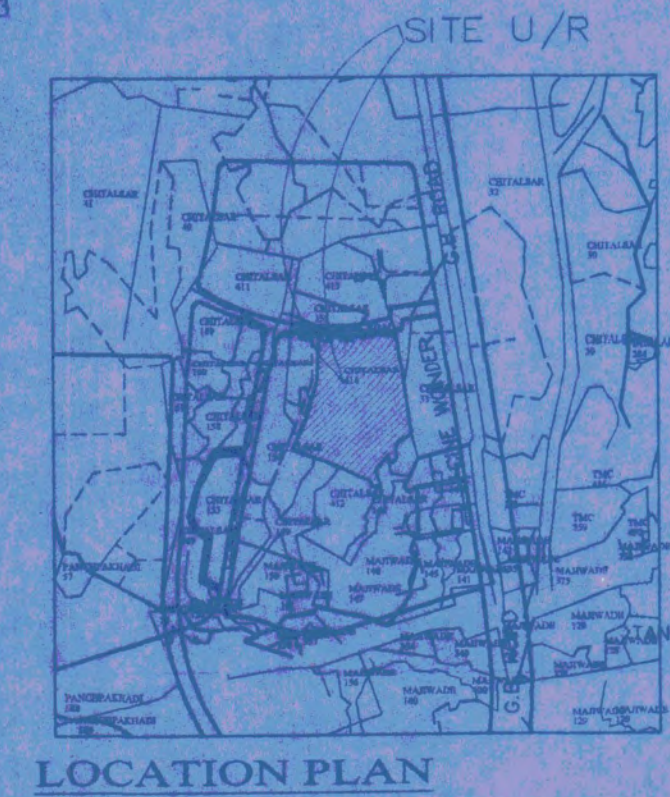




Plot Area for Building No-2 (Commercial)= 1131.16 Sq. mtrs.

EXISTING BUILT UP AREA STATEMENT (AS PER SANCTION)		EXISTING STAIRCASE AREA STATEMENT (AS PER SANCTION)	
FLOOR	B/DG. - 1	FLOOR	B/DG. - 1
	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.



LOCATION PLAN

SCHEDULE OF DOORS & WINDOWS		
NO.	SIZE	REMARK
D1	1.05 X 2.15	T.W. FRAMED MAIN DOOR
D2	0.90 X 2.15	T.W. FRAMED PANELED DOOR
D3	0.75 X 2.15	T.W. FRAMED PANELED DOOR
D4	1.20 X 2.15	T.W. FRAMED PANELED DOOR
D5	1.50 X 2.15	GLASS PANELED DOOR
W1	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W2	2.00 X 2.00	ALUM. FRAMED SLIDING WINDOW
W3	1.50 X 2.00	ALUM. FRAMED SLIDING WINDOW
W4	1.70 X 1.20	ALUM. FRAMED SLIDING WINDOW
W5	1.20 X 1.20	ALUM. FRAMED SLIDING WINDOW
W6	2.45 X 2.00	ALUM. FRAMED SLIDING WINDOW
W7	0.75 X 1.45	ALUM. FRAMED SLIDING WINDOW
W8	1.50 X 1.20	ALUM. FRAMED SLIDING WINDOW
W9	0.95 X 2.00	ALUM. FRAMED SLIDING WINDOW
V1	0.60 X 0.75	LOUVERED WINDOW
V2	0.90 X 0.75	LOUVERED WINDOW
FRD1	1.20 X 2.15	FIRE RESISTANT DOOR
FRD2	1.05 X 2.15	FIRE RESISTANT DOOR
FRD3	0.90 X 1.80	FIRE RESISTANT DOOR
FRD4	0.75 X 1.80	FIRE RESISTANT DOOR
FRD5	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. / STILT	EXISTING
3	CANTEN	250.00	350.00
16	POWER HOUSE	82.14	82.14
18	SECURITY CABIN	8.54	8.54
TOTAL			440.68

AREA STATEMENT		Sq. Mt.
1. AREA OF PLOT (MINIMUM AREA OF 6.5% TO BE CONSIDERED)		26771.75
a) AS PER OWNERSHIP (AS PER 7/12 EXTRACT)		28340.00
b) AS PER MEASUREMENT SHEET		28377.11
c) AS PER SANCTIONED		28340.00
d) NOT IN POSSESSION		1562.25
e) AREA CONSIDERED FOR PROPOSAL (1c-d)		26771.75
2. DEDUCTIONS FOR		---
a) ROAD SET BACK AREA AS PER 7/12 EXTRACT		1240.00
b) BALANCE AREA OF PLOT (1 - 2a)		25531.75
3. AMENITY SPACE (IF APPLICABLE)		---
a) REQUIRED		2829.76
b) ADJUSTMENT OF 2(B), IF ANY		---
c) BALANCE PROPOSED		2836.26
4. NET PLOT AREA (3-4(c))		22695.49
5. RECREATIONAL OPEN SPACE (IF APPLICABLE)		---
a) REQUIRED (10%)		2269.55
b) PROPOSED		5551.78
6. INTERNAL ROAD AREA		---
a) PLOTTABLE AREA (IF APPLICABLE)		---
b) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. A PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC F.S.I.) = 22695.49 X 1.1		24965.04
7. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		---
a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/ TOD ZONE (26771.75 X 0.5) = 13385.87 SQ.MT.		---
b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM		2414.00
8. IN-SITU F.S.I. TDR LOADING		---
TDR AREA (0.90 X 26771.75) = 24094.57 SQ.MT.		---
SLUM TDR 30% = 24094.57 X 0.3 = 7228.37 SQ.MT.		---
24094.57 - 7228.37 = 16866.20 SQ.MT.		---
a) IN-SITU AREA AGAINST D.P. ROAD (1.0 X 1240)		1240.00
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4(b) AND / OR (c)), 2.00 X 2836.26 = 5672.52		5672.52
c) TDR AREA TO BE PURCHASED FROM OUTSIDE		---
d) TOTAL IN-SITU / TDR LOADING PROPOSED [1(a)+(b)+(c)]		6912.52
9. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7		---
10. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		---
a) [(9 + 10(b) + 11(d)) OR 12 WHICHEVER IS APPLICABLE]		34291.56
b) EXISTING BUILT UP AREA		12679.81
c) EXISTING BLDG. NO. 1 = 12679.81 SQ.M.		21611.75
d) BALANCE FSI (a-b)		14279.96
e) ANCILLARY AREA F.S.I. UPTO 60% OR 80% WHICHEVER IS APPLICABLE		---
f) TOTAL ENTITLEMENT (a+e)		48571.52
11. Maximum utilization limit of F.S.I. (building potential) permissible width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable x 1.6 or 1.8)]		---
12. TOTAL BUILT UP AREA IN PROPOSAL		---
a) EXISTING BUILT UP AREA		12679.81
b) PROPOSED BUILT UP AREA		---
COMMERCIAL = 12087.96 SQ.MT		35590.48
RESIDENTIAL = 23502.52 SQ.MT		---
c) TOTAL BUILT UP AREA (a+b)		48270.29
d) BALANCE FSI (13c - 15c)		301.23
13. F.S.I. consumed (15/13) (should not be more than serial no. 14 above)		---
14. AREA FOR INCLUSIVE HOUSING, IF ANY		---
a) REQUIRED (20% OF SR. NO. 5)		---
b) PROPOSED		---

BLDG. NO. - 2 (COMM), 3.			
BASIC F.S.I. (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	1/C/1	1240.00 SQ.M.	1240.00 SQ.M.	1240.00 SQ.M.	920.71 SQ.M.	1240.00 SQ.M. (HANDED OVER)	2836.26 SQ.M.
414	1/C/2	20320.00 SQ.M.	20355.68 SQ.M.	21554.00 SQ.M.	920.71 SQ.M.		16357.03 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	
PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT ON INDUSTRIAL PLOT BEARING S.NO. 146/1, 149/3, 412/1, 414/1/C/1, 414/1/C/2 VILLAGE : MAJWADA, THANE.	Drawing Sheet No. 1/20
CONTENT OF SHEET : LAYOUT PLAN, AREA STATEMENT, ANCILLARY AREA, FORM OF STATEMENT (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. S.O. 6/10/22/23 (2007) 87 TMC/TPD-UP/11/2025/1-3 Dated: 16/02/2025.	

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

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

सावधानी
"मंजूर नकाशा अनुसार धोरणकोम न कर्णो तसर्थ
पिकावर नियंत्रण नियमावलीनुसार आवश्यक न्या
पर्याप्तता न कर्णो बांधकाम कार वरगे, महाराष्ट्र
पानेशिव: ५ कर्णो रचना अधिनियमको कर्णो ५२
अनुसार रचनाकार मुक्त छानि. रचनाको जास्तीको
जातमा ३ रूप कर्णो न स. १०००/- दंड छानि."

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, Minnathon Features,
Maital Mill Compound,
NM Ashi Vang, Lower Patel,
Mumbai - 400013

Owner (s) Name and signature _____

Architect/ Licensed Engineer/ Supervisor name and signature _____

SUVARNA GHOSH
ARCHITECT & INT. DESIGNERS
301, ARHANT, AGYARILLANE,
JAMLI NAKA, THANE (W).
TEL : 2540 6310

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

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 (6TH, 10TH & 14TH FLR.)	770.18 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.)	525.64 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	22850.81 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 64.10 + 51.80 = 115.90 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) = 35590.48 SQ.M. (12087.96 + 22850.81 + 380.46 + 115.90 + 54.89 + 100.46 SQ.M.)		