BUILTUP AREA SUMMARY							
FLOOR	BUA/FLR	AREAS FOR AMINITIES	BUA / FLR	EXCESS REFUGE AREA	TOTAL BUA/FLR	NO. OF FLR	TOTAL BUA
FOR TOWER A & B							
COMMERCIAL AREAS							
SHOPPING BELOW TOWER - A & B							
GROUND FLR	1120.937		1120.937		1120.937	1.000	1120.937
1st PODIUM	43.542		43.542		43.542	1.000	43.542
							1164.48
OFFICES BELOW TOWER A & B							
7TH PODIUM- TOWER A	345.188		345.188	5.905	351.093	1.000	351.093
7TH PODIUM- TOWER B	257.769		257.769	5.588	263.357	1.000	263.357
							614.45
TOTAL COMMERCIAL AREA FOR A & B							**1778.93**
RESIDENCIAL AREAS							
COMMON AREAS BELOW TOWER - A & B							
FTTH RN- 2ND PODIUM-TOWER B		48.001	48.001		48.001	1.000	48.001
SERVENT'S RM & TOILET-6TH PODIUM-TOWER A		3.620	3.620		3.620	1.000	3.620
SERVENT'S RM & TOILET-6TH PODIUM-TOWER B		14.760	14.760		14.760	1.000	14.760
DRIVER'S RM -6TH PODIUM-TOWER A		21.585	21.585		21.585	1.000	21.585
DRIVER'S RM -6TH PODIUM-TOWER B		18.710	18.710		18.710	1.000	18.710
SOCIETY OFFICE - 7TH PODIUM TOWER A		36.041	36.041		36.041	1.000	36.041
SOCIETY OFFICE - 7TH PODIUM TOWER B		38.570	38.570		38.570	1.000	38.570
CRECHE - 8TH PODIUM - TOWER A		152.520	152.520		152.520	1.000	152.520
FITNESS CENTER - 7TH PODIUM		1328.750	1328.750		1328.750	1.000	1328.750
FITNESS CENTER - 7TH PODIUM - TOWER 'B'		103.199	103.199		103.199	1.000	103.199
FITNESS CENTER - 8TH PODIUM - TOWER 'A'		435.221	435.221		435.221	1.000	435.221
FITNESS CENTER - 8TH PODIUM - TOWER 'B'		578.769	578.769		578.769	1.000	578.769
							2779.75
TOWER - A							
GROUND FLR		123.330	123.330		123.330	1.000	123.330
1ST PODIUM		46.348	46.348		46.348	1.000	46.348
2ND TO 5TH PODIUM	418.525		418.525		418.525	4.000	1674.100
6TH PODIUM	418.525		418.525		418.525	1.000	418.525
1ST FLOOR	664.737		664.737		664.737	1.000	664.737
TYPICAL FLR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR)	664.738		664.738		664.738	31.000	20606.878
REFUGE FLR (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	594.882		594.882	5.655	600.537	8.000	4804.297
						47.00	**28338.22**
TOWER - B							
GROUND FLR		129.323	129.323		129.323	1.000	129.323
1ST PODIUM		74.054	74.054		74.054	1.000	74.054
2ND TO 6TH PODIUM	423.133		423.133		423.133	5.000	2115.665
TYPICAL FLR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR)	667.834		667.834		667.834	32.000	21370.688
REFUGE FLR (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	597.988		597.988	5.358	603.346	8.000	4826.767
						47.00	**28516.50**
TOTAL (RESIDENTIAL)							**59634.46**
TOTAL AREA FOR TOWER A & B (COMMERCIAL + RESIDENTIAL)							**61413.39**
FOR TOWER - T3- COMMRCIAL AREAS							
GROUND FLR	66.402		66.402		66.402	1.00	66.402
TYPICAL FLR- (1ST TO 5TH)	413.803		413.803		413.803	5.00	2069.015
							2135.42
TOTAL COMMERCIAL AREAS							**3914.35**
TOTAL AREAS FOR TOWER A, B & T3 (COMMERCIAL + RESIDENTIAL)							**63548.80**

COMMERCIAL AREA		
SHOPPING BELOW TOWER - TA & TB	GROUND FLOOR	1120.937
	1ST PODIUM	43.542
OFFICE BELOW TOWER - TA & TB	7TH PODIUM	614.450
TOWER- T3	GROUND FLOOR	66.402
	TYPICAL FLR- (1ST TO 5TH	2069.015
TOTAL COMMERCIAL AREA		**3914.35**
RESIDENCIAL AREAS		
COMMON AREAS BELOW TOWER - A & B	2ND PODIUM	48.001
	SERVENT'S RM & TOILET-6TH PODIUM	18.380
	DRIVER'S RM 6TH PODIUM	40.295
	SOCIETY OFFICE 7TH PODIUM	74.611
	CRECHE - 8TH PODIUM	152.520
	FITNESS CENTER 7TH PODIUM	1431.949
	FITNESS CENTER 8TH PODIUM	912.360
TOWER- A	GROUND FLR	123.330
	1ST PODIUM	46.348
	2ND TO 6TH PODIUM	2092.625
	TYPICAL FLR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR)	21271.615
	REFUGE FLR (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	4804.297
TOWER- B	GROUND FLR	129.323
	1ST PODIUM	74.054
	2ND TO 6TH PODIUM	2115.665
	TYPICAL FLR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR)	21370.688
	REFUGE FLR (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	4826.767
TOTAL RESIDENTIAL AREA		**59532.83**
TOTAL (COMMERCIAL + RESIDENTIAL)		**63447.17**

AMENITIES :-			
SR.NO	AMENITIES	MIN. REQUIRE AREA (IN SMT)	PROPOSED AREA (IN SMT)
1	FITNESS CENTER	57.60	1899.216
	CRECHE	57.60	140.158
	SOCIETY OFFICE CUM LETTER BOX ROOM	57.60	62.273
2	SANITARY BLOCK FOR SERVANTS	11.46	12.755
3	DRIVER'S ROOM	30.80	30.837
4	ENTRANCE LOBBY		
	AREA	9.00 SMT	180.551
	MIN. DIMENSION	2.50 M	> 2.50 M

REQUIRED CAR PARKING STATEMENT- SUBPLOT B

AS PER UDCPR

SR.NO		REQUIRMENT	NO.OF TENAMENT/ AREA	TOTAL PARKING	
				CAR	SCOOTERS
1	RESIDENTIAL	For every Tenement having Carpet Area of 150 sq.m. & above. - 2 car parking & 1 two wheeler parking	0	0	0
		For every Tenement having Carpet Area equal to or above 80 Sq.m. but less than 150 Sq.m. - 1 car parking & 1 two wheeler parking	0	0	0
		For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80 Sq.m. - 1 car parking & 2 two wheeler parking	664	332	664
		For every two tenements with each tenement having carpet area equal to or above 30 Sq.m. but less than 40 Sq.m. - 1 car parking & 2 two wheeler parking	0	0	0
		For every two tenements with each tenement having carpet area less than 30 Sq.m. - 2 two wheeler parking	0	0	0
			664	332.00	664.00
		5% VISITORS PARKING		16.60	33.20
		TOTAL PARKING REQ FOR RESIDENTIAL		348.60	697.20
2	COMMERCIAL	Shops - For every 100 Sq.m. carpet area or fraction thereof - 2 car parking & 6 two wheeler parking	912.336	18.25	54.74
		Offices - For every 200 Sq.m. carpet area or fraction thereof - 3 car parking & 11 two wheeler parking	2004.201	30.06	110.23
			SAY	397.00	862.00
3	PARKING REQ			396.91	862.17
4	As per rule 8.1.1(v) - 2 wheeler parking converted in to 4-wheelar			90.00	-540.00
5	TOTAL PARKING REQUIRED			487.00	322.00
6	TOTAL PARKING PROPOSED			**618.00**	**340.00**
			AREA	REQUIRED	PROPOSED
7	LOADING -UNLOADING SPACES		2916.54	3	3

Form of Statement 3					
[Sr. No. 9 (g)]					
Area details of Apartment					
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
OFFICE BLDG.- T3	TYPICAL FLR - (1ST TO 5TH)	1	178.66		
		2	178.66		
TOWER - A	TYPICAL PODIUM FLOOR 2ND TO 6TH PODIUM TYPICAL FLOOR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR) , REFUGE FLOOR PLAN (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	1	43.95		
		2	43.95		
		3	43.95		
		4	43.95		
		5	61.44		
		6	61.44		
		7	61.44		
		8	61.44		
TOWER - B	TYPICAL PODIUM FLOOR 2ND TO 6TH PODIUM TYPICAL FLOOR (1ST, 2ND, 4TH - 7TH, 9TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH - 27TH, 29TH - 32ND, 34TH - 37TH, 39TH, 40TH FLOOR) , REFUGE FLOOR PLAN (3RD, 8TH, 13TH, 18TH, 23RD, 28TH, 33RD, 38TH FLOOR)	1	43.95		
		2	43.95		
		3	43.95		
		4	43.95		
		5	61.44		
		6	61.44		
		7	61.44		
		8	61.44		

PROPOSED CAR PARKING STATEMENT				
4 WHEELER PARKING PROPOSED				2 wheelar parking
	BIG CARPARK	SMALL CARPARK	TOTAL CARPARK	
BASEMENT 2	40	25	65	201
BASEMENT 1	18	19	37	7
GROUND	9	15	24	5
1ST PODIUM	31	27	58	4
2ND PODIUM	42	29	71	21
3RD PODIUM	42	29	71	21
4th PODIUM	42	29	71	21
5th PODIUM	42	29	71	21
6th PODIUM	42	29	71	21
7th PODIUM	16	15	31	18
GROUND (OFFICE)	48		48	
TOTAL PARKING	372	246	**618**	**340**

LOADING -UNLOADING SPACES FOR COMMERTIAL (SHOPS, OFFICES) REQUIRED PARKING SPACE FOR RERA CARPET				
1	FOR 1000 SMT & ITS FRACTION	1	2916.537	2.92
	TOTAL PARKING REQ.			2.92
			SAY	**3.00**
PROPOSED LOADING -UNLOADING SPACES				**4.00**

SUMMARY FOR I TO R FLATS			
REQUIRED AREA OF FLATS LESS THAN 50 SQ.MTS			
20% OF BASE FSI AS PER CLARIFICATION TPS-1223/603/C.R.72/23/UD-12 DATED:- 25.08.2023			
20% OF BASE FSI (20% X 69894.00)	=		**13978.800**
PROPOSED AREA SUMMARY FOR FLATS WITH AREA LESS THAN 50.00SMT			
FLOOR	FLAT NO.	BUA/FLAT IN Sq. Mts.	NO OF FLAT	TOTAL BUA IN Sq. Mts.
TOWER - A				
TYPICAL FLR- 32 NOS, REFUGE- 8 NOS, P2 TO P6 - 5NOS	1	49.93	45.00	2246.85
	2	49.80	45.00	2240.96
	3	49.66	40.00	1986.56
	4	49.66	40.00	1986.56
TOWER - B				
TYPICAL FLR- 32 NOS, REFUGE- 8 NOS, P2 TO P6 - 5NOS	1	49.66	40.00	1986.40
	2	49.66	40.00	1986.40
	3	49.66	45.00	2234.70
	4	49.66	45.00	2234.70
TOTAL				**16903.13**

COMMERCIAL AREA CALCULATION:-	
NET PLOT AREA CONVERTED IN I TO R (69840.00 - 6300.00)	63540.00 SQ.MT.
BASE FSI (63540.00 X 1.1 FSI)	69894.00 SQ.MT.
REQUIRED COMMERCIAL AREA 5% OF BASE FSI	3494.70 SQ.MT.
TOTAL PROPOSED BUILT UP AREA IN SQ.MT.	3914.35 SQ.MT.

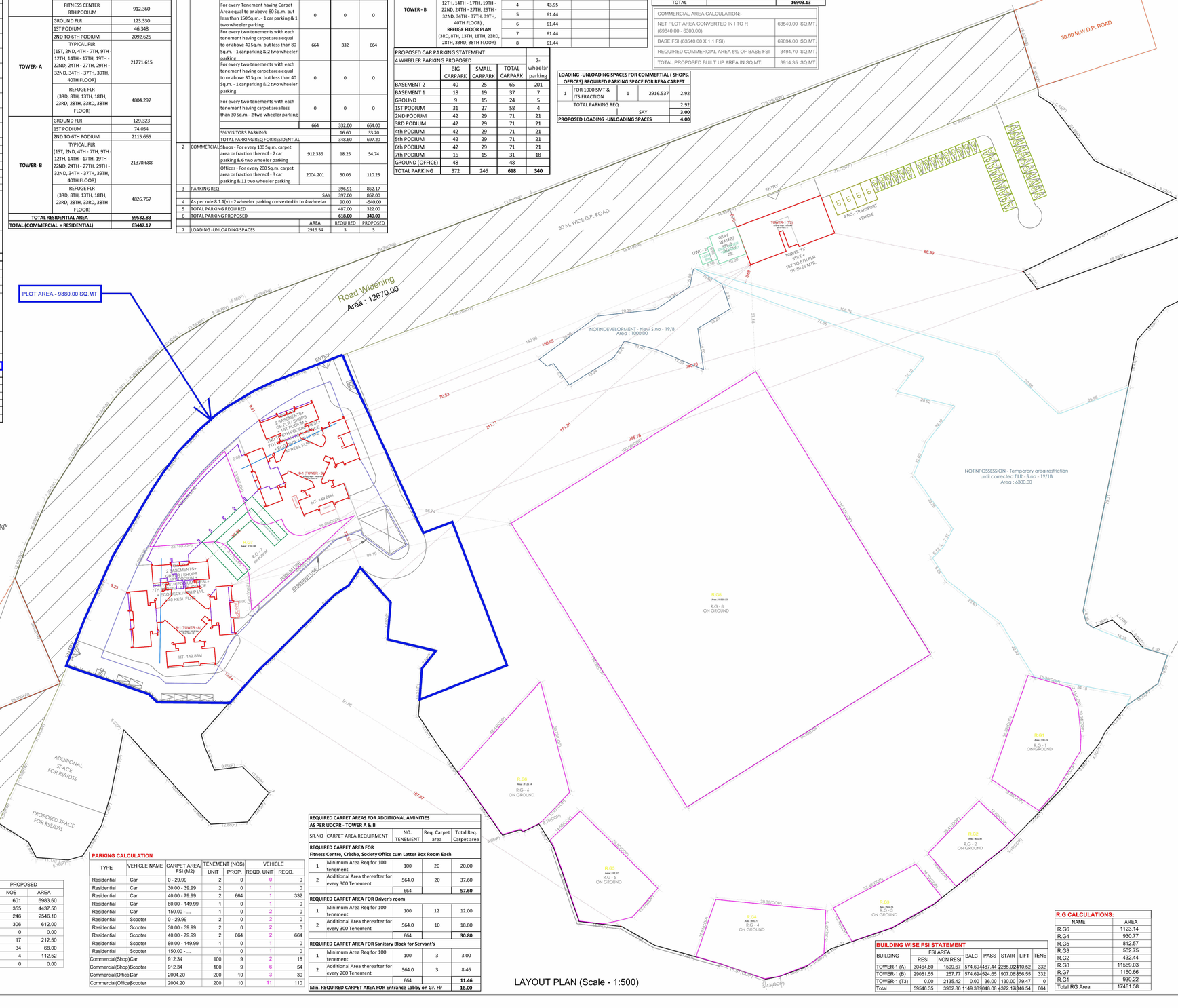
FSI DETAILS									
2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	1.40	0.00	0.00	0.00	3.00	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	1.40	0.00	0.00	0.00	3.00	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	69894.00	38105.00	106694.00	0.00	22263.87	1757.62	238714.49	13791.80	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	69894.00	0.00	26444.00	0.00	0.00	0.00	96338.00	00.00	63548.80
2.6 - INDEX CONSUMED	1.10	0.00	0.35	0.00	0.00	0.00	0.00	00.00	0.00

PROJECT TYPE - Building Development

SEAL OF APPROVAL

PROJECT INFORMATION	
CASE TYPE	Addition or Extension
LOCATION	Non-Congested Area
PLOT USE	Mix Use
PLOT SUB USE	Residential cum Commercial Building

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	82510.00
(a) As per ownership document (7/12, CTS extract)	82660.00
(b) as per measurement sheet	82510.00
(c) as per site	0.00
Area Not Included In Proposal / Area Not In Possession	6300.00
Area Under Proposal	76210.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /Highway	12670.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	12670.00
3. BALANCE PLOT AREA (1 - 2)	63540.00
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	3177.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	63540.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	6354.00
(b) Proposed -	17461.58



Triangulation (Scale - 1:2500)

Triangle	Area
A-01	43.01
A-02	365.30
A-03	135.41
A-04	110.37
A-05	323.72
A-06	105.52
A-07	340.71
A-08	2.41
A-09	326.63
A-10	15.08
A-11	656.41
A-12	703.12
A-13	0.17
A-14	23.52
A-15	1.38
A-16	60.09
A-17	78.77
A-18	109.86
A-19	169.69
A-20	257.92
A-21	138.76
A-22	444.21
A-23	494.38
A-24	368.68
A-25	468.99
A-26	508.25
A-27	219.97
A-28	290.75
A-29	299.04
A-30	223.06
A-31	365.81
A-32	810.14
A-33	428.99
A-34	485.74
A-35	550.34
A-36	968.89
A-37	264.59
A-38	1383.42
A-39	392.82
A-40	334.13
A-41	742.58
A-42	496.71
A-43	4673.45
A-44	730.74
A-45	228.13
A-46	107.53
A-47	932.77
A-48	1372.56
A-49	383.04
A-50	1203.52
A-51	1220.51
A-52	1399.55
A-53	591.71
A-54	116.80
A-55	50.79
A-56	625.44
A-57	18364.98
A-58	1386.54
A-59	3042.09
A-60	2471.65
A-61	2293.51
A-62	4098.97
A-63	2879.16
A-64	764.90
A-65	1425.67
A-66	1216.52
A-67	3223.55
A-68	2121.67
A-69	3599.18
A-70	815.11
A-71	1980.44
A-72	377.50
A-73	853.21
A-74	1800.46
A-75	857.81
A-76	9.21
A-77	66.53
A-78	192.23
A-79	29.23
A-80	322.94
A-81	16.49
A-82	43.68
A-83	134.33
A-84	34.05
A-85	133.58
A-86	42.29
A-87	43.75
A-88	131.53
A-89	12.30
A-90	47.33
A-91	109.06
A-92	12.07
A-93	37.40
A-94	121.16
A-95	93.98
A-96	81.97
Total(MAIN PLOT)	83510.00

PARKING SIZE/AREA

NAME	REQUIRED		PROPOSED	
	NOS	AREA	NOS	AREA
Car	380	4341.50	601	6983.60
Car-L	190	2375.00	355	4437.50
Car-S	190	1966.50	246	2546.10
Scooter	828	1656.00	306	612.00
Cycle	0	0.00	0	0.00
Visitors Car	17	212.50	17	212.50
Visitors Scooter	33	66.00	34	68.00
Loading/Unloading	3	84.39	4	112.52
Mini Bus	0	0.00	0	0.00

Total Car Proposed - 601 Nos.
Car Adjusted to Scooter - 87 X 6 = 522 Nos.
Actual Car Proposed - 601 - 87 = 514 Nos.

PARKING CALCULATION

TYPE	VEHICLE NAME	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		VEHICLE	
			UNIT	PROP.	REQD. UNIT	REQD.
Residential	Car	0 - 29.99	2	0	0	0
Residential	Car	30.00 - 39.99	2	0	1	0
Residential	Car	40.00 - 79.99	2	664	1	332
Residential	Car	80.00 - 149.99	1	0	1	0
Residential	Car	150.00 - ...	1	0	2	0
Residential	Scooter	0 - 29.99	2	0	2	0
Residential	Scooter	30.00 - 39.99	2	0	2	0
Residential	Scooter	40.00 - 79.99	2	664	2	664
Residential	Scooter	80.00 - 149.99	1	0	1	0
Residential	Scooter	150.00 - ...	1	0	1	0
Commercial(Shop)	Car	912.34	100	9	2	18
Commercial(Shop)	Scooter	912.34	100	9	6	54
Commercial(Office)	Car	2004.20	200	10	3	30
Commercial(Office)	Scooter	2004.20	200	10	11	110

REQUIRED CARPET AREAS FOR ADDITIONAL AMINITIES				
AS PER UDCPR - TOWER A & B				
SR.NO	CARPET AREA REQUIRMENT	NO. TENEMENT	Req. Carpet area	Total Req. Carpet area
REQUIRED CARPET AREA FOR Fitness Centre, Crèche, Society Office cum Letter Box Room Each				
1	Minimum Area Req for 100 tenement	100	20	20.00
2	Additional Area thereafter for every 300 Tenement	564.0	20	37.60
		664		**57.60**
REQUIRED CARPET AREA FOR Driver's room				
1	Minimum Area Req for 100 tenement	100	12	12.00
2	Additional Area thereafter for every 300 Tenement	564.0	10	18.80
		664		**30.80**
REQUIRED CARPET AREA FOR Sanitary Block for Servant's				
1	Minimum Area Req for 100 tenement	100	3	3.00
2	Additional Area thereafter for every 200 Tenement	564.0	3	8.46
		664		**11.46**
Min. REQUIRED CARPET AREA FOR Entrance Lobby on Gr. Flr				**18.00**

R.G CALCULATIONS:	
NAME	AREA
R.G6	1123.14
R.G4	930.77
R.G5	812.57
R.G3	502.75
R.G2	432.44
R.G8	11569.03
R.G7	1160.66
R.G1	930.22
Total RG Area	17461.58

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
TOWER-1 (A)	30464.80	1509.67	574.69	4487.44	2285.09	410.52	332
TOWER-1 (B)	29081.55	257.77	574.69	4524.65	1907.08	856.55	332
TOWER-1 (T3)	0.00	2135.42	0.00	36.00	130.00	79.47	0
Total	59546.35	3902.86	1149.38	9048.08	4322.17	1346.54	664

LAYOUT PLAN (Scale - 1:500)

DESCRIPTION OF PROPOSAL
PROPOSED DEVELOPMENT ON PLOT BEARING NEW S.NO. 19/1B, 19/2 to 19/5, 19/6(pt.), 19/7, 19/9 to 19/12, 19/13/A, 19/13/B, 19/14, 19/15, 19/16A, 19/16B, 19/17 to 19/19, 19/20/A, 19/20/B, 19/21, 19/22, 19/24, 19/25/A, 19/25/B, 19/26, 19/27/A, 19/27/B, 19/28, 19/34/B, 19/34/C, 19/35, 19/36, 19/39/A, 19/39/B, 19/41/A, 19/41/B, 19/44, 19/46, 20/1 to 20/3, 83/2/B, 80/2/C, 82, 83/2/B/2, 83/4/1/B, 83/4/2/A, 83/4/2B, 83/6/B, 83/7/A, 83/7/B, 83/7/C, 83/11/B, 83/12, 85/3, 85/4, 86/1/B, 86/2/B, 86/3/B, 87/1/C & 81 OF VILLAGE BALKUM, THANE (W).

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	—
PROPOSED WORK SHOWN RED FILLED IN	—
DRAINAGE LINE SHOWN RED DOTTED	—
WATERLINE SHOWN BLUE DOTTED	—
EXISTING TO BE RETAINED HATCHED	—
DEMOLISHION SHOWN HATCHED YELLOW	—

OWNERS NAME & SIGN :
Yogesh Vitthal Bandekar

ARCHITECT NAME & SIGN :
Atul Madanlal Gulati

PROJECT INFORMATION	
PLOT NO	: 0
USE	: Mix Use
SUBUSE	: Residential cum Commercial Building
NODE/SURVEY	:
SECTOR NO	:
PLOT ADDRESS	: 0,Balkum,30Mt. DP Road

PERMIT NO			
INWARD NO	S05/0207/21		
KEY NO	124	SCALE	1:100
DATE	16-02-2024	SHEET NO	1 / 16

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