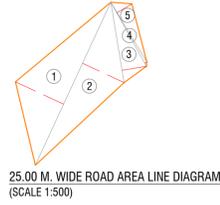


PLOT AREA CALCULATION :			
CTS. NO. 93 / A			
1	40.42	X	6.0700 X 0.50 = 122.67
2	41.9800	X	12.9900 X 0.50 = 272.66
3	47.9200	X	12.2400 X 0.50 = 293.27
4	47.9200	X	15.9000 X 0.50 = 380.96
5	39.4800	X	7.0100 X 0.50 = 138.38
6	38.4800	X	10.6200 X 0.50 = 204.33
7	37.5700	X	9.6300 X 0.50 = 180.90
8	37.5700	X	5.1700 X 0.50 = 97.12
TOTAL AREA - (a)			1690.29
AREA AS PER POLYLINE			1690.3700
CTS. NO. 93 / B			
9	39.2500	X	7.5700 X 0.50 = 148.56
10	39.2500	X	9.2700 X 0.50 = 181.92
11	44.6100	X	13.6900 X 0.50 = 305.36
12	16.7100	X	15.6900 X 0.50 = 131.09
13	24.3000	X	6.5900 X 0.50 = 80.07
14	24.3000	X	2.5300 X 0.50 = 30.74
15	22.8500	X	6.0100 X 0.50 = 68.66
TOTAL AREA - (b)			946.40
AREA AS PER POLYLINE			946.4100
TOTAL PLOT AREA (a+b)			2636.78
TOTAL PLOT AREA AS PER POLYLINE			2636.78



AREA UNDER ROAD 25.00 M. WIDE ROAD (CTS. NO. 93 / B)			
1	25.40	X	7.50 X 0.50 = 95.25
2	25.40	X	6.49 X 0.50 = 82.42
3	11.52	X	3.51 X 0.50 = 20.22
4	10.36	X	0.33 X 0.50 = 1.71
5	9.87	X	2.44 X 0.50 = 12.04
TOTAL AREA UNDER ROAD			211.64
AREA AS PER POLYLINE			211.70

FORM OF STATEMENT 2 - [SR. NO. 9(a)]									
BUILT UP AREA SUMMARY									
FLOORS	RESI. BUA	REQUIRED REFUGE	100% PERMISSIBLE REFUGE	PROVIDED REFUGE	EXCESS REFUGE	TOTAL BUA	TOTAL TENEMENTS FOR RESI. (NOS.)	TOTAL BLDG. HEIGHT (IN MT.)	
PLINTH									0.45
GROUND / STILT FLOOR	153.72					153.72	0	3.05	
1ST PODIUM FLOOR	0.00					0.00	0	3.05	
2ND PODIUM FLOOR	0.00					0.00	0	3.05	
3RD PODIUM FLOOR	0.00					0.00	0	3.05	
4TH PODIUM FLOOR	0.00					0.00	0	3.85	
5TH PODIUM (TOP) FLOOR	116.78					116.78	0	3.60	
6TH FLOOR	390.13					390.13	5	3.05	
7TH FLOOR (REFUGE)	374.16	18.60	37.20	18.60	0	374.16	4	3.05	
8TH FLOOR	390.13					390.13	5	3.05	
9TH FLOOR	390.13					390.13	5	3.05	
10TH FLOOR	390.13					390.13	5	3.05	
11TH FLOOR	390.13					390.13	5	3.05	
12TH FLOOR (REFUGE)	374.16	18.60	37.20	18.60	0.00	374.16	4	3.05	
13TH FLOOR	390.13					390.13	5	3.05	
14TH FLOOR	390.13					390.13	5	3.05	
15TH FLOOR	390.13					390.13	5	3.05	
16TH FLOOR	390.13					390.13	5	3.05	
17TH FLOOR (REFUGE)	374.16	18.60	37.20	18.60	0.00	374.16	4	3.05	
18TH FLOOR	390.13					390.13	5	3.05	
19TH FLOOR	390.13					390.13	5	3.05	
20TH FLOOR	390.13					390.13	5	3.05	
21ST FLOOR	390.13					390.13	5	3.05	
22ND FLOOR (REFUGE)	374.16	18.60	37.20	18.60	0.00	374.16	4	3.05	
23RD (PART) FLOOR	208.87					208.87	1	3.05	
TOTAL	7047.70	74.40	148.80	74.40	0.00	7047.70	82	75.00	

CONSTRUCTION BUILT UP AREA SUMMARY								
SR. NO.	BUILDING	FSI AREA		NON FSI AREA			TOTAL AREA (IN SQ.M.)	
		RESI. BUILT UP AREA	REFUGE AREA	O.H.T. & L.M.R. AREA	STILT AREA	PODIUM AREA		METER ROOM/ LV ROOM
1	BUILDING	7047.70	74.40	108.48	213.90	5544.23	30.09	13018.80
TOTAL CONSTRUCTION BUILT UP AREA								13018.80

R.G CALCULATIONS:

NAME	AREA
Total RG Area	-NA-

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA						
	RESI	NON RESI	BALC	PASS	STAIR	LIFT	TENE
A-1 (BUILDING)	7047.70	0.00	1020.39	703.19	771.84	484.54	82
Total	7047.70	0.00	1020.39	703.19	771.84	484.54	82

PARKING CALCULATIONS

CAR	SCOOTER		CYCLE		VISIT. PARKING	
	Reqd	Prop	Reqd	Prop	Reqd	Prop
43	78	82	148	0	0	6

WATER REQUIREMENT

REQD CAPACITY(LIT)	PROP CAPACITY(LIT)
80350.00	486192.84

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI	TOTAL IN -SITU/TPDR	INCENTIVE FSI FOR GREEN BUILDING IF APPLICABLE	RESI ANCL- LARY AREA	NON RESI ANCL- LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	1.15	0.00	0.00	0.00	2.75	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	1.15	0.00	0.00	0.00	2.75	0.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	2665.63	1317.50	3030.25	0.00	4208.03	0.00	11221.41	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4)	2665.63	1317.50	423.40	0.00	2643.92	0.00	7050.45	0.00	7047.70
2.6 - INDEX CONSUMED	1.10	0.50	0.16	0.00	0.00	0.00	1.76	0.00	0.00

PROPOSED PODIUM AREA SUMMARY :		
SR. NO.	FLOORS	AREA IN SQ.M.
1	GROUND PODIUM	1019.60
2	1ST PODIUM	1004.67
3	2ND PODIUM	1173.32
4	3RD PODIUM	1173.32
5	4TH PODIUM	1173.32
6	TOTAL PODIUM AREA	5544.23

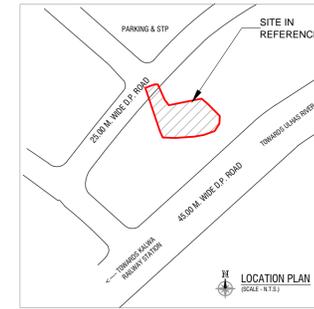
PROPOSED PARKING STATEMENT :				
SR. NO.	FLOOR	4 WHEELER PARKING		2 WHEELER
		SINGLE PARKING	SMALL	
1	GROUND PODIUM	9	13	41
2	1ST PODIUM	0	1	84
3	2ND PODIUM	11	8	9
4	3RD PODIUM	11	8	9
5	4TH PODIUM	11	8	9
6	TOTAL	42	38	152
TOTAL PARKING PROVIDED		80		

TABLE NO. 8B							
PARKING STATEMENT							
S.NO.	USER	TENEMENT / CARPET AREA IN SQ.M.	NO OF TENEMENTS	REG. NO. 8.2.1 (TABLE NO. 8B)		REG. NO. 8.1.1 (viii)b	
				4 WHEELER REQUIREMENT	2 WHEELER REQUIREMENT	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
1	RESIDENTIAL	LESS THAN 30.00	0	NIL	2 PARKING / 2FLATS	0	0
		30.00 TO BELOW 40.00	0	1 PARKING / 2FLATS	2 PARKING / 2FLATS	0	0
		40.00 TO BELOW 80.00	78	1 PARKING / 2FLATS	2 PARKING / 2FLATS	39	78
		80.00 TO BELOW 150.00	04	1 PARKING / 1FLAT	1 PARKING / 1FLATS	4	4
		150.00 AND ABOVE	0	2 PARKING / 1FLAT	1 PARKING / 1FLATS	0	0
		TOTAL RESI.		82			43
3	5% VISITORS					2	4
4	TOTAL PARKING REQUIREMENT (RESIDENTIAL + 5% VISITORS)					45	86

TABLE NO. 8B			
PARKING PROVISION STATEMENT			
S.NO.	DISCRPTION	4 WHEELER	2 WHEELER
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL)	45	86
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR (2B / 6)	0	0
3	TOTAL 4 WHEELER PARKING REQUIRED (1 + 2)	45	0
4	TOTAL 2 WHEELER PARKING REQUIRED (1 - 2)		86
5	2 WHEELER PARKING TO BE PROVIDED	0	
6	ADDITIONAL CAR PARKING PROVIDED	35	
7	TOTAL 4 WHEELER PARKING PROPOSED INCLUDING VISITORS	80	--
8	TOTAL 2 WHEELER PARKING PROPOSED INCLUDING VISITORS	--	152
9	ADDITIONAL CAR PARKING CAN BE SHOWN UP TO 50%	23	0

RERA CARPET AREA STATEMENT			
FLOORS	NO. OF FLOORS	NO OF FLATS	RERA CARPET AREA (IN SQ.M.)
TYPICAL 6TH, 8TH TO 11TH, 13TH TO 16TH & 18TH TO 21ST FLOOR (05 NOS. OF FLATS)		05 FLATS X 13 FLR. = 65 NOS.	44.23
TYPICAL 7TH, 12TH, 17TH & 22ND (REFUGE) FLOOR (04 NOS. OF FLATS)		04 FLATS X 04 FLR. = 16 NOS.	44.23
			44.04
			63.31
			63.06
			44.23
			44.23
			44.04
			44.23
			111.16
			1
			--
			--
			--
			--
TOTAL	82		63.06

REQUIREMENTS IN CASE OF HOUSING SCHEMES - AMENITIES SHALL BE PROVIDED AND COUNTED IN FSI :			
S.NO.	AMENITIES	RULE AS PER UDPCR 9.31	PROPOSED AREA (IN SQ.M.)
1	FITNESS CENTER	20.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS	18.80
2	CRECHE	20.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS	18.80
3	SOCIETY OFFICE CUM LETTER BOX	20.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 20 SQ.M. FOR EVERY 300 FLATS	18.80
4	SANITARY BLOCK FOR SERVANTS	3.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 3.00 SQ.M. FOR EVERY 200 FLATS	2.73
5	DRIVER'S ROOM WITH ATTACHED TOILET	12.00 SQ.M. FOR MINIMUM 100 FLATS, THEREAFTER 10.00 SQ.M. FOR EVERY 300 FLATS	11.40
6	ENTRANCE LOBBY	MORE THAN 6 FLATS - MINIMUM 9.00 SQ.M. MINIMUM DIMENSION - 2.50 M	85.84



PROJECT TYPE - Building Development

SEAL OF APPROVAL

Digitally signed by NITIN BABURAO YESUGADE
Date: 15 Dec 2023 19:27:58
Organization: Thane Municipal Corporation
Designation: Deputy City Engineer

PROJECT INFORMATION

CASE TYPE	New
LOCATION	Non-Congested Area
PLOT USE	Residential Building
PLOT SUB USE	Apartment
AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NIP)	2635.00
(a) As per ownership document (7/12, CTS extract)	2635.00
(b) as per measurement sheet	2636.78
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	211.70
(b) Any D.P. Reservation area	0.00
(Total a+b)	211.70
3. BALANCE PLOT AREA (1 - 2)	2423.30
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	2423.30
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 93/A, 93/B, VILLAGE PARSIK, TAL. & DIST. THANE.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED YELLOW
- DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN/ARCH.NAME, SIGN & ADD

M/S. Shree Ram Builder
Deepak Mehta (partner)

Saakaar Architects
Sandeep Ganesh Prabhu

PROJECT INFORMATION

PLOT NO	: 0
USE	: Residential Building
SUBUSE	: Apartment
NODE	:
SECTOR NO	:
PLOT ADDRESS	: C.T.S. NO. 93/A, 93/B, VILLAGE PARSIK, TAL. & DIST. THANE.
PERMIT NO	: TMCB/7003/2023
INWARD NO	: J0094/AutoDCR
KEY NO	: 5828
SCALE	: 1:100
DATE	: 14-12-2023
SHEET NO	: 1 / 7

