

PLOT AREA STATEMENT (TABLE 'A')

S.R. NO	S. NO. H. NO.	7/12 SQ. MT.	METHOD SQ. MT.	PLOT-A	PLOT-B	25 M. W. D.P. ROAD	60 M. W. D.P. ROAD	EXT. D.P. ROAD	AREA CONS. FOR FSI
1	89	3290.00	3395.14		3395.14				3290.00
2	89/4	4520.00	4548.06		4548.06				4520.00
3	90/2/5	3000.00	3615.36		3615.36				3615.36
4	90/2/4	5810.00	5980.86		5305.86		275.00		5980.86
5	90/1	2780.00	2814.62	84.22	1135.40	1385.00			2520.40
6	90/2/2	3440.00	3490.64	960.00	1095.84	685.00	730.00		2480.00
7	101/1/8	2230.00	2188.57	620.38	626.19	940.00			1566.19
8	101/2	690.00	691.28		481.28	190.00			690.00
9	101/3	1740.00	1501.23		1482.72			18.51	1482.72
TOTAL		28240.00	27573.81	1684.80	71615.72	3180.00	1005.00	18.51	25685.56

B/UP & TENEMENTS STATEMENT (MHADA BUILDING)

BLDG. TYPE	FLOORS	30 TO 40	40 TO 80	TENEMENTS	B/UP AREA
TYPE - B2 (1st to 14th FLOOR)	82	—	—	82	4846.34 SQ.MT.
TOTAL	82	—	—	82	4846.34 SQ.MT.

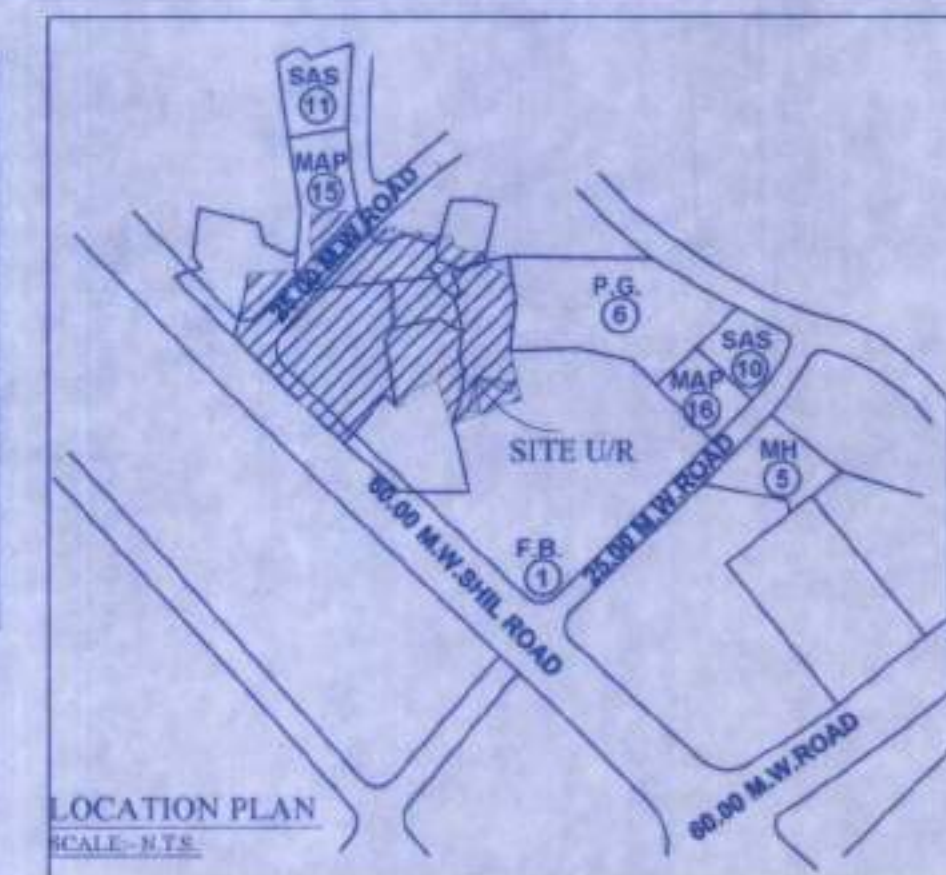
PROFORMA - A (FOR MHADA)

A	AREA STATEMENT	SQ.MT.
1	20% NET B/UP AREA HANDLED OVER TO MHADA (25685.56 X 20%) = 4936.23 SQ.MT.	4936.23
2	TOTAL REQUIRED B/UP AREA (1)	4936.23
3	TOTAL PROPOSED AREA (MHADA)	4846.34
B	TENEMENT STATEMENT	
4	TOTAL PROPOSED TENEMENT (MHADA)	82 NOS.

B/UP & TENEMENTS STATEMENT (SALE BUILDING)

BLDG. TYPE	FLOORS	30 TO 40	40 TO 80	TENEMENTS	COMMERCIAL B/UP AREA	RESIDENTIAL B/UP AREA
TYPE - A1 (GR./STILT + 1st to 18th FLOOR)	69	—	—	69	4835.33 SQ.MT.	8118.83 SQ.MT.
TYPE - A2 (GR./STILT + 1st to 18th FLOOR)	51	54	105	105	440.48 SQ.MT.	394.52 SQ.MT.
TYPE - B1 (GR./STILT + 1st to 30th FLOOR)	295	—	—	295	394.52 SQ.MT.	16074.38 SQ.MT.
TYPE - B2 (GR./STILT + 1st to 30th FLOOR)	93	—	—	93	218.60 SQ.MT.	6404.54 SQ.MT.
TYPE - C1 (GR./STILT + 1st to 24th & 25th PT. FLOOR)	289	—	—	289	608.25 SQ.MT.	15711.63 SQ.MT.
TYPE - D1 (BASE + STILT + PODIUM + 1st to 30th FLOOR)	175	—	—	175	10344.15 SQ.MT.	12203.21 SQ.MT.
TYPE - D2 (BASE + STILT + PODIUM + 1st to 30th FLOOR)	—	120	120	120	12203.21 SQ.MT.	12203.21 SQ.MT.
TYPE - D3 (BASE + STILT + PODIUM + 1st to 30th FLOOR)	—	120	120	120	12203.21 SQ.MT.	12203.21 SQ.MT.
TYPE - D4 (BASE + STILT + PODIUM + 1st to 30th FLOOR)	—	120	120	120	12203.21 SQ.MT.	12203.21 SQ.MT.
TOTAL	972	414	1386	1386	97198.59 SQ.MT.	588.86 SQ.MT.
FITNESS CENTER AREA					1862.85 SQ.MT.	9778.27 SQ.MT.
TOTAL PROPOSED AREA					99450.12 SQ.MT.	

AMENITY PLOT AREA CALCULATION					
ADDITION					
1	43.25 X 25.56 X 0.5	=	552.74 SQ.MT.		
2	13.20 X 2.69 X 0.5	=	17.75 SQ.MT.		
3	17.86 X 4.10 X 0.5	=	36.80 SQ.MT.		
4	35.59 X 16.87 X 0.5	=	300.20 SQ.MT.		
5	34.81 X 10.18 X 0.5	=	176.16 SQ.MT.		
6	33.48 X 1.54 X 0.5	=	25.78 SQ.MT.		
7	2.35 X 0.42 X 0.67	=	0.66 SQ.MT.		
TOTAL AMENITY AREA					1109.49 SQ.MT.



FORM OF STATEMENT 1				
[SR. NO. 8 (a) (ii)]				
EXISTING BUILDING TO BE RETAINED				
BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
—	—	—	—	—

MHADA COMPONENT BUILDING SUMMARY AREA				
FORM OF STATEMENT 2				
[SR. NO. 9 (ii)]				
PROPOSED BUILDING MHADA				
BUILDING TYPE	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TOTAL	
TYPE - B2	TYPICAL FLOOR	337.21 X 12 NOS. = 4046.52 SQ.MT.		
1ST TO 14TH FLR.	REFUSE FLOOR	394.91 X 02 NOS. = 789.82 SQ.MT.		
TOTAL AREA			4836.34 SQ.MT.	

SALE COMPONENT BUILDING SUMMARY AREA				
FORM OF STATEMENT 2				
[SR. NO. 9 (ii)]				
PROPOSED BUILDING NO.				
BUILDING TYPE	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TOTAL	
TYPE - A1	GROUND FLOOR	90.80 SQ.MT.		
	TYPICAL FLOOR	274.86 X 15 = 4122.90 SQ.MT.	4835.33 SQ.MT.	
	REFUSE FLOOR	237.90 X 02 = 475.80 SQ.MT.		
TYPE - A2	GROUND FLOOR	386.71 SQ.MT.		
	1ST FLR. (COMM.)	53.77 SQ.MT.	860.48 SQ.MT.	
	TYPICAL FLOOR	400.06 X 15 = 6000.90 SQ.MT.		
	REFUSE FLOOR	406.06 X 03 = 1218.18 SQ.MT.		
TYPE - B1	GROUND FLOOR	541.10 SQ.MT.		
	TYPICAL FLOOR	537.79 X 25 = 13444.75 SQ.MT.	14486.80 SQ.MT.	
	REFUSE FLOOR	496.61 X 06 = 2979.66 SQ.MT.		
TYPE - B2	GROUND FLOOR	348.68 SQ.MT.		
	TYPICAL FLOOR	337.21 X 13 = 4383.73 SQ.MT.	5424.14 SQ.MT.	
	REFUSE FLOOR	399.91 X 03 = 1199.73 SQ.MT.		
TYPE - C1	GROUND FLOOR	608.25 SQ.MT.		
	TYPICAL FLOOR	948.86 X 26 = 24670.76 SQ.MT.	16319.58 SQ.MT.	
	REFUSE FLOOR	608.34 X 04 = 2437.36 SQ.MT.		
	25TH PT. FLOOR	346.07 X 01 = 346.07 SQ.MT.		
TYPE - D1	BASEMENT FLOOR	90.80 SQ.MT.		
	STILT FLOOR	90.80 SQ.MT.		
	PODIUM FLOOR	134.34 SQ.MT.		
	TYPICAL FLOOR	339.87 X 25 = 8496.75 SQ.MT.	10344.15 SQ.MT.	
	REFUSE FLOOR	303.00 X 06 = 1818.00 SQ.MT.		
TYPE - D2 & D4	BASEMENT FLOOR	61.41 SQ.MT.		
	STILT FLOOR	85.08 SQ.MT.		
	PODIUM FLOOR	102.82 SQ.MT.		
TYPE - D3	TYPICAL FLOOR	600.91 X 25 = 15022.75 SQ.MT.	12203.21 SQ.MT.	
	REFUSE FLOOR	386.11 X 03 = 1158.33 SQ.MT.	36000.63 SQ.MT.	
TOTAL AREA			99450.12 SQ.MT.	
FITNESS CENTER AREA			588.86 SQ.MT.	
TOTAL BUILT UP AREA			99450.12 SQ.MT.	

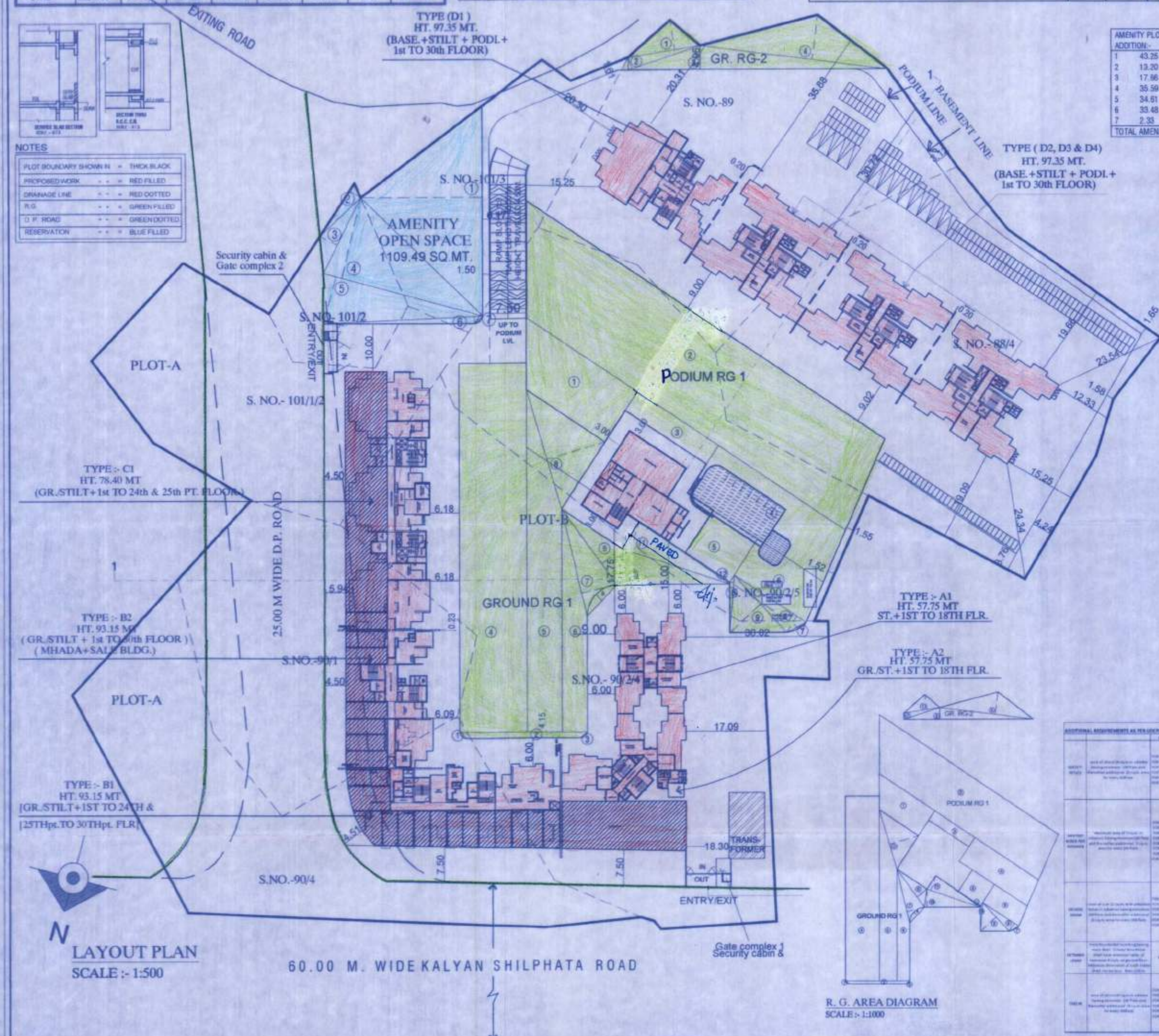
TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
15	Total Built-up Area in proposal (excluding area of Sr.No. 17b)
a	Existing Built-up Area
b	Proposed Built-up Area (as per p-lr)
c	Total (a + b)
d	Excess Area (13(a) - 15(c))
e	F.S.I. Consumed (15(c)/13(a)) should not be more than serial No.14 above
16	Area for Inclusive Housing, if any
a	Required (29% of Sr.No.8)
b	22468.88 X 20% (MHADA) = 4493.82 SQ.MT.
b	Proposed

PROFORMA - I

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	25685.56
a As per ownership document (7/12, CTS extract)	28240.00
b As per measurement sheet	27573.81
c As per site	25685.56
2 Deduction for	
a Proposed D.P. / D.P. Road widening Area/Services Road /highway	
1 AREA UNDER 25 M.W. D.P.ROAD	9180.00
2 AREA UNDER 60 M.W. D.P.ROAD	1005.00
b Any D.P. Reservation Area	
c Total (a + b)	4185.00
3 Balance area of plot (1-2)	21500.56
4 AMENITY Space (if applicable)	
a Required -	
1 Area of Land Minimum Amenity Space to be provided.	
5% Amenity Open Space Required	1075.63
21500.56 X 5% = 1075.63 sq.mt.	
b Adjustment of 2(a), if any -	
c Balance Proposed -	1075.63
5 Net Plot Area (3-4 (a))	20425.53
6 Recreational Open space (if applicable)	
a Required -	
b Proposed -	
7 Internal Road area	
8 Platable area (if applicable)	
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI) (20425.53 X 1.10 = 22468.88 SQ.MT.)	22468.88
10 Addition of FSI on payment of premium	
a Maximum permissible premium FSI - based on road width/TOD Zone. (21500.56 + 1005.00 + 3180.00 = 25685.56 X 50%) = 12842.78 SQ.MT.	
b Proposed FSI on payment of premium.	12842.78
11 In-Situ FSI / TOR loading	
a In-situ area against D.P. road (2.0x Sr. No.2 (a)), if any	
1. AREA UNDER 25.00 M.W. D.P.ROAD (3180.00 X 2)	6360.00
2. AREA UNDER 60.00 M.W. D.P.ROAD (1005.00 X 2)	2010.00
b In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4 (b) and/or (c)).	
1. AMENITY AREA (1075.63 X 2)	2150.00
TOR area	
21500.56 + 1005.00 + 3180.00 = 25685.56 X 1.40% = 35950.78 SQ.MT.	
30% SLUM TOR 35950.78 X 30% = 10785.23 SQ.MT.	
REGULAR TOR 35950.78 - 10785.23 = 25165.55 SQ.MT.	
D.R. TO BE UTILISED = 10520.08 SQ.MT.	
REGULAR T.D.R. 25171.85 - 10520.08 = 14651.79 SQ.MT.	
CONSTRUCTION T.D.R. TO BE UTILISED AGAINST SLUM T.D.R.	
SLUM T.D.R. REQUIRED = 10785.23 SQ.MT.	
CONSTRUCTION T.D.R. PURCHASED	
T.D.R./SOS/CONST. AMENITY/ D.R.C.No.-53 (YEAR-2020)	
X = 8074/- / 7466.33/- X 3884.00 SQ.MT. = 4200.11 SQ.MT.	
T.D.R./SOS/CONST. AMENITY/ D.R.C.No.-45 (YEAR-2020)	
X = 19650/- / 7466.33/- X 126.00 SQ.MT. = 331.61 SQ.MT.	
T.D.R./SOS/CONST. AMENITY/ D.R.C.No.-33 (YEAR-2020)	
X = 37100/- / 7466.33/- X 167.41 SQ.MT. = 631.86 SQ.MT.	
c TOTAL CONSTRUCTION T.D.R. = 5363.58 SQ.MT.	5363.58
REGULAR T.D.R. REQUIRED = 14801.79 SQ.MT.	
REGULAR T.D.R. PURCHASED	
T.D.R./SOS/RES/D.R.C.No.-256 (YEAR-2020)	
X = 21700/- / 7466.33/- X 280.00 = 813.79 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-329 (YEAR-2020)	
X = 13800/- / 7466.33/- X 826.00 SQ.MT. = 1157.03 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-354 (YEAR-2020)	
X = 21400/- / 7466.33/- X 791.00 SQ.MT. = 3909.21 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-375 (YEAR-2020)	
X = 44900/- / 7466.33/- X 56.00 SQ.MT. = 234.77 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-380 (YEAR-2020)	
X = 23800/- / 7466.33/- X 1518.00 SQ.MT. = 5856.26 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-373 (YEAR-2020)	
X = 44900/- / 7466.33/- X 50.00 SQ.MT. = 300.66 SQ.MT.	
T.D.R./SOS/ROAD/D.R.C.No.-291 (YEAR-2017-18)	
X = 21700/- / 7466.33/- X 145.00 SQ.MT. = 421.42 SQ.MT.	
d TOTAL REGULAR T.D.R. = 10886.16 SQ.MT.	10886.16
e Total In-situ / TOR loading proposed (11(a)+(b)+(c)+(d))	26781.80
12 Additional FSI area under Chapter NO.7	
13 Total entitlement of FSI in the proposal	
a (10+10)+(11(a)) or 12 whichever is applicable.	62092.66
b Deduct Existing Building Area	NIL
c Balance Area For Proposed Building (13a-13b)	62092.66
d Ancillary area FSI upto 60% or 80% with payment of charges.	
COMM. AREA = 1002.85/1.8 = 557.14 X 80% = 445.71 SQ.MT.	
RES. AREA = 9778.27/1.8 = 5432.37 X 80% = 4345.90 SQ.MT.	
e Total entitlement (c+d)	99991.93
14 Maximum utilization limit of FSI (building potential permissible as per Road width (as per Regulation NO.5.1 or 6.2 or 6.3 or 6.4 as applicable 0 x 1.6 or 1.8)	
BASIC FSI (1.10) + DIV/TOR (1.40%) + PREMIUM FSI (50%)	
= TOTAL FSI (3.00) + 60% & 80% ANCILLARY USES AREA	
22468.88 + 35950.78 + 13842.78 = 71762.64	
60% & 80% ANCILLARY AREA = 42762.38 SQ.MT.	
TOTAL AREA (71762.64 + 42762.38 = 114525.02 SQ.MT.)	

PROFORMA - II

DESCRIPTION	1/32
PROPOSED LAYOUT ON PLOT BEARING S.NO.-89, 88/4, 90/2/5, 90/2/4, 90/1, 90/4, 101/1-2, 101/2, 101/3 OF VILLAGE - DAIGHAR, DISTRICT - THANE.	
CONTENTS OF SHEETS	
LAYOUT PLAN, PLOT AREA, R.G. AREA DIAGRAM & CALC., BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.	
STAMP OF APPROVAL OF PLAN	
Amended Plans are approved Subject to conditions prescribed in permit No. V.P. 511/12/18/18 TMC/201/3961/22... Dated: 11/02/2022	
Stamp of the Municipality Corporation of the City of Thane	
STAMP OF RECEIPT OF PLAN	
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 DOCUMENTS OWNERSHIP	
SIGNATURE OF LICENSED ARCHITECT	
OWNERS' 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.	
OWNER (S) name and signature	
Architect/ Licensed Engineer/Supervisor name and signature	
Job No. Drawing No. Scale Drawn by. Checked by. Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor	
ARCHITECT	
10 FOLDS	
ARCHITECTS & CONSULTANTS	
306, A Wing, Dev Corpore, Eastern Express Highway, Calcutta Junction, Kharadi, Thane (W) 400 061.	
T. 022-4100662 / 85 / 86 Email: 10foldarchitect@gmail.com	



R.G. AREA DIAGRAM	
SR. NO.	AREA
1	43.25 X 25.56 X 0.5 = 552.74 SQ.MT.
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