

PARKING STATEMENT						
CARPET AREA	CAR PARK. REQD.	NO. OF FLATS	REQD. CAR PARK.	TWO WHEELER PARK. REQD.	NO. OF FLATS	REQD. PARK.
BELOW 30.00 SQ.MT.	NIL	0	-	2 FOR 2 FLAT	0	0
30.00 TO 40.00 SQ.MT.	1 FOR 2 FLAT	0	0	2 FOR 2 FLAT	0	0
40.00 TO 80.00 SQ.MT.	1 FOR 1 FLAT	94	94	2 FOR 2 FLAT	94	94
80.00 TO 150.00 SQ.MT.	1 FOR 1 FLAT	215	215	1 FOR 1 FLAT	215	215
150 ABOVE	2 FOR 1 FLAT	112	224	1 FOR 1 FLAT	112	112
TOTAL REQUIRED PARKING			486			421
5% FOR VISITORS PARKING			24.3			21.05
TOTAL PARKING REQD. RESL.			510			442

RETAIL PARKING STATEMENT (Commercial)						
2 CAR PARKING FOR EVERY 100 SQ.MT. OF SPACE & 6 TWO WHEELER PARKING EVERY 100 SQ.MT.	100.00SQ.MT 2PARKING	6216.22	124	100SQ.MT 6PARKING	6216.22	373
TOTAL PARKING REQ. COMM.			124			373

	Residential	Commercial	TOTAL REQUIRED	TOTAL PROPOSED
TOTAL CAR PARKING REQUIRED	510	124	635	1894
TWO WHEELER PARKING REQUIRED	442	373	815	1277

PARKING STATEMENT		
FLOOR	CAR PARKING	TWO WHEELER
BASEMENT	446	209
LOWER GROUND FLOOR	282	115
UPPER GROUND/1ST PODIUM	231	160
2ND PODIUM	226	264
3RD PODIUM	309	279
4th PODIUM	400	250
TOTAL	1894	1277

REFUGE AREA STATEMENT					
WINGS	FLOORS	MIN. REQUIRED AREA SQ.MT	PROVIDED AREA SQ.MT	MAX AREA SQ.MT	EXCESS AREA
1	2,7,12,17,21,26,31	47.07	47.17	94.14	NIL
2	3,8,13,18,22,27,32	43.69	77.69	87.39	NIL
3	37	45.16	77.69	90.31	NIL
4	3,8	26.55	49.35	53.09	NIL

ADDITIONAL REQUIREMENTS (as per UDPCR 9.31)				
		FLATS	SQ.MT REQUIRED	SQ.MT PROPOSED
1)	Fitness Centre, Crèche, society office cum letter box room	100	20	20
	A 100 FLAT 20.00SQMT	100	20	20
	B ABOVE 100 FLAT EVERY 300 FLAT 20 SQ.MT	321	21.40	21.40
	TOTAL (A+B)	421	41.40	41.40
2)	Sanitary Block	100	3	3
	A 100 FLAT 3.00SQMT	100	3	3
	B ABOVE 100 FLAT EVERY 200 FLAT 3.00 SQ.MT	321	4.815	4.815
	TOTAL	421	7.815	10.17
3)	Driver Room	100	12	12
	A 100 FLAT 12.00SQMT	100	12	12
	B ABOVE 100 FLAT EVERY 300 FLAT 10 SQ.MT	321	10.70	10.70
	TOTAL	421	22.70	31.41
4)	Entrance Lobby	4	36	36
	A Every Residential building minimum 9	4	36	36
	TOTAL	4	36	755.45

FLATS SUMMARY				
WING	40 TO 80	80 TO 150	150 ABOVE	TOTAL
WING 1			102	102
WING 2		209	10	219
WING 3		6		6
WING 4	94			94
TENEMENTS	94	215	112	421
TOTAL TENEMENTS				421

BUILT UP AREA SUMMARY Plot C RESIDENTIAL		
FLOOR	WING 1	WING 2
BASEMENT		
LOWER GROUND FLOOR	319.46	
UPPER GROUND /1ST PODIUM		
2ND PODIUM FLOOR		
3rd PODIUM FLOOR		
4th PODIUM FLOOR		
PODIUM TOP FLOOR	960.52	
1st FLOOR	166.18	
2nd FLOOR	956.99	
3rd FLOOR	1004.16	
4th FLOOR	960.52	
5th FLOOR	960.52	
6th FLOOR	960.52	
7th FLOOR	956.99	
8th FLOOR	1004.16	
9th FLOOR	960.52	
10th FLOOR	960.52	
11th FLOOR	960.52	
12th FLOOR	956.99	
13th FLOOR	1004.16	
14th FLOOR	960.52	
15th FLOOR	960.52	
16th FLOOR	960.52	
17th FLOOR	956.99	
18th FLOOR	1004.16	
19th FLOOR	960.52	
SERVICE FLOOR	0.00	
19th FLOOR	960.52	
20th FLOOR	960.52	
21st FLOOR	956.99	
22nd FLOOR	1004.16	
23rd FLOOR	960.52	
24th FLOOR	960.52	
25th FLOOR	960.52	
26th FLOOR	956.99	
27th FLOOR	1004.16	
28th FLOOR	960.52	
29th FLOOR	960.52	
30th FLOOR	960.52	
31st FLOOR	956.99	
32nd FLOOR	1004.16	
33rd FLOOR	960.52	
34th FLOOR	960.52	
35th FLOOR	956.99	
36th FLOOR	960.52	
37th FLOOR	922.54	
38th FLOOR	958.99	
39th FLOOR	1039.04	
40th FLOOR	958.99	
TOTAL	34,284.61	

BUILT UP AREA SUMMARY Plot C RESIDENTIAL			
FLOOR	WING 2	WING 3	WING 4
BASEMENT			
LOWER GROUND FLOOR	536.56	454.86	
UPPER GROUND /1ST PODIUM			
2ND PODIUM FLOOR			53.98
3rd PODIUM FLOOR			
4th PODIUM FLOOR			
PODIUM TOP FLOOR	950.15	950.15	
1st FLOOR	547.84	547.84	
2nd FLOOR	950.15		
3rd FLOOR	870.47		
4th FLOOR	950.15		
5th FLOOR	950.15		
6th FLOOR	960.15		
7th FLOOR	950.15		
8th FLOOR	870.47		
9th FLOOR	950.15		
10th FLOOR	950.15		
11th FLOOR	950.15		
12th FLOOR	950.15		
13th FLOOR	870.47		
14th FLOOR	950.15		
15th FLOOR	950.15		
16th FLOOR	950.15		
17th FLOOR	950.15		
18th FLOOR	870.47		
19th FLOOR	950.15		
SERVICE FLOOR	0.00		
19th FLOOR	960.52		
20th FLOOR	950.15		
21st FLOOR	950.15		
22nd FLOOR	870.47		
23rd FLOOR	950.15		
24th FLOOR	950.15		
25th FLOOR	950.15		
26th FLOOR	950.15		
27th FLOOR	870.47		
28th FLOOR	950.15		
29th FLOOR	950.15		
30th FLOOR	950.15		
31st FLOOR	950.15		
32nd FLOOR	870.47		
33rd FLOOR	950.15		
34th FLOOR	950.15		
35th FLOOR	950.15		
36th FLOOR	950.15		
37th FLOOR	922.54		
38th FLOOR	958.99		
39th FLOOR	1039.04		
40th FLOOR	958.99		
TOTAL	38,611.60	2,006.83	

BUILT UP AREA SUMMARY Plot C RESIDENTIAL	
FLOOR	WING 4
BASEMENT	
LOWER GROUND FLOOR	278.67
UPPER GROUND /1ST PODIUM	
2ND PODIUM FLOOR	
3rd PODIUM FLOOR	
4th PODIUM FLOOR	
PODIUM TOP FLOOR	578.06
1st FLOOR	578.06
2nd FLOOR	578.06
3rd Refuge Floor	528.05
4th FLOOR	578.06
5th FLOOR	578.06
6th FLOOR	578.06
7th FLOOR	578.06
8th Refuge Floor	528.05
9th FLOOR	578.06
10th FLOOR	578.06
11th FLOOR	578.06
TOTAL	7,116.37

CLUBHOUSE 1	
FLOOR	AREA
GROUND FLOOR	2128.28
1st floor	1314.17
2nd floor	2128.28
3rd floor	884.13
TOTAL	6454.86

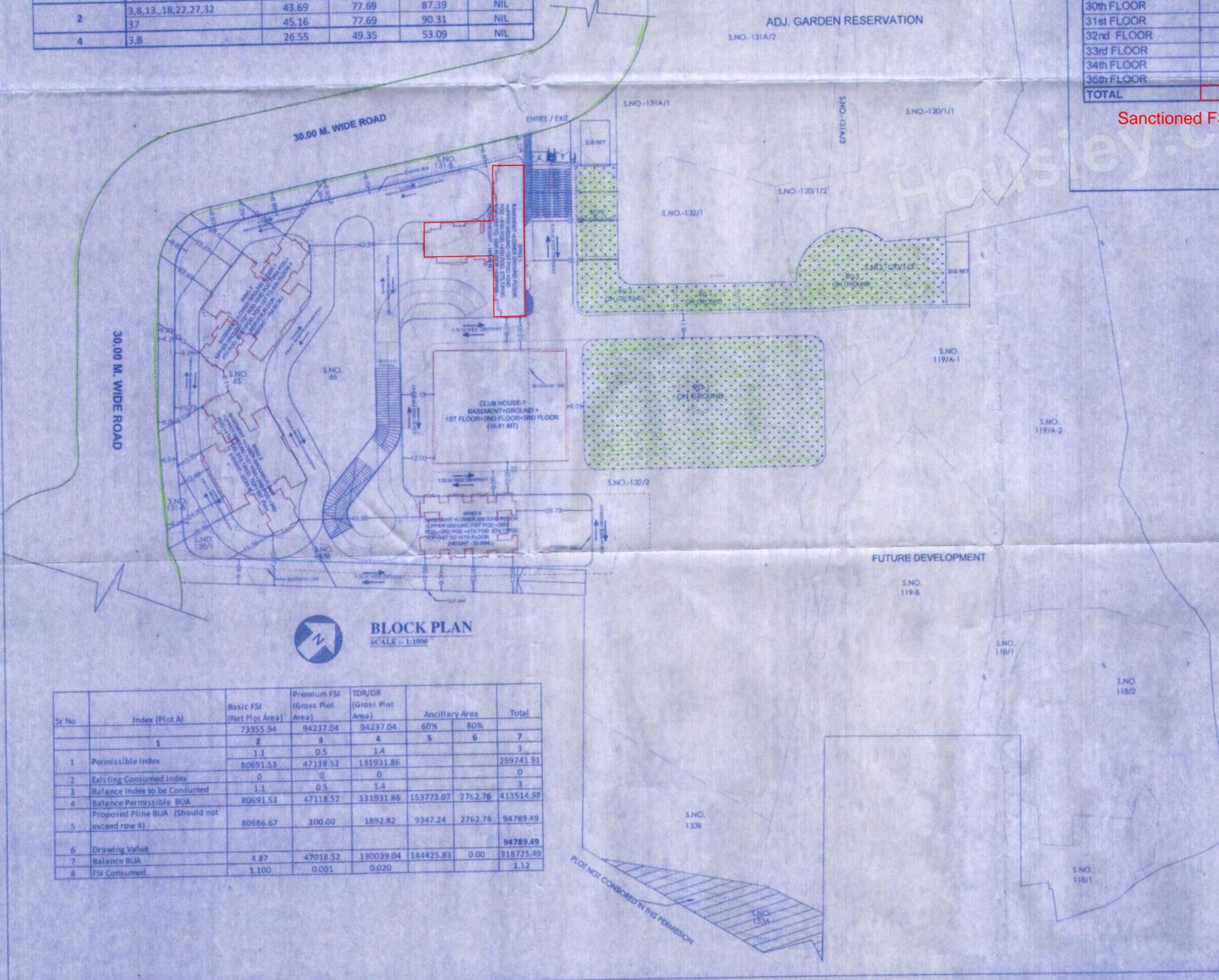
COMMERCIAL BUILT UP AREA SUMMARY	
FLOOR	AREA
LOWER GROUND FLOOR	1572.75
Upper GROUND/1st PODIUM FLOOR	3110.98
2ND PODIUM FLOOR	1532.49
TOTAL	6216.22

BUILT UP AREA SUMMARY AREA UDPCR 2020	
WING	AREA
WING 1	34384.61
WING 2	38611.6
WING 3	2006.83
WING 4	7,116.37
CLUBHOUSE 1	6454.86
COMMERCIAL AREA	6216.22
TOTAL AREA	94789.49

R.G. STATEMENT PLOT C	
NET PLOT AREA	74,425.80
PHY. R.G. 10% REQUIRED	7442.58
PROPOSED R.G.	
GROUND RG (R.G.-1)	4456.68
GROUND RG (R.G.2)	532.12
GROUND RG (R.G.3)	530.88
GROUND RG (R.G.4)	230.34
GROUND RG (R.G.5)	1695.16
TOTAL RG PROPOSED	7445.18

INCLUSIVE HOUSING AREA STATEMENT OF PLOT - C	
a) PLOT AREA	74,425.80
b) LESS - INDUSTRIAL PLOT	24,673.20
c) BALANCE PLOT AREA (A-B)	49,752.60
d) BASIC FSI (1:1.1)	54,727.86
e) 20% AREA OF Required INCLUSIVE HOUSING	10,945.57
f) INCLUSIVE HOUSING Proposed on Plot E WING A (BASE+GR+1ST TO 16TH FLOOR)	11,053.66
Required BUA for Smaller flats of 1 to 1 plot (i.e. below 80 sq m)	
1) PLOT AREA	73,359.94
2) LESS - Residential zone	48,662.74
3) BALANCE PLOT AREA (A-B)	24,673.20
4a) BASIC FSI (1:1.1)	27,140.52
4b) Permissible 0.50 Premium FSI	100.00
4c) Permissible DR/TDR - 140%	1,892.82
5) permissible area (4a+4b+4c)	29,133.34
6) less commercial Proposed area	3,453.46
7) Residential permissible area (5-6)	25,679.88
8) Resi Ancillary FSI proposed	9,347.24
9) Total Residential permissible area (7+8)	35,027.12
10) Proposed area (9 X 20%)	7,005.42
11) Smaller flats proposed on Wing no-4	7,115.37

CONSTRUCTION AREA	
FSI AREA	94789.49
NON FSI AREA	88,707.01
TOTAL CONSTRUCTION AREA	1,83,496.50



BLOCK PLAN SCALE: 1:1000

Sr No	Index (Plot A)	Basic FSI (Net Plot Area)	Premium FSI (Gross Plot Area)	TDR/DR (Gross Plot Area)	Ancillary Area	Total
1	1	73355.94	94237.04	94237.04	60% 80%	7
2	2	0	0	0	0	0
3	3	1.1	0.5	1.4	5	6
4	4	80691.53	47118.52	131931.86		259741.91
5	5	0	0	0		0
6	6	1.1	0.5	1.4	153773.07	2762.76
7	7	80691.53	47118.52	131931.86		413514.98
8	8	80686.67	300.00	1892.82	9347.24	2762.76
9	9					94789.49
10	10					94789.49
11	11	4.87	47018.52	130039.04	144425.83	0.00
12	12	1.00	0.001	0.020		318725.49
13	13					1.12



LOCATION PLAN SCALE: 1:500

CONTENTS OF SHEET
BLOCK & LOCATION PLAN

STAMP OF DATE OF APPROVAL: [Stamp] Subject to conditions Prescribed in Permit No. Y.P. S.34/10/23/2019 TMC/DR/TPS/447/23 Dated: 07.07.23

Thane Municipal Corporation
The City of Thane

SAVADHAN
"भरतु नकशासुसार बोधकोय न करणे तसेच विषयक नियमन विधानालीनुसार आवश्यक त्वा परवानगा न घेत घेवक्यात शहर कायदे, नगराच कट्टीला न नये एवम शहरीनियमन केल्या गेलेल्या कायदे अन्वये २ वीं कर व.स. १९७०/८० च्या अन्वये"

PARTICULARS	SQ.MT
1 a Area of Plot	74,425.80
b less area S.No 133A	1069.86
c Balance Plot Area (1a-1b)	73355.94
d Add. - Area under Garden, Reservation	20881.1
e Total Gross Plot Area (1c + 1d)	94237.04
2 Deduct :-	
a Area under Road	--
b Area under Garden Reservation	20881.1
3 Balance Plot Area (1c - 2b)	73355.94
4 Deduct Amenity Plot Area	--
5 Net Plot Area	73355.94
9 Basic FSI (73355.94 x 1.1)	80691.53
10 Permissible 0.50 Premium FSI	
94237.04 x 50% = 47118.52 Sq.mt.	
a Now Proposed to be utilized Premium FSI	100.00
11 Permissible DR/TDR - 140%	
94237.04 x 140% = 131931.86 Sq.mt.	
30% Sham TDR : 131931.86 x 30% = 39579.5	