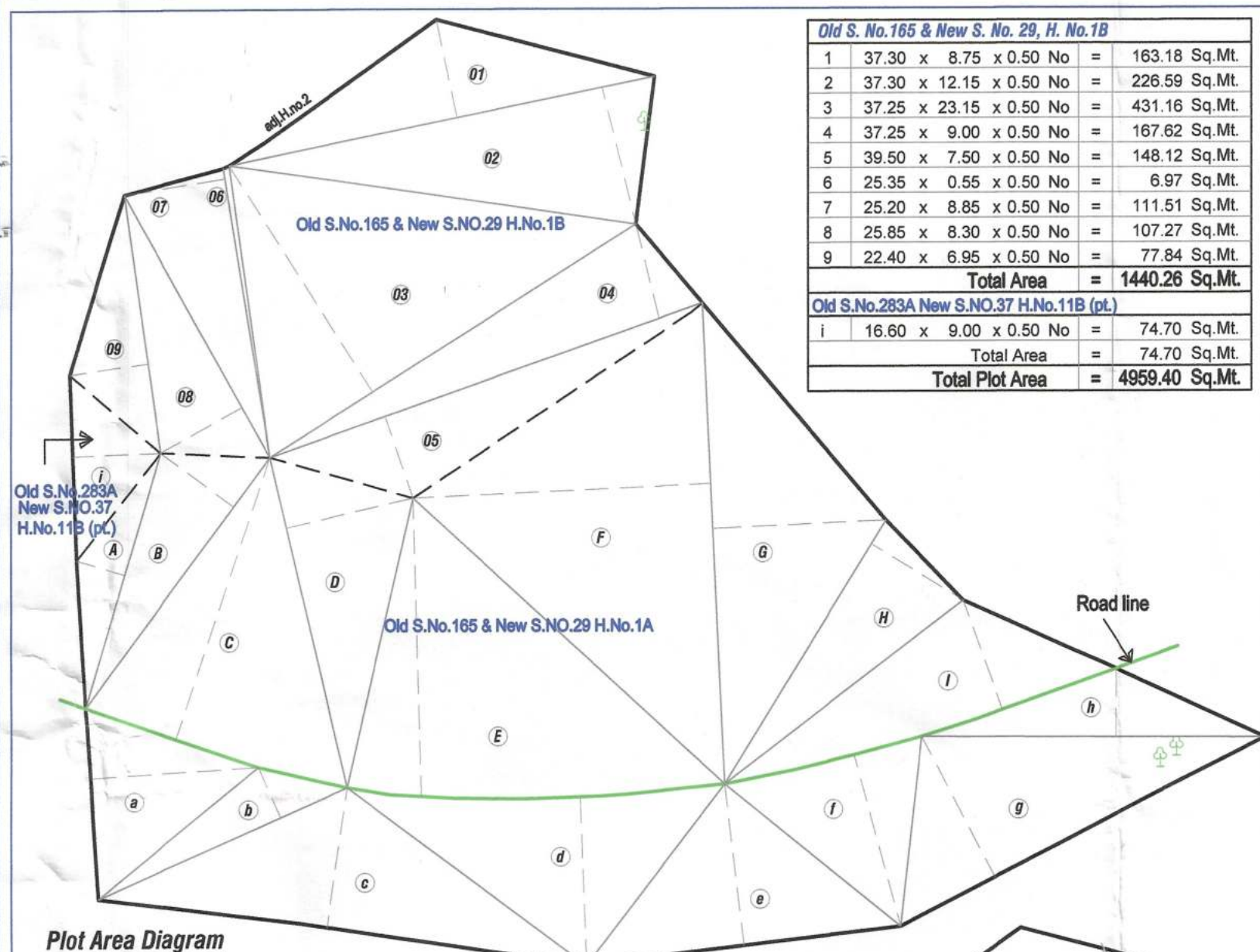


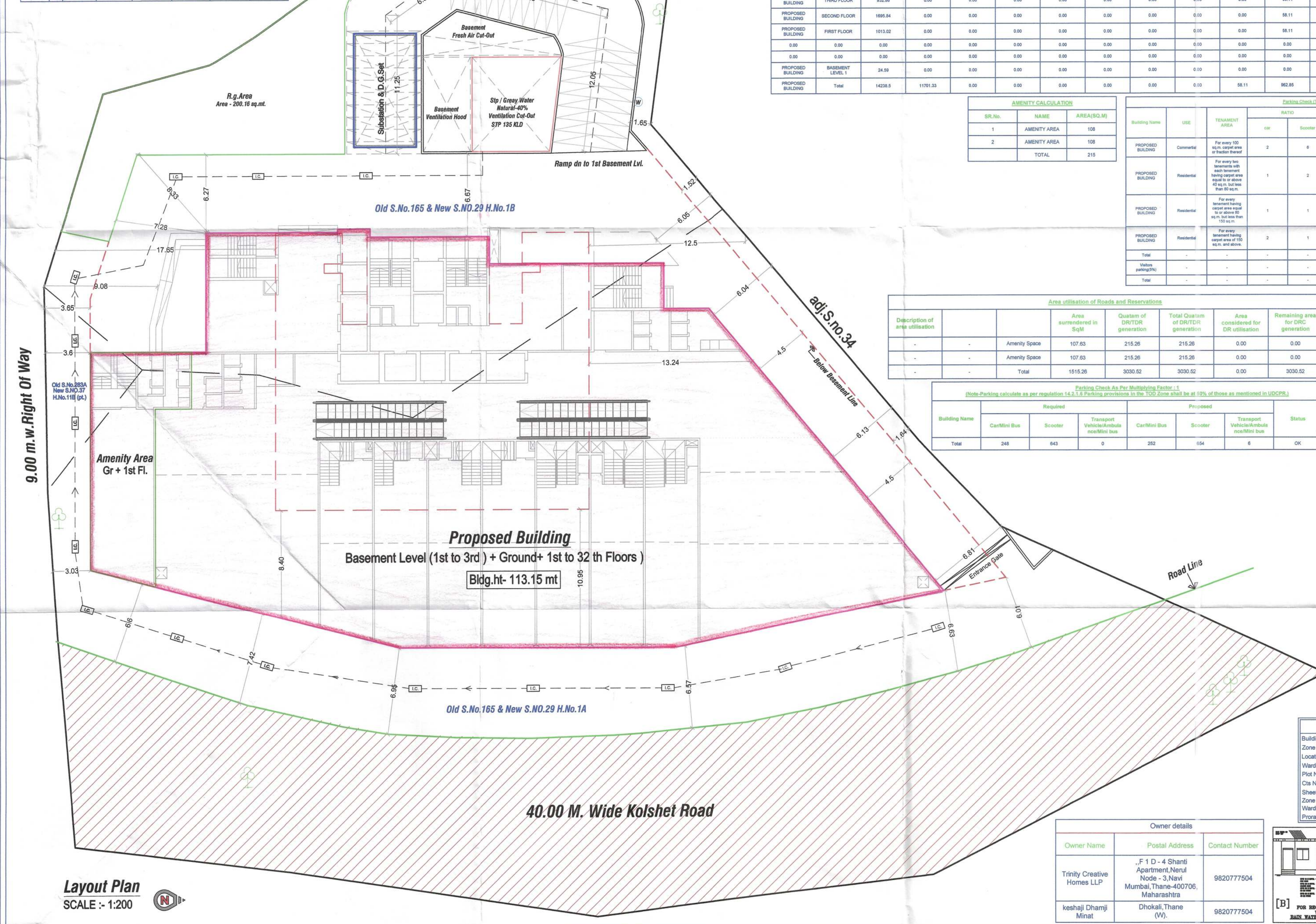


Old S. No. 165 & New S. No. 29, H. No. 1B			
1	37.30 x 8.75 x 0.50 No	=	163.18 Sq.Mt.
2	37.30 x 12.15 x 0.50 No	=	226.59 Sq.Mt.
3	37.25 x 23.15 x 0.50 No	=	431.16 Sq.Mt.
4	37.25 x 9.00 x 0.50 No	=	167.62 Sq.Mt.
5	39.50 x 7.50 x 0.50 No	=	148.12 Sq.Mt.
6	25.35 x 0.55 x 0.50 No	=	6.97 Sq.Mt.
7	25.20 x 8.85 x 0.50 No	=	111.51 Sq.Mt.
8	25.85 x 8.30 x 0.50 No	=	107.27 Sq.Mt.
9	22.40 x 6.95 x 0.50 No	=	77.84 Sq.Mt.
Total Area = 1440.26 Sq.Mt.			
Old S.No.283A New S.No.37 H.No.11B (G)			
1	16.60 x 9.00 x 0.50 No	=	74.70 Sq.Mt.
Total Area = 74.70 Sq.Mt.			
Total Plot Area = 4959.40 Sq.Mt.			

Plot Area Calculation			
Old S. No. 165 & New S. No. 29, H. No. 1A			
Net Plot Area			
A	22.80 x 4.35 x 0.50 No	=	49.59 Sq.Mt.
B	26.70 x 7.85 x 0.50 No	=	104.79 Sq.Mt.
C	25.50 x 23.50 x 0.50 No	=	299.62 Sq.Mt.
D	29.00 x 11.20 x 0.50 No	=	162.40 Sq.Mt.
E	32.50 x 25.55 x 0.50 No	=	415.18 Sq.Mt.
F	40.95 x 25.50 x 0.50 No	=	522.11 Sq.Mt.
G	41.25 x 14.90 x 0.50 No	=	307.31 Sq.Mt.
H	26.00 x 9.05 x 0.50 No	=	117.65 Sq.Mt.
I	34.50 x 9.60 x 0.50 No	=	165.68 Sq.Mt.
Total Area = 2144.33 Sq.Mt.			
Road Area			
a	16.40 x 14.50 x 0.50 No	=	118.90 Sq.Mt.
b	23.45 x 4.72 x 0.50 No	=	55.34 Sq.Mt.
c	42.15 x 12.08 x 0.50 No	=	254.58 Sq.Mt.
d	32.40 x 14.50 x 0.50 No	=	234.90 Sq.Mt.
e	27.20 x 13.93 x 0.50 No	=	189.44 Sq.Mt.
f	17.40 x 14.99 x 0.50 No	=	130.43 Sq.Mt.
g	35.30 x 13.03 x 0.50 No	=	230.04 Sq.Mt.
h	29.53 x 5.85 x 0.50 No	=	85.37 Sq.Mt.
Total Area = 1300.00 Sq.Mt.			
Total Area (2144.33 + 1300) = 3444.33 Sq.Mt.			

Plot Area Calculation - 2.2.3 (iii)			
S.No.	Area as 7/12	Area as Triangulation	Net Plot Area as 40.00 D.P.
165	291A	3440.00	3444.33
283A	3711B	74.69	74.70
TOTAL	4954.69	4959.29	1300.00

Area utilization of Roads and Reservations					
Description of area utilization	Area reserved in Sq.Mt.	Quantity of DWT/DTR generation	Total Quantity of DWT/DTR generation	Area considered for DR utilization	Remaining area for DR utilization
Amenity Space	107.63	215.26	215.26	0.00	0.00
Total	107.63	215.26	215.26	0.00	0.00

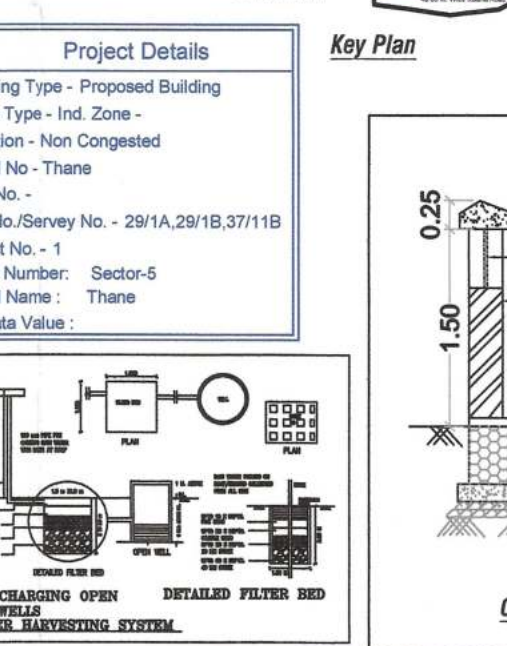


FSI DETAILS							
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total
9.1 Permissible Index	1.1	0.5	1.4	0.00	0.00	0.00	3.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.1	0.5	1.4	0.00	0.00	0.00	3.00
9.4 Total Permissible P Line Area (a)	4020.15	2477.34	6936.56	0.00	3628.22	5911.94	22972.21
9.5 Proposed P Line Area (Should not exceed 9.4)	4020.15	2477.34	6936.56	0.00	3628.22	5911.53	22971.8
9.6 Index Consumed	1.09	0.49	1.39	0.00	0.00	0.00	2.99

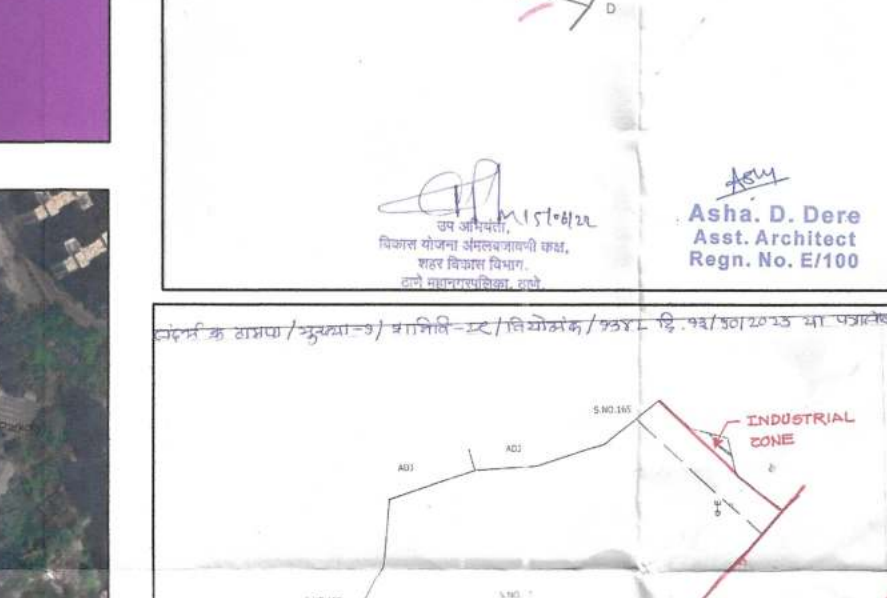
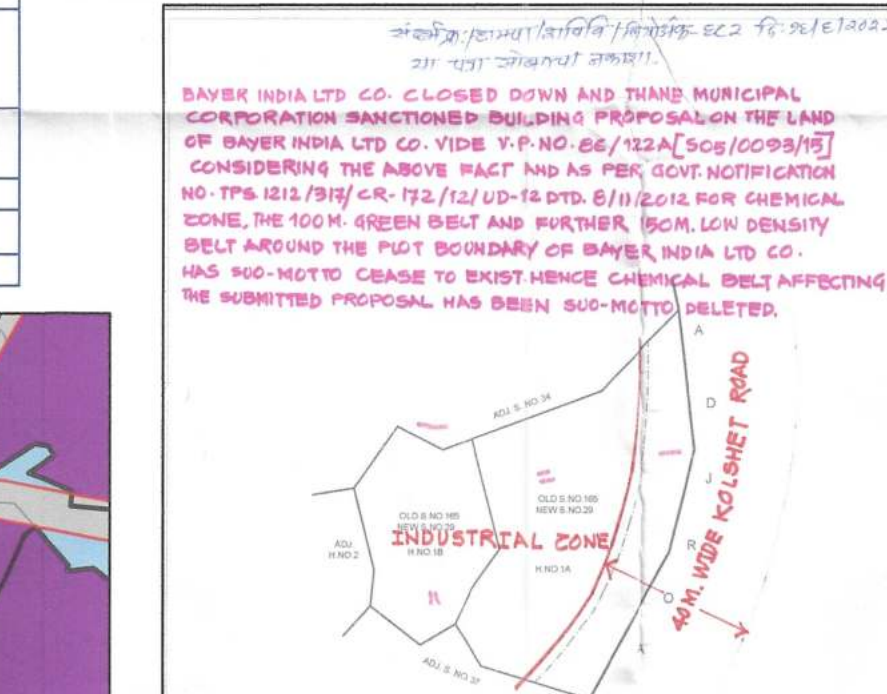
FBI AREA											
BUILDING	FLOORS	COMM.	HEAL.	IND.	EDU.	REL.	WELL.	SALICONY	TERRACE	LIFT	LIPTWELL
PROPOSED BUILDING	1STH AND 2NDH REFUSE FLOOR	0.00	1038.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.04
PROPOSED BUILDING	11TH 12TH 13TH 14TH 15TH 16TH 17TH 18TH 19TH 20TH 21STH AND 22NDH FLOOR	0.00	4811.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.18
PROPOSED BUILDING	GROUND FLOOR	1076.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11
PROPOSED BUILDING	27TH AND 28TH REFUSE FLOOR	0.00	1084.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.04
PROPOSED BUILDING	16TH 24TH AND 25TH FLOOR	0.00	1841.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.06
PROPOSED BUILDING	14TH 18TH 22ND 26TH AND 32ND FLOOR	0.00	2735.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119.1
PROPOSED BUILDING	12TH FLOOR	0.00	528.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.02
PROPOSED BUILDING	19TH AMENITY FLOOR	0.00	519.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.02
PROPOSED BUILDING	4TH REFUSE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	4TH 5TH 7TH AND 8TH FLOOR	1886.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.79
PROPOSED BUILDING	THIRD FLOOR	932.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11
PROPOSED BUILDING	SECOND FLOOR	1885.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11
PROPOSED BUILDING	FIRST FLOOR	1013.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11
PROPOSED BUILDING	BASEMENT LEVEL 1	24.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROPOSED BUILDING	Total	14236.5	11791.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11

AMENITY CALCULATION			
SR.No.	NAME	AREA(SQ.M)	
1	AMENITY AREA	108	
2	AMENITY AREA	108	
TOTAL			

EXISTING CHARTER TABLE			
BUILDING NAME	USE	TENANT'S AREA	REMARKS
PROPOSED BUILDING	Commercial	For every 100 sqm. of area, the building shall have a minimum of 100 sqm. of area for the use of the building.	
PROPOSED BUILDING	Residential	For every 100 sqm. of area, the building shall have a minimum of 100 sqm. of area for the use of the building.	
PROPOSED BUILDING	Residential	For every 100 sqm. of area, the building shall have a minimum of 100 sqm. of area for the use of the building.	
Total			



AREA STATEMENT		
1	AREA OF PLOT	sq.mt.
a	As per Ownership document (7/12, CTS extract)	4954.69
b	As per measurement sheet	4959.29
c	As per site	4959.29
2 DEDUCTION FOR		
a	Proposed D.P. / D.P. Road Widening Area / Service Area Highway Widening	1300.00
b	Any D.P. Reservation area	0.00
TOTAL (a+b)		
3	BALANCE AREA OF PLOT (1 - 2)	3654.69
4	Amenity Space (if applicable)	0.00
a)	Required	0.00
b)	Adjustment of 2 (b) if any	0.00
c)	Balance Proposed	0.00
5	NET AREA OF THE PLOT (3 - 4 (c))	3654.69
6	Recreational Open Space (if applicable)	0.00
a)	Required	0.00
b)	Proposed	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width Sr.No.5 x Basic FSI 3654.69 x 1.10	4020.15
10	Additional FSI on payment of premium	0.00
a)	Maximum permissible premium FSI - based on the existing TOD Zone	0.00
b)	Proposed FSI on payment of premium 4954.69 x 0.00 = 0.00	0.00
11 In-Situ FSI / TDR loading		
a)	In-situ area against D.P. Road (2.0 x Sr.No.2 (a)) if any 1300.00 x 2 = 2600.00 sq.mt.	2600.00
b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and / or (c)),	0.00
c)	TDR area 4954.69 x 1.40 = 6936.56 sq.mt. SLUM TDR = 6936.56 x 0.30 = 2080.96 sq.mt. Regular TDR = 6936.56 x 0.70 = 4855.59 sq.mt. = 4855.59 - 2600 (DR) = 2255.59 sq.mt. SLUM TDR = 2080.96 sq.mt, Regular TDR = 2255.59 sq.mt.	4336.55
d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	6936.55
12 Additional FSI area under Chapter No.7		
13 Total entitlement of FSI in the proposal		
a)	[9+10(b)+11(d)] or 12 whichever is applicable.	13434.04
b)	Ancillary Area FSI upto 60% or 80% with payment of charges. 13301.88 / 1.80 = 7389.93 (13301.88 - 7389.93 = 5911.95) 9669.92 / 1.60 = 6043.70 (9669.92 - 6043.70 = 3626.22)	9538.17
c)	Total entitlement (a+b)	22972.21
14 Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		
15 Total Built - up Area in proposal.(excluding area at Sr.No.17b)		
a)	Existing Built-up Area.	0.00
b)	Proposed Built-up Area (as per 'P-line')	22971.80
c)	Total (a+b)	22971.80
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		
17 Area for Inclusive Housing, if any		
a)	Required (20% of Sr.No.5)	0.00



LINE WIDTH DETAILS	
LINE	DISCRPTION
---	T.L.R. Boundary
---	Road Line
---	Road area
---	Plinth Line
---	Above Bldg. Line
---	Projection Line
---	I.C LINE
---	Existing Tree
---	Ows Tank
---	D.G.Set
---	Stp

Content of Sheet 01/16

Proposed Building on plot bearing Old S. No. 165/1, New S. No. 29, H. No. 1A & 1B, Old S. No. 283A, New S. No. 37, H. No. 11B, Sector No. - 5, at Dhokali, Thane (w)

Layout Plan, Plot Area Diagram & Calculation, Location Plan, Plot Area Calculation, F.S.I. Details, Road Area Calculation, Compound wall, Rainwater Tank Details, U.G. Tank Details, Owners Details, Sanitation Requirements, I to R Statement, Ventilation Shaft Table, Description of Utilization table, D.P. Remark

DISCLAIMER Approval by T.M.C.

Whomsoever it may concern

Information that this letter of intent (LoI) is issued for the sole purpose of clearing the area for the proposed development. It is not a guarantee of any kind. The applicant is responsible for obtaining all necessary permissions and approvals from the relevant authorities. The applicant is also responsible for obtaining all necessary permissions and approvals from the relevant authorities. The applicant is also responsible for obtaining all necessary permissions and approvals from the relevant authorities.

Proforma I - Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 4954.69

(a) As per ownership document (7/12, CTS extract) 4954.69

(b) as per TILR or City Survey measurement sheet 4959.29

(c) as per Demarcated drawing area 4959.29

2. Area not in possession 0.00

3. Entire area (1-2) 4954.69

4. Deductions for

(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening 1300.00

(b) Any D.P. Reservation area (Total a+b) 0.00

5. Balance area of plot (3-4) 3654.69

6. Amenity Space (Applicable if (1) > 20000 sqmt - Nil

(Required - (a) Upto 20000 sqmt - Nil

(b) Above 20000 sqmt - (a) + 5 % of Total area 0.00

7. Net Plot Area (5-6) 3654.69

8. Recreational Open Space

(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. Proposed 200.15

(b) If area is less than 4000 sqmt - Check -

i) If it is full number like 1/2, 2/5, 125/1419 etc then recreational open space is required

(A) 10 % Subject to minimum 200 sqmt Proposed 200.15

(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %

(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.

Certificate of Area: Certified that the plot under reference was surveyed by me on 2022-04-21 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 document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature (Name of Architect/ Licensed Engineer/ Supervisor.)

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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No:

M/s. Trinity Creative Homes LLP
Shri. Keshaji Damji Minat

Postal Address : Jaydeep Emphasis Level 5, Plot No. A-9, Road No. 1, Wagle Estate, Thane (w)

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.- S.NO. 29/1A,29/1B,37/11B (p)

SITE ADDRESS :
Dhokali, Thane (w).

Name of Engineer : ASHA DEVRAM DERE

ADDRESS OF OFFICE :
OFFICE :
1113, Opal Square, SG Barve Rd, Wagle Estate, Thane west

OWNERS SIGN :
TECHNICAL PERSON SIGN :
SCALE : 1:100 Date: 02/02/2024
JOB NO - TMCB-23-17355 CHECK BY - ASHA DERE

SUBMISSION DRAWING