

AREA STATEMENT									
SR. NO	C.T.S. NO.	AREA AS PER P.R. CARD	AREA OF PLOT AS PER TRINULATION	AREA NOT IN POSSESSION	AREA CONSIDERED FOR PROPOSAL	AREA UNDER ROAD	SUB PLOT A	SUB PLOT B	SUB PLOT C
1	258	3994.74	2895.86	704.77	3281.09	1343.37	18.46	1919.26	--
2	258	455.26	479.99	161.48	---	---	---	---	---
3	259 / 1	2930.00	2910.10	391.11	12728.00	1781.61	8914.77	--	184.03
4	260	2844.18	2847.92	4.11	---	1267.73	---	---	---
5	261	7205.58	7184.72	137.03	---	580.60	---	---	---
TOTAL		17459.76	17488.59	1398.56	18910.09	4973.31	8933.23	1919.26	184.03

RG-1							
1	23.26	X	12.05	X	0.5	=	140.14
2	23.71	X	6.42	X	0.5	=	76.11
3	15.10	X	1.82	X	0.5	=	13.74
TOTAL CLEAR AREA				229.99			
AREA AS PER POLYLINE				229.93			

RG-2							
1	12.36	X	3.13	X	0.5	=	19.34
2	26.51	X	9.35	X	0.5	=	123.93
3	20.67	X	9.80	X	0.5	=	99.22
TOTAL CLEAR AREA				242.49			
AREA AS PER POLYLINE				242.44			

RG-3							
1	20.73	X	9.40	X	0.5	=	97.43
2	21.82	X	6.35	X	0.5	=	69.28
3	15.10	X	3.08	X	0.5	=	33.50
TOTAL CLEAR AREA				200.31			
AREA AS PER POLYLINE				200.14			

RG-4							
1	22.12	X	5.90	X	0.5	=	65.25
2	25.61	X	3.18	X	0.5	=	40.72
3	25.25	X	8.48	X	0.5	=	107.96
4	9.76	X	3.43	X	0.5	=	16.74
5	5.53	X	1.56	X	0.5	=	4.31
TOTAL CLEAR AREA				234.09			
AREA AS PER POLYLINE				234.37			

CONSTRUCTION AREA SUMMARY:									
SR. NO.	BUILDING	FSI AREA			NON FSI AREA			TOTAL	
		NET BUILT UP AREA	REFUGE AREA	METER ROOM	STAIRCASE & LOBBY AREA	STILT AREA	SERVICE AREA		
1	WING A	15185.35	187.12	38.03	0.00	257.55	--	15668.05	
2	WING B	1143.14	0.00	11.73	114.51	309.61	--	1578.99	
3	WING C	908.04	0.00	38.22	--	257.35	--	1203.61	
TOTAL		17236.53	187.12	87.98	114.51	824.51	--	18459.65	
4	SERVICES AREA PUMP ROOM, STP, U.G. TANK / SUB STRUCTURE	--	--	--	--	651.22	--	651.22	
TOTAL CONSTRUCTION AREA		--	--	--	--	651.22	--	19191.87	

TOTAL R.G. PROVIDED (R.G 1+R.G 2+R.G 3+R.G 4) = 229.93 + 242.44 + 200.14 + 234.37 = 906.88 SQ.M.

R.G. REQUIRED AS PER UDCPR - 10% OF 8933.24 = 893.32 SQ.M. TOTAL R.G. PROVIDED = 906.88 SQ.M.

PROPOSED TENEMENT STATEMENT:						
TOWER	TENEMENTS LESS THAN 30 SQ.M.	TENEMENTS 30 TO 40 SQ.M.	TENEMENTS 40 TO 80 SQ.M.	TENEMENTS 80 TO 150 SQ.M.	TENEMENTS 150 SQ.M. AND ABOVE	TOTAL
A	---	---	188	---	---	188
B	---	---	0	---	---	0
C	---	---	4	2	---	6
TOTAL		---	0	192	2	194

Telecom Room			
Building	Req. Size	Prop. Size	Status
BUILDING C	Other Telecom Room	2,603.05	OK
BUILDING A	Other Telecom Room	2,123.86	OK
BUILDING B	Other Telecom Room	2,133.85	OK

ULC FLATS STATEMENT					
1) TOTAL PLOT AREA CONSIDERED FOR PROPOSAL = 1456.71					
2) DEDUCTION FOR					
a) AREA NOT IN POSSESSION		=	556.16		
b) AREA UNDER ROAD		=	4973.31		
TOTAL = (a+b)		=	5523.47		
3) BALANCE AREA OF PLOT (1-2)		=	893.24 X 1 = 892.56 SQ.M.		
CATEGORY	NO. OF TENEMENTS (IN SQ.M)	CARPET AREA OF TENEMENT	IN BLDG TYPE	FLOOR	
UP TO 80 SQ.M	96 NOS	80.39 X 96 = 5797.44 SQ.M	TOWER A	2ND - 25TH	
	44 NOS	41.03 X 44 = 1805.32 SQ.M			
	48 NOS	41.25 X 48 = 1980.00 SQ.M			
	4 NOS	61.63 X 4 = 246.52 SQ.M	TOWER C	1ST - 2ND	
TOTAL		192 NOS	TOTAL = 8929.28 SQ.M		

Area utilisation of Roads and Reservations							
Description of area utilisation	Reservatio n type	reservati on no	Name	surrender d Area in(SqM)	Quatum of DR/TDR generation	Total Area consider e for DR utilisation	Remaining area for DRC generation
BUILDING	-	-	-	-	-	-	-
	-	-	40.00m DP Road Widening	4973.31	9946.62	9946.62	0.00
TOTAL				4973.31	9946.62	9946.62	4973.31

PROPOSED RESIDENTIAL FSI OF THE PLOT (BASIC FSI)						
20% OF RESIDENTIAL FSI UNITS UPTO BUA 50.00 SQ.M. (20% OF 8926.44)						
AREA PROPOSED FOR EWS / LIG						
CATEGORY	BUA OF TENEMENT	NOS. OF TENEMENTS	BLDG NO.	FLOOR	FLAT NO	
30 - 50 SQ.M	47.88 X 3	143.64	9	EWS LIG FLAT 2ND TO 4TH, FLOOR.	4	
	47.96 X 6	287.76		EWS LIG FLAT 2ND TO 4TH, FLOOR.	7 & 8	
	47.96 X 26	1246.96		EWS LIG FLAT 2ND TO 7TH & 9TH TO 12TH, 14TH TO 17TH, 19TH TO 20TH FLOOR	7 & 8	
	47.96 X 6	287.76		EWS LIG FLAT 8TH, 13TH & 18TH REFUGE FLOOR	7 & 8	
TOTAL		1966.12	41			

PROPOSED BUILT UP AREA STATEMENT:							
WING	BLDG. DESCRIPTION	NOS. OF FLOORS	BUILT UP AREA PER FLOOR (IN SQ.M.)	(#)	TOTAL BUILT UP AREA (IN SQ.M.)	HEIGHT (IN MT.)	
A	GROUND / STILT (PART COMM.) + 1ST (PART COMM.) + 2ND TO 25TH FLOOR	GROUND FLOOR (COMMERCIAL)	381.61	X	1	=	381.61
		1ST FLOOR (COMMERCIAL)	408.27	X	1	=	408.27
		GROUND FLOOR (RESIDENTIAL)	190.27	X	1	=	190.27
		1ST FLOOR (RESIDENTIAL)	186.24	X	1	=	186.24
		2ND TO 4TH TYPICAL FLOOR	448.11	X	3	=	1344.33
		8TH, 13TH, 18TH & 23RD REFUGE FLOOR	449.23	X	3	=	1347.69
		5TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 20TH FLOOR	496.00	X	13	=	6448.00
		21ST TO 22ND, 24TH TO 25TH FLOOR	591.92	X	4	=	2367.68
		23RD REFUGE FLOOR	545.14	X	1	=	545.14
		TOTAL PROPOSED BUILT UP AREA (RESIDENTIAL + COMMERCIAL)					19270.41
B	GROUND FLOOR + 1ST FLOOR	GROUND FLOOR (COMMERCIAL)	483.04	X	1	=	483.04
		1ST FLOOR (COMMERCIAL)	515.51	X	1	=	515.51
		1ST FLOOR (RESIDENTIAL)	144.59	X	1	=	144.59
		2ND PT. FLOOR	182.28	X	1	=	182.28
TOTAL PROPOSED BUILT UP AREA (RESIDENTIAL + COMMERCIAL)					13491.98		
C	GROUND + 1ST PT. FLOORS	GROUND FLOOR	154.40	X	1	=	154.40
		1ST FLOOR	571.36	X	1	=	571.36
		2ND PT. FLOOR	182.28	X	1	=	182.28
TOTAL PROPOSED BUILT UP AREA OF EWS/LIG STATEMENT:					1786.43		

PROPOSED BUILT UP AREA OF EWS/LIG STATEMENT:							
WING	BLDG. DESCRIPTION	NOS. OF FLOORS	BUILT UP AREA PER FLOOR (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)			
A	2ND TO 20TH FLOOR	2ND TO 4TH TYPICAL FLOOR	143.80	X	3	=	431.40
		8TH, 13TH & 18TH REFUGE FLOOR	95.92	X	3	=	287.76
		5TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH & 20TH TYPICAL FLOOR	95.92	X	13	=	1246.96
		TOTAL PROPOSED BUILT UP AREA OF EWS/LIG				1966.12	

Parking Check (Table 8B)								
Building Name	USE	TENEMENT AREA	RATIO			Required		
			car	scooter	NO. OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance/Mini Bus
BUILDING C	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	4	2.00	4.00	-
BUILDING C	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	2	2.00	2.00	-
BUILDING B	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	738.61	14.77	44.32	-
BUILDING A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	188	94.00	188.00	-
BUILDING A	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	645.61	12.91	38.74	-
Total	-	-	-	-	-	126.68	277.06	-
Visitors parking(5%)	-	-	-	-	-	4.90	9.70	-
Total	-	-	-	-	-	130.58	286.75	0.00

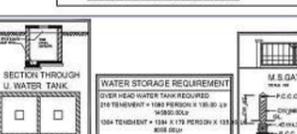
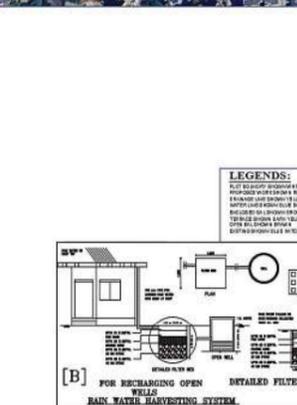
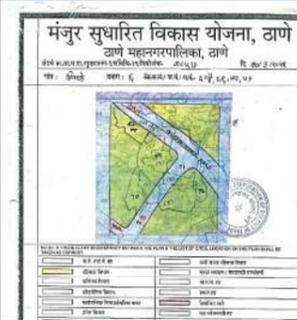
Parking Check As Per Multiplying Factor 1.00 (note: 1 scooter equals to 1 car, proposed composite parking for car= 39)							
Building Name	Required			Proposed			Status
	Car	Scooter	Transport Vehicle/Ambulance/Mini bus	Car	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	170	53	0	181	55	2	OK

PROPOSED PARKING STATEMENT			
SR. NO.	FLOORS	4 WHEELER (SINGLE PARKING)	2 WHEELER
1	GROUND FLOOR	4	177
2	TOTAL	4	177
TOTAL PROPOSED PARKING		4 + 177 = 181 NOS.	55

9 Index									
	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (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	1.10	0.50	1.40	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	1.10	0.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area (Should not exceed 9.4)	9826.56	6953.27	19469.17	0.00	7779.76	1430.75	45459.51	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	9826.56	0.00	4973.31	0.00	480.00	0.00	15279.87	1966.12	15270.41
9.6 Index Consumed	1.10	0.00	0.36	0.00	0.00	0.00	1.46	0.22	0.00

ADDITIONAL AREA STATEMENT BLDG A			
SR. NO	ADDITIONAL AREA	REQUIRED AREA IN SQ.M	PROVIDED AREA IN SQ.M
1	FITNESS CENTER	23.27	79.36
2	SOCIETY OFFICE	23.27	23.27
3	CRECHE	23.27	23.27
4	SERVANT'S TOILET	3.74	14.40
5	DRIVER'S ROOM	13.63	30.63
6	ENTRANCE LOBBY	--	33.71

ADDITIONAL AREA STATEMENT BLDG C			
SR. NO	ADDITIONAL AREA	REQUIRED AREA IN SQ.M	PROVIDED AREA IN SQ.M
1	FITNESS CENTER	20.00	67.98
2	SOCIETY OFFICE	20.00	20.00
3	CRECHE	20.00	20.00
4	SERVANT'S TOILET	3.00	6.46
6	ENTRANCE LOBBY	--	22.13



LAYOUT PLAN 1
12

Signature valid

Digitally signed by SANGRAM LALJI RADE
Date: 2024.10.01 16:47:49 IST
Reason: Approved Drawing Plan
Location: Thane Municipal Corporation Planning
Project Code: TMCB-24-51310
Application Number: TMCB/2024/PL/1166
Proposal Number: 28911
Certificate Number: TMCB/2024/PL/1166

Deputy City Engineer
Date: 23/09/24

Executive Engineer
Date: 23/09/24

Deputy Engineer
Date: 23/09/24

Proforma 1: Area Statement

- Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 17459.76
- As per ownership document (7/12, CTS extract) 17408.33
- As per TILR or City Survey measurement sheet 17408.33
- As per Demarcated drawing area 14456.71

LESS

- Area not in possession 550.16
- Entire area (1-2) 13905.55
- Balance area of plot (3-4) 8933.24
- Amenity Space 0.00
- Applicable if (1) > 20000 sqmt - 0.00
- Required - (a) Upto 20000 sqmt - full 0.00
- Above 20000 sqmt - (a) + 5 % of total area 0.00
- Net Plot Area (5-6) 8933.24
- Recreational Open Space 0.00
- If area (6) is more than 4000 sqmt - 10 % of (6) is required 893.32
- If area is less than 4000 sqmt - Check - 906.88
- If it is full number like 1, 2, 125, 419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required 0.00
- If it is subdivision like 1/2, 2/5, 125/1 419/1 etc. then recreational open space is required 0.00
- 10 % Subject to minimum 200 sqmt Proposed 906.88
- Exemption to leave open space subject to availing basic F.S.I. of 75 % 0.00
- Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of sale 0.00

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-05-15 and the dimensions of sides etc. of plot stated herein 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 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.
Owner (s) name and signature _____
Architect/ Licensed Engineer/ Supervisor name and signature _____
Job No. _____