

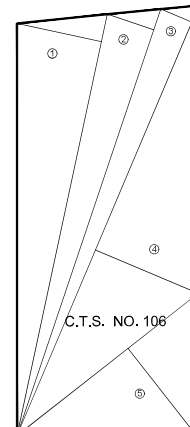
10	Index	FSD DETAILS							Drawing Value	Status
		Basic FSD (on serial no 7)	Premium FSD (on serial no 3)	TDR/DOR (on serial no 3)	Incentive for green building F applicable on basic FSD	Ancillary Area 00% of 2 + 3+4=5	Ancillary Area 80% of 2 + 3+4=5	Total		
10.1	Permissible Index	1,1	0,5	0,4	0	0	0	2	0	0
10.2	Entitlement of FSD as per Reg 7.5.1	1,6	0	0	0	0	0	0	0	0
10.3	FSD Permissible for Redevelopment(Max of 10.1 and 10.2)	1,6	0,5	0,4	0	0	0	0	0	0
10.4	Total Permissible (P Line Area)	739,60	230,46	184,36	0	692,62	0	1847,04	0	
10.5	Proposed P Line Area (should not exceed 10.4)	739,60	230,46	184,32	0	692,61	0	1846,99	1846,99	OK
10.6	Index Consumed	1,6	0,5	0,4	0	0	0	2,5	0,00	0

Project Details
Proposal code -TMCB-24-18247
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Redevelopment For Dangerous Building
Sub service - Redevelopment of multi-dwelling buildings of owner
Cts No. - 108
Tahsil - D.P.Cell Sector-2
Mouza - Nauapada(PL)
Prorata Value : 0

Parking Check (Table 8B)								
		RATIO			Required			
Building Name	USE	TENAMENT AREA	car	scooter	N.O.OF Tenants/Units	car	scooter	Transport Vehicle Ambulance Mini Bus
SUASHA CO OPERATIVE HOUSING SOCIETY LIMITED	Residential	For every tenement having carpet area equal to or above 80 sqm, but less than 150 sqm.	1	1	7	7	7	-
SUASHA CO OPERATIVE HOUSING SOCIETY LIMITED	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sqm, but less than 80 sqm.	1	2	15	7.5	15	-
SUASHA CO OPERATIVE HOUSING SOCIETY LIMITED	Residential	For every two tenements with each tenement having carpet area less than 40 sqm, but more than 30 sqm.	1	2	1	0.5	1	-
Total	-	-	-	-	-	15	23	-
Visitors parking(5%)	-	-	-	-	-	0.75	1.15	-
Total	-	-	-	-	-	15.75	24.15	0

Parking Check As Per Multiplying Factor 0.8 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 4)							
Bldg Name	Required			Proposed			Status
	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	
Total	17	0	0	23	0	0	OK

Area from DRG utilisation					
DRG No. & Type	Balance DRG Area in the name of Unisat*	Area of DRG under Utilisation in SpQM†	vLASR Rate Receiving PPS in generating year*	Area actual under Utilisation as per Indexation*	Utilisation No.*
DRG7/MSB-022/00671	49.00	48.62	54900	55.26	UL7MSB-027384-10-2023
DRG7/MSB-0230/1024	127.00	125.11	54900	42.16	UL7MSB-027461-11-2023
DRG7/MSB-0230/1074	513.00	513.00	54900	86.90	
TOTAL	689.00	686.73	-	184.32	-



PLOT AREA LINE DIAG
Scale 1:200

AREA NOT IN POSSESSION						
a	8.26	X	0.19	X	0.50	= 0.78 SQ.MT
b	16.76	X	0.12	X	0.50	= 1.01 SQ.MT
c	26.70	X	0.21	X	0.50	= 3.01 SQ.MT
TOTAL AREA					=	4.80 SQ.MT.

PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW L
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

LAYOUT PLAN, PLOT AREA DIAG. & CALC, PLOT AREA, SUMMARY, BLOCK PLAN, EXIS. STRUC. AREA DIAG. & CALC. FORM OF STATEMENT 2, PROP. FSI STATEMENT, PARKING & CONS. AREA STATEMENT, ETC.....

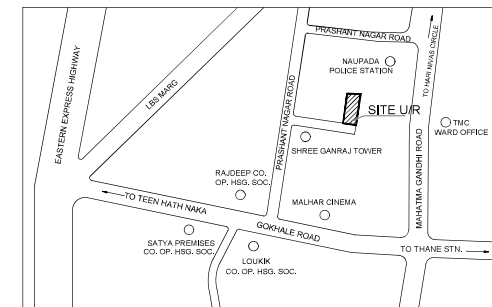
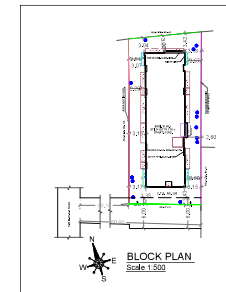
PLOT AREA SUMMARY				
C.T.S. NO.	AREA AS PER P.R.CARD (a)	AREA AS PER TRI. METHOD (b)	AREA UNDER NOT IN POSSESSION (c)	AREA CONSIDER FOR FSI (d) = (a-c)
106	465.72	466.20	4.80	460.92
TOTAL	465.72	466.20	4.80	460.92

FORM OF STATEMENT 2 (TO BE PRINTED ON PLAN)		
(Ss. No. 9 (a))		
PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OTHER CONSTRUCTION LINE.
(1)	(2)	(3)
1	STILT FLOOR	23.83
	1ST FLOOR	242.86
	2ND FLOOR	242.86
	3RD FLOOR	242.86
	4TH FLOOR	242.86
	5TH FLOOR	242.86
	6TH FLOOR	242.86
	7TH FLOOR	242.86
	8TH(FP) FLOOR	123.14
	TOTAL	1846.99

PROP. FSI STATEMENT	
TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE,	1846.99 SQMT.
DESCRIPTION	RESI.(100%)
BUILT-UP AREA AS PER P-LINE INCLUDING ANCILARY FSI	1846.99 SQMT.
BASIC FSI	1846.99/1.6 = 1154.37 SQMT.
60% PERM. ANCILARY FSI FOR RESI. 1846.99 - 1154.37 = 692.62 SQMT.	PROP. - 692.61 SQ.MT.

CONSTRUCTION AREA		
S.R. NO.	DESCRIPTION	AREA IN SQ.MT.
1	BUILT UP AREA	1840.00
2	STILT AREA	155.16
3	PIT AREA	43.81
4	STAIR, PASS, AREA	22.70
5	METER RM. AREA	7.85
6	COMPOUND WALL AREA	49.45
7	O.H., U.G. TANK AREA	31.00
	TOTAL	2156.96

EXTENDING STRUCTURE AREA CALC.				
1	2.97	1.39	0.5	= 2.06 SQ.M
2	2.97	1.38	0.5	= 2.05 SQ.M
3	2.97	1.38	0.5	= 2.11 SQ.M
4	5.93	0.62	0.5	= 2.43 SQ.M
5	5.93	0.61	0.5	= 1.81 SQ.M
6	8.20	4.21	0.5	= 17.26 SQ.M
7	10.30	0.62	0.5	= 2.88 SQ.M
8	10.30	0.68	0.5	= 5.53 SQ.M
9	12.27	0.62	0.5	= 7.83 SQ.M
10	13.80	4.27	0.5	= 28.46 SQ.M
11	14.90	3.64	0.5	= 17.47 SQ.M
12	15.90	0.61	0.5	= 2.90 SQ.M
13	15.90	0.61	0.5	= 6.29 SQ.M
14	17.26	6.19	0.5	= 36.21 SQ.M
15	18.24	0.51	0.5	= 3.17 SQ.M
16	16.47	0.93	0.5	= 3.15 SQ.M
17	TOTAL (B)			
18	TOTAL (C)+(D)			
19	TOTAL AREA (A+C) = 827.47 SQ.M			



URBANIC REALITY SOLUTIONS LLP.
ARCHITECT & INTERIOR DESIGNER
702/ABC, WIFI Park It Premises Co-op.Soc.Ltd.,
Above Satkar Grande Hotel, Near Mulund Check Naka,
Wagle Ind.Estate,Thane (W)-400604
TEL. NO. : 022- 25827840/ 25628300
E - Mail : makarandurbansolutions@gmail.com

Digitally signed by SANGRAM LAMU K. WADE
Date: 2024.10.15 14:34:22 IST
Reason: Approved Drawing File
Designation : Assistant Director, Town Planning
Location: Thane Municipal Corporation
Project Code : TMCB/24/00213
Application Number : TMCB/24/00213
Proposal Number : 259310
Certificate Number : TMCB/B/2024/APL/01182

Forms I Area Statement	
1. Area of plot (Minimum area of 5 a, to be considered as residential plot as per sanctioned layout No. and subzone No.)	465.72
2. Area of plot (Maximum area of 5 a, to be considered as residential plot as per TLR or City Survey Number and subzone No.)	465.72
3. Area of plot (Minimum area of 5 a, to be considered as residential plot as per TLR or City Survey Number and subzone No.)	465.72
4. Area not in possession	4.8
5. Entire area (5-4)	460.92
6. Deductions for	
(a) Proposed D.P./D.R. Road widening Area (Service Road/Highway widening)	0.00
(b) Any D.P./ Reservation area	0.00
(c) Total area	460.92
7. Balance area of plot (5-6)	460.92
8. Amenity Space	AMENITY AREA
(a) 1/20000	0.00
(b) 1/40000	0.00
(c) 1/20000	0.00
(d) 1/40000	0.00
(e) 1/20000	460.92
(f) 1/40000	0.00
(g) 1/20000	0.00
(h) 1/40000	0.00
(i) 1/20000	0.00
(j) 1/40000	0.00
(k) 1/20000	0.00
(l) 1/40000	0.00
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(ct) 1/40000	0.00
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(cv) 1/40000	0.00
(cw) 1/20000	0.00
(cx) 1/40000	0.00
(cy) 1/20000	0.00

Certificate of Area
 Certified that the plot under reference was surveyed by me on 25.01.2024 and the dimensions of sides etc. of plot stated on plan are in accordance with 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.	Drawing No.	Scale	Drawn by	Checked by
				Registration No. of Architect, Engineer or Licensed Engineer/ Supervisor
Name Of : Owner MS ANANTHAN ENTERPRISES THROUGH ITS PARTNER MR JAYESH HASRAJ SENGHAI MR RASIK KANAPPA SALLA				
Postal Address : G-2, Redhyantham Apt., Vaddu Nagar, Naupada, Thane(W)				
Phone No: 9667356780				
<u>DESCRIPTION OF PROJECT :</u>				
Type of Proposed : BUILDING ON CTS. No.-106 TKA No.21				
SITE ADDRESS: No.21 C.T. No.106, 106 situated at Prasant Nagar, Naupada				

Name Of Architect / Making / Topographer	
LOGO	ADDRESS OF OFFICE OFFICE- 702/ABC, WPT Park It Premises Co-op. 702, Ltd, Above Hotel Sakkar Grande Near Mundh Check Naka, Wargal Ind Estate, Thane - 400 604
OWNERS SIGN- Signature valid 	TECHNICAL PERSON SIGN Signature valid 
SCALE - 1:100	Date: 02/08/24
JOB NO - TMCB-24-18247	CHECK BY --
SUBMISSION DRAWING	