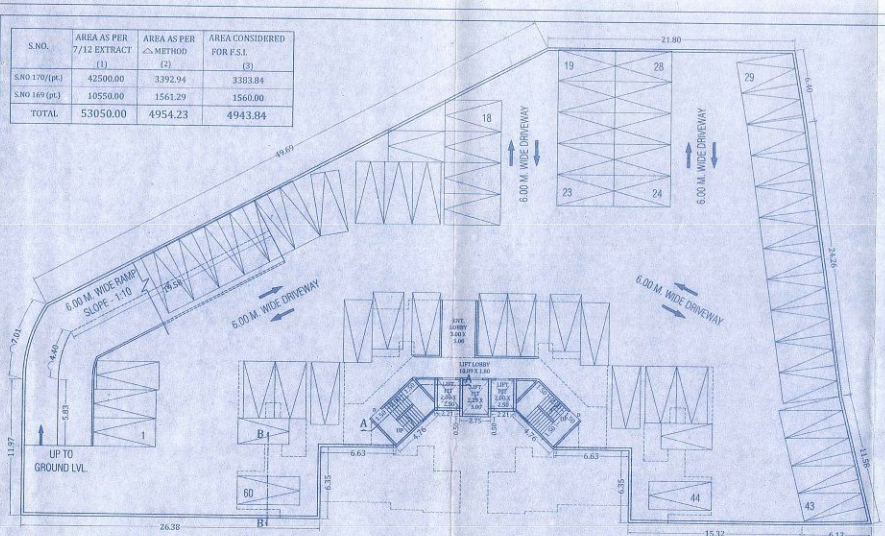
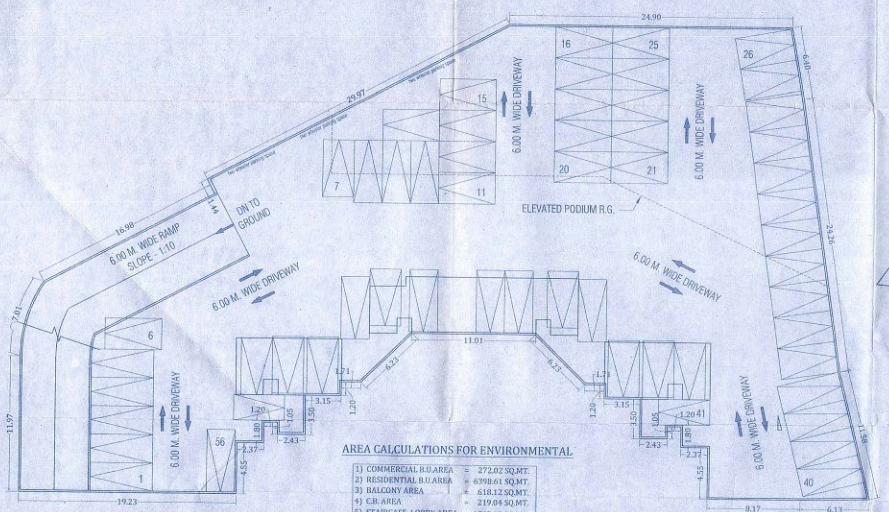
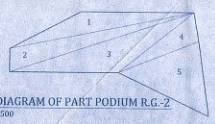
S.NO.	AREA AS PER 7/12 EXTRACT (1)	AREA AS PER △ METHOD (2)	AREA CONSIDERED FOR F.S.I. (3)
S.NO 170/(pt.)	42500.00	3392.94	3383.84
S.NO 169 (pt.)	10550.00	1561.29	1560.00
TOTAL	53050.00	4954.23	4943.84



BASEMENT FLOOR PLAN
SCALE - 1:200



1ST PODIUM FLOOR PLAN
SCALE - 1:200

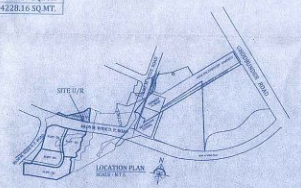


AREA DIAGRAM OF PART PODIUM R.G.-2
SCALE - 1:500

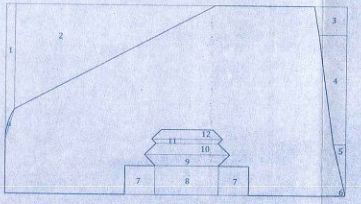
AREA CALCULATION OF PODIUM R. G.-2							
ADDITION (X)							
1	41.34 X	4.94 X	0.5	=	102.11 SQ.MT.		
2	42.66 X	4.88 X	0.5	=	104.09 SQ.MT.		
3	42.66 X	7.51 X	0.5	=	160.19 SQ.MT.		
4	21.24 X	5.60 X	0.5	=	59.47 SQ.MT.		
5	22.11 X	13.92 X	0.5	=	153.88 SQ.MT.		
TOTAL				=	579.74 SQ.MT.		

AREA CALCULATION OF GROUND R. G.-1					
ADDITION (X)					
1	30.74 X	8.21 X	0.5	=	3.23 SQ.MT.
2	30.33 X	28.03 X	0.5	=	303.75 SQ.MT.
3	23.57 X	9.11 X	0.5	=	107.36 SQ.MT.
TOTAL				=	414.34 SQ.MT.

RECREATION AREA CALCULATION
RECREATION AREA REQUIRED
20% OF 4943.84 SQ.MT. = 988.77 SQ.MT.
RECREATION AREA PROVIDED
GROUND R. G. = 414.34 SQ.MT.
PODIUM R. G. = 579.74 SQ.MT.
TOTAL PROP. R. G. = 994.08 SQ.MT.
REQ. 10% R. G. AREA ON GROUND LVL. OF (988.77 X 10%) = 326.29 SQ.MT.
PROP. R. G. AREA ON GR. LVL. = 414.34 SQ.MT.

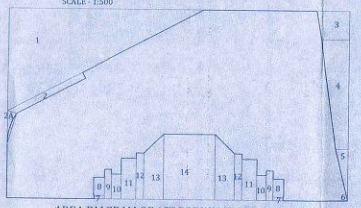


PROPOSED WORK SHOWN IN PINK.
BOUNDARY OF THE PLOT SHOWN IN BLACK.
DRAINAGE LINE SHOWN IN RED DOTTED.
STRUCTURE WOULD BE R.C.C. FRAME.
ALL EXT. WALLS ARE 15 CM THK. CONC.
ALL INT. WALLS ARE 15 CM THK.BRICK.
ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.



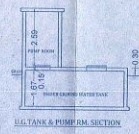
AREA DIAGRAM OF BASEMENT FLOOR
SCALE - 1:500

AREA CALCULATION OF BASEMENT FLOOR					
ADDITION (X)					
A	75.88 X 41.70 X 1 X 1			=	3130.84 SQ.MT.
a	6.82 X 0.58 X (2/3) X 1			=	2.27 SQ.MT.
TOTAL				=	3133.11 SQ.MT.
DEDUCTION (Y)					
1	(29.73 + 23.12) X 1.99 X 0.5			=	52.58 SQ.MT.
2	43.98 X 23.12 X 0.5 X 1			=	508.41 SQ.MT.
3	(7.30 + 6.99) X 6.30 X 0.5			=	42.49 SQ.MT.
4	(6.19 + 2.78) X 24.01 X 0.5			=	107.68 SQ.MT.
5	11.24 X 2.78 X 0.5 X 1			=	15.62 SQ.MT.
6	6.13 X 0.15 X 0.5 X 1			=	0.46 SQ.MT.
7	6.63 X 6.35 X 1 X 2			=	84.20 SQ.MT.
8	13.99 X 6.35 X 1 X 1			=	88.84 SQ.MT.
	(13.99 + 13.89) X 0.05 X 0.5			=	0.70 SQ.MT.
9	(18.78+ 13.89) X 2.47 X 0.5			=	40.25 SQ.MT.
10	(18.70 + 13.66) X 2.44 X 0.5			=	39.50 SQ.MT.
11	(15.57 + 13.68) X 0.97 X 0.5			=	14.19 SQ.MT.
12	(15.57+ 11.32) X 2.07 X 0.5			=	27.83 SQ.MT.
TOTAL				=	1022.75 SQ.MT.
TOTAL (X- Y)				=	2110.36 SQ.MT.



AREA DIAGRAM OF 1ST PODIUM FLOOR
SCALE - 1:500

AREA CALCULATION OF 1ST PODIUM FLOOR					
ADDITION (A)					
1	75.88 X 41.70 X 1.0 X 1.0			=	3130.84 SQ.MT.
2	6.80 X 0.51 X (2/3) X 1.0			=	2.35 SQ.MT.
TOTAL				=	3133.18 SQ.MT.
DEDUCTION (B)					
1	42.87 X 22.55 X 0.5 X 1.0			=	483.36 SQ.MT.
2	18.46 + 16.98 X 1.44 X 0.5			=	25.52 SQ.MT.
2A	6.9 X 2.09 X 0.5 X 1.0			=	7.21 SQ.MT.
3	7.3 + 6.19 X 6.3 X 0.5			=	42.49 SQ.MT.
4	6.19 + 2.78 X 24.01 X 0.5			=	107.68 SQ.MT.
5	11.24 X 2.78 X 0.5 X 1.0			=	15.62 SQ.MT.
6	6.13 X 0.15 X 0.5 X 1.0			=	0.46 SQ.MT.
7	2.22 X 0.75 X 1.0 X 2.0			=	3.33 SQ.MT.
8	2.37 X 3.95 X 1.0 X 2.0			=	18.72 SQ.MT.
9	1.50 X 6.50 X 1.0 X 2.0			=	19.50 SQ.MT.
10	2.13 X 5.45 X 1.0 X 2.0			=	23.22 SQ.MT.
11	3.36 X 8.95 X 1.0 X 2.0			=	59.87 SQ.MT.
12	1.65 X 10.15 X 1.0 X 2.0			=	33.50 SQ.MT.
13	14.31 + 10.15 X 4.31 X 1.0			=	105.42 SQ.MT.
14	11.32 X 14.35 X 1.0 X 1.0			=	162.44 SQ.MT.
TOTAL				=	1107.55 SQ.MT.
TOTAL (A - B)				=	2025.63 SQ.MT.



PARKING STATEMENT

DISCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
BELOW 35 SQ.MT. TENEMENT B/UP AREA NOT REQUIRED PARKING	-------	-------
1 PARKING FOR EACH : 2 TENEMENT HAVING B/UP AREA 35 SQ.MT. TO 50 SQ.MT.	100 NOS.	50 NOS.
1 PARKING FOR EACH : 1 TENEMENT HAVING B/UP AREA 50 SQ.MT. TO 75 SQ.MT.	33 NOS.	33 NOS.
2 PARKING FOR EACH : 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT.	-------	-------
COMMERCIAL AREA-272.02 SQ.M. 1 PARKING SPACE FOR EVERY 25.00 SQ.MT OF FLOOR AREA (UP TO 400.00 SQ.MT. & ONE FOR EVERY 400 SQ.MT. B/U AREA FOR EVERY 50.00 SQ.MT.	272.02/25 = 11 NOS. TOTAL = 11 NOS.	11 NOS.
TOTAL PARKING		94 NOS.
VISITORS 10 %		9 NOS.
TOTAL 4 WHEELER PARKING REQUIRED		103 NOS.
TOTAL 4 WHEELER PARKING PROVIDED		170 NOS.
1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT	133 NOS.	133 NOS.
1 TWO WHEELER PARKING SPACE FOR EVERY 20.00 SQ. MT. COMM. B/U AREA	272.02/20	14 NOS.
TOTAL SCOOTER PARKING REQUIRED		147 NOS.
TOTAL SCOOTER PARKING PROVIDED		147 NOS.

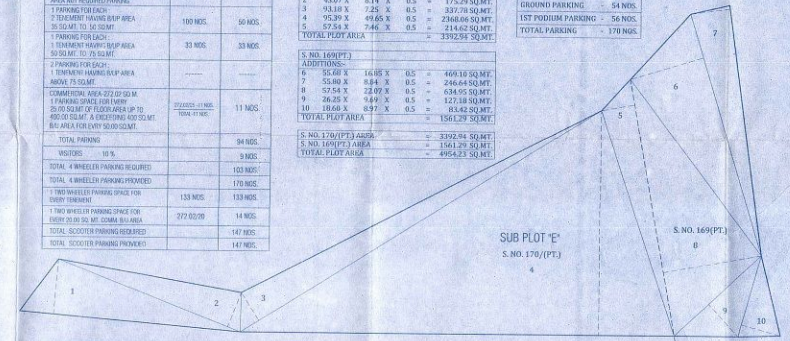
PLOT AREA CALCULATION

S. NO. 170/(PT.) ADDITIONS:-					
1	48.76 X 12.19 X 0.5			=	297.19 SQ.MT.
2	43.07 X 8.14 X 0.5			=	175.29 SQ.MT.
3	93.18 X 7.25 X 0.5			=	337.78 SQ.MT.
4	95.39 X 49.65 X 0.5			=	2366.06 SQ.MT.
5	57.56 X 7.46 X 0.5			=	214.62 SQ.MT.
TOTAL PLOT AREA				=	3392.94 SQ.MT.

S. NO. 169(PT.) ADDITIONS:-					
6	55.68 X 16.85 X 0.5			=	469.16 SQ.MT.
7	55.80 X 8.84 X 0.5			=	246.64 SQ.MT.
8	57.54 X 22.07 X 0.5			=	634.95 SQ.MT.
9	26.25 X 9.69 X 0.5			=	127.18 SQ.MT.
10	18.60 X 8.97 X 0.5			=	83.42 SQ.MT.
TOTAL PLOT AREA				=	1561.29 SQ.MT.

S. NO. 170/(PT.) AREA	=	3392.94 SQ.MT.
S. NO. 169(PT.) AREA	=	1561.29 SQ.MT.
TOTAL PLOT AREA	=	4954.23 SQ.MT.

BASEMENT PARKING	-	60 NOS.
GROUND PARKING	-	54 NOS.
1ST PODIUM PARKING	-	56 NOS.
TOTAL PARKING	-	170 NOS.

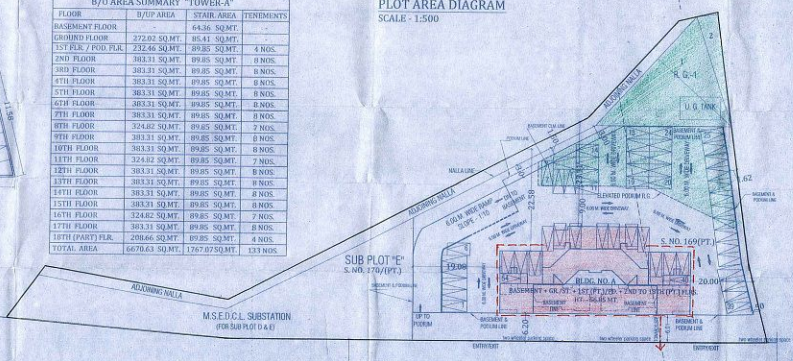


PLOT AREA DIAGRAM
SCALE - 1:500

B/U AREA SUMMARY "TOWER-A"			
FLOOR	B/UP AREA	STAIR AREA	TENEMENTS
BASEMENT FLOOR		64.36 SQ.MT.	-
GROUND FLOOR	272.02 SQ.MT.	85.41 SQ.MT.	-
1ST FLR. / POD. FLR.	232.46 SQ.MT.	89.85 SQ.MT.	4 NOS.
2ND FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
3RD FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
4TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
5TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
6TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
7TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
8TH FLOOR	324.82 SQ.MT.	89.85 SQ.MT.	7 NOS.
9TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
10TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
11TH FLOOR	324.82 SQ.MT.	89.85 SQ.MT.	7 NOS.
12TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
13TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
14TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
15TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
16TH FLOOR	324.82 SQ.MT.	89.85 SQ.MT.	7 NOS.
17TH FLOOR	383.31 SQ.MT.	89.85 SQ.MT.	8 NOS.
18TH (PART) FLR.	208.66 SQ.MT.	89.85 SQ.MT.	4 NOS.
TOTAL AREA	6670.63 SQ.MT.	1767.07 SQ.MT.	133 NOS.

AREA CALCULATIONS FOR ENVIRONMENTAL

1) COMMERCIAL B.U.AREA	=	272.02 SQ.MT.
2) RESIDENTIAL B.U.AREA	=	6398.61 SQ.MT.
3) BALCONY AREA	=	618.12 SQ.MT.
4) C.B. AREA	=	219.04 SQ.MT.
5) STAIRCASE, LOBBY AREA	=	1767.07 SQ.MT.
6) REFUGE AREA	=	237.57 SQ.MT.
7) BASEMENT AREA	=	2110.36 SQ.MT.
8) PODIUM AREA	=	2605.37 SQ.MT.
TOTAL AREA	=	14228.16 SQ.MT.



BLOCK PLAN
SCALE - 1:500

BLDG. TYPE - "TOWER-A"	1/4

PROFORMA - II

CONTENT OF SHEET

BLOCK PLAN, LOCATION PLAN, R.G. AREA CALC., TENAMENT STATEMENT, B/U AREA SUMMARY, U/G. TANK & PUMP ROOM, BASEMENT FLOOR PLAN, 1ST PODIUM FLOOR PLAN, ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 506/2232/16
TMC/TD-DP/Tps/1706/16 Dated 26/02/2016

Deputy Engineer (TDD) — Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सशर्त प्रमाणपत्र

PERFORMA "A" AREA STATEMENT	OWNER	MHADA
1. AREA OF PLOT (SUB PLOT "E")	4943.84	4943.84
2. DEDUCTION FOR		
a. AREA UNDER NOT IN POSSESSION	0.00	0.00
b. ROAD SET BACK AREA	0.00	0.00
c. PROPOSED ROAD (D. P. ROAD) =11478.00	0.00	0.00
3. BALANCE AREA OF THE PLOT	4943.84	4943.84
4. deduction for 5% amenity area	0.00	0.00
5. BALANCE AREA OF THE PLOT	4943.84	4943.84
6. DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE) 15% of 5)	741.58	741.58
7. NET AREA OF THE PLOT (5-6)	4202.26	4202.26
8. F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 80% OF THE BALANCE AREA WIDE ITEM 5 ABOVE =4943.84 x 80% = 3955.07 SQ.MT.	2471.92	
8a 30% AREA FOR PREMIUM TO BE UTILIZE OF 4943.84 x 30% = 1483.15 SQ.MT.		
8b 50% AREA FOR TDR/DR OF (D.P. ROAD) 4943.84 x 50% = 2471.92 SQ.MT.		
9. TOTAL AREA (7+8)	6674.18	4202.26
10. F.S.I. PERMISSIBLE	1.00	0.20
11. PERMISSIBLE FLOOR AREA (9X10)	6674.18	840.45
12. EXISTING FLOOR AREA		
13. PROPOSED FLOOR AREA	6670.63	TO BE PROVIDED ON SUB PLOT "D"
14. EXCESS BAL. AREA TAKEN IN F.S.I.		
15. TOTAL BUILT UP AREA PROPOSED	6670.63	
16. BALANCE AREA	3.55	

B) TENEMENT STATEMENT		
i. PROPOSED AREA (ITEM A-13 ABOVE)	6668.87	
ii. LESS DEDUCTION OF NON RESIDENTIAL AREA	272.02	
iii.AREA AVAILABLE FOR TENEMENTS(i-ii)	6396.85	
iv. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE)	160	
v. TENEMENTS PROPOSED	133	
vi. TOTAL TENEMENTS ON PLOT	133	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---------- AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4943.84 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED PLAN FOR PROPOSED BUILDING ON LAND BEARING S.NO. 169(pt.), 170(pt.) OF VILLAGE KAVESAR, TAL. & DIST. - THANE.

NAME OF THE DEVELOPER

HARASIDDH DEVELOPERS

PARTNER
ADDRESS: 501, RUTU BUSINESS PARK, MAJIWADE, THANE (W) 400601

SCALE	DRAWN BY	CHECKED BY
1:500		NARENDRA
DATE	JOB NO.	APPROVED BY
30/11/15		AR. S.G.

ARCHITECTS
scapes
ARCHITECTS

SCAPES EARTH,
GUPTE COTTAGE, OPP. BHARTI MANDIR,
PANCHPAKHADI, THANE (W) -400602.
TEL.-NO. - 25389865.
E-MAIL : scapes@indiatimes.com

\\SCAPES3\NARENDRA\RUTU CITY\SUB PLOT E\FOR APPROVAL\SUB PLOT E MUNICIPAL - 08.02.16.DWG