



EXISTING BUILT UP AREA STATEMENT (AS PER SANCTION)		EXISTING STAIRCASE AREA STATEMENT (AS PER SANCTION)	
FLOOR	B/DG. - I	FLOOR	B/DG. - I
	B/UP AREA		AREA
ST/GR. FLR.	726.45 SQ.M.	ST/GR. FLR.	242.86 SQ.M.
1ST. FLR.	442.48 SQ.M.	1ST. FLR.	194.75 SQ.M.
2ND FLR.	893.88 SQ.M.	2ND FLR.	192.99 SQ.M.
3RD FLR.	898.53 SQ.M.	3RD FLR.	192.99 SQ.M.
4TH FLR.	893.88 SQ.M.	4TH FLR.	192.99 SQ.M.
5TH FLR.	893.88 SQ.M.	5TH FLR.	192.99 SQ.M.
6TH FLR.	731.63 SQ.M.	6TH FLR.	193.39 SQ.M.
7TH FLR.	898.53 SQ.M.	7TH FLR.	192.99 SQ.M.
8TH FLR.	893.88 SQ.M.	8TH FLR.	192.99 SQ.M.
9TH FLR.	736.28 SQ.M.	9TH FLR.	193.39 SQ.M.
10TH FLR.	893.88 SQ.M.	10TH FLR.	192.99 SQ.M.
11TH FLR.	747.92 SQ.M.	11TH FLR.	193.39 SQ.M.
12TH FLR.	591.66 SQ.M.	12TH FLR.	193.39 SQ.M.
13TH FLR.	591.66 SQ.M.	13TH FLR.	193.39 SQ.M.
14TH FLR.	638.31 SQ.M.	14TH FLR.	192.46 SQ.M.
15TH FLR.	671.52 SQ.M.	15TH FLR.	192.06 SQ.M.
16TH FLR.	535.44 SQ.M.	16TH FLR.	192.06 SQ.M.
TOTAL BUILT UP AREA	12679.81 SQ.M.	TOTAL STAIRCASE AREA	3332.07 SQ.M.



Total Plot Area for Building No- 3= 713.54 Sq. mtrs.

SCHEDULE OF DOORS & WINDOWS		
NO.	SIZE	REMARK
D	1.05 X 2.15	T.W. FRAMED MAIN DOOR
D1	0.90 X 2.15	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.15	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.15	T.W. FRAMED PANELED DOOR
SD	1.50 X 2.15	GLASS PANELED DOOR
W	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W1	2.00 X 2.00	ALUM. FRAMED SLIDING WINDOW
W2	1.50 X 2.00	ALUM. FRAMED SLIDING WINDOW
W3	1.70 X 1.20	ALUM. FRAMED SLIDING WINDOW
W4	1.20 X 1.20	ALUM. FRAMED SLIDING WINDOW
W5	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W6	0.75 X 1.45	ALUM. FRAMED SLIDING WINDOW
W7	1.50 X 1.20	ALUM. FRAMED SLIDING WINDOW
W8	0.95 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.90 X 0.75	LOUVERED WINDOW
FRD	1.20 X 2.15	FIRE RESISTANT DOOR
FRD-1	1.05 X 2.15	FIRE RESISTANT DOOR
FRD-2	0.90 X 1.80	FIRE RESISTANT DOOR
FRD-3	0.75 X 1.80	FIRE RESISTANT DOOR
FRD-4	1.50 X 2.15	FIRE RESISTANT DOOR

TREES TO BE TRANSPLANTED
TREES TO BE CUT

BUILT UP AREA CALCULATIONS FOR EXIST. STRUCTURES TO BE DEMOLISHED			
BUILDING NO.	NAME OF BUILDING	GR. FL. / STLY.	EXISTING
3	CANTEN	150.00	350.00
16	POWER HOUSE	82.14	82.14
18	SECURITY CABIN	8.54	8.54
TOTAL			440.68

FORM OF STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING

BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
BLDG.NO.2 (COMM.)	GR. FLOOR	1088.00 SQ.MT.
	1ST FLOOR	888.85 SQ.MT.
	TYPICAL FLOOR (4TH, 5TH, 7TH TO 9TH, 11TH TO 13TH, 15TH FLR.)	866.73 X 9 FLOORS = 7800.57 SQ.MT.
	REFUGE FLOOR (30TH, 31ST, 33RD TO 36TH, 38TH TO 40TH FLR.)	770.19 X 3 FLOORS = 2310.54 SQ.MT.
	TOTAL	12087.96 SQ.MT.

BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
BLDG. NO. - 3	AMENITY/ST. FLR.	305.01 SQ.MT.
	TYPICAL FLOOR (1ST, 3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 29TH FLR.)	566.23 X 23 FLOORS = 13023.29 SQ.MT.
	REFUGE FLOOR (2ND, 7TH, 12TH, 17TH, 22ND & 27TH FLR.)	325.64 X 6 FLOORS = 3153.84 SQ.MT.
	TYPICAL FLOOR (30TH, 31ST, 33RD TO 36TH, 38TH TO 40TH FLR.)	586.35 X 9 FLOORS = 5277.15 SQ.MT.
	REFUGE FLOOR (32ND & 37TH FLR.)	545.76 X 2 FLOORS = 1091.52 SQ.MT.
	TOTAL	22896.81 SQ.MT.

BLDG.NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
BLDG. NO. - 4	PODIUM LVL. (P1)	380.46 SQ.MT.
	TOTAL	380.46 SQ.MT.
	DRIVER'S ROOM	64.30 + 51.80 = 116.10 SQ.MT.
	MULTILEVEL CAR PARKING-GR. FLOOR	54.89 SQ.MT.
	SECURITY CABIN	100.46 SQ.MT.
	TOTAL AREA (BLDG.NO.2 (COMM.) + BLDG. NO. 3 + 4 + DRIVER'S RM. + MULTILEVEL CAR + SECURITY CABIN)	12087.96 + 22896.81 + 380.46 + 116.10 + 54.89 = 22896.81 SQ.M.

BLDG. NO. - 2 (COMM.), 3.			
BASIC FSI (SQ.MT)	PREMIUM F.S.I (SQ.MT)	TDR/DR (SQ.MT)	ANCILLARY AREA (SQ.MT)
24965.04	2414.00	6912.52	COMM. RESL.
34291.56			
EXISTING BUILT UP AREA	12679.81		6715.53 14896.22
BALANCE ENTITLEMENT (34291.56 - 12679.81)	21611.75		
COMM.	RESL.		80% 60%
6715.53	14896.22	PERMISSIBLE	5372.42 8937.73
		PROPOSED	5372.42 8907.54
		TOTAL	14279.96

AMENITY SPACE REQUIREMENT AS PER REG.NO. 4.8.1 b (v)
BALANCE PLOT AREA = 25531.75 SQ.M.
10% UPTO 20000 SQ.M. = 2000 SQ.M.
15% FOR THE AREA ABOVE 20000 (i.e. 5531.75 X 0.15) = 829.76 SQ.M.
TOTAL AMENITY SPACE REQUIRED = 2000 + 829.76 SQ.M. = 2829.76 SQ.M.

AREA STATEMENT							
S. NO.	H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER A	AS PER SANCTIONED (a)	AREA NOT IN POSSESSION (b)	AREA UNDER 20 M. WD. D. P. ROAD (c)	AMENITY AREA (d)
146	1	180.00 SQ.M.	180.50 SQ.M.	180.00 SQ.M.	166.35 SQ.M.		13.65 SQ.M.
149	3	2400.00 SQ.M.	2400.42 SQ.M.	2400.00 SQ.M.			2400.00 SQ.M.
154	3	600.00 SQ.M.	600.15 SQ.M.	600.00 SQ.M.			600.00 SQ.M.
412	1	3600.00 SQ.M.	3600.36 SQ.M.	3600.00 SQ.M.	475.19 SQ.M.		3124.81 SQ.M.
414	1A/2/1	1240.00 SQ.M.	1240.00 SQ.M.	21554.00 SQ.M.	920.71 SQ.M.	1240.00 SQ.M. (HANDDOVER)	2836.26 SQ.M.
414	1A/2/2	20320.00 SQ.M.	20355.68 SQ.M.				16557.03 SQ.M.
TOTAL		28340.00 SQ.M.	28377.11 SQ.M.	28334.00 SQ.M.	1562.25 SQ.M.	1240.00 SQ.M.	22695.49 SQ.M.

PROPOSED BLDG. NO. 2 (COMM.), BLDG. NO. - 3, 4 & 5
PROFORMA - I, AREA STATEMENT

Drawing Sheet No. 1/20

CONTENT OF SHEET: LAYOUT PLAN, AREA STATEMENT, ANCILLARY AREA, FORM OF STATEMENT 2 (SR. NO. 9(a)) PROPOSED BUILDING, AMENITY SPACE REQUIREMENT, BUILT UP AREA CALCULATION FOR EXIST. STRUCTURES TO BE DEMOLISHED, LOCATION PLAN, EXISTING & PROPOSED BUILT UP AREA STATEMENT, SCHEDULE OF DOORS & WINDOWS, ETC.

STAMP OF APPROVAL OF PLANS:

Plans are approved Subject to conditions Prescribed in Permit No. V.P. 506/0122/23 (2007) 8P TWC/TD-OP/11/10/50/13 Dated: 16/02/23

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

सावधानी
"मंजूर नकाशांनुसार धोरणकोम न करणे नसंच
पिकावर नियंत्रण नियमावलीनुसार आणवक त्या
परवान्याचा न संचा बांधकाम वापर वगैरे, महाराष्ट्र
वास्तव्य; य संचा संचात अतिव्यवसाय करमा पर
अनुसार संचाकाल मर्यादा आहे. स्वतःचे जागीर
आमने इ इ कर वर न घेऊन देव शकतो"

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 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.

For Fermenta Biotech Limited.
P.O.A. Holder thru,
Mestech Property Developers LLP thru,
Rajesh Patel.
2403 "A" Wing, Munderhane, Mumbai - 400013

Owner (s) Name and signature _____

Architect/ Licensed Engineer/ Supervisor name and signature _____

SUVARNA GHOSH
ARCHITECT & INT. DESIGNERS
301, ARJANT, AGYARI LANE,
JAMLI NAKA, THANE (W)
TEL - 2540 6310

Job No. Dwg No. Scale Drawn by Checked by Date Registration No. Of Architect/License no. CA/914/34