



ARCHITECTS, REGD. VALUER & INT. DESIGNERS.

102, Konark Towers, Opp. Saibaba Temple,
Ghantali Road, Thane(W)-400602.

280/269/2017

24 July 2017

Asst. Director of Town Planning
Thane Municipal Corporation
Thane.

SUB : Proposed Development on plot bearing Old S.No.59/1(P) New S.No.104/1B/1/1; Old S.No.59/1C New S.No.104/1C; Old S.No. 60/1B New S.No.107/1B; at village Owale, Thane

REF : V.P. No.S06/0223/15 (Old V.P. No.2007/164)
Amended Plans for building Type C2 by utilizing DRC No.216(Road) as per Indexing & Revised Permission / Commencement Certificate – 25th & 26th floor

Dear Sir,

Amended Plan for building C2 (Permission / Commencement Certificate for Lower Stilt + Upper Stilt / Podium + 1st to 25th floor (part) only) & Permission Only for 25th (Part) & 26th (Part) floor by utilizing TDR out of DRC No.204(Reservation), 227(Reservation) & 258 (Road) & by utilizing 30% additional FSI on premium; are approved under No. New V.P. No.S06/0223/15 (old V.P. No.2007/164) TMC/TDD/2064/17 dated 18th February 2017.

As per instructions from my client, we submit herewith amended plans for building type C2 by utilizing 150 Sq.mtrs area out of DRC No.216(Road). As per Indexing available area is 301.93 Sq.mtrs which is proposed to be utilized. The balance 570 Sq.mtrs area in the DRC No.216 (Road) is already transferred in the name of Mr. Deepak Jain, Proprietor of M/s Harmony Holdings. Mr. Deepak Jain has signed the utilization form. We have proposed following amendments :-

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Ph. 25334420, 25333191, 25369467, 25349832. Fax: 25332025
shashikantvdeshmukh@yahoo.co.uk shashikantvdeshmukh@rediffmail.com
website: www.shashideshmukhassociates.com

Date this Day of Two thousand place.....

FOR OFFICE USE ONLY

Checked by

Signature tailored by

Entered in the register of transfer no.

Approval date and no.

Specimen sign
of person's
utilizing D.R.C.

Folio No.





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- Out of 02 Nos. of 9m wide ramp, one ramp which is at east side is deleted.
- Area of R.G-1 is increased at ground level by reducing the RG-3 at podium level.
- The location of entrance lobby is revised & one residential flat is proposed at the place of entrance lobby.
- In the approved plan, fitness center is proposed at upper stilt level & first floor level by connecting it by internal staircase. Now duplex flat is proposed in place of Fitness Center.
- Now, ground + 2 Part fitness center is proposed touching to building.
- The proposed built-up area of fitness center is more than permissible 2% built-up area of the proposed building hence, excess built-up area of fitness center is counted in FSI.
- At 2nd to 12th floor, flat No.3 is converted into 2 flats.
- At 17th to 24th floor, flat No.1 is converted into Duplex flats
- At 18th to 24th floor, flat No.5 & 6 is combined.
- At 21st to 24th floor, Flat No.3 & 4 is combined.
- At 25th floor, Duplex Flat No.3 & 4 is converted into regular flats
- At 26th floor, regular flat is proposed & bedrooms are proposed instead of terrace by counting it in FSI.
- Location of stack parking at podium level is revised. Additional stack parking is proposed at lower stilt level.

CFO has already issued the revised NOC on 21st July 2017. ULC department has already issued the NOC for loading 80% TDR on surplus land for 627.80 Sq.mtrs area. Total permissible TDR, excluding slum TDR on retainable land is (2755.25

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x 112%) i.e. 3085.88 Sq.mtrs. TDR already loaded on retainable land is 2763.20 Sq.mtrs, now we propose to load 301.93 Sq.mtrs. The total proposed TDR on retainable land is 3065.13 Sq.mtrs which is within permissible limit. Hence, ULC NOC for loading further TDR need not be insisted.

Built-up area of flat No.3 i.e. Block C is 87.75 Sq.mtrs, Built-up area of Flat No.4 i.e. Block B is 90.26 Sq.mtrs. We request you to held the CC for flat No.3 at 25th floor & Flat No.3 & 4 at 26th floor with total built-up area $(87.75 \times 2) + (90.26) = 265.76$ Sq.mtrs until we submit ULC NOC for loading 0.3 additional FSI on surplus land with the permissible area 235.425 Sq.mtrs

We enclose herewith following

1. Colour Xerox copy of the DRC No.216 (Road)
2. Utilization Form in original
3. Set of Plan

You are requested to approve the Amended Plans for building Type C2 by utilizing DRC No.216(Road) as per Indexing & Revised Permission / Commencement Certificate – 25th & 26th floor at your earliest.

Thanking You,

Yours truly,

For SHASHI DESHMUKH & ASSOCIATES

AR. S.V. DESHMUKH

Encl. : As Above

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Ph. 25334420, 25333191, 25369467, 25349832. Fax. 25332025
shashikantvdeshmukh@yahoo.co.uk shashikantvdeshmukh@rediffmail.com
website: www.shashideshmukhassociates.com

Date this Day of Two thousand place

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Checked by

Signature tallied by

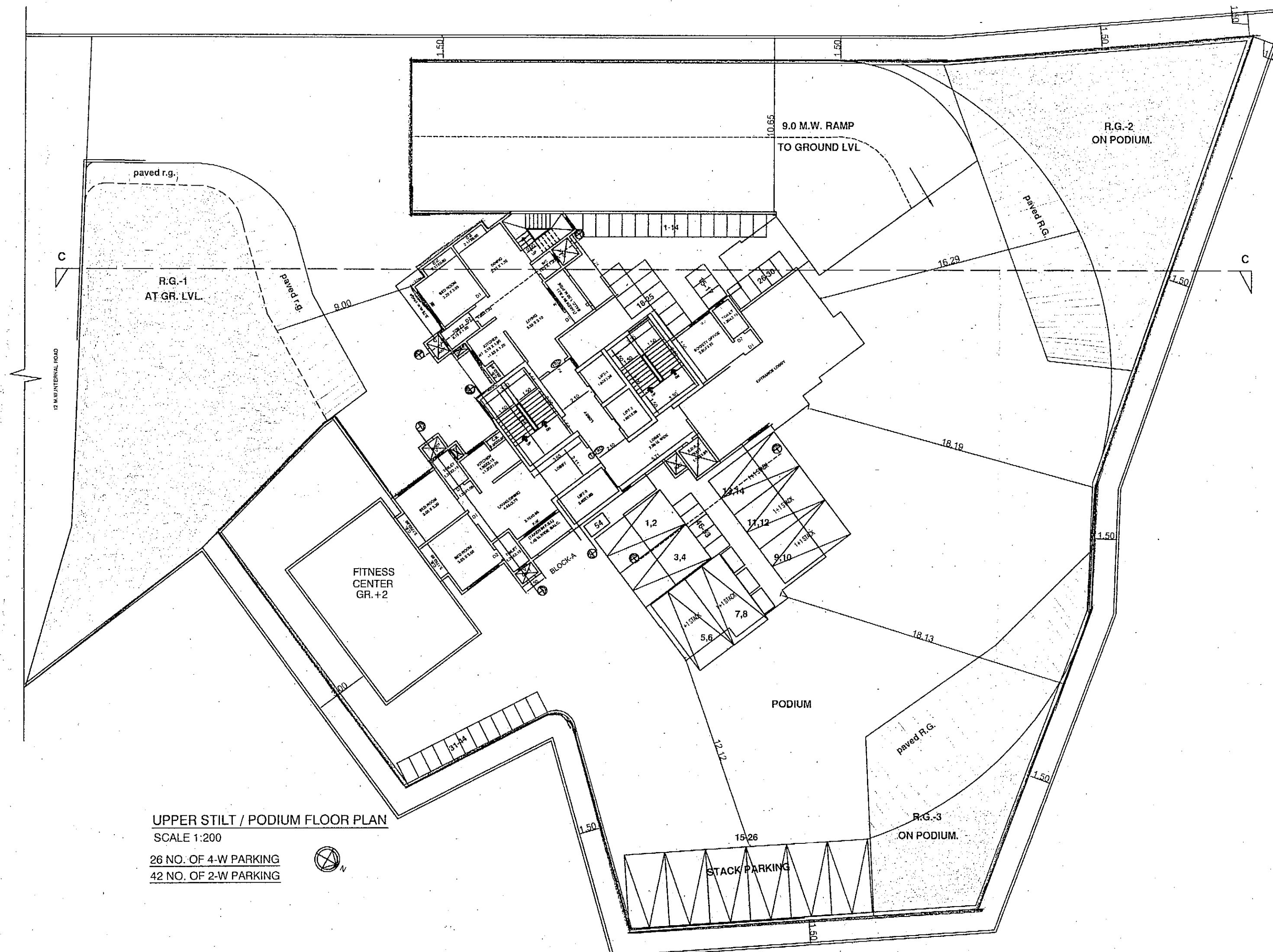
Entered in the register of transfer no.

Approval date and no.

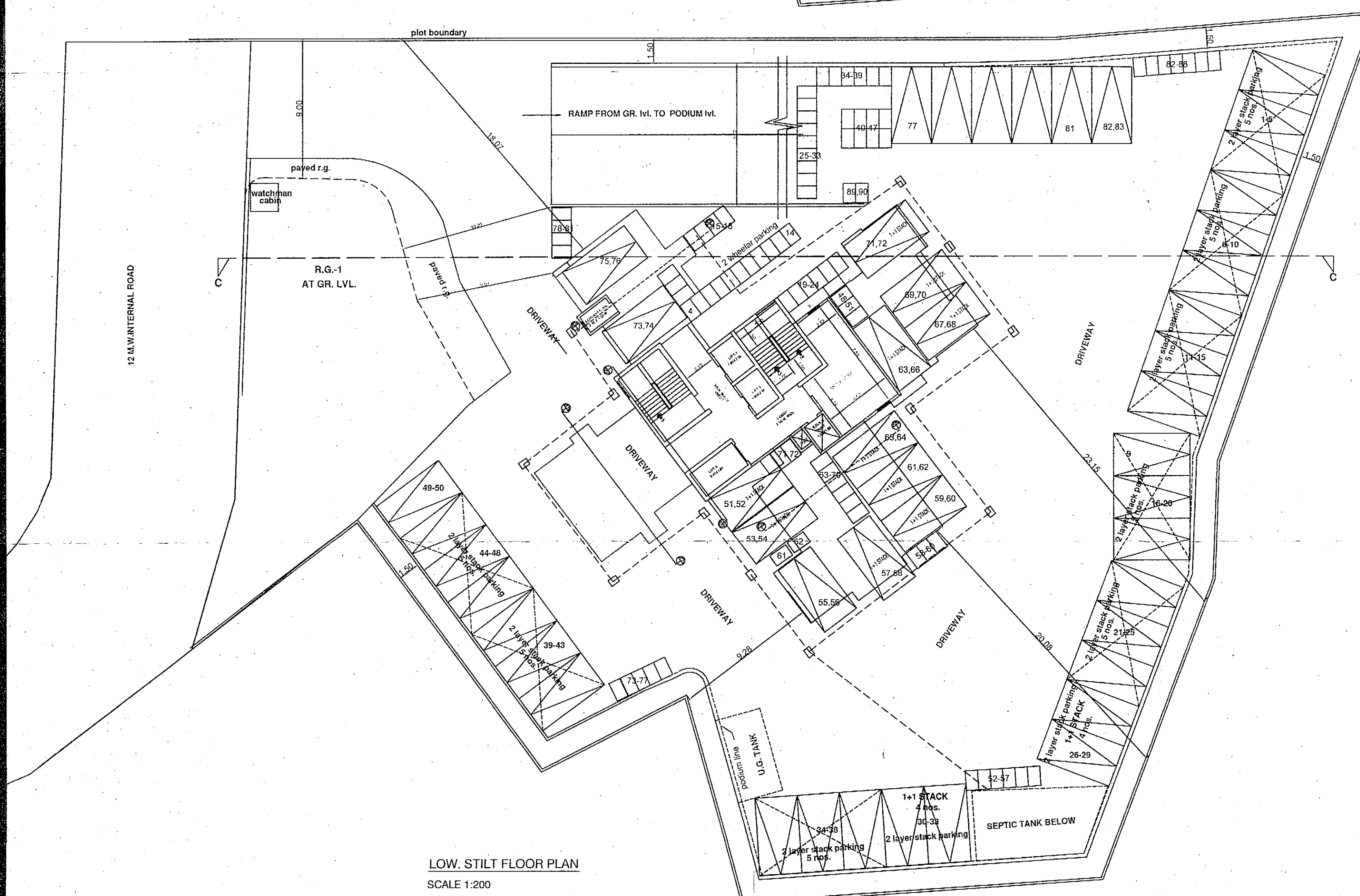
Specimen sign
of person's
utilizing D.R.C.

Folio No.





UPPER STILT / PODIUM FLOOR PLAN
SCALE 1:200
26 NO. OF 4-W PARKING
42 NO. OF 2-W PARKING



LOW STILT FLOOR PLAN
SCALE 1:200
83 NO. OF 4-W PARKING
90 NO. OF 2-W PARKING

AREA BY P-LINE IS 1685.31 SQ.MT.

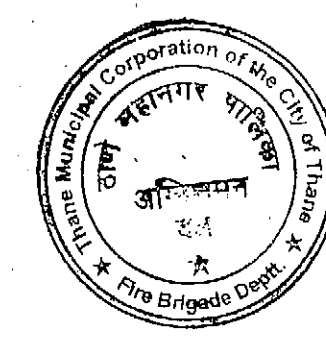
PROFORMA - B

CONTENTS OF SHEET 02/07
LOW STILT, UPP. ST./PODIUM FLOOR PLAN, ETC

BLDG. TYPE-C2
LOW ST.+UPP.ST./PODIUM +
1ST TO 26TH FLRS.

STAMP OF APPROVAL OF PLANS

PLAN APPROVED SUBJECT TO THE
CONDITIONS IN THIS OFFICE LETTER
No. TMC/CFOM/124/24
DATED : 21.10.2017



Chief Fire Officer
Thane Fire Brigade, Thane.

21/10/17

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING
N.S.NO.104/1B/1/1, 104/1C, 107/1B
AT VILLAGE OWALE, GHODBUNDER ROAD, THANE(W)

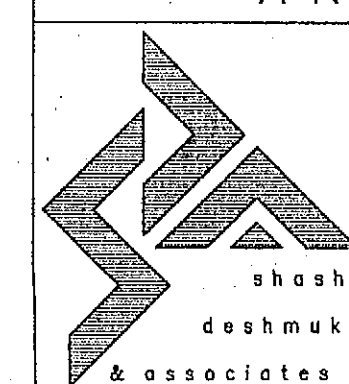
ADDRESS OF DEVELOPER

Mr. DEEPAK R. JAIN
Proprietor
Ms.HARMONY HOLDINGS
14, JAIN CHAMBERS, 577,
S.V. ROAD, BANDRA (W),
MUMBAI. - 400 050.

SIGNATURE OF OWNER / P.O.A.HOLDER

MR. Deepak R. JAIN
Proprietor
Ms.HARMONY HOLDINGS

ARCHITECT



shashi
deshmukh
& associates
ARCHITECTS, REGD. VALUER, INT.DESIGNERS
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Job No. : 02/07	Date : 21/10/17
Sheet No. : 02/07	Drawn By : PRASHANT
Scale : AS SHOWN	Checked By : DINESH