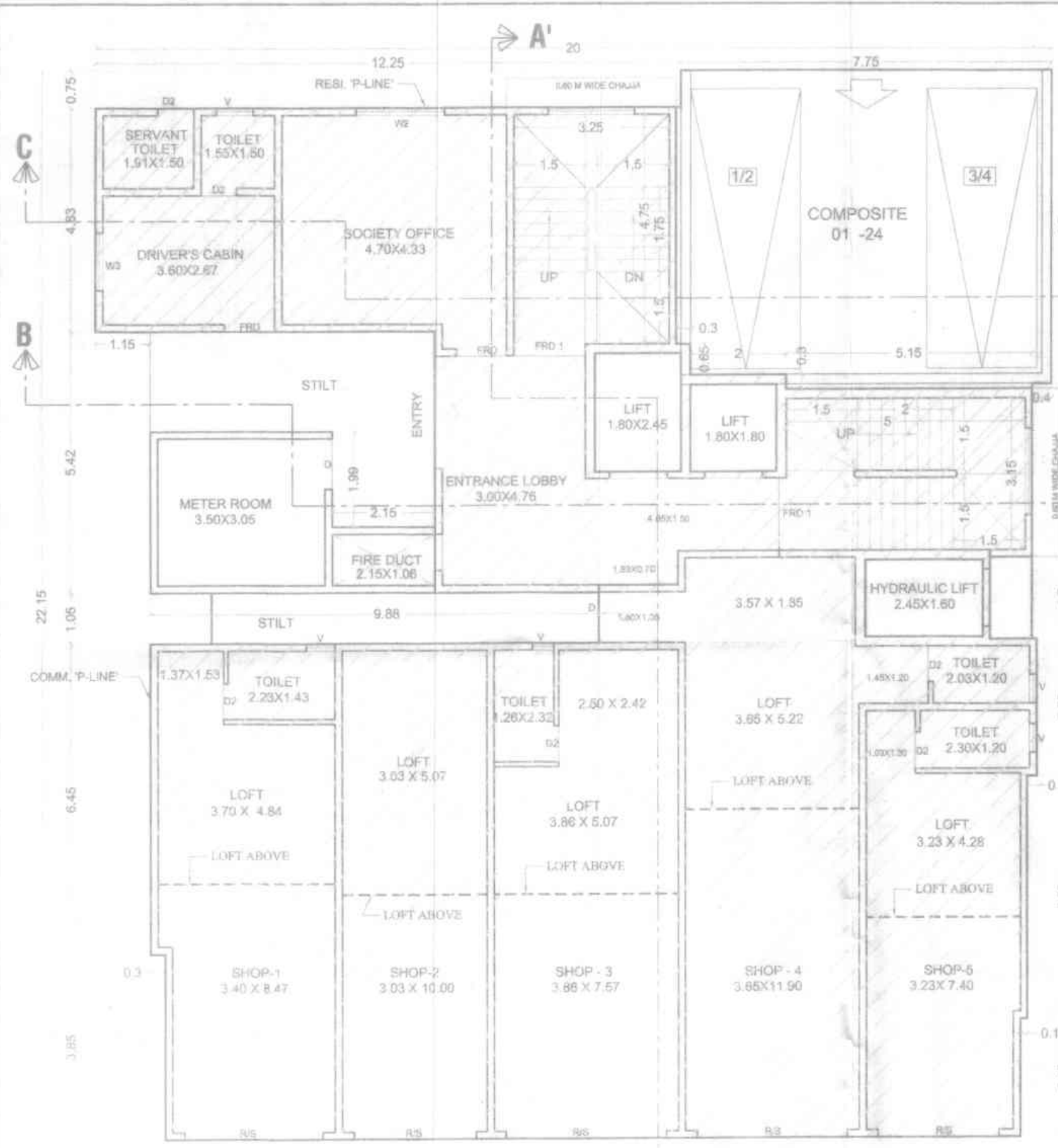
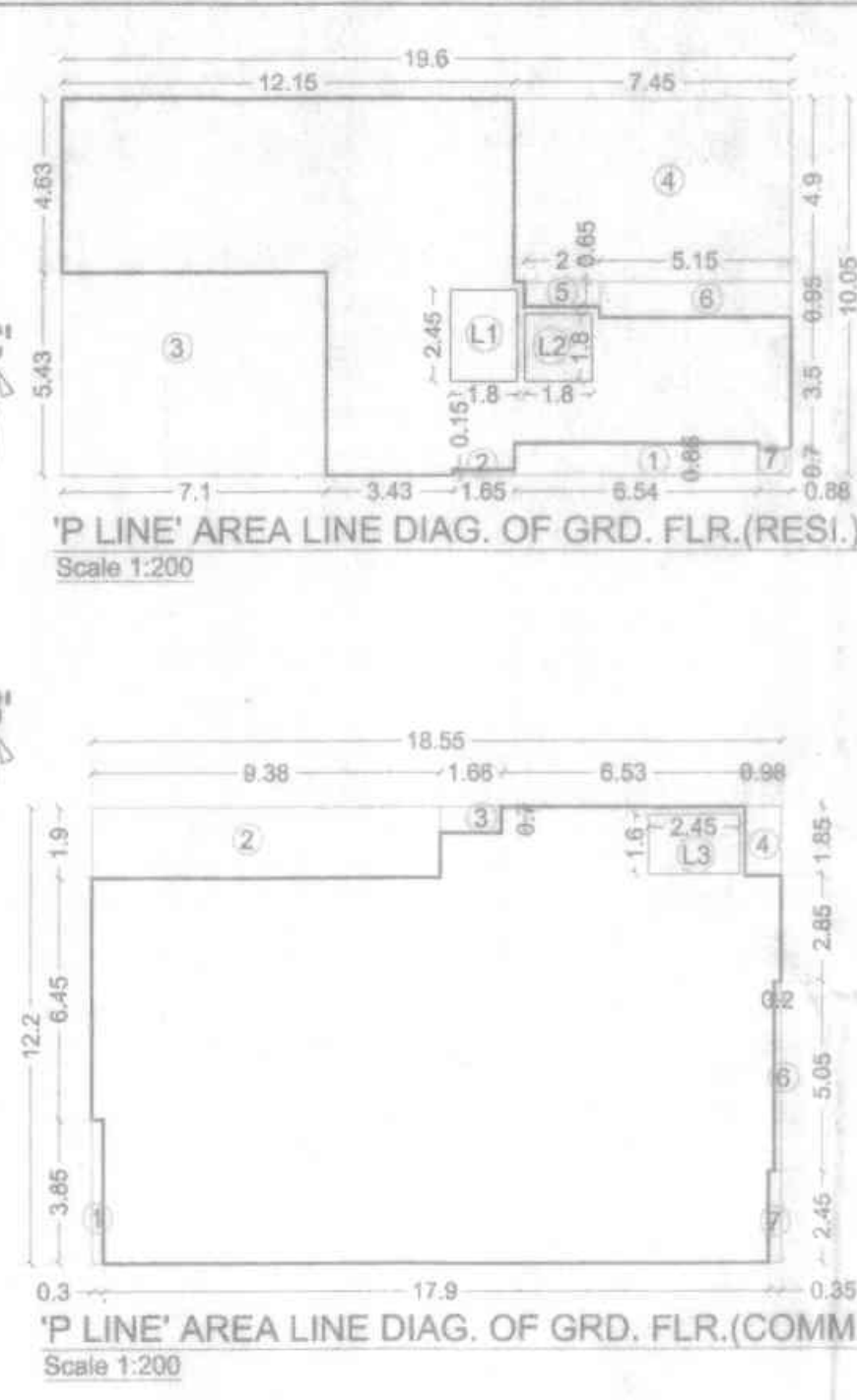




GROUND FLOOR PLAN
'P' LINE' AREA = 299.91 SQ.MT.
Scale 1:100



BUILT UP AREA CALC. OF GR. FLR. (RESI.)
AS PER 'P-LINE'

A	19.60	X	10.05	X	1	=	196.98	SQ.MT
TOTAL (X)								= 196.98 SQ.MT

DEDUCTION

1	6.54	X	0.85	X	1	=	5.56	SQ.MT
2	1.05	X	0.15	X	1	=	0.25	SQ.MT
3	7.10	X	5.43	X	1	=	38.55	SQ.MT
4	7.45	X	4.90	X	1	=	36.48	SQ.MT
5	2.00	X	0.65	X	1	=	1.29	SQ.MT
6	5.15	X	0.95	X	1	=	4.87	SQ.MT
7	0.88	X	0.70	X	1	=	0.61	SQ.MT
L1	1.80	X	2.45	X	1	=	4.41	SQ.MT
L2	1.80	X	1.80	X	1	=	3.24	SQ.MT
TOTAL (Y)								= 95.26 SQ.MT.
B/UP AREA AS PER 'P-LINE' (X-Y)								= 101.72 SQ.MT.

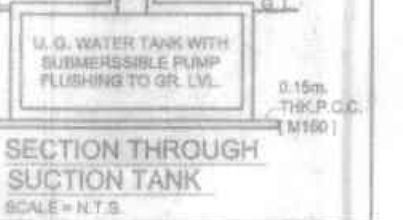
BUILT UP AREA CALC. OF GR. FLR. (COMM.)
AS PER 'P-LINE'

A	18.55	X	12.20	X	1	=	226.31	SQ.MT
TOTAL (X)								= 226.31 SQ.MT

DEDUCTION

1	0.30	X	3.85	X	1	=	1.16	SQ.MT
2	9.38	X	1.90	X	1	=	17.82	SQ.MT
3	1.66	X	0.70	X	1	=	1.16	SQ.MT
4	0.983	X	1.85	X	1	=	1.82	SQ.MT
6	0.20	X	5.05	X	1	=	1.01	SQ.MT
7	0.35	X	2.45	X	1	=	0.86	SQ.MT
L3	2.45	X	1.60	X	1	=	3.92	SQ.MT
TOTAL (Y)								= 27.75 SQ.MT.
B/UP AREA AS PER 'P-LINE' (X-Y)								= 198.56 SQ.MT.

DESCRIPTION (RESIDENTIAL)				
CAR +SCOOTER PARKING				
	NO. OF TENT.	CAR	NO. OF TENT.	SCOOTER
2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQMT. BUT LESS THAN 80.00 SQ.MT.	20 NOS.	10.00	20 NOS.	50.00
1 PARKING SPACE FOR 2TENT. 5 SCOOTER PARKING SPACE FOR 2TENT.				
1 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80.00 SQMT. BUT LESS THAN 150.00 SQ.MT.	09 NOS.	09.00	09 NOS.	27.00
1 PARKING SPACE FOR 1TENT. 3 SCOOTER PARKING SPACE FOR 1TENT.				
TOTAL CAR & SCOOTER PARKING	*****	19.00	*****	77.00
TOTAL 5% CAR & SCOOTER VISITORS	*****	0.95	*****	3.85
TOTAL	29 NOS.	19.95	29 NOS.	80.85
COMMERCIAL PARKING				
	AREA	CAR	AREA	SCOOTER
FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF.	231.77	3.48	231.77	12.75
3 PARKING SPACE FOR CAR. 11 SCOOTER PARKING SPACE				
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF.	184.15	3.68	184.40	11.05
2 PARKING SPACE FOR CAR. 6 SCOOTER PARKING SCOOTER.				
TOTAL		7.16		23.80
TOTAL REQ. PARKING 0.80 FACTOR (AS PER UDCPR CLAUSE NO. 8.2.2 SHALL BE 0.8)	RESI.	15.96		64.68
	COMM.	5.73		19.04
TOTAL REQUIRED CAR & SCOOTER		21.69		83.72
COMPOSITE PARKING CONVERSION (AS PER UDCPR CLAUSE NO. 8.1.1V) (COMPOSITE PARKING MAY BE ALLOWED).		+13		-78.00
PARKING REQUIRED (1)		34.69		5.72
50% PERM. ADDITIONAL PARK. (1 X 50%) (2)		17.35		2.86
TOTAL REQ. PARK. INCLUDING 50% ADDL. PARK. (1+ 2) (Y)		52.04		8.58
SAY		52 NOS.		09 NOS.
PARKING PROVIDED		42 NOS.		09 NOS.
EXCESS PARKING		*****		*****



CONTENTS OF SHEET

LAYOUT PLAN, PLOT AREA DIAG., & CALC. EXISTING AREA DIAG. & CALC. FORM OF STATEMENT 2, CONSTRUCTION & PARKING AREA STATEMENT, PLOT AREA SUMMARY, LOCATION PLAN, U.G. TANK & COMPOUND WALL SEC., DOOR WINDOW SCHEDULE & NOTES ETC.

BLDG. NO. 1 (RESI/COMM)
GRD./ST.(PT.)+1ST + 2ND TO 10TH & 11TH(PT.) FLRS.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S27/210/22
THANE MUNICIPAL CORPORATION
14.01.22 Date: 14.01.22
Deputy Engineer (TDB)
Thane Municipal Corporation
The City of Thane

FORM OF STATEMENT 2 (TO BE PRINTED ON PLAN)

[Sr. No. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	
(1)	(2)	(3)	
		COMM.	RESI.
1	GRD./ST.(PT.) FLR.	198.56	101.72
	1ST FLOOR	344.00	.....
	2ND FLOOR	.....	319.72
	3RD FLOOR	.....	319.72
	4TH FLOOR	.....	315.68
	5TH FLOOR	.....	315.68
	6TH FLOOR	.....	315.68
	7TH REFUGEE FLOOR	.....	300.54
	8TH FLOOR	.....	315.68
	9TH FLOOR	.....	315.68
	10TH FLOOR	.....	315.68
11TH(PT.) FLOOR	.....	235.13	
TOTAL		542.56	3170.91
TOTAL PROPOSED BUILT UP AREA =		3713.47	

NOTES :-

BOUNDARY OF PLOT SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED FILLED
AREA UNDER D.P. ROAD SHOWN THUS
TREES SHOWN IN GREEN
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED
ALL DIMENSIONS ARE IN METRIC.

SCHEDULE OF DOOR & WINDOW

TYPE	SIZE	DESCRIPTION
FRD	1.05 X 2.10	FIRE PROTE. INSULA. DOOR
D1	0.90 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 2.10	WITH VENTILATOR
W	2.20 X 1.35	ALL SLIDING WINDOWS
W1	2.00 X 1.35	ALL SLIDING WINDOWS
W2	1.80 X 1.35	ALL SLIDING WINDOWS
W3	1.20 X 1.35	ALL SLIDING WINDOWS
W4	1.20 X 2.00	ALL SLIDING WINDOWS
W5	2.55 X 1.50	ALL SLIDING WINDOWS
W6	2.45 X 1.50	ALL SLIDING WINDOWS
W7	1.25 X 1.50	ALL SLIDING WINDOWS
W8	3.00 X 1.35	ALL SLIDING WINDOWS
V	0.90 X 0.75	ALL LOUV. VENTIL.

PROP. FSI STATEMENT

DESCRIPTION	COMM. (14.61 %)	RESI. (65.39 %)
TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	3713.47 SQ.MT.	
BUILT-UP AREA AS PER 'P-LINE' INCLUDING ANCILLARY FSI	542.56 SQ.MT.	3170.91 SQ.MT.
BASIC FSI	542.56 / 1.80 = 301.42 SQ.MT.	3170.91 / 1.80 = 1761.61 SQ.MT.
60% PERM. ANCILLARY FSI FOR COMM.	PROP = 241.14 SQ.MT.	
60% PERM. ANCILLARY FSI FOR RESI.		PROP = 1189.09 SQ.MT.
3170.91 - 1189.09 = 1981.82		

CONSTRUCTION AREA

SR. NO.	DESCRIPTION	AREA IN SQ. MT.
1	BUILT UP AREA	3713.47
2	STILT AREA	27.14
3	O.H. UNDER GRD. TANK & L.M.R.	80.00
4	METER ROOM	12.92
5	TOWER PARKING AREA	1086.80
6	PROP. REFUGEE AREA	31.95
TOTAL AREA		4831.88

PLOT AREA SUMMARY

FINAL PLOT AREA AS PER P.CARD	AREA AS PER FORM	AREA AS PER TRI. METHOD	AREA CONSIDER FOR FSI
292	1128.40	1128.40	1021.31
TOTAL	1128.40	1128.40	1021.31

PLOT AREA CALCULATION

1	9.330	X	4.540	X	0.5	=	21.18	SQ.MT.
2	16.93	X	3.780	X	0.5	=	32.00	SQ.MT.
3	10.24	X	32.82	X	0.5	=	168.04	SQ.MT.
4	4.47	X	21.87	X	0.5	=	48.88	SQ.MT.
5	5.09	X	14.15	X	0.5	=	36.01	SQ.MT.
6	10.16	X	3.81	X	0.5	=	19.35	SQ.MT.
7	17.37	X	3.06	X	0.5	=	26.58	SQ.MT.
8	32.82	X	4.95	X	0.5	=	81.23	SQ.MT.
9	32.74	X	7.35	X	0.5	=	120.32	SQ.MT.
10	33.25	X	2.21	X	0.5	=	36.75	SQ.MT.
11	35.11	X	5.23	X	0.5	=	91.81	SQ.MT.
12	36.76	X	2.75	X	0.5	=	50.54	SQ.MT.
13	36.76	X	13.00	X	0.5	=	238.94	SQ.MT.
14	20.63	X	3.67	X	0.5	=	37.86	SQ.MT.
15	9.89	X	1.81	X	0.66	=	11.81	SQ.MT.
TOTAL AREA								= 1021.31 SQ.MT.

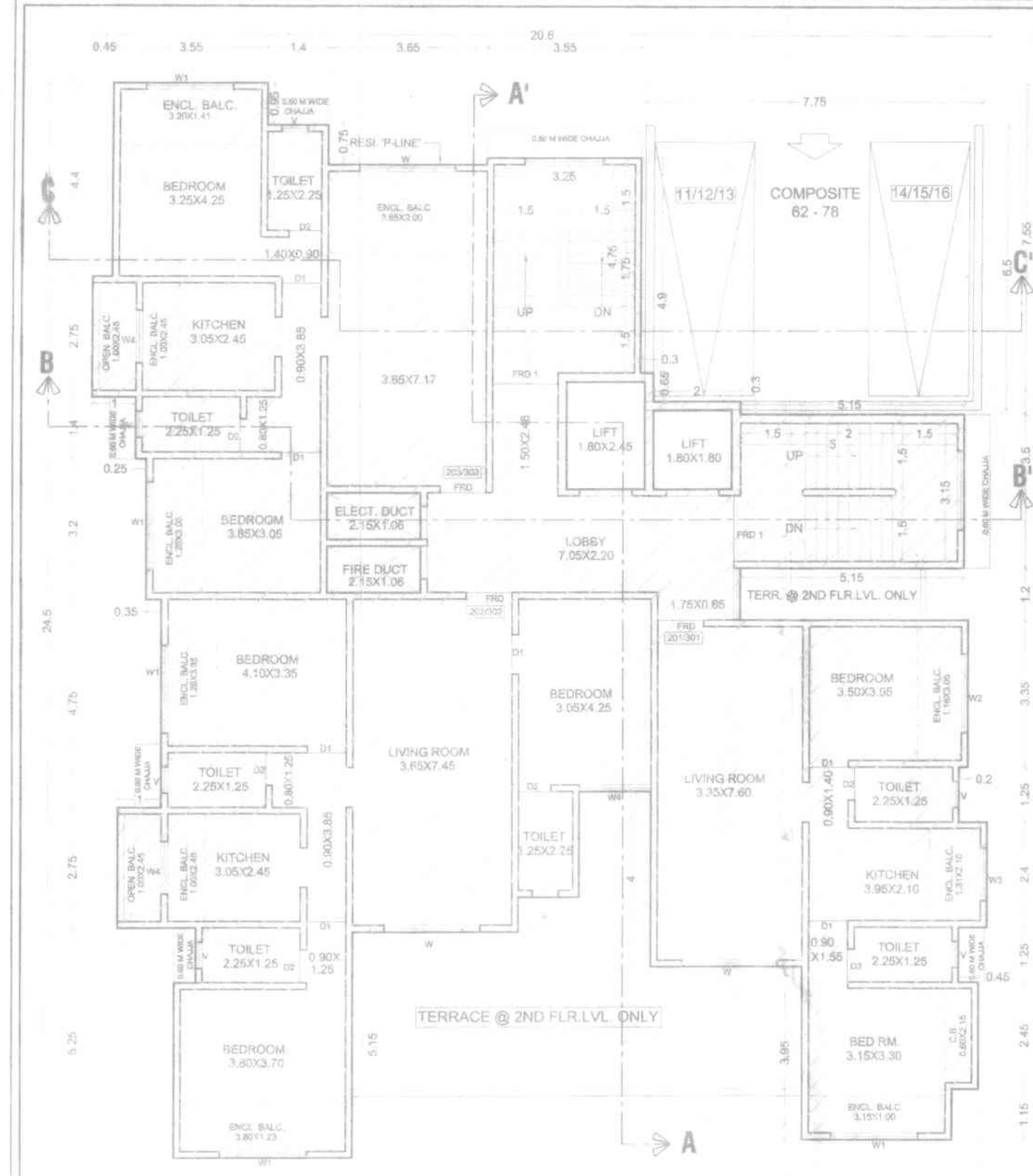
PROFORMA - I

PROPOSED RE-DEVELOPMENT OF 'THANE SHIVAM CO. OP. HSG. SOC. LTD.' ON PLOT BEARING T.P.S. NO. 01, FINAL PLOT NO. 292, AT OPP. NATRAJ SOC. HWING, NEAR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE (W).

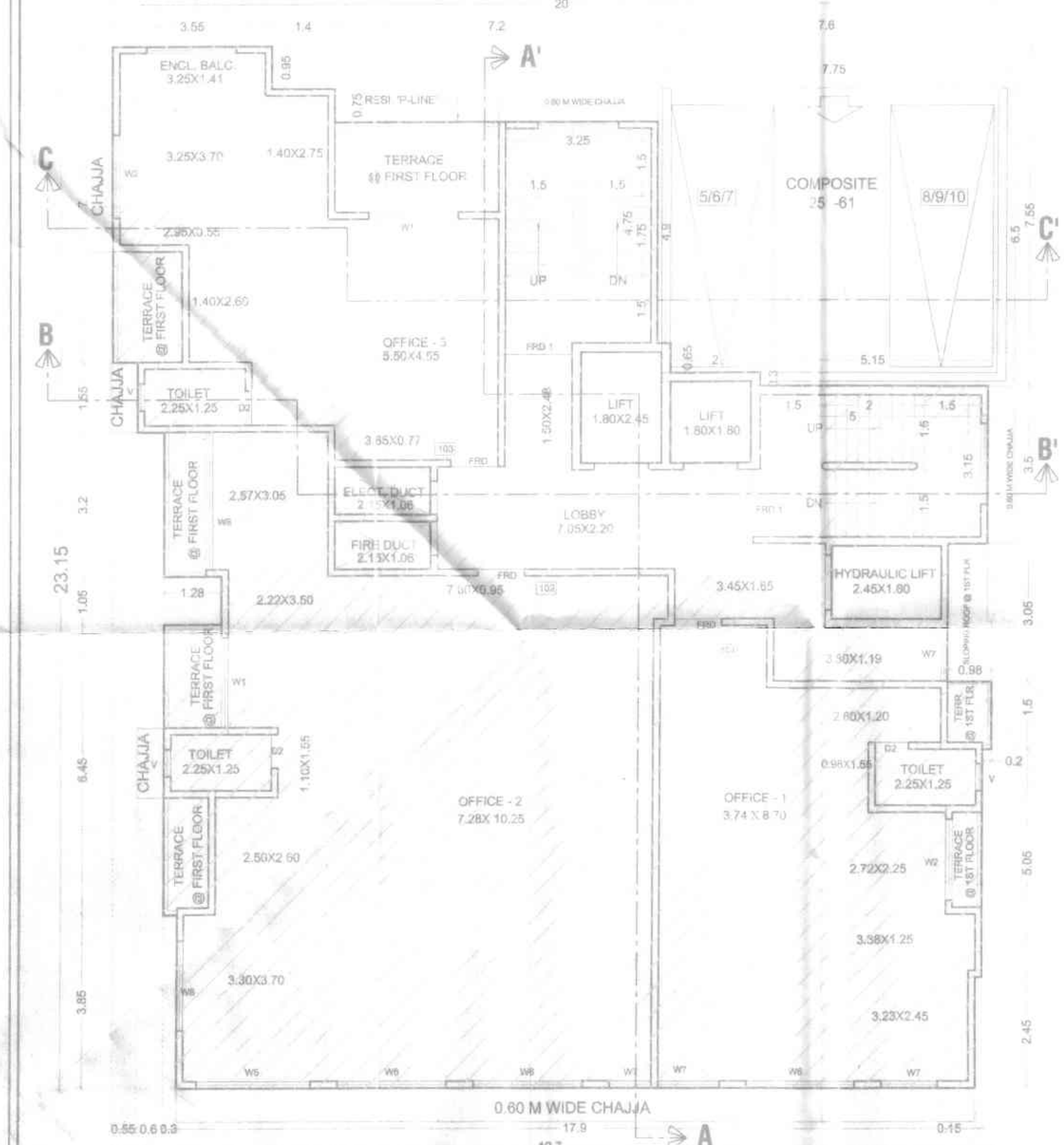
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A AREA STATEMENT

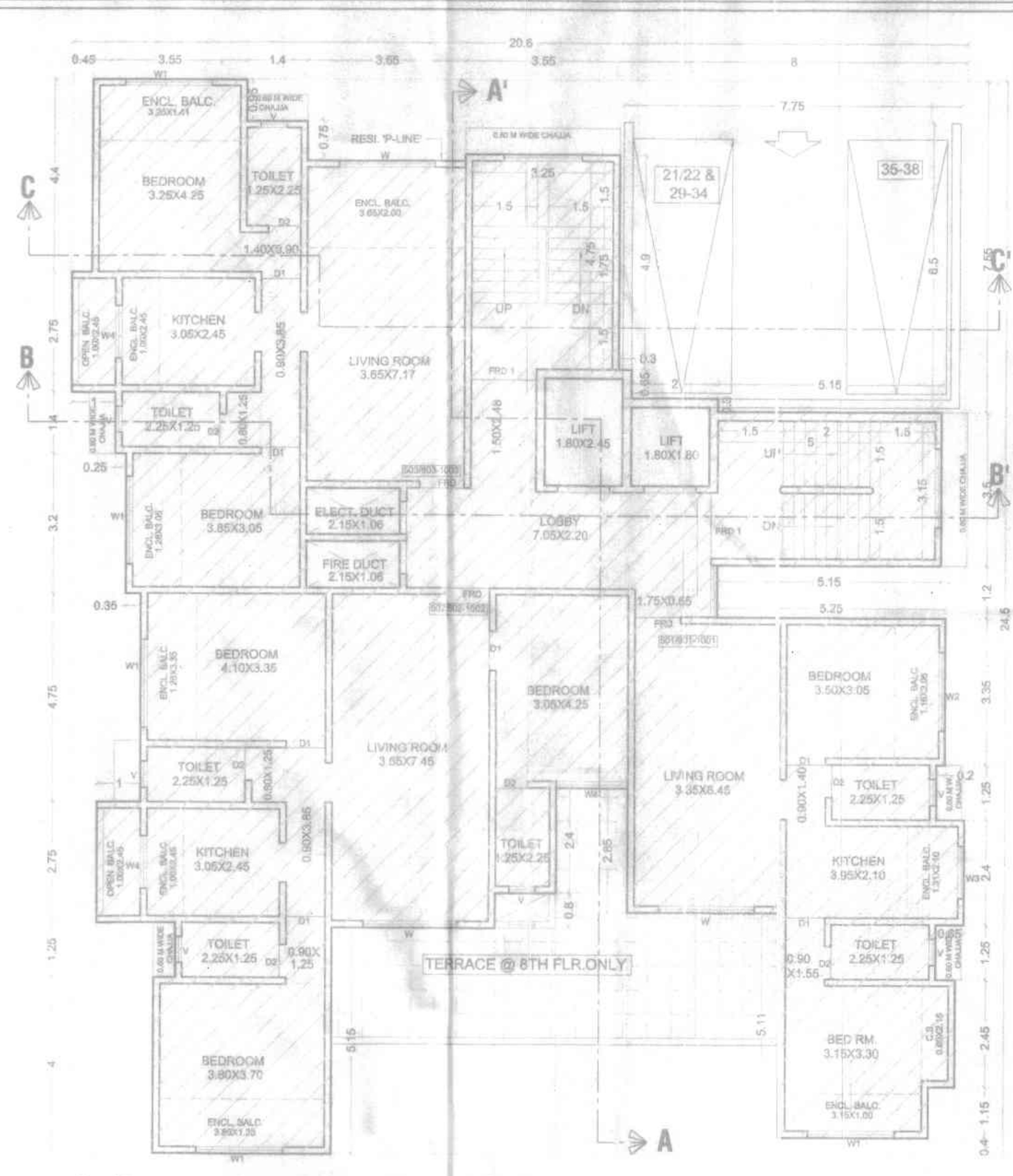
	SQ. MTS.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	1128.40
(a) As per ownership document (7/12, CTS extract, PR Card)	1128.40
(b) As per measurement sheet	1021.31
(c) As per site	---
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	---
(b) Any D.P. Reservation area	NIL
(c) Area Under Not in Possession (Total a+b)	---
3. BALANCE AREA OF PLOT (1-2)	1128.40
4. AMENITY SPACE (IF APPLICABLE)	
(a) Required -	---
(b) Adjustment of 2(b), if any -	---
(c) Balance Proposed -	NIL
5. NET PLOT AREA (3-4 (C))	1128.40
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) Required -	---
(b) Proposed -	---
7. INTERNAL ROAD AREA	NIL
8. PLOTABLE AREA (IF APPLICABLE)	NIL
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 x 1.10 (BASIC FSI) (1128.40 X 1.10 = 1241.24 SQ.MT.)	1241.24
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	---
(b) Proposed FSI on payment of premium (0.50 Prem. FSI ON GROSS PLOT) (1021.31 X 0.50 = 510.66 SQ.MT.)	510.66
11. IN-SITU FSI / TDR LOADING	
(a) D.R. CREDIT AVAILABLE BY DTD/0.85 MAXIMUM LOADING PERMISSIBLE OF 1021.31 X 0.85 = 868.81	---
(b) OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (868.81 X 0.30 = 260.64 SQ.MT.)	---
(c) PERM. T.D.R. TO LOADED FROM OPEN MARKET (868.81 - 260.64 = 608.17 SQ.MT.)	---
(d) In-situ area against D.P. road (2.0 X Sr. No. 2 (a)) [if any]	---
(e) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and/or (c)]	---
(f) TDR AREA	---
12. Total in-situ / TDR loading proposed (11 (g)+(b)+(c))	510.66
13. Add. FSI area under chapter no. 10 clause 10.2.10 (i) Exist. Authorized Area Basic area 6.3 or FSI consumed by the Existing Authorized bldg. whichever is more + 50% Incentive FSI for Existing Authorized bldg. (ACCOMPANIMENT OF NOTIF. NO. TPS - 1818/CR. 236/18 (PT.-3) SEC. 37 (1A) (a) & SEC. 20 (4) MODIFICATION / UO-13, DATED 02/12/2021)	564.01
50% OF INCENTIVE FSI AREA (As Per Exist. Authorized Area) (1128.02 SQ.MT. X 50% = 564.01 SQ.MT.)	564.01
14. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10(b)+(d)+(e) + 12]	2315.91
(b) Ancillary Area FSI upto 60% with payment of charges.	1189.09
(c) Ancillary Area FSI upto 80% with payment of charges.	241.14
(d) Total entitlement (a+b+c)	3746.14
15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERM. AS PER ROAD WIDTH (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8) (241.24 X 1.50 = 361.86 = 241.24 SQ.MT. COMM. = 301.42 X 1.50 = 452.13 SQ.MT. RESI. = 2114.33 X 1.80 = 3805.99 SQ.MT. TOTAL = 3925.49 SQ.MT.)	---
Add. FSI area under chapter no. 10 clause 10.2.10 (i) 1128.02 X 50% = 564.01 SQ.MT. RESI. = 564.01 X 1.80 = 1015.22 SQ.MT. TOTAL = 862.42 SQ.MT.	---
TOTAL MAXIMUM PERM. AREA (3925.49 + 862.42)	4827.91
16. TOTAL B/UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	
(a) Existing Built-up Area.	NIL
(b) Proposed Built-up Area (as per 'P-line')	3713.47
(c) Total (a+b)	3713.47
17. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	0.99
18. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) Required (20% of Sr.No.5)	NIL
(b) Proposed	NIL
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20.04.2022 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 AREASTATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.	
SIGN. OF ARCHITECT (AR. MAKARAND TORASKAR)	
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.	
MR. MAHESH BORIKAR (P.O.A.H.) M/S. MAHESH BORIKAR CIVIL ENGINEERS & CONTRACTORS (PROPRIETOR)	
SIGN. OF ARCHITECT	
MR. MAHESH BORIKAR (P.O.A.H.) M/S. MAHESH BORIKAR CIVIL ENGINEERS & CONTRACTORS (PROPRIETOR)	
AR. MAKARAND TORASKAR	
JOB NO. DRG. NO. DATE SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT	
01 13.06.2022 1:100 KIRAN POONAM Reg.No. CA/99/24593	
MAKARAND TORASKAR & ASSOCIATES ARCHITECT & INTERIOR DESIGNER 702/ABC, WFL Park II Premises Co-op.Soc.Ltd., Above Sattar Grande Hotel, Near Mulund Check Naka, Wagle Ind Estate, Thane (W)-400604 TEL. NO. : 022-25827840/ 25828300 E-Mail : makarand.urbansolutions@gmail.com	



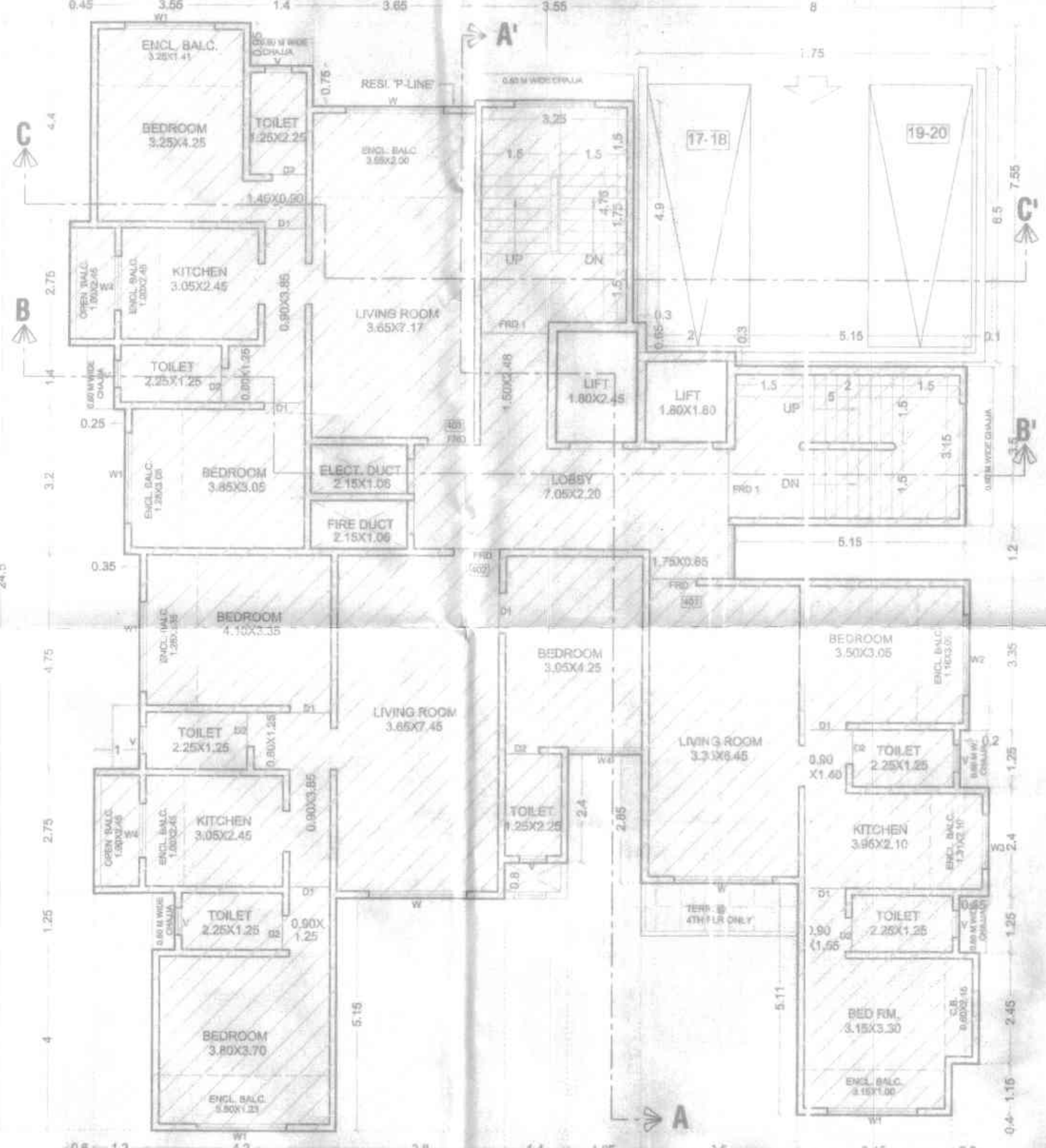
TYPICAL FLRS. PLAN (2ND & 3RD FLRS.)
'P-LINE' AREA = 319.72 SQ.MT.
Scale 1:100



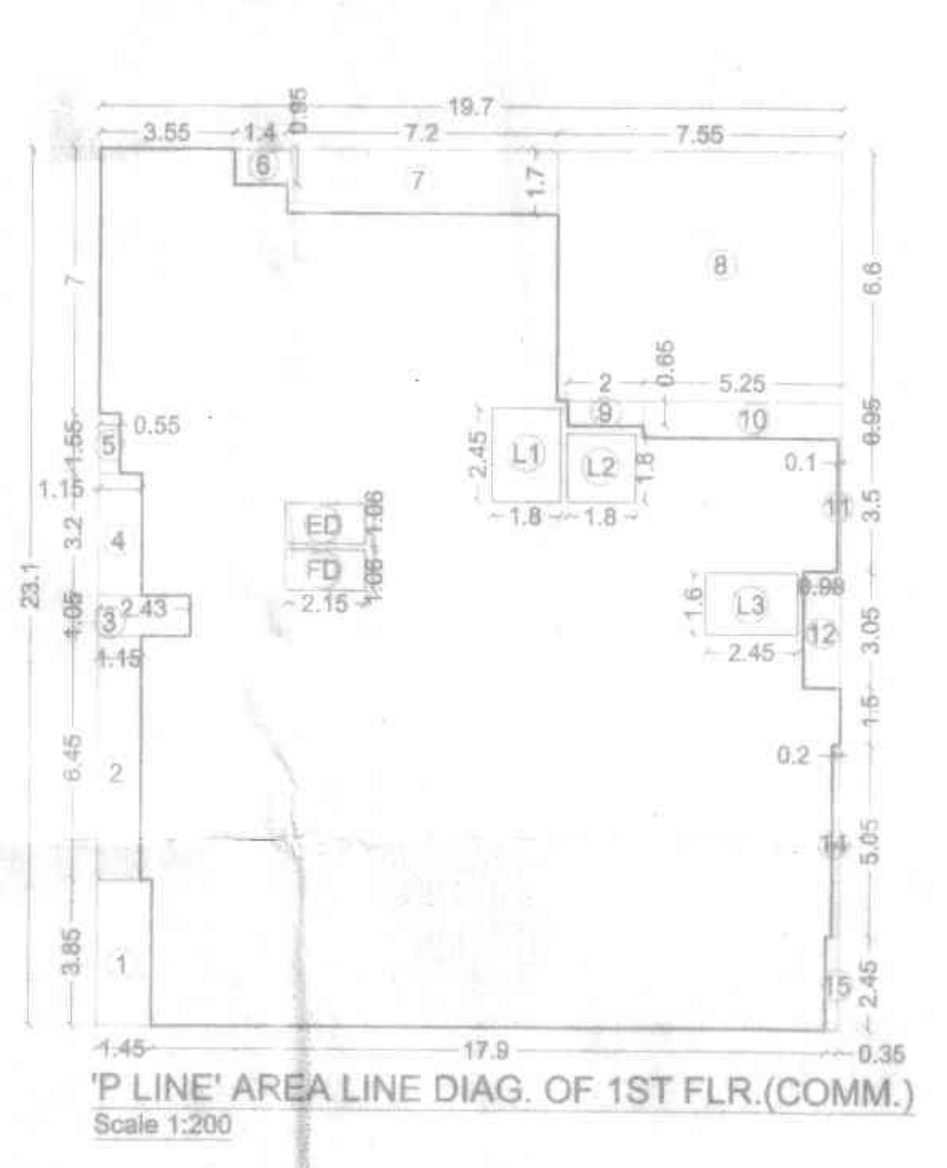
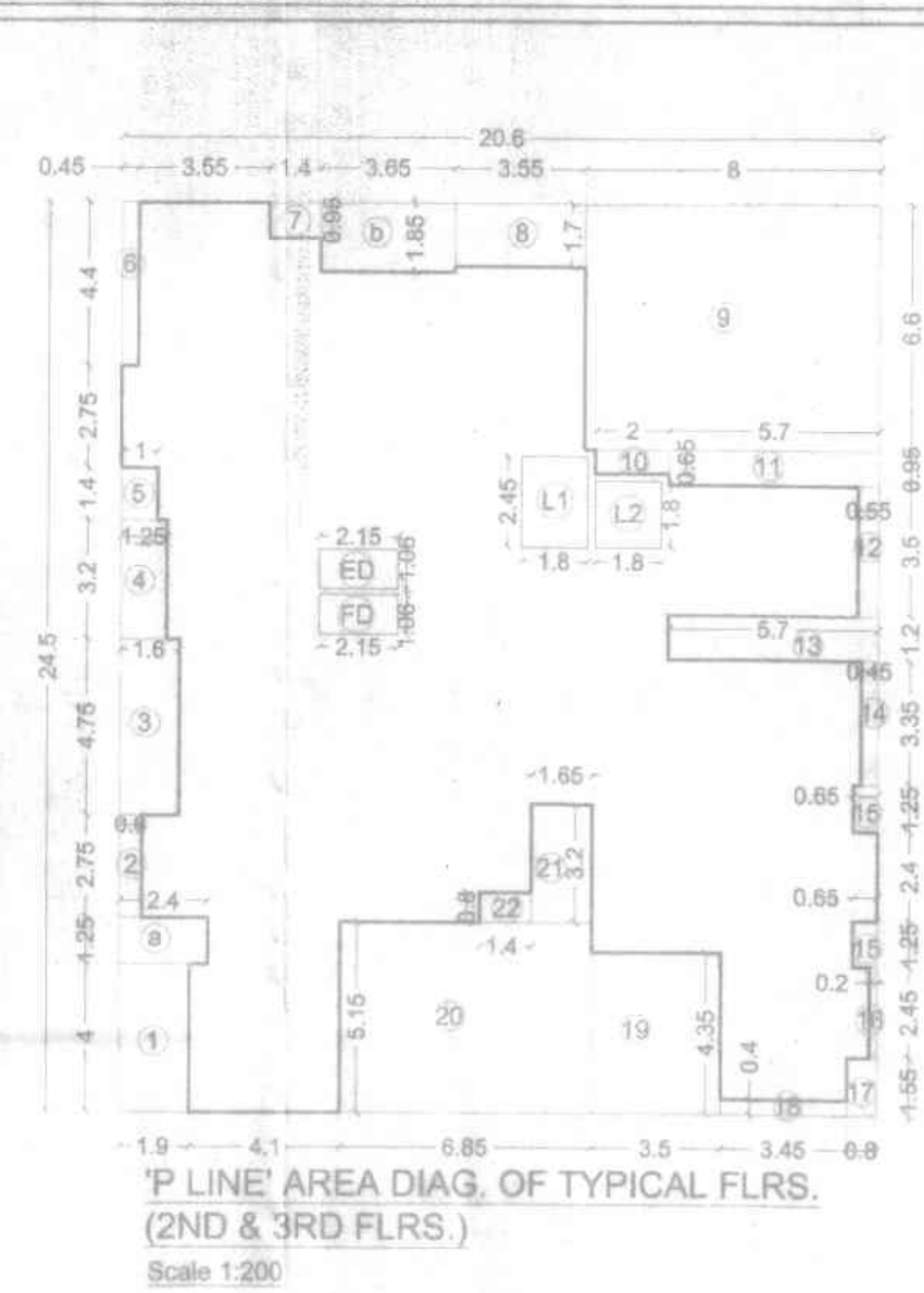
1ST FLOOR PLAN (COMM.)
'P-LINE' AREA = 344.00 SQ.MT.
Scale 1:100



TYPICAL FLRS. PLAN (5TH, 8TH TO 10TH)
'P-LINE' AREA = 315.68 SQ.MT.
Scale 1:100



4TH FLR. PLAN
'P-LINE' AREA = 315.68 SQ.MT.
Scale 1:100



BUILT UP AREA CALC. OF TYP. FLRS. (2ND & 3RD FLRS.) (RESI.) AS PER 'P-LINE'

A	20.60 X 24.50 X 1	= 504.70 SQ.MT
TOTAL (X)		= 504.70 SQ.MT

DEDUCTION

1	1.90 X 4.00 X 1	= 7.60 SQ.MT
2	2.40 X 1.25 X 1	= 3.00 SQ.MT
3	0.80 X 2.75 X 1	= 1.65 SQ.MT
4	1.80 X 4.75 X 1	= 7.60 SQ.MT
5	1.25 X 3.20 X 1	= 4.00 SQ.MT
6	1.00 X 1.40 X 1	= 1.40 SQ.MT
7	1.40 X 0.95 X 1	= 1.33 SQ.MT
8	3.85 X 1.85 X 1	= 6.75 SQ.MT
9	3.55 X 1.70 X 1	= 6.04 SQ.MT
10	8.00 X 6.60 X 1	= 52.80 SQ.MT
11	2.00 X 0.85 X 1	= 1.30 SQ.MT
12	5.70 X 0.95 X 1	= 5.42 SQ.MT
13	0.55 X 3.50 X 1	= 1.93 SQ.MT
14	5.70 X 1.20 X 1	= 6.84 SQ.MT
15	0.45 X 3.35 X 1	= 1.51 SQ.MT
16	0.65 X 1.25 X 2	= 1.63 SQ.MT
17	0.20 X 2.45 X 1	= 0.49 SQ.MT
18	0.80 X 1.55 X 1	= 1.24 SQ.MT
19	3.45 X 0.40 X 1	= 1.38 SQ.MT
20	6.85 X 5.15 X 1	= 35.28 SQ.MT
21	1.65 X 3.20 X 1	= 5.28 SQ.MT
22	1.40 X 0.80 X 1	= 1.12 SQ.MT
23	FD 2.15 X 1.06 X 1	= 2.28 SQ.MT
24	ED 2.15 X 1.06 X 1	= 2.28 SQ.MT
L1	1.80 X 2.45 X 1	= 4.41 SQ.MT
L2	1.80 X 1.80 X 1	= 3.24 SQ.MT
TOTAL (Y)		= 184.98 SQ.MT
BUP AREA AS PER 'P-LINE' (X-Y)		= 319.72 SQ.MT

BUILT UP AREA CALC. OF 1ST FLR. (COMM.) AS PER 'P-LINE'

A	19.70 X 23.10 X 1	= 455.07 SQ.MT
TOTAL (X)		= 455.07 SQ.MT

DEDUCTION

1	1.45 X 3.85 X 1	= 5.58 SQ.MT
2	1.15 X 0.45 X 1	= 0.52 SQ.MT
3	2.43 X 1.05 X 1	= 2.55 SQ.MT
4	1.15 X 3.20 X 1	= 3.68 SQ.MT
5	0.55 X 1.55 X 1	= 0.85 SQ.MT
6	1.40 X 0.95 X 1	= 1.32 SQ.MT
7	7.20 X 1.70 X 1	= 12.24 SQ.MT
8	7.55 X 6.60 X 1	= 49.83 SQ.MT
9	2.00 X 0.85 X 1	= 1.30 SQ.MT
10	5.25 X 0.95 X 1	= 4.99 SQ.MT
11	0.10 X 3.50 X 1	= 0.35 SQ.MT
12	0.98 X 3.05 X 1	= 2.99 SQ.MT
13	0.20 X 5.05 X 1	= 1.01 SQ.MT
14	0.35 X 2.45 X 1	= 0.84 SQ.MT
15	FD 2.15 X 1.06 X 1	= 2.28 SQ.MT
16	ED 2.15 X 1.06 X 1	= 2.28 SQ.MT
L1	1.80 X 2.45 X 1	= 4.41 SQ.MT
L2	1.80 X 1.80 X 1	= 3.24 SQ.MT
L3	2.45 X 1.60 X 1	= 3.92 SQ.MT
TOTAL (Y)		= 111.07 SQ.MT
BUP AREA AS PER 'P-LINE' (X-Y)		= 344.00 SQ.MT

FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN)
(SR. NO. 9 (B))

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT IN SQ.MT. (A)	AREA OF BALCONY ATTACHED TO FLAT (B)	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (C)
(1)	GRD./ST.(PT.) FLR.	SHOP-1	36.27	---	---
		SHOP-2	30.63	---	---
		SHOP-3	38.05	---	---
		SHOP-4	49.89	---	---
		SHOP-5	28.31	---	---
(1)	1ST FLR.	OFFICE 101	62.47	---	---
		OFFICE 102	121.04	---	---
		OFFICE 103	48.26	4.10	---
(1)	TYP. FLR. 2ND TO 3RD	201-301	59.48 X 2 NOS = 118.92	8.19 X 2 NOS = 16.38	FLAT 201 & 202 = 42.40
		202-302	84.77 X 2 NOS = 169.54	12.79 X 2 NOS = 25.58	---
		203-303	58.20 X 2 NOS = 116.40	19.19 X 2 NOS = 38.38	---
		204-304	56.42 X 5 NOS = 277.10	8.19 X 5 NOS = 40.95	---
		205-305	84.77 X 5 NOS = 423.85	12.79 X 5 NOS = 63.95	FLAT 401 & 402 = 35.03
(1)	TYP. FLR. 4TH, 5TH, 8TH TO 10TH	401, 501, 801-1001	56.42 X 5 NOS = 277.10	8.19 X 5 NOS = 40.95	---
		402, 502, 802-1002	84.77 X 5 NOS = 423.85	12.79 X 5 NOS = 63.95	---
		403, 503, 803-1003	58.20 X 5 NOS = 291.00	19.19 X 5 NOS = 95.95	---
		601	55.42	8.19	---
		602	99.17	16.24	---
(1)	6TH FLR.	701	55.42	8.19	---
		702	67.81	12.79	---
		703	58.20	19.19	---
(1)	REFUGE FLR. 7TH FLR.	1101	55.42	8.19	---
		1102	84.77	12.79	---
TOTAL TENEMENTS		29 NOS	2332.19	386.62	81.47

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RE-DEVELOPMENT OF "THANE SHIVAM CO. OP. HSG. SOC. LTD." ON PLOT BEARING T.P.S. NO. 01, FINAL PLOT NO. 292/AT OPP. NATRAJ SOC. HWING, NEAR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE(W).

CONTENTS OF SHEET
TYP. 1ST, 2ND & 3RD, 5TH, 8TH TO 10TH FLRS. PLAN & AREA DIAG. & CALC., FORM OF STATEMENT 3 ETC.....

BLDG. NO. 1 (RESI/COMM)
GRD./ST.(PT.) - 1ST + 2ND TO 10TH & 11TH (PT.) FLRS.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. Y.P. S2T/2110/22
TMC/TPS/42/01/22 Dated 23/09/2022

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

सावधान
"मकूर नमस्तुतुवर कंधवाम न करणें तसेवे
विकात विनिमन विमनविमनवर आवकक त्या
परवानका व दिना नमस्तुतुवर करणें, मकराष्ट
मरीशिव व करणें विकात विमनविमनवर कलम १२
अनुसार मकराष्टक दुका उभारें, मकराष्टी कार्यालय
मकराष्ट ३ वरें दैत व र. १०००/- दंड होऊ शकते "

'P-LINE' AREA DIAG. OF 4TH TO 6TH & 8TH TO 10TH FLRS.
Scale 1:200

BUILT UP AREA CALC. OF TYP. 4TH TO 6TH & 8TH TO 10TH FLRS. AS PER 'P-LINE'

A	20.80 X 24.50 X 1	= 504.70 SQ.MT.
TOTAL (X)		= 504.70 SQ.MT.

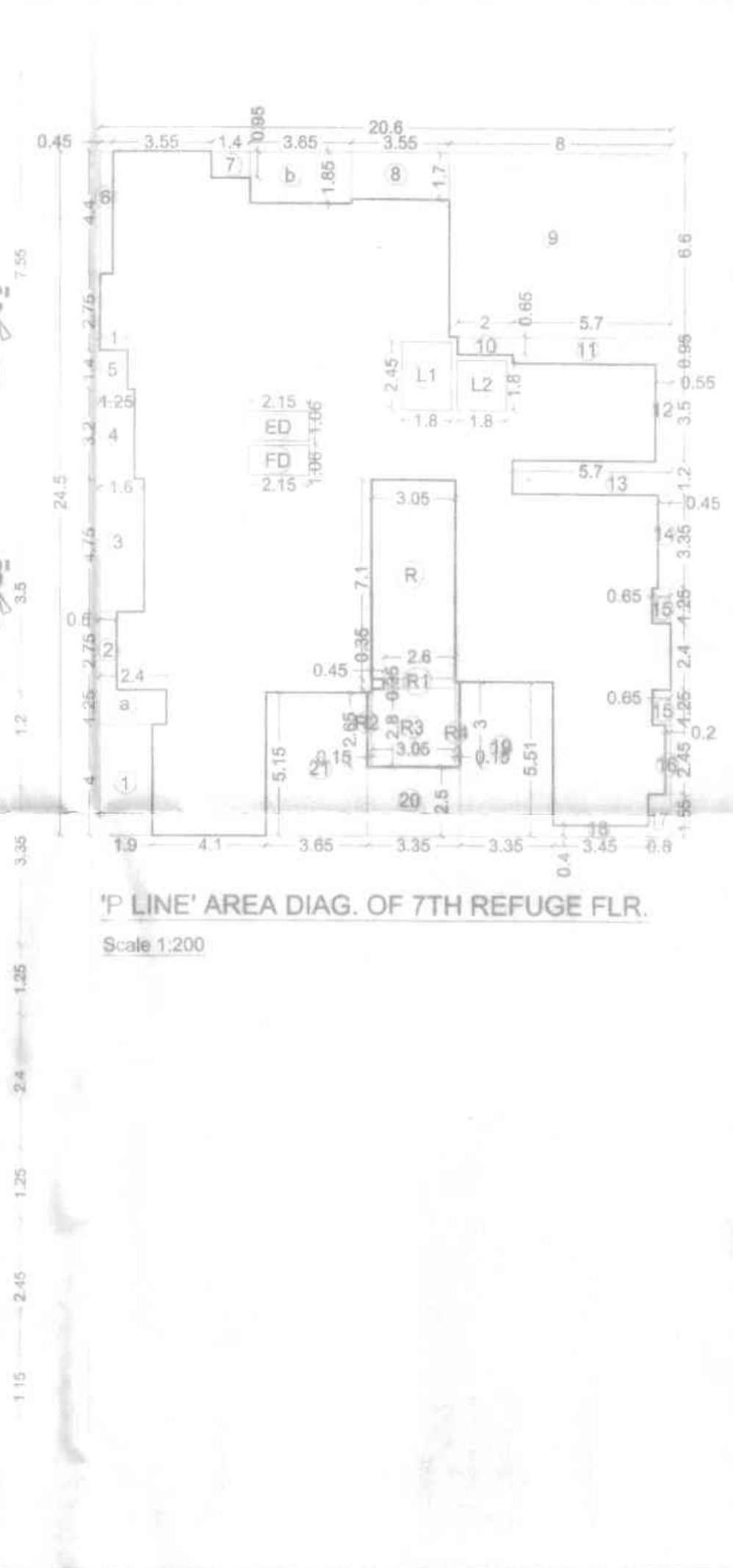
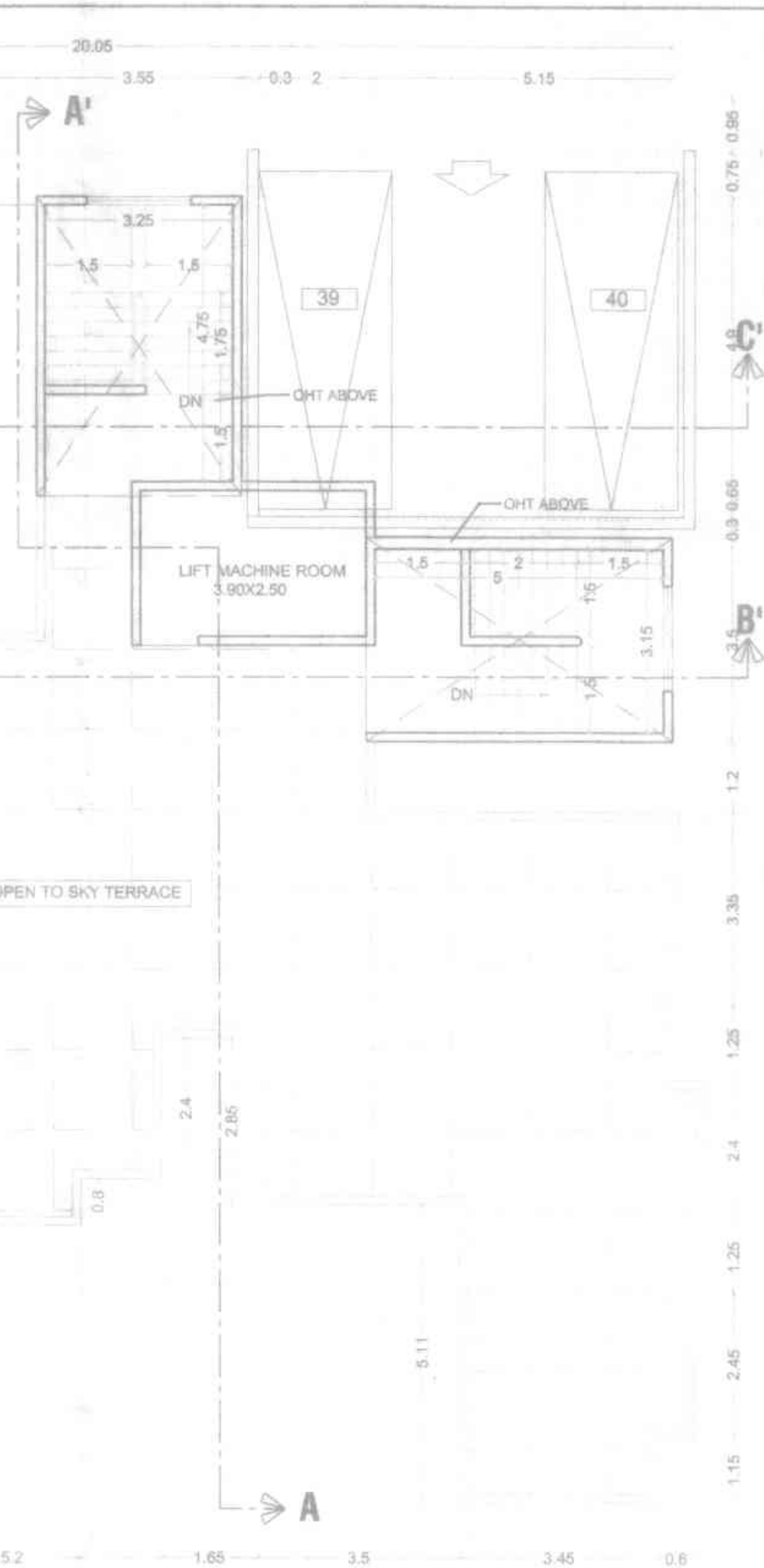
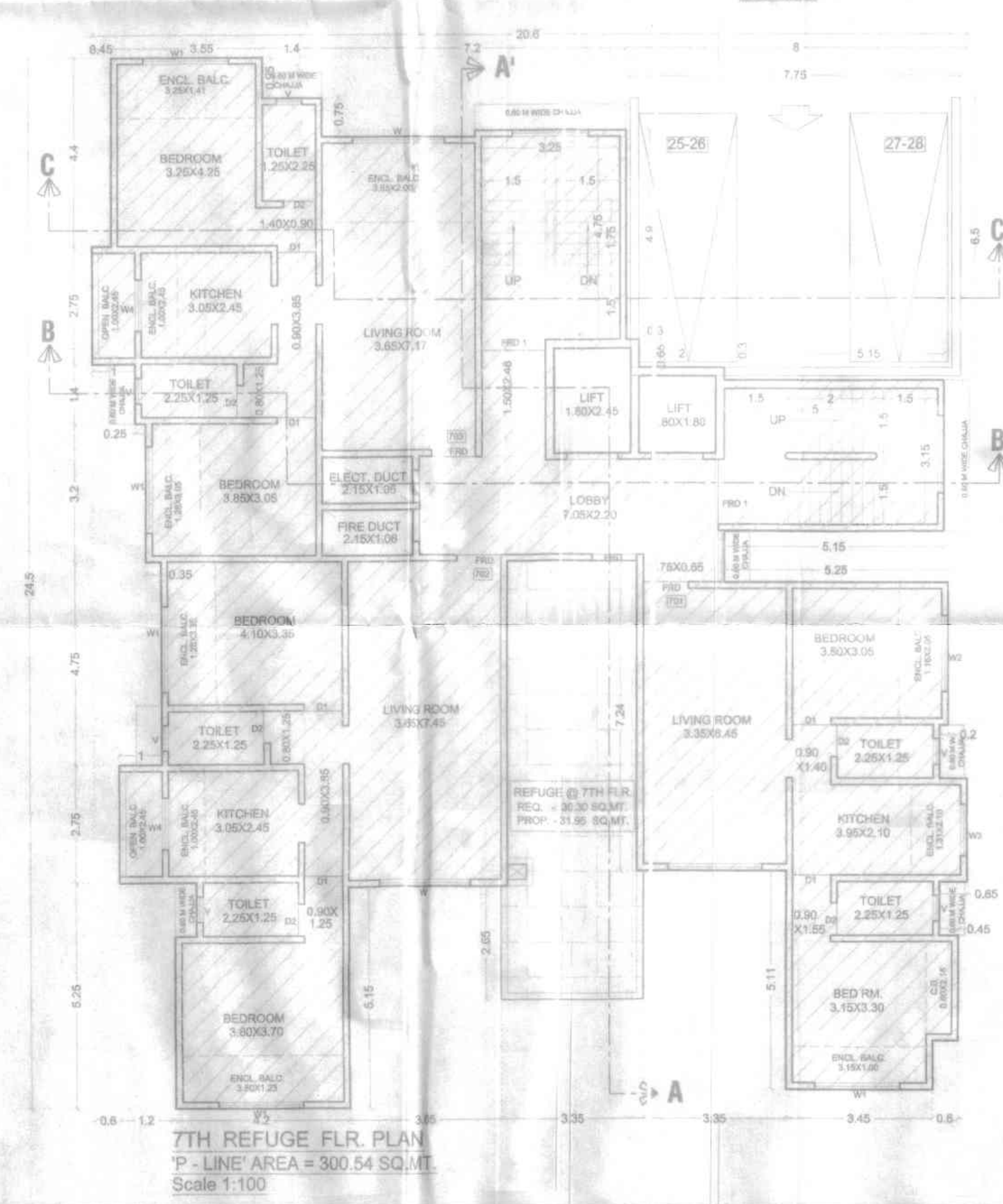
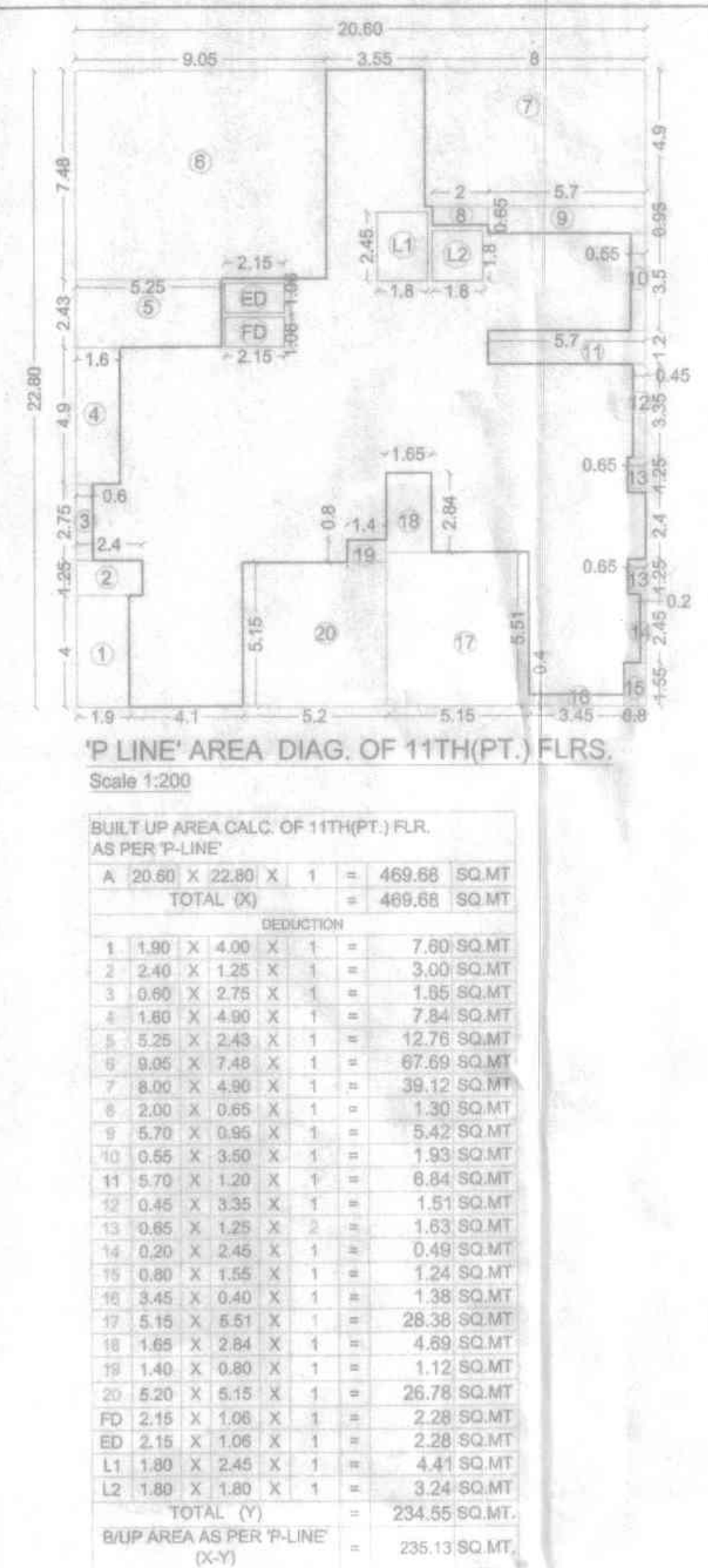
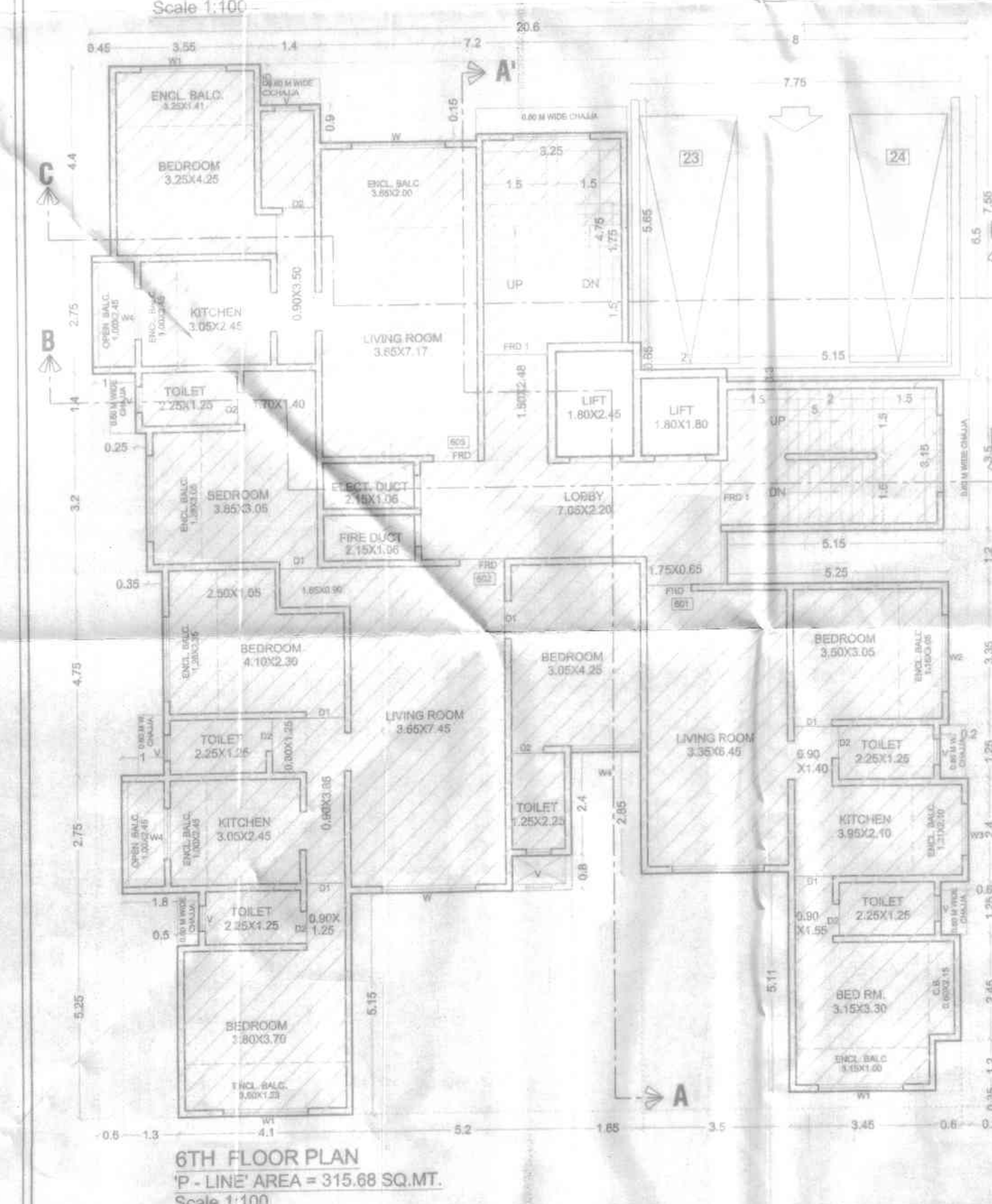
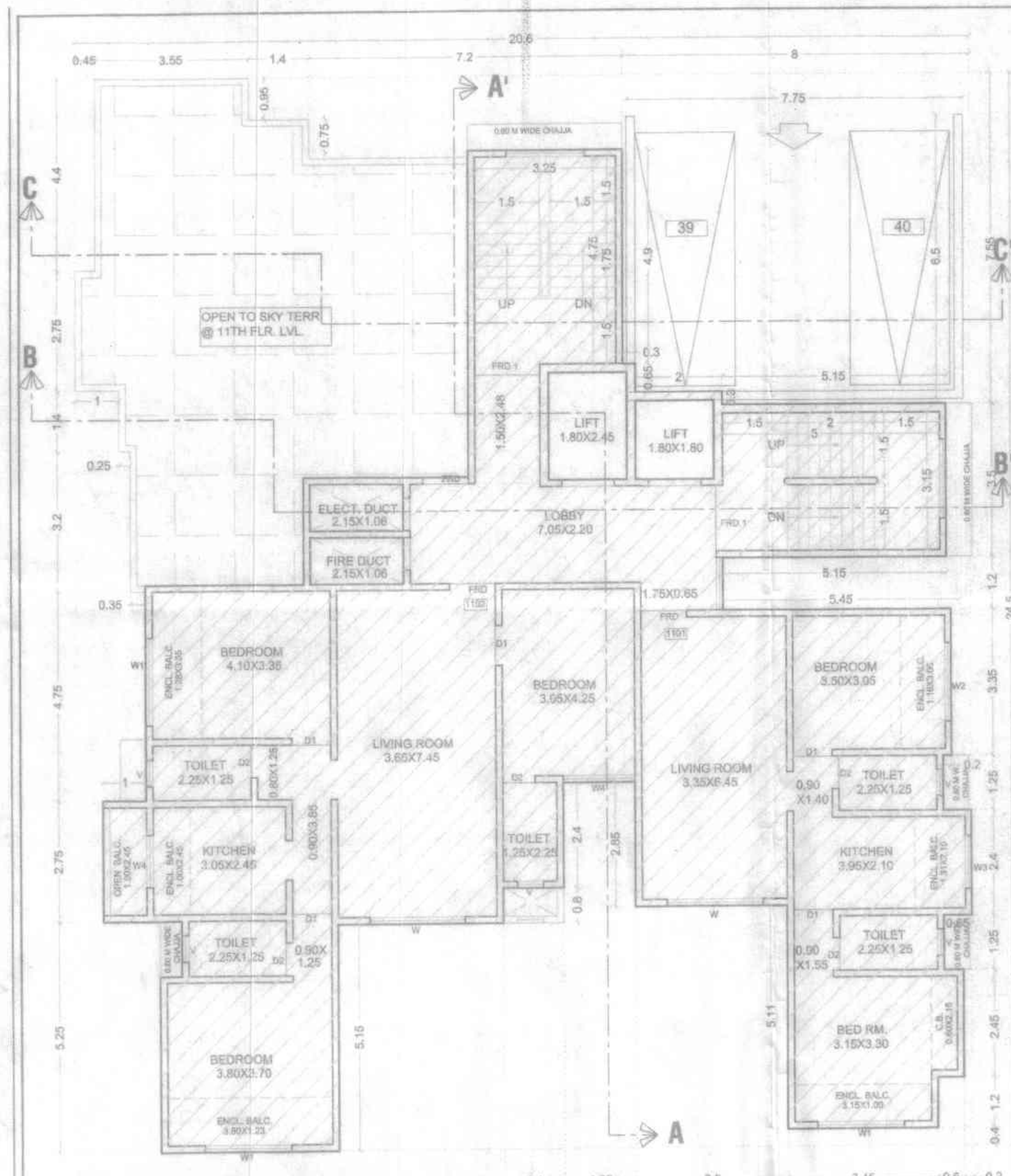
DEDUCTION

1	1.90 X 4.00 X 1	= 7.60 SQ.MT
2	2.40 X 1.25 X 1	= 3.00 SQ.MT
3	0.80 X 2.75 X 1	= 1.65 SQ.MT
4	1.80 X 4.75 X 1	= 7.60 SQ.MT
5	1.25 X 3.20 X 1	= 4.00 SQ.MT
6	1.00 X 1.40 X 1	= 1.40 SQ.MT
7	1.40 X 0.95 X 1	= 1.33 SQ.MT
8	3.85 X 1.85 X 1	= 6.75 SQ.MT
9	3.55 X 1.70 X 1	= 6.04 SQ.MT
10	8.00 X 6.60 X 1	= 52.80 SQ.MT
11	2.00 X 0.85 X 1	= 1.30 SQ.MT
12	5.70 X 0.95 X 1	= 5.42 SQ.MT
13	0.55 X 3.50 X 1	= 1.93 SQ.MT
14	5.70 X 1.20 X 1	= 6.84 SQ.MT
15	0.45 X 3.35 X 1	= 1.51 SQ.MT
16	0.65 X 1.25 X 2	= 1.63 SQ.MT
17	0.20 X 2.45 X 1	= 0.49 SQ.MT
18	0.80 X 1.55 X 1	= 1.24 SQ.MT
19	3.45 X 0.40 X 1	= 1.38 SQ.MT
20	6.85 X 5.15 X 1	= 35.28 SQ.MT
21	1.65 X 3.20 X 1	= 5.28 SQ.MT
22	1.40 X 0.80 X 1	= 1.12 SQ.MT
23	FD 2.15 X 1.06 X 1	= 2.28 SQ.MT
24	ED 2.15 X 1.06 X 1	= 2.28 SQ.MT
L1	1.80 X 2.45 X 1	= 4.41 SQ.MT
L2	1.80 X 1.80 X 1	= 3.24 SQ.MT
TOTAL (Y)		= 189.02 SQ.MT
BUP AREA AS PER 'P-LINE' (X-Y)		= 315.68 SQ.MT

SIGN. OF ARCHITECT
MR. MAHESH BORKAR (P.O.A.H.)
M/S. MAHESH BORKAR CIVIL ENGINEERS
& CONTRACTORS (PROPRIETOR)

AR. MAKARAND TORASKAR
MAKARAND TORASKAR
& ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
702/ABC, WIP Park It Premises Co-op Soc. Ltd.,
Above Sankar Grande Hotel, Near Mulund Check Naka,
Wagle Ind Estate, Thane (W)-400604
TEL. NO.: 022-25827840/25828300
E-Mail: makarandurbansolutions@gmail.com

JOB NO. DRG. NO. DATE SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT
01 13.06.2022 1:100 BHARATI POONAM Reg. No. CA/99/24593



DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF "THANE SHIVAM CO. OP. HSG. SOC. LTD." ON PLOT BEARING T.P.S.NO.01, FINAL PLOT NO.292 AT OPP. NATRAJ SOC. HWING, NEAR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE(W).

3/4

CONTENTS OF SHEET

TYPL 6TH, TYPL REFUGE FLR (7TH), 11TH (PT.) & TEER. FLR. PLAN, AREA DIAG. & CALC., PROP. REFUGE AREA DIAG. & CALC. ETC....

BLDG.NO.1 (RESI/COMM)

GRD./ST.(PT.)+1ST + 2ND TO 10TH & 11TH (PT.) FLRS.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. PP-527/01/10/22
TMC/TPS-01/TPS/422/01/22. Dated: 23/09/2022

Deputy Engineer (TDD) *(Signature)*
Executive Engineer (TDD) *(Signature)*

Thane Municipal Corporation
The City of Thane

सावधान

नगर निकासी विभाग को ध्यान में रखते हुए विकास नियंत्रण विभाग द्वारा आवधिक तथा परमाणविक नगर विकास कार्य, महाराष्ट्र प्रशासनिक नगर विकास अधिनियम के तहत पर अनुसूचित दस्तावेजों के अन्तर्गत जारी की जा रही है।

कार्य 3 वर्ष के लिए, 4000/- दर होकर शकती है

THE MUNICIPAL CORPORATION OF THANE

REFUGE AREA CALC. OF 7TH FLOOR. AS PER P-LINE

REQ. REFUGE AREA CALC.
TYPL. FLR. BUP AREA
315.68 X 2 FLRS. = 631.36 / 12.50 = 50.51 PERSON
50.51 X 0.30 = 15.15 X 2 = 30.30 SQ. MT
REQ. = 30.30 SQ.MT.

REFUGE AREA

R 3.05 X 7.10 X 1 = 21.66 SQ.MT.
R1 2.60 X 0.35 X 1 = 0.91 SQ.MT.
R2 0.15 X 2.65 X 1 = 0.40 SQ.MT.
R3 3.05 X 2.80 X 1 = 8.54 SQ.MT.
R4 0.15 X 3.00 X 1 = 0.45 SQ.MT.
TOTAL PROP. REFUGE (X) = 31.95 SQ.MT.
MIN. REQ. REFUGE AREA (X2) = 15.15 SQ.MT.
MAX. PERM. REFUGE AREA (Y) = 30.30 SQ.MT.
EXCESS AREA (COUNT IN FSI) (X-Y)(X2) = 1.85 SQ.MT.

AREA LINE DIAG. OF REFUGE

Scale 1:200

BUILT UP AREA CALC. OF 7TH REFUGE FLR. AS PER P-LINE

A 20.60 X 24.50 X 1 = 504.70 SQ.MT
TOTAL (X) = 504.70 SQ.MT

DEDUCTION

1 1.90 X 4.00 X 1 = 7.60 SQ.MT
2 2.40 X 1.25 X 1 = 3.00 SQ.MT
3 0.60 X 2.75 X 1 = 1.65 SQ.MT
4 1.80 X 4.00 X 1 = 7.20 SQ.MT
5 1.00 X 1.40 X 1 = 1.40 SQ.MT
6 0.45 X 4.40 X 1 = 1.98 SQ.MT
7 1.40 X 0.95 X 1 = 1.33 SQ.MT
8 3.65 X 1.85 X 1 = 6.75 SQ.MT
9 3.55 X 1.70 X 1 = 6.04 SQ.MT
10 8.00 X 6.80 X 1 = 54.40 SQ.MT
11 2.00 X 0.65 X 1 = 1.30 SQ.MT
12 5.70 X 0.95 X 1 = 5.42 SQ.MT
13 0.55 X 3.50 X 1 = 1.93 SQ.MT
14 5.70 X 1.20 X 1 = 6.84 SQ.MT
15 0.45 X 3.35 X 1 = 1.51 SQ.MT
16 0.65 X 1.25 X 1 = 0.81 SQ.MT
17 0.20 X 2.45 X 1 = 0.49 SQ.MT
18 0.80 X 1.55 X 1 = 1.24 SQ.MT
19 3.45 X 0.40 X 1 = 1.38 SQ.MT
20 3.35 X 5.51 X 1 = 18.47 SQ.MT
21 3.65 X 5.15 X 1 = 18.81 SQ.MT
FD 2.15 X 1.06 X 1 = 2.28 SQ.MT
ED 2.15 X 1.06 X 1 = 2.28 SQ.MT
L1 1.80 X 2.45 X 1 = 4.41 SQ.MT
L2 1.80 X 1.80 X 1 = 3.24 SQ.MT
TOTAL (Y) = 173.86 SQ.MT

REFUGE AREA

R 3.05 X 7.10 X 1 = 21.66 SQ.MT.
R1 2.60 X 0.35 X 1 = 0.91 SQ.MT.
R2 0.15 X 2.65 X 1 = 0.40 SQ.MT.
R3 3.05 X 2.80 X 1 = 8.54 SQ.MT.
R4 0.15 X 3.00 X 1 = 0.45 SQ.MT.
TOTAL (Y1) = 31.95 SQ.MT
TOTAL (Y+Y1) = Y2 = 205.81 SQ.MT
NET BUP AREA AS PER P-LINE (X-Y2) = 298.89 SQ.MT
EXCESS REFUGE AREA (COUNT IN FSI)(X2) = 1.85 SQ.MT
BUP AREA AS PER P-LINE (X+Y2) = 300.54 SQ.MT

SIGN. OF ARCHITECT

MR. MAHESH BORKAR (P.O.A.H.)
M/S. MAHESH BORKAR CIVIL ENGINEERS
& CONTRACTORS (PROPRIETOR)

AR. MAKARAND TORASKAR

JOB NO. DRG. NO. DATE SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT

01 13.08.2022 1:100 BHARATI POONAM Reg.No. CA/99/24593

MAKARAND TORASKAR & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
702/ABC, WIP Park It Premises Co-op Soc Ltd.,
Above Satkar Grande Hotel, Near Mulund Check Naka,
Wagle Ind Estate, Thane (W)-400604
TEL. NO. : 022-25827840/25828300
E-Mail : makarand.urbansolutions@gmail.com

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RE-DEVELOPMENT OF "THANE SHIVAM CO. OP. HSG. SOC.LTD." ON PLOT BEARING T.P.S.NO.01,FINAL PLOT NO.292,AT OPP.NATRAJ SOC.'HWING, NEAR EASTERN EXPRESS HIGHWAY, PANCHPAKHADI, THANE(W).

4/4

CONTENTS OF SHEET

SECTION AA, BB, & CC, ETC.....

BLDG.NO.1 (RESI/COMM)
GRD./ST.(PT.)+1ST + 2ND TO 10TH & 11TH(P.T.) FLRS.

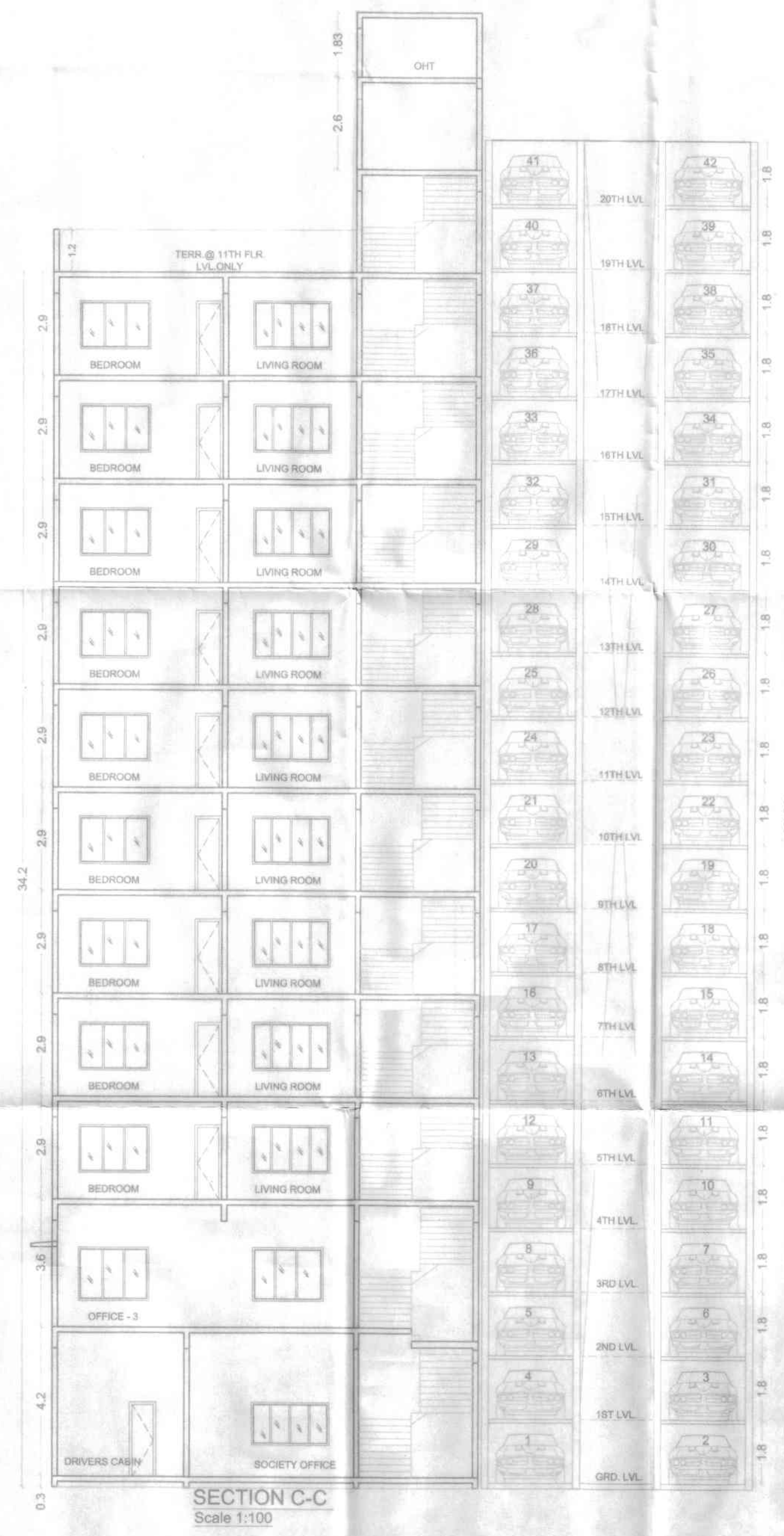
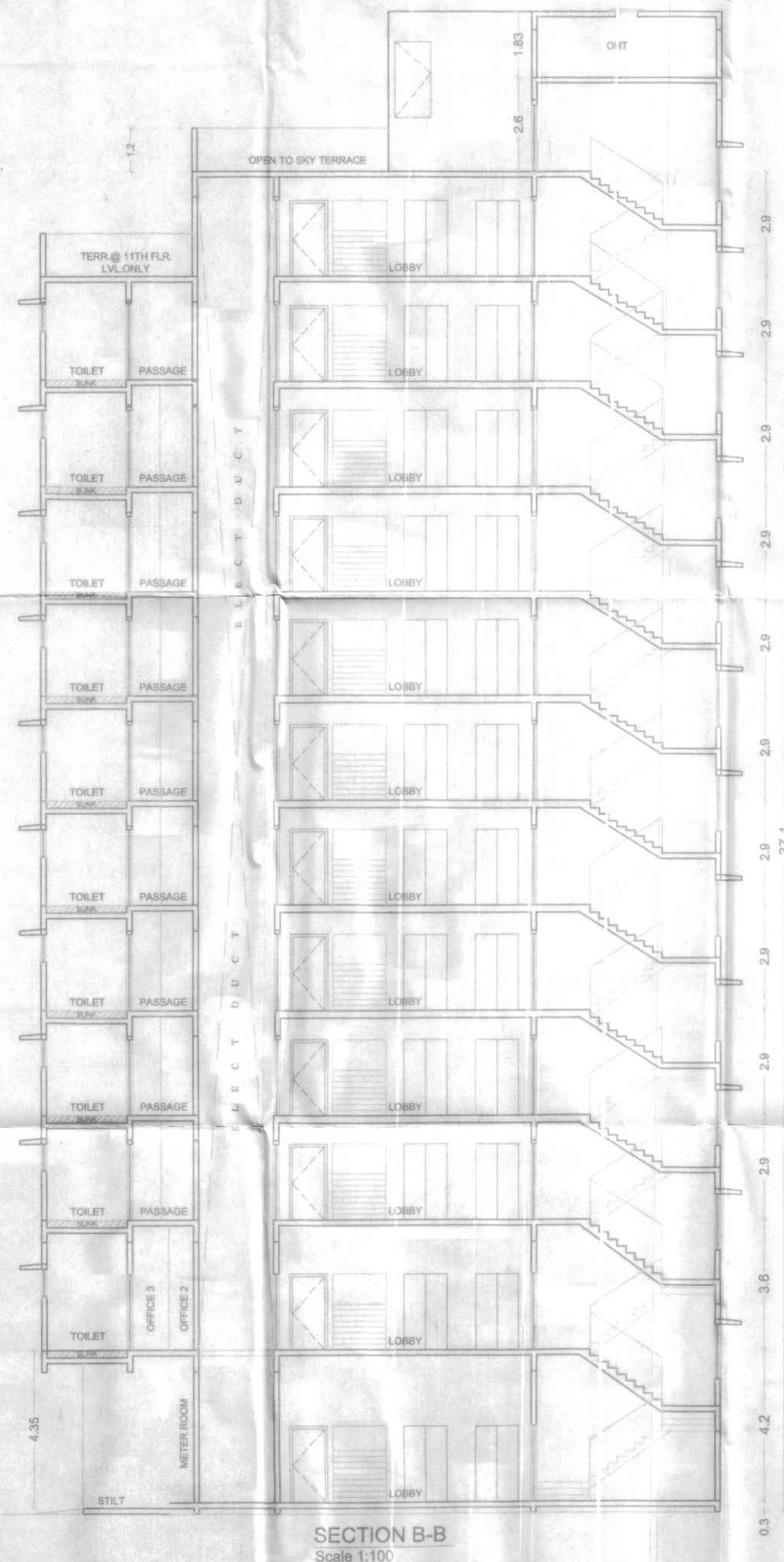
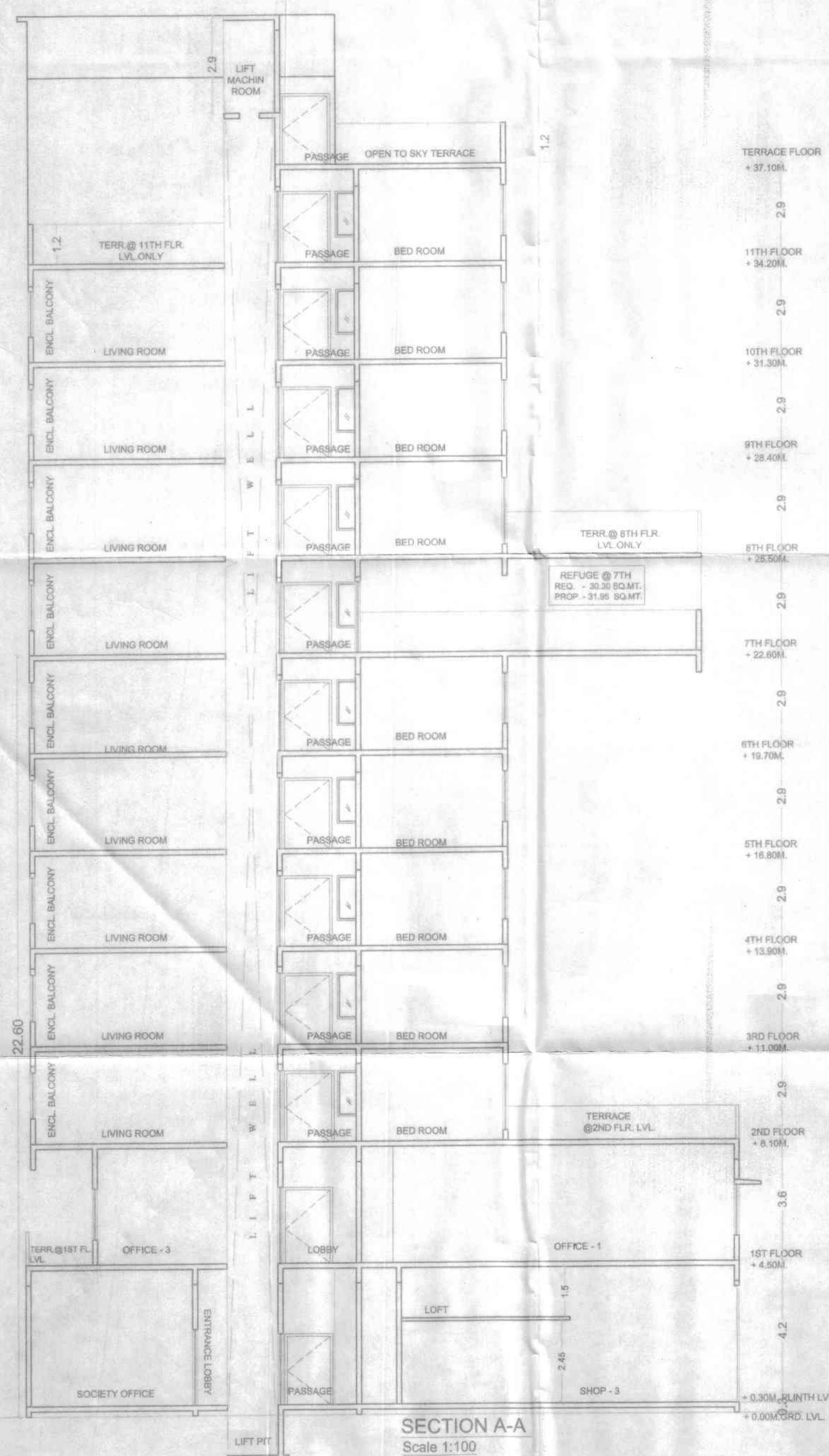
STAMP OF APPROVAL OF PLAN

"I have approved Subject to conditions
Provided in Permit No. VP S27/1110/22
THC/TPB-DP/TPS/14201/22 Dated: 23/09/2022
Deputy Engineer (TDD) (Sunil Ram) Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

"मजूर नकशातुसार संयोजक व कार्ये वसेव
विकारा नियमन नियमनानुसार आवश्यक त्या
परवानग्या व नो नकशामुळे नकार करणे, नगरात
प्रदेशात व कामे वजात अडथळ्याचे कामे वर
अनुसार वजावणी व नो नकशे. त्यासाठी वास्तविक
वास्तव व कार्ये वर न. १०००/- देव होऊ शकतो."



MR. MAHESH BORKAR (P.O.A.)
M/S. MAHESH BORKAR CIVIL ENGINEERS
& CONTRACTORS (PROPRIETOR)

MR. MAKARAND TORASKAR

MR. MAKARAND TORASKAR
& ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
702/ABC, WIPK Park II Premises Co-op.Soc.Ltd.,
Above Satkar Grande Hotel, Near Mulund Check Naka,
Wagle Ind.Estate, Thane (W)-400604
TEL. NO. : 022-23827840/ 23828300
E-Mail : makarandurbansolutions@gmail.com

JOB NO. 01, DRG. NO. 13.08.2022, DATE 1:100, SCALE, DRAWN BY KIRAN, CHECKED BY POONAM, REGISTRATION NO. OF ARCHITECT CA/99/24593