

1	37.30 x 8.75 x 0.50	No	=	163.18	Sq.Mt.
2	37.30 x 12.15 x 0.50	No	=	226.59	Sq.Mt.
3	37.25 x 23.15 x 0.50	No	=	431.16	Sq.Mt.
4	37.25 x 9.00 x 0.50	No	=	167.62	Sq.Mt.
5	39.50 x 7.50 x 0.50	No	=	148.12	Sq.Mt.
6	25.35 x 0.55 x 0.50	No	=	6.97	Sq.Mt.
7	25.20 x 8.85 x 0.50	No	=	111.51	Sq.Mt.
8	25.85 x 8.30 x 0.50	No	=	107.27	Sq.Mt.
9	22.40 x 6.95 x 0.50	No	=	77.94	Sq.Mt.
Total Area				1440.26	Sq.Mt.

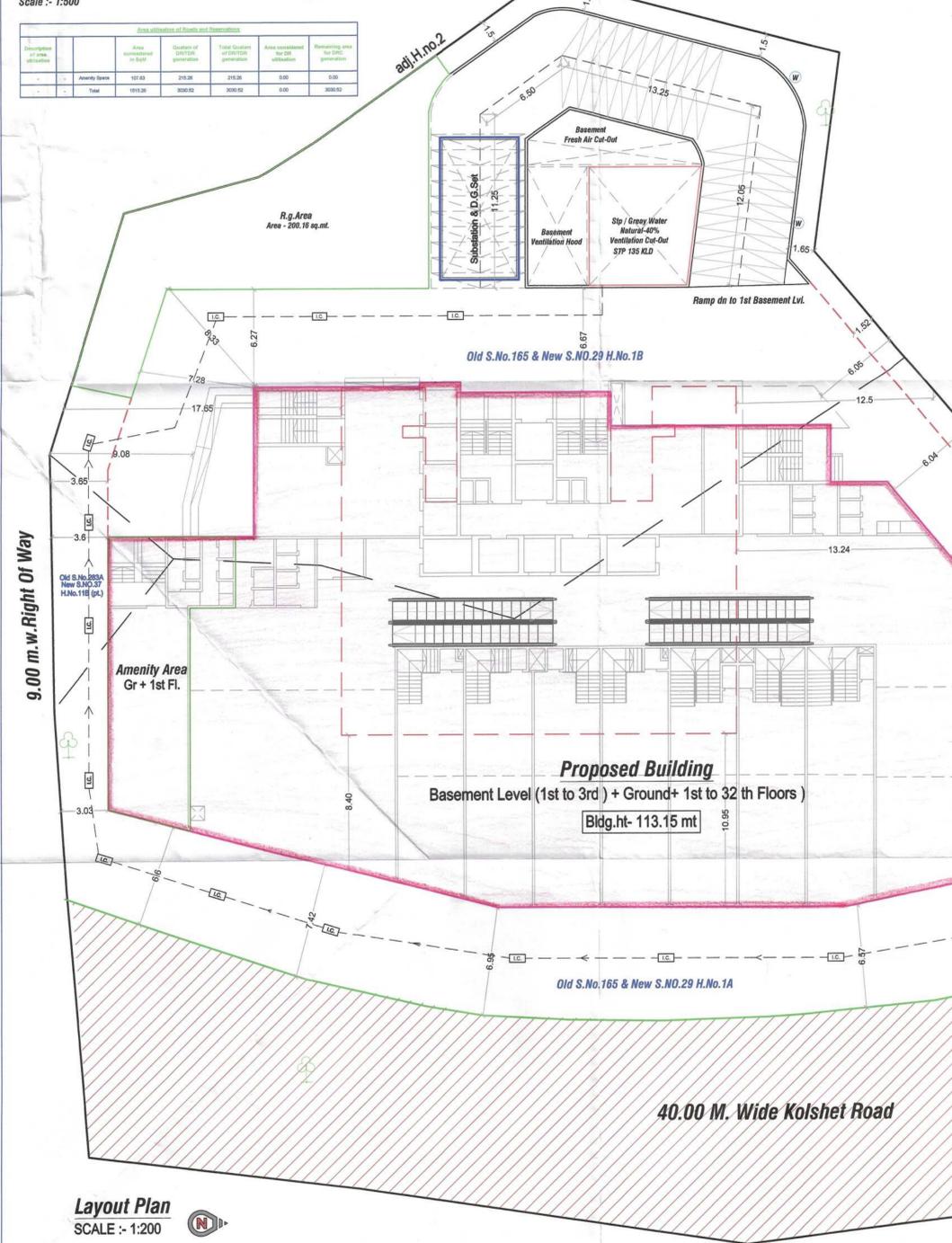
Old S.No.165 & New S.No.29, H.No.1A	
Net Plot Area	
A	22.80 x 4.35 x 0.50 No = 49.59 Sq.Mt.
B	26.70 x 7.85 x 0.50 No = 104.79 Sq.Mt.
C	25.50 x 23.50 x 0.50 No = 299.62 Sq.Mt.
D	29.00 x 11.20 x 0.50 No = 162.40 Sq.Mt.
E	32.50 x 25.55 x 0.50 No = 415.18 Sq.Mt.
F	40.95 x 25.50 x 0.50 No = 522.11 Sq.Mt.
G	41.25 x 14.90 x 0.50 No = 307.31 Sq.Mt.
H	26.00 x 9.05 x 0.50 No = 117.65 Sq.Mt.
I	34.50 x 9.60 x 0.50 No = 165.68 Sq.Mt.
Total Area = 2144.33 Sq.Mt.	

Plot Area Diagram
Scale :- 1:500

Category	Area (sq.m)	Quantity	Area (sq.m)	Quantity
Amenity Space	107.63	215.26	215.26	0.00
Amenity Space	107.63	215.26	215.26	0.00
Total	107.63	215.26	215.26	0.00

a	16.40 x 14.50 x 0.50	No	=	118.90	Sq.Mt.
b	23.45 x 4.72 x 0.50	No	=	55.34	Sq.Mt.
c	42.15 x 12.08 x 0.50	No	=	254.58	Sq.Mt.
d	32.40 x 14.50 x 0.50	No	=	234.90	Sq.Mt.
e	27.20 x 13.93 x 0.50	No	=	189.44	Sq.Mt.
f	17.40 x 14.99 x 0.50	No	=	130.43	Sq.Mt.
g	35.30 x 13.03 x 0.50	No	=	230.04	Sq.Mt.
h	29.53 x 5.85 x 0.50	No	=	85.37	Sq.Mt.
Total Area		1300.00	Sq.Mt.		
Total Area (2144.33 + 1300)		3444.33	Sq.Mt.		

S.No.	New	Area as 7/12	Area as Triangulation	Area as 40.00 D.P.	Net Plot
165	29/1A	3440.00	3444.33	1300.00	2140.00
165	29/1B	1440.00	1440.26	-----	1440.00
283A	37/11B	74.69	74.70	-----	74.69
TOTAL		4954.69	4959.29	1300.00	3654.69



Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20% If Applicable)	Drawing Value
9.1 Permissible Index	1.1	0.5	1.4	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.1	0.5	1.4	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area (a)	4020.15	2477.34	6936.56	0.00	3628.22	5911.94	22972.21	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	4020.15	2477.34	6936.56	0.00	3628.22	5911.53	22971.8	0.00	22971.8
9.6 Index Consumed	1.09	0.49	1.39	0.00	0.00	0.00	2.99	0.00	0.00

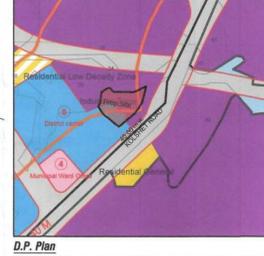
BUILDING	FLOORS	CONCR.	HEBL.	HEB.	EDU.	HEB.	WEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	GUET	VENT.	CHIM.	TOTAL	
PROPOSED BUILDING	1STH AND 2TH REFUSE FLOOR	0.00	108.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.04	8.96	116.24	85.46	793.02	
PROPOSED BUILDING	11TH 12TH 17TH 18TH 21ST 22ND 27TH 28TH AND 29TH FLOOR	0.00	481.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.18	39.62	523.58	0.00	1891.21	
PROPOSED BUILDING	GROUND FLOOR	107.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11	11.28	12.28	0.00	1908.44	
PROPOSED BUILDING	2TH AND 3TH REFUSE FLOOR	0.00	108.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.04	8.96	121.34	62.74	827.68	
PROPOSED BUILDING	14TH 15TH 20TH 25TH AND 26TH FLOOR	0.00	184.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.06	13.84	162.40	0.00	1406.16	
PROPOSED BUILDING	14TH 18TH 22ND 23RD AND 32ND FLOOR	0.00	275.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.1	21.4	303.30	0.00	2301.05	
PROPOSED BUILDING	12TH FLOOR	0.00	126.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.02	4.28	55.12	0.00	444.7	
PROPOSED BUILDING	10TH AMENITY FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.02	4.28	0.00	0.00	417.4	451.2
PROPOSED BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	4TH 5TH 7TH AND 8TH FLOOR	1886.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.79	4.2	0.00	206.29	1441.14	
PROPOSED BUILDING	4TH 5TH 7TH AND 8TH FLOOR	4788.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.16	30.8	0.00	75.2	6510.02	
PROPOSED BUILDING	THIRD FLOOR	932.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11	7.44	0.00	37.8	620.71	
PROPOSED BUILDING	SECOND FLOOR	1886.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11	5.21	0.00	18.8	1615.72	
PROPOSED BUILDING	FIRST FLOOR	1013.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11	5.99	0.00	18.8	908.02	
PROPOSED BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	BASEMENT LEVEL 1	24.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.59	249.9
PROPOSED BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	Total	1428.5	1170.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11	962.85	1284.81	966.83	22971.8	

Sr.No.	NAME	AREA(SQ.M)
1	AMENITY AREA	108
2	AMENITY AREA	108
TOTAL		216

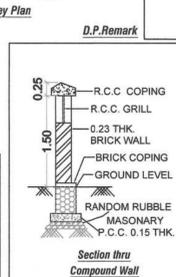
Building Name	USE	TENANT/AREA	Car	Scouter	SO OF Tenants/area	car	Scouter	Transport Vehicle/area
PROPOSED BUILDING	Commercial	For every 100 sqm built-up area of a building, there shall be 1 car and 1 scooter.	2	0	888.03	177.72	0.00	0.00
PROPOSED BUILDING	Residential	For every 100 sqm built-up area of a building, there shall be 1 car and 1 scooter.	1	2	82	41	82	0.00
PROPOSED BUILDING	Residential	For every 100 sqm built-up area of a building, there shall be 1 car and 1 scooter.	1	1	20	20	20	0.00
PROPOSED BUILDING	Residential	For every 100 sqm built-up area of a building, there shall be 1 car and 1 scooter.	1	1	3	3	3	0.00
Total					244.72	698.14	0.00	0.00

Description of area utilization	Area surrendered in Sq.M	Quantity of DISTR generation	Total Quantity of DISTR generation	Area considered for DR utilization	Remaining area for DISTR generation
Amenity Space	107.63	215.26	215.26	0.00	0.00
Amenity Space	107.63	215.26	215.26	0.00	0.00
Total	107.63	215.26	215.26	0.00	0.00

Building Name	Car/Mini Bus	Scouter	Transport Vehicle/area	Car/Mini Bus	Scouter	Transport Vehicle/area	Status
Total	248	643	0	382	104	6	OK



Project Details
Building Type - Proposed Building
Zone Type - Ind. Zone
Location - Non Congested
Ward No - Thane
Plot No -
Cis No./Survey No - 29/1A,29/1B,37/11B
Sheet No - 1
Zone Number - Sector-5
Ward Name - Thane
Proposed Value -



LINE	DISCRPTION
---	T.L.L.R. Boundary
---	Road Line
---	Road area
---	Plinth Line
---	Above Bldg. Line
---	Projection Line
---	I.C LINE
---	Existing Tree
---	Ows Tank
---	D.G.Set
---	Stp

D.P.Remark

DECLARATION
BAYER INDIA LTD. CO. CLOSED DOWN AND THANE MUNICIPAL CORPORATION IS PROPOSING TO REDEVELOP THE LAND OF BAYER INDIA LTD. CO. VIDE Y.P.NO.66/12(A) (SC/CO/99/H) CONSIDERING THE ABOVE FACT AND AS PER GOVT NOTIFICATION NO-TM-181/91/CR-12/12/UP-18-DTD.8/11/2012 FOR CHEMICAL ZONE, THE GOVT. GREEN BELT AND INDUSTRIAL ZONE BELT AROUND THE PLOT BOUNDARY OF BAYER INDIA LTD. CO. HAS TO BE MAINTAINED TO EXIST HENCE CHEMICAL BELT AFFECTING THE SUBMITTED PROPOSAL HAS BEEN SUCCESFULLY DELETED.

DECLARATION OF AREA
Certified that the plot under reference was surveyed by me on 2022-04-21 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 document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration - I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No:-

M/s. Trinity Creative Homes LLP
Shri. Keshavi Damji Minat
Postal Address - Jaydeep Emphasis Level 5, Plot No. A-9, Road No. 1, Wagle Estate, Thane (W)
DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO. - S.NO. 29/1A,29/1B,37/11B (pt.)
SITE ADDRESS :
Dhokali, Thane (W).
Name of Engineer : ASHA DEVIAM DERE
ADDRESS OF OFFICE :
OFFICE :
1113, Opal Square, SG Barve Rd, Wagle Estate, Thane west
OWNERS SIGN :
TECHNICAL PERSON SIGN :
SCALE : 1:100
Date: 02/02/2024
JOB NO - TMCB-23-17355
CHECK BY - ASHA DERE
SUBMISSION DRAWING

Sl. No.	AREA OF PLOT	sq.mt.
a	As per Ownership document (7/12, CTS extract)	4954.69
b	As per measurement sheet	4959.29
c	as per site	4959.29
2 DEDUCTION FOR		
a	Proposed D.P. / D.P. Road Widening Area /Service Area Highway Widening	1300.00
b	Any D.P.Reservation area	-----
TOTAL (a+b)		3654.69
3 BALANCE AREA OF PLOT (L - 2)		
Area of Plot (L) is issued for the sole purpose of this letter of intent (LOI) is issued for the development of the plot. The State Environmental Impact Assessment clearance from the State Environmental Impact Assessment Authority, U.G. Tank Details, Owners Details, Sanitation Requirements, I to R Statement, Ventilation Shaft Table, Description of Utilization table, D.P. Remark		3654.69
4 AMENITY SPACE (If applicable)		
a) Required	As per ownership document (7/12, CTS extract)	-----
b) Adjustment of 2 (b) if any	As per TILR or City Survey measurement sheet	-----
c) Balance Proposed	As per Demarcated drawing area	-----
5 NET AREA OF THE PLOT (3 - 4 (c))		3654.69
6 Recreational Open Space (if applicable)		-----
a) Required	As per ownership document (7/12, CTS extract)	-----
b) Proposed	As per TILR or City Survey measurement sheet	-----
7 Internal Road area		-----
8 Plottable area (If applicable)		-----
9 Built up area with reference to Basic F.S.I. as per front road width Sr.No.5 x Basic FSI) 3654.69 x 1.10		4020.15
10 Additional FSI on payment of premium		-----
a) Maximum permissible premium FSI - based on the UDCPR TOD Zone	As per ownership document (7/12, CTS extract)	-----
b) Proposed FSI on payment of premium 4954.69 x 0.00 = 0.00	As per TILR or City Survey measurement sheet	-----
11 In-Situ FSI / TDR loading		-----
a) In-situ area against D.P. Road (2.0 x Sr.No.2 (a)) if any 1300.00 x 2 = 2600.00 sq.mt	As per ownership document (7/12, CTS extract)	4954.69
b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and / or (c))	As per TILR or City Survey measurement sheet	4959.29
C) TDR area 4954.69 x 1.40 = 6936.56 sq.mt. SLUM TDR = 6936.56 x 0.30 = 2080.96 sq.mt. Regular TDR = 6936.56 x 0.70 = 4855.59 sq.mt. = 4855.59 + 2600 (DR) = 2255.59 sq.mt. SLUM TDR = 2080.96 sq.mt, Regular TDR = 2255.59 sq.mt.		-----
d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	As per ownership document (7/12, CTS extract)	4954.69
12 Additional FSI area under Chapter No.7		-----
13 Total entitlement of FSI in the proposal		13434.04
a) [9+10(b)+11(d)] or 12 whichever is applicable.	As per ownership document (7/12, CTS extract)	4954.69
b) Ancillary Area FSI upto 60% or 80% with payment of charges. 13301.88 / 1.80 = 7390.49 - 7399.93 = 5911.95) 9669.92 / 1.60 = 6043.70 (9669.92 - 6043.70 = 3626.22)	As per TILR or City Survey measurement sheet	4959.29
c) Total entitlement (a+b)		22972.21
14 Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		-----
15 Total Built - up Area in proposal.(excluding area at Sr.No.17b)		-----
a) Existing Built-up Area.	As per ownership document (7/12, CTS extract)	4954.69
b) Proposed Built-up Area (as per P-line)	As per TILR or City Survey measurement sheet	4959.29
c) Total (a+b)		22971.80
16 F.S.I. Consumed (15/13) (should not be more than serial No.14)		0.99
17 Area for Inclusive Housing,if any		-----
a) Required (20% of Sr.No.5)	As per ownership document (7/12, CTS extract)	4954.69
18 Area not in possession		0.00
19 Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.		4954.69
20 Area as per ownership document (7/12, CTS extract)		4954.69
21 Area as per TILR or City Survey measurement sheet		4959.29
22 Area as per Demarcated drawing area		4959.29
23 Area not in possession		0.00
24 Entire area (1-2)		4954.69
25 Deductions for		-----
a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	As per ownership document (7/12, CTS extract)	1300.00
b) Any D.P. Reservation area	As per TILR or City Survey measurement sheet	0.00
(Total a+b)		1300.00
26 Balance area of plot (3-4)		3654.69
27 Amenity Space		0.00
(Applicable if (1) > 20000 sqmt		