



NOTES
BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED DEVELOPMENT SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
PROPOSED R.G. SHOWN IN GREEN
SET BACK LINE SHOWN IN GREEN DOTTED
EXISTING ROAD LINE SHOWN IN GREEN
WORK PROPOSED TO BE DEMOLISHED SHOWN YELLOW HATCH

Sakar
ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMIEDA ROAD,
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DRGNO. SCALE DATE DRN BY CHKD BY REGISTRATION NO. OF ARCHITECT
C-335/2022/M01 AS SHOWN 23/09/2023 SACHIN CHANDRAN

1:1000

ACCOMMODATION RESERVATION - 2					
		SECONDARY SCHOOL RESERVATION	COLLEGE RESERVATION	RECREATIONAL NO.3 RESERVATION	TOTAL
1	A	AREA OF PLOT (AS PER 1/12 EXTRACT) CONSIDERED			
2	B	AREA OF PLOT AS PER TRIANGULATION	4946.56	34296.96	25277.18
3	C	AREA OF PLOT AS PER TRIANGULATION TO BE CONSIDERED	4946.56	34296.96	25277.18
4	D	DEDUCTION FOR			14622.62
5	A	AREA NOT IN POSSESSION (AS PER TRL)	0.00	0.00	0.00
6	B	CRZ-1A	0.00	4638.70	1213.02
7	C	CRZ-2	470.85	21296.18	17686.39
8	D	BUFFER ZONE	0.00	1117.12	7264.29
9	E	BALANCE PLOT AREA	4475.71	7250.94	4669.52
10	F	DEDUCTION FOR			16596.21
11	A	AREA UNDER ROAD	0.00	0.00	0.00
12	B	AREA UNDER 30.00 M. WIDE P.D. ROAD	0.00	0.00	0.00
13	C	TOTAL (A + B)	0.00	0.00	0.00
14	D	BALANCE PLOT AREA (C) - (A)	0.00	0.00	0.00
15	E	AMENITY OPEN SPACE FOR (C) - (B)	0.00	0.00	0.00
16	F	NET PLOT AREA (B) - (B)	4475.71	7250.94	4669.52
17	G	PERMISSIBLE FSI	1.10	1.10	1.10
18	H	PERMISSIBLE BUILT UP AREA (7X K/8)	4923.28	7976.08	5256.47
19	I	ADD FOR			18255.83
20	J	MAX. PERMISSIBLE TDR (OR 1.40 OF (C) = 6265.95 SQ.M	0.00	0.00	0.00
21	K	30% IS SLUM TDR = 1879.30 & 70% IS NON SLUM TDR = 4386.19	0.00	0.00	0.00
22	L	MAX. PERMISSIBLE TDR (OR 1.40 OF (C) = 10191.57 SQ.M	0.00	0.00	0.00
23	M	30% IS SLUM TDR = 3045.41 & 70% IS NON SLUM TDR = 7105.95	0.00	0.00	0.00
24	N	MAX. PERMISSIBLE TDR (OR 1.40 OF (C) = 4817.33 SQ.M	0.00	0.00	0.00
25	O	30% IS SLUM TDR = 2045.26 & 70% IS NON SLUM TDR = 4772.13	0.00	0.00	0.00
26	P	AREA UNDER ROAD (4+ 4) X 2	0.00	0.00	0.00
27	Q	AMENITY OPEN SPACE (B) X 2	0.00	0.00	0.00
28	R	TDR TO BE PURCHASED	0.00	0.00	0.00
29	S	ADDITIONAL FSI ON PAYMENT OF PREMIUM 0.5 ON (3)	0.00	0.00	0.00
30	T	3% INCENTIVE FSI FOR GREEN BUILDING (3% ON 3)	0.00	0.00	0.00
31	U	TOTAL (AS) + (B) + (C)	0.00	0.00	0.00
32	V	PERMISSIBLE ANCLAY AREA BUILT UP AREA (B) - (11D)	4423.28	7976.08	5356.47
33	W	TOTAL PERMISSIBLE ENTITLEMENT OF FSI IN PHYSICAL			18255.83
34	X	BASIC FSI + TDR + PREMIUM FSI + INCENTIVE FSI (11 ABOVE)			18255.83
35	Y	PERMISSIBLE ANCLAY AREA BUILT UP BDR COMMERCIAL (2015 B.T.U = 1453.23 & 80% OF 1453.23			0
36	Z	FOR COMMERCIAL ANCLAY AREA (PERMI. ANCLAY = 1162.58)			0
37	AA	BALANCE BUILT UP AREA FOR RESIDENTIAL			0
38	AB	FOR RESIDENTIAL ANCLAY AREA (PERMI. ANCLAY = 1000.00)			0
39	AC	TOTAL PERMISSIBLE ENTITLEMENT OF FSI IN PROPORTION (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y+Z+AA+AB)			18255.83
40	AD	TOTAL PROPOSED BUILT UP AREA AS PER P-LINE			18253.33
41	AE	PROPOSED BUILT UP AREA			18253.33
42	AF	TOTAL (A+B)			2.50
43	AG	BALANCE FSI (12 - 13)			2.50

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR
AND THE DIMENSIONS OF THE SITES ETC. OF THE PLANE ARE AS MEASURED
ON SITE AND A/S WORKED OUT TALLIES WITH THE AREA STATED IN
THE DOCUMENTS OF OWNERSHIP.

[Signature]
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY
PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION
APPROVED BY COLLECTOR / I WOULD DECODE THE STRUCTURE AS
PER APPROVED PLANS. ALSO I / WE WOULD DECODE THE WORK UNDER
SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE
QUALITY AND SAFETY AT THE WORK SITE.

OWNER NAME AND SIGNATURE

NAME AND ADDRESS OF OWNER / P.O.A.H.

YES / REALTY
S.NO.55, CENTRAL EMPLOYE OPP CENTRAL HEIGHTS, NEAR TO KAUSA TMC
STADIUM, KAUSA, MUMBAI. DISTRICT THANE-400612

NAROUT NAGAR OD. OPERATIVE HOUSING SOCIETY
AMRUT NAGAR OD. PUNE ROAD MUMBAI, T.HANE DIST THANE

[Signature]
CHAIRMAN

[Signature]
TREASURER

SIGNATURE OF OWNER / P.O.A.H.

SIGNATURE OF ARCHITECT