GREEN ZONE AREA LINE DIAGRAM
SCALE : 1.1000



GREEN ZONE PLOT AREA CALCULATION						
1	70.49	X	36.40	X	0.5	1282.92
2	75.15	X	4.25	X	0.5	159.69
3	75.15	X	5.77	X	0.5	216.81
4	15.12	X	6.89	X	0.5	52.09
5	15.18	X	6.64	X	0.5	50.40
Total Area						**1761.92**

30M WIDE ROAD AREA LINE DIAGRAM (A)
SCALE : 1.1000

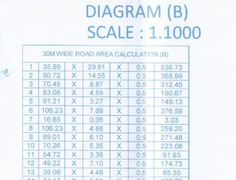


30M WIDE ROAD AREA CALCULATION (A)						
1	8.36	X	3.75	X	0.50	15.68
2	34.65	X	4.14	X	0.50	71.73
3	38.60	X	8.21	X	0.50	158.45
Total Area						**245.86**

AREA UNDER DP ROAD			
SR. NO	ROAD	SURVEY NO	AREA UNDER ROAD
1	30 M WIDE DP ROAD	S.NO.18 H.NO.2	3261.99
2	30 M WIDE DP ROAD	S.NO.57 H.NO.3	245.86
3	60 M WIDE DP ROAD	S.NO.108 H.NO.2 S.NO.109 H.NO.1B	430.38
	TOTAL AREA UNDER DP ROAD		3938.23

SR. NO	DESCRIPTION	SURVEY NO	AREA
1	GREEN ZONE	S.NO.18 H.NO.2	1761.82
2	AREA UNDER NOT IN POSSESSION		
3	A	BETWEEN S.NO.18 H.NO.2 & S.NO.57 H.NO.3	71.20
	B	S.NO.18 H.NO.2	13.17

30M WIDE ROAD AREA LINE DIAGRAM (B)
SCALE : 1.1000



30M WIDE ROAD AREA CALCULATION (B)						
1	35.89	X	29.91	X	0.5	536.73
2	50.72	X	14.55	X	0.5	368.99
3	70.45	X	8.87	X	0.5	312.45
4	83.08	X	4.59	X	0.5	190.67
5	91.21	X	3.27	X	0.5	149.13
6	106.23	X	7.09	X	0.5	376.59
7	16.88	X	0.36	X	0.5	3.03
8	106.23	X	4.88	X	0.5	259.20
9	89.01	X	6.10	X	0.5	271.48
10	70.26	X	6.35	X	0.5	223.08
11	54.72	X	3.35	X	0.5	91.53
12	49.22	X	7.10	X	0.5	174.73
13	38.08	X	4.48	X	0.5	85.20
14	34.13	X	5.90	X	0.5	100.68
15	30.77	X	7.25	X	0.5	111.54
16	22.29	X	0.58	X	0.5	6.46
Total Area						3261.99

60M WIDE ROAD AREA LINE DIAGRAM (C)
SCALE : 1.1000



60M WIDE ROAD AREA CALCULATION -C						
1	28.28	X	6.58	X	0.5	93.04
2	28.28	X	12.10	X	0.5	171.09
3	24.54	X	9.15	X	0.5	112.27
4	11.29	X	2.87	X	0.5	16.20
5	24.54	X	2.29	X	0.5	28.10
6	7.54	X	2.57	X	0.5	9.69
Total Area						**430.38**

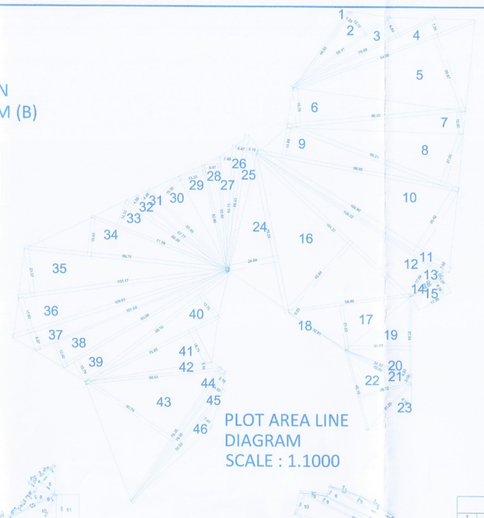
NOT IN POSSESSION AREA LINE DIAGRAM (A)
SCALE : 1.1000

NOT IN POSSESSION AREA CALCULATION (A)						
1	83.76	X	1.70	X	0.5	71.20
Total Area						**71.20**

NOT IN POSSESSION AREA LINE DIAGRAM (B)
SCALE : 1.1000

NOT IN POSSESSION AREA CALCULATION (B)						
1	9.00	X	0.84	X	0.5	2.80
2	3.83	X	1.20	X	0.5	2.15
3	0.90	X	1.84	X	0.5	8.17
Total Area						**13.17**





PLOT AREA LINE DIAGRAM
SCALE : 1.1000

PLOT AREA CALCULATION						
1	46.55	X	1.23	X	0.5	28.63
2	58.41	X	13.77	X	0.5	402.15
3	76.69	X	9.84	X	0.5	377.31
4	94.05	X	7.04	X	0.5	331.06
5	94.05	X	39.87	X	0.5	1874.89
6	86.82	X	15.79	X	0.5	815.67
7	86.82	X	10.00	X	0.5	473.17
8	88.21	X	27.00	X	0.5	1190.84
9	98.95	X	14.89	X	0.5	736.68
10	108.92	X	35.42	X	0.5	1928.97
11	108.92	X	1.62	X	0.5	88.23
12	106.52	X	17.99	X	0.5	958.15
13	19.22	X	1.10	X	0.5	10.57
14	18.55	X	1.07	X	0.5	9.92
15	17.76	X	6.38	X	0.5	56.65
16	101.37	X	45.84	X	0.5	2323.40
17	59.49	X	21.53	X	0.5	640.47
18	32.81	X	0.23	X	0.5	3.77
19	37.64	X	31.77	X	0.5	602.68
20	34.32	X	0.93	X	0.5	15.96
21	35.88	X	3.09	X	0.5	55.43
22	40.19	X	26.72	X	0.5	536.94
23	31.20	X	6.76	X	0.5	105.46
24	78.29	X	24.64	X	0.5	964.53
25	66.43	X	5.16	X	0.5	171.39
26	66.43	X	5.47	X	0.5	181.69
27	60.73	X	7.48	X	0.5	227.13
28	55.60	X	8.07	X	0.5	224.35
29	52.66	X	13.33	X	0.5	350.98
30	55.49	X	15.55	X	0.5	431.43
31	57.77	X	4.86	X	0.5	140.38
32	60.29	X	4.90	X	0.5	147.71
33	71.58	X	14.12	X	0.5	505.35
34	99.79	X	18.64	X	0.5	930.04
35	103.17	X	23.27	X	0.5	1200.38
36	109.81	X	17.60	X	0.5	968.33
37	109.81	X	8.87	X	0.5	487.01
38	101.53	X	12.92	X	0.5	655.68
39	93.06	X	10.79	X	0.5	502.06
40	88.10	X	13.75	X	0.5	605.69
41	72.55	X	18.75	X	0.5	680.16
42	66.54	X	3.16	X	0.5	105.13
43	78.35	X	50.78	X	0.5	1989.31
44	78.35	X	2.19	X	0.5	85.79
45	78.03	X	4.33	X	0.5	169.69
46	70.53	X	7.40	X	0.5	260.96
Total Area						25549.57



R.G-1 AREA CALCULATION						
1	130	X	0.10	X	0.5	6.50
2	130.00	X	0.10	X	0.5	6.50
3	130.00	X	0.10	X	0.5	6.50
4	13.82	X	4.86	X	0.5	33.63
5	91.21	X	4.59	X	0.5	20.79
6	9.80	X	0.14	X	0.5	X 2 1.23
7	9.80	X	0.04	X	0.5	0.14
8	24.40	X	0.90	X	0.5	10.98
9	24.40	X	0.90	X	0.5	21.96
10	20.66	X	21.04	X	0.5	434.73
11	10.95	X	13.67	X	1	149.69
12	7.26	X	3.89	X	0.5	14.11
13	7.40	X	3.91	X	0.5	14.04
14	7.40	X	3.91	X	0.5	14.04
15	28.66	X	10.08	X	0.5	144.29
16	28.66	X	10.08	X	0.5	144.29
17	4.05	X	2.14	X	0.5	8.67
18	3.90	X	0.90	X	0.5	1.76
Total Area						1048.09

R.G-1 AREA LINE DIAGRAM
SCALE : 1.1000



R.G-2 AREA CALCULATION						
1	15.61	X	0.39	X	0.5	3.04
2	18.37	X	0.54	X	0.5	4.96
3	16.06	X	0.43	X	0.5	3.46
4	39.49	X	1.98	X	0.5	39.10
5	49.27	X	3.50	X	0.5	86.22
6	49.27	X	4.73	X	0.5	116.52
7	47.88	X	4.38	X	0.5	104.86
8	58.06	X	4.25	X	0.5	123.36
9	13.22	X	0.31	X	0.5	2.05
10	58.06	X	9.87	X	0.5	286.53
11	56.03	X	11.31	X	0.5	321.94
12	32.75	X	17.87	X	0.5	292.62
13	32.75	X	0.23	X	0.5	3.77
14	22.81	X	8.43	X	0.5	107.55
15	20.79	X	0.76	X	0.5	7.90
16	10.36	X	3.76	X	0.5	19.48
17	10.42	X	0.19	X	0.5	X 2 1.98
Total Area						1525.35



R.G-2 AREA LINE DIAGRAM
SCALE : 1.1000

AMENITY AREA CALCULATION						
1	20.06	X	4.53	X	0.5	45.44
2	19.94	X	12.90	X	0.5	128.61
3	19.94	X	1.09	X	0.5	10.87
4	19.09	X	9.03	X	0.5	86.19
5	6.22	X	2.14	X	0.5	6.66
6	17.70	X	7.45	X	0.5	65.93
7	17.70	X	5.90	X	0.5	52.22
8	30.68	X	11.33	X	0.5	173.80
9	36.82	X	3.05	X	0.5	56.15
10	41.07	X	31.77	X	0.5	652.40
Total Area						1278.26



AMENITY AREA LINE DIAGRAM
SCALE : 1.1000

GROUND / STILT PARKING LAYOUT PLAN
SCALE : 1.400

TABLE NO : 1.1					
SR NO	PLOT NO	AS PER PLOT REVENUE RECORD (SQ.MT)	AS PER CTS MAP (SQ.MT)	PHYSICAL SURVEY (SQ.MT)	CONSIDERED AREA (SQ.MT)
1	S.NO.57,HNO.3	12080	11942.45	11942.45	**11942.45**
2	S.NO.18,H.NO.2	15980	16062.58	15980	**15980**
3	S.NO.109,H.NO.1B	2590	2753.46	2753.46	**2590**
4	S.NO.109,H.NO.1A	710	411.29	411.29	**411.29**
5	S.NO.108,H.NO.2	330	166.25	166.25	**166.25**
	TOTAL	31690	31336.03	31336.03	**31089.99**

AREA STATEMENT (P LINE)									
S. NO.	AREA AS PER 7/12 EXTRACT	AREA UNDER PLOT	AREA UNDER ROAD-A 30m	AREA UNDER ROAD-B 30m	AREA UNDER ROAD-C 60m	AREA UNDER NOT IN POSSESSION-A	AREA UNDER NOT IN POSSESSION-B	GREEN ZONE	RG-1	RG-2
S.NO.57/3, 18/2, 109/1/A, 109/1/B &108/2	31690.00 SQ.M.	25549.57 SQ.M.	245.86 SQ.M.	3261.99 SQ.M.	430.38 SQ.M.	71.20 SQ.M.	13.17 SQ.M.	1761.92 SQ.M.	902.35 SQ.M.	1525.35 SQ.M.
TOTAL			3,507.85 SQ.M.			84.37 SQ.M.			2427.70 SQ.M.	

ANGELO (BLDG. NO. 01) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	35.610
2	STILT AREA	323.350
3	ELECTRICAL DUCT AREA	168.000
5	F.D AREA & L.V. AREA	132.400
6	DUCT AREA	93.730
7	REFUGE AREA	359.940
8	METER ROOM	22.790
9	O.H.T AREA	121.970
10	LIFT MACHINE ROOM	98.030
11	CHAJJA AREA	3690.416
	TOTAL	**5047.136**

BELLA (BLDG. NO. 02) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	29.810
2	STILT AREA	272.830
3	ELECTRICAL DUCT AREA	88.200
5	F.D AREA & L.V. AREA	160.440
6	DUCT AREA	54.900
7	REFUGE AREA	382.130
8	METER ROOM	25.600
9	O.H.T AREA	79.690
10	LIFT MACHINE ROOM	91.210
11	CHAJJA AREA	2561.580
	TOTAL	**3746.390**

CAMILLA (BLDG. NO. 03) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	29.81
2	STILT AREA	283.400
3	ELECTRICAL DUCT AREA	75.600
5	F.D AREA & L.V. AREA	137.520
6	DUCT AREA	54.900
7	REFUGE AREA	327.540
8	METER ROOM	25.600
9	O.H.T AREA	79.690
10	LIFT MACHINE ROOM	91.210
11	CHAJJA AREA	2186.520
	TOTAL	**3291.790**

DOLCE (BLDG. NO. 04) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	29.810
2	STILT AREA	488.126
3	ELECTRICAL DUCT AREA	88.200
5	F.D AREA & L.V. AREA	160.440
6	DUCT AREA	54.900
7	REFUGE AREA	382.130
8	METER ROOM	25.600
9	O.H.T AREA	79.690
10	LIFT MACHINE ROOM	91.210
11	CHAJJA AREA	2561.580
	TOTAL	**3961.686**

EMILY (BLDG. NO. 05) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	29.81
2	STILT AREA	283.400
3	ELECTRICAL DUCT AREA	75.600
5	F.D AREA & L.V. AREA	137.520
6	DUCT AREA	54.900
7	REFUGE AREA	327.540
8	METER ROOM	25.600
9	O.H.T AREA	79.690
10	LIFT MACHINE ROOM	91.210
11	CHAJJA AREA	2186.520
	TOTAL	**3291.790**

F.S.I WORKING TABLE FOR LAYOUT		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	BLDG NO. 1,2,3,4,5,6	22,605.702
2	U.G.T.& PUMP ROOM AREA	611.92
3	ELE SUB STATION	173.09
4	S.T.P. TANK	259.63
5	PARKING TOWER 1	12,382.90
	TOTAL	**36,034.052**
TOTAL PROPOSED COVERED AREA		
FSI AREA	1,30,868.33 SQ.MT	
NON FSI AREA	36,034.052 SQ.MT	
TOTAL COVERED AREA	1,66,902.382 SQ.MT	

FIONA (BLDG. NO. 06) FOR F.S.I WORKING TABLE		
SR. NO.	PROPOSED NON FSI AREA	AREA
1	LIFT WELL AREA	30.730
2	STILT AREA	265.680
3	ELECTRICAL DUCT AREA	44.100
5	F.D AREA & L.V. AREA	74.760
6	DUCT AREA	50.660
7	REFUGE AREA	382.130
8	METER ROOM	22.980
9	O.H.T AREA	76.800
10	LIFT MACHINE ROOM	84.670
11	CHAJJA AREA	2234.400
	TOTAL	**3266.910**

SITE PLAN

PROFORMA - I : AREA STATEMENT

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO.57/3(PT) AT VILLAGE PADLE, S. NO.18/2 AT VILLAGE SHIL, S.NO. 109/1A/1, 109/1/B &108/2 AT VILLAGE DAIGHER, THANE.

Drawing Sheet No. 1/16

CONTENT OF SHEET :
LAYOUT, PLOT AREA DIAGRAM & CALCULATION, PARKING STATEMENT, ALL TRIANGULATION, NON FSI STATEMENT

STAMP OF APPROVAL OF PLANS:

Plans are approved Subject to conditions
Prescribed in Permit No. V.P./TMC/BP-2a:/0814/T
TMC/TD-DP/TPS/..... Dated 30/05/2024
TMC/TDD/01 35/EPIS/2024/Addition
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

समावेशनगर

"सदर जमाबन्दीपत्रक कॉम्पोजमध्ये व सर्वसाधारण वापरासाठी विनामूल्य उपलब्ध करण्यात आले आहे. विक्रय विलेखात नोंदणीकरणासाठी आवश्यक असल्यास मुद्रांक शुल्क आदेश, १९९९ नुसार मुद्रांक शुल्क आकारण्यात येईल."

PROFORMA -I : AREA STATEMENT			
	AREA STATEMENT		
Sr.No.	Particulars		Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered) as per Table no. 1.1		31005.620
	(a)	As Per Ownership Document (7/12, CTS extract)	31690.000
	(b)	As Per Measurement Sheet	31336.030
	(c)	As Per Site (31089.99 -84.37 Area not in possession)	31005.620
2	**Deductions for**		
	(a)	Area under Green zone	1761.920
	(b)	Area under 30 mt wide road	3507.850
	(c)	Area under 60 mt wide road	430.380
	(d)	Area under Reservation	--
	(Total a+b+c+d)		5700.150
3	Balance area of plot (1-2)		25305.470
4	Amenity Space (if applicable)		
	(a)	Required -	1265.274
	(c)	Balance Proposed -	1278.260
5	Net Plot Area (3-4 (c))		24040.20
6	Recreational Open Space (if applicable) 10% of Net Plot rea		
	(a)	Required - (24040.20 x 10% = 2404.02 sq.mt)	2404.020
	(b)	Proposed -	2427.700
7	Internal Road Area		--
8	Plotable Area (if applicable) (5-7)		-----
9	Built up area with refrence to Basic F.S.I. As per front road width (Sr.No. 5X basic FSI 1.1) (24040.20 x 1.10=26444.22 sq.mt.)		26444.22
10	Addition Of FSI On Payment OF Premium(Gross plot (1 -2a)=29243.70)		
	(a)	Under 7.7.1 ,Maximum permissible premium FSI - based on road width / TOD Zone =0.50 (29243.70 x 0.50= 14621.85 sq.mt)	
	(b)	Proposed FSI on payment of premium.	14621.850
11	In-situ FSI / TDR loading (29243.70 x 1.40= 40941.18)		
	(a)	In-situ area against D.P. Road [2.0 x Sr.No.2 (a)], (3938.23 x 2 = 7876.46 sq.mt	7876.460
	(b)	In -situ area against Amenity Space if handed over Surendered(1265.274*2= 2530.55)	2530.55
	(c)	Balance TDR area converted to Premium FSI (under, UDCPR 7.7.1 (vi))	30534.17
	(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	40941.18
12	Additional FSI area for Green zone (2 a x 0.2)		--
13	Total entitlement of FSI in the proposal		
	(a)	[9 + 10(b)+11(d)+ 12]	82007.246
	(b)	Permissible Ancillary Area FSI upto 60% with payment of charges.	49075.620
	(c)	Total entitlement (a+b)	131082.87
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width		
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
	(a)	Existing Built-up Area.	0.000
	(b)	Proposed Built-up Area (as per 'P-line')	130868.330
	(c)	Total (a+b)	130868.330
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. 5)	----
	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.

ARIHANT AURA ,
B-WING 25TH FLOOR,PLOT NO,13/1,
TTC INDUSTRIAL AREA, THANE BELAPUR ROAD,
TURBHE , NAVI MUMBAI-400705

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

ASHNIT CONSULTANTS
ARCHITECTURE & INTERIOR DESIGN

OFFICE ADDRESS:-
10/A,1 ST FLOOR, FARRO ABODE,
NEAR MODEL CO-OP BANK DR. LAZRAS ROAD,
CHARAI, THANE (W)

Job No.	Dwg No.	Scale	Drawn by	Checked by	Date	Registration No. Of Architect/License no
		AS SHOWN			28.12.2023	CA/2018/92479