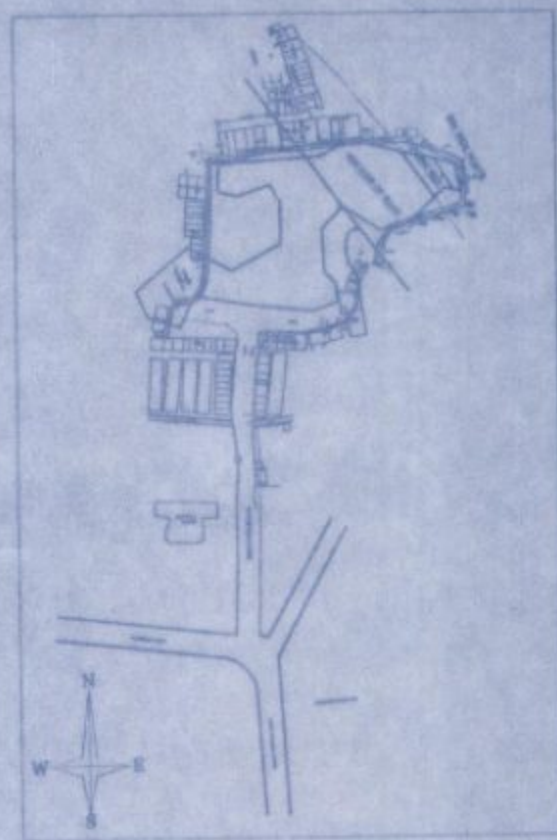
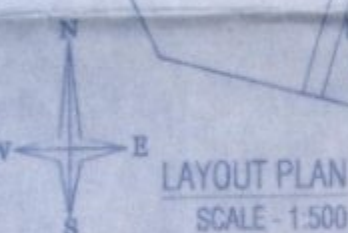




LOCATION PLAN
SCALE - N.T.S.



LAYOUT PLAN
SCALE - 1:500

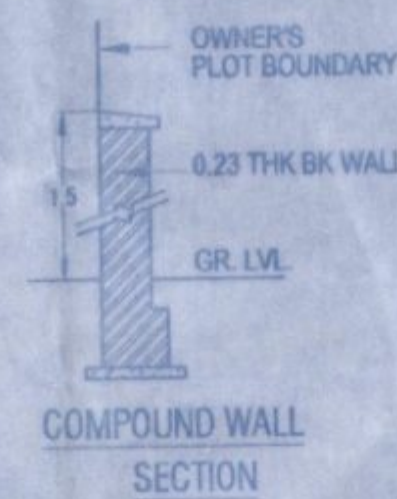
PARKING PROVIDED STATEMENT		
	CAR	SCOOTER
BASEMENT	00	451.00
GROUND / STILT PARKING	06.00	56.00
TOWER PARKING	122.00	00
TOTAL PROPOSED	128.00	507.00

COMMERCIAL CARPET UP AREA SUMMARY	
	AREA IN SQ.MT.
BUILDING TYPE	SHOP
BLDG-A1 - GR.FLOOR	92.28
BLDG-B1 - GR.+1ST+2ND FLOOR	193.90
TOTAL PROPOSED AREA	286.18

BUILT UP AREA SUMMARY STATEMENT		
	AREA IN SQ.MT.	
BUILDING TYPE	COMMERCIAL	RESIDENTIAL
BLDG-A1 - GR.(pt.)+ST.(pt.)+1ST TO 20TH FLR.	103.84	7298.54
BLDG-B1 - GR.(pt.)+ST.(pt.)+1ST TO 21TH FLR.	218.44	10778.36
TOTAL PROPOSED AREA	317.28	18076.90
TOTAL PROPOSED BUILT-UP AREA (COMM.+RESL)	18394.18 SQ.MT.	

Table No. 88 - Parking Requirements					
Sr.No	Occupancy	Size of tenement	No. of Tenements	PARKING REQUIRED	
				CAR	SCOOTER
1.	RESIDENTIAL	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	00	00	00
	Multi-Family Residential	For every two tenements with each tenement having carpet area less than 30 sq.m.	404.00	00	808.00
	TOTAL PARKING			00	808.00
	5% VISITOR PARKING			00	40.40
	RESIDENTIAL TOTAL PARKING REQUIRED			00	848.40
2.	Mercantile (markets, departmental stores, shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	286.18 100.00	2.86 X 2 6.00	2.86 x 6 17.00
3.	Mangal karyalay/ marriage Hall, Cultural Hall and Banquet Hall for every 100 sq.m. carpet area / lawn area of fraction thereof	For every 100 sq.m. carpet area or fraction thereof	364.32 100.00	5.00 X 1 5.00	5.00 x 5.00 25.00
	TOTAL PARKING REQUIRED			11.00	890.40
	TOTAL PARKING PROVIDED			128	890.00
	DEFICIENCY			NIL	396.40
	NO. OF EXTRA CAR PROVIDED			117	
	COVERVERTING CAR INTO SCOOTER PARKING (Reg.No.8.1.1.V)			(117 X 6 = 702.00)	

FROM OF STATEMENT 3 [Sr.No.9(a)]					
AREA DETAILS OF APARTMENT					
BUILDING No.	FLOOR No.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	2	3	4	5	6
BUILDING-A1	GR.FLR./STILT FLOOR	MULTI PURPOSE ROOM-1	15.39 SQ.MT.	NIL	NIL
		MULTI PURPOSE ROOM-2	10.67 SQ.MT.	NIL	NIL
		MULTI PURPOSE ROOM-3	28.02 SQ.MT.	NIL	NIL
		MULTI PURPOSE ROOM-4,6,7	28.27 SQ.MT.	NIL	NIL
		MULTI PURPOSE ROOM-5,8	17.76 SQ.MT.	NIL	NIL
		MULTI PURPOSE ROOM-9	24.55 SQ.MT.	NIL	NIL
		SHOP-01	22.67 SQ.MT.	NIL	NIL
		SHOP-02	18.35 SQ.MT.	NIL	NIL
		SHOP-03	22.39 SQ.MT.	NIL	NIL
		SHOP-04	20.04 SQ.MT.	NIL	NIL
BUILDING-B1	GR.FLR./STILT FLOOR	SHOP-05	8.83 SQ.MT.	NIL	NIL
		1ST TO 20TH	26.02 SQ.MT.	NIL	NIL
		SHOP-16	12.71 SQ.MT.	NIL	NIL
		SHOP-17	12.40 SQ.MT.	NIL	NIL
		SHOP-18	13.47 SQ.MT.	NIL	NIL
		SHOP-19	26.75 SQ.MT.	NIL	NIL
		SHOP-20	30.91 SQ.MT.	NIL	NIL
		SHOP-21,24	15.76 SQ.MT.	NIL	NIL
		SHOP-22,23	23.77 SQ.MT.	NIL	NIL
		SHOP-25	26.42 SQ.MT.	NIL	NIL
BUILDING-B1	1ST TO 3RD FLR.	1,6	26.02 SQ.MT.	NIL	NIL
		2	21.58 SQ.MT.	NIL	NIL
		3	23.94 SQ.MT.	NIL	NIL
		4	24.73 SQ.MT.	NIL	NIL
		5	24.73 SQ.MT.	NIL	NIL
		4TH FLR. TO 6TH FLR.	1 TO 6	26.02 SQ.MT.	NIL
		7TH FLR. TO 21TH FLR.	1 TO 7	26.02 SQ.MT.	NIL
		8	24.73 SQ.MT.	NIL	NIL



U.G.TANK & PUMP RM. SECTION



PLOT AREA DAIGRAM
SCALE - 1:1000

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 505/2013/13
TMO/DP/TP/3848/21 Dated 31/12/2021
Deputy Engineer (TDO)
Thane Municipal Corporation
The City of Thane

सावधान
नगरपालिकाको कार्यालय न करिबै तलेन
निकास विनियमन विनियमनको अन्तर्गत
परवानका न देता बाँधकन कार कर्ने, महाराष्ट्र
गर्देशिक व कार रचना अधिनियमावे कलम ५२
अनुसार दखलपत्र गुल्न आदे. प्वासादी जास्तीत
कात्त ३ वर्षे कैद व र. १०००/- दंड होऊन शकने.



PLOT AREA CALCULATIONS OF TRIANGULATION
METHOD S.No.13

PLOT - A			
1)	18.33	X 7.53	X 1/2 = 69.03 Sq.Mt.
2)	28.24	X 10.76	X 1/2 = 151.95 Sq.Mt.
3)	44.02	X 12.26	X 1/2 = 269.88 Sq.Mt.
4)	39.13	X 18.05	X 1/2 = 353.16 Sq.Mt.
5)	39.13	X 13.85	X 1/2 = 270.99 Sq.Mt.
6)	51.98	X 11.04	X 1/2 = 286.93 Sq.Mt.
7)	42.32	X 11.15	X 1/2 = 236.95 Sq.Mt.
8)	47.39	X 14.04	X 1/2 = 332.69 Sq.Mt.
9)	64.80	X 9.86	X 1/2 = 319.48 Sq.Mt.
10A)	64.80	X 9.39	X 1/2 = 304.23 Sq.Mt.
10)	40.53	X 15.48	X 1/2 = 313.70 Sq.Mt.
11)	20.71	X 7.87	X 1/2 = 81.49 Sq.Mt.
12)	18.81	X 7.12	X 1/2 = 66.96 Sq.Mt.
13)	20.91	X 2.65	X 1/2 = 27.50 Sq.Mt.
14)	13.85	X 12.60	X 1/2 = 87.25 Sq.Mt.
TOTAL AREA = 3131.52 Sq.Mt.			

AREA UNDER NOT IN POSSESSION - II			
15)	10.61	X 5.23	X 1/2 = 27.76 Sq.Mt.
16)	12.01	X 1.73	X 1/2 = 10.38 Sq.Mt.
17)	15.41	X 6.62	X 1/2 = 51.02 Sq.Mt.
TOTAL AREA = 89.17 Sq.Mt.			

AREA UNDER RESERVED PARKING RES.No.5			
15)	28.30	X 8.829	X 1/2 = 96.63 Sq.Mt.
16)	28.30	X 6.98	X 1/2 = 98.76 Sq.Mt.
17)	18.29	X 2.21	X 1/2 = 20.60 Sq.Mt.
TOTAL AREA = 216.00 Sq.Mt.			

AREA UNDER 40.00 M. W. ROAD			
A)	31.74	X 7.36	X 1/2 = 116.80 Sq.Mt.
B)	33.73	X 14.09	X 1/2 = 237.62 Sq.Mt.
C)	48.17	X 14.23	X 1/2 = 342.72 Sq.Mt.
D)	51.04	X 16.38	X 1/2 = 418.01 Sq.Mt.
E)	51.81	X 15.66	X 1/2 = 405.77 Sq.Mt.
F)	51.81	X 9.49	X 1/2 = 245.08 Sq.Mt.
TOTAL AREA = 1766.00 Sq.Mt.			

AREA UNDER 30 M. WIDE HCMTR			
I)	18.27	X 8.558	X 1/2 = 78.03 Sq.Mt.
II)	14.51	X 5.49	X 1/2 = 39.97 Sq.Mt.
TOTAL AREA = 118.00 Sq.Mt.			

AREA UNDER NOT IN POSSESSION - I			
a)	41.67	X 12.27	X 1/2 = 255.64 Sq.Mt.
b)	41.67	X 8.84	X 1/2 = 184.18 Sq.Mt.
c)	31.51	X 0.92	X 1/2 = 14.49 Sq.Mt.
d)	29.35	X 7.59	X 1/2 = 111.38 Sq.Mt.
e)	26.58	X 0.96	X 1/2 = 13.02 Sq.Mt.
f)	25.83	X 2.90	X 1/2 = 37.45 Sq.Mt.
g)	25.83	X 5.027	X 1/2 = 64.93 Sq.Mt.
h)	20.16	X 3.76	X 1/2 = 37.90 Sq.Mt.
i)	14.10	X 3.52	X 1/2 = 24.81 Sq.Mt.
j)	14.53	X 6.78	X 1/2 = 49.25 Sq.Mt.
TOTAL AREA = 793.06 Sq.Mt.			

AREA UNDER EXISTING ROAD			
a)	4.72	X 0.83	X 1/2 = 1.96 Sq.Mt.
b)	9.82	X 0.32	X 1/2 = 1.57 Sq.Mt.
c)	10.81	X 2.81	X 1/3 = 9.41 Sq.Mt.
d)	11.39	X 0.73	X 1/2 = 4.16 Sq.Mt.
e)	6.14	X 1.89	X 1/2 = 5.18 Sq.Mt.
TOTAL AREA = 40.24 Sq.Mt.			
TOTAL PLOT AREA = 6154.70 Sq.Mt.			

PLOT AREA CALCULATIONS: AS PER -- (in SQ. M.)			
S.NO./H.NO.	7/12 EXTRACT	T/LR P-LINE	AREA UNDER CONSIDERATION
13	5990.00	6154.70	5990.00

LAYOUT PLAN, LOCATION PLAN, TENAMENT SUMMARY, CALCULATION SUMMARY, PARKING STATEMENT ETC.

PROFORMA - A		
Sr.	DESCRIPTION	SQ.MT.
1	AREA OF PLOT (MINIMUM AREA OF A.B.C TO CONSIDERED)	5990.00
a	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	5990.00
b	AS PER MEASUREMENT SHEET	6154.05
c	AS PER SITE MINIMUM AREA	5990.00
	LESS : AREA NOT IN POSSESSION	882.23
	Area Considered For Proposal	5107.77
2	DEDUCTIONS FOR	
a	Area Under Road	
	40.00 M. wide D.P. Road	1766.00
	Area under existing Road	40.24
b	D.P. Reservation	
	Parking Reservation No.5	216.00
	30 M. wide HCMTR	118.00
	Total a + b	2140.24
3	BALANCE AREA OF PLOT (1-2)	2967.53
4	AMENITY SPACE (IF APPLICABLE)	
a	REQUIRED	0.00
b	ADJUSTMENT OF 2(b), IF ANY	0.00
c	BALANCE PROPOSED	0.00
5	NET PLOT AREA (3-4(c))	2967.53
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a	REQUIRED	0.00
b	PROPOSED	0.00
7	INTERNAL ROAD AREA	NA
8	PLOTABLE AREA (IF APPLICABLE)	NA
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. No. 5 x 1.10 (BASIC FSI))	3264.28
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON Road width / TOD Zone	2553.89
b	Proposed FSI on payment of premium	0.00
11	IN-SITU FSI / TDR LOADING (As per Reg. 11.2.4 (a))	
a	Area Under Road	
	40.00 M. wide D.P. Road	0.00
	Area under existing Road	0.00
b	D.P. Reservation	0.00
	Parking Reservation No.5	0.00
	30 M. wide HCMTR	0.00
c	TDR Area	0.00
d	Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER No. 7 (DEVELOPMENT OF HOUSING FOR EWS/LIG REG. No. 7.7.1) MAX PERMISSIBLE = 3 - 1.1 = 1.90 X 5107.77 = 9704.76	8500.00
13	TOTAL ENTITLEMENT FSI IN THE PROPOSAL	
a	[9 + 10(b) + 11(a)] OR 12 WHICHEVER IS APPLICABLE	11784.28
b	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL OR 80% FOR COMMERCIAL WITH PAYMENT OF CHARGES. PERMISSIBLE ANCILLARY AREA =	6700.00
c	Total entitlement (a+b)	18484.28
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REG. No. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8 (PERMISSIBILITY CONSIDERING FRONTING OF 40 M. WIDE DP ROAD = 3.00 X 1.80)	4.80
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr.No.17 B)	
a	EXISTING BUILT-UP AREA	0.00
b	PROPOSED BUILT-UP AREA (AS PER P-LINE)	18394.18
c	TOTAL (a+b)	
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)	N/A
b	PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / & THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5990.00 Sq. Mts. & TALLIES WITH THE AREA STATED TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING LAYOUT ON PLOT BEARING New S No 13 & OLD S.No. 150 AT VILLAGE-Dhokali, TAL & DIST.-THANE (SECTOR-V)

OWNER'S NAME AND SIGNATURE SIGNATURE OF ARCHITECT

M/s. JWM SPACES through Mr. Manthan Jitendra Mehta Mr. Nimish Jitendra Mehta

ARYAN CONSULTANTS Architects & Engineers

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