PARKING STATEMENT (as per approved)

FOR BLDG. TYPE C1,C2,C3,T1,T2,T3, Bldg.no.(1 Wing-A & B), Type-A,B,C (Bunglows)

1 PARKING SPACE FOR EVERY	NO. OF. Tenements	NO. OF. PARKING REQUIRED
2 TENEMENTS HAVING CARPET AREA OF 45 TO 70 SQ.MT. (114+ 62)	176 NOS.	88 NOS.
1 TENEMENT HAVING CARPET AREA ABOVE 70 SQ.MT. (57+ 94)	151 NOS.	151 NOS.
ONE PARKING SPACE FOR EVERY 80.00 SQ.MT. COMM.FL. AREA & ONE FOR EVERY 160 SQ.MT. OF SPACE FOR AREA EXCEEDING 800 SQ.MT. (TOTAL AREA = 10314.766 SQ.MT.)		69 NOS.
TOTAL		308 NOS.
10% VISITORS PARKING		31 NOS.
TOTAL		339 NOS.

PARKING STATEMENT AS PER NEW RULE dated 28-08-09

FOR BLD. T4, T5,T6,T7,Bunglow no. 27 & 28

	NO. OF. Tenements	NO. OF PARKING REQUIRED
NILL UPTO 35 SQ.MT.	12 NOS.	----
1 CAR PARKING SPACE FOR EVERY 2 TENEMENTS HAVING B/UP. AREA 35 TO 50 SQ.MT.	204 NOS.	102 NOS.
1 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA 50 TO 75 SQ.MT.	06 NOS.	06 NOS.
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA ABOVE 75 SQ.MT.	62 NOS.	124 NOS.
10% VISITORS PARKING		23 NOS.
TOTAL		255 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT REQUIRED	284 NOS.	284 NOS.
TOTAL NO. OF CAR PARKING REQUIRED (339 + 255)		594 NOS.

PROPOSED TOTAL NO. OF PARKING		CAR	2-Wheelar
Bldg. No. 1(Wing A&B)		32 NOS.	----
IN BUNGLOW STILT		28 NOS.	----
T1,T2,T3 STILT		36 NOS.	----
BELOW ELEVATED R.G.-3		53 NOS.	----
BELOW ELEVATED R.G.-9		28 NOS.	----
IN STILT OF BUNGLOW NO. 27&28		04 NOS.	----
BASEMENT OF BLDG.NO. T4 & T5		183 NOS.	51 NOS.
1st. LVL. OF BLDG.NO. T4&T5		128 NOS.	59 NOS.
2nd. LVL. OF BLDG.NO.T4&T5		101 NOS.	82 NOS.
STILT LVL OF BLDG. NO. T6 & T7		30 NOS.	44 NOS.
BELOW ELEVATED R.G.-11		77 NOS.	40 NOS.
OPEN		68 NOS.	20 NOS.
TOTAL		768 NOS.	296 NOS.

Total No. of tenements to be constructed as per ULC ORDER ULC/TA/ATP/Sec-20/SR-1321 Dated 21-04-2004

PROPOSED NO. OF TENEMENTS TO BE CONSTRUCTED		
TENEMENTS UP TO 25 SQ.M	=	08 NOS.
TENEMENTS UP TO 40 SQ.M	=	100 NOS.
TENEMENTS UP TO 50 SQ.M	=	05 NOS.
TENEMENTS UP TO 80 SQ.M	=	05 NOS.

PROPOSED NO. OF TENEMENTS TO BE HANDOVER TO GOVT. NOMINEES AT FIXED RATE		
TENEMENTS UP TO 25 SQ.M	=	01 NOS.
TENEMENTS UP TO 40 SQ.M	=	05 NOS.
TENEMENTS UP TO 50 SQ.M	=	01 NOS.
TENEMENTS UP TO 80 SQ.M	=	01 NOS.

Proposed No. of tenements to be constructed in bldg. T4

Floors	upto 40 sq.mt.	upto 50 sq.mt.
Gr. flr.	------	05 nos. Flat nor. 1,2,3,5,7
1st. flr.	06 nos. Flat nor. 1,3 to 6 & 8	------
2nd. to 25th. flrs.	96 nos. Flat nor. 1,3,5,8	------
TOTAL	102 nos.	05 nos.

Proposed No. of tenements to be constructed in bldg. T5

Floors	upto 25 sq.mt.	upto 80 sq.mt.
2nd. floor	02 nos. flat no. 4,7	02 nos. flat no. 2,5
3rd. to 5th.	06 nos. flat no. 4,7	03 nos. flat no. 2.
Total	08 nos.	05 nos.

Proposed No. of tenements to be sold to Govt. Nominees at fixed rate IN BLDG. NO. T4 & T5

Area upto	Bldg.& floor	flat no.	NO. OF FLATS	Total B/up area in sq.mt.
25 sq.mt.	In T5 bldg. In 2nd. flr.	flat no. 4	1	24.95
40 sq.mt.	In 1st. flr. In T4 bldg.	1,3 to 6	5	191.77
50 sq.mt.	In Gr. flr. In T4 bldg.	flat no. 2	1	45.31
80 sq.mt.	In 2nd. flr. In T5 bldg.	flat no. 5	1	80.00
		Total b/up. area		342.03

TENEMENT AREA STATEMENT FOR PARKING PURPOSE FOR BLDG. T4, T5,T6,T7,Bunglow 27 & 28

BLDG.	B/UP AREA IN SQ.MT. BELOW 35	35-50	50 - 75	ABOVE 75
T4	-- --	204 NOS.	-- --	-- --
T5	12 NOS.	-- --	-- --	58 NOS.
T6	-- --	-- --	03 NOS.	01 NOS.
T7	-- --	-- --	03 NOS.	01 NOS.
27 & 28	-- --	-- --	-- --	02 NOS.
TOTAL	12 NOS.	204 NOS.	6 NOS.	62 NOS.
	284 NOS.			

SUMMARY

bldg. no	plinth area sq.mt.	no. of floors	existing b/up area (o.c. obtained) sq.mt.	proposed area sq.mt.	use of bldg	status	staircase area sq.mt.	tenements
BLDG. NO.-1 WING - A	328.930	ST+16	5123.340	----------	RESI.	o.c. obtained	42.94	62
BLDG.NO.-1 WING - B	328.930	ST+16	5123.340	----------	RESI.	o.c. obtained	42.94	62
BUNGLOW TYPE-A -16nos.	180.570	GR.+2	2889.120	----------	RESI.	o.c. obtained	TAKEN IN FSI	16
BUNGLOW TYPE-B -10nos.	198.400	GR.+2	1984.400	----------	RESI.	o.c. obtained	TAKEN IN FSI	10
ROW HOUSES TYPE-C -8nos.	113.780	GR.+1	682.680	----------	RESI.	o.c. obtained	---	08
C1+C2	1868.898	C1-(GR+6 PD) C2-(GR.+2)	----------	7400.232	COMM.	plinth obtained	840.927	---
C3	696.752	GR+4p.	----------	2891.494	COMM.	plinth obtained	314.910	---
T1	343.037	ST+15	5030.493	----------	RESI.	o.c. obtained	407.136	58
T2	293.352	ST+15	----------	4233.032	RESI.	plinth obtained	487.488	58
T3	343.037	ST+15	----------	4686.045	RESI.	plinth obtained	477.200	55
BLDG. T4	359.89	Base +1st.lvl.parking+ 2nd. lvl.(Podium+ Gr.podium+25 up	----------	8413.65	RESI.	proposed	2532.40	204
BLDG. T5	526.92	Base +1st.lvl.+ 2nd. lvl.(Podium+ Gr.podium+14 up	----------	7457.05	RESI.	proposed	1537.62	70
BLDG. T6	362.46	St+1 up	----------	423.21	RESI.	proposed	taken in fsi	04
BLDG. T7	362.46	St+1 up	----------	423.21	RESI.	proposed	taken in fsi	04
CLUB HOUSE excess b/up area	----	GR.+1	----------	357.110	CLUB HOUSE	proposed	----	----
BUNGLOW NO.27	153.03	GR.+2	----------	180.57	RESI.	proposed	taken in fsi	01
BUNGLOW NO.28	106.02	ST.+2(PT)	----------	279.97	RESI.	proposed	taken in fsi	01
MEDITATION CENTER	23.04	GR.	----------	23.04		proposed	---	---
EXIST. STRUCT.-A	128.428	GR.	128.428	----------		existing	---	---
TOTAL AREA			20961.681	30771.614			6597.881	611
TOTAL AREA (EXISTING + PROPOSED)			57733.295					

O.C. dated 17-04-06 for Bldg.no.-1 (Wing-A & B) & bunglow no. 19 to 22
O.C.C. dated 18-08-05 for Row houses no. 1 to 8 & bunglow no. 1 to 10
O.C. dated 26-03-07 for bunglow no. 11 to 18 & 23 to 26
AREA OF 2 LVL. PODIUM = 9234.00 SQ.MT
(Below bldg. T4, T5 & 29)

B/UP AREA OF TEMP. SITE OFFICE = 175.34 sq.mt.

PLOT AREA STATEMENT

V.P.NO. 95/095	GUT NO/ H.NO.		AREA AS PER 7/12	AREA AS PER U.L.C. order	AREA CONSIDERED SQ.MT.	
	64/1		9770.00	9770.00	9770.00	
	64/2		730.00	730.00	730.00	
	64/3	64/3/1	4290.00	5460.00	4290.00	
		64/3/2	1170.00		1170.00	
	68/1A		5083.00	5040.00	5040.00	
	68/3A		2735.00	2740.00	2736.00	
	TOTAL		23788.00	23740.00	23735.00	A
	68/1B		3203.00	3203.00	3203.00	
	68/2C		3943.00	3928.00	3928.00	
	68/3B		5178.00	5181.00	5178.00	
	68/3D		1319.00	1319.00	450.00 as per conveyance	
	TOTAL		13643.00	13631.00	12748.00	B
V.P.NO. 2002/67	59 A/30/2/1		160.00	8423.40	160.00	8423.00
	59 A/30/2/2		1260.00		1260.00	
	59 A/30/2/3		7000.00		7000.00	
	67/1A		1700.00	3895.00	3895.00	
	67/1B		2200.00			
	67/2A		1850.00	3288.00	3288.00	
	67/2B		1440.00			
	67/3		3890.00	3895.00	3890.00	
	69/1		200.00	18919.00	200.00	10500.00
	69/2		1870.00		1870.00	
	69/3		8200.00		8200.00	
	69/4		230.00		230.00	
	TOTAL		30000.00	29997.00	29993.00	D

AREA CONSIDERED FOR FSI CAL = 66476.00 SQ.MT
A + B + C
(23735.00 + 12748.00 + 29993.00)

R.G. AREA CALCULATION

PROPOSED R.G. - 1 AT GR. LVL.
1) 32.75 X 7.00 X 0.5 = 114.62 SQ.MT.
2) 32.25 X 18.50 X 0.5 = 298.31 SQ.MT.
3) 19.75 X 6.50 X 0.5 = 64.19 SQ.MT.
4) 23.25 X 5.50 X 0.5 = 63.94 SQ.MT.
5) 20.00 X 2.25 X 0.5 = 22.50 SQ.MT.
6) 14.00 X 8.00 X 0.5 = 56.00 SQ.MT.
TOTAL = 619.56 SQ.MT.

PROPOSED R.G. - 2 AT GR. LVL.
1) 41.25 X 10.00 X 0.5 = 206.25 SQ.MT.
2) 39.00 X 7.50 X 0.5 = 146.25 SQ.MT.
3) 19.00 X 4.00 X 0.5 = 38.00 SQ.MT.
4) 48.60 X 13.50 X 0.5 = 327.37 SQ.MT.
5) 38.25 X 6.50 X 0.5 = 124.31 SQ.MT.
6) 38.25 X 8.00 X 0.5 = 153.00 SQ.MT.
TOTAL = 995.18 SQ.MT.

PROPOSED R.G. - 3 (ELEVATED)
1) 41.50 X 5.00 X 0.5 = 103.75 SQ.MT.
2) 41.00 X 10.25 X 0.5 = 210.12 SQ.MT.
3) 7.25 X 3.00 X 0.5 = 10.87 SQ.MT.
4) 41.25 X 7.00 X 0.5 = 144.37 SQ.MT.
5) 41.25 X 6.00 X 0.5 = 123.75 SQ.MT.
6) 39.25 X 25.50 X 0.5 = 500.44 SQ.MT.
7) 39.75 X 10.25 X 0.5 = 203.72 SQ.MT.
8) 39.75 X 6.50 X 0.5 = 129.19 SQ.MT.
9) 30.75 X 8.50 X 0.5 = 130.60 SQ.MT.
TOTAL = 1556.90 SQ.MT.

PROPOSED R.G. - 4 (ELEVATED)
1) 24.50 X 7.50 X 0.5 = 91.88 SQ.MT.
2) 24.50 X 13.75 X 0.5 = 168.44 SQ.MT.
3) 19.25 X 7.75 X 0.5 = 74.59 SQ.MT.
TOTAL = 334.91 SQ.MT.

PROPOSED R.G. - 5 (ELEVATED)
1) 49.75 X 24.00 X 0.5 = 597.00 SQ.MT.
2) 53.00 X 11.50 X 0.5 = 304.75 SQ.MT.
3) 53.00 X 28.00 X 0.5 = 742.00 SQ.MT.
4) 31.00 X 2.25 X 0.5 = 34.88 SQ.MT.
TOTAL = 1678.63 SQ.MT.

PROPOSED R.G. - 6 (ELEVATED)
1) 23.25 X 8.50 X 0.5 = 98.81 SQ.MT.
2) 23.25 X 8.75 X 0.5 = 101.72 SQ.MT.
3) 11.50 X 6.00 X 0.5 = 34.50 SQ.MT.
4) 11.50 X 6.00 X 0.5 = 34.50 SQ.MT.
TOTAL = 269.53 SQ.MT.

PROPOSED R.G. - 7 AT GR. LVL.
1) 53.00 X 32.00 X 0.5 = 848.00 SQ.MT.
2) 53.00 X 19.50 X 0.5 = 516.75 SQ.MT.
3) 41.50 X 5.50 X 0.5 = 114.12 SQ.MT.
4) 40.75 X 19.00 X 0.5 = 387.12 SQ.MT.
TOTAL = 1865.99 SQ.MT.

PROPOSED R.G. - 8 AT GR. LVL.
1) 33.00 X 4.25 X 0.5 = 70.13 SQ.MT.
2) 33.00 X 10.00 X 0.5 = 165.00 SQ.MT.
3) 41.00 X 8.00 X 0.5 = 164.00 SQ.MT.
4) 48.00 X 7.00 X 0.5 = 168.00 SQ.MT.
5) 48.00 X 5.25 X 0.5 = 126.00 SQ.MT.
6) 47.50 X 15.00 X 0.5 = 356.25 SQ.MT.
7) 47.50 X 7.50 X 0.5 = 178.13 SQ.MT.
TOTAL = 1227.51 SQ.MT.

PROPOSED R.G. - 9 (ELEVATED)
1) 25.25 X 11.25 X 0.5 = 142.03 SQ.MT.
2) 25.25 X 2.75 X 0.5 = 34.72 SQ.MT.
3) 44.50 X 16.25 X 0.5 = 361.56 SQ.MT.
4) 32.00 X 14.00 X 0.5 = 224.00 SQ.MT.
5) 48.50 X 5.50 X 0.5 = 133.37 SQ.MT.
6) 6.75 X 3.00 X 0.5 = 10.12 SQ.MT.
TOTAL = 905.80 SQ.MT.

PROPOSED R.G. - 10 AT GR. LVL.
1) 32.00 X 7.50 X 0.5 = 120.00 SQ.MT.
2) 32.00 X 3.50 X 0.5 = 56.00 SQ.MT.
3) 17.00 X 6.50 X 0.5 = 55.25 SQ.MT.
4) 16.75 X 7.75 X 0.5 = 64.91 SQ.MT.
TOTAL = 296.16 SQ.MT.

PROPOSED R.G. - 11 (ELEVATED)
1) 24.00 X 10.25 X 0.5 = 123.00 SQ.MT.
2) 24.00 X 6.75 X 0.5 = 81.00 SQ.MT.
3) 41.00 X 12.50 X 0.5 = 256.25 SQ.MT.
4) 52.50 X 15.50 X 0.5 = 406.88 SQ.MT.
5) 52.50 X 35.25 X 0.5 = 925.31 SQ.MT.
6) 39.25 X 12.75 X 0.5 = 250.22 SQ.MT.
TOTAL = 2042.66 SQ.MT.

PROPOSED R.G. - 12 AT GR. LVL.
1) 45.50 X 3.30 X 0.5 = 75.08 SQ.MT.
2) 49.00 X 21.00 X 0.5 = 514.50 SQ.MT.
3) 23.00 X 8.60 X 0.5 = 98.90 SQ.MT.
TOTAL = 688.48 SQ.MT.

PROPOSED R.G. - 13a AT GR. LVL.
1) 23.00 X 7.50 X 0.5 = 86.25 SQ.MT.
2) 23.00 X 8.00 X 0.5 = 92.00 SQ.MT.
TOTAL = 178.25 SQ.MT.

PROPOSED R.G. - 13b AT GR. LVL.
1) 22.50 X 8.00 X 0.5 = 90.00 SQ.MT.
2) 22.50 X 7.60 X 0.5 = 85.50 SQ.MT.
TOTAL = 175.50 SQ.MT.

PROPOSED R.G. - 14 AT GR. LVL.
1) 25.75 X 10.50 X 0.5 = 135.19 SQ.MT.
2) 25.75 X 9.25 X 0.5 = 119.09 SQ.MT.
TOTAL = 254.28 SQ.MT.

REQUIRED R.G.		
25% OF 51918.14	=	12989.53 SQ.MT.
PROPOSED R.G.		
R.G. - 1 AT GR. LVL.		619.56 SQ.MT.
R.G. - 2 AT GR. LVL.		995.18 SQ.MT.
R.G. - 3 ELEVATED		1556.90 SQ.MT.
R.G. - 4 ELEVATED		334.91 SQ.MT.
R.G. - 5 ELEVATED		1678.63 SQ.MT.
R.G. - 6 ELEVATED		269.53 SQ.MT.
R.G. - 7 AT GR. LVL.		1865.99 SQ.MT.
R.G. - 8 AT GR. LVL.		1227.51 SQ.MT.
R.G. - 9 ELEVATED		905.80 SQ.MT.
R.G. - 10 AT GR. LVL.		296.16 SQ.MT.
R.G. - 11 ELEVATED		2042.66 SQ.MT.
R.G. - 12 AT GR. LVL.		688.48 SQ.MT.
R.G. - 13a AT GR. LVL.		178.25 SQ.MT.
R.G. - 13b AT GR. LVL.		175.50 SQ.MT.
R.G. - 14 AT GR. LVL.		254.28 SQ.MT.
TOTAL PROP. R.G.		13089.34 SQ.MT.

REQ. R.G. AT GR. LVL. IS 33% OF 13089.34 SQ.MT. = 4319.48 SQ.MT.
PROP. R.G. AT GR. LVL. = 6300.91 SQ.MT.
PROP. ELEVATED R.G. = 6788.43 SQ.MT.

NOTES	
PLOT BOUNDARY SHOWN IN	THICK BLACK
PROPOSED WORK SHOWN IN	RED WASH
PROPOSED DRAINAGE LINE SHOWN IN	RED DOTTED
EXIST. STRUC. TO BE DEMOLISHED SHOWN IN	YELLOW DOTTED
ROAD SET BACK LINE SHOWN IN	GREEN DOTTED
RECREATIONAL GARDEN AREA SHOWN IN	GREEN WASH
AMENITY SPACE SHOWN IN	BLUE WASH
AREA NOT IN POSSESION SHOWN IN	ORANGE WASH
PARK RESERVATION SHOWN IN	DARK GREEN WASH
POLICE STATION RESERVATION SHOWN IN	PINK WASH
O.C. OBTAINED BLDGS SHOWN AS	

AREA UNDER 20 M. W. D.P. ROAD

G.NO. 64/3
1) 16.30 X 3.10 X 0.5 = 25.26 SQ.MT.
2) 3.90 X 1.40 X 0.5 = 2.73 SQ.MT.
TOTAL = 27.99 SQ.MT.

G.NO. 68/2C
1) 23.40 X 3.10 X 0.5 = 36.27 SQ.MT.
2) 56.80 X 6.80 X 0.5 = 193.12 SQ.MT.
3) 35.00 X 5.30 X 0.5 = 92.75 SQ.MT.
TOTAL = 322.14 SQ.MT.

G.NO. 68/3D
1) 66.75 X 5.50 X 0.5 = 183.56 SQ.MT.
2) 66.25 X 4.00 X 0.5 = 132.50 SQ.MT.
TOTAL = 316.06 SQ.MT.

TOTAL AREA UNDER ROAD = 666.19 SQ.MT.

AREA UNDER ROAD (HANDED OVER TO NIRLAC CHEMICALS)
(INCLUDED IN 214.0270 SQ.MT.)
1) 20.00 X 3.00 X 0.5 = 30.00 SQ.MT.

AREA HANDED OVER TO NIRLAC CHEMICALS AS PER AGREEMENT DATED 11-12-06 214.027 INCLUDING ROAD WIDENING

CLUB HOUSE ON R.G.-7 AREA STATEMENT		
AREA OF PROPOSED R.G.-7	=	1865.99 SQ.MT.
TOTAL PERMISSIBLE B/UP. AREA (15% OF 1865.99)	=	279.90 SQ.MT.
PERMISSIBLE GR. FLR. (10% OF 1865.99)	=	186.39 SQ.MT.
PROPOSED B/UP. AREA OF CLUB HOUSE		
LOWER. GR.	=	467.88 SQ.MT.
UPPER. GR.	=	169.13 SQ.MT.
TOTAL AREA	=	637.01 SQ.MT.

EXCESS AREA OF CLUB HOUSE = 357.11 SQ.MT. TAKEN IN F.S.I.
EXCESS GROUND COVERAGE OF (467.88 - 186.59) = 281.29 SQ.MTS COVERED IN R.G.11

CLUB HOUSE ON R.G. 5 AREA STATEMENT		
AREA OF PROPOSED R.G. 5	=	1678.63 SQ.MT.
TOTAL PERMISSIBLE B/UP. AREA (15% OF 1678.63)	=	251.79 SQ.MT.
PERMISSIBLE GR. FLR. (10% OF 1678.63)	=	167.86 SQ.MT.
PROPOSED B/UP. AREA OF CLUB HOUSE		
GR. FLOOR	=	167.49 SQ.MT.
1ST. FLOOR	=	79.50 SQ.MT.
TOTAL AREA	=	246.99 SQ.MT.

TENEMENT STATEMENT AS PER CIRCULAR DATED 20-11-2008 FOR PLOT AREA ABOVE 4000.00 SQ.MT.

AREA OF PLOT (Newly added)	12748.00 sq.mt.
LESS 15% R.G.	1912.20 sq.mt.
NET AREA	10835.80 sq.mt.
10% AREA FOR L.I.G. OF FLATS WITH B/UP AREA UP TO 40 SQ.MT.	1083.58 sq.mt.
10% AREA FOR M.I.G. OF FLATS WITH B/UP AREA 40 TO 60 SQ.MT.	1083.58 sq.mt.
Proposed b/up area for L.I.G. of flats with b/up. area up to 40 sq.mt. (30 flats)	1156.08 sq.mt.
Proposed b/up area for M.I.G. of flats with b/up. area 40 to 60 sq.mt. (28 flats)	1873.62 sq.mt.

PROPOSED ALTERNATIVE AMENITY SPACE FOR AREA UNDER HUTMENTS
a1) 36.00 X 15.50 X 0.5 = 279.00 SQ.MT.
a2) 36.00 X 15.00 X 0.5 = 270.00 SQ.MT.
TOTAL AREA = 549.00 SQ.MT.

AMENITY OPEN SPACE STATEMENT

REQUIRED AMENITY OPEN SPACE
54692.78 X 5% = 2734.64 SQ.MT.

PROPOSED AMENITY OPEN SPACE
S.NO.64/ 3/2 = 1170.00 SQ.MT.
Transferred in the name of TMC

G.NO. 68/2C
1) AREA BY P-LINE = 40.36 SQ.MT.
2) 34.40 X 4.10 X 0.5 = 70.52 SQ.MT.
3) 42.00 X 19.00 X 0.5 = 399.00 SQ.MT.
4) 42.00 X 8.90 X 0.5 = 186.90 SQ.MT.
5) 42.30 X 13.90 X 0.5 = 293.98 SQ.MT.
6) 42.30 X 1.30 X 0.5 = 27.49 SQ.MT.
7) 44.75 X 16.00 X 0.5 = 358.00 SQ.MT.
8) 44.75 X 16.50 X 0.5 = 369.19 SQ.MT.
TOTAL = 1745.44 SQ.MT.

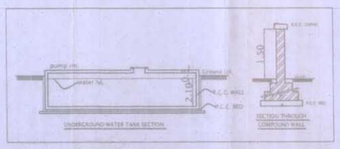
TOTAL PROP. AMENITY SPACE = 2915.44 SQ.MT

1)	TOTAL REQUIRED 5% AMENITY SPACE =	2734.64 SQ.MT.
2)	LESS AREA OF AMENITY SPACE WHICH IS ALREADY HANDED OVER =	1170.00 SQ.MT.
3)	BALANCE AREA (1 - 2) =	1564.64 SQ.MT.
4)	AREA OF AMENITY SPACE ALREADY HANDED OVER THE POSSESSION TO TMC WHERE-IN SUMP & O.H. TANK IS ALREADY CONSTRUCTED =	1018.25 SQ.MT.
5)	BALANCE AMENITY SPACE AREA (3 - 4) =	546.39 SQ.MT.

AREA NOT IN POSSESION (UNDER HUTMENTS)
1) 76.00 X 17.00 X 0.5 = 646.00 SQ.MT.
2) 65.00 X 33.00 X 0.5 = 1072.50 SQ.MT.
3) 46.00 X 32.00 X 0.5 = 736.00 SQ.MT.
4) 46.00 X 17.00 X 0.5 = 391.00 SQ.MT.
5) 44.75 X 16.00 X 0.5 = 358.00 SQ.MT.
6) 44.75 X 16.50 X 0.5 = 369.19 SQ.MT.
TOTAL AREA = 3572.69 SQ.MT.
AREA ROUNDED OFF TO = 3573.00 SQ.MT.

AREA STATEMENT OF PODIUM
1ST. LVL. IN T4 & T5 BLDG. = 4278.56 SQ.MT.
2ND. LVL. IN T4 & T5 BLDG. = 4278.56 SQ.MT.
INCLUDING PARKING BELOW ELEVATED R.G. 4,5,6
PARKING BELOW ELEVATED R.G.3,9,11 = 4505.36 SQ.MT.
TOTAL AREA OF PODIUM = 13062.48 SQ.MT.

GUT NO/ H.NO	AREA AS PER 7/12 @ 24-06-14		TOTAL AREA AS PER 7/12 @ 24-06-14
59A/30/2/1	160.00	TMC. PARK RESERVATION	160.00
59A/30/2/2	1260.00	POLICE STATION RESERV.	1490.00
69/4	230.00	POLICE STATION RESERV.	
67/1B	2200.00	TMC. 60 M.W.ROAD	5510.00
67/2B	1440.00	TMC. 60 M.W.ROAD	
69/2	1870.00	TMC. 60 & 30 M.W.ROAD	



PROFORMA-B

CONTENTS OF SHEET 01/23

LAYOUT PLAN, R.G.AREA CALCULATION, ROAD AREA CALCULATION, AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G.TANK SECTION, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLANS

Old V.P.NO. 2002/67
Plans are approved Subject to conditions prescribed in permit No. V.P. 5041/2008/15 MC/TDD/ 1652/16 ... Dated:- 14-01-16

Town Planning Officer (T.D.D) Thane Municipal Corporation of The City of Thane

सरपंचाचे

"संपूर्ण नकाशाप्रमाणे बांधकाम न करणे तसेच शिवाय नियमण नियमावलीनुसार आवश्यक ते परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे तेढ व रु. ५०००/- दंड होऊ शकतो"

PROFORMA - A

A		AREA STATEMENT	SQ. MTS.
	1	TOTAL AREA OF PLOT CONSIDERED	66476.00
	2	DEDUCTIONS FOR	
	a	AREA HANDED OVER TO NIRLAC CHEMICALS	214.027
	b	AREA UNDER 60 M. G.B. & 30 M. D.P. ROAD AS PER 7/12 EXTRACT (5510.00 - 30.00)	5480.00
	c	AREA UNDER 20 M.W. D.P. ROAD	666.19
	d	AREA UNDER POLICE STATION RESERVATION	1490.00
	e	AREA UNDER PARK STATION RESERVATION	160.00
	f	AREA UNDER UNBUILDABLE PLOT (G.NO.69/1)	200.00
	g	AREA NOT IN POSSESION UNDER HUTMENT	3573.00
	h	TOTAL (a+b+c+d+e+f)	11783.22
	3	BALANCE AREA OF PLOT (1-2)	54692.78
	4	LESS 5% AMENITY SPACE	2734.64
	5	GROSS AREA OF PLOT (3 - 4)	51958.14
	6	DEDUCTIONS FOR	
	a	RECREATION GROUND AS PER REGULATION 54	7793.72
	b	INTERNAL ROADS	----
	c	TOTAL (a+b)	7793.72
	7	NET AREA (5-6c)	44164.42
	8	ADDITIONS FOR F.A.R (TOTAL B.UP AREA) PURPOSE PERMISSIBLE TDR IS 80% OF 51958.14 = 41566.51 sq.mt.	
	a	AREA UNDER 60 M. G.B. & 30 M. D.P. ROAD	5480.00
	b	20 M. W. D.P. ROAD (666.19 - 316.06)	350.130
	c	AREA OF AMENITY SPACE	2734.64
	d	AREA UNDER POLICE STATION RESERVATION	1490.00
	e	AREA UNDER PARK STATION RESERVATION	160.00
	f	ADD DRC NO. 184 RESERVATION	3573.50
	g	ADD DRC NO. 221 ROAD	373.50
	h	TOTAL (a+b+c+d+e+f+g)	14161.770
	9	TOTAL AREA (7+8e)	58326.190
	10	F.A.R PERMISSIBLE	1.0
	11	PERMISSIBLE BUILT-UP AREA	58326.190
	12	EXISTING B/UP. AREA (o.c. obtained)	20961.681
	13	PROPOSED BUILT UP AREA (c.c. obtained+prop.)	36771.614
	14	TOTAL BUILT UP AREA (EXIST.+PROP.)	57733.295
	15	TOTAL F.S.I CONSUMED	0.990
	16	BALANCE B.UP AREA	592.90
B		TENEMENT STATEMENT	
	a	PROPOSED AREA	57733.295
	b	LESS DEDUCTION OF NON. RESI AREA (SHOPS ETC.)	10314.766
	c	AREA OF TENEMENTS (a-b)	47418.529
	d	TENEMENTS PERMISSIBLE (AS PER APPENDIX N) DENSITY 300 /HECT.	1423 NOS.
		TOTAL TENEMENT	
	e	TOTAL NO. TENEMENTS EXIST.+ PROPOSED	611 NOS.
C		PARKING STATEMENT	
		TOTAL REQUIRED 4-W. PARKING	594 NOS.
		TOTAL PROPOSED 4-W. PARKING	768 NOS.
		TOTAL REQUIRED 2-W. PARKING	284 NOS.
		TOTAL PROPOSED 2-W. PARKING	296 NOS.

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 the area so worked out tallies with the area stated in documents of ownership.

ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT ON PLOT BEARING G.NO. 64/1,64/2, 64/3/1, 64/3/2, 68/1A,68/3A, 68/18,68/2C,68/38,68/3D, G.NO.59A/30/2/1, 59A/30/2/2, 59A/30/2/3, 67/1A,67/1B,67/2A,67/2B,67/3, 69/1,69/2,69/3,69/4 AT CHITALSAR MANPADA, THANE(W)

NAME OF OWNER

PIGMENTS AND DYESTUFFS PVT. LTD.,
SHRI CHAITANYA N.PAREKH & OTHERS

SIGNATURE OF OWNER / P.O.A.HOLDER

SHRI CHAITANYA N. PAREKH
DIRECTOR
M/S. LUXORA REALTORS PVT. LTD. &
M/S GOLD MINAR DEVELOPERS PVT.LTD.

ARCHITECT

AR. SHASHIKANT V. DESHMUKH
ARCHITECTS, REGD. VALUER, INT.DESIGNERS
102, Konark Towers, Opp. Saibaba Temple,Ghantali Rd, Thane (W) - 400602 Ph. 25334420,25333191,25369457
shashikantvdeshmukh@yahoo.co.uk
shashikantvdeshmukh@rediffmail.com

Job No