BUILDING	FLOORS	AREA IN SQ.M.												
		COMM.	RES.	SER.	REC.	OPEN	MECH.	BALCONY PROJ.	TERRACE	LIFT	LIFT WELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
	17TH PART FLOOR	5,280	405.290	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	6,284	5,280	0.000	387.258
	17TH FLOOR REFUGE	5,280	606.284	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	6,381	15,360	45,840	554,840
	8TH TO 12TH AND 14TH TO 16TH	5,280	445.285	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	6,381	15,360	45,840	4,00,294
	8TH FLOOR	5,280	604.276	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	6,381	15,360	39,601	556,612
	5TH TO 7TH FLOOR	5,280	1996,599	0.000	0.000	0.000	5,280	0.000	0.000	15,930	90,438	19,170	39,918	0.000	1987,247
	4TH FLOOR	20,004	396,299	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	13,219	5,280	0.000	545,774
	1ST FLOOR PODIUM	20,478	0.000	0.000	0.000	0.000	5,280	0.000	0.000	5,310	30,148	13,219	5,280	0.000	104,203
	1ST TO 3RD AND GR.FLOOR PODIUM	58,878	14,278	0.000	0.000	0.000	5,280	0.000	0.000	15,930	30,148	6,284	5,280	0.000	634,275
	TOTAL	107,244	3696,309	0.000	0.000	0.000	5,280	0.000	0.000	17,248	0.000	30,148	113,272	110,273	652,945	8695,208

FSI/TDR/DRC	Basic FSI (on net plot area in sq.m.)	Premium FSI (on net plot area in sq.m.)	TDR/DR (on net plot area in sq.m.)	Incentive FSI/TDR/ green building (if Applicable) (on basic FSI)	Additional FSI (15/18/3 Metric)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) if Applicable	Granting Value
A) Permissible Area	1,208	5,280	0.000	0.000	0.000	0.000	5,280	0.000	0.000	5,280
B) Existing Consumed Area	1,219	5,280	0.000	0.000	0.000	0.000	5,280	0.000	0.000	5,280
C) Free to Implement (A-B)	1,219	5,280	0.000	0.000	0.000	0.000	5,280	0.000	0.000	5,280
D) Total Permissible Area	4182,208	1982,113	1794,141	0.000	0.000	3836,222	987,208	12782,884	0.000	5,280
E) Proposed (Free to Implement) (A-B)	4182,208	1982,113	0.000	0.000	0.000	3836,222	987,208	10945,286	0.000	5,280
F) Under Consumed	1,219	5,280	0.000	0.000	0.000	0.000	5,280	1,219	0.000	5,280

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
	GROUND FLOOR AND STILT PART FLOOR	1	1	12,280	0.000	0.000	5,280	17,560
	GROUND FLOOR AND STILT PART FLOOR	2	1	11,739	0.000	0.000	5,280	17,019
	GROUND FLOOR AND STILT PART FLOOR	3	1	44,005	0.000	0.000	5,280	49,285
	GROUND FLOOR AND STILT PART FLOOR	4	1	29,437	0.000	0.000	5,280	35,437
	GROUND FLOOR AND STILT PART FLOOR	5	1	33,599	0.000	0.000	5,280	38,879
	GROUND FLOOR AND STILT PART FLOOR	6	1	24,599	0.000	0.000	5,280	31,208
	GROUND FLOOR AND STILT PART FLOOR	7	1	28,153	0.000	0.000	5,280	34,153
	GROUND FLOOR AND STILT PART FLOOR	8	1	25,893	0.000	0.000	5,280	31,893
	GROUND FLOOR AND STILT PART FLOOR	9	1	25,273	0.000	0.000	5,280	31,273
	GROUND FLOOR AND STILT PART FLOOR	10	1	42,291	0.000	0.000	5,280	47,291
	GROUND FLOOR AND STILT PART FLOOR	11	1	26,982	0.000	0.000	5,280	32,262
	GROUND FLOOR AND STILT PART FLOOR	12	1	24,291	0.000	0.000	5,280	29,571
	GROUND FLOOR AND STILT PART FLOOR	13	1	28,185	0.000	0.000	5,280	33,465
	1ST FLOOR PODIUM	1M	1	179,617	0.000	0.000	5,280	179,617
	4TH FLOOR	401	1	75,437	0.000	0.000	5,280	75,437
	4TH FLOOR	402	1	75,437	0.000	0.000	5,280	75,437
	4TH FLOOR	403	1	61,244	0.000	0.000	5,280	61,244
	4TH FLOOR	404	1	117,455	0.000	0.000	5,280	117,455
	5TH TO 7TH FLOOR	501,601,701	3	75,137	0.000	0.000	5,280	75,137
	5TH TO 7TH FLOOR	502,602,702	3	60,201	0.000	0.000	5,280	60,201
	5TH TO 7TH FLOOR	503,603,703	3	61,244	0.000	0.000	5,280	61,244
	5TH TO 7TH FLOOR	504,604,704	3	61,220	0.000	0.000	5,280	61,220
	5TH TO 7TH FLOOR	505,605,705	3	44,065	0.000	0.000	5,280	44,065
	5TH TO 7TH FLOOR	506,606,706	3	44,065	0.000	0.000	5,280	49,345
	5TH TO 7TH FLOOR	507,607,707	3	60,065	0.000	0.000	5,280	60,065
	5TH TO 7TH FLOOR	508,608,708	3	56,065	0.000	0.000	5,280	61,345
	8TH FLOOR REFUGE	801	1	60,289	0.000	0.000	5,280	65,569
	8TH FLOOR REFUGE	802	1	61,244	0.000	0.000	5,280	61,244
	8TH FLOOR REFUGE	804	1	61,220	0.000	0.000	5,280	61,220
	8TH FLOOR REFUGE	805	1	44,065	0.000	0.000	5,280	44,065
	8TH FLOOR REFUGE	806	1	44,065	0.000	0.000	5,280	44,065
	8TH FLOOR REFUGE	807	1	56,065	0.000	0.000	5,280	61,345
	8TH FLOOR REFUGE	808	1	56,065	0.000	0.000	5,280	56,065
	9TH TO 12TH AND 14TH TO 16TH	901,1001,1101,1201 1401,1501,1601	7	60,065	0.000	0.000	5,280	65,345
	9TH TO 12TH AND 14TH TO 16TH	902,1002,1102,1202 1402,1502,1602	7	60,065	0.000	0.000	5,280	65,345
	9TH TO 12TH AND 14TH TO 16TH	903,1003,1103,1203 1403,1503,1603	7	61,244	0.000	0.000	5,280	61,244
	9TH TO 12TH AND 14TH TO 16TH	904,1004,1104,1204 1404,1504,1604	7	61,220	0.000	0.000	5,280	61,220
	9TH TO 12TH AND 14TH TO 16TH	905,1005,1105,1205 1405,1505,1605	7	44,065	0.000	0.000	5,280	44,065
	9TH TO 12TH AND 14TH TO 16TH	906,1006,1106,1206 1406,1506,1606	7	44,065	0.000	0.000	5,280	44,065
	9TH TO 12TH AND 14TH TO 16TH	907,1007,1107,1207 1407,1507,1607	7	56,065	0.000	0.000	5,280	56,065
	9TH TO 12TH AND 14TH TO 16TH	908,1008,1108,1208 1408,1508,1608	7	56,065	0.000	0.000	5,280	56,065
	17TH FLOOR REFUGE	1701	1	60,289	0.000	0.000	5,280	65,569
	17TH FLOOR REFUGE	1703	1	61,244	0.000	0.000	5,280	61,244
	17TH FLOOR REFUGE	1704	1	61,220	0.000	0.000	5,280	61,220
	17TH FLOOR REFUGE	1705	1	44,065	0.000	0.000	5,280	44,065
	17TH FLOOR REFUGE	1706	1	44,065	0.000	0.000	5,280	44,065
	17TH FLOOR REFUGE	1707	1	56,065	0.000	0.000	5,280	60,065
	17TH FLOOR REFUGE	1708	1	56,065	0.000	0.000	5,280	56,065
	17TH PART FLOOR	1701	1	60,289	0.000	0.000	5,280	65,569

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
	17TH PART FLOOR	1702	1	60,289	0.000	0.000	5,280	65,569
	17TH PART FLOOR	1703	1	61,244	0.000	0.000	5,280	61,244
	17TH PART FLOOR	1705	1	61,220	0.000	0.000	5,280	67,220

Building Name	Use	TENEMENT AREA	car	scooter	NO.OF Tenements/Units	car	scooter	Required Tenements Vehicle Ambience Area (Sq.m)
	Commercial	For every 100 sq.m., carpet area or fraction thereof,	2	6	600,289	13,278	39,170	-
	Commercial	For every 100 sq.m., carpet area or fraction thereof,	3	11	982,241	3,278	10,240	-
	Residential	For every two tenements with each tenement having carpet area upto or above 40 sq.m., but less than 60	1	2	94	47,000	94,000	-
	Residential	For every tenement having carpet area equal to or above 60 sq.m., but less than 100 sq.m.,	1	1	6	6,000	6,000	-
Total	-	-	-	-	-	69,556	149,213	-
Visitors parking (%)	-	-	-	-	-	0.000	5,280	-
Total	-	-	-	-	-	17,248	154,213	5,280

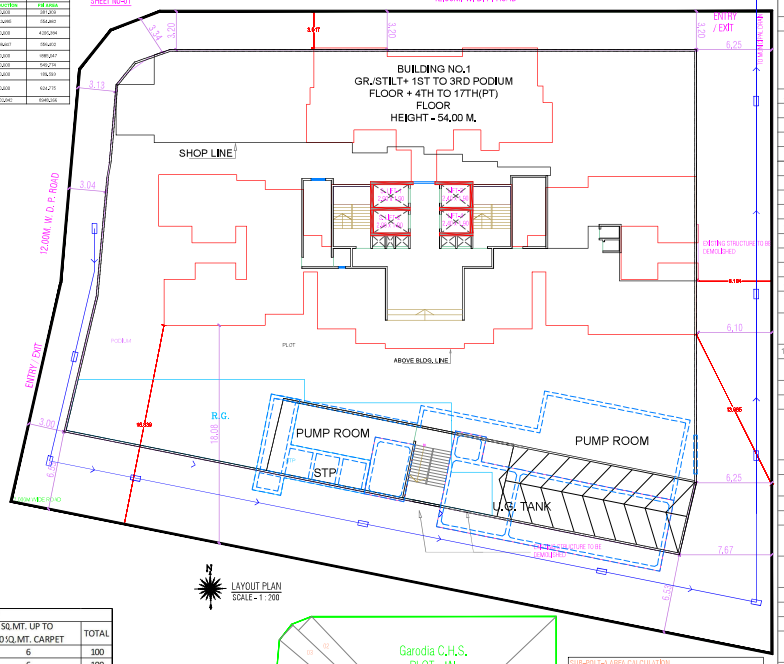
Parking Check As Per Multiplying Factor (MVF)														
	Required				Proposed									
Building Name	Car	Scooter	Tenement Vehicle Ambience Area (Sq.m)	Car	Scooter	Tenement Vehicle Ambience Area (Sq.m)	Status
Total	57	144	0	152	200	0	OK

Telecom Room			
Building	Req. Size	Prop. Size	Status
-	3x3(9.0x9.0)	3x3(9.0x9.0)	OK
-	3x3(9.0x9.0)	3x3(9.0x9.0)	OK

SCHEDULE OF OPENINGS				
OLD NAME	NAME	LENGTH	HEIGHT	Nos.
-	W1	5,280	1,200	2
-	W2	5,280	1,200	20
-	W3	21,200	1,200	21
-	W4	5,280	1,200	39
-	W5	5,220	1,200	5
-	W6	5,220	1,200	13
-	V	5,280	0.000	34

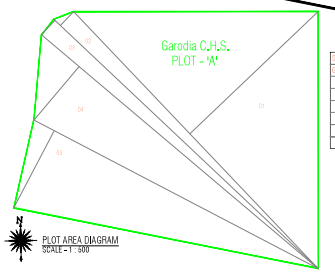
SCHEDULE OF OPENINGS				
OLD NAME	NAME	LENGTH	HEIGHT	Nos.
-	D1	5,280	2,100	4
-	D2A	1,180	2,100	1
-	D2	5,280	2,100	1
-	D2A	4,280	2,100	1
-	D2	5,280	2,100	1
-	D2A	5,280	2,100	1
-	D2	5,280	2,100	2
-	D2A	3,780	2,100	1
-	D2	4,965	2,100	3
-	D2A	5,280	2,100	3
-	D3	5,750	2,100	3
-	D3	5,780	2,100	3
-	FD2	5,280	2,100	20
-	D1	5,280	2,100	34
-	D1	5,280	2,100	9
-	FD2	5,280	2,100	40
-	D2	5,780	2,100	36
-	D2	5,280	2,100	1
-	V1	4,410	2,100	1

SHEET NO-01



LAYOUT PLAN
SCALE - 1 : 200

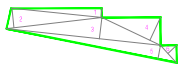
FLAT AREA STATEMENT				
NAME OF BUILDIN	NAME OF WING	40.00 SQ.MT. UP TO 80.00 SQ.MT. CARPET	80.00 SQ.MT. UP TO 150.00 SQ.MT. CARPET	TOTAL
1		94	6	100
TOTAL		94	6	100



PLOT AREA DIAGRAM
SCALE - 1 : 800

SUB-PLOT-A AREA CALCULATION						
GARODIA C.H.S.						
01	73.63	X	36.77	X	0.50	= 1353.69 SQ.MT.
02	75.41	X	3.92	X	0.50	= 147.88 SQ.MT.
03	75.41	X	4.13	X	0.50	= 155.72 SQ.MT.
04	75.20	X	14.57	X	0.50	= 547.83 SQ.MT.
05	66.66	X	18.07	X	0.50	= 599.75 SQ.MT.
TOTAL SUB-PLOT-A AREA						= 2804.78 SQ.MT.

R.G. AREA CALCULATION							
1	18.89	X	1.92	X	0.50	=	18.13 SQ.MT.
2	19.93	X	4.07	X	0.50	=	40.56 SQ.MT.
3	32.18	X	4.43	X	0.50	=	71.21 SQ.MT.
4	13.49	X	5.21	X	0.50	=	35.14 SQ.MT.
5	36.04	X	2.88	X	0.50	=	51.90 SQ.MT.
6	4.92	X	2.45	X	0.50	=	6.03 SQ.MT.
TOTAL R.G. AREA						=	222.97 SQ.MT.



R.G. AREA DIAGRAM
SCALE - 1 : 100

BUILT-UP AREA & CONSTRUCTION AREA SUMMARY									
NOS OF FLOOR	AREA IN SQ.MT.								
	FSI			NON FSI			TOTAL CONSTRUCTION AREA	TENEMENTS		FLOOR HEIGHT
	BUILT-UP AREA			STILT AND PODIUM AREA	REFUGE AREA	TOTAL		COMMERCIAL	RESIDENTIAL	
	COMMERCIAL	RESIDENTIAL	TOTAL							
	1	2	1+2=3	4	5	4+5=6	3+6=7	6	6	7
PLINT LVL										0.30
GR.(P.)/ST.(P.) FLR.	502.07	122.70	624.77	1186.30		1186.30	1811.07	13		4.10
1st FLR. (PT. PARKING)	189.60		189.60	1627.79		1627.79	1817.39	1		3.00
2nd FLR.(PARKING)				1817.39		1817.39	1817.39			3.00
3rd FLR.(PARKING)				1817.39		1817.39	1817.39			3.00
4th FLR.(AMENITY)	201.59	348.18	549.77	1267.62		1267.62	1817.39	2	2	2.90
5th FLR.		628.35	628.35				628.35		8	2.90
6th FLR.		628.35	628.35				628.35		8	2.90
7th FLR.		628.35	628.35				628.35		8	2.90
8th FLR.(REFUGE)		556.40	556.40		58.85	58.85	615.25		7	2.90
9th FLR.		600.91	600.91				600.91		8	2.90
10th FLR.		600.91	600.91				600.91		8	2.90
11th FLR.		600.91	600.91				600.91		8	2.90
12th FLR.		600.91	600.91				600.91		8	2.90
13th FLR.(REFUGE)		554.98	554.98		43.99	43.99	598.97		7	2.90
14th FLR.		600.91	600.91				600.91		8	2.90
15th FLR.		600.91	600.91				600.91		8	2.90
16th FLR.		600.91	600.91				600.91		8	2.90
17th(PT.) FLR.		381.31	381.31		56.85	56.85	438.16		4	2.90
TOTAL	893.26	8054.99	8948.25	7716.49	159.69	7876.18	16824.43	16	100	54.00

FSI STATEMENT						
SR.NO.	BUILDING NO.	HEIGHT	FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
				1	2	1+2=3
1	1	54.00 MT.	GR.(P.)/ST.(P.) + 1ST PODIUM TO 3RD PODIUM + 4TH TO 16TH +17TH(PT) +TERRACE FLOOR	893.26	8054.99	8948.25
TOTAL AREA				893.26	8054.99	8948.25

NON FSI	TOTAL CONSTRUCTION AREA
4	3+4=5
7876.18	16824.43
7876.18	16824.43

PARKING LOCATION STATEMENT			
NAME OF FLOOR	CAR PARKING	SCOOTER PARKING	Loading / Unloading
1st PODIUM	31	67	
2nd PODIUM	37	56	
3rd PODIUM	36	41	
LAYOUT	48	36	1
TOTAL PARKING	152	200	1

Existing Building - Tenement Details											
Sr.No.	Building/Tenement No's.	Carpet Area Per Tenement	RERA Per Tenement	Status Of Occupant	Number Of Tenements	Residential/ Non-Residential	For Residential Carpet below/ 21, 41,61,80,101,121 Sqm to be added	Total	Income as on 30th per Tenement for Carpet	Total Income	10 Sqm RERA Carpet Area Increased	Total of 10 sqm Addition	Total
1	1M	627,000	550,000	Owner	1M	Residential	0.000	0.000	275,000	275000.000	550,000	550000.000	0.000

PARKING STATEMENT																		
AS PER UDCPR	PARKINGSPACE	NUMBER OF TENAMENTS	PARKING REQUIRED			5% VISITOR PARKING			PARKING REQUIRED MULTIPLYING FACTOR 3.80			COMPOSITE PARKING CONVERSION 6 SCOOTER CONVERSION 1 CAR			TOTAL REQUIRED FARKING			PARKING PROPOSED		
			CAR	SCOOTER	Loading / Unloading	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	Loading/ Unloading	CAR	SCOOTER	Loading / Unloading
RESIDENTIAL AS PER UDCPR	1 parking space for every 2 tenement carpet area above 40.00 sq.mt. up to 80.00 sq.mt.	94	47	94		2	5	39	78			39	78				40	100	
	1 parking space for every 1 tenement carpet area above 80.00 sq.mt. up to 150.00 sq.mt.	6	6	6		0	0	5	5			5	5				4	5	
COMMERCIAL AS PER UDCPR	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF (SHOP AREA CAR 652.88/180*2=13) (SHOP AREA SCOOTER 65288/100*6=39)	14	13.1	39.2		13	31					10	31				105	83	
COMMERCIAL AS PER UDCPR	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF (OFFICE AREA CAR 182.54/700*3=2) (OFFICE AREA SCOOTER 182.54/200*11=10)	2	2	10		2	8					2	8				3	12	
COMMERCIAL AS PER UDCPR	Loading / Unloading for every 1000 sq.mt. carpet area or fraction thereof first 200sq.mt. (shop area 652.88/1000*1=0.65)				1											1			1
TOTAL		106	68	149	1	3	5	57	123	0	0	57	123				152	200	1

PROFORMA - I AREA STATEMENT			
1	AREA OF PLOT		SQ.MT.
	a	As per ownership document (7/12, CTS extract)	2760.22
	b	Area of plot by measurement as per City Survey sketch	2804.79
	c	As per last sanctioned (V.P.NO.470/TMC/TDD/224 AS PER DC DATED 20/7/89)	2312.71
	c	As per site	2804.79
2	Deduction for		
	a	Area not in possession	----
	b	Area under 12.00 m.-wide road	----
	c	Total (a + b)	----
3	Balance area of plot (1a-2c)		2760.22
4	a	Amenity Space (if applicable)	----
	b	Adjustment of 2(b), if any-	----
	c	Balance Proposed –	----
5	Net Plot Area (3-4 (c))		2760.22
6	Recreational Open space (if applicable)		
	a	Required –	----
	b	Proposed -	----
7	Internal Road Area		----
8	Plotable area (if applicable)		----
9	a	Built up area with reference to Basic F.S.I as per front road width (1.5 x NO. 5 X basic FSI) (2760.22 X 1.10 = 3036.24 SQ.MT.)	3036.24
	b	As per Reg.No.7,8,1, Area to be considered is existing authorized area as per approval dated : As per last sanctioned (V.P. NO. 470 / TMC / TDD / 224 AS PER DC DATETED 20/7/89)(Gr.+2 floors with 2312.71 SQ.MT.)	2312.71
10	Addition of FSI on payment of premium		
	a	Maximum permissible premium FSI- based on road width/TOD Zone. 2760.22 X 50% = 1380.11 SQ.MT.	1380.11
	b	Proposed FSI on payment of premium	1380.11
11	In - Situ FSI / TDR loading		
	a	As per Reg. 8.3 Table 9B 65% of 2760.22 sq.m. = 1794.14 SQ.MT. Out of above potential of TDR, Area reserved for slurry construction TDR – 1794.14 X 0.30 = 538.24 sq.m. Area permissible for utilization of regular TDR/ER = 1794.14 - 538.24 = 1255.90 sq.m.	----
	b	In-situ area against D.P. road [2.0M Dr. No.2 (a)], if any	----
	c	In-situ area against Amenity Space if handed over (2.00 or 1.85 x 52 x No. 4 (h) and (i)(c))	----
	d	Total proposed In-situ FSI / TDR loading (11a+11b)	
12	Additional FSI area under chapter no-10		
	a	As per Reg.No.10,2,10 to be FSI on existing authorized area as per approval dated : As per last sanctioned (V.P. NO. 470 / TMC / TDD / 224 AS PER DC DATETED 20/7/89)(2312.71 SQ.MT.)	2312.71
	b	As per Reg.No.10,2,10, 50% incentive FSI on existing authorized area as per per approval dated : 29-11-1987 (V.P. NO. 470) (2312.71 SQ.MT. X 0.50)	1156.355
	c	12(a) + 12(b)	1156.355
13	Total entitlement of FSI in the proposal		
	a	[9(a) + 10(a) + 12(b)]	5572.70
	b	Ancillary area FSI upto 60% or 80% with payment of charges, (Commercial Area 805.261 X 0.60% = 597.20 SQ.MT.) (Residential Area 8054.99 X 0.60 % = 3020.62 SQ.MT.)	3417.82
	c	Total entitlement (a+b)	8990.52
14	Maximum utilization limit of FSI [building potential] permissible as per Road width ((as per Regulation NO.8.1 or 8.2 or 8.3 or 8.4 as applicable (1 x 1.20 or1.8) 1.10% BASIC FSI + 0.60% PREMIUM FSI + 60% TDR/DR + 50% INCENTIVE FSI + 60%/80% ANCILLARY FSI 3036.24 + 1380.11 + 1794.14 + 1156.355 = 7366.849 + 4468.16 = 11835.00 SQ.MT.		
15	Total Built-up Area in proposal (excluding area at Sr.No. 17b)		
	a	Existing Built-up Area,	----
	b	Proposed Built-up Area (as per 1-a-iii)	8948.25
	c	Total (a + b)	8948.25
	d	Balance Area (11 (d = 13 (c))	42.07
16	F.S.I. Consumed (15 /13) (should not be more than serial No.14 above)		0.99
17	Area for Inclusive Housing, if any		----
	a	Required (20% of Sr.No.9)	----
	b	Proposed	----

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.

Owner (s) name and signature

Signature valid
Digitally signed by SHAILESH PRAKASH NISVEKAR
Reason: Approved Drawing
Reason: Approved Drawing
Location: Thane, Maharashtra
Certificate Number: 1740CN00006MPLOGOS
Certificate Number: 1740CN00006MPLOGOS

Reserved for Stamp of Approval

Proforma I : Area Statement

1. Area of plot(Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2760.220
(a) As per ownership document (7/12, CTS extract)	2760.220
(b) as per TILR or City Survey measurement sheet	2760.220
(c) as per Demarcated drawing area	2804.793
LESS	
2.Area not in possession	0.000
3. Area Proposed for development (out of 1-2)	2760.220
4.Deductions for(out of 3)	
(a) Proposed D.P./ D.P. Road widening Area/Proposed DP road, Road under MMC act	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
(Total a+b+c)	0.000
5. Balance area of plot (3-4)	2760.220
6. Amenity Space Proposed	0.000
(Required -(a) Upto 20,000 sqmt - Nil (b) Above 20,000 and more – (a) + 5% of Total area	-
7. Net Plot Area (5-6)	0.000 2760.220
8.Recreational Open Space (Not applicable if plots are from sanctioned layout)	-
(a). If area is more than (5) 4000 sqmt - 10 % of (5) is required.	0.000
Proposed	0.000
(A)10 % - Subject to minimum 200 sqmt/ Not applicable if plots are from sanctioned layout or each plot admeasuring less than 4000sq.m registersed under gunthewari act)	0.000
Proposed	0.000
(B)Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C)Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-
If (5) > 4000sq.m then Land admeasuring 20% of (5) is to be utilised for inclusive housing	0.000
Proposed Area	0.000
Architect/ Licensed Engineer/ Supervisor name and signature	
Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA/2018/94335	

Postal Address : BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY, PIPELINE ROAD,Thane,Thane,Maharashtra-400604

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO.SURVEY NO.-101

SITE ADDRESS :
FINAL PLOT NO. 101(B), T.P.S. , PIPELINE ROAD, LOUIS WADI, THANE (WEST) 400604

Name Of Architect : NIKHIL SADASHIV NISVEKAR

LOGO	ADDRESS OF OFFICE OFFICE -

OWNERS SIGN – Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by SHAILESH PRAKASH NISVEKAR
Reason: Approved Drawing
Reason: Approved Drawing
Location: Thane, Maharashtra
Certificate Number: 1740CN00006MPLOGOS
Certificate Number: 1740CN00006MPLOGOS

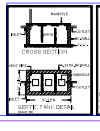
SCALE –	DATE: 09/06/26
JOB NO.– TMCB-24-22528	CHECK BY –

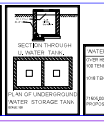
SUBMISSION DRAWING

LEGENDS:
ALL DIMENSIONS ARE IN MTRS.
PROPOSED WORK SHOWN IN RED COLOUR
EXISTING WORK TO REMAIN AS IT IS SHOWN IN BLACK COLOUR
EXISTING WORK TO BE DEMOLISHED SHOWN IN YELLOW COLOUR
PROPOSED WORK SHOWN IN BLUE COLOUR

Project Data
Proposal code: TMCB-24-22528
Zone Type: Residential Zone with Shop Use. (R-2)
Location: Non-Congested
Name of service: Revised Of Redevelopment For Dangerous Building
Sub service: Redevelopment of Dangerous building of owner and tenanted building
City No./Survey No.: 101
Taluka: T.P.Scheme No.1
Mouza: Panchpakhadi(Part.)
Property Value: 0.000
Proposal as per Zone Area: -

Owner Details		
Owner Name	Postal Address	Contact Number
Veer Urjit Sparsh LLP	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY PIPELINE ROAD,Thane,Thane,Maharashtra-400604	9967055994
Bhushan Jayantilal Shanumal	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY PIPELINE ROAD,Thane,Thane,Maharashtra-400604	9967055994
Tina Bhushan Shanumal	BUNGLOW PLOT NO 9 SUSHRUT COOPERATIVE HOUSING SOCIETY PIPELINE ROAD,Thane,Thane,Maharashtra-400604	9967055994





WATER STORAGE REQUIREMENT
WATER NEED WATER TANK REQUIRED
FOR TREATMENT = 0.15 X 127 PERSON = 19.05 KLD
FIRE DEMAND = 0.15 X 127 PERSON X 45KLD/DAY = 19.05 KLD
TOTAL DEMAND = 19.05 + 19.05 = 38.10 KLD
PROPOSED U.G. TANK = 50.00 KLD