

PROPOSED AREA				
BLDG. A - Gr + 12th Fl.		CONST. AREA (sq. mt.)		
FLOOR	MUN. B/U (sq. mt.)	FSI Area	NON FSI AREA	TOTAL
Ground Floor	447.533	447.533	405.370	852.903
1st Floor	656.918	656.918	-----	656.918
2nd Floor	656.918	656.918	-----	656.918
Podium Floor 3rd to 5th Fl.	-----	-----	801.25 x 3 FL. 2403.75	2403.750
6th Podium Floor	-----	-----	866.25	866.25
7th Amenity Floor	96.313	96.313	663.810	760.123
8th Floor	435.648	435.648	-----	435.648
Typical Floor 9th,10th,12th Fl.	443.303 x 3 FL. 1329.909	443.303 x 3 FL. 1329.909	-----	1329.909
11th Refuge Floor	410.095	410.095	-----	410.095
U.G.Tank	-----	-----	33.220	33.220
O.H.Tank	-----	-----	33.220	33.220
TOTAL AREA - A	4033.334	4033.334	4405.620	8438.954
BLDG. B - Gr + 12th Fl.		CONST. AREA (sq. mt.)		
FLOOR	MUN. B/U (sq. mt.)	FSI Area	NON FSI AREA	TOTAL
Ground Floor	38.719	38.719	27.004	65.723
1st Floor	-----	-----	200.490	200.490
2nd Floor	-----	-----	200.490	200.490
Podium Floor 3rd to 5th Fl.	-----	-----	216.814 x 3 FL. 650.442	650.442
6th Podium Floor	4.144	4.144	344.580	348.724
7th Amenity Floor	98.785	98.785	-----	98.785
Typical Floor 8th to 10th, 12th Fl.	373.023 x 4 FL. 1492.092	373.023 x 4 FL. 1492.092	-----	1492.092
11th Refuge Floor	339.463	339.463	-----	339.463
U.G.Tank	-----	-----	34.980	34.980
O.H.Tank	-----	-----	34.980	34.980
TOTAL AREA - B	1973.203	1973.203	1492.966	3466.169
TOTAL AREA - A + B	6006.537	6006.537	5898.586	11905.123

Telecom Room			
Building	Req. Size	Prop. Size	Status
Wing B	Other Telecom Room	3.000X3.400	OK
Wing B	Other Telecom Room	3.000X3.400	OK
Wing A	Other Telecom Room	3.000X3.450	OK
Wing A	Other Telecom Room	3.000X3.450	OK

Wing A																
BUILDING	FLOORS	COMM.	RESI.	FSI AREA		EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
									PROP.					SHAFT	DEDUCTION	FSI AREA
Wing A	Typical 9th 10th And 12th Floor	0.000	1473.609	0.000	0.000	0.000	0.000	0.000	164.229	0.000	0.000	31.680	18.240	93.780	0.000	1329.909
Wing A	Refuge 11th Floor	0.000	491.203	0.000	0.000	0.000	0.000	0.000	54.743	0.000	0.000	10.560	6.080	31.260	33.208	410.095
Wing A	6th Podium Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Wing A	7th Amenity Floor	0.000	106.873	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10.560	0.000	0.000	0.000	96.313
Wing A	2nd Floor	674.346	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	15.275	2.153	0.000	0.000	656.918
Wing A	First Floor	674.346	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	15.275	2.153	0.000	0.000	656.918
Wing A	Ground Floor	462.808	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	9.995	15.275	0.000	0.000	0.000	447.533
Wing A	8th Floor	0.000	483.548	0.000	0.000	0.000	0.000	0.000	55.065	0.000	0.000	10.560	6.080	31.260	0.000	435.648
Wing A	TOTAL	1811.500	2555.233	0.000	0.000	0.000	0.000	0.000	274.037	0.000	9.995	109.185	34.706	156.300	33.208	4033.334

Wing B																
BUILDING	FLOORS	COMM.	RESI.	FSI AREA		EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
									PROP.					SHAFT	DEDUCTION	FSI AREA
Wing B	8th To 10th And 12th Floor	0.000	1631.952	0.000	0.000	0.000	0.000	0.000	208.780	0.000	0.000	43.680	26.940	69.240	0.000	1492.092
Wing B	Ground Floor	0.000	38.719	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	38.719
Wing B	6th Podium Floor	0.000	34.144	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	30.000	4.144
Wing B	Refuge 11th Floor	0.000	407.988	0.000	0.000	0.000	0.000	0.000	46.537	0.000	0.000	10.920	6.735	17.310	33.560	339.463
Wing B	7th Amenity Floor	0.000	109.705	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10.920	0.000	0.000	0.000	98.785
Wing B	TOTAL	0.000	2222.508	0.000	0.000	0.000	0.000	0.000	255.317	0.000	0.000	65.520	33.675	86.550	63.560	1973.203

Proposed Parking			
Wing	Scooter Parking	Car Parking	
Wing A	04 Nos.	00 Nos.	
Wing B	04 Nos.	75 Nos.	
Total	08 Nos.	75 Nos.	

Plot Area Calculation - 2.2.3 (iii)				
F.P.No.	P/R Card	Area as Triangulation	D.P. Road Area	Net Plot
137	2333.80	2336.519	-----	2333.80
TOTAL	2333.80	2336.519	-----	2333.80

Plot Area Calculation			
* FINAL PLOT No - 137.	Area	Area as Triangulation	D.P. Road Area
1	46.60 x 15.36 x 0.5 x 1No	=	359.431 Sq.Mt.
2	93.00 x 26.15 x 0.5 x 1No	=	1216.521 Sq.Mt.
3	60.51 x 25.12 x 0.5 x 1No	=	760.551 Sq.Mt.
Total Area			2336.519 Sq.Mt.

Floor Height (Rule No. 9.2.2)				
Building Name	Floor Name	Floor Use	Min Req.	Max. Prop. height
Bldg. - A (Ground + 12th Floor)	Ground Floor	Comm. Floor	3.00	4.50
	First Floor	Comm. Floor	2.75	4.50
	Second Floor	Comm. Floor	2.75	4.50
	3rd To 7th Floor	Resid. Floor	2.75	4.50
8th To 12th Floor	Resid. Floor	2.75	4.50	

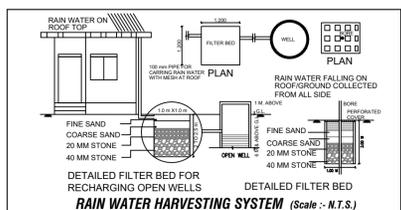
Floor Height (Rule No. 9.2.2)				
Building Name	Floor Name	Floor Use	Min Req.	Max. Prop. height
Bldg. - B (Ground + 12th Floor)	Ground Floor	Comm. Floor	3.00	4.50
	First Floor	Comm. Floor	2.75	4.50
	Second Floor	Comm. Floor	2.75	4.50
	3rd To 7th Floor	Resid. Floor	2.75	4.50
8th To 12th Floor	Resid. Floor	2.75	4.50	

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
Wing A	D2	0.75	2.1	156
Wing A	D	1.05	2.1	66
Wing A	OP	0.9	2.1	97
Wing A	D1	0.9	2.1	126
Wing B	D2	0.75	2.1	156
Wing B	D	1.05	2.1	66
Wing B	OP	0.9	2.1	97
Wing B	D1	0.9	2.1	126

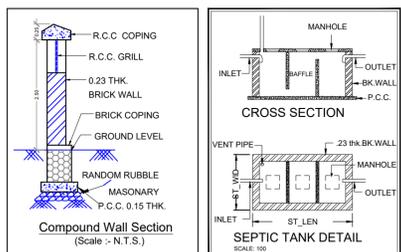
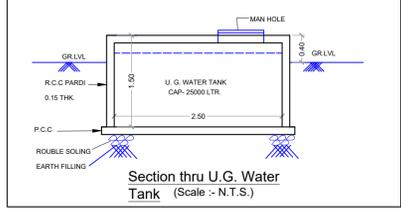
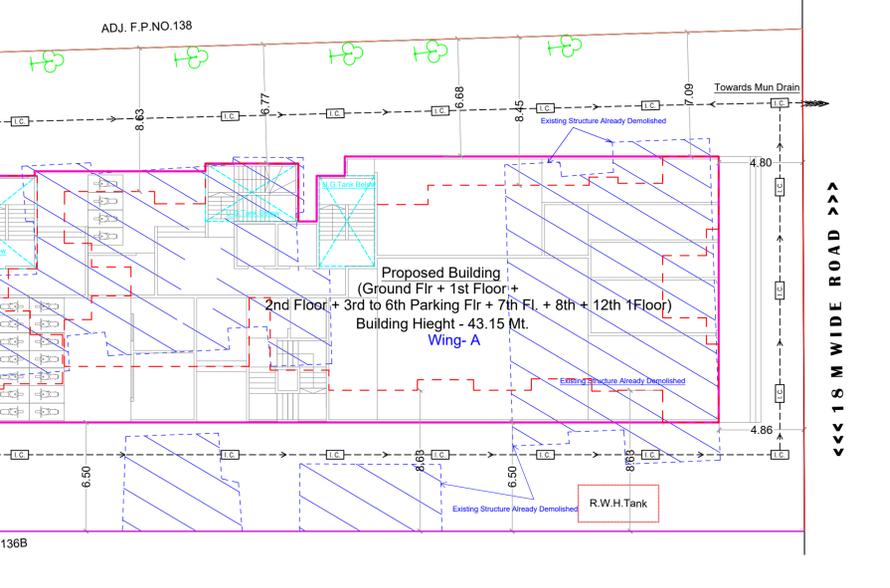
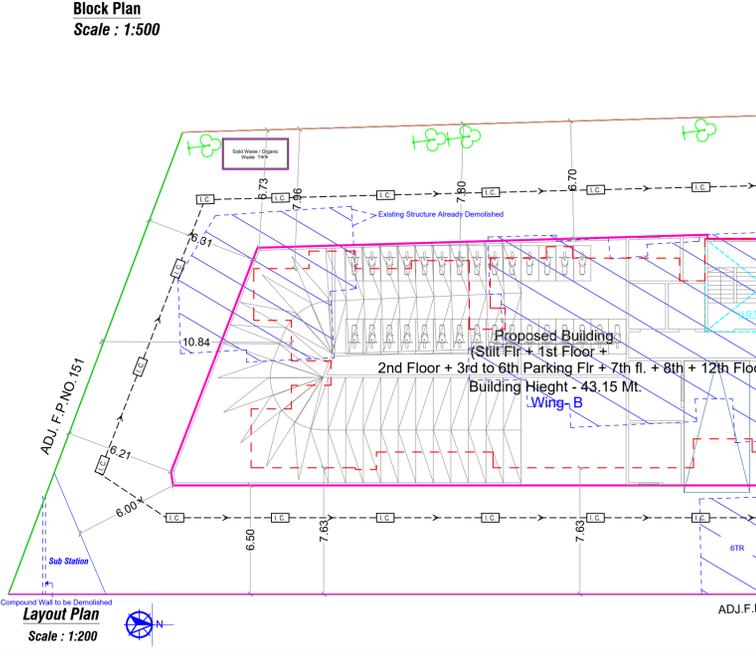
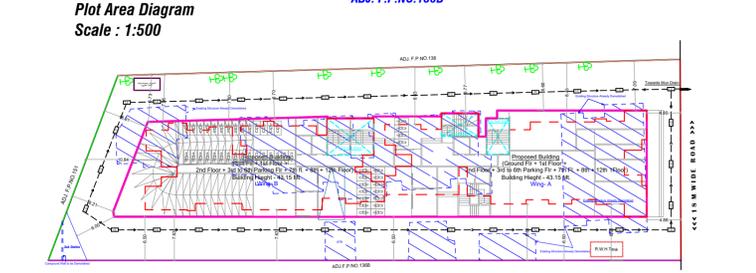
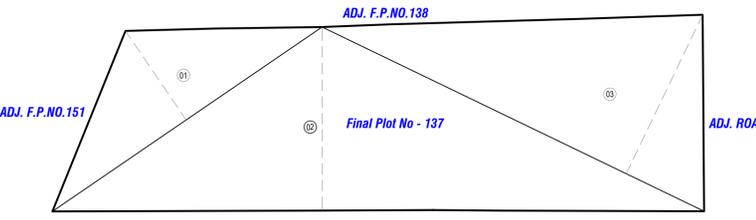
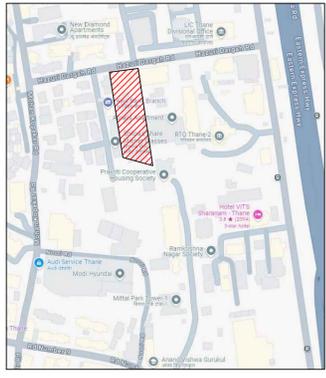
FSI DETAILS										
10 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive fsi for green building if Applicable (on basic FSI)	Additional FSI(10.10.1 Note:3)	Ancillary Area(60% of 2 + 3+4+5)	Ancillary Area(80% of 2 + 3+4+5)	Total	Drawing Value	Status
10.1 Permissible Index	1.100	0.500	0.900	0.000	0.000	0.000	0.000	2.500	0.000	0.000
10.2 Total Entitlement of FSI as per Reg 7.6.1	1.634	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10.3 FSI Permissible for Redevelopment(Max of 10.1 and 10.2)	1.634	0.500	0.900	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10.4 Total Permissible (P Line Area)	3813.594	1166.900	2100.420	0.000	0.000	1703.400	778.104	9562.418	0.000	0.000
10.5 Proposed P Line Area (should not exceed 10.4)	3813.593	0.000	0.000	0.000	0.000	1593.147	599.797	6006.537	0.000	6006.537
10.6 Index Consumed	1.634	0.000	0.000	0.000	0.000	0.000	0.000	1.634	0.000	0.000

Owner Details		
Owner Name	Postal Address	Contact Number
Veer Life Spaces LLP	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY, PIPELINE ROAD, Thane, Thane, Maharashtra-400604	9967059394
Bhushan Chandrakant Bhanushali	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY, PIPELINE ROAD, Thane, Thane, Maharashtra-400604	9967059394
Tina Bhushan Bhanushali	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY, PIPELINE ROAD, Thane, Thane, Maharashtra-400604	9967059394

LINE WIDTH DETAILS	
LINE	DISCRPTION
---	T.I.L.R. Boundary
---	D.P. Road Line
---	Plinth Line
---	I.C. LINE
---	Existing Structure
---	U.G Tank



LEGENDS:
 PLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW LIGHT
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL SHOWN BROWN
 EXISTING SHOWN BLUE HATCHED



Signature Not Verified

Digitally signed by SURAJ MOTIRAM PATIL
 Date: 2025.03.10 19:26:04 IST
 Reason: Approved Drawing Plan
 Designation : Deputy City Engineer
 Location : Thane Municipal Corporation
 Project Code : TMCB-24-96193
 Application Number : TMCB/2025/0514
 Proposal Number : 1489369
 Certificate Number : TMCB/2025/APL/01242

Deputy Engineer
 Date: 13/01/2025
 Deputy Engineer
 Date: 13/01/2025

Wing A & B - Google Location, D. P. Remark, Layout Plan, Plot Area Diagram & Calculation, Owner Details, Proforma, F.S.I. Calculations Table, Parking Table, Construction Area Table.

Proforma - Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. 2333.800 and subplot No. -----

(a) As per ownership document (7/12, CTS extract) **2333.800**

(b) as per TILR or City Survey measurement sheet **2333.800**

(c) as per Demarcated drawing area **2336.519**

LESS

2. Area not in possession **0.000**

3. Entire area (1-2) **2333.800**

4. Deductions for
 (a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening **0.000**
 (b) Any D.P. Reservation area **0.000**
 (c) Green Belt **0.000**

5. Balance area of plot (3-4) **2333.800**

6. Amenity Space **AMENITY AREA**

(Applicable if (1) > 20000 sqmt
 (Required) (a) Up to 20000 sqmt - Nil
 (b) Above 20000 sqmt - (a) + 5% of Total area **0.000**
 7. Net Plot Area (5-6) **2333.800**

8. Recreational Open Space **-----**

(a) If area (6) is more than 4000 sqmt - 10% of (6) is required. **0.000**
 Proposed **0.000**

(b) If area is less than 4000 sqmt - Check -
 (i) 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 **-----**
 (ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required **-----**

(A) 10% Subject to minimum 200 sqmt **0.000**
 Proposed **0.000**

(B) Exemption to leave open space subject to availing basic F.S.I. of 75% **-----**
 (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate **-----**

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 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.