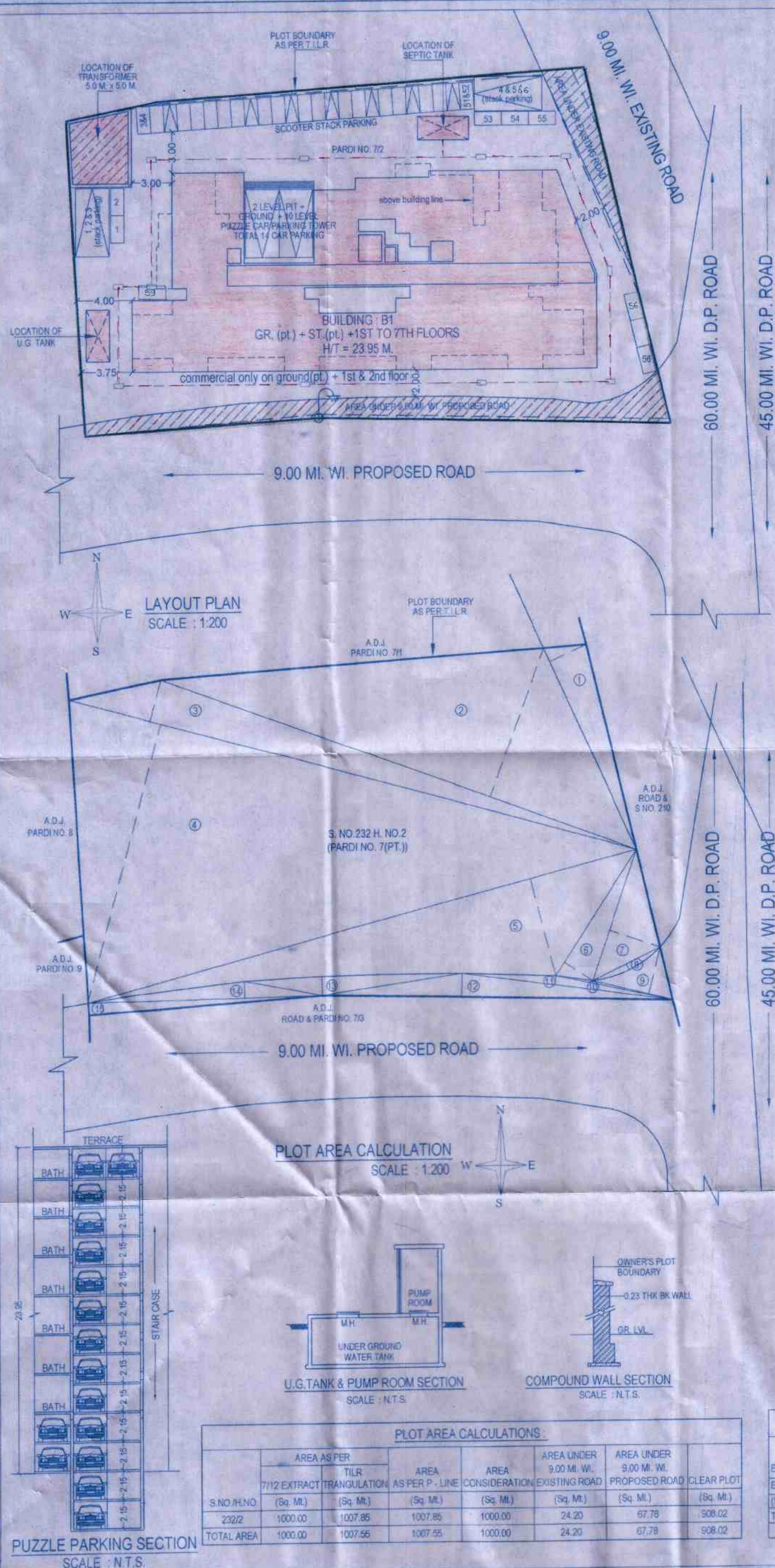




PARKING STATEMENT : 4 WHEELER		
DISCRPTIONS	NO. OF TENEMENTS	NO. OF PARKING
RESIDENTIAL AREA		
i) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M	30 NOS.	-- NOS.
ii) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	05 NOS.	03 NOS.
TOTAL PARKING		-- NOS.
VISITORS	05 %	-- NOS.
COMMERCIAL AREA		
i) SHOP - ONE CAR PARKING FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF	237.59 SQ.MT	02 NOS.
ii) OFFICE - THREE CAR PARKING FOR EVERY 200 SQ.MT. CARPET AREA OR FRACTION THEREOF	610.12 SQ.MT	09 NOS.
TOTAL PARKING REQUIRED		14 NOS.
COMPOSITE PARKING (UDCPR Reg. 8.1.1 (V) CONVERTED 54 (2 WHEELER) @ = 4 (4 WHEELER)		06 NOS.
TOTAL PARKING REQUIRED 4 WHEELER PARKING		23 NOS.
PARKING PROVIDED IN BUILDING STILT		
BUILDING STILT - 3 CAR PARKING		17 NOS.
BUILDING STILT - 14 CAR PARKING (PUZZLE PARKING)		
PARKING PROVIDED IN OPEN		06 NOS.
TOTAL CAR PARKING PROVIDED		23 NOS.

PARKING STATEMENT - 2 WHEELER		
RESIDENTIAL AREA		
i) TWO SCOOTER PARKING FOR EVERY ONE TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ. M.	30 NOS.	60 NOS.
ii) ONE SCOOTER PARKING FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ. M. BUT MORE THAN 30 SQ.M.	05 NOS.	03 NOS.
TOTAL PARKING		63 NOS.
VISITORS	05 %	03 NOS.
COMMERCIAL AREA		
i) SHOP - SIX SCOOTER PARKING FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF	237.58 SQ.MT.	14 NOS.
ii) OFFICE - ELEVENTH SCOOTER PARKING FOR EVERY 200 SQ.MT. CARPET AREA OR FRACTION THEREOF	610.12 SQ.MT.	33 NOS.
TOTAL PARKING REQUIRED		112 NOS.
COMPOSITE PARKING (UDCPR Reg. 8.1.1 (V) (six scooters' parking may be allowed to be converted in one car parking) CONVERTED 54 (2 WHEELER) / 8 = 4 (4 WHEELER)		
TOTAL TWO WHEELAR PARKING REQUIRED		59 NOS.
TWO WHEELAR PARKING PROVIDED IN OPEN		59 NOS.
TOTAL TWO WHEELAR PARKING PROVIDED		59 NOS.

PLOT CALCULATIONS					
S. NO. 232 H. NO. 2 (Pandi No. 7pt.)					
AREA UNDER 9.00 M. W/ EXISTING ROAD					
1)	2.96	X	16.35	X	0.50 = 24.20 Sq.M
					= 24.20 Sq.M
CLEAR PLOT					
2)	37.43	X	11.64	X	0.50 = 217.85 Sq.M
3)	43.51	X	3.12	X	0.50 = 67.67 Sq.M
4)	43.75	X	21.00	X	0.50 = 459.38 Sq.M
5)	38.56	X	7.00	X	0.50 = 134.92 Sq.M
6)	11.00	X	2.50	X	0.50 = 13.75 Sq.M
7)	3.94	X	10.16	X	0.50 = 20.01 Sq.M
8)	5.53	X	0.49	X	2/3 = 1.80 Sq.M
					= 916.57 Sq.M
AREA UNDER 9.00 M. W/ PROPOSED ROAD					
9)	6.08	X	3.53	X	0.50 = 10.73 Sq.M
10)	8.83	X	0.19	X	0.50 = 0.83 Sq.M
11)	15.74	X	0.67	X	0.50 = 5.27 Sq.M
12)	26.06	X	1.72	X	0.50 = 22.41 Sq.M
13)	16.20	X	1.43	X	0.50 = 11.59 Sq.M
14)	17.40	X	1.28	X	0.50 = 11.14 Sq.M
15)	19.05	X	0.80	X	0.50 = 7.82 Sq.M
					= 69.59 Sq.M
DEDUCTION					
B)	5.53	X	0.49	X	2/3 = 1.80 Sq.M
PLOT AREA AS PER TRIANGULATION = 1007.56 Sq.M					
AS PER P-LINE AREA = 1067.55 Sq.M					
PLOT AREA AS PER 7/12 = 1000.00 Sq.M					

<u>TENEMENTS STATEMENT:</u>	
BUILDING TYPE	NO. OF NO.
BUILDING - B1 - GR.(pt.)+ST.(pt.) + 1ST TO 7TH FLOOR	35 NOS.
TOTAL NO. OF TENEMENTS	35 NOS.

PROPOSED AREA STATEMENT	AREA IN SQ.MT.	
BUILDING TYPE	COMM. AREA	RESID. AREA
BUILDING - B1 - GR.(pl)+ST.(pl) + 1ST to 7TH FLOOR	1105.10	1718.35
TOTAL PROPOSED MUNICIPAL AREA	2823.45	
TOTAL PROPOSED AREA AS PER P-LINE	2823.45	

CONSTRUCTION AREA STATEMENT:				
	MUNICIPAL AREA Sq.Mt.	STILT AREA Sq.Mt.	UFT AREA SQ.MT.	TOTAL AREA Sq.Mt.
BUILDING TYPE				
BUILDING - B1 + GR.(pt.) + ST (pt.) + 1ST TO 7TH FLOOR	2823.45	80.00	34.15	2937.60
(M.E.P.) AREA SQ.MT.	50.00	----	----	50.00
TOTAL AREA	2873.45	80.00	34.15	2987.60
TOTAL CONSTRUCTION AREA = 2987.60 SQ.MT.				

STAMP OF APPROVAL OF PLANS

CONTENT OF SHEET	SHEET 1 OF 2	DRAWING DETAILS	
		JOB No.	
LAYOUT PLAN, LOCATION PLAN, TENEMENT AREA - STATEMENT, PARKING STATEMENT, LOCATIONS OF U/S TANK & PUMP ROOM, COMPOUND WALL - SECTION, SUMMARY ETC		DRAWING No.	
		SCALE	AS STATED
		DATE	13-05-2022
		LAST MODIFIED	
		DRAWN BY	SANDESH
	CHECKED BY	TEHSEEN	

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 511/0259/22
TMO/TS-DP/TPS/4141/22 Dated 20/07/2022

Deputy Engineer
(TDD)

Executive Engineer
(TDD)

सावधान

“मकूर नकाराणुसार बांधकाम न करणे तसेच विकास निर्माण मिळवावेनुसार आवश्यक त्या पर्यावरणाचा व पोसा हक्काचा नपर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कायदा ५२ अनुसार हस्ताक्षर पुढील आहे. त्यासाठी जमिनीत लागू ३ वर्षे कॅट व न. १०००/- दंड मोकळी शकते.”



PROFORMA-A

A	AREA STATEMENT	SQ MT
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	1000.00
a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	1000.00
b	AS PER MEASUREMENT SHEET	1007.55
c	AS PER SITE	1007.55
2	DEDUCTIONS FOR:	
a	PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	
i	AREA UNDER 9.00 M. WIDE EXISTING ROAD	24.00
ii	AREA UNDER 9.00 M. WIDE PROPOSED ROAD	57.76
b	AREA UNDER CRZ-II	
	TOTAL (a+b)	91.96
3	BALANCE AREA OF PLOT (1-2)	908.02
4	AMENITY SPACE (IF APPLICABLE)	NA
a	REQUIRED -	
b	ADJUSTMENT OF 2(b), IF ANY -	
c	BALANCE PROPOSED -	
5	NET PLOT AREA (3-4 (a))	908.02
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a	REQUIRED -	
b	PROPOSED -	
7	INTERNAL ROAD AREA	NA
a	PLOTTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO RATIO F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5) BASIC FSI (908.02 x 2 = 1816.04)	1816.04
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDR ZONE	
b	PROPOSED FSI ON PAYMENT OF PREMIUM	
11	IN-SITU FSI / TDR LOADING	
a	IN-SITU AREA AGAINST D.P. ROAD 2/3 SR. NO. 2(A) IF ANY UDCPR 2020	
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X SR. NO. 4 (b) and/or (c))	
c	T.D.R.	
d	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a	$(9 - 10(a) + 11(a))$ OR 12 WHICHEVER IS APPLICABLE	1816.04
b	ANCILLARY AREA FSI UPTO 50% OR 30% WITH PAYMENT OF CHARGES OF 13A COMMERCIAL AREA - $1195.10 / 1.80 \times 80\% = 491.15$ SQ.MT. RESIDENTIAL AREA - $1718.35 / 1.50 \times 80\% = 544.38$ SQ.MT. TOTAL PERMISSIBLE ANCILLARY AREA - $491.15 + 544.38 = 1135.53$ SQ.MT. TOTAL PROPOSED ANCILLARY AREA = 1010.00 SQ.MT.	1019.00
c	TOTAL ENTITLEMENT (A+B)	2826.04
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) $\times 1.6$ or 1.5)	
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO 17 b)	
a	EXISTING BUILT-UP AREA	
b	PROPOSED BUILT-UP AREA (as per p-line)	2823.45
c	TOTAL (a+b)	2823.45
16	FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
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'S OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO 232 H. NO 2 (Part No. 7 (pt.))
AT DAWALLI VILLAGE, THANE

NAME OF DEVELOPERS & SIGNATURE

Mr. Subram Chinn & Alimkhan

Mr. Fabian Alz Munde

Mr. Bhogyan Dharma Alimke

FOR MS. KANISHKA DREAM HOMES
(P.O. HOLDER)

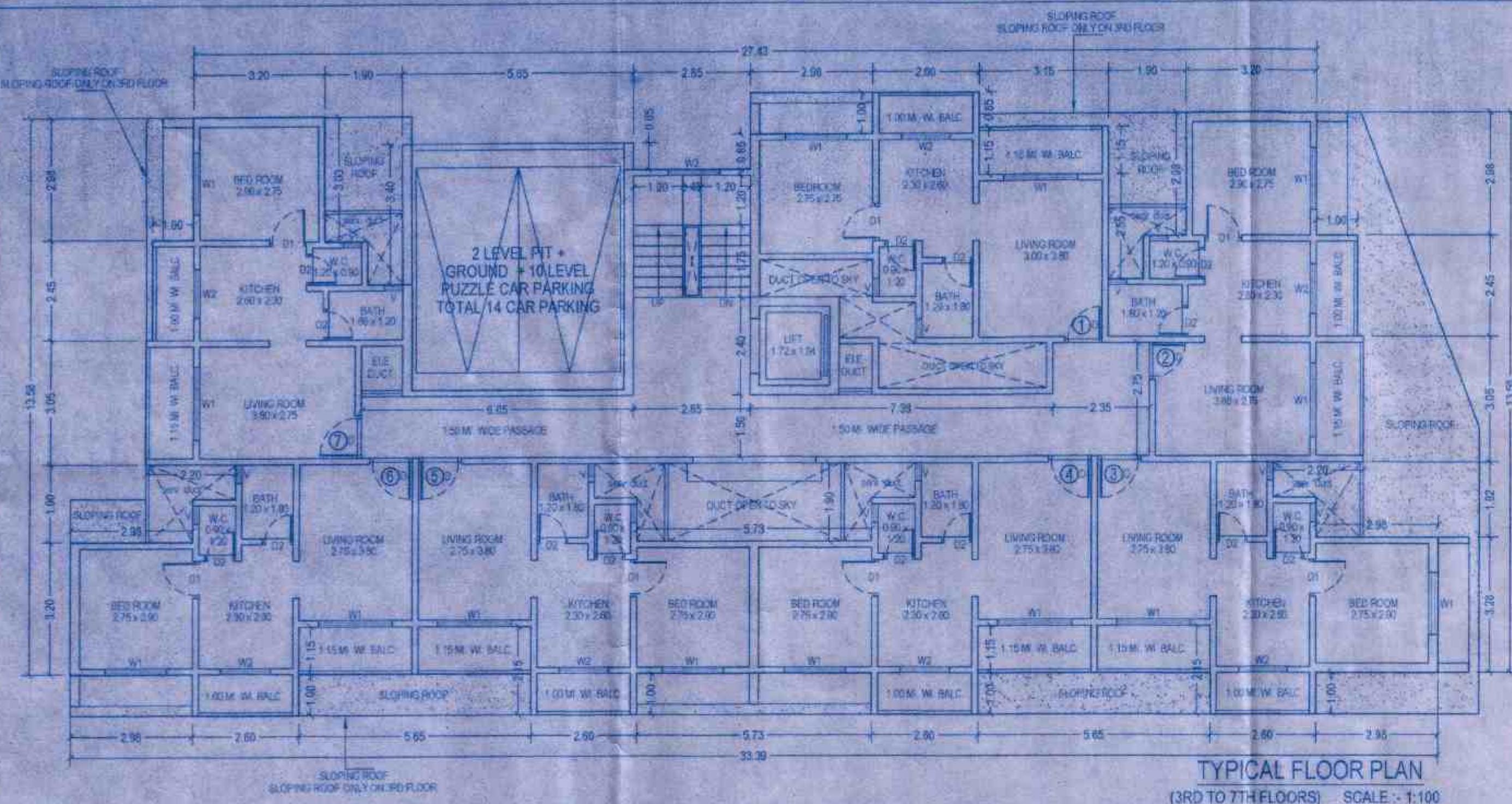
ARCHITECTS NAME AND ADDRESS
SAMEER S. LOTKE & ASSOCIATES

SIGNATURE OF ARCHITECT

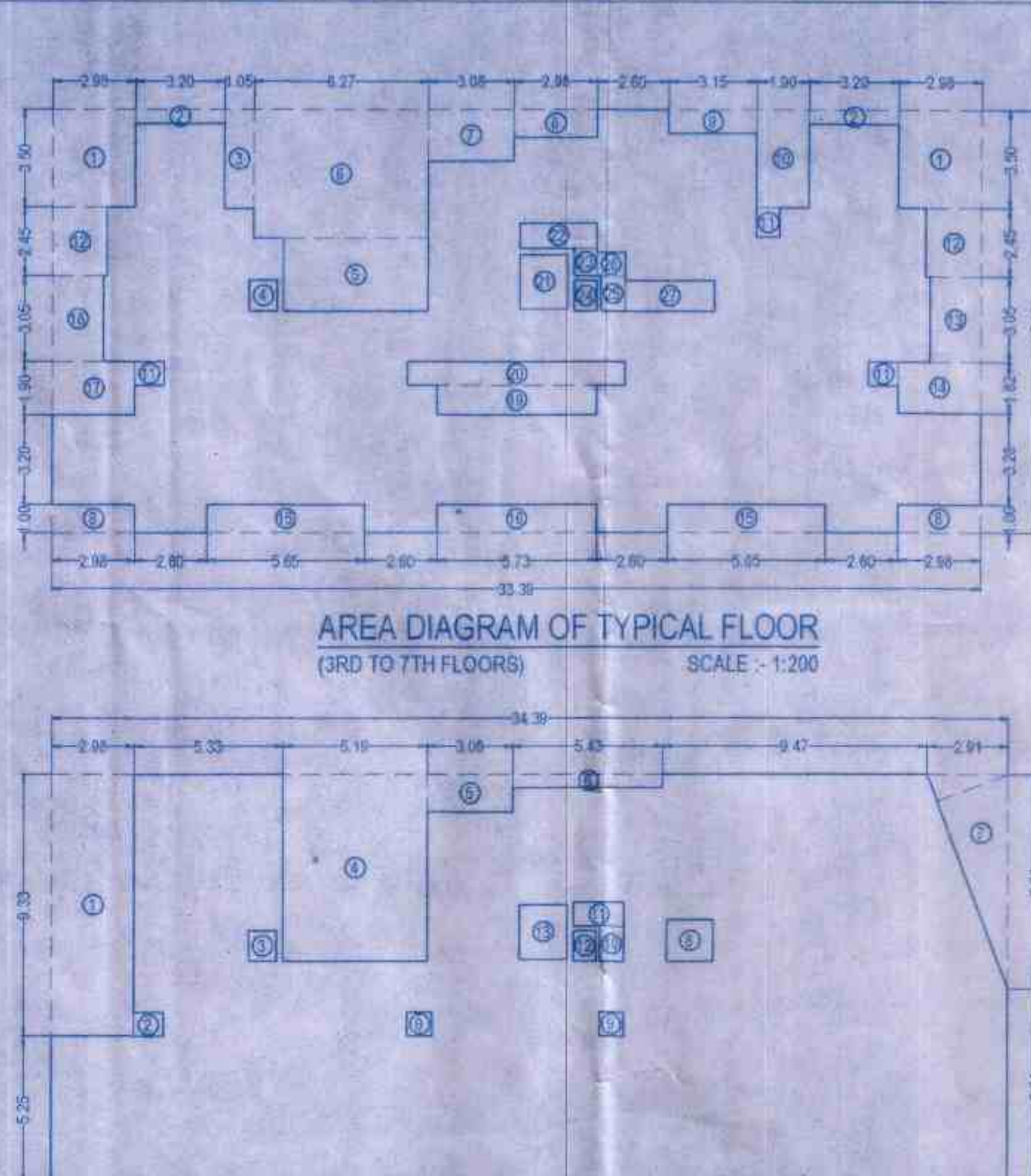
SAMEER S. LOTKE & ASSOCIATES
Architect



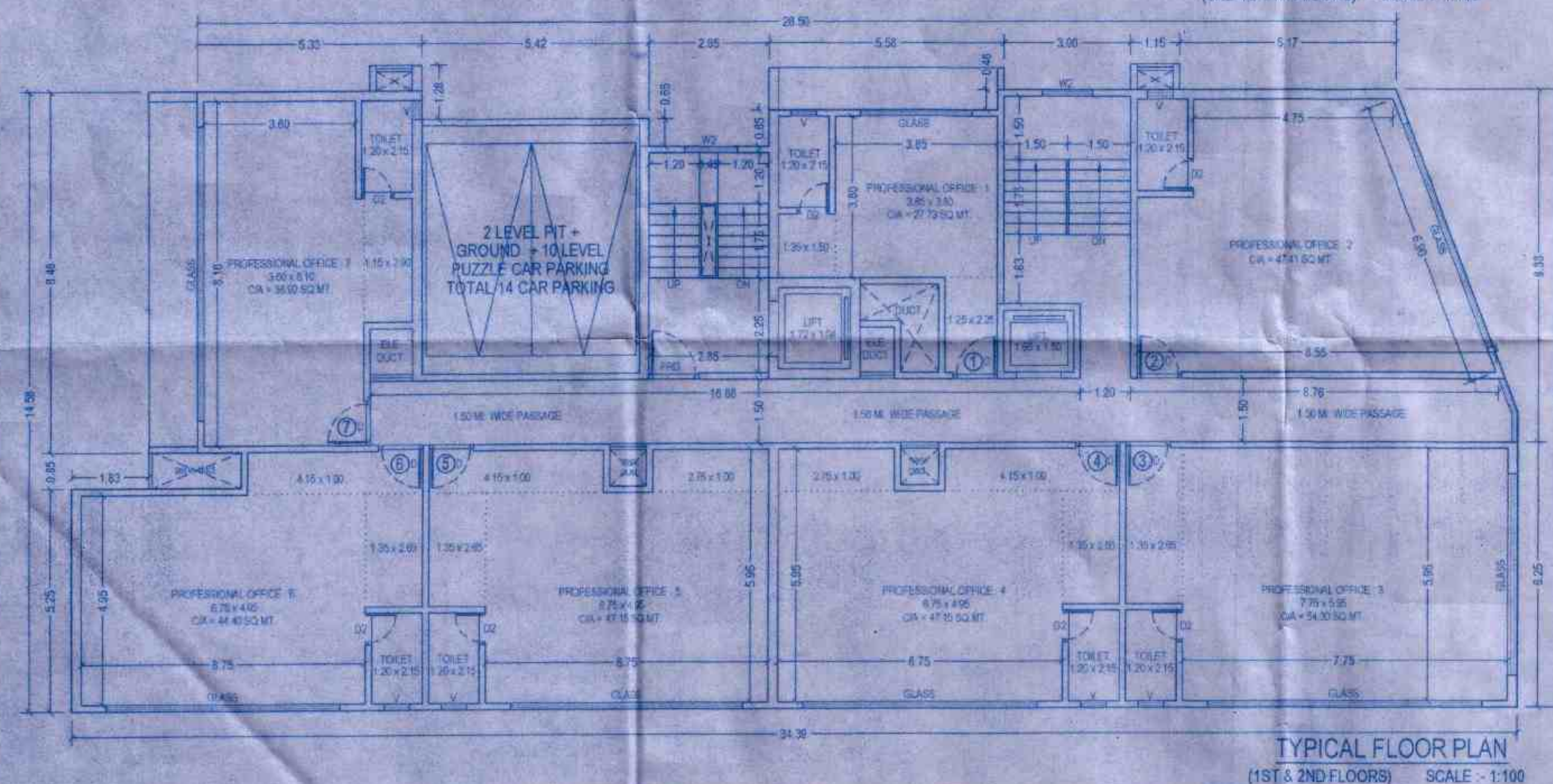
0360-3723/94/040537-07\$04.00/0



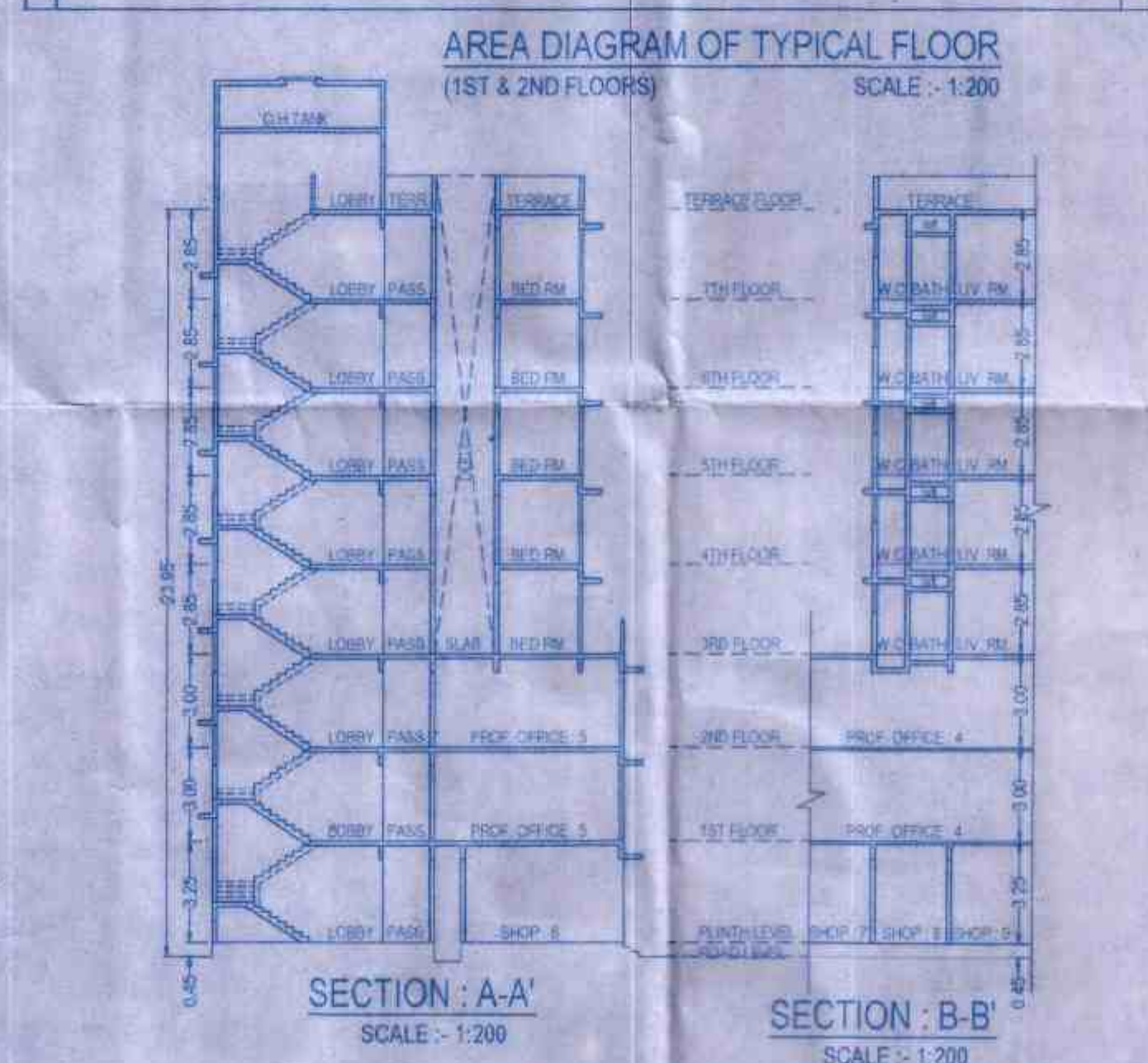
TYPICAL FLOOR PLAN
(3RD TO 7TH FLOORS) SCALE : 1:100



AREA DIAGRAM OF TYPICAL FLOOR
(3RD TO 7TH FLOORS) SCALE : 1:200

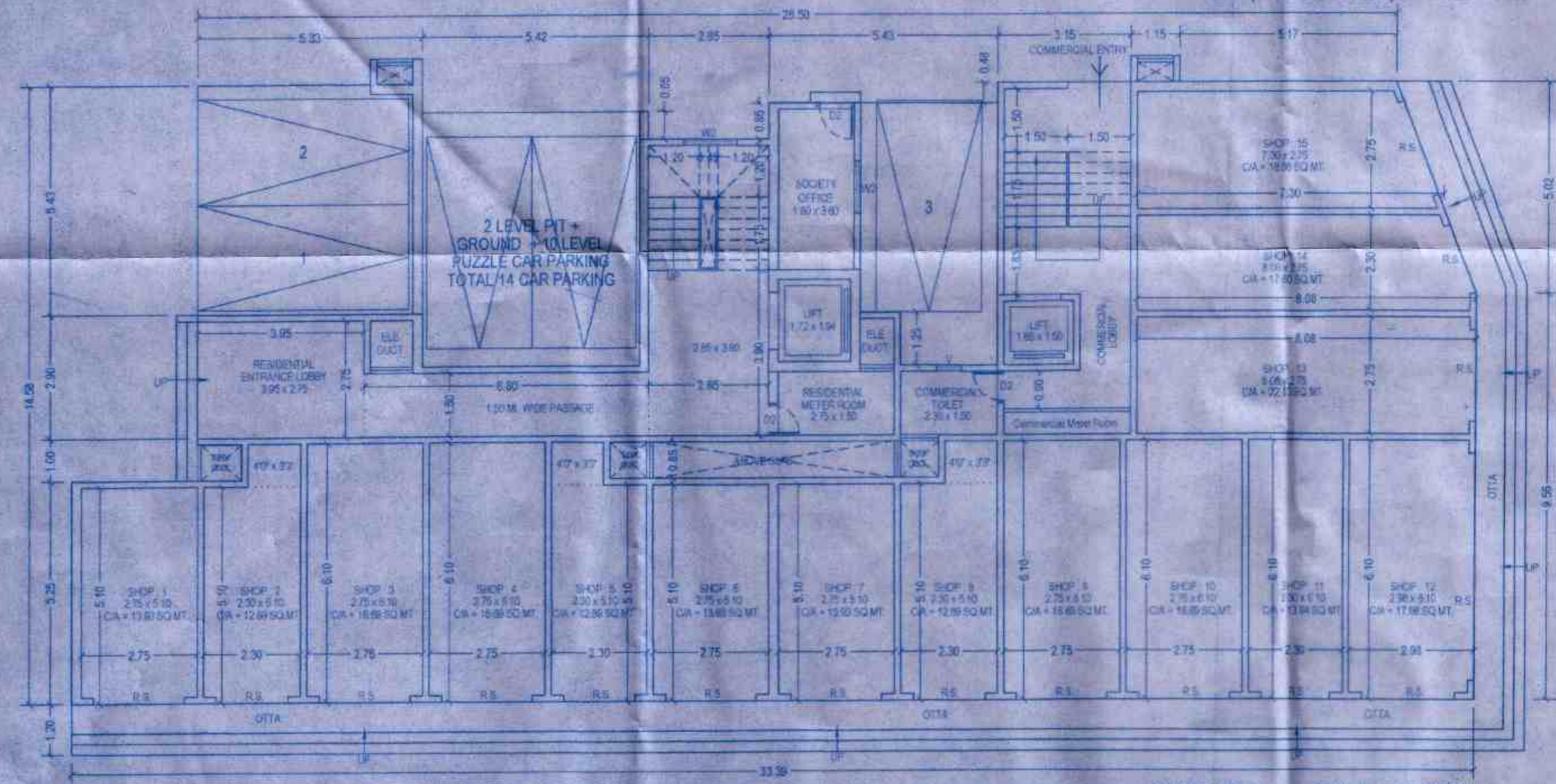


TYPICAL FLOOR PLAN
(1ST & 2ND FLOORS) SCALE : 1:100

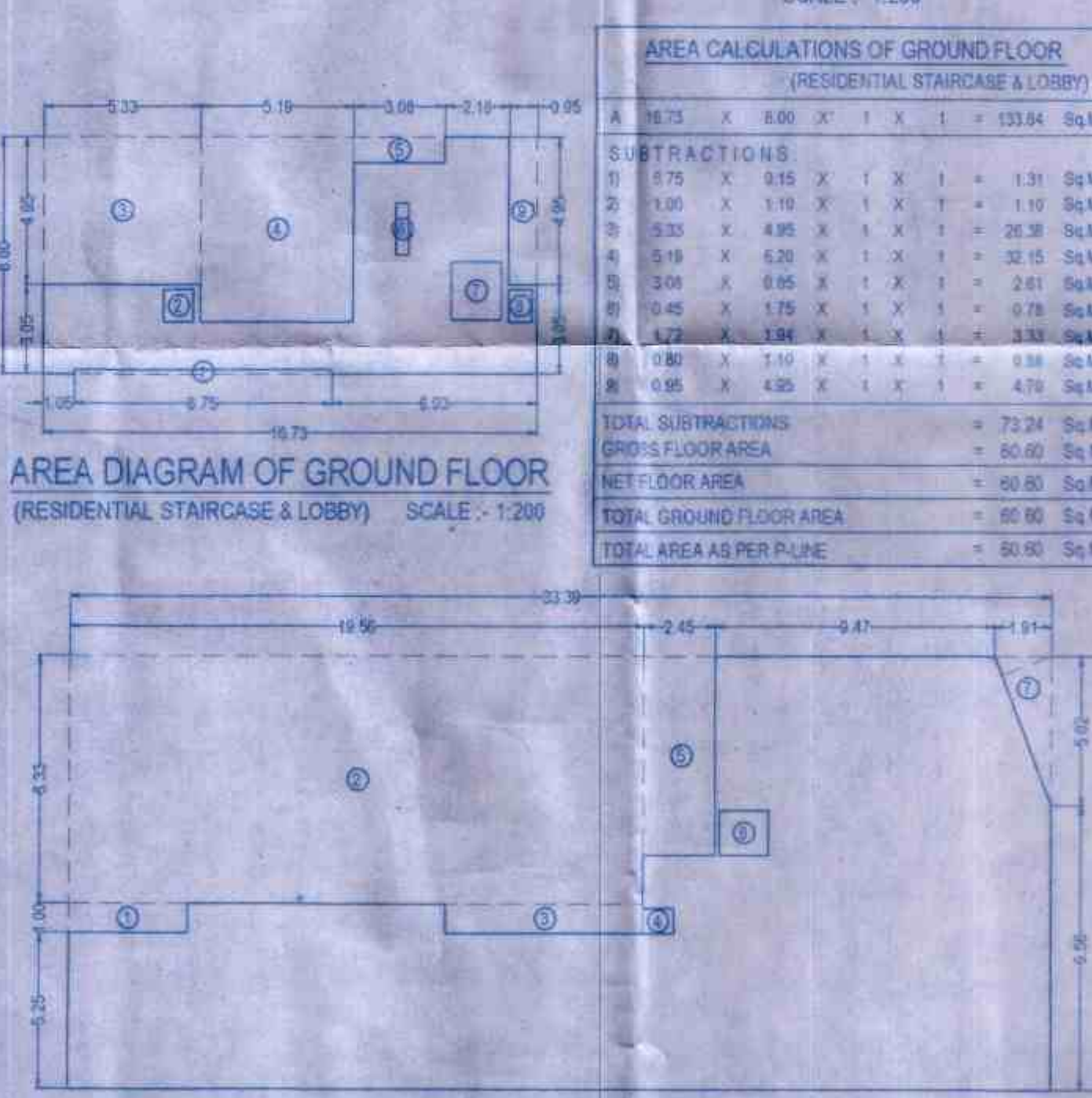


SECTION : A-A'
SCALE : 1:200

SECTION : B-B'
SCALE : 1:200



GROUND (pt.) + STILT (pt.) PLAN
(COMMERCIAL) SCALE : 1:100



AREA DIAGRAM OF GROUND FLOOR
(RESIDENTIAL STAIRCASE & LOBBY) SCALE : 1:200

AREA DIAGRAM OF GROUND FLOOR
(COMMERCIAL) SCALE : 1:200

AREA CALCULATIONS OF TYPICAL FLOOR (3RD TO 7TH FLOORS) (RESIDENTIAL)									
A	33.39	X	15.10	X	1	X	1	=	504.19 Sq.M
SUBTRACTIONS:									
1)	2.98	X	3.50	X	1	X	2	=	20.96 Sq.M
2)	3.20	X	0.52	X	1	X	2	=	3.32 Sq.M
3)	1.05	X	3.50	X	1	X	1	=	3.72 Sq.M
4)	1.00	X	1.10	X	1	X	1	=	1.10 Sq.M
5)	5.19	X	2.60	X	1	X	1	=	13.49 Sq.M
6)	6.27	X	4.80	X	1	X	1	=	28.84 Sq.M
7)	3.08	X	1.85	X	1	X	1	=	5.70 Sq.M
8)	2.88	X	1.00	X	1	X	1	=	2.88 Sq.M
9)	3.15	X	0.85	X	1	X	1	=	2.68 Sq.M
10)	1.90	X	3.50	X	1	X	1	=	6.65 Sq.M
11)	0.85	X	1.85	X	1	X	3	=	2.67 Sq.M
12)	1.98	X	2.45	X	1	X	2	=	9.70 Sq.M
13)	1.83	X	3.05	X	1	X	1	=	5.58 Sq.M
14)	2.98	X	1.82	X	1	X	1	=	5.42 Sq.M
15)	5.05	X	1.00	X	1	X	2	=	11.30 Sq.M
16)	5.73	X	1.00	X	1	X	1	=	5.73 Sq.M
17)	2.88	X	1.96	X	1	X	1	=	5.66 Sq.M
18)	1.83	X	3.05	X	1	X	1	=	5.58 Sq.M
19)	5.73	X	1.05	X	1	X	1	=	6.01 Sq.M
20)	7.83	X	0.85	X	1	X	1	=	6.65 Sq.M
21)	1.72	X	1.94	X	1	X	1	=	3.33 Sq.M
22)	2.75	X	0.80	X	1	X	3	=	2.67 Sq.M
23)	0.80	X	1.00	X	1	X	1	=	0.80 Sq.M
24)	0.80	X	1.10	X	1	X	1	=	0.90 Sq.M
25)	0.90	X	1.25	X	1	X	1	=	1.12 Sq.M
26)	1.95	X	0.85	X	1	X	1	=	1.66 Sq.M
27)	3.20	X	1.10	X	1	X	1	=	3.52 Sq.M
TOTAL SUBTRACTIONS									
									= 172.64 Sq.M
GROSS FLOOR AREA									= 331.55 Sq.M
NET FLOOR AREA									= 331.55 Sq.M
TOTAL TYPICAL (3RD TO 7TH) FLOOR AREA									= 331.55 Sq.M
TOTAL AREA AS PER PLINE									= 331.55 Sq.M

AREA CALCULATIONS OF TYPICAL FLOOR (1ST & 2ND FLOORS) (COMMERCIAL)									
A	34.39	X	14.58	X	1	X	1	=	501.40 Sq.M
SUBTRACTIONS:									
1)	2.98	X	9.33	X	1	X	1	=	27.80 Sq.M
2)	1.05	X	0.85	X	1	X	1	=	0.90 Sq.M
3)	1.00	X	1.10	X	1	X	1	=	1.10 Sq.M
4)	5.19	X	8.68	X	1	X	1	=	44.86 Sq.M
5)	3.05	X	1.33	X	1	X	1	=	4.05 Sq.M
6)	5.43	X	0.48	X	1	X	1	=	2.60 Sq.M
7)	8.18	X	2.72	X	0.50	X	1	=	11.12 Sq.M
8)	1.85	X	1.50	X	1	X	1	=	2.78 Sq.M
9)	0.90	X	0.85	X	1	X	2	=	1.53 Sq.M
10)	0.80	X	1.25	X	1	X	1	=	1.00 Sq.M
11)	1.83	X	0.85	X	1	X	1	=	1.56 Sq.M
12)	0.80	X	1.10	X	1	X	1	=	0.90 Sq.M
13)	1.72	X	1.94	X	1	X	1	=	3.33 Sq.M
TOTAL SUBTRACTIONS									
									= 93.15 Sq.M
GROSS FLOOR AREA									= 408.25 Sq.M
NET FLOOR AREA									= 408.25 Sq.M
TOTAL 1ST & 2ND FLOOR AREA									= 408.25 Sq.M
TOTAL AREA AS PER PLINE									= 408.25 Sq.M

SUMMARY: (PROPOSED MUNICIPAL AREA)			
BREAK-UP OF PROPOSED AREA:			
RESIDENTIAL AREA	1718.35 Sq.M	1718.35	Sq.M
COMMERCIAL AREA	1105.10 Sq.M	1105.10	Sq.M
TOTAL AREA	2823.45 Sq.M	2823.45	Sq.M
BREAK-UP OF PROPOSED COMMERCIAL AREA:			
FLOOR	AS PER AREA DIAGRAM	AS PER PLINE	
GROUND FLOOR	288.60 Sq.M	288.60	Sq.M
FIRST FLOOR	408.25 Sq.M	408.25	Sq.M
SECOND FLOOR	408.25 Sq.M	408.25	Sq.M
TOTAL AREA	1105.10 Sq.M	1105.10	Sq.M
BREAK-UP OF PROPOSED RESIDENTIAL AREA:			
FLOOR	AS PER AREA DIAGRAM	AS PER PLINE	
GROUND FLOOR	60.60 Sq.M	60.60	Sq.M
FIRST FLOOR	60.60 Sq.M	60.60	Sq.M
SECOND FLOOR	60.60 Sq.M	60.60	Sq.M
THIRD FLOOR	331.55 Sq.M	331.55	Sq.M
FOURTH FLOOR	331.55 Sq.M	331.55	Sq.M
FIFTH FLOOR	331.55 Sq.M	331.55	Sq.M
SIXTH FLOOR	331.55 Sq.M	331.55	Sq.M
SEVENTH FLOOR	331.55 Sq.M	331.55	Sq.M
TOTAL AREA	1718.35 Sq.M	1718.35	Sq.M

PROFORMA- B SHEET: 2 OF 2

CONTENT OF SHEET
FLOOR PLANS, AREA DIAGRAM, AREA CALCULATIONS

BUILDING : B1
(GR. (pt.) + ST. (pt.) + 1ST TO 7TH FLOORS)

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 511/02-53/22
THANE-DP/TP/511/02-53/22 Dated: 28.07.2022

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

DATE : 13-08-2022
LAST MODIFIED:

सावधान
'महानगर निकाशासुर बांधकाम न करणे वरवीं वसवें
विशेष नियंत्रण नियंत्रणमधील आवश्यक व
परवानगी न देता बांधकाम बांधणे, मसुदा
प्रतिबंध व मसुदा उल्लंघन केल्यास कलम 42
अनुसार दंडमार्गीत ठरू शकते. त्यासाठी काळजी
करत घ्यावी व न. न. 10000/- रकम होऊ शकते'

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

DOOR - WINDOW SCHEDULE			
DR / WIN	SIZE	CILL	DESCRIPTION
R.S.	---	---	ROLLING SHUTTER
D	1.05 x 2.30	---	T.W. FRAMED MAIN DOOR
D1	0.80 x 2.30	---	T.W. PANEL DOOR
D2	0.75 x 2.00	---	T.W. FLUSHED DOOR
W	1.20	0.75	AL. GLAZED FIXED WINDOW
W1	1.80	0.15	AL. GLAZED FIXED WINDOW
W2	1.20	0.15	AL. GLAZED FIXED WINDOW
V	0.80	1.35	AL. GLAZED FIXED WINDOW

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'S OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING
S. NO. 232 H. NO. 2 (Pardi No. 7 pt.)
AT, DAWALE VILLAGE, THANE

NAME OF DEVELOPERS & SIGNATURE

Mr. Satyvan Dharma Alimkar
Mr. Baburao Aio Munde
Mr. Bhagvan Dharma Alimkar

FOR M/S. KANISHKA DREAM HOMES
(P.O.A. HOLDER)

ARCHITECT'S NAME & ADDRESS

SAMEER S. LOTKE & ASSOCIATES
Architect

SIGNATURE OF ARCHITECT

PH: 022-25479673 E-mail: sameerlotke@gmail.com
200-208, cosmos maha park, opp. prabhu lakshmi, Kharad, Thane (W)