AREA CHART AS PER 7/12 EXTRACT				
S. NO.	DESCRIPTION	GUT NO / H.NO	AREA IN SQ.MT.	TOTAL AREA
1)	PLOT "A"	47/1/8	22460.00	25060.00
		47/ 2	2030.00	
		47/ 3-A	570.00	
2)	20.00 M. D.P.ROAD	47/ 1/2	5400.00	6720.00
		47/ 1/7	120.00	
		47/1/10	1200.00	
3)	a) (AMENITY 1)	47/1/5	330.00	1290.00
	b) (AMENITY 2)	47/ 1/3	960.00	
5)	PLOT "D"	47/ 1/4	1000.00	1000.00
7)	PLOT "G"	47/ 1/9	2500.00	2500.00
9)	M.A.P	47/ 3-B	1050.00	1050.00
	TOTAL AREA OF PLOT		37620.00 SQ. MT.	

AREA NOT IN POSSESSION
PLOT 'A' (I)
a) 1/2 X 7.30 X 1.70 = 6.20 SQ. MT.
b) 1/2 X 13.50 X 3.35 = 22.61
c) 1/2 X 19.35 X 6.50 = 62.88
d) 1/2 X 6.20 X 1.50 = 4.65
e) 1/2 X 18.20 X 3.95 = 35.95
f) 1/2 X 31.30 X 16.10 = 251.96
g) 1/2 X 16.55 X 5.15 = 42.61
h) 1/2 X 11.70 X 1.15 = 6.72
i) 1/2 X 7.50 X 2.75 = 10.31
j) 1/2 X 5.00 X 0.90 = 2.25
TOTAL = 446.14 SQ. MT.
PLOT 'A' (II)
a) 1/2 X 10.45 X 2.95 = 15.41 SQ. MT.
b) 1/2 X 15.80 X 7.50 = 59.25
c) 1/2 X 11.20 X 2.45 = 13.72
d) 1/2 X 7.95 X 2.00 = 7.95
e) 1/2 X 12.50 X 5.85 = 36.56
f) 1/2 X 12.75 X 6.55 = 41.75
g) 1/2 X 17.00 X 3.35 = 28.47
h) 1/2 X 11.40 X 1.15 = 6.55
i) 1/2 X 4.40 X 0.50 = 1.10
j) 1/2 X 0.60 X 5.90 = 1.91
TOTAL = 212.67 SQ. MT.
PLOT 'G'
a) 1/2 X 55.25 X 2.50 = 69.06 SQ. MT.
b) 1/2 X 55.25 X 3.20 = 88.40
c) 1/2 X 20.70 X 3.80 = 39.33
d) 1/2 X 15.35 X 2.60 = 19.95
e) 1/2 X 20.15 X 4.25 = 42.82
f) 1/2 X 17.75 X 4.70 = 41.71
g) 1/2 X 12.25 X 2.65 = 16.23
TOTAL = 317.50 SQ. MT.

SECTION THROUGH SEPTIC TANK

PREMIUM F.S.I. CHART
PLOT 'A'
PERMISSIBLE PREMIUM F.S.I. 24478.19 X 0.30 = 7343.45 SQ.MT.
UTILISED PREMIUM F.S.I. = 1375.00 SQ.MT
PROPOSED PREMIUM F.S.I. = 1260.00 SQ.MT
PLOT 'G'
PERMISSIBLE PREMIUM F.S.I. 2149.50 X 0.30 = 644.85 SQ.MT.
PROPOSED PREMIUM F.S.I. = 519.60 SQ.MT

PERM.B-UP AREA FOR PLOT 'A' = 37424.11 SQ.MT

B - UP AREA STATEMENT

	PLOT A												PROPOSED B - UP AREA			PLOT G
FLOORS	TB4	TC5	C1, C4	C2, C3	D1	E1 & E2	D2	C5	R1	R2	R3	R4	F4	F5	F6	B
GR. FLOOR									836.25	881.89	856.17	836.15			768.01	1893.28
1ST. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20	875.43	921.83	841.96	842.06	3231.99	910.42	895.56	2395.53
2ND. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20					3231.99	910.42	942.49	2395.53
3RD. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20					3231.99	910.42	942.49	2395.53
4TH. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20					3231.99	910.42	942.49	2395.53
5TH. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20					3231.99	910.42	942.49	2395.53
6TH. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3171.20					3231.99	910.42	942.49	2395.53
7TH. FLOOR	5263.00	5263.00	3229.20	2740.05	2184.92	2926.02	3234.05	3413.85					3231.99	910.42	942.49	2395.53
8TH. FLOOR	5263.00					2395.25	2673.02									1774.12
9TH. FLOOR	5263.00					2926.02	3234.05									2395.53
10TH. FLOOR	5263.00					2926.02	3234.05									2395.53
11TH. FLOOR	5263.00					2926.02	3234.05									2395.53
12TH. FLOOR	5263.00					2926.02	3234.05									2395.53
13TH. FLOOR	5263.00					2395.25	2673.02									1774.12
14TH. FLOOR	5263.00					2926.02	3479.46									2395.53
15TH. FLOOR																2395.53
16TH. FLOOR																2395.53
17TH. FLOOR																2395.53
TOTAL	73682.00	36841.00	22604.40 x 2	19180.35 x 2	15294.44	39902.74 x 2	44400.05	22441.05	1711.68	1803.72	1698.13	1678.21	22623.93	6372.94	7318.51	41374.47
	6845.22	3422.61	4200.00	3563.79	1420.88	7414.11	4124.86	2084.82	159.02	167.57	157.76	155.91	2101.81	592.06	679.90	3843.78

EXISTING B-UP AREA = 362924.62 SQ.FT = 33716.52 SQ. MT.

TOTAL PROPOSED B-UP AREA (33716.52 + 3373.77) = 37090.29SQ.MT.

TOTAL PROPOSED COMMERCIAL AREA = 154.55 (plot 'A') + 175.89 (plot ' G ') SQ.MT. = 330.44 SQ. MT.

PROPOSED B - UP PLOT A = 3373.77 SQ. MT.

PLOT'G' AREA = 3843.78 SQ. MT.

AREA OF CLUB HOUSE = 336.26 SQ. MT.

STAIRCASE AREA STATEMENT		
D1	18.12 x 8 FLR.	144.92
C2, C3	26.83 x 16FLR.	429.20
C1, C4	26.83 x 16FLR.	429.20
E1, E2	27.50 x 30 FLR.	824.97
D2	28.36 x 15 FLR.	425.37
C5	203.25 x 8 FLR.	151.05
R1 to R4	187.61 x 4 NOS.	69.71
B	448.53 x 1 FLR. (Gr. Flr)	41.66
	433.35 x 17 FLR. (Typ.)	684.40
F4	36.73 x 1 FLR.	36.73
	30.96 x 7 FLR.	216.72
F5	18.00 x 1 FLR.	18.00
	15.39 x 7 FLR.	107.73
F6	(comm.)	35.89
	(resi.)	119.91
	TOTAL	= 3735.46 SQ. MT.

TENAMENT TABLE		
PLOT "A"		
S.NO.	BLDG	TENT.
1	C1	28
2	C2	28
3	C3	28
4	C4	28
5	TB4	112
6	TC5	56
7	D1	28
8	E1	54
9	E2	54
10	D2	54
11	C5	28
12	R1 TO R4	4
13	F4	42
14	F5	14
15	F6	12
TOTAL = 570 NOS.		
PLOT "G"		
BLDG	TENT.	
B	49	
TOTAL = 49 NOS.		

PARKING AREA STATEMENT FOR PLOT "A"				
BLDG. TYPE	TYPES OF FLAT	UNIT	RATIO	PARKING
D1	35 - 45	14	4 : 1	3.5
	45 - 70	14	2 : 1	7
C1, C2, C3, C4	45 - 70	84	2 : 1	42
	ABOVE - 70	28	1 : 1	28
T C5	45 - 70	56	2 : 1	28
T B4	45 - 70	112	2 : 1	56
E1, E2	45 - 70	80	2 : 1	40
	ABOVE - 70	28	1 : 1	28
D2	45 - 70	26	2 : 1	13
	ABOVE - 70	28	1 : 1	28
C5	45 - 70	14	2 : 1	7
	ABOVE - 70	14	1 : 1	14
AS PER NEW CIRCULAR				
R1,R2,R3,R4	ABOVE - 70	4	1 : 2	8
F4 (GR.+7UP)	35 - 50	14	2 : 1	7
	50 - 75	28	1 : 1	28
F5 (ST.+7UP)	35 - 50	14	2 : 1	7
F6 (GR.+7UP)	35 - 50	12	2 : 1	6
	COMM	154.55	50 : 1	3
TOTAL		570		353.00
ADD 10% VISITOR PARKING				35.00
TOTAL REQ. PARKING				388.00
TOTAL PROV. PARKING	IN STILT = 230	OPEN = 160		390.00

REQ. TWO WHEELER PARKING = 68 + 2comm. = 70 NOS.

PROV. TWO WHEELER PARKING = 70 NOS.

PARKING AREA STATEMENT FOR PLOT "G"				
BLDG. TYPE	TYPES OF FLAT	UNIT	RATIO	PARKING
B	50 - 75	32	1 : 1	32
(GR/PT)+17up)	ABOVE - 75	17	1 : 2	34
	PROF. OFF.	175.89	50 : 1	3.50
TOTAL		49		69.50
ADD 10% VISITOR PARKING				7.00
TOTAL REQ. PARKING				77.00
TOTAL PROV. PARKING	IN STILT = 05	OPEN = 72		77.00

REQ. TWO WHEELER PARKING = 49 + 2comm. = 51 NOS.

PROV. TWO WHEELER PARKING = 52 NOS.

AREA UNDER NALLA		
PLOT "A"		
1	1/2 X 13.35 X 2.75 = 18.35 SQ. MT.	
2	1/2 X 32.25 X 2.29 = 36.93	
3	1/2 X 21.65 X 4.98 = 53.91	
4	1/2 X 9.46 X 5.60 = 26.48	
	TOTAL AREA = 135.67 SQ. MT.	
PLOT "G"		
1	1/2 X 23.59 X 2.80 = 33.00 SQ. MT.	
	TOTAL AREA = 33.00 SQ. MT.	
	TOTAL = 168.67 SQ. MT.	

LOCATION PLAN

SCALE = N.T.S.

C.B SECTION

COMPOUND WALL

SECTION THROUGH PUMP ROOM

SECTION THROUGH SEPTIC TANK

LAYOUT PLAN

SCALE = 1: 500

PARKING ALLOTMENT TABLE							
BLDG. NO. "B"				VISITOR PARKING =		ST 6A TO 6D ST 2A,2B & S1	
NO.	PARKING	NO.	PARKING	NO.	PARKING		
101	S2	603	15A	1203	ST 17D		
102	ST 1A,1B	701	15B	1301	18A		
103	S3	702	ST 5C,5D	1302	10C,10D		
201	S4	703	15C	1401	18B		
202	ST 3A,3B	801	15D	1402	11A,11B		
203	13A	802	8A,8B	1403	18C		
301	13B	901	16A	1501	18D		
302	ST 3C,3D	902	8C,8D	1502	11C,11D		
303	13C	903	16B	1503	19A		
401	13D	1001	16C	1601	19B		
402	ST 4A,4B	1002	9A,9B	1602	12A,12B		
403	14A	1003	16D	1603	19C		
501	14B	1101	17A	1701	19D		
502	ST 4C,4D	1102	9C,9D	1702	12C,12D		
503	14C	1103	17B	1703	S5		
601	14D	1201	17C				
602	ST 5A,5B	1202	10A,10B				
BLDG. NO. "F4"	VISITOR PARK =		S-20 & O-108,O-109,O-111				
101	ST-1	301	ST-11	501	S-22	701	O-101
102	ST-2	302	ST-12	502	S-23	702	O-105
103	ST-3	303	ST-13	503	S-24	703	O-106
104	ST-4	304	ST-14	504	O-97	704	O-107
105/106	ST-5	305/306	ST-15	505/506	O-98	705/706	O-110
201	ST-6	401	ST-16	601	O-99		
202	ST-7	402	ST-17	602	O-100		
203	ST-8	403	ST-18	603	O-101		
204	ST-9	404	ST-19	604	O-102		
205/206	ST-10	405/406	ST-21	605/606	O-103		
BLDG. NO. "F5"							
101/102	ST-1	501/502	S-5	R1	O-54		
201/202	ST-2	601/602	ST-145	R2	O-55		
301/302	ST-3	701/702	ST-146	R3	O-56		
401/402	ST-4			R4	O-57		
BLDG. "F6"	COMMERCIAL = ST- 153 TO 155			VISITOR - O-156			
201	ST 147	401	ST 149	601	ST 151		
202		402		602			
301	ST 148	501	ST 150	701	ST 152		
302		502		702			

R.G. AREA CALCULATION
PLOT "A"
REQ. 25% OF 24613.86 = 6153.46 SQ. MT.
RG. "A"
1) 1/2 X 67.77 X 61.88 = 2096.80 SQ.MT
2) 1/2 X 67.77 X 8.68 = 294.12
TOTAL = 2390.92 SQ. MT.
RG. "B"
1) 1/2 X 69.86 X 27.74 = 968.95 SQ.MT.
2) 1/2 X 69.86 X 10.75 = 375.49
3) 1/2 X 65.42 X 14.35 = 469.38
4) 1/2 X 16.28 X 6.54 = 53.23
5) 1/2 X 15.06 X 5.83 = 43.90
6) 1/2 X 12.44 X 4.20 = 26.12
7) 1/2 X 11.61 X 2.48 = 14.39
TOTAL = 1951.46 SQ. MT.
RG. "C"
1) 1/2 X 12.14 X 3.57 = 21.67 SQ.MT
2) 1/2 X 29.18 X 3.97 = 57.92
3) 1/2 X 18.15 X 5.70 = 51.73
4) 1/2 X 5.85 X 1.12 = 3.27
5) 1/2 X 16.78 X 1.41 = 9.56
6) 1/2 X 15.86 X 12.21 = 96.82
7) 1/2 X 13.60 X 0.85 = 5.78
TOTAL = 246.75 SQ. MT.
RG. "D"
1) 1/2 X 42.33 X 19.57 = 414.20 SQ. MT.
2) 1/2 X 22.04 X 7.59 = 83.64
3) 1/2 X 22.04 X 7.60 = 83.75
TOTAL = 581.59 SQ. MT.

RG. "E"
1) 1/2 X 36.02 X 5.82 = 104.81 SQ.MT
2) 1/2 X 31.52 X 11.75 = 185.18
TOTAL = 289.99 SQ. MT.
RG. "F"
1) 1/2 X 13.69 X 7.33 = 50.17 SQ.MT
2) 1/2 X 3.88 X 1.92 = 3.72
3) 1/2 X 14.77 X 5.12 = 37.81
4) 1/2 X 18.53 X 3.38 = 31.31
5) 1/2 X 18.53 X 1.86 = 17.23
6) 1/2 X 17.03 X 7.74 = 65.90
TOTAL = 206.14 SQ. MT.
RG. "G"
1) 1/2 X 16.47 X 3.80 = 31.29 SQ.MT
2) 1/2 X 16.75 X 10.00 = 83.75
3) 1/2 X 28.18 X 12.70 = 178.94
4) 1/2 X 28.18 X 9.04 = 127.37
5) 1/2 X 26.64 X 6.62 = 88.18
TOTAL = 509.53 SQ. MT.
TOTAL R.G. PROVIDED = 6176.38 SQ. MT.
PLOT 'G'
REQ. 15% OF 2182.50 = 327.37 SQ. MT.
RG. "H"
1) 1/2 X 24.61 X 12.23 = 150.49 SQ. MT.
TOTAL = 150.49 SQ. MT.
RG. "I"
1) 1/2 X 19.94 X 7.72 = 76.96
2) 1/2 X 19.94 X 9.57 = 95.41
3) 1/2 X 10.61 X 1.10 = 5.83
TOTAL = 178.20 SQ. MT.
TOTAL R.G. PROVIDED = 328.69 SQ. MT.

NOTES :-	
1	BOUNDARY OF PLOT SHOWN IN THICK BLACK.
2	PROPOSED ROAD SHOWN IN DOTTED GREEN.
3	PROP. BLDG SHOWN IN DOTT. BLACK & RED WASH
4	RECREATION GR. SHOWN IN GREEN WASH.
5	AREA NOT IN POSSESSION.

DATE AND STAMP OF APPROVAL

1/3

Plans are approved Subject to conditions Prescribed in Permit No. VP/SD4/0115/17 (93/016) TMC/TD-DP/TPS/2665/18 Dated 30/05/18

24/5/18

Deputy Engineer (TDD) — Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

"संबंधित मालमत्तेवर बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार अभिप्रायक ता प्रमाणपत्र घेऊन बांधकाम सुरु करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडनीय गुन्हा आहे. त्याबाबतची जास्तीत जास्त ३ वर्ष कैद व रु. ५०००/- पंड होऊ शकतो."

AREA STATEMENT

1	AREA OF PLOT			= 37620.00 SQ.MT.	
2	DEDUCTIONS				
a	D.P. ROAD (5400.00 + 120.00 + 1200.00)	= 6720.00 SQ.MT.			
b	M.A.P. (1050.00)	= 1050.00 SQ.MT.		= 9060.00 SQ.MT.	
c	AMENITY (960.00 + 330.00)	= 1290.00 SQ.MT.			
3	NET PLOT (1-2)			= 28560.00 SQ.MT.	
		PLOT A	PLOT D	PLOT G	TOTAL
	NET AREA OF PLOT	25060.00	1000.00	2500.00	28560.00
4	a) NOT IN POSSESSION	446.14		317.50	763.64
	b) AREA UNDER NALLA	135.67		33.00	168.67
5	NET GROSS AREA OF PLOT 'A'	24478.19	1000.00	2149.50	27627.69
6	ADD: OF AREA OF NALLA	24613.86	1000.00	2182.50	27796.36
7	DEDUCTION FOR			as per reg. 54 (57.50)	
A	15 % R.G. AS PER REG.	3692.08			3749.58
8	NET AREA OF PLOT	20921.78	1000.00	2125.00	24046.78
9	ADD FOR F.A.R.				
	PERM. UPTO 80% OF 5				
a)	D.P. ROAD	5520.00		1200.00	6720.00
b)	AMENITY (960.00 + 330.00)	1290.00			1290.00
c)	M.A.P. (1050 - 212.67(NOT IN POSSESSION))	837.33			837.33
d)	T.D.R. CREDIT AVAILABLE				
	1) D.R.C. NO. 022 (ROAD)	2700.00			2700.00
	2) D.R.C. NO. 004 (RESV.)	300.00			300.00
	3) D.R.C. NO. 023 (RESV.)	150.00			150.00
	4) D.R.C. NO. 025 (RESV.)	800.00			800.00
	5) D.R.C. NO. 018 (RESV.)	1925.00			1925.00
	6) D.R.C. NO. 053 (RESV.)	345.00			345.00
e)	PREMIUM F.S.I.(already utilised)	1375.00		519.60	1894.60
f)	PREMIUM F.S.I.	1260.00			1260.00
		16502.33	—	1719.60	18221.93
10	TOTAL B UP AREA (8 + 9)	37424.11	1000.00	3844.60	42268.71
11	AREA OF SHOPPING				
	2.5 % ON (8) = 523.04 SQ.MT.				
12	F. S. I. PERMISSIBLE		— ONE —		
13	PERMISSIBLE B UP AREA	37424.11	1000.00	3844.60	42268.71
14	EXISTING B-UP AREA	33716.52		—	33716.52
15	PROP B-UP AREA	3373.77		3843.78	7217.55
16	TOTAL PROP B-UP AREA (14+15)	37090.29		3843.78	40934.07
a)	RESIDENTIAL = 40603.63 SQ.MT.	36935.74		3667.89	40603.63
b)	COMMERCIAL = 330.44 SQ.MT.	154.55		175.89	330.44
17	F S I BALANCED	333.82	1000.00	0.82	1334.64
18	F S I CONSUMED	99 %		99 %	99 %

NOTE : REF. BALCONY AREA STATEMENT

TENAMENT STATEMENT		PLOT A	PLOT D	PLOT G	TOTAL
1	B-UP AREA OF PLOT	37090.29		3843.78	40934.07
2	LESS COMMERCIAL AREA	154.55		175.89	330.44
3	PERMISSIBLE B-UP AREA FOR TENEMENTS	36935.74		3667.89	40603.63
4	PERM NO. OF TENEMENTS (300 / H)	1108.00 Nos.		115.00Nos.	1223.00 Nos.
5	PROPOSED NO. OF TENEMENTS	68.00 Nos.		49.00 Nos.	117.00 Nos.
6	EXISTING NO. OF TENEMENTS	554.00 Nos.		——	554.00 Nos.

PARKING AREA STATEMENT					
1	CAR PARKING REQUIRED BY REGULATION	388 NOS.		77 NOS.	465 NOS.
2	CAR PARKING PROVIDED	390 NOS.		77 NOS.	467 NOS.
3	SCOOTER PARKING REQUIRED BY REGULATION	70 NOS.		51 NOS.	121 NOS.
4	SCOOTER PARKING PROVIDED	72 NOS.		52 NOS.	124 NOS.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING GUT NO. 47/1/2 TO 47/1/5 47/1/7 To 47/1/10 , 47 /2, 47 /3-A & 3-B. AT CHITHALSAR MANPADA, THANE.

CERTIFICATE OF AREA

I CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON DATE & THE DIMENSION OF SIDE ETC OF PLOT STATED ON PLOT AREA AS MEASURED ON SITE AND THE AREA TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP

ARCHITECT / SURVEYOR

NAME AND SIGNATURE OF OWNER'S

For KIRTI GAURAV BUILDERS & DEVELOPERS PVT. LTD.
DIRECTOR
(KIRTI GAURAV BUILDERS & DEVELOPERS)
(OWNER)

For Nexus Builders & Developers Pvt. Ltd.
Director
NEXUS BUILDERS &DEVELOPERS PVT.LTD.
(P.O.A)

ARCHITECT'S NAME & ADDRESS.

M. S. BAKSHI & ASSOCIATES
3, NIVARA SOCIETY,
VEER SAVARKAR PATH ,
THANE. (W) 400 602
PH. NO. 2533 52 75 / 2537 85 91

M.S. BAKSHI & ASSOC. ARCHITECTS

JOB NO.		DATE
DWG. NO.		DRWN BY.
SCALE		CHKD. BY