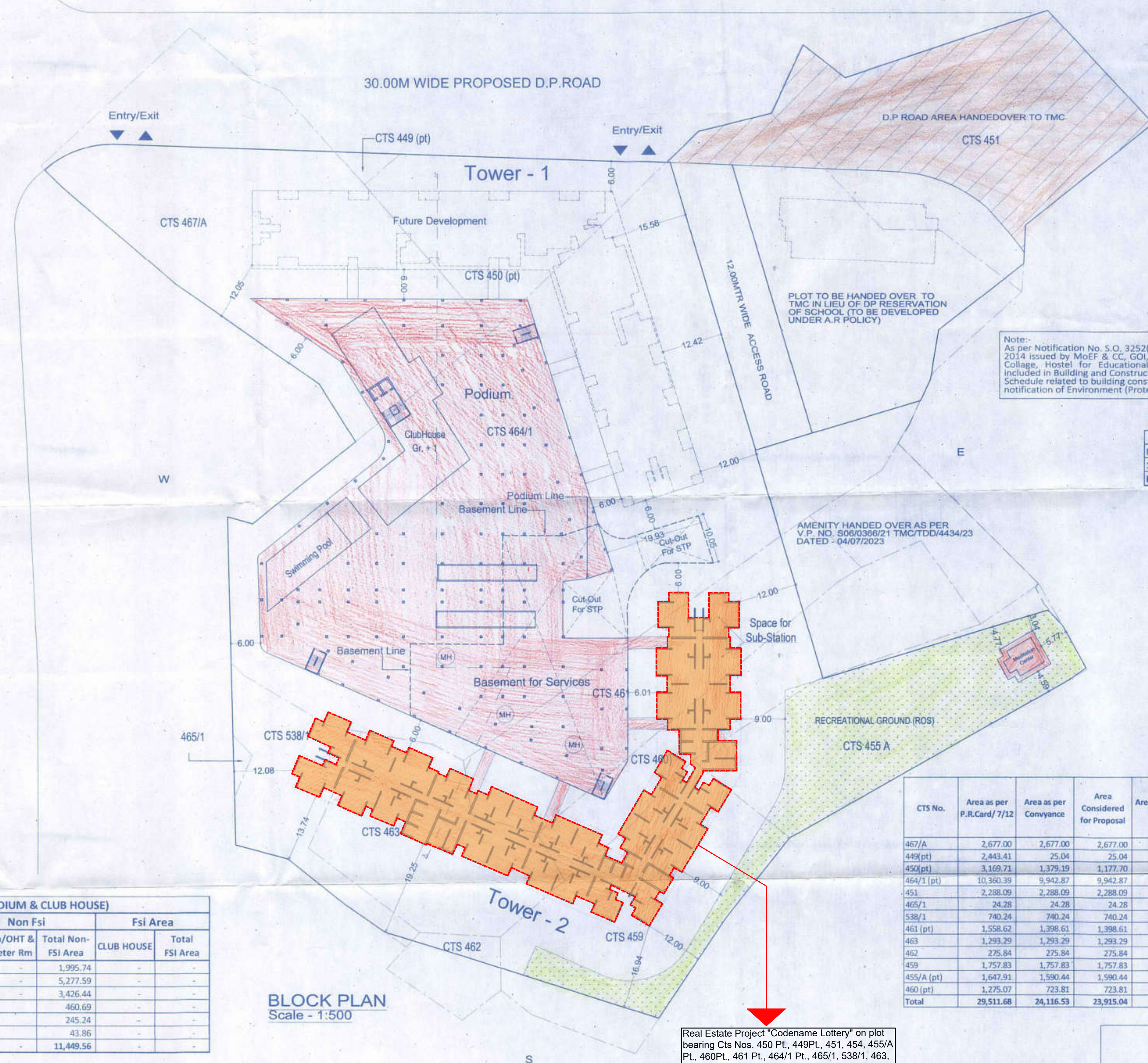


Plans are approved Subject to conditions prescribed in Permit No. V.P. 26/1866/23 TMC/20/0666/23/2023 Dated: 09/10/2024 A-DCK

Two Directors & Planning Officer T.D.D. Three Municipal Corporation of The City of Thane



सावधान
"मंजूर नकशासुसार बांधकाम न केल्या तसेच
पिकास नियंत्रण विचारातीलूनसार आवश्यक न्हा
परवानग्या न देता बांधकाम करत, महाराष्ट्र
प्रादेशिक व राज्य स्तरावरील अग्निशक्ती कलम ५२
अनुसार दुरुपारखी मुल्य ठरविते. आगशक्ती जातील
बाबत ३ वर्षे संपूर्ण १००००/- रकम भरवताना"



Note:- As per Notification No. S.O. 3252(E) Dated - 22nd December 2014 issued by MoEF & CC, GOI, buildings such as School, Collage, Hotel for Educational institution shall not be included in Building and Construction projects as specified in Schedule related to building construction project in principal notification of Environment (Protection) Act 1986

R. G. Area Calculation	
Net Plot Area	= 16,155.27 sq. mt.
10% Required R.G. Area	= 1,615.53 sq. mt.
Proposed R. G. Area	= 1,615.53 sq. mt.

Club House Permissible & Proposed		
R.G. Area Proposed on Podium top = 4910.30 sq.mt		
15% Permissible BUA for Club House on = 736.55 sq.mt		
Particulars	Permissible	Proposed
10% BUA for Club House on Ground Floor	491.03	460.69 sq.mt
5% BUA for Club House on 1st Floor	245.52	245.24 sq.mt
Total Club House area	736.55	705.93 sq.mt

CTS No.	Area as per P.R. Card/ 7/12	Area as per Conveyance	Area Considered for Proposal	Area as per P-Line	Minimum Area Considered for FSI	Area under 30.00M W. D.P. road	TMC Plot (School)	Net plot Under R-Zone available for Construction	Plot Area Considered for Calculating Basic FSI
467/A	2,677.00	2,677.00	2,677.00	2,539.53	2,539.53	-	-	2,539.53	2,539.53
449(pt)	2,443.41	25.04	25.04	24.97	24.97	-	-	24.97	24.97
450(pt)	3,169.71	1,379.19	1,177.70	1,107.54	1,107.54	-	-	1,107.54	1,107.54
464/1 (pt)	10,360.39	9,942.87	9,942.87	9,836.76	9,836.76	207.98	1,626.31	8,002.47	9,628.78
451	2,288.09	2,288.09	2,288.09	2,277.47	2,277.47	-	374.77	374.77	374.77
465/1	24.28	24.28	24.28	24.24	24.24	-	-	24.24	24.24
538/1	740.24	740.24	740.24	735.73	735.73	-	-	735.73	735.73
461 (pt)	1,558.62	1,398.61	1,398.61	1,390.61	1,390.61	-	-	1,390.61	1,390.61
463	1,293.29	1,293.29	1,293.29	1,287.00	1,287.00	-	-	1,287.00	1,287.00
462	275.84	275.84	275.84	70.18	70.18	-	-	70.18	70.18
459	1,757.83	1,757.83	1,757.83	1,521.92	1,521.92	-	-	1,521.92	1,521.92
455/A (pt)	1,647.91	1,590.44	1,590.44	1,570.17	1,570.17	-	-	1,570.17	1,570.17
460 (pt)	1,275.07	723.81	723.81	726.28	723.81	-	-	723.81	723.81
Total	29,511.68	24,116.53	23,915.04	23,114.40	23,109.93	2,110.68	2,002.08	18,998.17	20,999.25

Area Statement (PODIUM & CLUB HOUSE)				
Floors	Construction Area	Non FSI	FSI Area	
		Stilt Area/OHT & LMR/ Meter Rm	CLUB HOUSE	Total FSI Area
Basement For Services	1,995.74	-	1,995.74	-
Ground Floor (Podium)	5,277.59	-	5,277.59	-
1st Podium	3,426.44	-	3,426.44	-
Ground vl. (club house)	460.69	-	460.69	-
1st vl. (club house)	245.24	-	245.24	-
Terrace vl. (club house)	43.86	-	43.86	-
Total	11,449.56	-	11,449.56	-

Area Statement (Tower-2)						
Floors	Construction Area	Refuge	Non-FSI Area	FSI Area		
			Stilt Area/OHT & LMR/ Meter Rm	Total Non-FSI Area	Meditation Centre	Residential
Basement For Services	1,790.78	-	1,357.21	1,357.21	65.13	368.44
1st Floor	1,537.64	-	217.26	217.26	-	1,320.38
2nd Floor	1,488.08	-	-	-	-	1,488.08
3rd Floor	1,488.08	-	-	-	-	1,488.08
4th Floor	1,488.08	-	-	-	-	1,488.08
5th Floor	1,488.08	-	-	-	-	1,488.08
6th Floor	1,488.08	-	-	-	-	1,488.08
7th Floor	1,488.08	-	-	-	-	1,488.08
8th Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
9th Floor	1,488.08	-	-	-	-	1,488.08
10th Floor	1,488.08	-	-	-	-	1,488.08
11th Floor	1,488.08	-	-	-	-	1,488.08
12th Floor	1,488.08	-	-	-	-	1,488.08
13th Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
14th Floor	1,488.08	-	-	-	-	1,488.08
15th Floor	1,488.08	-	-	-	-	1,488.08
16th Floor	1,488.08	-	-	-	-	1,488.08
17th Floor	1,488.08	-	-	-	-	1,488.08
18th Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
19th Floor	1,488.08	-	-	-	-	1,488.08
20th Floor	1,488.08	-	-	-	-	1,488.08
21st Floor	1,488.08	-	-	-	-	1,488.08
22nd Floor	1,488.08	-	-	-	-	1,488.08
23rd Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
24th Floor	1,488.08	-	-	-	-	1,488.08
25th Floor	1,488.08	-	-	-	-	1,488.08
26th Floor	1,488.08	-	-	-	-	1,488.08
27th Floor	1,488.08	-	-	-	-	1,488.08
28th Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
29th Floor	1,488.08	-	-	-	-	1,488.08
30th Floor	1,488.08	-	-	-	-	1,488.08
31st Floor	1,488.08	-	-	-	-	1,488.08
32nd Floor	1,488.08	-	-	-	-	1,488.08
33rd Refuge Floor	1,496.78	71.43	-	71.43	-	1,425.35
34th Floor	1,488.08	-	-	-	-	1,488.08
Terrace Floor	204.06	-	204.06	204.06	-	-
Total	52,717.97	785.73	1,778.53	2,564.26	65.13	50,088.58

Area Statement (Tower-2)						
Floors	Construction Area	Refuge	Non-FSI Area	FSI Area		
			Stilt Area/OHT & LMR/ Meter Rm	Total Non-FSI Area	Meditation Centre	Residential
Basement For Services	1,790.78	-	1,357.21	1,357.21	65.13	368.44
1st Floor	1,537.64	-	217.26	217.26	-	1,320.38
2nd Floor	1,488.08	-	-	-	-	1,488.08
3rd Floor	1,488.08	-	-	-	-	1,488.08
4th Floor	1,488.08	-	-	-	-	1,488.08
5th Floor	1,488.08	-	-	-	-	1,488.08
6th Floor	1,488.08	-	-	-	-	1,488.08
7th Floor	1,488.08	-	-	-	-	1,488.08
8th Refuge Floor	1,502.11	142.86	-	142.86	-	1,359.25
9th Floor	1,488.08	-	-	-	-	1,488.08
10th Floor	1,488.08	-	-	-	-	1,488.08
11th Floor	1,488.08	-	-	-	-	1,488.08
12th Floor	1,488.08	-	-	-	-	1,488.08
Total	19,711.33	142.86	1,574.47	1,717.33	65.13	17,928.87

TABLE NO-1 BUILT UP AREA STATEMENT (Tower-2 & Podium (With Clubhouse))			
Proposed BUA (As per UDPCR - 2020)	BUA	Ancillary	Total
Tower-2	31,305.36	18,783.22	50,088.58
Residential BUA	40.71	24.42	65.13
Meditation Center	31,346.07	18,807.64	50,153.71
Podium with Club House	1,346.07	18,807.64	50,153.71
Total Area Now Proposed (arb)	67,008.04	40,204.82	1,07,212.86
Total Permissible BUA as per UDPCR	35,661.97	21,397.19	57,059.16
Balance BUA (ii - i)	-	-	-

Area Statement for Tower-2, Clubhouse & Podium			
Building No.	Construction Area	Non-FSI area	FSI Area including Ancillary FSI
Tower-2	52,717.97	2,564.26	50,153.71
Podium including Clubhouse	11,449.56	11,449.56	-
Total	64,167.53	14,013.82	50,153.71



Parking Proposed			
	Small Stack	Big Stack	Total
5th (Tower-2)	23 X 2	46	27 X 2
Ground Floor (Podium)	27 X 2	54	67 X 2
1st Podium (Podium)	-	-	158
Total parking Proposed	100	188	288

PARKING STATEMENT FOR TOWER - 2				
	Residential user - Tower - 2			
	No. of Units	CAR	Required cars	Scooter
Below 30 sq. mt. for 2 tenements	604.00	-	-	2,000
Between 30 sq. mt. to 40 sq. mt. for 2 tenements	-	1.00	-	2,000
Between 40 sq. mt. to 80 sq. mt. for 2 tenements	357.00	1.00	178.50	2,000
Between 80 sq. mt. to 150 sq. mt. for 3 tenements	-	1.00	-	1,000
Above 150 sq. mt. for 3 tenements	-	2.00	-	1,000
Parking required	961.00	-	178.50	961.00
5% Visitor Parking Required	-	-	8.93	-
Parking Spaces Required	-	-	187.43	1,009.00
Multiplying factor as per Table BC of Reg 8.2.2	-	1.00	187.00	1,009.00
No. of 2W Parking Slot Proposed to be converted to 4W Parking slot	-	-	28.00	-
Additional 4W parking slot after conversion	-	-	215.00	844.00
Total no. of parking slot required	-	-	215.00	844.00
Total Parking Required (Say)	-	-	215	844

TOTAL PARKING REQUIRED AND PROPOSED			
	4 WHEELER PARKINGS	2 WHEELER PARKINGS	
Total Parking Required	215	844	
Total Parking Proposed	288	1,253	

Form of Statement 2 Sr.No. 9 (a) Proposed Building		
Building No.	Floor No.	Total Built up Area of floor, as per outer Construction line (As per P-Line Area)