

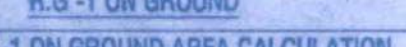
AREA UNDER S.NO. 146/5B						
25	10.93	X	5.46	X	0.50	= 29.84
26	13.76	X	3.83	X	0.50	= 26.33
TOTAL AREA UNDER ROAD						56.18
AS PER POLY LINE						56.18

**SECTION THROUGH
COMPOUND WALL**

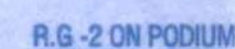
SECTION THROUGH
COMPOUND WALL

Sl. No.	Survey No.	Hissa No.	Ownership	Village	Plot Area (Sqm)		Plot Area		AREA UNDER JANGHY UPON SPACE
					As per 7/12 extract	As per TRIANGULATION	AREA CONSIDERED	AREA UNDER 20.00M W ROAD	
							Area (Sqm.)		
1	148	146/68	Narsing Reehly	PANCHAKAMDI	1	70.00	66.10	66.10	3228.97
		146/68/1	PVT LTD		1	911716.90	29121.93	29121.93	401.47
Total						311188.90	29289.31	29289.31	401.47

CONSTRUCTION AREA SUMMARY		AREA IN SQ.M.					
S.R. NO.	BUILDING	F.S.I.	AREA	REFUGE AREA	METER ROOM	STILT	TOTAL
		A	B	C	D	E	(A TO E)
1	TOWER 1	17964.34		274.20	82.33	368.07	18668.94
2	TOWER 2	22390.88		320.58	70.34	460.24	23871.40
3	TOWER 3	22926.28		320.58	70.34	460.24	23777.44
4	TOWER 4	5442.09		48.13	70.34	460.24	6020.80
5	TOWER 5 + RETAIL	3812.07		32.59	15.60	431.81	4292.12
		3386.17			58.87		3445.04
6	CLUBHOUSE - 1	1954.40					1954.40
7	SECURITY CABIN	10.38					10.38
8	2 nd BASEMENT (RESIDENTIAL)		7533.62				7533.62
9	1 st BASEMENT (RETAIL)		1111.76				1111.76
10	1 st BASEMENT (RESIDENTIAL)		17100.29				17100.29
11	GROUND PODIUM		9439.88				9439.88
12	1 st PODIUM		9918.07				9918.07
13	STILT FLOOR		530.24				530.24
14	CLUBHOUSE ON RG		371.22				371.22
	TOTAL	79456.71	46005.08	996.18	367.82	2180.80	128006.38



R.G.-1 ON GROUND AREA CALCULATION						
ADDITION						
1	28.99	X	7.79	X	0.50	= 112.92
2	28.99	X	7.99	X	0.50	= 115.82
3	32.23	X	15.29	X	0.50	= 246.40
4	32.23	X	15.19	X	0.50	= 244.79
5	17.63	X	6.58	X	0.50	= 58.01
6	17.63	X	4.72	X	0.50	= 41.60
7	23.84	X	11.91	X	0.50	= 141.97
8	23.84	X	10.34	X	0.50	= 123.25
9	19.99	X	9.94	X	0.50	= 99.35
10	19.99	X	9.89	X	0.50	= 98.85
TOTAL R.G. AREA						1282.95
TOTAL AREA AS PER POLY LINE						1282.63



R.G.-2 ON PODIUM AREA CALCULATION						
ADDITION						
1	15.10	X	10.30	X	1.00	= 155.53
2	10.00	X	23.81	X	1.00	= 238.10
3	12.96	X	10.00	X	1.00	= 129.60
4	23.14	X	24.99	X	1.00	= 578.27
5	18.34	X	9.46	X	1.00	= 173.50
TOTAL R.G. AREA						1275.00
TOTAL AREA AS PER POLY LINE						1274.81

10% REQUIRED PHYSICAL R.G. = 10% OF
24964.14 = 2496.41 SQ.M.

PROVIDED R.G AREA	AREA IN SQ.M.
R.G. - 1 (ON GROUND)	1282.63
R.G. - 2 (ON PODIUM)	1274.89
TOTAL	2557.52
50% R.G TO BE PROVIDED ON GROUND	1248.21
PROVIDED R.G ON GROUND	1282.63

CLUB HOUSE ON RG CALCULATION:	AREA IN SQ.M.
REQUIRED P.G. AREA	2496.41
PLINTH AREA PERMISSIBLE FOR CLUB HOUSE = 10% OF 2496.41 SQ.M.	249.64
PROPOSED PLINTH AREA	243.25
PERMISSIBLE BUILT UP AREA OF CLUB HOUSE = 15% OF 2496.41 SQ.M	374.46
PROPOSED BUILT UP AREA OF CLUB HOUSE - 2 ON PODIUM	
GROUND FLOOR	243.25
FIRST FLOOR	127.97
TOTAL PROPOSED BUILT UP AREA	371.22

PARKING AREA SUMMARY	
FLOOR	AREA IN SQ.M
BASEMENT 2 FLOOR	7533.62
BASEMENT 1 FLOOR (RETAIL)	1111.76
BASEMENT 1 FLOOR (RESIDENTIAL)	17100.29
GROUND PODIUM FLOOR	9439.88
1ST PODIUM FLOOR	9918.07
STILT FLOOR	5320.24
TOTAL	45690.86

PROPOSED PARKING STATEMENT	4 WHEELERS	2 WHEELERS
BASEMENT 2 FLOOR	214	---
BASEMENT 1 FLOOR	594	---
GROUND PODIUM FLOOR	363	5
1ST PODIUM FLOOR	337	---
OPEN PARKING	13	---
TOTAL	1621	5

SR. NO.		A	B
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL +COMMERCIAL)	536	2207
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR (2X 6)	367	2202
3	ADDITIONAL CAR PARKING CAN BE SHOWN UP TO 50% (903/2 = 452)	618	
4	TOTAL 4 WHEELER PARKING TO BE PROVIDED INCLUDING VISITORS (1+2+3)	1521	
5	TOTAL 2 WHEELER PARKING TO BE PROVIDED INCLUDING VISITORS (1-2)	n	5

TOWER NO.	BLDG. DESCRIPTION	NOS. OF FLOOR'S	BUILT UP AREA PER FLOOR (IN SQ.M.)			TOTAL BUILT UP AREA (IN SQ.M.)	HEIGHT (IN MT.)	
1	BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 35 FLOORS	GROUND PODIUM	174.55	X	1	174.55	17964.34	118.90
		FIRST PODIUM	49.91	X	1	49.91		
		1ST TO 3RD, 5TH TO 6TH, 10TH TO 13TH, 15TH TO 16TH, 20TH TO 23RD, 25TH TO 26TH, 30TH TO 33RD & 35TH TYPICAL FLOOR	514.69	X	28	14411.32		
		4TH, 9TH, 14TH, 19TH, 24TH & 29TH REFUGE FLOOR	473.08	X	6	2838.48		
		34TH REFUGE FLOOR	490.08	X	1	490.08		
2	BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 35 FLOORS	BASEMENT 1	34.70	X	1	34.70	22960.98	125.90
		GROUND PODIUM	176.91	X	1	176.91		
		1ST TO 3RD, 5TH TO 6TH, 10TH TO 13TH, 15TH TO 16TH, 20TH TO 23RD, 25TH TO 26TH, 30TH TO 33RD & 35TH TYPICAL FLOOR	658.71	X	28	18443.88		
		4TH, 9TH, 14TH, 19TH, 24TH & 29TH REFUGE FLOOR	612.02	X	6	3672.12		
		34TH REFUGE FLOOR	633.37	X	1	633.37		
3	BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 35 FLOORS	GROUND PODIUM	176.91	X	1	176.91	22926.28	125.90
		1ST TO 3RD, 5TH TO 6TH, 10TH TO 13TH, 15TH TO 16TH, 20TH TO 23RD, 25TH TO 26TH, 30TH TO 33RD & 35TH TYPICAL FLOOR	658.71	X	28	18443.88		
		4TH, 9TH, 14TH, 19TH, 24TH & 29TH REFUGE FLOOR	612.02	X	6	3672.12		
		34TH REFUGE FLOOR	633.37	X	1	633.37		
		BASEMENT 1	42.19	X	1	42.19		
4	BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 8 FLOORS	GROUND PODIUM	176.91	X	1	176.91	5442.00	38.50
		1ST TO 3RD, 5TH TO 6TH TYPICAL FLOOR	658.71	X	7	4610.37		
		4TH REFUGE FLOOR	612.02	X	1	612.02		
		RESIDENTIAL - BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 8 FLOORS	130.56	X	1	130.56		
		1ST & 2ND FLOOR	324.64	X	2	649.68		
5 + RETAIL	BASEMENT 2 + BASEMENT 1 + GR. PODIUM + 1ST PODIUM + STILT + 7 FLOORS	3RD, 5TH TO 7TH TYPICAL FLOOR	606.33	X	4	2425.32	3812.07	37.00
		4TH REFUGE FLOOR	606.51	X	1	606.51		
		GROUND (RETAIL)	905.72	X	1	905.72		
		1ST FLOOR (RETAIL)	920.89	X	1	920.89		
		2ND & 3RD TYPICAL FLOOR (RETAIL)	778.78	X	2	1559.56		
CLUBHOUSE - 1	GROUND + 2 FLOORS	GROUND PODIUM	734.39	X	1	734.39	1954.40	13.90
		1ST PODIUM	457.84	X	1	457.84		
		STILT	782.17	X	1	782.17		
SECURITY CABIN		GROUND	10.38	X	1	10.38	10.38	
TOTAL PROPOSED BUILT UP AREA						76696.71		
TOTAL PROPOSED RESIDENTIAL BUILT UP AREA						75070.54		
TOTAL PROPOSED COMMERCIAL BUILT UP AREA						3386.17		

PROPOSED RESIDENTIAL FSI OF THE PLOT						4691.08
20% OF RESIDENTIAL FSI UNITS UPTO BUA 50.00 SQ.M. (20% OF 4691.08)						939.82
AREA PROPOSED FOR UNITS UPTO BUA 50.00 SQ.M.						9726.05
CATEGORY	BUA OF TENEMENT		NOS. OF TENEMENTS	BLDG NO.	FLOOR	FLAT NO
30.00 - 50.00 SQ.M.	49.87	X 50	2493.50	50	1	1, 8
	49.78	X 50	2489.50	50		2, 7
	49.91	X 50	2495.50	50		3, 6
	49.99	X 45	2249.55	45		4, 5
TOTAL			9728.05	195		

RERA CARPET						
TOWER	TEENEMENTS LESS THAN 30 SQ.M.	TEENEMENTS 30 TO 40 SQ.M.	TEENEMENTS 40 TO 80 SQ.M.	TEENEMENTS 80 TO 150 SQ.M.	TEENEMENTS 150 SQ.M. AND ABOVE	TOTAL
1			273			273
2			126	77		203
3			126	77		203
4			30	17		47
5			7	17		24
TOTAL			562	188		750

BUILDING	USER	TENT / AREA (SQ.M.) / NO. OF SEATS	NO. OF TENT / AREA (SQ.M.)	4 WHEELER / LOADING & UNLOADING PARKING REQUIREMENT UNIT	2 WHEELER PARKING REQUIREMENT UNIT	REQUIRED 4 WHEELER	REQUIRED WHEELER
TOWER 1, 2, 3, 4 & 5	RESIDENTIAL	LESS THAN 30.00	-	NIL	4 PARKING / 2 FLATS	0	0
		30.00 - 40.00	-	1 PARKING / 2 FLATS	2 PARKING / 2 FLATS	0	0
		40.00 - 80.00	582	1 PARKING / 2 FLATS	5 PARKING / 2 FLATS	281	1405
		80.00 - 150.00	188	1 PARKING / 1 FLATS	3 PARKING / 1 FLATS	168	564
		ABOVE 150.00	-	2 PARKING / 1 FLATS	3 PARKING / 1 FLATS	0	0
		TOTAL	788	-	-	-	469
A	REQUIREMENT FOR RESIDENTIAL	-	-	-	-	469	1969
B	5% VISITORS (RESL BLDG.)	-	-	-	-	23	98
C	TOTAL REQUIREMENT FOR RESIDENTIAL (A+B)	-	-	-	-	492	2067
D	TOTAL PARKING REQUIRED FOR COMMERCIAL (1420.98 RERA CARPET) FOR EVERY 100 SQ. M. CARPET AREA 2 NO. OF CAR PARKING & 6 NO. OF 2 WHEELER	-	-	-	-	28	85
E	TOTAL PARKING REQUIRED FOR OFFICES (985.66 RERA CARPET) FOR EVERY 200 SQ. M. CARPET AREA 3 NO. OF CAR PARKING & 11 NO. OF 2 WHEELER	-	-	-	-	15	54
	TOTAL PARKING REQUIREMENT RESIDENTIAL + COMMERCIAL	-	-	-	-	936	2887
	LOADING UNLOADING FOR EVERY 1000 SQ. M. CARPET AREA 1 NO. OF 2 WHEELER (200.00 SQ. M.)	-	-	-	-	2	2



DRAWING SHEET NO: 1 / 32	PLOT AREA STATEMENT, AREA DIAGRAM & CALCULATIONS FOR EXISTING STRUCTURE, LAYOUT, AREA DIAGRAM & CALCULATIONS FOR PROPOSED AMENITY OPEN SPACE
--------------------------------	--

[illegible]

Plans are approved Subject to conditions
Prescribed in Permit No. Y.P. 503/0078/21
T.M.O.R.T-DP/TPS/ 42-16/22 Dated 10/10/2023

Deputy Engineer
(TDD)

Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane

सावधान

"मजूर नकाराशुसार कष्टकाम न करणें तसेच विकास विभाग नियमावलीनुसार आवश्यक त्या परवानग्या न घेता काम करणें, मसाराध्द प्रदक्षिण न देणें तसेच अधिनियमादे कलम 42 अनुसार दंडात्मक सुट्या आहे. त्यासाठी वास्तवतः ता. 3 व 4 ऑक्टोबर 2000-01 दंड होऊ शकतो."



1	a	AREA OF INDUSTRIAL PLOT (AS PER SANCTIONED PLAN DATED 27/2/2009)	28594.57
	b	AREA OF PLOT AS PER 7/12 EXTRACTS	31188.00
	c	AREA AS PER PLINE	29269.81
	d	AREA AS PER ULC ORDER	
	e	AREA OF PLOT (TO BE CONSIDERED)	28594.57
2		DEDUCTION FOR	
	a	AREA UNDER ROAD	401.47
3		BALANCE PLOT AREA	28193.10
4		DEDUCTION FOR	
a		AMENITY OPEN SPACE (10% ON 2 HA + 15 % ON 8193.10)	3228.97
5		NET PLOT AREA	24964.14
6		PERMISSIBLE FSI	1.10
7		PERMISSIBLE BUILT UP AREA (5) X (6)	27460.55
		ADDITION FOR	

	A	MAXIMUM PERMISSIBLE TDR - 0.9 ON (1a) = 25735.11 SQM	
	I	30% SLOM TDR = 7720.53 SQM	
	II	70% NON SLOM TDR = 18014.58 SQM	
8	a	AREA UNDER ROAD	802.94
	b	AREA UNDER AMENITY OPEN SPACE	6457.93
	B	ADDITIONAL FSI ON PAYMENT OF PREMIUM 0.5 X (1a)	14297.29
	C	INCENTIVE FSI FOR GREEN BUILDING 5% ON (7) = 1373.03 SQM	
		TOTAL (A(a+b) + B + C)	21558.16
9		TOTAL PERMISSIBLE BUILT UP AREA (7) + (8)	40018.70
		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a	BASIC FSI + TDR + PREMIUM FSI + INCENTIVE FSI (9 ABOVE)	49018.70
10	b	PERMISSIBLE ANCILLARY AREA UPTO 80% FOR COMMERCIAL (3386.17/1.8 = 1881.21) 80% OF 1881.21	1504.97
	c	PERMISSIBLE ANCILLARY AREA UPTO 60% FOR RESIDENTIAL (75070.54/1.6 = 46919.08) 60% OF 46919.08	28151.45
		TOTAL PERMISSIBLE ENTITLEMENT OF FSI IN PROPOSAL (a+b+c)	78675.12
		TOTAL PROPOSED BUILT UP AREA AS PER PLINE	
11	a	PROPOSED COMMERCIAL BUILT UP AREA	3386.17
	b	PROPOSED RESIDENTIAL BUILT UP AREA	75070.54
		TOTAL (a+b)	78456.71
12		BALANCE FSI (10 - 11)	218.41
13		FSI CONSUMED (11/10)	0.95
14		UDCPDR NO. 4.8.1B XV) MINIMUM 10% BUILT UP AREA (BASIC FSI) FOR AREA UPTO 1 HA. AND 5% BUILT UP AREA (BASIC FSI) FOR AREA MORE THAN 1 HA.. SHALL BE USED FOR OFFICES AND COMMERCIAL PURPOSE	1873.03
15		UDCPDR NO. 4.8.1 BYOM: 20% OF THE LAND OR FSI PROPOSED TO BE USED FOR RESIDENTIAL PURPOSE SHALL BE UTILISED FOR DEVELOPMENT OF BELOW 50 SQ.M. BUILT-UP AREA TENEMENT = 20% OF PROPOSED RESIDENTIAL FSI (46919.08*20%)	9383.82
16		ANCILLARY AREA UTILISED	29438.00

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

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / COLLECTOR, IF 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 _____

NAME & ADDRESS OF OWNER / P.O.A. :

M/S. NARANG REALTY PVT LTD
WINDSOR, 1ST FLOOR, CST ROAD, KALINA, SANTACRUZ (EAST).
MUMBAI - 400088

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

ARCHITECT NAME & ADDRESS



2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701, TELEFAX - 2538 4700
E MAIL - espaakarearchitects@yahoo.co.in

DRG NO	SCALE	DATE	DRN BY	CHECK BY	REGISTRATION NO OF ARCHITECT
C-1041/2022/M/01	AS SHOWN	04/10/2022	SIDDI		CA/92/14860