PROFORMA - A

01/16

CONTENTS OF SHEET

LAYOUT PLAN, LOCATION PLAN, AREA SUMMARY

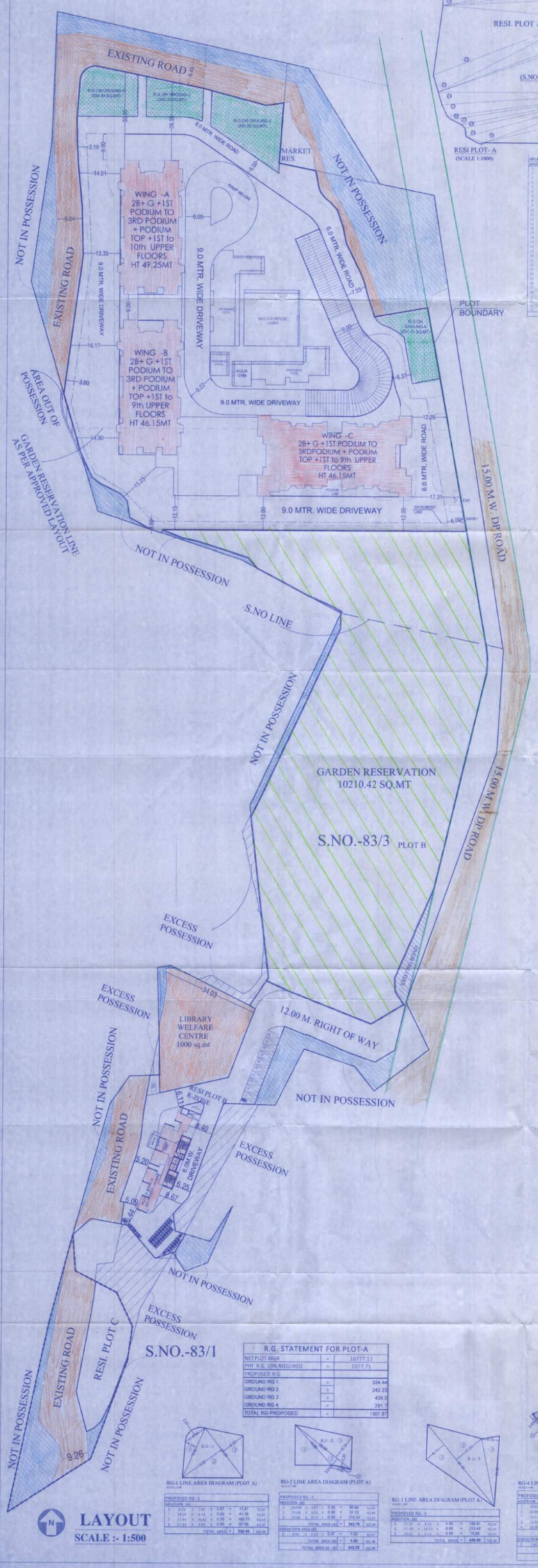
STAMP OF DATE OF APPROVAL OF PLAN

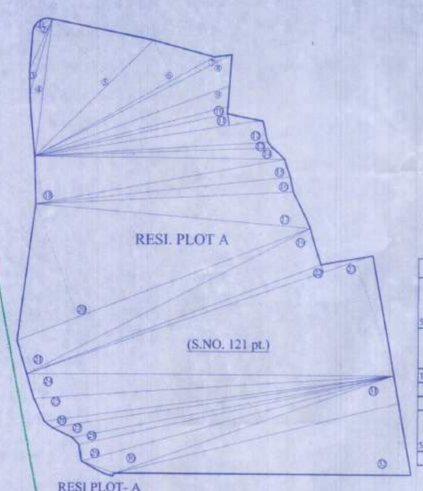
Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 5044/0185/21
TMC/TD-DP/TPS/4284/23 Dated....20/11/2023

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

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक ती परवानगी न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमान्वये कलम ५२ अनुसार दंडात्मक तसेच फौजदारी त्यानंतरी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"





RESI PLOT- A
(SCALE 1:1000)

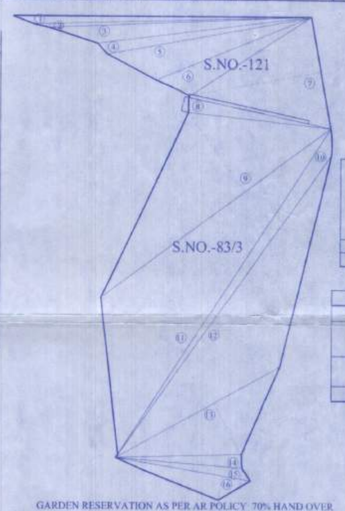
AS PER APPROVED LAYOUT STATEMENT												
S.NO/H.NO	AREA AS PER 7/12	AREA AS PER P-LINE	AREA CONSI. FOR FSI	RESI ZONE PLOT A	RESI ZONE PLOT B	GARDEN	LIBRARY WELFARE CENTRE	MARKET	15.00 MT ROAD	NOT IN POSSESSION	EXT. ROAD	TOTAL
83/3	12840	13585.22	12840		1600.75	7810	1000.15	0	870	836.1	723	12840
121	23270	24514.75	23270	10777.12		6775.36	0	165.85	851.71	2618.28	2081.68	23270
TOTAL	36110	38099.97	36110	10777.12	1600.75	14585.36	1000.15	165.85	1721.71	3454.38	2804.68	36110

PLOT C												
S.NO/H.NO	AREA AS PER 7/12	AREA AS PER P-LINE	AREA CONSI. FOR FSI		RESI ZONE	GARDEN	LIBRARY WELFARE CENTRE	MARKET	15.00 MT ROAD	NOT IN POSSESSION	EXT. ROAD	TOTAL
83/1	1770	1960.89	1770		419.13					488.94	861.93	1770
TOTAL	1770	1960.89	1770			0	0	0	0	488.94	861.93	1770

PROPOSED AS PER AR POLICY												
S.NO/H.NO	AREA AS PER 7/12	AREA AS PER P-LINE	AREA CONSI. FOR FSI	RESI ZONE PLOT A + 30% AS PER POLICY	RESI ZONE PLOT B	GARDEN RES. 70% LAND AS PER AR POLICY	LIBRARY WELFARE CENTRE	MARKET	15.00 MT ROAD	NOT IN POSSESSION	EXT. ROAD	TOTAL
83/3	12840	13585.22	12840		1600.75	7810	1000.15	0	870	836.1	723	12840
121	23270	24514.75	23270	15152.06 (10777.12 +4374.94)		2400.42	0	165.85	851.71	2618.28	2081.68	23270
TOTAL	36110	38099.97	36110	15152.06	1600.75	10210.42	1000.15	165.85	1721.71	3454.38	2804.68	36110

PLOT C												
S.NO/H.NO	AREA AS PER 7/12	AREA AS PER P-LINE	AREA CONSI. FOR FSI		RESI ZONE	GARDEN	LIBRARY WELFARE CENTRE	MARKET	15.00 MT ROAD	NOT IN POSSESSION	EXT. ROAD	TOTAL
83/1	1770	1960.89	1770		419.13					488.94	861.93	1770

AREA UNDER RESIDENTIAL PLOT A								
ADDITION								
1	7.68	x	1.60	x	0.87	=	8.78	SQ.M
2	19.93	x	4.71	x	0.50	=	46.99	SQ.M
3	27.31	x	2.47	x	0.50	=	33.64	SQ.M
4	14.87	x	4.64	x	0.50	=	113.38	SQ.M
5	53.21	x	30.64	x	0.50	=	905.57	SQ.M
6	73.5	x	15.87	x	0.50	=	873.87	SQ.M
7	81.51	x	1.67	x	0.50	=	136.82	SQ.M
8	81.51	x	6.47	x	0.50	=	263.68	SQ.M
9	81.51	x	10.93	x	0.50	=	444.00	SQ.M
10	81.51	x	3.07	x	0.50	=	127.82	SQ.M
11	83.2	x	5.28	x	0.50	=	219.91	SQ.M
12	84.07	x	8.01	x	0.50	=	336.70	SQ.M
13	49.72	x	3.60	x	0.50	=	89.52	SQ.M
14	89.77	x	4.03	x	0.50	=	180.89	SQ.M
15	91	x	6.44	x	0.50	=	292.24	SQ.M
16	82.5	x	6.18	x	0.50	=	255.83	SQ.M
17	99.69	x	12.33	x	0.50	=	615.69	SQ.M
18	90.79	x	16.73	x	0.50	=	759.46	SQ.M
19	114.13	x	13.01	x	0.50	=	743.89	SQ.M
20	111.6	x	40.98	x	0.50	=	2252.90	SQ.M
21	114.14	x	12.17	x	0.50	=	694.36	SQ.M
22	130.56	x	2.72	x	0.50	=	177.56	SQ.M
23	130.55	x	42.86	x	0.50	=	2792.77	SQ.M
24	130.61	x	8.68	x	0.50	=	565.93	SQ.M
25	128.11	x	8.51	x	0.50	=	545.43	SQ.M
26	128.08	x	2.94	x	0.50	=	188.89	SQ.M
27	124.23	x	4.62	x	0.50	=	286.86	SQ.M
28	117.84	x	3.45	x	0.50	=	407.64	SQ.M
29	117.84	x	5.86	x	0.50	=	345.25	SQ.M
30	118.62	x	7.12	x	0.50	=	422.46	SQ.M
31	106.87	x	9.45	x	0.50	=	504.99	SQ.M
32	106.87	x	23.73	x	0.50	=	1268.72	SQ.M
AREA UNDER RESIDENTIAL ZONE						=	16396.18	SQ.M



GARDEN RESERVATION AS PER AR POLICY 70% HAND OVER
(SCALE 1:1000)

RESI. PLOT A,B & C AS PER APPROVED LAYOUT			
	NET AREA AFTER DEDUCTION OF RESERVATIONS	P-LINE AREA	MINUMUM CONSIDERED
PLOT A	10777.12	12023.07	10777.12
PLOT B	1600.75	2344.59	1600.75
PLOT C	419.13	610.02	419.13

	TYPE RESERVATION	AREA AS PER DP.BOOK	AREA AS PER DP.REMARK	AREA UNDER OWNER POSSESSION	RELOCATED AREA AS PER APPROVED LAYOUT DATED 7/06/2022
1	GARDEN RESERVATION	12000.00	14584.75	13305.53	14585.36
2	LIBRARY WELFARE CENTER	1000.00	1000.00	572.11	1000.15

GARDEN RESERVATION AREA STATEMENT		
1	GARDEN RESERVATION AREA AS PER D.P.	14584.75
2	GARDEN RESERVATION AREA AS PER RELOCTIONS (LAYOUT APPROVEL DATED 07/06/2022)	14585.36
3	AS PER ACCOMMODATION POLICY 70% PLOT AREA HANDED OVER TO TMC (14585.36 X 70%)	10209.75
4	70% GARDEN RESERVATIONS AREA PROPOSED	10210.42

AREA STATEMENT

A	S. No.		AREA STATEMENT IN SQ.MT			
	1	a	AREA OF PLOT 7/12 EXTRACT			37,880.00
		b	AREA OF PLOT Triangulation Method			40,060.86
		c	AREA CONSIDERED			37,880.00
	1A		DEDUCTIONS FOR NOT IN POSSESSION			3943.32
	2		NET PLOT AREA (1c-1a)			33,936.68
	3		DEDUCTIONS FOR			
		a	15.00 M.W. DP ROAD			1,721.71
		b	GARDEN RESERVATION			14,585.36
		c	LIBRARY WELFARE CENTRE RESERVATION			1,000.15
		d	MARKET RESERVATION			165.85
		e	EXISTING ROAD			3,866.61
		f	SUB PLOT IND ZONE			-
		g	TOTAL (a + b+c+d+e+f+ g)			21,139.68
		h	BALANCE PLOT AREA (2-3g)			12,797.00
	4		AMENITY SPACE			0.00
				PLOT A	PLOT B	PLOT C
	5	a	NET PLOT AREA FOR SUB DIVISION	10,777.12	1,600.75	419.13
			ADDITION			
		b	GARDEN RESERVATION AS PER AR POLICY	14,585.36		
		c	NET PLOT AREA (5a+5b)	25,362.48	1,600.75	419.13
	6		ADDITION			
		a	15.00 M.W. DP ROAD	1,721.71		
		b	MARKET RESERVATION	165.85		
		c	LIBRARY WELFARE CENTRE RESERVATION		1,000.15	
		d	total	1,887.56	1,000.15	
	7		GROSS PLOT AREA	27,250.04	2,600.90	419.13
	8		RECREATIONAL OPEN SPACE (Plot A)			
		a	REQUIRED - 1077.71			
		b	PROPOSED -1260.54			
	9		BASIC F.S.I. (NET PLOT 5c x 1.1)	27,898.73	1,760.83	461.04
	10	a	ADDITION OF FSI ON PAYMENT OF PREMIUM			
			Permissible			
			PLOT A = (27250.04 X 50%)=13625.02 SQ MT			
			PLOT B = 2600.90 X 50% = 1300.45 SQ MT			
			PLOT C = 419.13 X 50% = 209.57 SQQ MT			
	11	a	TDR / DR			
			Permissible			
			PLOT A = 27250.04 X 90%=24525.04 SQ MT			
			PLOT B = 2600.90 X 90% = 2340.81 SQ MT			
			PLOT C = 419.13 X 40% =167.65 SDQ MT			
	12		ADDITIONAL FSI AREA under chapter 7			
	13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
		a	(9+10+11)	27,898.73	1,760.83	461.04
		b	ANCILLARY FSI 60%		1,056.50	276.63
		c	TOTAL 13a+13b	27,898.73	2,817.32	737.67
	14		MAXIMUM UTILIZATION LIMIT OF FSI			
	15		TOTAL B-UP AREA IN PROPOSAL			
		a	Existing b-up area	0	0	0
		b	Proposed b-up area (as per p-line)	27418.23		
		c	Total (15a+15b)	27,418.23	0	0
	16	a	BLANCE AREA	480.50	2,817.32	737.67
	17		AREA OF INCLUSIVE HOUSING (FREE OFF FSI)			
		a	Required 20% of 5a		2,370.97	
		b	PRoposed b-up area INCLUSIVE HOUSING		2421.6	

BUILT UP AREA SUMMARY PLOT A			
PARKING FLOOR AREA UDCPR P-LINE AREA (ENT. LOBBY , CLUB HOUSE, ALL AMENITY , SOCITY OFFICE)			
FLOOR	WING A	WING B	WING C
BASEMENT FLOOR 2	0	0	0
BASEMENT FLOOR 1	0	0	0
GROUND FLOOR	498.27	360.44	969.54
1ST FLOOR	50.67	62.54	90.54
2ND FLOOR	0	0	861.02
3RD FLOOR	0	0	0
PODIUM TOP FLOOR	303.32	395.8	1274.58
TOTAL AREA	852.16	818.78	3215.68
TOTAL AREA	4886.62		

PLOT B		
WING A		
FLOORS	FSI AREA	NON FSI AREA
GROUND FLOOR	108.30	154.93
1ST FLOOR	260.40	
2nd FLOOR	260.40	
3rd FLOOR	260.40	
4th FLOOR	260.40	
5th FLOOR	260.40	
6th FLOOR	260.40	
7th FLOOR	230.10	30
8th FLOOR	260.40	
9th FLOOR	260.40	
TERRACE	-	47.48
TOTAL	2421.60	232.41

BUILT UP AREA SUMMARY PLOT A RESIDENTIAL UDCPR P-LINE AREA			
FLOOR	WING A	WING B	WING C
PODIUM TOP FLOOR	458.4	456.26	487.36
1st FLOOR	458.4	456.26	586.32
2nd FLOOR	735.53	735.53	945.36
3th REFUGE FLOOR	669.38	669.38	858.52
4th FLOOR	735.53	735.53	945.36
5th FLOOR	735.53	735.53	945.36
6th FLOOR	735.53	735.53	945.36
7th FLOOR	735.53	735.53	945.36
8th REFUGE FLOOR	669.38	669.38	858.52
9th FLOOR	735.53	735.53	945.36
10th FLOOR	735.53	0	0
TOTAL	7404.27	6664.46	8462.88
TOTAL	22531.61		

INCLUSIVE HOUSING STATEMENT		
NET PLOT AREA (PLOT A)	=	10,777.12
BASIC FSI (NET PLOT X 1.10)	=	11854.83
REQUIRED INCLUSIVE HOUSING AREA 20%	=	2370.97
PROPOSED INCLUSIVE HOUSING AREA ON PLOT B ST +9TH FLOOR	=	2421.6

BUILT UP AREA SUMMARY AREA UDCPR 2020	
PARKING FLOOR AREA	4886.62
WING A	7404.27
WING B	6664.46
WING C	8462.88
TOTAL	27418.23

PARKING STATEMENT (Residential) UDCPR 2020						
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 2 FLAT	218	109	2 FOR 2 FLAT	218	218
ABOVE 80.00 SQ.MT.	1 FOR 1 FLAT	0	0	1 FOR 1 FLAT		-
TOTAL REQUIRED PARKING	-	-	109	-	-	218
5% FOR VISITORS PARKING		-	5.45		-	10.9
TOTAL PARKING REQD.RESI.	-	-	114.45	-	-	228.9
TOTAL PROPOSED PARKIN	1598			1958		

PLOT A & B CONSTRUCTION AREA			
	PLOT A	PLOT B	TOTAL
FSI AREA	27,418.23	-	27,418.23
NON FSI AREA	59,398.56	2,654.01	62,052.57
TOTAL	86,816.79	2,654.01	89,470.80

FLATS SUMMARY PLOT -A			
WINGS / AREA	UDCPR 2020 30-40	40-80	TOTAL
WING A	-	78	78
WING B	-	70	70
WING C	-	70	70
TOTAL	0	218	218

FLATS SUMMARY PLOT -B			
WINGS / AREA	UDCPR 2020 30-40	40-80	TOTAL
WING A	44	0	44
TOTAL	44	0	44

PARKING STATEMENT		
FLOOR	CAR PARKING	TWO WHEELER
1ST BASEMENT	363	310
2ND BASEMENT	363	314
GROUND FLOOR	176	163
1ST PODIUM	208	232
2ND PODIUM	187	454
3RD PODIUM	301	485
TOTAL	1598	1958

PARKING STATEMENT (Residential) UDCPR 2020						
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	44	22	2 FOR 2 FLAT	44	44
40.00 TO 80.00 SQ.MT.	1 FOR 2 FLAT	0	0	2 FOR 2 FLAT	0	0
ABOVE 80.00 SQ.MT.	1 FOR 1 FLAT	0	0	1 FOR 1 FLAT	-	-
TOTAL REQUIRED PARKING		-	22		-	44
5% FOR VISITORS PARKING		-	1.1		-	2.2
TOTAL PARKING REQD.RESI.		-	23.1		-	46.2
TOTAL PROPOSED PARKIN	24			47		

PARKING STATEMENT		
FLOOR	CAR PARKING	TWO WHEELER
STILT	14	9
OPEN	10	38
TOTAL	24	47

	PLOT A	PLOT B	TOTAL
TOTAL CAR PARKING REQUIRED	114.45	24	138
TOTAL CAR PARKING PROPOSED	1598	24	1622

	PLOT A	PLOT B	TOTAL
TOTAL TWO WHEELER PARKING REQUIRED	228.9	46	275
TOTAL TWO WHEELER PARKING PROPOSED	1958	47	2005

PLOT A & B CONSTRUCTION AREA			
	PLOT A	PLOT B	TOTAL
FSI AREA	27,418.23	-	27,418.23
NON FSI AREA	59,398.56	2,654.01	62,052.57
TOTAL	86,816.79	2,654.01	89,470.80

LOCATION PLAN
SCALE :- NTS

ADDITIONAL REQUIREMENTS (as per UDCPR 9.31) WING A,B,C					
1)		Fitness Centre, Crèche, society office cum letter box room	FLATS	SQ.MT REQUIRED	SQ.MT PROPOSED
	A	100 FLAT 20.00SQMT	100	20	
	B	ABOVE 100 FLAT EVRY 300 FLAT 20 SQ.MT	118	7.87	
		TOTAL(A +B)	218	27.87	159.73
2)		Sanitory Block	FLATS	SQ.MT REQUIRED	SQ.MT PROPOSED
	A	100 FLAT 3.00SQMT	100	3	
	B	ABOVE 100 FLAT EVRY 200 FLAT 3.00 SQ.MT	118	1.77	
		TOTAL	218	4.77	27.31
3)		Driver Room	FLATS	SQ.MT REQUIRED	SQ.MT PROPOSED
	A	100 FLAT 12.00SQMT	100	12	
	B	ABOVE 100 FLAT EVRY 300 FLAT 10 SQ.MT	118	3.93	
		TOTAL	218	15.93	54.78
4)		Entrance Lobby	NO OF BLDG	SQ.MT REQUIRED	SQ.MT PROPOSED
	A	Every Residential building minimum 9	3	27	
		TOTAL		27	265.4

PROPOSED ADDITIONAL REQUIREMENTS COUNTING IN FSI						
WING	FITNESS CENTER	Crèche	society office cum letter box room	Sanitory Block	Driver Room	Entrance Lobby
WING A	51.9		38.14	7.89	17.7	70.15
WING B			43.68	10.83	16.74	70.15
WING C			28.01	8.59	20.34	125.1
TOTAL	51.9		107.83	27.31	54.78	265.4
TOTAL PROPOSED	159.73			27.31	54.78	265.4

R.G. STATEMENT FOR PLOT-A		
NET PLOT AREA	=	10777.12
PHY. R.G. 10% REQUIRED	=	1077.71
PROPOSED R.G.		
GROUND RG 1	=	334.44
GROUND RG 2	=	242.23
GROUND RG 3	=	439.5
GROUND RG 4	=	291.7
TOTAL RG PROPOSED	=	1307.87

RG-1 LINE AREA DIAGRAM (PLOT A)
SCALE 1:500

PROPOSED RG -1								
ADDITION (A)								
1	8.54	x	2.87	x	0.87	=	21.87	SQ.M
2	19.00	x	4.11	x	0.50	=	41.18	SQ.M
3	23.84	x	16.62	x	0.50	=	183.77	SQ.M
4	21.84	x	8.93	x	0.50	=	97.59	SQ.M
				TOTAL AREA(A)		=	236.44	SQ.M

RG-2 LINE AREA DIAGRAM (PLOT A)
SCALE 1:500

PROPOSED RG -2								
ADDITION (A)								
1	19.009	x	9.57	x	0.50	=	90.60	SQ.M
2	25.08	x	3.02	x	0.50	=	37.72	SQ.M
3	23.08	x	9.19	x	0.50	=	115.24	SQ.M
				TOTAL AREA (A)		=	243.76	SQ.M
DEDUCTION AREA (B)								
1	8.92	x	0.23	x	0.87	=	1.93	SQ.M
				TOTAL AREA (B)		=	1.93	SQ.M
				TOTAL AREA (A - B)		=	242.23	SQ.M

RG-3 LINE AREA DIAGRAM (PLOT A)
SCALE 1:500

PROPOSED RG -3								
ADDITION (A)								
1	37.19	x	8.11	x	0.50	=	150.81	SQ.M
2	37.19	x	11.51	x	0.50	=	213.42	SQ.M
3	24.62	x	6.12	x	0.50	=	75.26	SQ.M
				TOTAL AREA(A)		=	439.50	SQ.M

RG-4 LINE AREA DIAGRAM (PLOT A)
SCALE 1:500

PROPOSED RG -4								
ADDITION (A)								
1	30.84	x	2.73	x	0.50	=	80.50	SQ.M
2	20.84	x	2.04	x	0.50	=	21.30	SQ.M
3	4.61	x	0.45	x	0.50	=	1.04	SQ.M
4	16.84	x	3.01	x	0.50	=	25.36	SQ.M
5	16.00	x	16.55	x	1.00	=	165.50	SQ.M
				TOTAL AREA (A)		=	293.70	SQ.M
DEDUCTION AREA (B)								
1	7.80	x	0.40	x	0.67	=	2.08	SQ.M
				TOTAL AREA (B)		=	2.08	SQ.M
				TOTAL AREA (A - B)		=	291.70	SQ.M

LAYOUT
SCALE :- 1:500

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO .....27990.00..... SQ.MTS.

SIGNATURE OF LICENSED ENGINEER

DESCRIPTION OF PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING S.NO. 121, 83/3, 83/1 OF VILLAGE PANCHPAKHADI, POKHARAN ROAD NO.1, TAL. & DIST. THANE. (SECTOR NO.-IV)

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	1	01/16	-
	SCALE	DATE	CHECKED BY
	1:500		-

NAME OF THE OWNER	SIGNATURE
M/S. RAYMOND LTD.	

NAME AND ADDRESS OF DESIGN ARCHITECT

Architect Hafeez Contractor
29 Bank Street, Bombay 23.
Tel:022 22661920

NAME AND ADDRESS OF LICENSED ENGINEER — SIGNATURE

SPACEAGE CONSULTANTS
B-106, Nirmal Building, Mulund Goregaon Link Road, Mulund (w), Mumbai - 4000 080