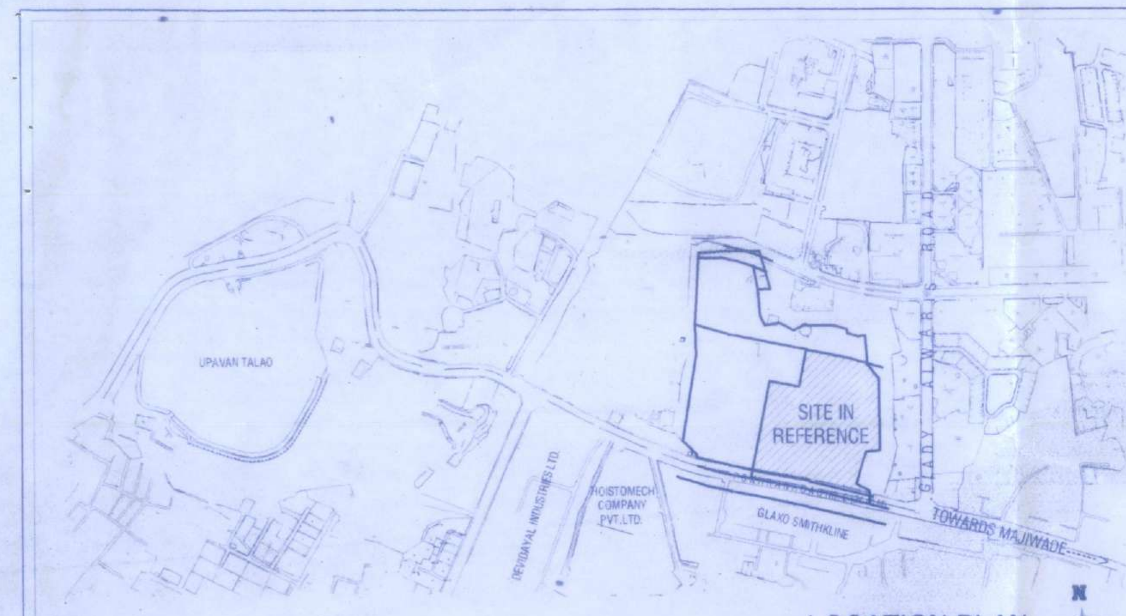


LOCATION PLAN

SCALE :- N.T.S.

SR. NO.	BUILDING. NO.	(IN SQ.M.) F.S.I	NON - FSI AREA (IN SQ.M.) BALCONY AREA	C.B. AREA	STAIRCASE AREA	REFUGE AREA	SERVANT'S TOILET	STILT	SERVICE FLOOR	SOCIETY OFFICE,METER ROOM,PANEL ROOM, L.V ROOM,MAIL BOX	PUMP ROOM	TOTAL NON - FSI AREA	(IN SQ.M.) TOTAL (FSI + NON FSI AREA)
		1	2	3	4	5	6	7	8	9	10	11 (2 TO 10)	12 (1+11)
1	BUILDING 1 & 2 – BASEMENT 3+BASEMENT2+BASEMENT 1 +GROUND (RETAIL) +1ST FLOOR (RETAIL)+AMENITY FLOOR + SERVICE FLOOR + 1ST TO 26TH	37530.63				471.95			1018.02	199.00	126.03	1815.00	39345.63
3	BLDG 3 (BASEMENT 2+BASEMENT 1 +STILT + 29 FLOORS)	13394.57	1322.75	108.25	2625.83	634.25	14.28	261.20		207.01		5173.57	18568.14
4	BLDG 4 (BASEMENT 2+BASEMENT 1 +STILT + 29 FLOORS)	13097.36	1249.72	151.54	2688.00	593.05	19.10	307.15		138.40		5146.96	18244.32
5	BLDG 5 (BASEMENT 2+BASEMENT 1 +STILT + 29 FLOORS)	7581.47	753.41	159.84	2824.32	368.15	13.85	141.85		112.81		4374.23	11955.70
6	BLDG 6 (BASEMENT 2+BASEMENT 1 +STILT + 29 FLOORS)	8530.29	837.41	153.18	2508.90	403.75	13.50	183.45		116.75		4216.94	12747.23
7	BLDG 7 (BASEMENT 2+BASEMENT 1 +STILT + 29 FLOORS)	5605.84	557.77	245.31	2966.40	308.23	13.85	87.47		118.45		4297.48	9903.32
8	RETAIL 1.2 (GR+1)	2883.82											2883.82
9	BASEMENT 3											5249.57	5249.57
10	BASEMENT 2											19142.30	19142.30
11	BASEMENT 1											18705.37	18705.37
12	CLUB HOUSE											1182.05	1182.05
13	SUB STATION											159.60	159.60
	TOTAL	88623.98	4721.05	818.12	13613.45	2779.38	74.58	981.12	1018.02	892.42	126.03	69463.07	158087.05

PLOT AREA CALCULATION

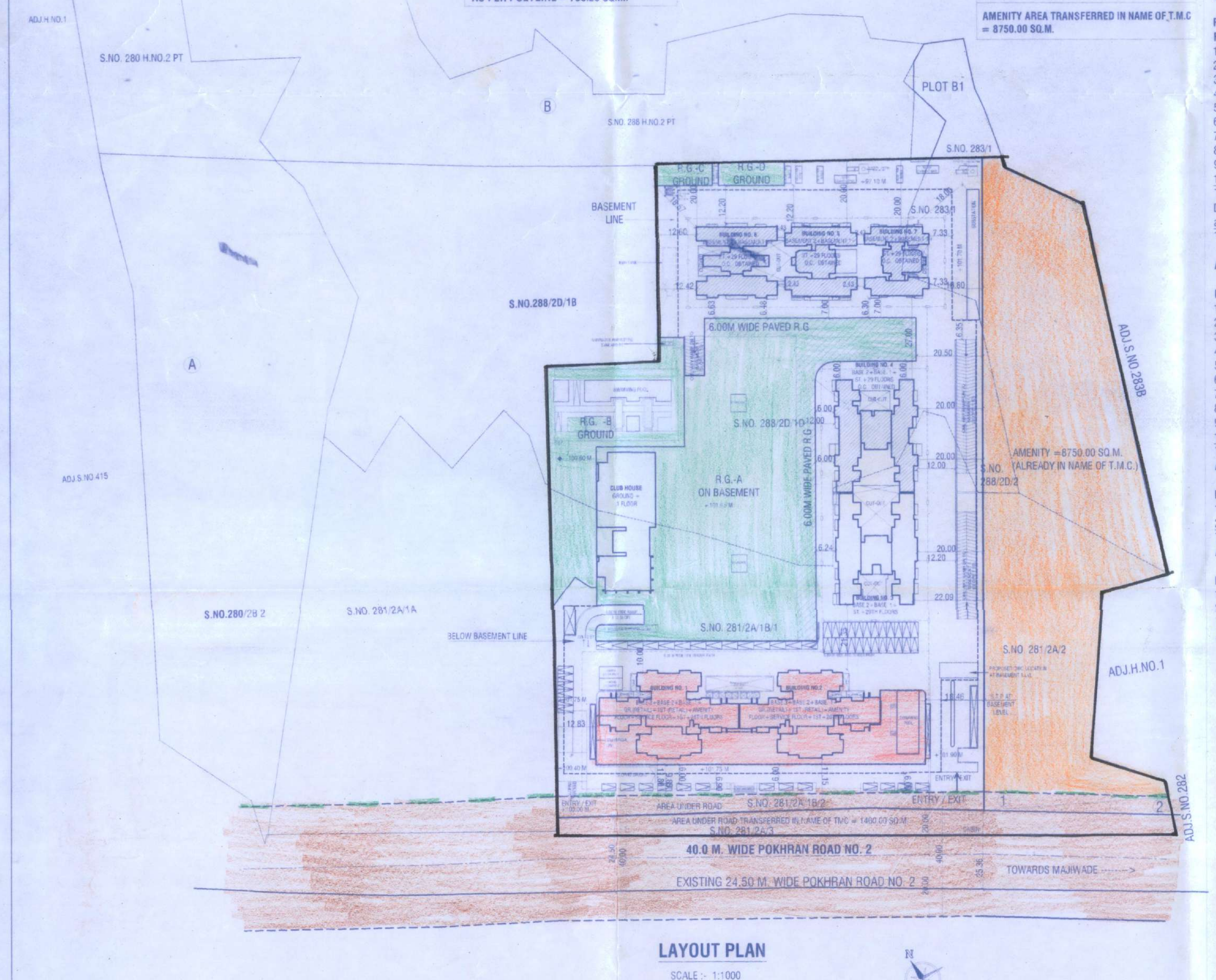
SR. NO.	S.NO.	AS PER 7/12 EXTRACTS	R-ZONE	40.0 M. ROAD	AMENITY	TOTAL	REMARKS
			a	b	c	a + b+c	
1	281/2A/1B/1	12972.00	12972.00			12972.00	
2	281/2A/1B/2	768.00		768.00		768.00	
3	281/2A/2	4050.00	-		4050.00	4050.00	TMC- AOS
4	281/2A/3	1460.00	-	1460.00	-	1460.00	TMC- ROAD
5	283/1	1100.00	698.37	-	-	698.37	
6	283/2	4400.00	-	-	4400.00	4400.00	TMC- AOS
7	288/2D/1D	12000.00	12065.27	-	-	12065.27	
8	288/2D/2	300.00	-	-	300.00	300.00	TMC- AOS
TOTAL		37050.00	25735.64	2228.00	8750.00	36713.64	

PLOT AREA CONSIDERED FOR PROPOSAL AS PER PREVIOUS SANCTIONED PLAN DATED 04/05/2010 = 36418.00 SQ.M.

ROAD AREA CALCULATION
1. 99.60 X 6.82 X 0.5 = 339.64
2. 134.99 X 4.77 X 0.5 = 321.95
3. 35.83 X 5.94 X 0.5 = 106.42
TOTAL ROAD AREA = 768.01
AS PER POLYLINE= 768.26 SQ.M.

40.0 M. D.P. ROAD AREA CALCULATION (AMENITY PLOT):
1. 58.63 X 5.98 X 0.5 = 175.30
2. 59.82 X 5.84 X 0.5 = 174.67
TOTAL ROAD AREA = 349.97
AS PER POLYLINE= 350.00 SQ.M.

AMENITY AREA CALCULATION :
REQUIRED:
34189.74 X 25% = 8547.43 SQ.M.
AMENITY PROVIDED:-
AMENITY AREA TRANSFERRED IN NAME OF T.M.C = 8750.00 SQ.M.



LAYOUT PLAN

SCALE :- 1:1000

TENEMENTS TO BE CONSTRUCTED AS PER GOVERNMENTS NOTIFICATION NO. TPS 1812 /981/CR-250 /13/UD-13 / DT-03/06/2016 :

1. BASIC FSI = 28206.75 SQ.M.
2. 20 % OF BASIC FSI FOR RESIDENTIAL UNITS UPTO BUILT UP AREA UPTO 50.00 SQ.M. = 20 % OF 28206.75 = 5641.35 SQ.M.

CATEGORY	BUILT UP AREA OF TENEMENT (IN SQ.M)	NO. OF TENEMENTS	TOTAL BUA OF TENEMENT (IN SQ.M)	IN BLDG TYPE	FLOOR	FLAT NO.
30 TO 50 SQ.M.	49.86	111 NOS	5534.46	TOWER 7	1ST TO 7TH, 9TH TO 11TH, 13TH TO 16TH,18TH TO 21ST, 23RD TO 26TH,28TH,29TH	1,2,3,4
					8TH,12TH,17TH,22ND,27TH REFUGE FLOOR	1,2,3
30 TO 50 SQ.M.	30.00	04 NOS	120.00	T1,T2	4TH, 8TH REFUGE FLOOR	3
TOTAL		115 NOS	5654.46			

RG AREA CALCULATIONS:
BALANCE PLOT AREA = 25642.50 SQ.M
REQUIRED PHYSICAL RG (25% OF 25642.50 SQ.M) = 6410.63 SQ.M

PROPOSED RG AREA :
R.G.-A
1. 25.93 X 14.00 = 363.02
2. 6.00 X 17.00 = 102.00
3. 34.53 X 18.47 = 637.77
4. 41.03 X 22.76 = 933.84
5. 68.27 X 51.43 = 3511.13
6. 1.16 X 51.46 = 59.69
7. 54.29 X 11.70 = 635.19
8. 13.93 X 5.10 = 71.04
9. 1.70 X 4.25 = 7.23
10. 2.41 X 0.50 X 0.66 = 0.80
TOTAL = 6321.71 SQ.M
DEDUCTIONS
a. 8.49 X 1.76 X 0.66 = 9.86
TOTAL AREA = 9.86 SQ.M.
= 6321.71 - 9.86 = 6311.85
AS PER POLY LINE AREA= 6311.97 SQ.M.

R.G. B
1. 27.56 X 8.19 X 0.5 = 112.86
2. 38.15 X 24.74 X 0.5 = 471.92
3. 38.15 X 24.93 X 0.5 = 475.54
4. 35.16 X 8.18 X 0.5 = 143.80
5. 11.33 X 5.68 X 0.5 = 32.18
6. 41.93 X 15.11 X 0.5 = 316.78
7. 52.09 X 7.37 X 0.5 = 191.95
8. 41.93 X 6.88 X 0.5 = 144.24
9. 6.29 X 4.01 X 0.5 = 12.61
10. 3.66 X 1.76 X 0.5 = 3.22
TOTAL = 1905.10
AS PER POLY LINE AREA= 1904.96 SQ.M.

R.G. C
1. 19.17 X 6.51 X 0.5 = 62.40
2. 19.17 X 6.83 X 0.5 = 65.47
TOTAL = 127.87
AS PER POLY LINE AREA = 127.96 SQ.M.

R.G. D
1. 21.96 X 7.05 X 0.5 = 77.41
2. 21.96 X 7.35 X 0.5 = 80.70
TOTAL = 158.11
AS PER POLY LINE AREA= 158.04 SQ.M.

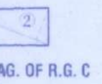
CLUB HOUSE AREA CALCULATION :
R.G.A+R.G.B = 5650.78+1904.96 = 7555.74 SQ.M.
REQUIRED R.G. AREA = 6410.63 SQ.M.
PLINTH AREA PERMISSIBLE FOR CLUB HOUSE **= 10 % OF 6410.63 SQ.M. = 641.06 SQ.M.**
PROPOSED PLINTH AREA = 636.73 SQ.M.
PERMISSIBLE BUILT UP AREA OF CLUB HOUSE **= 15 % OF 6410.63 SQ.M. = 961.59 SQ.M.**
PROPOSED BUILT UP AREA OF CLUB HOUSE:
GROUND FLOOR = 637.44
FIRST FLOOR = 319.58
TOTAL PROPOSED BUILT UP AREA = 957.02 SQ.M.

TOTAL RG AREA PROVIDED = A+B+C+D = 6311.97+1904.96 + 127.96 +158.04 =8502.93 SQ.M.

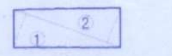
RG REQUIRED ON GROUND = 33 % 6410.63 = 2115.51 SQ.M

PROPOSED RG ON GROUND = B+C+D =1904.96 + 127.96 + 158.04 = 2190.96 SQ.M

AREA DIAG. OF R.G. B
SCALE-1:1000



AREA DIAG. OF R.G. C
SCALE-1:1000



AREA DIAG. OF R.G. D
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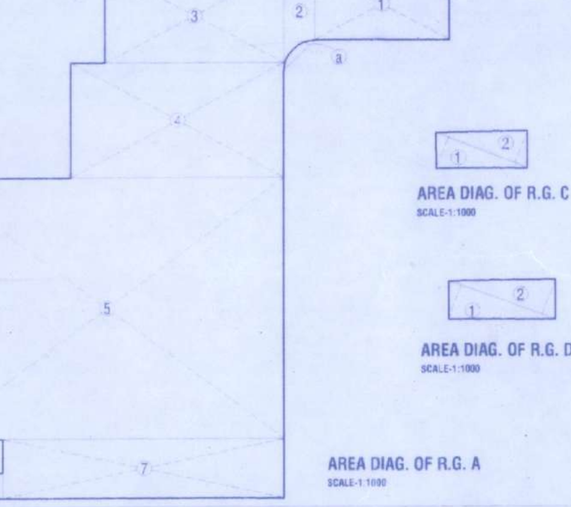


AREA DIAG. OF R.G. A
SCALE-1:1000

BUILT UP AREA STATEMENT OF EXISTING BLDG.:

BUILDING TYPE	BUILDING FLOORS	NO. OF FLOORS	BUILT UP AREA/ FLOOR (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)	BUILDING HEIGHT (IN M.)
4	BASEMENT 2+ BASEMENT 1+ +STILT+29TH	1ST TO 3RD, 5TH ,6TH,10TH 11TH,13TH,15TH,18TH, 20TH, 21ST, 23RD & 26TH 4TH, 7TH, 9TH, 14TH &19TH 8TH REFUGE 12TH,17TH & 22ND REFUGE 16TH 24TH 25TH 27TH REFUGE 28TH 29TH	463.55 X 14 = 6489.70 477.32 X 5 = 2386.60 352.14 X 1 = 352.14 369.73 X 3 = 1109.19 459.73 X 1 = 459.73 473.50 X 1 = 473.50 480.65 X 1 = 480.65 398.61 X 1 = 398.61 487.51 X 1 = 487.51 459.73 X 1 = 459.73	13097.36	91.35
5	BASEMENT 2+ BASEMENT 1+ STILT+29TH	1ST TO 7TH, 9TH TO 11TH, 13TH TO 15TH,18TH TO 21ST, 23RD, 25TH, 26TH, 28TH 8TH REFUGE 12TH,17TH, 22ND,27TH REFUGE 16TH, 24TH, 29TH	273.34 X 21 = 5740.14 203.77 X 1 = 203.77 206.26 X 4 = 825.04 270.84 X 3 = 812.52	7581.47	91.35
6	BASEMENT 2+ BASEMENT 1+ STILT+29TH	1ST TO 6TH, 9TH,11TH, 13TH TO 14TH,18TH,19TH, 21ST, 23RD, 25TH, 26TH, 28TH 7TH,10TH,15TH & 20TH 8TH REFUGE 12THREFUGE 16TH,24TH 17TH REFUGE 22ND REFUGE 27TH REFUGE 29TH FLOOR	305.43 X 17 = 5192.31 311.83 X 4 = 1247.32 229.32 X 1 = 229.32 238.36 X 1 = 238.36 302.73 X 2 = 605.46 238.36 X 1 = 238.36 231.50 X 1 = 231.50 232.02 X 1 = 232.02 315.18 X 1 = 315.18	8530.29	91.35
7	BASEMENT 1+ BASEMENT 2+ STILT+29TH	1ST TO 7TH, 9TH TO 11TH, 13TH TO 15TH,18TH TO 21ST, 23RD, 25TH TO 26TH, 28TH 8TH REFUGE 12TH,17TH, 22ND, 27TH 16TH, 24TH & 29TH FLOOR	202.21 X 21 = 4246.41 150.04 X 1 = 150.04 152.64 X 4 = 610.56 199.61 X 3 = 598.83	5605.84	91.35
EXISTING RESIDENTIAL BUILT UP AREA				34814.96 SQ.M. --- (1)	

EXISTING BLDG. TENEMENT STATEMENT :

BLDG NO	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 75 sq.m.	ABOVE 75 sq.m.	TOTAL
4	---	---	---	106	106
5	---	---	111	---	111
6	---	---	53	58	111
7	---	111	---	---	111
TOTAL	---	111	164	164	439

PARKING REQUIREMENT (4 WHEELER) EXISTING BLDG. :

FLAT BUILT UP AREA	NOS. FLAT	NO. OF PARKING
BELOW 35 SQ.M.	NIL	NIL
35 - 50 SQ.M. BUILT UP (1 PARK/2 FLATS	111	56
50 - 75 SQ.M. BUILT UP (1 PARK/1 FLAT)	164	164
ABOVE 75 SQ.MT BUILT UP (2 PARK/1 FLAT)	164	328
TOTAL	439	548
ADD 10% VISITORS PARKING		55
TOTAL PARKING REQUIRED		603 --(1)

PARKING REQUIREMENT (2 WHEELER) :

1 PARK /FLAT	439	439
TOTAL PARKING REQUIRED		439 -- (1)

PARKING REQUIREMENT (4 WHEELER) FOR BLDG 3:

FLAT BUILT UP AREA	NOS. FLAT	NO. OF PARKING
BELOW 35 SQ.M.	NIL	NIL
35 - 50 SQ.M. BUILT UP (1 PARK/2 FLATS)	NIL	NIL
50 - 75 SQ.M. BUILT UP (1 PARK/1 FLAT)	NIL	NIL
ABOVE 75 SQ.MT BUILT UP (2 PARK/1 FLAT)	111	222
TOTAL	111	222
ADD 10% VISITORS PARKING		22
TOTAL PARKING REQUIRED		244 -- (2)

PARKING REQUIREMENT (2 WHEELER) :

1 PARK /FLAT	111	111
TOTAL PARKING REQUIRED		111 -- (2)

TOTAL 4 WHEELER REQUIRED FOR (3,4,5,6,7) (1+2) = 847
TOTAL 2 WHEELER REQUIRED FOR (3,4,5,6,7) (1+2) = 550

PROPOSED PARKING STATEMENT FOR TOWER 1,2

FLOOR	4 WHEELER SINGLE	4 WHEELER TANDEM	4 WHEELER STACK	2 WHEELER	LOADING/ UNLOADING
BASEMENT -3	99	18 (9)	---	131	
BASEMENT -2	24	---	166 (83)	99	
BASEMENT -1	21	---	172 (86)	95	
GR. FLOOR	44	---	---	04	02
TOTAL	188	18 (9)	338 (169)		02
TOTAL PARKING	544			329	02

PROPOSED PARKING STATEMENT FOR TOWER 3,4,5,6,7 (OLD DCR)

FLOOR	4 WHEELER SINGLE	4 WHEELER STACK	2 WHEELER
BASEMENT -2	373	60 (30)	261
BASEMENT -1	391	10 (5)	289
OPEN (GROUND)	13		
TOTAL	777	70 (35)	
TOTAL PARKING	847		550

BASEMENT AREA

FLOORS	BASEMENT AREA
BASEMENT - 3	5249.57
BASEMENT - 2	19142.30
BASEMENT - 1	18705.37
TOTAL	43097.24

PROPOSED BUILT UP AREA STATEMENT (AS PER OLD DCR) :

BUILDING TYPE	BUILDING FLOORS	NO. OF FLOORS	BUILT UP AREA/ FLOOR (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)	BUILDING HEIGHT (IN M.)
3	BASEMENT 2+ BASEMENT 1 + STILT+1ST TO 29TH FLOORS	1ST TO 3RD,5TH,6TH,10TH,11TH, 13TH,15TH,18TH,20TH,21ST, 23RD,25TH,26TH,28TH 4TH,7TH,9TH,14TH,19TH 8TH REFUGE FLOOR 12TH &17TH,22ND,27TH REFUGE 16TH, 29TH FLOOR 24TH FLOOR	477.40 X 16 = 7638.40 491.29 X 5 = 2456.45 358.75 X 1 = 358.75 376.93 X 4 = 1507.72 473.12 X 2 = 946.24 487.01 X 1 = 487.01	13394.57	91.35
PROPOSED RESIDENTIAL BUILT UP AREA (AS PER OLD DCR)				13394.57 SQ.M. --- (2)	

PROPOSED BUILT UP AREA STATEMENT - TOWER 1,2 (AS PER UDCPR) :

TOWER	BUILDING FLOORS	NO. OF FLOORS	BUILT UP AREA / FLOOR INCLUDING ANCILLARY (IN SQ.M.)	TOTAL BUILT INCLUDING ANCILLARY (IN SQ.M.)	BUILDING HEIGHT (IN M.)
1	BASE.3+BASE. 2 + BASE. 1+GR. (RETAIL) +1ST(RETAIL) +AMENITY FLOOR + SERVICE FLOOR+ 1ST TO 26TH FLOORS	BASEMENT 1,2,3 GROUND (RESIDENTIAL) 1ST FLOOR (RESIDENTIAL) GROUND (RETAIL) 1ST FLOOR (RETAIL) AMENITY FLOOR SERVICE FLOOR TYPICAL -1ST TO 3RD,5TH TO 7TH,9TH TO 12TH,14TH TO 17TH,19TH TO 22ND,24TH TO 26TH REFUGE - 4TH,8TH REFUGE - 13TH,18TH,23RD **I TO R FLATS -** REFUGE 4TH,8TH	230.14 X 3 = 690.42 496.27 X 1 = 496.27 222.52 X 1 = 222.52 1440.54 X 1 = 1440.54 1443.28 X 1 = 1443.28 1395.39 X 1 = 1395.39 229.04 X 1 = 229.04 1339.79 X 21 =28135.59 1212.28 X 2 = 2424.56 1272.28 X 3 = 3816.84 60.00 X 2 = 120.00	40414.45	99.00
PROPOSED COMMERCIAL BUILT UP AREA				2883.82 SQ.M.	
PROPOSED RESIDENTIAL BUILT UP AREA				37530.63 SQ.M.	
PROPOSED COMMERCIAL + RESIDENTIAL BUILT UP AREA				40414.45 SQ.M. ---(3)	

PROPOSED TENEMENT STATEMENT (AS PER OLD DCR) :

BLDG NO	TENEMENT LESS THAN 35 sq.m.	TENEMENT 35 TO 50 sq.m.	TENEMENT 50 TO 75 sq.m.	ABOVE 75 sq.m.	TOTAL
3	---	---	---	111	111
TOTAL	---	---	---	111	111

PROPOSED TENEMENT STATEMENT : FOR TOWER 1,2 - AS PER UDCPR

BLDG. TYPE	NO. BLDG	LESS THAN 30.00 SQ.M.	30.00 TO LESS THAN 40.00 SQ.M.	40.00 TO LESS THAN 80.00 SQ.M.	80.00 TO LESS THAN 150.00 SQ.M.	150.00 SQ.M AND ABOVE	TOTAL
1 & 2	2	4		192 NO	110 NO	-	306 NO.

TOTAL TENEMENT (EXISTING + PROPOSED) (1,2,3,4,5,6,7) 856 NOS

PARKING REQUIREMENT : FOR TOWER 1,2 - AS PER UDCPR

SR. NO.	TOWER	USER	TENEMENT/ RERA CARPET AREA (IN SQ.M.)	NO. OF TENEMENTS	UNIT CAR	UNIT SCOOTER	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	LOADING/ UNLOADING
1	1,2	RESIDENTIAL	LESS THAN 30.00	4	NIL	4PARKING/2FLATS	0	8	
			30.00 TO BELOW 40.00	0	1PARKING/2FLATS	2PARKING/2FLATS	0	0	
			40.00 TO BELOW 80.00	192	1PARKING/2FLAT	5PARKING/2FLATS	96	480	
			80.00 TO BELOW 150.00	110	1PARKING/1FLAT	3PARKING/1FLATS	110	330	
			150.00 AND ABOVE	0	2PARKING/1FLAT	3PARKING/1FLATS	0	0	
2	TOTAL			306			206	818	
3	5% VISITORS						10	41	
4	TOTAL PARKING REQUIREMENT (A)						216	859	
B	COMMERCIAL SHOPS	1964.93 SQ.M. RERA CARPET AREA	FOR EVERY 100 SQ.M. CARPET AREA		2 PARKING / 100 SQM.	6 PARKING / 100 SQM.	39	118	
LOADING/ UNLOADING REQUIREMENT (1 NO. /1000 SQ.M.) (1964.93 SQ.M.)									02
TOTAL PARKING REQUIREMENT (RESIDENTIAL + COMMERCIAL) (A+B)							255	977	02

PARKING PROVISION - TOWER 1,2

		4W	2W
		A	B
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL + COMMERCIAL)	255	977
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR(648 SCOOTERS/6)	108	648
3	2 WHEELER PARKING TO BE PROVIDED (977-648)		329
4	ADDITIONAL CAR PARKING CAN BE SHOWN UPTO 50% (255+108 =363) X 50% = 182	181	
5	**TOTAL 4W PARKING TO BE PROVIDED INCLUDING VISITORS (A1+A2+A4)**	544	
6	**TOTAL 2W PARKING TO BE PROVIDED**		329

AREA STATEMENT
PROFORMA - I : AREA STATEMENT (AT RIGHT HAND TOP CORNER)

1	AREA OF PLOT/LAND OR AREA OF SANCTION LAYOUT	36418.00
2	TOTAL PREMIUM FSI CONSUMED	18209.00
3	TOTAL PREMIUM TDR/DR CONSUMED	27418.61
4	EARLIER SANCTIONED BUILT UP AREA DATED 7.10.2020	49214.73
5	AREA RETAINED AS PER OLD DCR	48209.53

FSI DETAILS

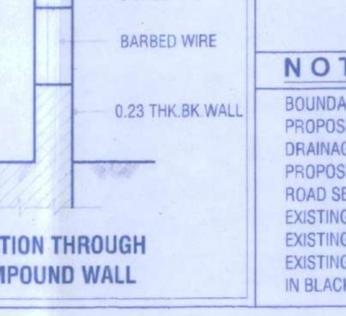
	1 INDEX	2 BASIC FSI	3 PREMIUM FSI	4 TDR	5 INCENTIVE	6 RESIDENTIAL ANCILLARY AREA	7 COMMERCIAL ANCILLARY AREA	8 TOTAL (2+3+4)	9 DRAWING VALUE
4.1	INDEX								
4.2	PERMISSIBLE AREA	1.10	0.500	1.400	-			3.00	3.00
4.3	EXISTING /RETAINED CONSUMED INDEX	0.850		0.753	-				1.603
4.4	BALANCE INDEX TO BE CONSUMED	0.250	0.500	0.647	-				1.397
4.5	TOTAL BALANCE P-LINE AREA	6410.63	18209.00	23566.59	-	14073.98	1281.70	48186.22	
4.6	PROPOSED P-LINE AREA (SHOULD NOT EXCEED 4.4)	6410.63	18209.00	1005.13 (EARLIER APPROVED)	-	14073.98	715.64	25624.76	
4.7	INDEX CONSUMED	1.10	0.50	0.753	-			2.353	

EXISTING BLDG.STAIRCASE AREA STATEMENT (AS PER OLD DCR) :

BLDG NO	FLOORS	FIRE STAIRCASE AREA (IN SQ.M.)	BALANCE STAIRCASE AREA (IN SQ.M.)	TOTAL AREA (IN SQ.M.)
4	BASEMENT 2+BASEMENT 1+ STILT +29TH FLOORS	674.82	2013.18	2688.00
5	BASEMENT 2+BASEMENT 1+ STILT +29TH FLOORS	700.48	2123.84	2824.32
6	BASEMENT 2+BASEMENT 1+ STILT +29TH FLOORS	677.44	1998.72	2676.16
7	BASEMENT 2+BASEMENT 1+ STILT +29TH FLOORS	700.48	2265.92	2966.40
	TOTAL (1)	2753.22 SQ.M.	8401.66 SQ.M.	11154.88 SQ.M.

PROPOSED STAIRCASE AREA STATEMENT (AS PER OLD DCR) :

BLDG NO	FLOORS	FIRE STAIRCASE AREA (IN SQ.M.)	BALANCE STAIRCASE AREA (IN SQ.M.)	TOTAL AREA (IN SQ.M.)
3	BASEMENT 2+BASEMENT 1+ STILT + 29TH FLOORS	678.43	1947.40	2625.83
	CLUB HOUSE GROUND + 1 FLOOR	--	225.03	225.03
	TOTAL (2)	678.43 SQ.M.	2172.43 SQ.M.	2850.86 SQ.M.
	TOTAL STAIRCASE AREA (EXISTING + PROPOSED)(1+2)	3431.65 SQ.M.	10574.09 SQ.M.	14005.74 SQ.M.



SECTION THROUGH COMPOUND WALL

Proforma - I : Area Statement

PROPOSED DEVELOPMENT ON LAND BEARING S.No.281/2A/1B/1 , 281/2A/1B/2 , 281 / 2A/2, 281 / 2A / 3, 283 /1, 283 / 2, 288 / 2D / 1D, 288 / 2D /2 AT VILLAGE MAJIWADE, POKHARAN RD.2, THANE (W) 400601

Stamps of Approval Plans

AREA STATEMENT

SR.NO.		DESCRIPTION	AREA (IN SQ.M)
1.		AREA OF PLOT *(Minimum area of a, b, c, d to be considered)*	
	a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	37050.00
	b	AS PER MEASUREMENT SHEET	36713.64
	c	AS PER SITE	36713.64
	d	AS PER SANCTIONED DATED 4.5.10	36418.00
2.		DEDUCTION FOR	
	a	ROAD SETBACK AREA (AREA ALREADY TRANSFERRED IN TMC NAME)	1460.00
	b	ROAD SETBACK AREA AS PER NEW D.P. ROAD LINE	768.00
		TOTAL (a+b)	2228.00
3.		BALANCE PLOT AREA OF [(1d)-2]	34190.00
4.		AMENITY SPACE	8547.50
5.		NET PLOT AREA (3)–(4)	25642.50
6.		RECREATIONAL OPEN SPACES	
	a	REQUIRED (AS PER SANCTIONED)	6410.63
	b	PROPOSED (AS PER SANCTIONED)	8502.93
7.		INTERNAL ROAD AREA	--
8.		PLOTABLE AREA	--
9.		BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH [SR. NO. 5 X 1.1 (BASIC FSI)]	28206.75
10.		ADDITIONAL OF FSI ON PAYMENT OF PREMIUM	
	a	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH 0.50 OF (1d) =0.5 OF 36418.00 = 18209.00 SQ.M.	18209.00
	b	PROPOSED FSI ON PAYMENT OF PREMIUM.	18209.00
11.		IN SITU FSI / TDR LOADING	
	A	IN SITU AREA AGAINST DP ROAD	2996.00
	B	IN-SITU AREA AGAINST AMENITY SPACE D.R	8547.50
	C	TDR AREA	
		MAX.1.40 T.D.R ON (1d) (36418.00 X1.40 = 50985.20)	
	i	NON SLUM TDR COMPONENT 70% ON (C) = 35689.64	
	ii	SLUM TDR COMPONENT 30% ON (C) = 15295.56	
	a	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 190	645.00
	b	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 253	610.00
	c	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 15	853.25
	d	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 225 (1600.00 SQ.M.)	1599.40
	e	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 252	423.89
	f	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 263 = 735.00 AS PER INDEXATION VALUE OF TDR	435.62
	g	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 270 = 6784.09 AS PER INDEXATION VALUE OF TDR	6245.89
	h	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 235 = 1770.00 AS PER INDEXATION VALUE OF TDR.	1115.99
	i	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 243 = 590.00 AS PER INDEXATION VALUE OF TDR	371.99
	j	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 249 = 6398.00 AS PER INDEXATION VALUE OF TDR	3000.25
	k	F.S.I.CREDIT AVAILABLE BY D.R.C. NO. 55 = 546.00 AS PER INDEXATION VALUE OF TDR	573.83
	l	NON SLUM TO BE PURCHASED [i-(a to k+A+B)]	-
	m	TOTAL C (a to l)	15875.11
	D	TOTAL IN SITU / TDR LOADING [11 (A+B+C)]	27418.61
12.		ADDITIONAL AREA OF UNDER CHAPTER NO. 7	--
13.		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a	[9 + 10(b) + 11(D)] + 12	73834.36
	b	PERMISSIBLE ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL WITH PAYMENT OF CHARGES FOR T1,T2 (60% OF 23456.64 = 14073.98)	14073.98
	c	PERMISSIBLE ANCILLARY AREA FSI UPTO 80% FOR RESIDENTIAL WITH PAYMENT OF CHARGES FOR T1,T2 (80% OF 1602.12 = 1281.70)	1281.70
	d	**TOTAL PERMISSIBLE ENTITLEMENT (a + b + c)**	89190.04
14.		MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH {AS PER REG. NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS PER APPLICABLE X 1.6 OR 1.8}	89190.04
15.		TOTAL BUILT UP AREA IN PROPOSAL (EXCL. AREA AS SR. NO. 17B)	
	a	EXISTING BUILT UP AREA	
	i	EXISTING BUILT UP AREA (BLDG.-4,5,6,7)	34814.96
	b	PROPOSED BUILT UP AREA (AS PER 'P - LINE')	
	i	PROPOSED BUA (BLDG 3) (AS PER OLD DCR)	13394.57
	ii	PROPOSED BUA (BLDG 1,2) (AS PER UDCPR)	40414.45
	c	TOTAL [a (i)+ b(i)+b(ii)]	88623.98
16.		FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.99
17.		AREA OF INCLUSIVE HOUSING, IF ANY	
18.		ANCILLARY AREA UTILISED (15-13a)	14789.62

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN RED .
DRAINAGE LINE SHOWN IN RED DOTTED .
PROPOSED R. G. SHOWN IN GREEN.
ROAD SET BACK LINE SHOWN IN GREEN DASHED.
EXISTING ROAD LINE SHOWN IN GREEN.
EXISTING STRUCTURE TO BE DEMOLISHED YELLOW DASHED.
EXISTING STRUCTURE TO BE RETAINED SHOWN IN BLACK HATCH.

LAYOUT

1/14

CONTENTS OF SHEET

LAYOUT PLAN, AREA STATEMENTS, R.G. AREA CALC., COMPOUND WALL SECTION, AREA STATEMENT, SUMMARY ETC.

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S04/0099/16
TMC/TD-DP/TPS 4009/22 Dated 28/3/22

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

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सावधान
मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

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 AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP LAND RECORDS DEPARTMENT.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / 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.

OWNER NAME AND SIGNATURE

NAME AND ADDRESS OF OWNER/ P.O.A.H.

M/s . COURTYARD REAL ESTATE PVT. LTD.
WINDSOR , 1ST FLOOR , CST ROAD , KALINA, SANTACRUZ (EAST). MUMBAI - 400098.

SIGNATURE OF OWNER/ P.O.A.H.
SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	CHKD. BY
C-667/2022/A-M/01	AS SHOWN	23/03/2022	RAKSHA	

\\SERVER\Saakaar12\Cad Drawings\COURTYARD - WINDSOR 2\ MUNICIPAL 20 Amendment - T1 & T2\1_LAYOUT

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