TABLE SHOWING TOTAL REHAB COMPONENT (REHAB BUILDING NO:1)															
FLOOR	REHAB B.U.A IN SQ. MT		TOTAL	COMMON PASSAGE IN SQ.MT.	STAIRACASE IN SQ.MT.	SOCIETY OFFICE	BALWADI	WALFARE CENTRE	LIBRARY	GYMNASIUM	COMMUNITY HALL	TOTAL (A TO J) IN SQMT	EXCCESS REHAB COMM.	SALE AREA		TOTAL SALE AREA
	COMM.	RESI.	(A)	(B)	(C)	(E)	(F)	(G)	(H)	(I)	(J)		1	2	3	1 + 2 + 3
BASEMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR	31.86	0.00	31.86	150.75	34.47	0.00	0.00	0.00	0.00	0.00	0.00	217.08	37.82	219.25	-	257.07
1ST FLOOR	0.00	0.00	0.00	79.34	32.92	71.98	66.12	66.74	0.00	0.00	233.07	550.17	-	-	-	-
2ND FLOOR	0.00	268.45	268.45	109.09	33.04	-	-	-	66.65	66.44	-	543.67	-	-	-	-
3RD FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
4TH FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
5TH FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
6th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
7th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
8th FLOOR (REF)	0.00	368.80	368.80	109.09	33.04	-	-	-	-	-	-	510.93	-	-	6.89	6.89
9th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
10th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
11th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
12th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
13th FLOOR (REF)	0.00	368.80	368.80	109.09	33.04	-	-	-	-	-	-	510.93	-	-	6.89	6.89
14th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
15th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
16th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
17th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
18th FLOOR (REF)	0.00	368.80	368.80	109.09	33.04	-	-	-	-	-	-	510.93	-	-	6.89	6.89
19th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
20th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
21st FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
22nd FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
23rd FLOOR (REF)	0.00	368.80	368.80	109.09	33.04	-	-	-	-	-	-	510.93	-	-	6.89	6.89
24th FLOOR	0.00	401.54	401.54	109.09	33.04	-	-	-	-	-	-	543.67	-	-	-	-
25th FLOOR	0.00	232.94	232.94	63.28	19.17	-	-	-	-	-	-	315.39	-	-	228.28	228.28
26th FLOOR	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	0.00	-	-	543.67	543.67
27th FLOOR	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	0.00	-	-	543.67	543.67
28th FLOOR	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	0.00	-	-	517.82	517.82
29th FLOOR	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	0.00	-	-	543.67	543.67
30th FLOOR	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	0.00	-	-	543.67	543.67
TOTAL	31.86	9204.31	9236.17	2802.44	846.48	71.98	66.12	66.74	66.65	66.44	233.07	13456.09	37.82	219.25	2948.34	3205.41
TOTAL REHAB RESIDENTIAL BUILT- UP AREA PROPOSED = 9236.17 SQ.MT.														257.07		
TOTAL PASSAGE & AMENITY AREA PROPOSED = (2802.44+846.48+71.98+66.12+66.74+66.65+66.44+233.07) = 4219.92 SQ.MT.																

TENAMENT STATEMENT FOR REHAB BUILDING NO:1													
FLOOR	REHAB		REHAB	REHAB	SOCIETY							SALE AREA	
	COMM.	RESI.	R.C.	PAP	OFFICE	BALWADI	WALFARE	LIBRARY	GYMNASIUM	COMMUNITY HALL	SALE COMMERCIAL	SALE RESI
BASEMENT	-	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR	6	0	-	-	-	-	-	-	-	-	16	-
1ST FLOOR	-	0	-	-	3	2	2	-	-	1	-	-
2nd FLOOR	-	8	-	-	-	-	-	2	2	-	-	-
3rd FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
4th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
5th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
6th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
7th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
8th FLOOR (REF)	-	11	-	-	-	-	-	-	-	-	-	-
9th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
10th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
11th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
12th FLOOR	-	12	-	-	-	-	-	-	-	-	-	-
13th FLOOR (REF)	-	10	1	-	-	-	-	-	-	-	-	-
14th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
15th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
16th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
17th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
18th FLOOR (REF)	-	-	-	11	-	-	-	-	-	-	-	-
19th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
20th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
21st FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
22nd FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
23rd FLOOR (REF)	-	-	-	11	-	-	-	-	-	-	-	-
24th FLOOR	-	-	-	12	-	-	-	-	-	-	-	-
25th FLOOR	-	-	-	7	-	-	-	-	-	-	-	5
26th FLOOR	-	-	-	-	-	-	-	-	-	-	-	12
27th FLOOR	-	-	-	-	-	-	-	-	-	-	-	12
28th FLOOR (REF)	-	-	-	-	-	-	-	-	-	-	-	11
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-	12
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-	12
TOTAL	6	137	1	137	3	2	2	2	2	1	16	64
TOTAL REHAB RESIDENTIAL TENAMENTS PROPOSED = 137												
TOTAL REHAB COMMERCIAL PROPOSED = 6												
TOTAL PAP PROPOSED= 137												
TOTAL SALE RESIDENTIAL PROPOSED = 64												
TOTAL SALE COMMERCIAL PROPOSED = 16												

P- LINE BUILT-UP AREA STATEMENT WITH ANCILLARY FSI SALE BUILDING NO: 2 RESIDENTIAL						
FLOORS	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	TOTAL SALE BUILT UP AREA IN SQ.MT.	TOTAL TENEMENTS		
				COMM.	RESI.	S.O
BASEMENT						
GROUND FLR	592.16	173.81	765.97	12	-	-
MEZZANINE FLR	426.38	101.88	528.26	12	-	-
1st FLR	649.17	102.51	751.68	5	-	-
2nd FLR	649.17	102.51	751.68	5	-	-
3rd FLR	649.17	102.51	751.68	5	-	-
4th FLR (SERVICE FLR)	-	-	-	-	-	-
5th FLR (RECREATIONAL FLR)	-	331.23	331.23	-	-	1
6TH FLR REF	-	685.75	685.75	-	5	-
7th FLR	-	720.24	720.24	-	6	-
8th FLR	-	720.24	720.24	-	6	-
9th FLR	-	720.24	720.24	-	6	-
10th FLR REF	-	685.75	685.75	-	5	-
11th FLR	-	720.24	720.24	-	6	-
12th FLR	-	720.24	720.24	-	6	-
13th FLR	-	720.24	720.24	-	6	-
14th FLR	-	720.24	720.24	-	6	-
15th FLR REF	-	685.75	685.75	-	5	-
16th FLR	-	720.24	720.24	-	6	-
17th FLR	-	720.24	720.24	-	6	-
18th FLR	-	720.24	720.24	-	6	-
19th FLR	-	720.24	720.24	-	6	-
20th FLR REF	-	685.75	685.75	-	5	-
21st FLR	-	720.24	720.24	-	6	-
22nd FLR	-	720.24	720.24	-	6	-
23rd FLR	-	720.24	720.24	-	6	-
24th FLR	-	734.79	734.79	-	6	-
25th FLR REF	-	685.75	685.75	-	5	-
26th FLR	-	720.24	720.24	-	6	-
27th FLR	-	720.24	720.24	-	6	-
28th FLR	-	720.24	720.24	-	6	-
29th FLR	-	720.24	720.24	-	6	-
30th FLR REF	-	685.75	685.75	-	5	-
31st FLR	-	720.24	720.24	-	6	-
32nd FLR	-	720.24	720.24	-	6	-
33rd FLR	-	720.24	720.24	-	6	-
34th FLR	-	720.24	720.24	-	6	-
35th FLR REF	-	685.75	685.75	-	5	-
36th FLR	-	720.24	720.24	-	6	-
37th FLR	-	720.24	720.24	-	6	-
38th FLR	-	720.24	720.24	-	6	-
39th FLR	-	720.24	720.24	-	6	-
40th FLR REF	-	685.75	685.75	-	5	-
41st FLR	-	720.24	720.24	-	6	-
42nd FLR	-	720.24	720.24	-	6	-
43rd FLR	-	720.24	720.24	-	6	-
44th FLR	-	720.24	720.24	-	6	-
45th FLR REF	-	685.75	685.75	-	5	-
46th FLR	-	720.24	720.24	-	6	-
47th FLR	-	720.24	720.24	-	6	-
48th FLR	-	720.24	720.24	-	6	-
49th FLR	-	720.24	720.24	-	6	-
50th FLR REF	-	685.75	685.75	-	5	-
TOTAL	2966.05	32994.90	35960.95	39	260	1

PROFORMA- A		
SR. NO.	AREA STATEMENT	Sq. Mt.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	5131.74
A)	AS PER OWENERSHIP DOCUMENTS (7/12, CTS EXTRACT)	21358.94
B)	AREA AS PER MEASURMENT SHEET	5131.74
C)	AS PER SITE	5131.74
2	DEDUCTIONS FOR	
A)	PROPOSED D/P 24.00 M/ D.P. ROAD WINDING AREA / SERVICE ROAD / HIGHWAY WINDING	870.33
B)	ANY D.P RESERVATION AREA	0
	(TOTAL A + B)	870.33
3	BALANCE AREA OF PLOT (1 - 2)	4261.41
4	5% AMENITY SPACE (IF APPLICABLE)	0
A)	REQUIRED AMENITY	0
B)	ADJUSTMENT OF 2 (B) , IF ANY	0
C)	BALANCE PROPOSED - (CONSTRUCTED AMENITY)	0
5	NET PLOT AREA FOR DENSITY CALCULATION	4261.41
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A)	REQUIRED - (8%)	340.91
B)	PROPOSED -	658.37
7	ADDITION FOR FSI PURPOSE	
A)	PROPOSED D.P / D.P ROAD WIDINING AREA / SERVICE ROAD / HIGHWAY WINDING	870.33
B)	ANY D.P RESERVATION AREA	0
	(TOTAL A + B)	870.33
8	TOTAL PLOT AREA / SLUM OCCUPIED AREA FOR FSI PROPOSE	5131.74
9	MINIMUM FSI TO BE ATTAINED AS PER CLAUSE (14.7.8.iv) OF UDCPR 2020	4.00 or Restricted to Sanctioned FSI
10	PROPOSED REHAB BUILT UP AREA	9236.17
11	BUILT UP AREA OF COMMON PASSAGE STAIRCASES AND AMENITIES ETC	4219.92
12	REHAB COMPONENT (10 +11)	13456.09
13	INCENTIVE FSI	1:2.00
14	SALE COMPONENT/ SALE FSI / B/UP AREA PERMISSIBLE (13456.09 X 2.00 = 26912.18)	26912.18
15	ANCILLARY BUA IN THE SCHEME	14911.21
16	TOTAL BUA SANCTIONED IN THE SCHEME (10 + 14)	36148.35
17	TOTAL FSI SANCTIONED FOR THE SCHEME (16 / 8)	7.04
18	SALE BUA PROPOSED IN THE SCHEME	24255.15
19	TOTAL BUA PROPOSED IN THE SCHEME (18 + 10)	33491.32
20	BALANCE BUA / TDR PERMISSIBLE (16 - 19)	2657.03
21	TOTAL FSI CONSUMED IN SITU (19 / 8)	6.53
22	NO OF SLUM DWELLERS TO BE ACCOMMODATED	RESI - 137 NOS COMM - 06 NOS R/C - 01 NO
23	NO OF PAP TENEMENTS GENERATED IN THE SCHEME	137 NOS
24	AMENITIES :	
	BALWADI	02 NOS
	WELFARE CENTER	02 NOS
	SOCIETY OFFICE	03 NOS
	GYM	02 NOS
	LIBRARY	02 NOS
	COMMUNITY HALL	01 NO
25 B	PARKING STATEMENTS	
a	CAR PARKING REQUIRED FOR SALE BLDG .	302
b	CAR PARKING PROVIDED SALE BLDG .	468
c	CAR PARKING REQUIRED FOR REHAB BLDG.	4
d	CAR PARKING PROVIDED FOR REHAB BLDG.	6
e	SCOOTER PARKING REQUIRED FOR SALE BLDG .	350
f	SCOOTER PARKING PROVIDED FOR SALE BLDG .	350
g	SCOOTER PARKING REQUIRED FOR REHAB BLDG.	424
h	SCOOTER PARKING PROVIDED FOR REHAB BLDG .	431

CONTENT OF SHEET

1/9

SALE BULDING NO: 2 - BASEMENT + GR / STILT + 1ST TO 50TH FLR

LAYOUT PLAN

B/UP AREA DIAGRAM,AREA CALCULATIONS.

STAMP OF APPROVAL OF PLANS

This concels Approval to the Previous Plans Sanctioned under No. CC/0166-2/P-VT/AP Dated 24/02/2021

Approved Subject to the condition mentioned in this office permission letter No. MMR.SRA/ENG.0461/SRS-2/P.VT/AP Dt. 07 NOV 2022

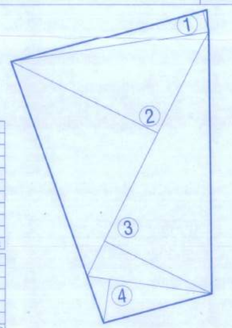
Executive Engineer
Mumbai Metropolitan Region
Slum Rehabilitation Authority, Thane

GROUND R.G.

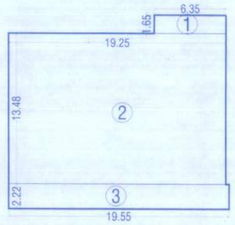
R.G. AREA CALCULATION		
8% AREA OF NET PLOT AREA (4261.41 X0.08)		340.91
TOTAL REQUIRED R.G.		340.91
GROUND R.G. AREA CALCULATION					
Sr. No.	L	H	Nos	Total	
1	17.95	1.95	0.50	17.50	
2	24.42	14.46	0.50	176.56	
3	24.42	10.57	0.50	129.06	
4	11.13	3.93	0.50	21.87	
TOTAL				344.99	
AS PER POLYLINE SAY				345.00	Y1

ELEVATED R.G. AREA CALCULATION				
ADDITION				
1	6.35	1.65	1	10.48
2	19.25	13.48	1	259.49
3	19.55	2.22	1	43.40
TOTAL ADDITION AREA				313.37
AS PER POLYLINE				313.37 Y2

R.G. AREA CALCULATION		
GROUND R.G. AREA	345.00	Y1
ELEVATED R.G. AREA	313.37	Y2
TOTAL PROPOSED R.G. (Y1+Y2)	658.37	Y



GROUND R.G. AREA DIAGRAM
SCALE :- 1:200

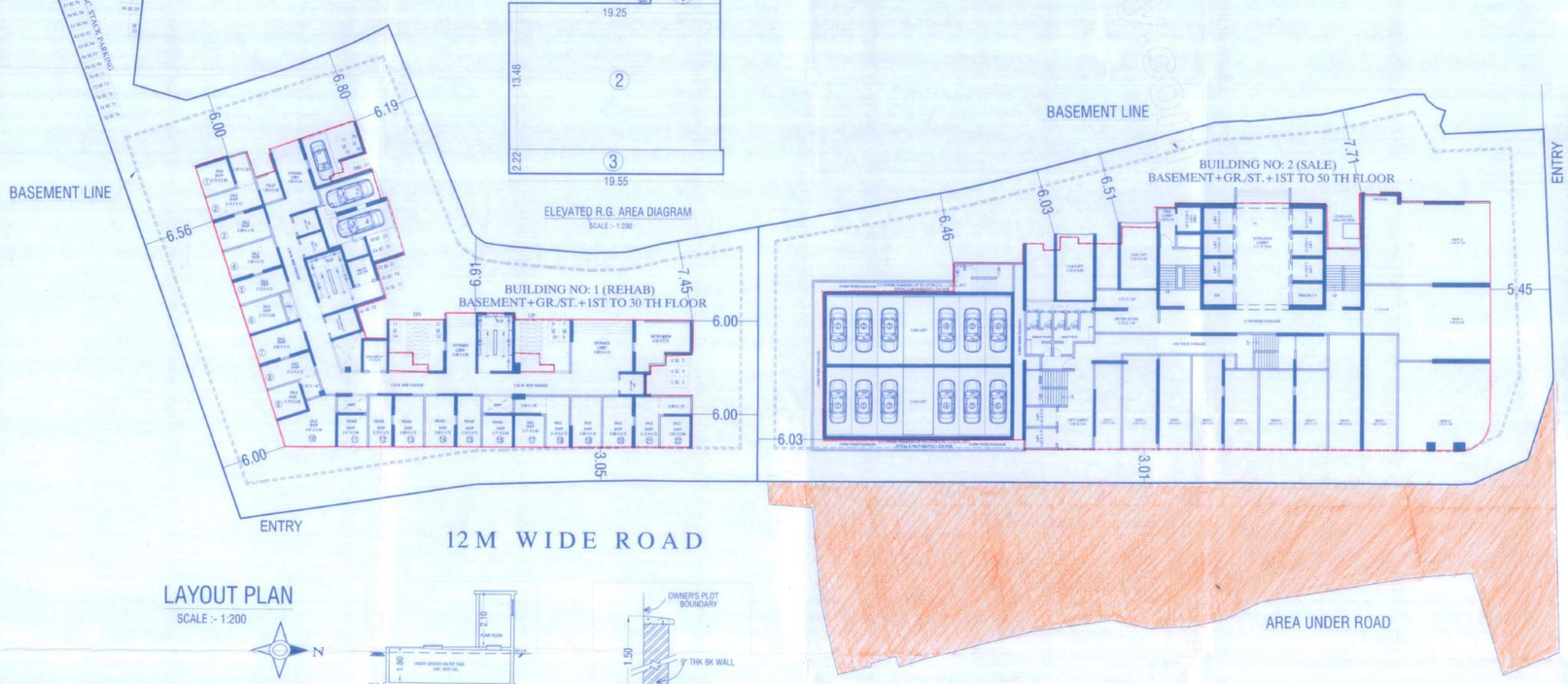


ELEVATED R.G. AREA DIAGRAM
SCALE :- 1:200

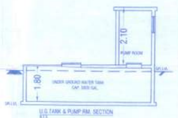
SR. NO	BUILDING	REHAB										SALE	
		COMM.	RESI.	R.C	PAP	S.O	BAL.	W.C	LIB.	GYM	COMM. HALL	COMM.	RESI.
1	REHAB BLDG. NO. 1	6	137	1	137	3	2	2	2	2	1	16	64
	TOTAL	6	137	1	137	3	2	2	2	2	1	16	64
	TOTAL	144			137	12						16	64

ANCILLARY AREA STATEMENT								
1	2	3	4	5	6		7	8
				(3+4)	SALE B/UA PROPOSED			(5 - 7)
SR NO	DECRIPTION	PROPOSED BUA WITH ANCILLARY AREA IN SALE BUILDING	PROPOSED SALE B/UA WITH BLDG NO :1	TOTAL ANCILLARY B/UP AREA	RESIDENTIAL (5/1.60)	COMMERCIAL (5/1.80)	TOTAL SALE BUILT UP AREA PROPOSED	ANCILLARY AREA PROPOSED
1	RESIDENTIAL	32994.90	2948.34	35943.24	22464.53	-	22464.53	13478.71
2	COMMERCIAL	2966.05	257.07	3223.12	-	1790.62	1790.62	1432.50
3	TOTAL	35960.95	3205.41	39166.36	22464.53	1790.62	24255.15	14911.21

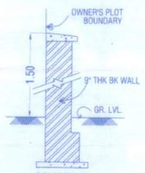
COMPONENT AREA									
DECRIPTION	REHAB BUILT- UP IN SQ.MT.	COMMON PASSAGE IN SQ.MT.	STAIRCASE IN SQ.MT.	SOCIETY OFFICE IN SQ.MT.	BALWADI AREA IN SQ. MT	WALFARE AREA IN SQ.MT.	LIBRARY AREA IN SQ. MT	GYMNASIUM AREA IN SQ. MT.	COMMUNITY HALL	TOTAL AREA IN
REHAB COMPONAENT	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	BLDG NO: 1	
	9236.17	2802.44	846.48	71.98	66.12	66.74	66.65	66.44	233.07	13456.09
TOTAL	9236.17	2802.44	846.48	71.98						



LAYOUT PLAN
SCALE :- 1:200



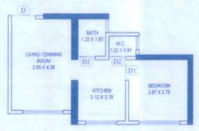
U.G.TANK & PUMP RM. SECTION



COMPOUND WALL SECTION

SCHEDULE OF DOORS & WINDOWS		
TYPES	SIZE	DESCRIPTION
D	1.05 X 2.10	T.W. PANELLED DOOR
D1	0.91 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 2.10	T.W. PANELLED DOOR
W	2.40 X 2.10	T.W. GLAZED WINDOW
W1	1.00 X 2.10	T.W. GLAZED WINDOW
W2	1.22 X 1.20	T.W. GLAZED WINDOW
V	0.60 X 0.75	T.W. GLAZED VENTILATOR

TOTAL AREA REHAB FLAT (1 BHK)					
NO.	ROOM	SIZE			AREA
1	LIVING ROOM	2.65	X	4.08	10.81
2	DOOR JAAM	1.05	X	0.15	0.16
3	KITCHEN	2.12	X	2.75	5.83
4	DOOR JAAM	0.91	X	0.30	0.27
5	BATH	1.22	X	1.67	2.04
6	DOOR JAAM	0.75	X	0.15	0.11
7	W.C.	1.22	X	0.91	1.11
8	DOOR JAAM	0.75	X	0.15	0.11
9	BED ROOM	2.67	X	2.75	7.34
10	DOOR JAAM	0.91	X	0.15	0.14
TOTAL AREA					27.92



REHAB UNIT PLAN (1 BHK)
SCALE - 1:100

PROPOSED SITE

LOCATION PLAN
SCALE :- N.T.S.

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON THE PLOT NO. 325, TPS NO : 01 AT VILLAGE, PANCHPAKHADI, TALUKA , DIST -THANE.

NAME OF OWNER

FOR,

For Trimity Realty LLP

Partner

M/S. TRIMITY REALTY LLP

DATE	JOB.NO.	DRG.NO	DRAWN BY	CHECKED BY
22.07.2022	-------	------	MEGHA K.	SACHIN SIR

SIGNATURE, NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT

Ar. SACHIN CHARPE
CA/2010/47370

right angle
ARCHITECTS &INTERIOR DESIGNERS
601, Dev Ashish Chs.,
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Teen Hath Naka ,Thane (W)
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