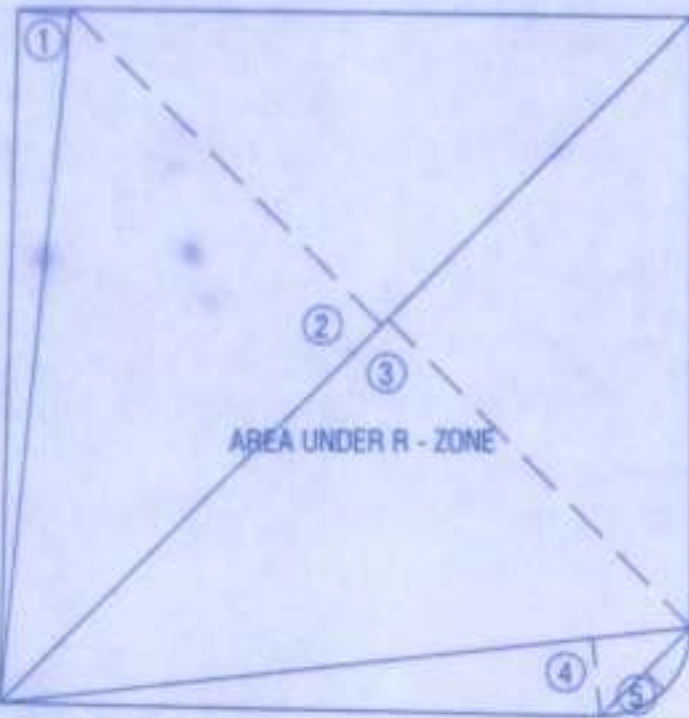


AREA STATEMENT				
F.P. NO.	AREA AS PER P.R. CARD	AREA AS PER TRIANGULATION	12.00 M. (40 FT.) WIDE ROAD	AREA CONSIDERED FOR PROPOSAL
294 TIKA NO.18	900.47	905.13	-----	900.47
TOTAL	900.47	905.13	-----	900.47



PLOT AREA CALCULATION
SCALE: 1:400

TENEMENTS STATEMENT: (CARPET AREA)

BLDG. NO.	30 - 40 SQ.MT.	40 - 80 SQ.MT.	80 - 150 SQ.MT.	TOTAL
1	00	13	14	27

PLOT AREA CALCULATION AREA UNDER R - ZONE				
ADDITION:				
1	31.23 X	2.36 X	0.5	= 36.85 SQMT
2	41.85 X	19.61 X	0.5	= 408.38 SQMT
3	41.85 X	19.25 X	0.5	= 400.88 SQMT
4	31.26 X	3.49 X	0.5	= 54.55 SQMT
5	5.86 X	1.18 X	0.67	= 4.47 SQMT
TOTAL PLOT AREA				= 905.13 SQMT

FORM OF STATEMENT 1 EXISTING BUILDING TO BE RETAINED				
BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
-----	-----	-----	-----	-----

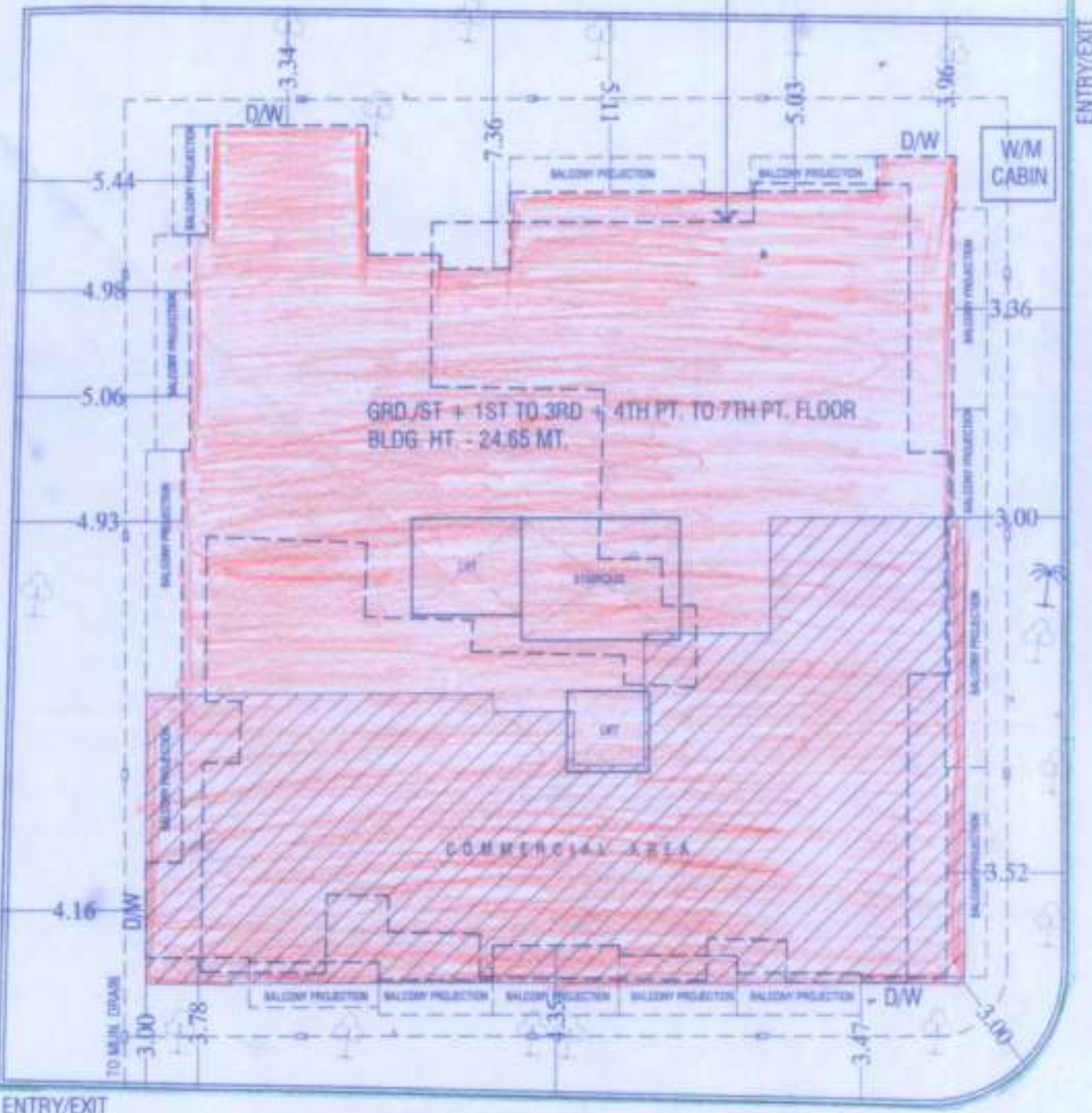
FLOOR B/UP AREA SUMMARY

BLDG. NOS.	FLOORS	TOTAL BUILT-UP AREA		NO. OF TENEMENT
		COMMERCIAL	RESIDENTIAL	
1	(STILT/GROUND + 1ST TO 3RD + 4TH PT. TO 7TH PT. FLR)	226.36 SQ.MT.	2762.00 SQ.MT.	27 NOS
TOTAL BUILT UP AREA		2988.36 SQ.MT.		

FORM OF STATEMENT 3 PROPOSED CARPET AREA					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT
1	GROUND FLOOR	SHOP - 01	23.53 SQ.MT	-----	23.53 SQ.MT
		SHOP - 02	29.26 SQ.MT	-----	29.26 SQ.MT
		SHOP - 03	25.51 SQ.MT	-----	25.51 SQ.MT
		SHOP - 04	25.73 SQ.MT	-----	25.73 SQ.MT
		SHOP - 05	17.80 SQ.MT	-----	17.80 SQ.MT
		SHOP - 06	38.34 SQ.MT	-----	38.34 SQ.MT
		SHOP - 07	31.08 SQ.MT	-----	31.08 SQ.MT
		SHOP - 08	19.21 SQ.MT	-----	19.21 SQ.MT
		TOTAL	-----	-----	210.46 SQ.MT
	1ST TO 3RD FLOOR	1	85.85 SQ.MT	-----	85.85 X 3 FLR = 257.55 SQ.MT.
		2	113.05 SQ.MT	-----	113.05 X 3 FLR = 339.15 SQ.MT.
		3	54.18 SQ.MT	-----	54.18 X 3 FLR = 162.54 SQ.MT.
		4	59.67 SQ.MT	-----	59.67 X 3 FLR = 179.01 SQ.MT.
		5	48.99 SQ.MT.	-----	48.99 X 3 FLR = 146.97 SQ.MT.
		6	70.94 SQ.MT	-----	70.94 X 3 FLR = 212.82 SQ.MT.
		TOTAL	-----	-----	1298.07 SQ.MT
	4TH PT. FLOOR	1	83.48 SQ.MT	-----	83.48 SQ.MT.
		2	110.27 SQ.MT	-----	110.27 SQ.MT.
		3	54.18 SQ.MT	-----	54.18 SQ.MT.
		TOTAL	-----	-----	247.93 SQ.MT
	5TH PT. TO 7TH PT. FLOOR	1	83.48 SQ.MT	-----	83.48 SQ.MT
		2	110.27 SQ.MT	-----	110.27 SQ.MT.
		TOTAL	-----	-----	193.75 SQ.MT
	TOTAL	-----	-----	-----	1950.21 SQ.MT.



EXISTING STRUCTURE TO BE DEMOLISHED



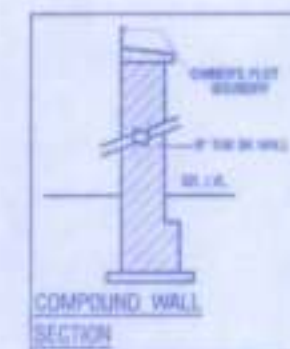
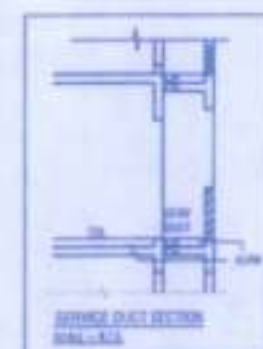
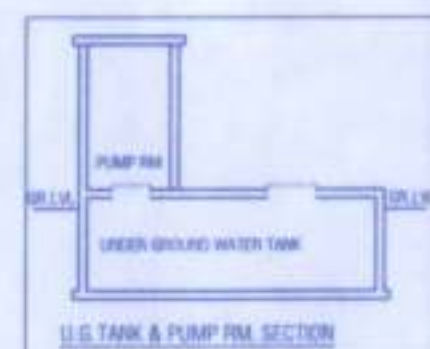
12.19 METER (40 FEET) WIDE GURU RANI MARG



PARKING STATEMENT

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED / 5 SCOOTER REQUIRED)	13 NOS.	13 / 2 = 6.5 X 1 6.5 NOS.	13 / 2 = 6.5 X 5 32.5 NOS.
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT. (1 CAR PARK REQUIRED / 3 SCOOTER REQUIRED)	14 NOS.	14 X 1 14 NOS.	14 X 03 42 NOS.
COMMERCIAL			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP - 210.46 SQ.MT.)		210.46 / 100 2.10 X 2 = 04 NOS.	210.46 / 100 2.10 X 6 = 13 NOS.
5% VISITORS CAR PARKING (20.5 X 5%) = 01		01 NOS.	04 NOS.
5% VISITORS SCOOTER PARKING (74.5 X 5%) = 04			
TOTAL CAR/SCOOTER PARKING REQUIRED	27 NOS.	26 NOS.	92 NOS.
AS PER Govt. NOTIFICATION - 02/12/2021 MAXIMUM 80% PARKING REQUIRED OUT OF TOTAL REQUIRED PARKING FOR REDEVELOPMENT PROJECT.		21 NOS.	74 NOS.
COMPOSITE CAR PARKING (1 CAR = 5 SCOOTER PARKING) (10 CARS X 06 NOS. = 60 SCOOTER)		+ 10 NOS.	- 60 NOS.
TOTAL PARKING REQUIRED		31 NOS.	14 NOS.
TOTAL PARKING PROVIDED		44 NOS.	20 NOS.

PROPOSED CAR/SCOOTER PARKING STATEMENT	
PUZZLE CAR PARKING SYSTEM - (19 X 2)	38 NOS.
3 LVL. STACK CAR PARKING - (03 X 2)	06 NOS.
TOTAL CAR PARKING PROPOSED	44 NOS.
TOTAL SCOOTER PARKING PROVIDED	20 NOS.



PROFORMA - I

AREA STATEMENT		SQ.MT.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	900.47
a	As per ownership document [7/12, CTS extract]	900.47
b	As per measurement sheet	905.13
c	As per site	905.13
2	Deduction for	
a	Proposed D.P./D.P. Road widening Area/Services Road/highway 12.00 M. (40 FEET) WIDE ROAD	-----
b	Any D.P. Reservation area	-----
c	Total (a + b)	-----
3	Balance area of plot (1-2)	900.47
4	AMENITY Space (if applicable)	
a	Required -	-----
b	Adjustment of 2(b), if any-	-----
c	Balance Proposed -	-----
5	Net Plot Area [3-4 (c)]	900.47
6	Recreational Open space (if applicable)	
a	Required -	-----
b	Proposed -	-----
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. NO. 5xbasic FSI) (900.47 X 1.10 = 990.52 SQ.MT.)	990.52
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI-based on road width/TOD Zone. 50% ADDITIONAL FSI WITH PREMIUM (900.47 X 50% = 450.23 sq.mt.)	-----
b	Proposed FSI on payment of premium.	450.23
11	In - Situ FSI / TDR loading	
a	In-situ area against D.P. road [2.0x Sr. No.2 (a)], if any 12.00 M. (40 FEET) WIDE ROAD	-----
b	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c)).	-----
c	TDR area 65% D.R./T.D.R. PERMISSIBLE OF (900.47 X 65% = 585.31 sq.mt) 30% SLUM T.D.R. (585.31 X 30% = 175.59 SQ.MT.) 70% REGULAR TDR (585.31 X 70% = 409.72 SQ.MT.)	-----
d	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	-----
12	Additional FSI area under Chapter NO.7 AS PER CLAUSE NO.10.2.10 AS PER TMC TAX ASSESSMENT YEAR - 1984/85 50% INCENTIVE AREA FOR DILAPIDATED BLDG. 891.21 X 50% = 445.60 SQ.MT.	445.60
13	Total entitlement of FSI in the proposal	1886.35
a	[9+10(b)+11(d)] or 12 whichever is applicable.	-----
1	Deduct Previous Sanctioned Building Area	-----
2	Balance Area For Proposed Floor	-----
b	Ancillary area FSI upto 60% or 80% with payment of charges. (Proposed area - 2762.00/1.6 = 1726.25 X 60% = 1035.75 SQ.MT. - RESL. (Proposed area - 226.36/1.8 = 125.76 X 80% = 100.61 SQ.MT. - COMM.	1136.36
c	Total entitlement (a + b)	3022.71
14	Maximum utilization limit of FSI (building potential) permissible as per Road width (as per Regulation NO.6.1 or 6.2 or 6.3 or 6.4 as applicable 0 x 1.6 or 1.8) Including Dilapidated Area	-----
15	Total Built-up Area in proposal (excluding area at Sr.No. 17a)	2988.36
a	Existing Built-up Area.	-----
b	Proposed Built-up Area (as per 'p-line')	2988.36
c	Total (a + b)	2988.36
d	Total Balanced Area (13c-15c)	34.35
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.988
17	Area for Inclusive Housing, if any	
a	Required (20% of Sr.No.5)	-----
b	Proposed	-----

PROFORMA - II

1/3

DESCRIPTION

PROPOSED BUILDING ON PLOT BEARING F.P. NO.- 294, TIKA NO.- 18. AT VILLAGE:- PACHPAKHADI, TAL./DIST.- THANE.

CONTENTS OF SHEETS

LAYOUT, PLOT AREA STATEMENT & AREA CALCULATION, FLOOR AREA SUMMARY, PARKING STATEMENT, LOCATION PLAN.....etc.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S2-7/01/22
THANE-DP/TPS/4150/22. Dated: 22/07/2022

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

सावधान

"महानगरपालिकाको कार्यालयले यो योजनालाई मंजूर गरेको छैन। यो योजनालाई मंजूर गर्नका लागि यो योजनालाई मंजूर गर्ने अधिकारीको कार्यालयमा पठाउनुपर्नेछ। यो योजनालाई मंजूर गर्ने अधिकारीको कार्यालयमा पठाउनुपर्नेछ। यो योजनालाई मंजूर गर्ने अधिकारीको कार्यालयमा पठाउनुपर्नेछ।"



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

OWNER'S 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

Mr. NARENDER LAKHANI (PARTNER)

OWNER (S) name and signature - LAKHANI BUILDERS PVT. LTD.

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
506, A WING, Dev Corpora. Opp. Cadbury Signal, Thane (W) 400 601. Tel.: 022-4100982 / 83 / 84 Email: 10foldsarchitects@gmail.com

ADDITIONAL REQUIREMENTS AS PER UDCPR (CLAUSE 9.31)		AREA IN SQ.MT.	
	PROPOSED FLAT - 27 NOS.	REQUIRED	PROPOSED
FITNESS CENTER/ CRECHE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 27 FLATS 20 SQ.MT.	-----
SOCIETY OFFICE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area for every 300 flats	FOR 27 FLATS 20 SQ.MT.	20.17
DRIVERS ROOM	room of size 12 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.mt. area for every 300 flats.	FOR 27 FLATS 12 SQ.MT.	12.07
SANITARY BLOCK	sanitary block for servants having maximum area of 3.00 sq.mt. in scheme having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 200 flats.	FOR 27 FLATS 3 SQ.MT.	4.22
ENTRANCE LOBBY	Every Residential building having more than 6flats/tenements shall have entrance lobby of minimum 9 sq.mt. at ground floor. minimum dimension of such lobby shall not be less than 2.50 m.	MINIMUM 9 SQ.MT.	9.00 14.69