Area not in possesion & exist. road area as per 7/12 dated 24-09-09	
147 / 2	10.00
148-2/4	420.00
148-2/5	160.00
148-3/4	300.00
151-1/4	170.00
151-1/6	530.00
Total	1590.00

CLUB HOUSE AREA STATEMENT

PERMISSIBLE LOWER LVL AREA – 10%(R.G.–1) = 10%(6445.66 SQ.M.) = 644.56 SQ.M.	
PERMISSIBLE UPPER LVL AREA = 5%(R.G.–1) = 5%(6445.66 SQ.M.) = 322.28 SQ.M.	
EXIST. CLUB HOUSE AREA	
AREA OF LOWER FLOOR	= 524.861 sq.mts
AREA OF UPPER FLOOR	= 230.410 sq.mts
TOTAL AREA	= 755.271 sq.mts

AREA NOT IN POSSESION

3) 0.5 x 13.50 x 4.75 = 32.06 sq.mt.	S.NO. 154-4/3
4) 0.5 x 13.50 x 4.00 = 27.00 sq.mt.	
5) 0.5 x 18.50 x 7.50 = 69.37 sq.mt.	S.NO. 151/3
6) 0.5 x 18.50 x 9.00 = 83.25 sq.mt.	
TOTAL = 211.68 sq.mt.	
TOTAL AREA OF NOT IN POSSESION & EXISTING ROAD (1590.00 + 211.68)	= 1801.68 sq.mt.

AREA NOT IN POSSESION IN AMENITY SPACE = 110.00 sq.mt.
TOTAL AREA OF NOT IN POSSESION = 1911.68 sq.mt.

R.G. AREA CALCULATION

PROPOSED R.G.–1 ADDITION

1) 0.5 x 108.00 x 69.00	=	3726.00 sq.mt.	
2) 0.5 x 108.00 x 27.50	=	1485.00 sq.mt.	
3) 0.5 x 113.00 x 5.00	=	282.50 sq.mt.	
4) 0.5 x 112.00 x 5.00	=	280.00 sq.mt.	elevated 1185.74 sq.mt.
5) 0.5 x 44.00 x 18.00	=	396.00 sq.mt.	
6) 0.5 x 44.00 x 18.00	=	396.00 sq.mt.	
TOTAL ADDITION	=	6565.50 sq.mt.	

DEDUCTIONS

a) 0.67 x 0.83 x 8.39	=	4.66	sq.mt.
b) 0.5 x 37.10 x 3.02	=	56.02	sq.mt.
c) 0.5 x 31.41 x 1.38	=	21.67	sq.mt.
d) 0.67 x 3.26 x 0.35	=	0.76	sq.mt.
e) AREA AS PER P-LINE	=	36.73	sq.mt.
TOTAL DEDUCTIONS	=	119.84	sq.mt.
TOTAL PROPOSED R.G.–1 (X-Y)	=	6445.66	sq.mt.

PROPOSED R.G. – 2 (elevated)

1) 0.5 x 13.25 x 1.25	=	8.28	sq.mt.
2) 0.5 x 22.50 x 5.25	=	59.06	sq.mt.
3) 0.5 x 44.25 x 21.00	=	464.62	sq.mt.
4) 0.5 x 40.75 x 12.00	=	244.50	sq.mt.
5) 0.5 x 38.50 x 19.25	=	370.56	sq.mt.
TOTAL	=	1147.02	sq.mt.

PROPOSED R.G. – 3 (elevated)

1) 0.5 x 13.97 x 2.91	=	20.32	sq.mt.
2) 0.5 x 13.97 x 13.44	=	93.87	sq.mt.
3) 0.5 x 15.47 x 7.18	=	55.53	sq.mt.
TOTAL	=	169.72	sq.mt.

TOTAL PROPOSED R.G. = 7762.40 sq.mt.
(6445.66 + 1147.02 + 169.72)

REQUIRED PHYSICAL R.G. AS PER RULE 25% OF 31024.64 SQ.MT. -
= 7756.16 SQ.MT.

TENEMENT STATEMENT FOR PARKING

	BLDG. WING	TENEMENTS AREA IN SQ.M. 25.0 - 50.0	50.0 - 75.0	ABOVE 75.0
PHASE - 1	A	–	78	–
	B	–	58	–
	C	–	68	–
PHASE - 2	A	21	21	83
	B	–	74	40
	C	–	–	04
PHASE - 3	A	84	39	–
	B	–	73	–
	C	68	32	–
	total	173	443	127
	total	743		

SUMMARY FOR MOEF PURPOSE

BLDG.		no. of floors	FSI AREA in sq.mt.	NON-FSI AREA in sq.mt.
PHASE-I (O.C.OBTAINED)	WING-A	S + 16	4114.550	1069.976
	WING-B	S + 15	3282.608	850.859
	WING-C	S + 14	3586.674	982.774
PHASE-III (O.C.OBTAINED)	WING-A	L.G.+U.G.+21	6395.232	1512.821
	WING-B	L.G.+U.G.+19	4723.037	1196.892
	WING-C	L.G.+U.G.+17	5205.332	1256.353
		AREA OF PODIUM (WING – A,B,C)	-------	6393.710
PHASE-II (O.C.OBTAINED FOR WING-A ONLY)	WING-A	L.G.+U.G.+ST./Podium+27	10361.75	4531.58
	WING-B	BASE.+U.G.+ST./Podium+20(p)	8365.64	3569.15
	WING-C	L.G.+U.G.+ST./Podium+01	432.17	614.58
		LOWER GR./BASE. FLR. AREA	-------	6413.64
		UPPER GR. FLR. AREA	-------	6054.01
TOTAL			46466.993	34446.345
			80913.338	

AREA AS PER MOEF CLEARENCE PERMISSIBLE FSI AREA IS 57785.74 SQ.MT.
AREA AS PER MOEF CLEARENCE PERMISSIBLE NON-FSI AREA IS 46600.00 SQ.MT.

TENEMENT STATEMENT AS PER CIRCULAR DATED 16-11-10 FOR PLOT AREA ABOVE 2000.00 SQ.MT.
As per approval dated 18-01-13

TOTAL PROPOSED NO. OF TENEMENTS IN PHASE – II (WING – A)	= 101 NOS.
REQ. 20% TENEMENTS OF AREA 30 TO 40 SQ.MT. FOR. L.I.G.	= 20 NOS.
PROPOSED NO. TENEMENTS OF AREA 30 TO 40 SQ.MT. FOR. L.I.G. (IN PHASE-II, WING-A, FLAT NO. 4) (2nd. to 16th, 18th to 22nd, 25th Flrs.)	= 21 NOS.
REQ. 10% TENEMENTS OF AREA 41 TO 60 SQ.MT. FOR. M.I.G.	= 10 NOS.
PROPOSED NO.TENEMENTS OF AREA 41 TO 60 SQ.MT. FOR. M.I.G. (IN PHASE-II, WING-A, FLAT NO. 3) (2nd. to 16th, 18th to 22nd, 25th Flrs.)	= 21 NOS.

S.NO.	KRISHNAGLASS PVT.LTD.	KOTHARI AUTO PARTS MFRS. PVT. LTD. as per deed of modification of lease dated 13-09-12	S.NO.	AS PER 7/12 DATED 24-09-09 T.M.C.		AREA IN SQ.MT.
145 – 3/1	208.58	351.42	145-3/2	550.00	D.P. ROAD	1110.00
146 / 4	654.33	1015.67	--	--	----	1670.00
147 / 2	10.00	-----	147/1	90.00	MUN. SCHOOL RESERV.	100.00
148-2/1	3850.03	3499.97	148-2/2	250.00	AMENITY SPACE	
148-2/4	420.00	-----	148-2/3	2510.00	MUN. SCHOOL RESERV.	10900.00
148-2/5	160.00	-----	148-2/6	210.00	D.P. ROAD	
148-3/1	1030.00	-----	148-3/2	870.00	AMENITY SPACE	2300.00
148-3/4	300.00	-----	148-3/3	100.00	MUN. SCHOOL RESERV.	
149-4/1	7530.00	-----	149-4/2	50.00	R.G.RESERVATION	7580.00
150/1	3270.00	-----	150/2	1600.00	RECREATION GROUND	
---	---	-----	150/3	90.00	RECREATION GROUND	5200.00
---	---	-----	150/4	240.00	AMENITY SPACE	
151-1/1	250.00	-----	151-1/2	1350.00	AMENITY SPACE	
151-1/4	170.00	-----	151-1/3	1630.00	RECREATION GROUND	4300.00
151-1/6	530.00	-----	151-1/5	370.00	D.P. ROAD	
151/3	230.00	-----	---	---		230.00
154-2/1	3250.00	-----	154-2/2	50.00	R.G.RESERVATION	3300.00
149/2	696.00	-----	---	---		696.00
---	---	-----	154-4/1	100.00	R.G. RESERVATION	
154-4/3	550.00	-----	154-4/2	450.00	MUN. PRIMERY SCHOOL	1100.00
412/2	8377.38	672.62	---	---		9050.00
414-1/8	1340.00	-----	---	---		1340.00
TOTAL	32826.32	5539.68		10510.00		48876.00
TOTAL				(32826.32 + 10510.00)		= 43336.32 SQ.MT.

summary		
20 m.w. D.P. ROAD	(550.00+210.00+370.00)	1130.00 SQ.MT.
MUN. SCHOOL RESERVATION no.–15	(90.00+2510.00+100.00)	2700.00 SQ.MT.
MUN. SCHOOL RESERVATION no. – 14	450.00	450.00 SQ.MT.
AMENITY SPACE	(250.00+870.00+240.00+1350.00)	2710.00 SQ.MT.
R.G. RESERVATION no.–7	(50.00+50.00+100.00)	200.00 SQ.MT.
10% I. to R. RECREATION GROUND	(1600.00+90.00+1630.00)	3320.00 SQ.MT.
TOTAL		10510.00 SQ.MT.

SUMMARY FOR BUILTUP AREA OF BLDGS.

BLDG.		plinth area (sq.mt.)	no. of floors	total b/up. area in sq.mt.	type of bld.	total staircase	no.of. tenements
PHASE-I (O.C.OBTAINED)	WING-A	263.938	S + 16	4114.550	(10983.832 sq.mt.) residential	465.290	78
	WING-B	226.102	S + 15	3282.608	residential	440.400	58
	WING-C	263.938	S + 14	3586.674	residential	410.550	68
PHASE-II (O.C.OBTAINED FOR WING-A ONLY)	WING-A	508.400	L.G.+U.G.+ST./Podium+27	10361.75	(19159.56 sq.mt.) residential	2249.24	125
	WING-B	537.320	BASE.+U.G.+ST./Podium+ 1st. to 19th. +20th(pt) floors	8365.64	residential	1792.16	114
	WING-C	501.910	BASE+U.G.+ST./Podium+01	432.17	residential	139.48	04
PHASE-III (O.C.OBTAINED)	WING-A	313.948	L.G.+U.G.+21	6395.232	(16323.601 sq.mt.) residential	599.610	123
	WING-B	257.570	L.G.+U.G.+19	4723.037	residential	554.800	73
	WING-C	313.498	L.G.+U.G.+17	5205.332	residential	495.330	100
TOTAL				46466.993		7146.86	743

EXIST. B/UP. AREA (O.C. OBTAINED) = 37669.183 SQ.MT.
(10983.832 + 16323.601+19159.56) = 46466.993 SQ.MT.

AREA FOR PODIUM PREMIUM (PHASE – II)
LOW. GR. FLOOR AREA = 2371.83 SQ.MT.
UPP. GR. FLOOR AREA = 6054.01 SQ.MT.
TOTAL AREA = 8425.84 SQ.MT.

TENEMENT STATEMENT AS PER CIRCULAR DATED 19th June 2007

TOTAL RESI. B/UP. AREA (as per approved plan without TDR)	= 36865.573	SQ.MT.
REQ. NO. OF TENEMENTS HAVING B/UP. AREA UPTO 50 SQ.MT. (20% OF 36865.573 SQ.MT.)	= 7373.11	SQ.MT.
	147	NOS.
PROPOSED NO. OF TENEMENTS IN PHASE - 3 (ROYALE)	152	NOS.
Wing-A 84		
Wing-C 68		

PARKING STATEMENT For Phase 1 & 3

	NO. OF Tenements	NO. OF. PARKING REQUIRED
1 PARKING SPACE FOR EVERY 4 TENEMENTS HAVING CARPET AREA OF 35 TO 45 SQ.MT.	152 NOS.	38 NOS.
2 TENEMENTS HAVING CARPET AREA OF 45 TO 70 SQ.MT.	348 NOS.	174 NOS.
1 TENEMENT HAVING CARPET AREA ABOVE 70 SQ.MT.	-- NOS.	-- NOS.
TOTAL		212 NOS.
10% VISITORS PARKING		21 NOS.
TOTAL		233 NOS.

PARKING STATEMENT AS PER NEW REGULATION DATED 28-08-09
For Phase 2

	NO. OF Tenements	NO. OF. PARKING REQUIRED
1 CAR PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/UP. AREA 35 TO 50 SQ.MT.	21 NOS.	11 NOS.
1 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA 50 TO 75 SQ.MT.	95 NOS.	95 NOS.
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA ABOVE 75 SQ.MT.	127 NOS.	254 NOS.
10% VISITORS PARKING		36 NOS.
TOTAL		396 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT REQUIRED	243 NOS.	243 NOS.
TOTAL NO. OF CAR PARKING REQUIRED (233 + 396)		629 NOS.

PROFORMA – A

A		AREA STATEMENT	SQ MTS
1		TOTAL AREA OF PLOT	43336.32
2		DEDUCTIONS FOR	
	a	AREA UNDER 20.00M WIDE D.P.ROAD as per 7/12	1130.000
	b	AREA NOT IN POSSESSION & EXISTING ROAD (1801.680 + 110.00)	1911.680
3		TOTAL DEDUCTIONS (a+b)	3041.680
4		BALANCE AREA OF PLOT (1-3)	40294.640
5		LESS 20% AMENITY AREA (39083.89 X 20%) (FOR I. TO R. AREA) = 7816.78 sq.mt.	
		BALANCE AREA – 1210.750 IN RESIDENTIAL ZONE LESS 5% AMENITY AREA (1210.75 X 5%) = 60.54	
		TOTAL REQ. AMENITY SPACE (7816.78+60.54)	7877.32
6		RESERVATIONS, AMENITY & 10% R.G. IN THE PLOT	
	a	AREA UNDER R.G.RESERVATION (NO.7) AS PER 7/12	200.000
	b	AREA UNDER MUN. SCHOOL RESERV(NO.15) AS PER 7/12	2700.000
	c	AREA UNDER PRI. SCHOOL RESERV.(NO.14) AS PER 7/12	450.000
	d	AMENITY SPACE (I TO R)	2600.00
	e	10% ADDITIONAL R.G. (I TO R) AS PER 7/12	3320.000
7		TOTAL (a+b+c+d+e) (proposed amenity is more than required)	9270.000
8		NET AREA OF (4 – 7)	31024.640
9		DEDUCTIONS FOR	
	a	15% R. G. AS PER REG. 54(3)	4653.696
10		NET AREA (8 – 9a)	26370.944
11		ADDITION FOR F.A.R (TOTAL B.UP AREA) PURPOSE AS PER GOVT. NOTIFICATION DT. 29-01-16 & 02-05-16 Max. 90% OF 31024.64 SQ.MT. = 27922.17 SQ.MT. OUT OF ABOVE POTENTIAL OF TDR, AREA RESERVED FOR SLUM TDR = 27922.17 x 0.2 = 5584.43 SQ.MT. NOW AREA PERMISSIBLE FOR UTILIZATION OF TDR/DR = 27922.17 – 5584.43 sq.mt. = 22337.74 sq.mt.	
	a	AREA UNDER 20.00 M WIDE D.P.ROAD	1130.000
	b	AREA UNDER R.G.RESERVATION (NO.7)	200.000
	c	AREA UNDER MUN. SCHOOL RESERV(NO.15)	2700.000
	d	PART AREA UNDER PRI. SCHOOL RESERV.(NO.14)	450.000
	e	AMENITY SPACE	2600.00
	f	10% I TO R R.G.AREA	3320.000
	g	ADD D.R.C. NO. 22 – RESERV. (ALREADY UTILIZED)	2114.00
	h	NOW ADD D.R.C. NO. 228 (RES.)	3040.00
	i	NOW ADD D.R.C. NO. 225 (RES.)	750.00
	j	NOW ADD D.R.C. NO. 186 (RES.)	878.40
	k	NOW ADD D.R.C. NO. 189 (RES.)	2927.00
	l	TOTAL ADDITIONS (a+b+c+d+e+f+g+h+i+j+k)	20109.400
12		PERMISSIBLE B/U AREA (10 + 11l)	46480.344
13		EXISTING B/UP. AREA (PH.–1, 3 & PH- II WING- A)	37669.183
14		PROPOSED B/UP. AREA (PH- II – WING B & C)	8797.810
15		TOTAL B/UP. AREA (EXIST.+PROP.)	46466.993
16		F.S.I. CONSUMED	0.99
17		BALANCE B/UP. AREA	13.351

B	TENEMENT STATEMENT	
	(a) TOTAL BUILT-UP AREA (EXIST.+PROP.)	46466.993
	(b) LESS. NON RESIDENTIAL AREA	------
	(c) AREA OF TENEMENTS	46466.993
	(d) PERMISSIBLE TENEMENTS (300/H)	1394 NOS.
	(e) EXISTING TENEMENTS	625 NOS.
	(f) PROPOSED TENEMENTS	118 NOS.
	(g) TOTAL TENEMENTS	743 NOS.

C	PARKING STATEMENT	
	a CAR PARKING REQ. BY REGULATION	629 NOS.
	b CAR PARKING PROPOSED	1058 NOS.
	c 2 WHEELAR PARKING REQ. BY REGULATION	243 NOS.
	d 2 WHEELAR PARKING PROPOSED	406 NOS.

PROFORMA B

CONTENTS OF SHEET 01/04

LAYOUT PLAN, R.G.AREA CALCULATION,AREA STATEMENT, SUMMARY, PARKING & TENEMENT STATEMENT, COMPOUND WALL & U.G.TANK SECTION, LOCATION PLAN ETC.

Old U.P. No. 86258

STAMP OF APPROVAL OF PLANS

Ammended. – DRC. NO. 189 (Res)

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. SO 41/0101/17
TMC/TD-DP/TP 2106/17 Dated 23/03/2017

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

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न झाल्यास संबंधित विभाग नियंत्रण नियमावलीतील तरतुदीनुसार त्यांच्या परवानग्या व योग्य वापरपत्र घेतल्याशिवाय इमारत वापरात आणल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाची कलम ५३ अन्वये कारवाई करण्यात येईल. [illegible]"

NOTES	SHOWN IN
PLOT BOUNDARY	BLACK
R.G. AREA	LIGHT GREEN WASH
PROPOSED BLDG.	RED WASH
D.P. ROAD	DARK GREEN DOTTED
EXISTING ROAD	BROWN WASH
AMENITY SPACE	LIGHT BLUE
10% I TO R. R.G.	DARK GREEN WASH
SCHOOL RESERVATION	PINK WASH
AREA NOT IN POSSESION	ORANGE
NALA	DARK BLUE

UNDERGROUND WATER TANK SECTION — SECTION THRO COMPOUND WALL

PROPOSED NO. OF CAR PARKINGS		
IN PHASE - 1 (STILT LVL.)		
WING-A	15 NOS.	44 NOS.
WING-B	14 NOS.	
WING-C	15 NOS.	
IN PHASE - 3		
LOW.GR.	202 NOS.	276 NOS.
UPP.GR.	74 NOS.	
IN PHASE - 2		
BASE/LOW. GR.	210 NOS.	650 NOS.
UPP. GR.	257 NOS.	
IN STILT/PODIUM	183 NOS.	
OPEN	88 NOS.	88 NOS.
TOTAL (44+276+650+88)		1058 NOS.
Proposed no. of 2 wheelar parking in phase- II		406 NOS.
BASE/LOW. GR.	127 NOS.	
UPP. GR.	124 NOS.	
IN STILT/PODIUM	155 NOS.	

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 OF OWNERSHIP

ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT ON PLOT BEARING S.NO.145/3/2,146/4,147/2,148/2/1,148/2/4,148/2/5, 148/3/1, 148/3/4,149/4/1,150/1,151/1/1,151/1/4,151/1/6,151/3,154/2/1, 149/2,154/4/1,412/2,414/1/8, AT MAJIWADE, THANE.
FOR M/S KRISHNA GLASS PVT. LTD..

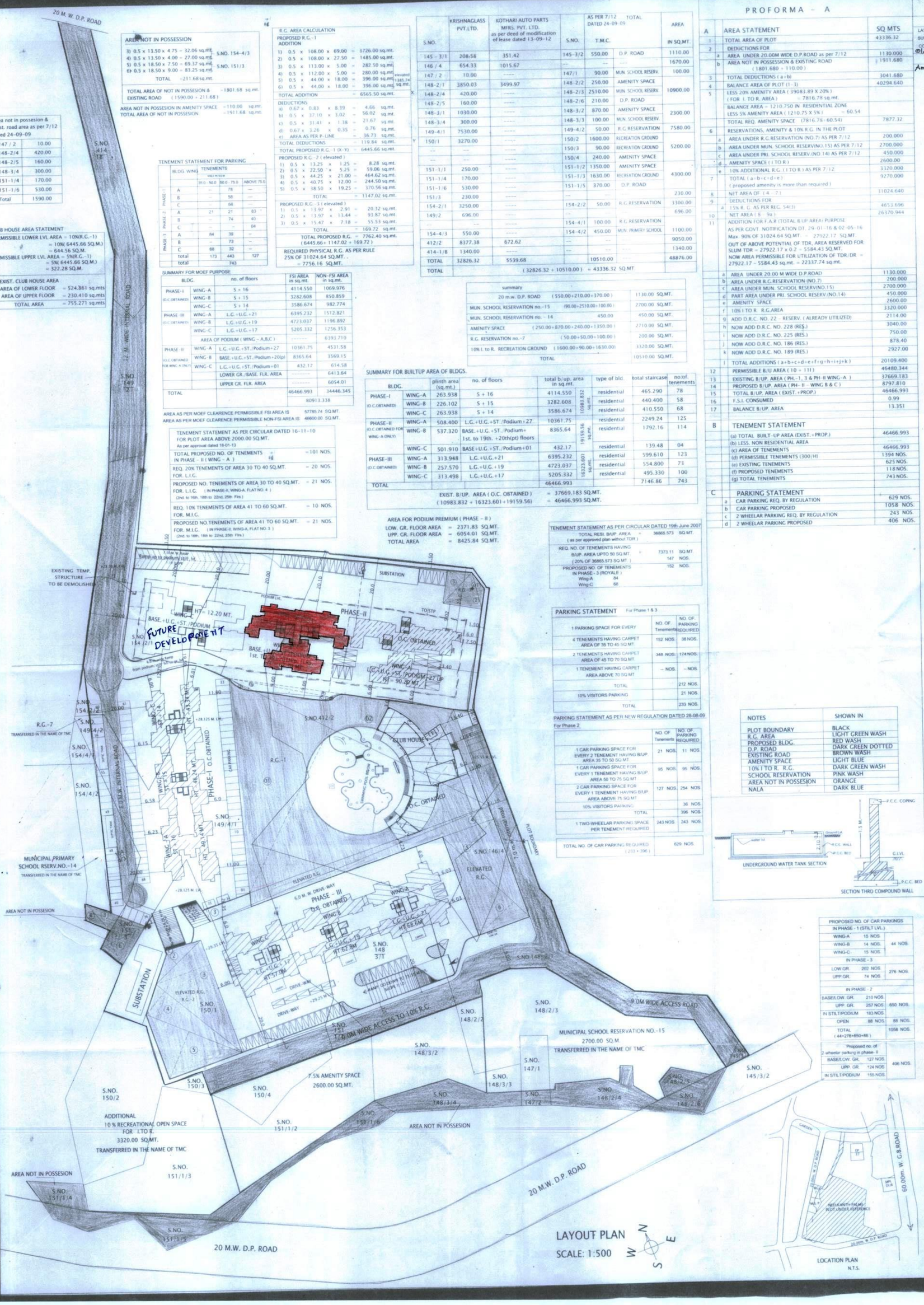
ADDRESS OF DEVELOPER

NEELKANTH PALM REALTY
FINE HOUSE,5TH FLOOR,
ANANDJI LANE,M.G.ROAD,
GHATKOPAR(EAST),

NAME & SIGNATURE OF P.O.A HOLDER

FOR NEELKANTH PALM REALTY
PARTNER/AUTHORISED SIGNATORIES
PARTNER
NEELKANTH PALM REALTY

ARCHITECT

ARCHITECTS / ENGG. VALUER. INT.DESIGNERS
102, Konark Towers, Opp. Gadkari Rangayatan, Ghantali Rd., Thane (W) - 400602 Ph. 25334425,25333191,25388467
shadhikarandassociates@yahoo.co.in
shadhikarandassociates@rediffmail.com

Job No. :	269	Date :	20-09-07
Sheet No. :	01/04	Drawn By :	------
Scale :	1:500	Checked By :	DINESH