	152	10130.26	25.20
5-1 (BLDG)	0.00	13636.74	0.00	0.00	1305.15	945.30	0.00	0.00	0.00	898.56	0.00	33.24	206	13636.74	29.30
6-1 (BLDG)	0.00	13636.73	0.00	0.00	1305.15	945.30	0.00	0.00	0.00	898.56	0.00	33.24	206	13636.73	29.30
7-1 (BLDG)	0.00	13636.74	0.00	0.00	1305.15	945.30	0.00	0.00	0.00	898.56	0.00	33.24	206	13636.74	29.30
8-1 (BLDG)	0.00	9257.24	0.00	0.00	865.19	623.40	0.00	0.00	0.00	599.04	0.00	33.24	136	9257.24	18.18
Total	1982.43	77700.71	0.00	0.00	7333.83	5302.80	0.00	0.00	0.00	5161.77	0.00	265.99	1156	72683.14	842.80
EXCESS FITNESS CENTER AREA TAKEN IN FSI														379.40	
TOTAL AREA														80705.34	

PARKING STATEMENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
RESIDENTIAL PARKING		
BELOW 35.00 SQ.MT. NO PARKING	000 NOS.	---
2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT. (1 PARK SPACE FOR EACH)	820 NOS.	410 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT. (1 PARK SPACE FOR EACH)	336 NOS.	336 NOS.
TOTAL CAR PARKING PROVIDED (RESI.)		746 NOS.
COMMERCIAL PARKING		
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. & REMAINING AREA ONE PARKING FOR EVERY 50.00 SQ.MT.	2478.04 / 50	49.56
TOTAL CAR PARKING REQUIRED (COMM.)		49.56 NOS.
10% VISITORS PARKING		82 NOS.
TOTAL CAR REQUIRED (RESI + COMM.)		828 NOS.
TOTAL CAR PROVIDED		1497 NOS.
SCOOTER PARKING		
11 TENEMENTS / SCOOTER PARKING SPACE FOR EACH (ABOVE 35 SQ.MT. B/UP AREA)	1156 NOS.	1156 NOS.
COMM. AREA (SCOOTER PARKING)	2478.04 SQ.MT.	124 NOS.
TOTAL SCOOTER PARKING PROVIDED (RESI + COMM.)		1280 NOS.
TOTAL SCOOTER PARKING REQUIRED (RESI + COMM.)		1546 NOS.

TENEMENT STATEMENT AS PER CIRCULAR DT-06-05-2007 FOR CONVERSION OF PLOT FROM INDUSTRIAL TO RESIDENTIAL (AS PER APPROVED LAYOUT)
 HAVING AREA 139 AREA UP TO 50 SQ.MT.
 NET PLOT AREA UNDER INDUSTRIAL ZONE = 91201.37 SQ.MT.
 LESS 10% R.G.
 = 7663.20 SQ.MT.
 NET AREA
 44.20% OF TOTAL FLOOR AREA 43368.11 SQ.MT. = 19743.50 SQ.MT.
 B/UP AREA PROPOSED IN BLDG NO. - 7 = 7600.00 SQ.MT.
 B/UP AREA PROPOSED IN BLDG NO. - 8 = 5690.77 SQ.MT.

FLOOR NAME	NO. OF FLATS	NO. OF FLOORS	TOTAL FLATS	TOTAL AREA
BLDG NO. - 7				
TYPICAL FLOOR - 1ST TO 4TH, 6TH TO 8TH, 10TH	6 NOS.	22 FLOORS	132 NOS.	8600.00
TYPICAL FLOOR - 13TH TO 16TH, 20TH TO 23RD, 25TH TO 27TH	4 NOS.	5 FLOORS	20 NOS.	1000.00
TYPICAL FLOOR - 5TH, 9TH, 14TH, 19TH & 24TH	6 & 4 NOS.	3 & 1 FLOORS	22 NOS.	1100.00
BLDG NO. - 8				
TYPICAL FLOOR - 1ST TO 3RD & 4TH	6 & 4 NOS.	3 & 1 FLOORS	22 NOS.	1100.00
TOTAL	124 NOS.		124 NOS.	8700.00



TOTAL AREA AS PER APPROVED PLAN = 57210.00 SQ.MT.
 10% AREA AS PER AMENDMENT PLAN = 6917.00 SQ.MT.
 BALANCE AREA OF 10% (6917.00 - 57210.00) = 1188.00 SQ.MT.
 20% COMMERCIAL B/UP AREA REQUIRED (1188 X 20%) = 239.60 SQ.MT.
 30% COMMERCIAL B/UP AREA PROPOSED = 2478.04 SQ.MT.

TOTAL LOADING & UNLOADING PARKING FOR BLDG NO. - 1 & 2
 FOR EVERY 1000 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 2478.04 SQ.MT.)
 = 02 NOS.
 TOTAL LOADING & UNLOADING PARKING REQUIRED = 02 NOS.
 LIV. GROUND LIV. LOADING & UNLOADING PARK. PROVIDED = 02 NOS.

FITNESS CENTER AREA STATEMENT
 2% B/UP AREA FREE FOR FITNESS CENTER OR TOTAL FLOOR B/UP AREA
 PERMISSIBLE AREA FOR FITNESS CENTER 54975.86 X 2% = 1099.54 SQ.MT.
 PERMISSIBLE AREA OF FITNESS CENTER = 1096.04 SQ.MT.
 TOTAL PROPOSED AREA OF FITNESS CENTER = 1523.15 SQ.MT.
 EXCESS AREA (ADD IN F.S.I.) = 428.11 SQ.MT.

AMENITY AREA CALCULATION
 ADDITION
 1. 0.50 X 57.98 X 8.84 = 300.47 SQ.MT.
 2. 0.50 X 55.19 X 5.57 = 153.45 SQ.MT.
 3. 0.07 X 53.01 X 31.17 = 826.16 SQ.MT.
 4. 0.50 X 60.20 X 10.85 = 300.36 SQ.MT.
 5. 0.50 X 61.51 X 3.66 = 92.44 SQ.MT.
 6. 0.50 X 66.30 X 13.48 = 446.21 SQ.MT.
 7. 0.50 X 66.30 X 1.71 = 56.69 SQ.MT.
 TOTAL ADDITION = 1242.67 SQ.MT.

R.G. AREA CALCULATION
 REQUIRED 20% R.G. AREA OF NET PLOT AREA = 4862.80 SQ.MT. @ 20% = 12157.45 SQ.MT.
 30% R.G. AREA OF GROUND L.V. (12157.45 SQ.MT. @ 30% = 4006.05 SQ.MT.)
 PROPOSED R.G. AREA = 18663.80 SQ.MT.

AMENITY PLOT AREA CALCULATION
 ADDITION
 1. 6.25 X 0.90 X 0.50 = 2.81 SQ.MT.
 2. 26.23 X 3.32 X 0.50 = 43.58 SQ.MT.
 3. 51.79 X 2.33 X 0.50 = 60.27 SQ.MT.
 4. 51.78 X 17.51 X 0.50 = 453.38 SQ.MT.
 5. 23.08 X 2.78 X 0.50 = 64.28 SQ.MT.
 6. 22.30 X 2.84 X 0.50 = 62.80 SQ.MT.
 7. 21.96 X 5.19 X 0.50 = 57.37 SQ.MT.
 8. 22.50 X 3.18 X 0.50 = 35.98 SQ.MT.
 9. 22.15 X 0.50 X 0.50 = 5.54 SQ.MT.
 10. 3.29 X 0.48 X 0.50 = 0.77 SQ.MT.
 11. 40.71 X 0.45 X 0.50 = 9.16 SQ.MT.
 12. 42.81 X 4.21 X 0.50 = 90.43 SQ.MT.
 13. 72.20 X 23.54 X 0.50 = 842.67 SQ.MT.
 14. 81.47 X 12.88 X 0.50 = 524.97 SQ.MT.
 15. 81.47 X 6.14 X 0.50 = 250.11 SQ.MT.
 16. 81.47 X 9.36 X 0.50 = 382.53 SQ.MT.
 17. 81.47 X 1.89 X 0.50 = 7.70 SQ.MT.
 18. 91.83 X 23.87 X 0.50 = 1093.80 SQ.MT.
 19. 26.84 X 6.54 X 0.50 = 87.93 SQ.MT.
 20. 18.48 X 1.80 X 0.50 = 16.63 SQ.MT.
 21. 13.30 X 2.23 X 0.50 = 14.83 SQ.MT.
 22. 6.15 X 0.48 X 0.50 = 1.48 SQ.MT.
 23. 7.92 X 0.36 X 0.50 = 1.43 SQ.MT.
 24. 7.47 X 1.68 X 0.50 = 6.27 SQ.MT.
 25. 91.87 X 28.33 X 0.50 = 1301.38 SQ.MT.
 26. 96.37 X 7.89 X 0.50 = 380.50 SQ.MT.
 27. 95.93 X 1.92 X 0.50 = 94.97 SQ.MT.
 28. 106.11 X 9.52 X 0.50 = 505.05 SQ.MT.
 29. 109.26 X 6.30 X 0.50 = 342.87 SQ.MT.
 30. 122.25 X 18.83 X 0.50 = 1150.41 SQ.MT.
 31. 122.26 X 28.72 X 0.50 = 1756.88 SQ.MT.
 32. 40.67 X 28.39 X 0.50 = 575.98 SQ.MT.
 33. 162.13 X 41.13 X 0.50 = 3359.79 SQ.MT.
 34. 56.77 X 15.98 X 0.50 = 453.88 SQ.MT.
 35. 51.93 X 17.57 X 0.50 = 454.79 SQ.MT.
 36. 51.91 X 15.38 X 0.50 = 397.88 SQ.MT.
 37. 20.79 X 8.43 X 0.50 = 87.83 SQ.MT.
 38. 47.87 X 3.00 X 0.50 = 71.81 SQ.MT.
 39. 33.41 X 4.44 X 0.50 = 74.43 SQ.MT.
 40. 32.73 X 6.13 X 0.50 = 100.11 SQ.MT.
 41. 30.75 X 5.85 X 0.50 = 89.94 SQ.MT.
 42. 72.06 X 21.37 X 0.50 = 769.96 SQ.MT.
 43. 84.67 X 15.58 X 0.50 = 657.88 SQ.MT.
 44. 100.40 X 12.77 X 0.50 = 641.05 SQ.MT.
 45. 21.03 X 4.28 X 0.50 = 45.00 SQ.MT.
 46. 104.26 X 4.59 X 0.50 = 239.28 SQ.MT.
 47. 102.09 X 5.30 X 0.50 = 268.63 SQ.MT.
 48. 61.4 X 0.48 X 0.50 = 1.41 SQ.MT.
 TOTAL ADDITION = 17008.29 SQ.MT.

TENEMENT STATEMENTS
 BLDG. NO. 35-50 SQ.MT. 50-75 SQ.MT. TOTAL
 BLDG. - 1 16 06 22
 BLDG. - 2 18 06 22
 BLDG. - 3 152 54 206
 BLDG. - 4 152 54 152
 BLDG. - 5 118 42 206
 BLDG. - 6 152 54 206
 BLDG. - 7 152 54 206
 BLDG. - 100 06 135
 TOTAL AREA 858 306 1156

PODIUM R.G. AREA CALCULATION
 ADDITION
 1. 32.58 X 17.44 X 0.50 = 284.10 SQ.MT.
 2. 1.50 X 10.29 X 3.92 = 61.77 SQ.MT.
 TOTAL ADDITION = 345.87 SQ.MT.

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