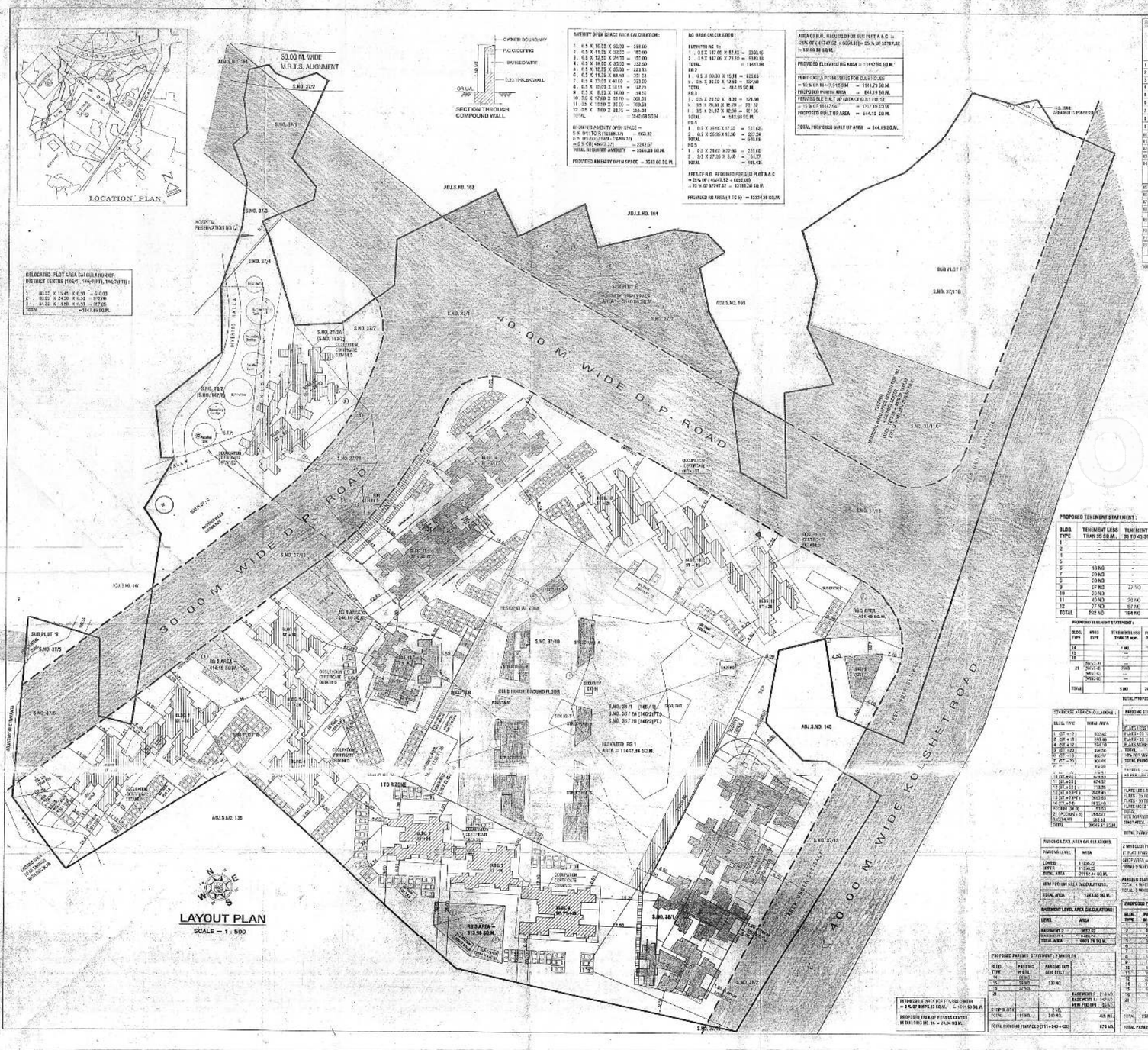

SUMMARY OF PLOT AREA & BREAK UP DETAILS:										
	S.NO.	AREA UNDER 12 M WIDE DP ROAD	REQUIRED OPEN SPACE (10% OF NET PLOT)	AREA AS PER 7/12 EXTRACT 30.00 M WIDE DP ROAD & 12 M DP ROAD	33 & 24 M DP ROAD	AMENITY (4% OF RG)	BALANCE PLOT (OF RG)	FOR FSI CALCULATION	TOTAL AREA AS PER 7/12 EXTRACT (IN SQ.M.)	TOTAL AREA AS PER PROPOSED PLAN (IN SQ.M.)	TOTAL AREA AS PER 7/12 EXTRACT (IN HECTARE)
	1	2	3	4	5	6					
1	27/1	1100.00									1100.00
2	27/2			170.00							170.00
3	32/3		2400.00								2400.00
4	32/6	1100.00									1100.00
5	32/8	1050.00									1050.00
6	32/12	30.00									30.00
7	37/1	6723.00									6723.00
8	38/3	903.00									903.00
9	37/2 (PART)	103.00									103.00
10	32/2					41590.00	4				41590.00
11	38/1					3240.00	4				3240.00
12	14/1					1610.00	4	40242.52	41590.00		
13	14/2(PART)					4200.00	4				1540.00
14	14/3(PART)					4340.00 (OUT OF 8690.00 (OF 8690.00 PART)	4				
15	32/5					300.00	4	300.00	300.00		300.00
16	32/4					5700.00	4				5700.00
17	32/7					700.00	4				700.00
18	37/3 (PART)					1200.00	4	5000.00	6820.22		5400.00
19	14/4 (PART)					1200.00	4				1200.00
20	32/9				3940.00		4	3940.00	3940.00		3940.00
21	37/1			2900.00			4	11000.00	11000.00		8100.00
22	37/2					6820.00	4				6820.00
23	14/5										1940.00
TOTAL		2100.00	2400.00	3070.00	3940.00	64600.00		60500.00	60500.00	60500.00	61000.00
TOTAL PLOT AREA						60500.52 SQ.M.					

AREA STATEMENT FOR RELOCATION OF S.NO. 14/1, 14/2(PT.), 14/3(PT.) :

SUB PLOT AREA (IN SQ.M.) (IN 7/12 EXT.)	AS PER PROVISION SANCTIONED PLAN (SCHEDULE OF ACCOMODATION) (IN SQ.M.)	AS PER PROVISION SANCTIONED PLAN (AVAILABLE) (IN SQ.M.)	AS PER PROPOSED RELOCATION (REQUIREMENT) (IN SQ.M.)	AS PER PROPOSED RELOCATION (AVAILABLE) (IN SQ.M.)
5000.00	4400.00	1967.52	4300.00	-
5500.00	5500.00	-	5500.00	-
10500.00		1967.52	9800.00	1967.52

PROPOSED BUILT UP AREA STATEMENT :

BLDG. NO.	NO. OF FLOORS	BUILT UP AREA (IN SQ.M.)	TOTAL BUILT UP AREA	FLOOR HEIGHT (IN MTRS.)
1	ST. + 12	274.03 X 11 = 3196.93		
		274.03 X 1 = 118.46	3315.39	29.25
2	ST. + 16	274.03 X 16 = 4387.68		
		212.84 X 2 = 425.62	4813.30	56.59
4	ST. + 12	249.00 X 11 = 2739.00		
		175.72 X 1 = 175.72	2914.72	29.25
5	ST. + 20	217.84 X 17 = 3700.28		
		104.44 X 1 = 104.44		
		163.15 X 2 = 326.30	4031.02	62.37
6	ST. + 16	250.19 X 16 = 4003.04		
		200.14 X 2 = 400.28	4403.32	56.59
7	ST. + 20	262.23 X 17 = 4374.72		
		187.94 X 2 = 375.88	4750.59	62.37
8	ST. + 20	240.21 X 17 = 4083.57		
		147.84 X 2 = 295.68	4379.25	62.37
9	ST. + 20	234.33 X 17 = 3982.70		
		251.89 X 2 = 503.67	4486.43	62.37
10	ST. + 20	271.96 X 17 = 4623.32		
		215.19 X 2 = 430.54	5053.86	62.37
11	ST. + 20	292.53 X 17 = 4972.02		
		222.92 X 3 = 668.76	5641.43	62.37
12	ST. + 20	324.04 X 17 = 5507.08		
		264.87 X 3 = 794.61	6301.69	62.37
13	ST. + 20	178.27 X 1 = 178.27		
		226.00 X 28 = 6328.76		
		192.85 X 1 = 192.85	6699.88	91.55
15	ST. + 20	347.32 X 1 = 347.32		
		423.50 X 17 = 7199.50		
		146.67 X 6 = 1760.04	8946.87	74.50
16	ST. + 24	347.32 X 1 = 347.32		
		423.50 X 18 = 7623.00		
		346.67 X 4 = 1386.68		
		316.67 X 1 = 316.67	9673.67	77.55
21	BASEMENT 1 + BASEMENT 2 + GR.PODIUM (ISTC)	1206.15 X 1 = 1206.15 (G)		
		1169.15 X 1 = 1169.15 (G)		
		1200.40 X 1 = 1200.40 (G)		
		1270.49 X 1 = 1270.49 (G)	4846.42	13.70
		1270.82 X 1 = 1270.82 (G)		
	SHOP IN DOOR (UP.)	174.27 X 1 = 174.27	174.27	4.60

TOTAL PROPOSED BUILT UP AREA = 81357.38 SQ.M.
TOTAL EXISTING RESIDENTIAL (11/12 TO R.L.) BUILT UP AREA = 52223.22 SQ.M.
TOTAL PROPOSED R.L.) BUILT UP AREA = 20355.01 SQ.M.
TOTAL PROPOSED COMMERCIAL BUILT UP AREA = 1962.26 SQ.M.

AS PER RULE ORDER NO.
(1) ACCOMODATION IS 25% - 1107.00 SQ.M. - 2.00 NOS.
(2) ACCOMODATION IS 12.5% - 554.00 SQ.M. - 1.00 NOS.
(3) ACCOMODATION IS 12.5% - 554.00 SQ.M. - 1.00 NOS.
TOTAL NO. OF TENEMENTS TO BE CONSTRUCTED

BLDG. TYPE	TENEMENTS LESS THAN 35 SQ.M.	TENEMENT 35 TO 45 SQ.M.	TENEMENT 45 TO 70 SQ.M.	ABOVE 70 SQ.M.	TOTAL
1	-	-	32 NOS.	17 NOS.	47 NOS.
2	-	-	32 NOS.	18 NOS.	72 NOS.
4	-	-	32 NOS.	12 NOS.	44 NOS.
5	-	-	70 NOS.	-	70 NOS.
6	10 NOS.	-	71 NOS.	-	81 NOS.
7	20 NOS.	-	77 NOS.	-	97 NOS.
8	20 NOS.	-	77 NOS.	-	97 NOS.
9	17 NOS.	77 NOS.	-	-	94 NOS.
10	20 NOS.	-	77 NOS.	-	97 NOS.
11	45 NOS.	70 NOS.	57 NOS.	-	172 NOS.
12	77 NOS.	97 NOS.	-	-	174 NOS.
TOTAL	252 NOS.	164 NOS.	557 NOS.	47 NOS.	1020 NOS.

PROPOSED TENEMENT STATEMENT :

BLDG. TYPE	TENEMENT LESS THAN 35 SQ.M.	TENEMENT 35 TO 45 SQ.M.	TENEMENT 45 TO 70 SQ.M.	ABOVE 70 SQ.M.	TOTAL
14		1 NOS.	132 NOS.	-	133 NOS.
15		-	-	36 NOS.	36 NOS.
16		-	-	36 NOS.	36 NOS.
21	BASEMENT 1 + BASEMENT 2 + GR.PODIUM (ISTC)	1 NOS.	14 NOS.	2 NOS.	17 NOS.
		1 NOS.	14 NOS.	-	15 NOS.
		-	36 NOS.	-	36 NOS.
		-	36 NOS.	-	36 NOS.
TOTAL		3 NOS.	261 NOS.	174 NOS.	314 NOS.

TOTAL PROPOSED TENEMENTS = 1020 + 314 = 1362 NOS.

PARKING STATEMENT FOR BUILDING : 13, 15 AS PER GDCR RULE :

	NO. OF PARKING PLATE	PARKING REQUIRED
PLATS LESS THAN 30 SQ.M.	262	131
PLATS - 30 TO 60 SQ.M. (PARKING PLATS)	154	49
PLATS - 60 TO 90 SQ.M. (PARKING PLATS)	152	229
PLATS ABOVE 90 SQ.M. (PARKING PLATS)	61	92
TOTAL		501
10% REDUCTION		37
TOTAL PARKING REQUIRED		463

AS PER GDCR :

	NO. OF PARKING PLATS	PARKING REQUIRED
PLATS LESS THAN 30 SQ.M.		
PLATS - 30 TO 60 SQ.M. (PARKING PLATS)	218	109
PLATS - 60 TO 90 SQ.M. (PARKING PLATS)	154	129
PLATS ABOVE 90 SQ.M. (PARKING PLATS)	61	148
TOTAL		487
10% REDUCTION		49
TOTAL PARKING REQUIRED		438

2 WHEELER PARKING REQUIREMENT

1) FLAT WISE TOTAL NO. OF FLAT	1020 NOS.
GROUP AREA = 1962.26 / 100	19 NOS.
TOTAL 2 WHEELER PARKING REQUIRED	1039 NOS.

PARKING STATEMENT :-
TOTAL 4 WHEELER PARKING REQUIRED = 437 + 283 = 693 NOS.
TOTAL 2 WHEELER PARKING REQUIRED = 1039 NOS.

PROPOSED PARKING STATEMENT : 4 WHEELER

BLDG. TYPE	PARKING IN STILT	PARKING OUT SIDE STILT	PROVIDED IN PODIUM & BASEMENT (UPPER LEVEL)	(LOWER LEVEL)
2	32 NOS.	75 NOS.		
3	32 NOS.			
4	32 NOS.			
5	17 NOS.	53 NOS.		
6	16 NOS.			
7	16 NOS.			
8	16 NOS.	48 NOS.		
9	16 NOS.			
10	16 NOS.	25 NOS.		
11	16 NOS.			
12	16 NOS.	41 NOS.		
21			BASEMENT 2 : 230 NOS. BASEMENT 1 : 332 NOS. GR.PODIUM : 667 NOS.	1229 NOS.
TOTAL	252 NOS.	242 NOS.		
TOTAL PARKING PROVIDED				= 1152 NOS.

PROPOSED PARKING STATEMENT : 2 WHEELER

BLDG. TYPE	PARKING IN STILT	PARKING OUT SIDE STILT
14	133 NOS.	
15	36 NOS.	330 NOS.
16	36 NOS.	
21		BASEMENT 2 : 2 NOS. BASEMENT 1 : 24 NOS. GR.PODIUM : 0 NOS.
1 TO 13 (P.C.)		2 NOS.
TOTAL	141 NOS.	356 NOS.
TOTAL PARKING PROVIDED (141 + 356 + 456)		953 NOS.

PARKING LEVEL AREA CALCULATIONS :

PARKING LEVEL	AREA
LOWER	11004.00
UPPER	11004.00
TOTAL AREA	22008.44 SQ.M.

NEW PODIUM AREA CALCULATIONS :

TOTAL AREA	1243.00 SQ.M.

BASEMENT LEVEL AREA CALCULATIONS :

LEVEL	AREA
BASEMENT 2	5657.57
BASEMENT 1	5657.57
TOTAL AREA	11315.15 SQ.M.

PROPOSED AREA OF FITNESS CENTER IN BUILDING NO. 16 = 56.00 SQ.M.

STORECASE AREA CALCULATIONS :

BLDG. TYPE	TOTAL AREA
1 (ST. + 11)	630.42
2 (ST. + 15)	693.46
4 (ST. + 11)	597.18
5 (ST. + 19)	836.56
6 (ST. + 15)	836.07
7 (ST. + 19)	836.56
8 (ST. + 19)	836.56
9 (ST. + 19)	836.56
10 (ST. + 19)	836.56
11 (ST. + 19)	836.56
12 (ST. + 19)	836.56
13 (ST. + 19)	836.56
14 (ST. + 19)	836.56
15 (ST. + 19)	836.56
16 (ST. + 23)	1000.00
21 (BASEMENT 2)	1000.00
21 (BASEMENT 1)	1000.00
TOTAL	20435.87 SQ.M.

PROPOSED AREA OF STORE ROOM = 1000.00 SQ.M.

PROPOSED AREA OF FIRE STATION = 1000.00 SQ.M.

PROPOSED AREA OF ANGANWADI = 1000.00 SQ.M.

AMENITY OPEN SPACE AREA CALCULATION :

1. 0.5 X 16.25 X 60.00 = 487.50
2. 0.5 X 11.25 X 30.12 = 169.00
3. 0.5 X 12.50 X 24.75 = 152.00
4. 0.5 X 10.25 X 30.50 = 156.00
5. 0.5 X 12.75 X 30.00 = 191.25
6. 0.5 X 11.25 X 60.00 = 337.50
7. 0.5 X 10.25 X 40.00 = 205.00
8. 0.5 X 10.25 X 10.25 = 52.25
9. 0.5 X 6.12 X 14.00 = 04.32
10. 0.5 X 12.00 X 55.00 = 330.00
11. 0.5 X 10.00 X 35.00 = 175.00
12. 0.5 X 7.00 X 30.75 = 215.50

TOTAL = 2545.00 SQ.M.

REQUIRED AMENITY OPEN SPACE =
5% OF (10,750.5 (12500.10) - 960.32)
5% OF (10,750.5 (12500.10) - 1200.10)
= 5% OF (9790.22) = 489.52
TOTAL REQUIRED AMENITY = 2544.00 SQ.M.

PROVIDED AMENITY OPEN SPACE = 2545.00 SQ.M.

NO AREA CALCULATION :

ELEVATION RG 1 :
1. 0.5 X 147.05 X 57.43 = 3390.46
2. 0.5 X 147.05 X 77.20 = 5390.80
TOTAL = 11447.94
RG 2
1. 0.5 X 30.00 X 15.31 = 229.65
2. 0.5 X 31.00 X 12.93 = 200.00
TOTAL = 429.65 SQ.M.
RG 3
1. 0.5 X 22.00 X 4.33 = 129.90
2. 0.5 X 20.00 X 11.19 = 223.32
3. 0.5 X 20.57 X 12.50 = 191.00
TOTAL = 544.22 SQ.M.
RG 4
1. 0.5 X 16.00 X 17.22 = 137.60
2. 0.5 X 24.00 X 12.00 = 207.20
TOTAL = 344.80
RG 5
1. 0.5 X 24.00 X 20.95 = 251.40
2. 0.5 X 27.00 X 5.00 = 67.27
TOTAL = 401.43

AREA OF R.G. REQUIRED FOR SUB PLOT A & C
= 25% OF (40242.52 + 5500.00)
= 25% OF 47742.52 = 11935.63 SQ.M.

PROVIDED RG AREA (11935) = 11935.63 SQ.M.

AREA OF R.G. REQUIRED FOR SUB PLOT A & C = 25% OF (40242.52 + 5500.00)= 25% OF 47742.52 = 11935.63 SQ.M.

PROVIDED ELEVATED RG AREA = 11447.94 SQ.M.

IN RG AREA POTTER'S FIELD FOR GLASS KILN = 10% OF 11447.94 SQ.M. = 1144.79 SQ.M.
PROPOSED POTTER'S AREA = 844.19 SQ.M.
PERMISSIBLE BUILT UP AREA OF BUILT = 15.5% OF (11447.94) = 1773.59 SQ.M.
PROPOSED BUILT UP AREA = 844.19 SQ.M.

TOTAL PROPOSED BUILT UP AREA = 844.19 SQ.M.

RELOCATED PLOT AREA CALCULATION OF DISTRICT CENTRE (146/1, 146/2(PT.), 146/3(PT.)) :

1. 60.12 X 15.45 X 0.50 = 464.00
2. 60.12 X 24.00 X 0.50 = 720.00
3. 60.12 X 5.50 X 0.50 = 165.00

TOTAL = 1349.00 SQ.M.

PROFORMA 'A'

AREA STATEMENT

SR. NO.	DESCRIPTION	AREA IN SQ.M.
1.	AREA OF PLOT (AS PER 7/12)	60500.52
2.	DEDUCTION FOR :	
	a. AREA UNDER 30.00 M. & 40.00 M. WIDE D.P. ROAD	21550.00
	b. 25.00 M. WIDE D.P. (M.R.T.S. ALIGNMENT)	1215.00
	c. OVERLAPPING AREA OF PLOT NO. 4	2339.74
	d. PROPOSED TEMPORARY RG NO. 4	700.00
	e. AREA NOT FOR POSSESSION	24.00
	TOTAL (a+b+c+d+e+f+g)	26828.43
3.	BALANCE PLOT AREA (1 - 2)	33672.09
4.	DEDUCTIONS FOR :	
	a. 2.5% AMENITY OPEN SPACE ON 1.10.1970 (1500.00)	937.50
	b. 5% AMENITY OPEN SPACE ON (22.12.2011 (12500.10) + 5% ON 48500.73)	2909.54
	TOTAL (4a)	3846.88
5.	BALANCE PLOT AREA (3 - 4)	29825.21
6.	LESS 8% S.D.C.P. (AS PER 7/12)	500.00
	a. S.D.B. PLOT (AS PER 7/12)	1000.00
	b. S.D.B. PLOT (AS AMENITY PLOT AS PER 7/12)	2540.00
	c. S.D.B. PLOT (AS PER 7/12)	5400.52
	TOTAL (5+6+a+b+c)	13240.52
7.	BALANCE SUB PLOT A (5 - 6)	46584.52
8.	DEDUCTIONS FOR 15% R.G. OF 7	2001.63
9.	BALANCE PLOT AREA (7 - 8)	32281.00
10.	PERMISSIBLE FSI	3.00
11.	PERMISSIBLE BUILT UP AREA	96843.00
12.	ADD FOR F.S.I.	
	a. PREMIUM AVAILABLE BY DEVELOPMENT RIGHTS MAX.(60.12 X 30.00) = 1803.60 OUT OF WHICH 40% OF (0.75 X 1.00) = 1.00X0.30	
	b. TDR FOR 20% AMENITY	
	c. ZONAL FSI - 0.25 (SECTION 22(2))	20167.00
	d. TDR FROM BRC NO. 14 (COMPENSATORY AMENITY)	8328.00
	e. TDR FROM BRC NO. 14A (RESERVATION)	840.00
	f. TDR FROM BRC NO. 14B (RESERVATION)	4455.00
	TOTAL (a+b+c+d+e+f)	34163.00
	g. ADDITIONAL FSI BY WAY OF PREMIUM	
	0.5 OF (32281.00 = 16140.25) AS PER DP REMARKS	16140.00
	TOTAL (a+f+g)	52703.00
13.	TOTAL PERMISSIBLE AREA (11 + 12)	148546.00
14.	EXISTING BUILT UP AREA (11/12 TO 12)	52223.22
15.	PROPOSED BUILT UP AREA (BLDG.14, 15, 16 , 21, SHOP BLOCK)	81357.38
16.	TOTAL PROPOSED BUILT UP AREA (14 + 15)	133580.60
17.	F.S.I. CONSUMED	2.99

PROFORMA 'B'

FOR SUB PLOT A (BUILDING NO. 15,16, SHOP BLOCK, PODIUM & CLUB HOUSE , NEW BLDG 21 WING A,B,C,D) 1/21

CONTENTS OF SHEET

LAY OUT LOCATION PLAN, SECTION THROUGH COMP. WALL, ETC., AREA CALCULATIONS, AMENITY AREA CALCULATION & F.S.I. STATEMENT

DATE & STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permission. Vide Ref. No. [illegible]
Date of Permission 20.3.13 [illegible]

Deputy Engineer (TDD)
(Smt) Asst. Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सूचनेनुसार
"संदर्भ दाखल नकाशाच्या व कागदपत्रांच्या तपासणी नंतर दिनांक [illegible] रोजी मंजूर करण्यात आलेल्या आराखड्यात खालील अटी व शर्तीच्या अधीन राहून बदल करण्यास मंजूरी देण्यात येत आहे. त्याची कायदेशीर बाबतीत [illegible]"

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA ARE SHOWN IN OUR TABLES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL WITH OTHER PROJECT OR PLOT BEARING New S. No. [illegible] Old S. No. [illegible] (PART) [illegible] New S.No. 22/2A, 26/2B - 146/1, 146/2 (P.O. 146/2(P), 146) , New S.No. 102 - 117/2 (P.O), New S.No. 22/2A, 22/2B - 102/2 OF VILLAGE YEWOOL , TAL. & DIST. THANE

NAME AND ADDRESS OF OWNER/ P.O.A.H.

M/S MONEY MAKSAM CONSTRUCTIONS
(PROPRIETY WADIA AS KARTA AND ANY OTHER)
SHAPE FORM OFFICE (LOCK, PLOT NO. 107, 11TH ROAD, NEAR AMBEDKAR GARDEN, CHEMBUR (E), MUMBAI - 400 071.

NAME AND ADDRESS OF DEVELOPER

M/S VIJAY ASSOCIATES AGGHOLA
301, PLAZA BUILDERS, 3RD FLOOR,
PLOT NO. C-59, G BLOCK,
BANDRA KURLA COMPLEX,
BANDRA (E.), MUMBAI - 400051

SIGNATURE OF OWNER/ P.O.A.H. | SIGNATURE OF ARCHITECT

NAME AND ADDRESS OF ARCHITECT

SHALAKAR ARCHITECTS
101 ISHWARIPA, OPP. NEW GIRLS SCHOOL, RAM MARUTI ROAD, THANE (W), 400 601.
PHONE : 2537 8787 / TELEFAX : 2510 4700
E MAIL : shalakar@vsnl.com

DRG.NO.	SCALE	DATE	DRAWN	CHKD. BY
0-3/2/2011/TD-B-01	1:500	04/2011	BHUSHAN TIRSHAR	ARCHITECT

DEVELOPMENT PLAN OF THE PROPOSED SCHOOL AMENDMENT TO F.S.I. DATED 19.12.2011 (PROPOSED FOR FSI CALCULATION)

TENEMENT STATEMENT

PROPOSED BMP AREA	60500.52
LESS DEDUCTION FOR NON RESI. AREA	1950.25
AREA AVAILABLE FOR TENEMENTS	60575.10
NUMBER OF TENEMENTS	1020 NOS.
PROPOSED TENEMENTS	1020 NOS.
EXISTING TENEMENTS	1261 NOS.
TOTAL TENEMENTS OF THE PLOT	1027 NOS.

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA (FLR.	
PROPOSED BALCONY AREA (FLR.	NOTE BALCONY AREA CALC.
EXCESS BALCONY AREA (FLR.	

PARKING AREA STATEMENT

REQUIRED PARKING (4 WHEELER)	500 NOS.
PROVIDED PARKING (4 WHEELER)	1152 NOS.
REQUIRED PARKING (2 WHEELER)	629 NOS.
PROVIDED PARKING (2 WHEELER)	876 NOS.

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
BARRIAGE LINE SHOWN IN RED DOTTED
PROPOSED R.L. SHOWN IN CENTRE
ROAD SET BACK LINE SHOWN IN BROKEN DASHED
EXISTING ROAD LINE SHOWN IN GREEN
EXISTING STRUCTURE NOT DEMOLISHED YELLOW COLOUR
EXISTING STRUCTURE TO BE RETAINED SHOWN IN BLACK HATCH