Area not in possession & 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.

TOTAL CLUB HOUSE AREA
LOWER FLOOR (EXS. + PROP.) = 642.674 sq.mts
UPPER FLOOR (EXS. + PROP.) = 321.245 sq.mts
TOTAL AREA = 963.919 sq.mts

AREA NOT IN POSSESSION

3) 0.5 x 13.50 x 4.75 = 32.06 sq.mt. S.NO. 154-4/1
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 =1801.68 sq.mt.
(1590.00 + 211.68)

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

TENEMENT STATEMENT FOR PARKING

	BLDG.	WING	TENEMENTS (AREA IN SQ.M.) 30.0 - 35.0	35.0 - 75.0	ABOVE 75.0
PHASE-1		A	–	78	–
		B	–	58	–
		C	–	68	–
PHASE-2		A	21	21	83
		B	–	107	66
		C	–	–	04
PHASE-3		A	84	20	–
		B	–	73	–
		C	48	32	–
	total		173	478	143
	Total		790		

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	810.859
	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+28	11914.04	4908.87
	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			50015.393	35788.065
			85801.458	

AREA AS PER MOEF CLEARENCE PERMISSIBLE FSI AREA IS 67785.74 SQ.MT.
AREA AS PER MOEF CLEARENCE PERMISSIBLE NON FSI AREA IS 48800.00 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 & 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.

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.
5) 0.5 x 44.00 x 18.00 = 396.00 sq.mt. elevated 1385.24 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 = 4.64 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 = 55.33 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.

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.	TOTAL	AREA IN SQ.MT.
145 - 3/1	208.58	351.42	145-3/2	550.00	O.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	10990.00
148-2/4	420.00	-----	148-2/3	2510.00	MUN. SCHOOL RESERV.	
148-2/5	160.00	-----	148-2/6	210.00	O.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	5200.00
---	---	-----	150/3	90.00	RECREATION GROUND	
---	---	-----	150/4	240.00	AMENITY SPACE	
151-1/1	250.00	-----	151 -1/2	1350.00	AMENITY SPACE	4300.00
151-1/4	170.00	-----	151-1/3	1630.00	RECREATION GROUND	
151-1/6	530.00	-----	151-1/5	370.00	O.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/B	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	(80.00+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	22707.96 sq.mt.	residential	2249.24	125
	WING-B	522.060	BASE.+U.G.+ST./Podium+ 1st. to 28th floors	11914.04		residential	2479.19	163
	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				50015.393			7833.89	792

EXIST. B/UP. AREA (O.C. OBTAINED) = 37669.183 SQ.MT.
(10983.832 + 16323.601+22707.96) = 50015.393 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
(as per approved plan without TDR)

TOTAL RESI. B/UP. AREA	= 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) Wing-A 84 Wing-C 68	152	NOS

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.	128 NOS.	128 NOS.
2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP. AREA ABOVE 75 SQ.MT.	143 NOS.	286 NOS.
10% VISITORS PARKING		43 NOS.
TOTAL		468 NOS.
1 TWO-WHEELAR PARKING SPACE PER TENEMENT REQUIRED	292 NOS.	292 NOS.
TOTAL NO. OF CAR PARKING REQUIRED (233 + 468)		701 NOS.

PROFORMA - 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	ADD D.R.C. NO. 224 (RES.) (ALREADY UTILIZED)	3040.00
	i	ADD D.R.C. NO. 225 (RES.)(ALREADY UTILIZED)	750.00
	j	ADD D.R.C. NO. 186 (RES.)(ALREADY UTILIZED)	878.40
	k	ADD D.R.C. NO. 159 (RES.)(ALREADY UTILIZED)	2927.00
	l	TOTAL ADDITIONS (a+b+c+d+e+f+g+h+i+j+k)	20109.400
12		PERMISSIBLE ADDITIONAL FSI ON PREMIUM 30% OF 31024.64 SQ.MT. = 9307.39 SQ.MT. BUT NOW PROPOSED ONLY 3550.00 SQ.MT.	3550.000
13		PERMISSIBLE B/U AREA (10 + (11+12)	50030.344
14		EXISTING B/UP. AREA (PH.-1, 2 & PH-II WING-A)	37669.183
15		PROPOSED B/UP. AREA (PH- II - WING B & C)	12346.210
16		TOTAL B/UP. AREA (EXIST.+PROP.)	50015.393
17		F.S.I. CONSUMED	0.999
17		BALANCE B/UP. AREA	14.951
B		TENEMENT STATEMENT	
		(a) TOTAL BUILT-UP AREA (EXIST.+PROP.)	50015.393
		(b) LESS. NON RESIDENTIAL AREA	------
		(c) AREA OF TENEMENTS	50015.393
		(d) PERMISSIBLE TENEMENTS (300/M)	1500 NOS.
		(e) EXISTING TENEMENTS	625 NOS.
		(f) PROPOSED TENEMENTS	167 NOS.
		(g) TOTAL TENEMENTS	792 NOS.
C		PARKING STATEMENT	
	a	CAR PARKING REQ. BY REGULATION	701 NOS.
	b	CAR PARKING PROPOSED	1026 NOS.
	c	2 WHEELAR PARKING REQ. BY REGULATION	292 NOS.
	d	2 WHEELAR PARKING PROPOSED	382 NOS.

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

PROPOSED NO. OF CAR PARKINGS		
IN PHASE - 1 (STILT LVL.)		
WING-A	18 NOS.	44 NOS.
WING-B	14 NOS.	
WING-C	12 NOS.	
IN PHASE - 3		
LOW.GR.	202 NOS.	276 NOS.
UPP.GR.	74 NOS.	
IN PHASE - 2		
BASE&LOW. GR.	218 NOS.	618 NOS.
UPP. GR.	229 NOS.	
IN STILT/PODIUM	176 NOS.	
OPEN	88 NOS.	88 NOS.
TOTAL (44+276+618+88)		1026 NOS.
Proposed no. of 2-wheeler parking in phase - II		
BASE&LOW. GR.	128 NOS.	382 NOS.
UPP. GR.	120 NOS.	
IN STILT/PODIUM	132 NOS.	

PROFORMA B

CONTENTS OF SHEET 01/07

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

STAMP OF APPROVAL OF PLANS

Amended
Old V.P.No.(86258)
Plans are approved Subject to conditions
Intimation to Permit No. V2/ 5041/0101/17.
TMC/TD-BP/TH/ 2489/18 Dated: 23/01/2018

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

सदरचे बांधकाम नकाशे हे मंजूर नकाशाप्रमाणे बांधकाम व कामी करावे लागणारे रिपोर्ट नियमावलीनुसार आर्किटेक्ट व इंजिनीयर यांचेकडून घेऊन कामी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमामधे नोंदणीकृत असलेल्या आर्किटेक्ट व इंजिनीयर यांचेकडून पूर्ण करून घेणे बंधनकारक राहील. महाराष्ट्र शासनाचे आदेश दि. १२ ऑक्टोबर २००५ पासून सर्व बांधकाम परवानगी

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.145/3/1,146/4,147/2,148/2/1,148/2/4,148/2/5,148/3/1,148/3/4,149/4/1,150/1,151/1/1,151/1/4,151/1/6,151/3,154/2/1,149/2,154/4/1,412/2,414/1/B 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

PARTNER
NEELKANTH PALM REALTY

ARCHITECT

ARCHITECTS, REGD. VALUER, INT.DESIGNERS

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