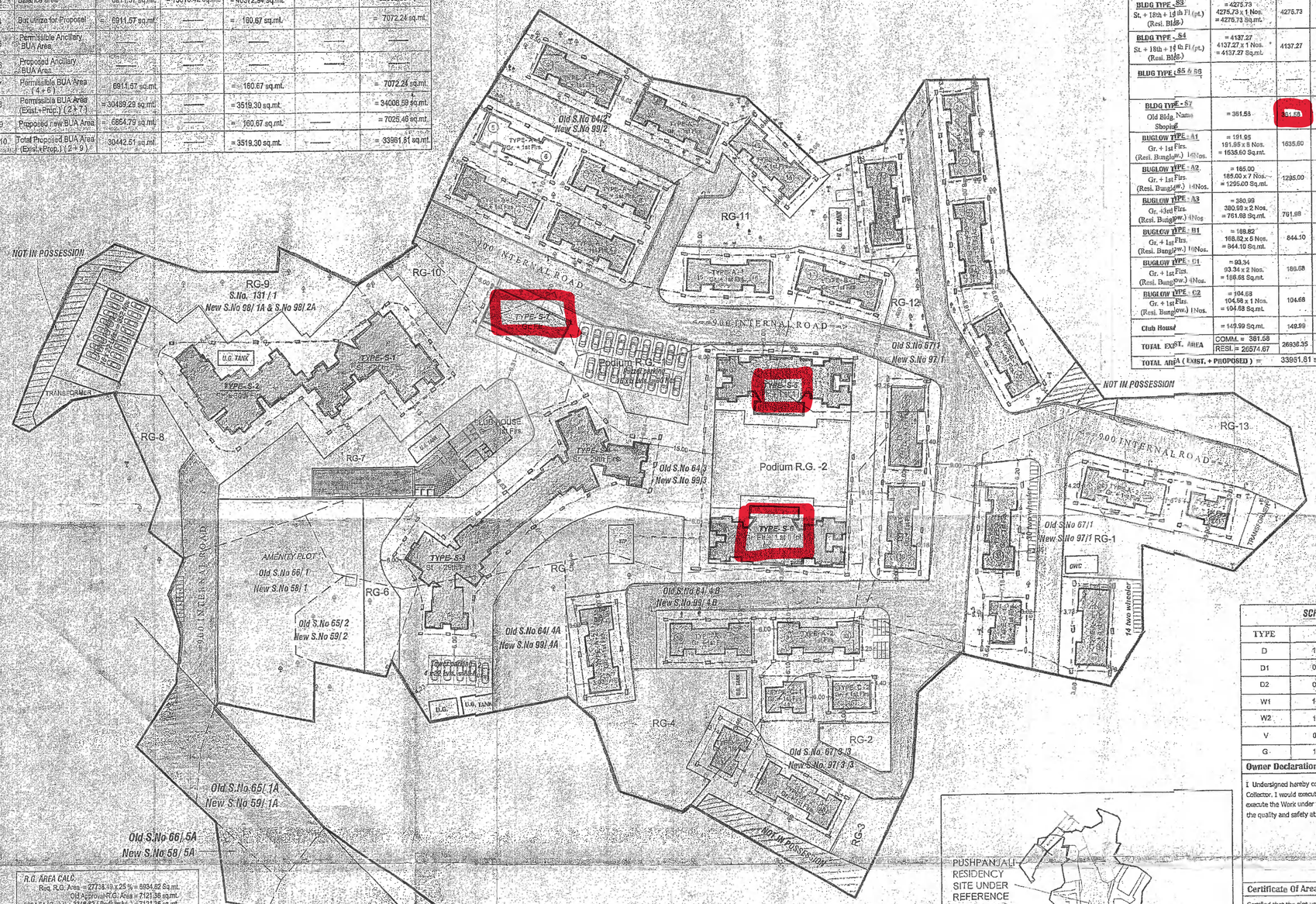
Existing area & Prop. Area SUMMARY

Sr.No.	Potential	Basic fsi	Premium	TDR	Incentive Fsi	Total
1	Permissible	1.10 = 27717.54 x 1.10 = 30489.29 sq.mt.	0.50 = 31236.84 x 0.50 = 15618.42 sq.mt.	= 31236.84 x 1.40 = 43731.57 sq.mt.	—	3.00 = 89839.28 sq.mt.
2	Existing Proposed	= 23577.72 sq.mt.	—	= 3358.63 sq.mt.	—	= 26936.35 sq.mt.
3	Balance area	6911.57 sq.mt.	= 15618.42 sq.mt.	= 40372.94 sq.mt.	—	= 62902.93 sq.mt.
4	Sur utilize for Proposal	= 6911.57 sq.mt.	—	= 160.67 sq.mt.	—	= 7072.24 sq.mt.
5	Permissible Ancillary BUA Area	—	—	—	—	—
6	Proposed Ancillary BUA Area	—	—	—	—	—
7	Permissible BUA Area (4 + 6)	6911.57 sq.mt.	—	= 160.67 sq.mt.	—	= 7072.24 sq.mt.
8	Permissible BUA Area (Exist.+Prop.) (2 + 7)	= 30489.29 sq.mt.	—	= 3519.30 sq.mt.	—	= 34008.59 sq.mt.
9	Proposed new BUA Area	= 6854.79 sq.mt.	—	= 160.67 sq.mt.	—	= 7025.46 sq.mt.
10	Total Proposed BUA Area (Exist.+Prop.) (2 + 9)	30442.51 sq.mt.	—	= 3519.30 sq.mt.	—	= 33961.81 sq.mt.



सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास निर्बंधाचे नियमावलीनुसार आवश्यक त्या रस्त्यासाठी व सेवेचे बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १५२ अनुसार दखलपात्र गुन्हा आहे, त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

From of Statement - II [Sr. No. 9 (a)]

BLDG. NO. / FLOOR NO.	Existing Bldg. & Floor Built-up Area statement		BLDG. NO. / FLOOR NO.	Prop. Building Built-up Area statement	
BLDG TYPE - S1 St. + 30th Flrs. (Resi. Bldg.)	= 7157.50 x 1 Nos. = 7157.50 x 1 Nos. = 7157.50 Sq.mt.	7157.50	—	—	—
BLDG TYPE - S2 St. + 30th Flrs. (Resi. Bldg.)	= 5959.67 x 1 Nos. = 5959.67 x 1 Nos. = 5959.67 Sq.mt.	5959.67	—	—	—
BLDG TYPE - S3 St. + 18th + 19 th Fl.(pt.) (Resi. Bldg.)	= 4275.73 4275.73 x 1 Nos. = 4275.73 Sq.mt.	4275.73	BLDG TYPE - S3 19 th fl (pt.) + 20 th + 29th Flrs. (Resi. Bldg.)	= 3324.55 3324.55 x 1 Nos. = 3324.55 Sq.mt.	3324.55
BLDG TYPE - S4 St. + 18th + 19 th Fl.(pt.) (Resi. Bldg.)	= 4137.27 4137.27 x 1 Nos. = 4137.27 Sq.mt.	4137.27	BLDG TYPE - S4 19 th fl (pt.) + 20 th + 29th Flrs. (Resi. Bldg.)	= 3324.55 3324.55 x 1 Nos. = 3324.55 Sq.mt.	3324.55
BLDG TYPE - S5 & S6	—	—	BLDG TYPE - S5 & S6 St. + 1 st Fl. (pt.). (Resi. Bldg.)	= 188.18 188.18 x 2 Nos. = 376.36 Sq.mt.	376.36
BLDG TYPE - S7 Old Bldg. Name Shopping	= 361.58	361.58	BLDG TYPE - S7 Gr. Flr. + 1 st Flrs. (Comm. Bldg.)	—	—
BUGLOW TYPE - A1 Gr. + 1st Flrs. (Resi. Bunglow.) 16Nos.	= 191.95 191.95 x 8 Nos. = 1535.60 Sq.mt.	1535.60	—	—	—
BUGLOW TYPE - A2 Gr. + 1st Flrs. (Resi. Bunglow.) 11Nos.	= 185.00 185.00 x 7 Nos. = 1295.00 Sq.mt.	1295.00	—	—	—
BUGLOW TYPE - A3 Gr. +3rd Flrs. (Resi. Bunglow.) 4Nos	= 380.99 380.99 x 2 Nos. = 761.98 Sq.mt.	761.98	BUGLOW TYPE - A3 Gr. + 3 rd Flrs. (Resi. Bunglow.) 4Nos	—	—
BUGLOW TYPE - B1 Gr. + 1st Flrs. (Resi. Bunglow.) 10Nos.	= 169.82 168.82 x 5 Nos. = 844.10 Sq.mt.	844.10	—	—	—
BUGLOW TYPE - C1 Gr. + 1st Flrs. (Resi. Bunglow.) 4Nos.	= 93.34 93.34 x 2 Nos. = 186.68 Sq.mt.	186.68	—	—	—
BUGLOW TYPE - C2 Gr. + 1st Flrs. (Resi. Bunglow.) 1Nos.	= 104.68 104.68 x 1 Nos. = 104.68 Sq.mt.	104.68	—	—	—
Club House	= 149.99 Sq.mt.	149.99	Club House	—	—
TOTAL EXIST. AREA	COMM. = 361.58 RESI. = 26574.67	26936.35	TOTAL PROP. AREA	COMM. = — RESI. = 7025.46	7025.46
TOTAL AREA (EXIST. + PROPOSED) =		33961.81 sq.mt.			

CONTENT OF SHEET

BLOCK PLAN,PLOT AREA DIA. & CALC.,STAIRCASE AREA STATEMENT,PARKING AREA STATEMENT,LAYOUT PLAN, STAIRCASE AND PASSAGE AREA STATEMENT, LOCATION PLAN

STAMP OF APPROVAL BY T.M.C.

Amended Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S.Ad/0326/(Amd)/(N.C.)
TMC/TD-DP/TPS/1284/2012 Dated 24/12/2012

M.U. Dange
Deputy Engineer (TDD)

Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

AREA STATEMENT

1		AREA OF PLOT	Sq. Mt.
	a	As per Ownership document (7/12, CTS extract)	32450.00
	b	As per P.O.A Agreement Area	32380.00
	c	as per Measurement Sheet	32299.57
2		DEDUCTION FOR	-
	a	Proposed D.P. / D.P. Road Widening Area /Service Area Highway Widening	2038.00
	b	Sub Plot - B	420.78
	c	Not In Possetion	591.95
	c	Diffrance Area in P.O.A.	50.00
		TOTAL (a+b+c+d)	3100.73
3		BALANCE AREA OF PLOT (1c - 2)	29198.84
4		Amenity Space (if applicable)	
	a)	Required	1459.94
	b)	Adjustment of 2 (a) if any	----
	c)	Balance Proposed	1481.30
5		NET AREA OF THE PLOT (3 - 4 (c))	27717.54
6		Recreational Open Space (if applicable)	----
	a)	Required	
	b)	Proposed	
7		Internal Road area	----
8		Plotable area (if applicable)	----
9		Built up area with refrance to Basic P.S.I. as per front road width Sr.No.5 x Basic FSI) 27717.54 x 1.10	30489.29
10		Additional of FSI on payment of premium	
	a)	Maximum permissible parmium FSI - based on road width / TOD Zone	
	b)	Proposed FSI on payment of premium 31236.84 x 0.50 = 15618.42 sq.mt.	
11		In- Situ FSI / TDR loading	
	a)	In- situ area against D.P. Road (2.0 x Sr.No.2 (a)) if any	2038.00
	b)	In- situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and / or (c)).	1481.30
	c)	TDR area 31236.84 x 1.40 = 43731.57 (43731.57 x 0.30 = 13119.47) 43731.57 - 13119.47 = 30612.10 - 2038- 1481.30 = 27092.80 Slum Tdr - 13120, Tdr.- 27093	----
	d)	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	3519.30
12		Additional FSI area under Chapter No.7	----
13		Total entitlement of FSI in the proposal	
	a)	[9+10(b)+11(d)] or 12 whichever is applicable.	34008.59
	b)	Ancillery Area FSI upto 60% or 80% with payment of charges.	----
	c)	Total entitlement (a+b)	34008.59
14		Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width ((as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15		Total Built - up Area in proposal.(excluding area at Sr.No.17b)	
	a)	Existing Built-up Area.	26936.35
	b)	Proposed Built-up Area (as per 'P-line')	7025.46
	c)	Total (a+b)	33961.81
16		F.S.I. Consumed (15/14) (should not be more than serial No.14 above.)	0.99
17		Area for Inclusive Housing,if any	----
	a)	Required (20% of Sr.No.5)	----
	b)	Proposed	----

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED AMENDMENT FOR RESIDENTIAL COMPLEX ON S.NO. OLD 64/2 (NEW 99/2),OLD 64/4B (NEW 99/4B), OLD 83/3 (NEW 101/3), OLD 67/1 (NEW 97/1), OLD 66/1 (NEW98/1), OLD 131/1 (NEW 98/1A) & OLD 131/1 NEW 98/1B), OLD S.N.64/4A NEW S.No. 99/4A, OLD S.No.64/6 NEW S.No.99/6, Old S.No. 65/1P New S.No.(59/1A), OLD 65/2 (NEW 59/2), OLD 67/3/3 NEW 97/3/3, OLD 64/3 (NEW 99/3) & OLD 66/5A (NEW 58/5A) AT VILLAGE OWALE-THANE (w).

SIGNATURE & ADDRESS OF OWNERS

FOR :- M/s. RAM DEVELOPERS

Pride Park Norita Bldg. - A
Ground Floor Opp. Laxmi Co.
Ghodbunder Road Thane (W.)

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.10	T.W. FLUSH DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	— WITH VENTILATOR
W1	1.80 x 1.50	ALU. SLIDING WINDOWS
W2	1.50 x 1.20	— DO —
V	0.60 x 0.75	ALU. LOUVERED VENTILATOR
G	1.20 x 1.20	R.C.C CEMENT JALI

Owner Declaration

I Undersigned hereby confirm that I would abide by plans approved by authority / Collector. I 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 .

SIGNATURE OF OWNER / DEVELOPER

Certificate Of Area

Certified that the plot under reference was surveyed by me on 32450 sq.mt. and the dimension of side 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 OF LICENSED ARCHITECT

NORTH LINE

N

SIGNATURE OF ARCHITECT

A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO.: CA/94/17923

GENERAL NOTES :-

ALL DIMENSIONS ARE IN METRIC.

BOUNDARY OF PLOT AS PER T.I.L.R. SHOWN IN THICK BLACK	
PROPOSED WORK SHOWN IN RED FILLED.	
R.G. AREA SHOWN THUS	
DRAINAGE / SEWERAGE LINE SHOWN IN RED DOTTED	
ROAD LINE SHOWN IN GREEN	

JOB No	DRG.No.	SCALE	DATE	DRN.BY	CHK.BY	APP.BY
401	RD / MUN / 01	AS SHOWN	22.12.2021	DIPESH	ASHA	ASHA

A. V. DESAI
B.Arch., F.I.A., I.I.A.D.
Tel.(off) : 25821898
(Fax) : 25802997
akruti consultants
• ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS
JANDEEP ENCLAVES, PLOT No. A-9, UNIT No.- 101, M.I.D.C. ROAD, NEXT TO H.T.E., GOPALBARAG WAGLE ESTATE, THANE (W)- 400604
EMAIL :- abasavaksdesai@gmail.com, Mob. No.- 9821346171

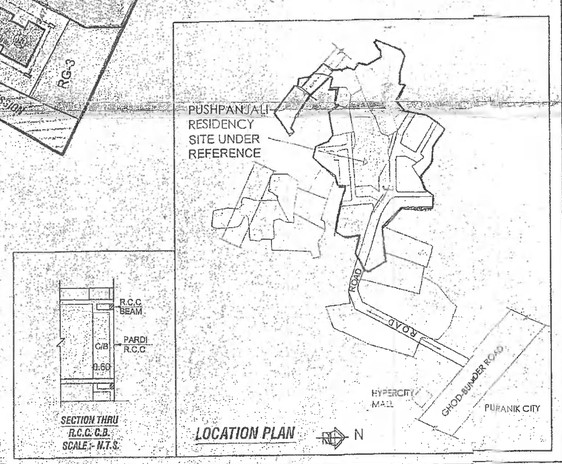
R.G. AREA CALC.

Req. R.G. Area = 27718.18 x 25 % = 6934.62 Sq.mt.
Old Approved R.G. Area = 7121.36 sq.mt.
5804.54 (G. Lvl.) + 3316.82 (Podium lvl.) = 7121.36 sq.mt.

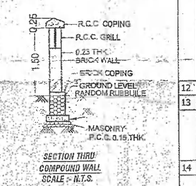
	R.G. Number	Prop. Area
1	RG - 1	380.22
2	RG - 2	126.80
3	RG - 3	151.95
4	RG - 4	680.09
5	RG - 5	1024.73
6	RG - 6	277.24
7	RG - 7	1039.75
8	RG - 8	292.70
9	RG - 9	637.76
10	RG - 10	223.70
11	RG - 11	517.00
12	RG - 12	130.64
13	RG - 13	354.21
14	Podium R.G. - 1	723.95
15	Podium R.G. - 2	680.99
	Total Area	7124.70

BLOCK PLAN

SCALE:1:500



LOCATION PLAN



SECTION THRU COMPOUND WALL
SCALE :- N.T.S.

SECTION THRU R.C.C. C.B.
SCALE:- N.T.S.