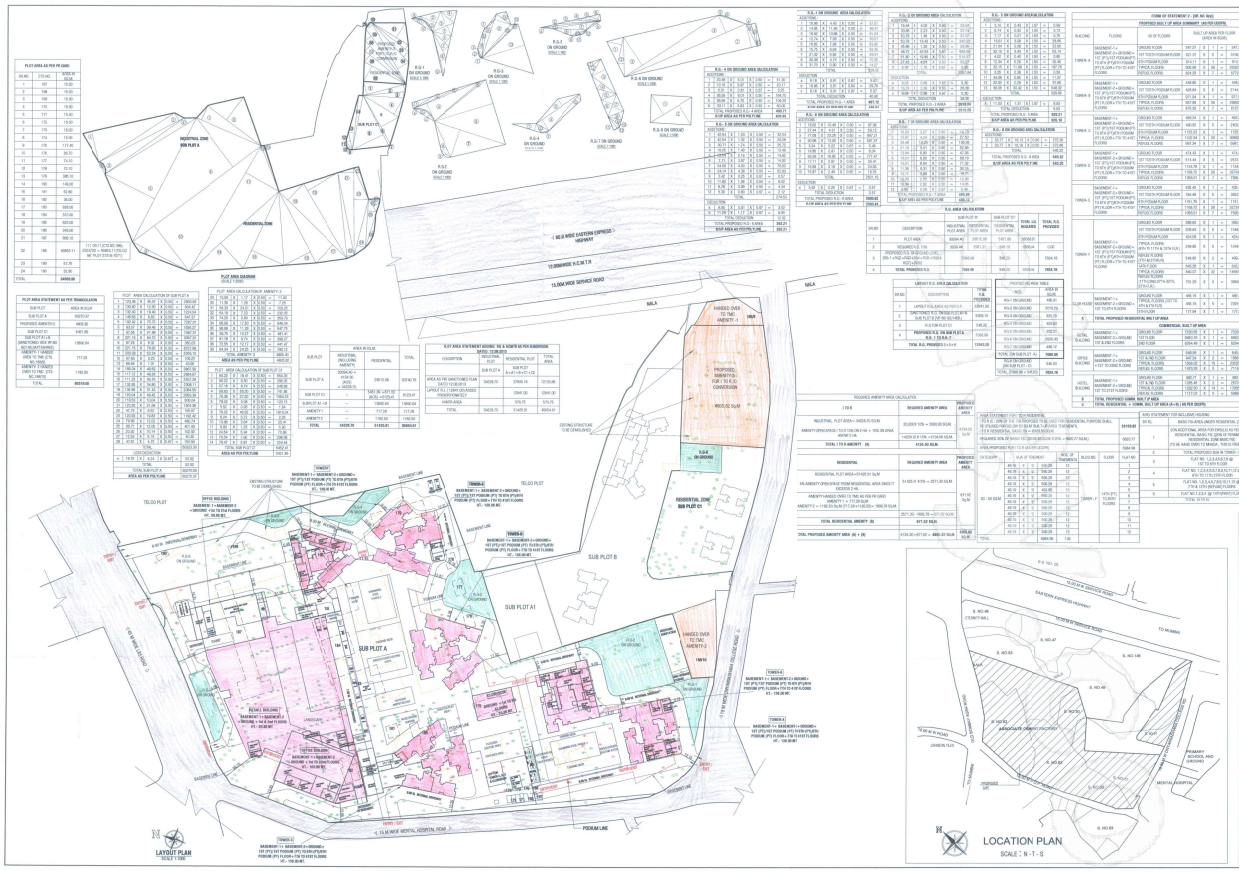

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 167 TO 170/1, VILLAGE NAUPADA, TAL. & DIST. THANE.

DATE & STAMP OF APPROVAL OF PLAN

AREA STATEMENT

SR. NO.	DESCRIPTION	AREA (IN SQ.MT.)
1	**AREA OF PLOT (MINIMUM OF 8,C,D,E to be considered)**	
A	AREA OF PLOT AS PER P.R. CARDS	59864.41
B	AREA OF PLOT AS PER MEASUREMENT SHEET	54869.98
C	AREA OF PLOT AS PER SITE	55318.55
D	AREA OF PLOT AS PER LEC ORDER	60507.00
E		55654.41
2	DIVISION OF PLOT INTO RESIDENTIAL AND INDUSTRIAL	59864.41
3	DEDUCTION FOR	
A	AMENITY OPEN SPACE FOR I TO R: 10% ON Z-NA + 15 % ON AREA ABOVE 2Ha (R-Z)	4134.30
B	5% AMENITY OPENSPACE FROM RESIDENTIAL AREA SINCE IT EXCEEDS 1 Ha. AMENITY AWARDED (NER TO 1989) 25 SQ.MT.	2571.30
C	AMENITY AWARDED (NER TO TDR AS PER PR CARD 1989) 75 SQ.MT.	1806.78
D	BALANCE AMENITY TO BE PROVIDED (B) - (C)	671.52
5	NET AREA OF PLOT (2 - 3)	55654.41
6	DEDUCTION FOR	
A	SUB PLOT AT 25% OF NET PLOT AREA(SANCTIONED VIDE DP NO 55/1989)	13913.60
B	SUB PLOT B (27% OF NET PLOT AREA) SANCTIONED VIDE DP NO 55/1989	11958.12
	TOTAL (A+B)	25871.72
7	**TO R. PLOT AREA CONSIDERED FOR PROPOSAL**	29792.69

		SUB PLOT 'B'	SUB PLOT 'C1'	TOTAL (A+C1)
		45.00 M.W. ROAD	18.00 M.W. ROAD	
8	**AREA OF SUB PLOTS**	39609.48	5451.89	65058.37
	RG REQUIRED 10% OF (8)	3960.95	545.19	
	RG PROVIDED		7934.18	
9	PERMISSIBLE BASIC FSI	1.10	1.10	
10	**BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER PRESENT NOM.INCENTIVE (8) X (9)**	65587.13	5997.08	71584.21
11	**ADDITION OF FSI ON PAYMENT OF PREMIUM (0000.00-4000.00 X 0.5)**	32206.15	-	32206.15
12	IN SITU FSI/ TDR LOADING	1.49	1.49	
A	**MAX. PERMISSIBLE TDR OR 1.45 (0000.00-4000.00 X 1.4)**	56177.22	-	56177.22
1	MINIMUM REQUIRED SLUM TENOR (30% OF 12A)	27053.17	-	27053.17
B	MAX. PERMISSIBLE NON SLUM TDR OR (70% OF 12A)	63124.05	-	63124.05
13	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7, REG NO. 7.10 (INCENTIVE FOR GREEN BUILDING (1%)) 8.5%	3278.36	-	3278.36
14	**TOTAL ENTITLEMENT OF FSI IN PROPOSAL TOTAL ENTITLEMENT (11B) + (11C)+(11D)+(11E)**	151228.65	5997.08	157225.63
15	A PERMISSIBLE ANCILLARY (10A/1.8 x 30%) + (10B/1.6 x 60%)	123435.97	-	123435.97
16	**C TOTAL ENTITLEMENT OF BUA IN PROPOSAL (17C+11B)**	314664.82	5997.08	320661.90
18	**TOTAL BUILT UP AREA IN PROPOSAL**			
A	PROPOSED COMMERCIAL AREA	80761.12	-	80761.12
B	PROPOSED RESIDENTIAL AREA	233.457.56	-	233457.56
C	EXISTING BUILT UP AREA BLDG 68 & 69 ON SUBPLOT C1	-	3459.72	3459.72
D	**TOTAL: (A) + (B) + (C)**	314218.68	3459.72	317678.40
17	FSI CONSUMED			0.98
18	AREA FOR INCLUSIVE HOUSING -			
A	REQUIRED (20% D (TOR)/EXISTING BASIC FSI) (TO BE HANG OVER TO MAHDA - THIS IS FREE OF FSI)	6402.16	-	6402.16
B	PROPOSED	6381.60	-	6381.60

CONTENTS OF SHEET

BUILT UP AREA STATEMENT PLOT AREA CALCULATION, COMPOUND WALL SECTION, F.S. CALCULATION, PARKING STATEMENT, COVERED BUILT UP AREA STATEMENT & LOCATION PLAN, ETC.,

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN(AS ON MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

OWNERS DECLARATION -

I / WE UNDERSIGNED HEREBY CERTIFIED THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY COLLECTOR. I WE WOULD EXECUTE THE STRUCTURE AS FOR 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 WORKS SITI.

Owner/ Developer SIGNATURE

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

M/S. ACC LIMITED
REGISTERED OFFICE-CEMENT HOUSE 121,
MAHARSHI KARVE ROAD,MUMBAI-400020 INDIA

SIGNATURE OF OWNER / P.C.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS

Sealkar ARCHITECTS
2ND FLOOR, RAKSHATNA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W) 400 602
PHONE - 2537 6701/TELEFAX - 2536 4700
E MAIL - sealkararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN. BY	CHKD. BY	REGISTRATION NO. OF ARCHITECT
C-001/DESIGNS/P	AS SHOWN	15/01/2023	SEVAN	ASHWIN	CA/82-14606

Sealkar#Sheet 1/2/cad Drawings/ACC CAMPUS/ MUNICIPAL DRG/LAYOUT/ LAYOUT.dwg