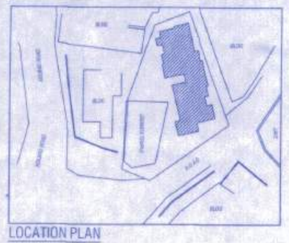
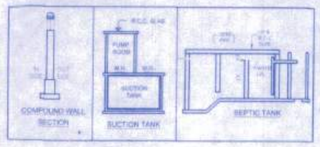


LOCATION PLAN
SCALE - N.T.S.



AREA STATEMENT

C.T.S. NO.	T. NO.	AREA AS PER PR CARD	AREA UNDER PLOT	AREA UNDER NOT IN POSSESSION (A)	AREA UNDER NOT IN POSSESSION (B)	TOTAL
195A/2	8	500.00 SQ.M.	515.12 SQ.M.	29.00 SQ.M.	39.50 SQ.M.	
TOTAL		500.00SQ.M.	515.12 SQ.M.	29.00 SQ.M.	39.50 SQ.M.	515.12 SQ.M.

AREA UNDER PLOT

1	28.56	x	8.72	x	0.50	=	124.52	SQMT.
2	28.56	x	8.64	x	0.50	=	123.38	SQMT.
3	18.39	x	10.49	x	0.50	=	96.45	SQMT.
4	20.93	x	0.95	x	0.50	=	9.94	SQMT.
5	2.73	x	0.94	x	0.50	=	1.28	SQMT.
6	19.29	x	2.27	x	0.50	=	21.89	SQMT.
7	15.33	x	0.95	x	0.50	=	7.28	SQMT.
8	14.12	x	1.64	x	0.50	=	11.57	SQMT.
9	12.41	x	1.72	x	0.50	=	10.67	SQMT.
10	11.22	x	2.91	x	0.50	=	16.32	SQMT.
11	10.10	x	2.83	x	0.50	=	14.29	SQMT.
12	10.45	x	1.89	x	0.50	=	9.87	SQMT.
TOTAL							447.36	SQMT.

PARKING STATEMENT

AREA OF FLAT	NO. OF FLATS	CAR PARKING REQD.	SCOOTER PARKING REQD.
BELOW 30 SQ. M.	0	0	0
30 SQ. M. TO 40 SQ. M.	1	0	1
40 SQ. M. TO 80 SQ. M.	20	10	50
80 SQ. M. TO 150 SQ. M.	0	0	0
ABOVE 150 SQ. M.	0	0	0

COMMERCIAL
(2 CAR PARKING FOR EVERY 100 SQ. M.) (57.05 /100)X 2 = 01 NOS.
(6 SCOOTER PARKING FOR EVERY 100 SQ. M.) (57.05 /100)X 6 = 03NOS.

PARKING REQD.	11 NO'S.	54 NO'S.
ADD FOR VISITORS 05%	01 NO'S.	3 NO'S.
TOTAL PARKING REQD.	12 NO'S.	57 NO'S.
TOTAL PARKING REQD. (CONSIDERED 80%)	10 NO'S.	46 NO'S.
COMPOSITE PARKING	2 NO'S.	12 NO'S.
TOTAL PARKING PROVIDED	12 NO'S.	34 NO'S.

FOR ANCILLARY F.S.I WORKING TABLE

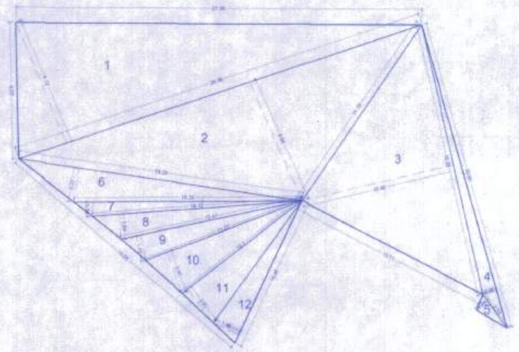
SR. NO.	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	AREA IN SQ. MT.	
1	PROPOSED BUILT UP AREA AS PER P LINE	1390.04	
		RESI	COMM
		1297.31	92.73
2	BASIC FSI (Sr. No. 1/1.6 OR 1.8)	810.82	51.51
3	ANCILLARY AREA F.S.I. UP TO 60% OR 80% AS PER RULE NO. 6.3(i)	486.49	41.20
4	TOTAL ANCILLARY AREA F.S.I. AREA WITH PAYMENT OF CHARGES	527.69	

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	
		COMM.	RESI.
1.	GR. FLR.	92.73 SQ.M.	
	1ST FLR.		185.33 SQ.M.
	2ND FLR.		185.33 SQ.M.
	3RD FLR.		185.33 SQ.M.
	4TH FLR.		185.33 SQ.M.
	5TH FLR.		185.33 SQ.M.
	6TH FLR.		185.33 SQ.M.
	7TH FLR.		185.33 SQ.M.
		92.73 SQ.M.	1297.31 SQ.M.
	TOTAL	1,390.04 SQ.M.	

SCHEDULE OF DOOR & WINDOW

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.10	T.W. PANELLED DOOR
D1	0.90 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 2.10	LAMINATED DOOR
W	1.50 X 1.20	ALU. SLIDING WINDOW
W1	2.00 X 1.80	ALU. SLIDING WINDOW
W2	1.40 X 1.80	ALU. SLIDING WINDOW
W2A	1.50 X 1.80	ALU. SLIDING WINDOW
W3	1.20 X 1.80	ALU. SLIDING WINDOW
W4	1.42 X 1.80	ALU. SLIDING WINDOW
W4A	1.55 X 1.20	ALU. SLIDING WINDOW
W5	1.80 X 1.80	ALU. SLIDING WINDOW
W6	1.70 X 1.80	ALU. SLIDING WINDOW
V	0.60 X 1.65	ALU. LOUVERED VENT.



AREA LINE DIAGRAM OF AREA OF PLOT
SCALE 1:200

AREA DETAILS OF APARTMENT

BLDG.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)
BLDG NO.1	TYPICAL FLOOR (1ST, 2ND, 4THTO 7TH)	1	51.42 SQ.MT.	NIL	NIL
		2	47.86 SQ.MT.	NIL	NIL
		3	48.64 SQ.MT.	NIL	NIL
	3RD FLOOR PLAN	1	51.42 SQ.MT.	NIL	NIL
		2	39.82 SQ.MT.	NIL	NIL
		3	55.48 SQ.MT.	NIL	NIL

EXISTING BUILDING TO BE RETAINED

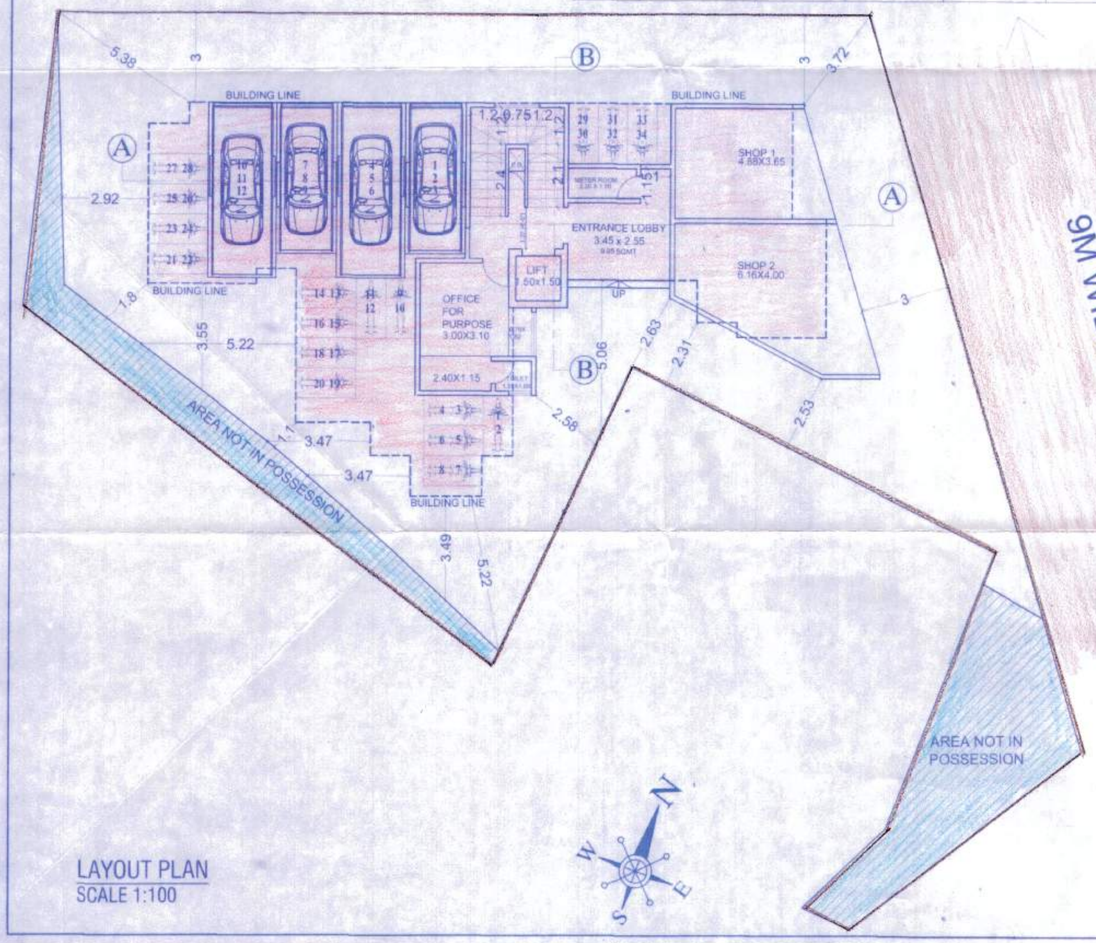
EXISTING BLDG.NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/ OCCUPANCY OF FLOORS
(1)	(2)	(3)	(4)	(5)
NIL	NIL	NIL	NIL	NIL

AREA DETAILS OF COMMERCIAL

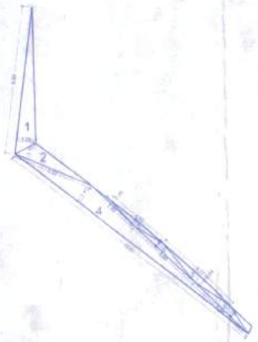
FLOOR NO.	SHOP/OFFICE NO.	CARPET AREA OF COMM.
(1)	(2)	(3)
GROUND FLOOR	SHOP 1	17.81 SQ.MT.
	SHOP 2	24.52 SQ.MT.
	OFFICE FOR PURPOSE	14.72 SQ.MT.

TENEMENT STATEMENT

FLOOR	LESS-30M2	30 - 40 M2	40 - 80 M2	80 - 150 M2
GR./ST. FLR.				
1ST FLR.			3 NOS.	
2ND FLR.			3 NOS.	
3RD FLR.		1 NOS.	2 NOS.	
4TH FLR.			3 NOS.	
5TH FLR.			3 NOS.	
6TH FLR.			3 NOS.	
7TH FLR.			3 NOS.	
TOTAL		1 NOS.	20 NOS.	
TOTAL TENEMENTS		- 21 NOS.		



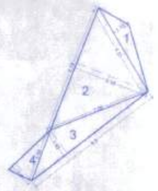
LAYOUT PLAN
SCALE 1:100



AREA UNDER NOT IN POSSESSION (A)

1	9.83	x	1.29	x	0.50	=	6.34	SQMT.
2	5.57	x	1.17	x	0.50	=	3.26	SQMT.
3	3.99	x	0.16	x	0.50	=	0.32	SQMT.
4	19.81	x	1.41	x	0.50	=	13.97	SQMT.
5	4.62	x	0.37	x	0.50	=	0.85	SQMT.
6	5.46	x	0.46	x	0.50	=	1.26	SQMT.
7	6.17	x	0.54	x	0.50	=	1.67	SQMT.
8	5.03	x	0.53	x	0.50	=	1.33	SQMT.
TOTAL							29.00	SQMT.

AREA LINE DIAGRAM OF AREA NOT IN POSSESSION
SCALE 1:200



AREA UNDER NOT IN POSSESSION (B)

1	6.51	x	1.15	x	0.50	=	3.74	SQMT.
2	8.79	x	5.16	x	0.50	=	22.68	SQMT.
3	9.80	x	1.93	x	0.50	=	9.46	SQMT.
4	3.58	x	1.61	x	0.50	=	2.88	SQMT.
TOTAL							38.76	SQMT.

AREA LINE DIAGRAM OF AREA NOT IN POSSESSION
SCALE 1:200

PROFORMA - I : AREA STATEMENT

PROPOSED REDEVELOPMENT ON PLOT BEARING T.NO. 8 , C.T.S.NO. 195A/2, KOLBAD ROAD, NEAR PRATAP TALKIES, THANE (W)-400602

Drawing Sheet No 1/3

CONTENT OF SHEET
GROUND FLOOR PLAN, GROUND FLOOR AREA LINE DIAGRAM AND CALCULATIONS , PLOT AREA , LOCATION EXIS. STRUCTURE .

STAMP OF APPROVAL OF PLANS:

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. Sor/0.324/21
TMC/TD-DP/TPS/3939/22 Dated 01.12.2022

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

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम चालू करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्याशाठी आरोपीस कमाल ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

	AREA STATEMENT	SQ. MT.
1.	AREA OF PLOT (MINIMUM AREA OF A.B.C.TO BE CONSIDERED)	500.00
	a AS PER OWNERSHIP DOCUMENT (P.R. CARD)	500.00
	b AS PER TRIANGULATION	515.12
	c AS PER SITE	
2.	DEDUCTIONS FOR	—
	a AREA NOT IN POSSESSION	68.50
	b ANY D.P. RESERVATION AREA	
	(TOTAL A+B)	68.50
3.	BALANCE AREA OF PLOT (1a - 2)	431.50
4.	AMENITY SPACE (IF APPLICABLE)	
	a REQUIRED 5%	—
	b ADJUSTMENT OF 2(B), IF ANY	—
	c BALANCE PROPOSED	
5.	NET PLOT AREA	431.50
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a REQUIRED	—
	b PROPOSED	—
7.	INTERNAL ROAD AREA	—
8.	PLOTABLE AREA (IF APPLICABLE)	—
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.A PER FRONT ROAD WIDTH = 431.50 X 1.10 = 474.65 SQ.M.	474.65
10.	EXISTING AUTHORIZED BUILT UP AREA (AS PER SANCTION)	98.39
11.	BUA CONSIDERED (WHICHEVER IS MORE BETWEEN 9 AND 10)	583.39
12.	ADDITION OF 50% INCENTIVE ON EXISTING BUILT UP AREA AS PER OLD SANCTIONED PLANS ON OBTAINING NECESSARY CERTIFICATION ON THE REPUTED INSTITUTE.	291.69
13.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	NIL
	a MAXIMUM PERMISSIBLE PREMIUM F.S.I -	NIL
	b PROPOSED F.S.I ON PAYMENT OF PREMIUM	NIL
14.	IN-SITU F.S.I/ TDR LOADING	NIL
	a PERMISSIBLE TDR [0.4 X 431.50]	
	b OR REQUIRED	NIL
	c IN-SITU AREA AGAINST D.P. ROAD	NIL
	d BALANCE OR [C - B]	NIL
	e TOTAL IN-SITU / TDR LOADING PROPOSED	NIL
15.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	NIL
16.	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	
	a [11 + 12 + 13 + 14(E)] OR WHICHEVER IS APPLICABLE	875.08
	b ANCILLARY AREA F.S.I UPTO 60% OR 80% WHICHEVER IS APPLICABLE	527.69
	c TOTAL ENTITLEMENT [A+B]	1,402.77
17.	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL) PERMISSIBLE WIDTH [(AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE X 1.6 OR 1.8)]	—
18.	TOTAL BUILT UP AREA IN PROPOSAL (excluding area at sr. no. 17b)	—
	a EXISITING BUILT-UP AREA	—
	b PROPOSED BUILT-UP AREA (AS PER 'P-LINE') COMMERCIAL AREA = 92.73 SQ.MT. RESIDENTIAL AREA = 1297.31 SQ.MT.) = 1390.04 SQ.MT.	1390.04
	c TOTAL (A + B)	1390.04
19.	F.S.I CONSUMED (18/16) (should not be more than serial no. 14 above)	0.99
20.	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.

COSMOS Co-Op.Hsg.Soc.Ltd
Kolbad Road, Thane (w.)
400602

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	AR.SUSHMITA		15.12.2021	CA/2014/93479