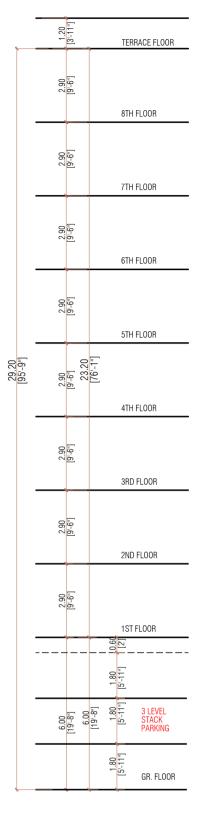


		PARKING CO	NII 9 IN FK	WITH U.8U	FACIUR			
		PARKING STATEM	ENT: (AS P	ER UDCPR) - [BUILDING 1	1]		
S.NO.	USER	TENEMENT / CARPET AREA IN SQ.M.	NO OF TENEMENTS	UNIT	REQUIRED PARKING	UNIT	REQUIRED PARKING	
				4 WHE	ELER	2 WHEELER		
	RESIDENTIAL	LESS THAN 30.00	0	NIL	NIL	1 PARKING/ 1 FLATS	0.00	
		30.00 TO BELOW 40.00	8	1 PARKING/ 2 FLATS	4.00	1 PARKING/ 1 FLATS	8.00	
A- 1		40.00 TO BELOW 80.00	50	1 PARKING/ 2 FLATS	25.00	1 PARKING/ 1 FLATS	50.00	
		80.00 TO BELOW 150.00	0	1 PARKING/ 1 FLAT	0.00	1 PARKING/ 1 FLATS	0.00	
		150.00 AND ABOVE	0	2 PARKING/ 1 FLAT	0.00	1 PARKING/ 1 FLATS	0.00	
	TOTAL		58		29.00		58.00	
i	TOTAL PARKING REQUIRED 5% VISITORS TOTAL PARKING REQUIRED (1i + ii) AS PER CR.79.21, DT.02.12.2021 (10.2.14)=TOTAL REQUIREMENT X 0.8				29.00		58.00	
ii					1.45		2.90	
iii			58		30.45		60.90	
iv			0		24		61	
S.NO.	COMMEDCIAL				0.0000		0.0000	
2i	COMMERCIAL TOTAL PARKING REQUIRED FOR COMMERCIAL SHOP RERA AREA (371.34 SO.M.) FOR EVERY 100 SO.M. CARPET AREA 2 NO.OF CAR PARKING & 6 NO. OF 2 WHEELER TOTAL PARKING REQUIRED (2i+2ii) TOTAL PARKING REQUIREMENT RESIDENTIAL + COMMERCIAL		0	2 PARKING/ 100	7.45	6 PARKING/ 100	22.34	
В			0		7.45		22.34	
С			58		31.81		83.24	
S.NO.	PROPOSED PARKINI	G AREA STATEMENT				4 WHEELER	2 WHEELE	
3			L + COMMERCIAL (2C) R (78/6 = 13 NOS)			32	83	
5						13	5.00	
4		ARKING (3+4)32+13				45	0.00	
5	TOTAL PROVIDED PARKING IN STILT (3 LEVEL STACK PARKING) 45+6 SIN					51		

BUILDING -1 ST.+1ST TO 8TH FLOOR BUILT UP AREA SUMMARY						
FL00R	TOTAL BUILT UP AREA					
	COMMERCIAL BUILT UP	RESIDENTIAL BUILT UP	RESIDENTIAL TENEMENTS			
	1	2	3			
		AREA IN SQ.M.				
GROUND / STILT FLOOR	16.87	112.33	-			
1ST FLOOR	443.01	106.05	2			
2ND FLOOR	0.00	531.03	8			
3RD FLOOR	0.00	534.11	8			
4TH FLOOR	0.00	534.11	8			
5TH FLOOR	0.00	534.11	8			
6TH FLOOR	0.00	540.38	8			
7TH FLOOR	0.00	545.44	8			
8TH FLOOR	0.00	545.44	8			
TOTAL	459.88	3,983.00	58			
RESIDENTIAL FSI	-	2,489.38				
RESIDENTIAL ANCILLARY	-	1,493.63				
COMMERCIAL FSI	255.49	-				
COMMERCIAL ANCILLARY	204.39	-				



SECTION SCALE = 1: 100

SHREE AUDUMBAR CO.OP.HSG. SOCIETY, AT TALAOPALI, THANE (W) SCHEME - 5

			AREA STATEMENT					
SR.NO.		0.	DESCRIPTION					
1		a	AREA OF THE PLOT AS PER P.R. CARD 592.00+763.00=1,355.00	1,355.00				
		b	AREA OF THE PLOT AS PERSITE SURVEY	1,274.95				
2		С	AREA CONSIDERED FOR PROPOSAL DEDUCTIONS: -	1,274.95				
_	a		AREA UNDER NOT IN POSSESSION	149.62				
	b		TOTAL (2a)	149.62				
3			BALANCE AREA OF PLOT { 1(c) -2(c) }	1,125.33				
4			AMENITY SPACE (5% IF APPLICABLE) REQUIRED (NA FOR REDEVELOPMENT PROJECT)	N.A.				
	a b		PROPOSED	0.00				
	С		BALANCE PLOT AREA	1,125.33				
5			NET PLOT AREA (3 - 4 (c))	1,125.33				
6			RECREATIONAL OPEN SPACE (IF APPLICABLE)					
	a		REQUIRED (AS PER SANCTIONED PLAN) PROPOSED	N.A. N.A.				
7	b		INTERNAL ROAD AREA	0.00				
8			PLOTABLE AREA (IF APPLICABLE)	0.00				
9			BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD	1,237.86				
	a		WIDTH = (1.10) X (5) (1.10 X 1,125.33 = 1,237.86 SQ.M.)					
			(1.10 x 1,125.55 = 1,257.66 SQ.W.)	0.00				
			FSI CONSUMED IN EXISTING BUILDING AS PER SANCTIONED PLAN	1,447.32				
	b		DATED (19/03/1974) = 1,447.32 SQ.M.					
10	С		FSI PERMISSIBLE (9a) or (9b) WHICHEVER IS MORE ADDITIONAL OF FSI ON PAYMENT OF PREMIUM	1,447.32				
10			MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD	562.67				
	a		ZONE = $1(c) \times 0.50 = 1,125.33 \times 0.50 = 562.66 \text{ SQ.MT}.$	002.01				
	b		PROPOSED FSI ON PAYMENT OF PREMIUM					
11			MAXIMUM PERMISSIBLE PERMIUM FSI BASED ON ROAD WIDTH = 1(c) X 0.00 = 1,125.33 X 0.00 = 0.00 SQ.M.	0.00				
			AREA AGAINST DP ROAD (2 X SR. NO. 2(b)) IF ANY=	0.00				
	a		(0.00 X 0.00 SQ.M.)					
	b		IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER					
	С	i	TDR AREA NON SLUM TDR(70%)=0.00 X 70% =0.00 SQ.MT.	0.00				
_		-	D.R.C. NO. (CONSTRUCTED AMENITY)SQ.MT.(0.00				
		l ii	PURCHASED)					
			MAX. PERMISSIBLE TDR AS PER INDEXATION 0.00 X 70% = 0.00 SQ.MT					
		iii	SLUM TDR (30%) = 0.00 X 30% = 0.00 SQ.MT.	0.00				
		iv	TOTAL TDR (ci+cii+ciii)	0.00				
	d		TOTAL IN SITU / TDR LOADING PROPOSED 11(a) + 11(b) + 11(c iv)	0.00				
12			ADDITIONAL FSI AREA UNDER CHAPTER 0. 7 (7.10)	0.00				
	а		GREEN BLDG. INCENTIVE FSI (5%) ON (9c) =	0.00				
10	а		5% X 0.00 = 0.00 SQ.MT.					
13			TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL TOTAL (9c +10b + 11d +12a)	2.009.99				
	a		(1,447.32+562.66 = 2,009.99 SQ.M.)	2,000.00				
	b		INCENTIVE					
		i	50% of existing authorised built ua or 15.00 sq.mt. Per Tenements which ever is more =	723.66				
		'	50 % X 1,447.32 = 723.66 SQ.M.					
		ii	ADDITIONAL FSI FOR DIFFERENCE IN AREA FOR 300 SQ.FT.	15.00				
			TENEMENTS (2 MEMBERS) TOTAL (13a + 13bi + 13bii) =	2,748.65				
	С		2,099.99 + 723.66 + 15.00 = 2,748.65 SQ.M.	2,740.00				
14			MAX. PERMISSIBLE UTILIZATION OF LIMIT (FSI 1,447.32 + PREMIUM	2,748.65				
	a		100.00 + 50% INCENTIVE FSI 723.66 + ADDITIONAL FSI FOR DIFF. IN AREA FOR 300 SQ.FT. 15.00 SQ.M. TOTAL ENTITLEMENT OF FSI					
			= 2,285.98 SQ.M.					
		i	FOR COMMERCIAL BUILT UP AREA	255.65				
		ii	BALANCE BUILT UP AREA FOR RESIDENTIAL (14a -14ai) ANCILLARY AREA FSI	2,493.00				
	b	i	80% OF (14ai) COMMERCIAL	204.52				
		ii	60% OF (14aii) RESIDENTIAL	1,495.80				
		iii	TOTAL ANCILLARY (14bi+14bii)	1,700.32				
	С		TOTAL PERMISSIBLE ENTITLEMENT OF FSI					
		i	FOR COMMERCIAL BUILT UP AREA FOR RESIDENTIAL BUILT UP AREA	460.16				
	d	li	TOTAL (14a + 14biii)	3,988.80 4,448.96				
15	u	a	TOTAL BUILT UP AREA IN PROPOSAL	0.00				
		b	PROPOSED COMMERCIAL BUILT UP AREA	459.88				
		С	PROPOSED RESIDENTIAL BUILT UP AREA	3,983.00				
		d	TOTAL COMMERCIAL + RESIDENTIAL BUILT UP AREA	4,442.88				
		е	BALANCE BUILT UP AREA FSI CONSUMED (15c/ 14/d)SHOULD NOT BE MORE THAN SERIAL NO	6.08				
16	l		. 14 ABOVE)	0.00				
16								
16 17			AREA IF INCLUSIVE HOUSING IF ANY	0.00				
	a		Area if inclusive housing if any Required Proposed	0.00				

DESCRIPTION OF PROPOSAL

AREA STATEMENT

DEVELOPER'S NAME SCALE: N.T.S. SATYASHREY

DEVELOPERS

DATE: 10/07/2025



AUDUMBER CO.OP. HSG. SOCIETY									
Sr. No.	Name of the Members	Existing carpet Area (in Sq.ft.)	5% Additional Free Carpet Area as per offer (Sq.ft)	Total Free Eligible area (Sq.ft)	Proposed area of flats as per Scheme-7	Area to be Purchased (Sq.ft)	Flat No.	Remarks	
		1	2	3=(1 + 2)	4	5=(4-3)			
1	Mr. Vasant Ravji Poladia	255.00	13	268	303	35	108		
2	Smt Ashwini Ashok Dalvi	339.00	17	356	356	0	208		
3	Smt. Nilavanti Kirit Satra	300.00	15	315	356	41	308		
4	Mrs. Koumudi Tushar Kotibhaskar	355.00	18	373	374	1	608		
5	Mrs. Kiran Dinesh Pujara and Heena Vilas Pujara	382.00	19	401	401	0	808		
6	Mrs. Deepa Dilip Damle, Mrs. Dhanashree Vinayak Patil and Mrs. Deepti Abhishek Limaye	305.00	15	320	401	81	708	400-450	
7	Mr. Rajendra Shivjibhai Faria	417.00	21	438	431	-7	807	Required area 600 to 650 sq.ft., if I get flat in front side corner towards Deepak building on floor except 1st and last floor, else I require my eligible are.	
8	Dr. Vishnu Waman Deshpande and Mrs. Durga Vishnu Deshpande	349.00	17	366	507	141	107		
9	Mr. Ravi Kirit Satra, Mr. Mehul Jayantilal Satra and Mr. Rajat Ramesh Shah	483.00	24	507	519	12	207		
10	Rupashi Virji Shah	518.00	26	544	519	-25	307		
11	Smt. Meena Vilas Kavitake and Mr. Sagar Vilas Kavitake	483.00	24	507	519	12	407		
12	Mr. Rajesh Suresh Dighe and Mrs. Seema Rajesh Dighe	487.00	24	511	519	8	507	Additional area depend on plan	
13	Mr. Manas Sanjay Dixit	162.00	8	170	561	391	204	650 to 700	
14	Mrs. Suhasini Sunil Lokhande and Mr. Sunil Pandurang Lokhande	435.00	22	457	566	109	607	582.00 - 2 Bhk	
15	Sm. Pratibha Ravindra Riswadkar and Mr. Harshad Ravindra Riswadkar	530.00	27	557	592	36	707		
16	Mr. Ramesh Rupshi Shah	609.00	30	639	639	0	206		
17	Smt. Vandana Sharadkumar Bhat	609.00	30	639	639	0	306		
18	Smt. Shubhangi Ravikant Patwardhan	609.00	30	639	639	0	406		
19	Mr. Parag Purushottam Kulkarni	609.00	30	639	639	0	506	Additional area can be discussed base on plan	
20	Mrs. Mayuri Pravin Parab and Mr. Pravin Jagannath Parab	609.00	30	639	639	0	606		
21	Mr. Shailendra Suresh Durve and Mrs. Pritam Shailendra Durve	609.00	30	639	639	0	706		
22	Mr. Prabhakar Sadashiv Rahalkar	631.00	32	663	663	0	201		
23	Mr. Pravin Chandanmal Soni	310.00	16	326	696	371	301		
24	Mr. Pankaj Manshi Faria and Mrs. Pushpa Pankaj Faria	609.00	30	639	696	57	401		
25	Smt. Chamelibai Waman Patil (325 + 327)	652.00	33	685	696	11	501	AMALGAMATED	
	Mr. Deepak Rajaninath Mokashi	609.00	30	639	696	57	601		
	Smt. Neha Rajan Khandekar	530.00	27	557	696	140	701	582.00	
	Shri. Milind Rajaram Mahajan	530.00	27	557	800	244	806	800.00	
TOTAI	-	13,325.00	666	13,991	15,701	1,710			