

| R.G. AREA CALCULATION                   |               |
|-----------------------------------------|---------------|
| REQUIRED R.G. = 2031.90 SQ.MT. X 15%    | 304.78 SQ.MT. |
| R.G. 'A' :-                             |               |
| (1) 22.24 X 11.40 X 0.5 = 126.78 SQ.MT. |               |
| R.G. 'B' :-                             |               |
| (1) 22.82 X 8.27 X 0.5 = 94.36 SQ.MT.   |               |
| (2) 22.82 X 7.94 X 0.5 = 90.60 SQ.MT.   |               |
| TOTAL = 184.96 SQ.MT.                   |               |
| TOTAL R.G. = 126.78 + 184.96 SQ.MT.     | 311.74 SQ.MT. |

| PLOT AREA CALCULATION                 |  |
|---------------------------------------|--|
| (1) 32.50 X 2.34 X 0.5 = 38.02 SQ.MT. |  |
| (2) 9.91 X 1.76 X 0.5 = 8.72          |  |
| (3) 3.69 X 11.71 X 0.5 = 21.60        |  |
| (4) 3.97 X 28.69 X 0.5 = 56.95        |  |
| (5) 43.29 X 21.54 X 0.5 = 466.23      |  |
| (6) 55.01 X 8.94 X 0.5 = 245.89       |  |
| (7) 95.40 X 22.80 X 0.5 = 1087.56     |  |
| (8) 50.58 X 21.20 X 0.5 = 536.14      |  |
| TOTAL = 2461.11 SQ.MT.                |  |

| AREA UNDER NOT IN POSSESSION          |  |
|---------------------------------------|--|
| (1) 32.50 X 2.34 X 0.5 = 38.02 SQ.MT. |  |
| (2) 9.91 X 1.76 X 0.5 = 8.72          |  |
| TOTAL = 46.74 SQ.MT.                  |  |

| T.D.R. STRINGENT STATEMENT |            |                           |                            |                                         |                                  |
|----------------------------|------------|---------------------------|----------------------------|-----------------------------------------|----------------------------------|
| SR. NO.                    | D.R.C. NO. | RECEIVING PLOT R.R. VALUE | GENERATING PLOT R.R. VALUE | FORMULA                                 | AREA PERM. AS PER STRINGENT RULE |
| 1)                         | 255 (ROAD) | 6600/-                    | 5900/-                     | $\frac{725 \times 5900}{6600} = 648.10$ | 648.10 SQ.MT.                    |
| TOTAL                      |            |                           |                            |                                         | 648.10 SQ.MT.                    |

| SCHEDULE OF DOORS AND WINDOWS |             |                             |
|-------------------------------|-------------|-----------------------------|
| TYPE                          | SIZE        | DESCRIPTION                 |
| D                             | 1.07 x 2.13 | T.W. FRAMED WITH FLUSH DOOR |
| D1                            | 0.91 x 2.13 | T.W. FRAMED WITH PANEL DOOR |
| D2                            | 0.76 x 2.13 | T.W. FRAMED WITH PANEL DOOR |
| W                             | 2.13 x 1.22 | T.W. FRAMED WITH GLAZED WIN |
| W1                            | 1.82 x 1.22 | T.W. FRAMED WITH GLAZED WIN |
| W2                            | 1.52 x 1.22 | T.W. FRAMED WITH GLAZED WIN |
| V                             | 0.61 x 0.91 | T.W. FRAMED WITH LOUVERS    |

| B - UP AREA STATEMENT         |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| FLOORS                        | BLDG. 'A' | BLDG. 'B' | BLDG. 'C' |
| GR. FLOOR                     | 117.78    |           |           |
| 1ST FLOOR                     | 146.99    | 146.49    | 157.44    |
| 2ND FLOOR                     | 146.99    | 146.49    | 157.44    |
| 3RD FLOOR                     | 146.99    | 146.49    | 157.44    |
| 4TH FLOOR                     | 146.99    | 146.49    | 157.44    |
| 5TH FLOOR                     | 146.99    | 146.49    | 157.44    |
| 6TH FLOOR                     | 146.99    | 146.49    | 157.44    |
| 7TH FLOOR                     | 146.99    | 146.49    | 157.44    |
| TOTAL                         | 1146.71   | 1025.43   | 1102.08   |
| TOTAL B - UP = 3274.22 SQ.MT. |           |           |           |

| PARKING AREA STATEMENT                 |        |               |                |
|----------------------------------------|--------|---------------|----------------|
| TYPE OF FLATS                          | UNITS  | RATIO         | NO. OF PARKING |
| BELOW 35 SQ.MT.                        | 23 NOS | NIL           | NIL            |
| 35 TO 50 SQ.MT.                        | 61 NOS | 2 : 1         | 30.50 NOS      |
| 50 TO 75 SQ.MT.                        | NIL    | 1 : 1         | NIL            |
| ABOVE 75 SQ.MT.                        | NIL    | 1 : 2         | NIL            |
| COMMER. PARK                           | 117.77 | 25 Per Sq.Mt. | 5.00 NOS       |
| TOTAL                                  | 84 NOS |               | 35.50 NOS      |
| ADD. 10% PARKING FOR VISITORS 3.00 NOS |        |               |                |
| TOTAL CAR PARKING REQUIRED 37.00 NOS   |        |               |                |
| TOTAL CAR PARKING PROVIDED 40.00 NOS   |        |               |                |
| TWO WHEELER PARKING REQUIRED 90.00 NOS |        |               |                |
| TWO WHEELER PARKING PROVIDED 91.00 NOS |        |               |                |

| STAIRCASE STATEMENT                      |                 |           |
|------------------------------------------|-----------------|-----------|
| FLOORS                                   | BLDG. 'A' & 'B' | BLDG. 'C' |
| STILT/GR (PT)                            | 15.38           | 16.27     |
| 1ST FLOOR                                | 15.38           | 17.90     |
| 2ND FLOOR                                | 15.38           | 17.90     |
| 3RD FLOOR                                | 15.38           | 17.90     |
| 4TH FLOOR                                | 15.38           | 17.90     |
| 5TH FLOOR                                | 15.38           | 17.90     |
| 6TH FLOOR                                | 15.38           | 17.90     |
| 7TH FLOOR                                | 15.38           | 17.90     |
| TOTAL                                    | 123.04          | 141.57    |
| TOTAL = 123.04 X 2 BLDG. = 246.08 SQ.MT. |                 |           |
| TOTAL = 387.65 SQ.MT.                    |                 |           |

| AREA AS PER 7/12' EXTRACT |                |
|---------------------------|----------------|
| S.NO.                     | AREA           |
| 88/2                      | 2380.00 SQ.MT. |

DATE AND STAMP OF APPROVAL

1/2

Plans are approved Subject to conditions Prescribed in Permit No. V.P. 511/2008/12 TMC/TP/OTPS/A.6.1/12 Dated 15/5/2018

Thane Municipal Corporation  
The City of Thane

| AREA STATEMENT |                                            | SQ. MT. | SQ. FT. |
|----------------|--------------------------------------------|---------|---------|
| 1              | AREA OF PLOT                               | 2380.00 |         |
| 2              | AREA NOT IN POSSESSION                     | 46.74   |         |
| 3              | NET PLOT AREA                              | 2333.26 |         |
| 4              | DEDUCTIONS                                 |         |         |
| a              | 12.00 M WIDE SERVICE ROAD                  | 280.31  |         |
| b              | 60.00 M WIDE ROAD                          | 21.05   |         |
| c              | TOTAL ROAD AREA                            | 301.36  |         |
| 5              | NET GROSS AREA OF PLOT (1-2-4)             | 2031.90 |         |
| 6              | ADD FOR F.A.R.                             |         |         |
|                | PERM.T.D.R 80% OF 2031.90 = 1625.52 SQ.MT. |         |         |
| a)             | 100% SET BACK AREA (280.31)                | 280.31  |         |
| b)             | D.R.C.NO. 255 (ROAD) = 648.10 SQ.MT.       | 648.10  |         |
| c)             | PREMIUM F.S.I. = 325.00 SQ.MT.             | 325.00  |         |
| 7              | TOTAL AREA (5+6)                           | 3285.31 |         |
| 8              | F.A.R. PERM.                               | ONE     |         |
| 9              | PERM. B-UP AREA                            | 3285.31 |         |
| 10             | PROP. B-UP AREA                            | 3274.22 |         |
| a)             | EXIST. B-UP AREA (BLDG. "A" & "B")         | 2172.14 |         |
| b)             | PROP. B-UP AREA                            | 1102.08 |         |
| 11             | F.S.I. BALANCE                             | 11.09   |         |
| 12             | F.S.I. CONSUMED                            | 0.99%   |         |

| BALCONY AREA STATEMENT             |                            |           |  |
|------------------------------------|----------------------------|-----------|--|
| NOTE : REF. BALCONY AREA STATEMENT |                            |           |  |
| TENEMENT STATEMENT                 |                            |           |  |
| 1                                  | B-UP AREA OF PLOT          | 3274.22   |  |
| 2                                  | LESS COMMERCIAL AREA       | 117.78    |  |
| 3                                  | NET PERMISSIBLE B-UP AREA  | 3156.45   |  |
| 4                                  | TENEMENT PERMISSIBLE 300/H | 95.00 NOS |  |
| 5                                  | PROPOSED NO. OF TENEMENTS  | 25 NOS    |  |
| 6                                  | EXISTING NO. OF TENEMENTS  | 59 NOS    |  |
| 7                                  | TOTAL NO. OF TENEMENTS     | 84 NOS    |  |

| PARKING AREA STATEMENT |                                |        |  |
|------------------------|--------------------------------|--------|--|
| 1                      | PARKING REQUIRED BY REGULATION | 39 NOS |  |
| 2                      | TOTAL PARKING PROVIDED         | 40 NOS |  |
| 3                      | TWO WHEELER PARKING REQUIRED   | 90 NOS |  |
| 4                      | TWO WHEELER PARKING PROVIDED   | 91 NOS |  |

| DESCRIPTION OF PROPOSAL                                                                                                                                                           |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROPOSED BUILDINGS ON PLOT BEARING S.NO. 88/2 AT VILLAGE DAIGHAR, TEL & DIST. THANE (E).                                                                                          |  |
| CERTIFICATE OF AREA                                                                                                                                                               |  |
| CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ON & THE DIMENSION OF SIDE ETC OF PLOT AREAS MEASURED ON SITE AND THE AREA TALLY WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP |  |

| ARCHITECT / SURVEYOR |                                            |
|----------------------|--------------------------------------------|
| NOTES :-             |                                            |
| 1                    | BOUNDARY OF PLOT SHOWN IN THICK BLACK.     |
| 2                    | PROPOSED ROAD SHOWN IN DOTTED GREEN.       |
| 3                    | PROP. BLDG SHOWN IN DOTT. BLACK & RED WASH |
| 4                    | DRAINAGE LINE SHOWN IN DOTTED RED.         |

| NAME AND SIGNATURE OF OWNER'S |  |
|-------------------------------|--|
|-------------------------------|--|

|                                                                  |  |
|------------------------------------------------------------------|--|
| MR. SANJAY L. PINGALE<br>M/S. RAM LAXMAN DEVELOPERS<br>(PARTNER) |  |
|------------------------------------------------------------------|--|

| ARCHITECT'S NAME & ADDRESS.                                                                                                    |           |
|--------------------------------------------------------------------------------------------------------------------------------|-----------|
| M.S. BAKSHI & ASSOCIATES<br>3, NIVARA SOCIETY,<br>VEER SAVARKAR PATH,<br>THANE. (W) 400 602<br>PH. NO. 2533 52 75 / 2537 85 91 |           |
| JOB NO.                                                                                                                        | DATE      |
| DWG. NO.                                                                                                                       | DRWN. BY. |
| SCALE                                                                                                                          | CHKD. BY. |

