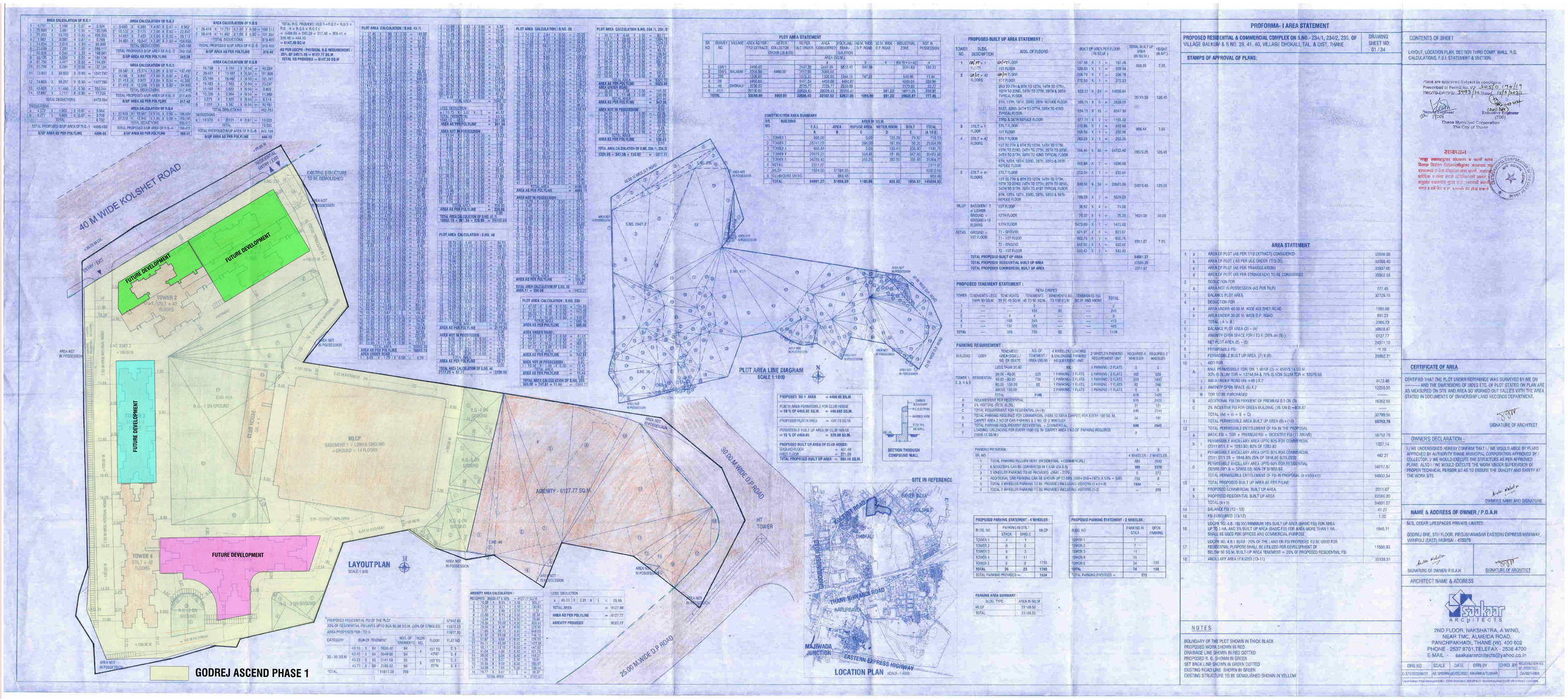

PROFORMA- I AREA STATEMENT

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON S.NO.- 234/1, 234/2, 235, OF VILLAGE BALKUM & S.NO. 39, 41, 40, VILLAGE DHOKALI,TAL. & DIST. THANE

DRAWING SHEET NO: 01 / 34

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENT

1	a	AREA OF PLOT (AS PER 7/12 EXTRACT) CONSIDERED	33569.00
	b	AREA OF PLOT (AS PER ULC ORDER 17/2/20)	33569.40
	c	AREA OF PLOT (AS PER TRIANGULATION)	33937.00
	d	AREA OF PLOT (AS PER STRAIGHENDY) TO BE CONSIDERED	33502.58
2		DEDUCTION FOR	
	a	AREA NOT IN POSSESSION (AS PER TILR)	777.48
3		BALANCE PLOT AREA	32725.10
4		DEDUCTION FOR	
	a	AREA UNDER 40.00 M. WIDE KOLSHET ROAD	1395.00
	b	AREA UNDER 30.00 M. WIDE D.P. ROAD	991.23
5		TOTAL (A - B)	2386.23
6		BALANCE PLOT AREA (3) - (4)	30338.87
6		AMENITY OPEN SPACE FOR ITO R (20% on (5))	6127.77
7		NET PLOT AREA (5) - (6)	24311.10
8		PERMISSIBLE FSI	1.10
9		PERMISSIBLE BUILT UP AREA (7) X (8)	26962.21
10		ADD FOR	
	A	MAX. PERMISSIBLE TDR (0.6) 1.40 OF (3) = 45615.14 SQ.M. 30% IS BLDR TDR = 13744.54 & 70% IS NON BLDR TDR = 32070.60	
	a	AREA UNDER ROAD (4) + (4b) X 2	4172.46
	J	AMENITY OPEN SPACE (6) X 2	12255.55
	N	TDR 10 BE PURCHASED	------
	B	ADDITIONAL FSI ON PAYMENT OF PREMIUM 0.5 ON (9)	16362.55
	C	3% INCENTIVE FSI FOR GREEN BUILDING (3% ON 9) = 808.87	------
		TOTAL (A) + (i) + B + C)	32790.56
11		TOTAL PERMISSIBLE AREA BUILT UP AREA (9)+(10)	59752.76
12		TOTAL PERMISSIBLE ENTITLEMENT OF FSI IN THE PROPOSAL	
	a	BASIC FSI = TDR + PREMIUM FSI + INCENTIVE FSI (11 ABOVE)	59752.76
	b	PERMISSIBLE ANCILLARY AREA (3PTC) 60% FOR COMMERCIAL (2311.07X1.5 = 1283.93) 60% OF 1283.93	1027.14
		PERMISSIBLE ANCILLARY AREA (3PTC) 60% FOR COMMERCIAL (2311.07X.25 = 1848.86) 25% OF 1848.86 (UTILIZED)	462.21
	c	PERMISSIBLE ANCILLARY AREA (3PTC) 60% FOR RESIDENTIAL (52959.20X1.5 = 79462.58) 60% OF 79462.58	34717.57
		TOTAL PERMISSIBLE ENTITLEMENT OF FSI IN PROPOSAL (a+b+c+1)	94933.54
13		TOTAL PROPOSED BUILT UP AREA AS PER P-LINE	
	a	PROPOSED COMMERCIAL BUILT UP AREA	2311.07
	b	PROPOSED RESIDENTIAL BUILT UP AREA	52580.20
		TOTAL (a+b)	54891.27
14		BALANCE FSI (12 - 13)	41.27
15		FSI CONSUMED (13/12)	1.00
16		UDCPR NO. 4.8. (1b) (V) MINIMUM 10% BUILT UP AREA (BASIC FSI) FOR AREA UP TO 1 HA. AND 5% BUILT UP AREA (BASIC FSI) FOR AREA MORE THAN 1 HA., SHALL BE USED FOR OFFICES AND COMMERCIAL PURPOSE	1848.11
17		UDCPR NO. 4.8.1 (b)(v) : 20% OF THE LAND ON FSI PROPOSED TO BE USED FOR RESIDENTIAL PURPOSE SHALL BE UTILIZED FOR DEVELOPMENT OF BELOW 50 SQ.M. BUILT-UP AREA TENEMENT = 20% OF PROPOSED RESIDENTIAL FSI	11500.93
18		ANCILLARY AREA UTILIZED (13-11)	35138.51

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
PROPOSED R. G. SHOWN IN GREEN
SET BACK LINE SHOWN IN GREEN DOTTED
EXISTING ROAD LINE SHOWN IN BREN
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW

CONTENTS OF SHEET

LAYOUT, LOCATION PLAN, SECTION THRU COMP. WALL, R.G. CALCULATIONS, F.S.I. STATEMENT & SECTION.

Plans are approved Subject to compliance
Prescribed in Permit No. VP - 3532 / 2017 / 17
TMC/TD-DP/TPS/ 3993 / 22 Dated 13/5/2022

Development Engineer (TDO) — Executive Engineer (TDO)
Thane Municipal Corporation
The City of Thane

सावधान
"प्रस्तुत नकाशाप्रमाणे बांधकाम न करणे बाबत
विकास नियंत्रण नियमावलीनुसार नकाशाचा प्रस्ताव सादर करून परवानगी घेतल्याशिवाय व तसे नकाशे मंजूर करून घेतल्याशिवाय बांधकाम करू नये. अन्यथा महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमातील तरतुदीनुसार फौजदारी स्वरूपाची कार्यवाही करण्यात येईल तसेच बांधकाम सुरु झाले असल्यास ते तात्काळ थांबविण्यात येईल."

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 AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP LAND RECORDS DEPARTMENT.

SIGNATURE OF ARCHITECT

OWNERS DECLARATION :-

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME AND SIGNATURE

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

M/S. DEEAR LIFESPACES PRIVATE LIMITED

GODREJ ONE, 5TH FLOOR, PIROJSHANAGAR EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST) MUMBAI - 400079

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

ARCHITECT NAME & ADDRESS

sakkar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E-MAIL - - sakkaarsrchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	CHKD. BY	REGISTRATION NO. OF ARCHITECT
C-37/2022/MCH	AS SHOWN	05/2022	NIKAMKA/TUSHAR		CA/99/14860

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