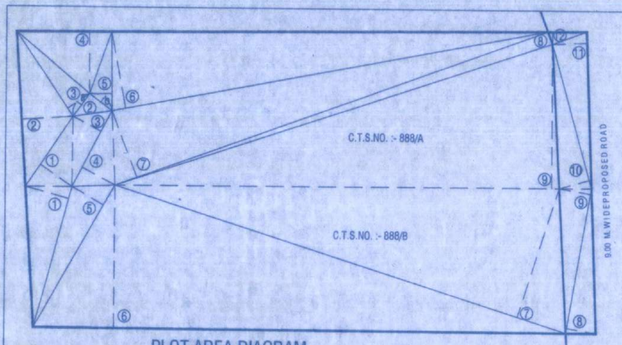


PLOT AREA DIAGRAM
SCALE :- 1:200

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
BLDG. -1	1st FLOOR	FLAT NO:- 101	29.63 SQ.MT	-------	-------
		FLAT NO:- 102	59.92 SQ.MT	-------	-------
		FLAT NO:- 103	63.25 SQ.MT	-------	-------
		FLAT NO:- 104	63.52 SQ.MT	-------	-------
	TYPICAL FLOOR 2nd,3rd,5th & 6th FLR	FLAT NO:- 201,301,501,601	45.61 SQ.MT	-------	-------
		FLAT NO:- 202,302,502,602	59.92 SQ.MT	-------	-------
		FLAT NO:- 203,303,503,603	63.25 SQ.MT	-------	-------
		FLAT NO:- 204,304,504,604	63.52 SQ.MT	-------	-------
	4th FLOOR	FLAT NO:- 401	106.10 SQ.MT	-------	-------
		FLAT NO:- 403	63.25 SQ.MT	-------	-------
		FLAT NO:- 404	63.52 SQ.MT	-------	-------
	7TH pt. FLOOR	FLAT NO:- 701	45.61 SQ.MT	-------	-------
		FLAT NO:- 702	59.92 SQ.MT	-------	-------
		FLAT NO:- 704	63.52 SQ.MT	-------	-------

STAMP OF APPROVAL OF PLAN

DESCRIPTION

1/3

PROPOSED BUILDING ON PLOT BEARING C.TS.NO. 888/A, 888/B
AT VILLAGE :- NAUPADA, TAL / DIST :- THANE.

PROFORMA

Sr. No.		AREA STATEMENT	
1		AREA OF PLOT [Minimum area of a,b,c to be considered]	547.80
	a	As per ownership document [7/12, CTS extract]	547.80
	b	As per measurment sheet	548.13
	c	Not In Possession	0
		area considered for proposal = 1a-1d	547.80
2		Deduction for	
	a	Proposed D.P./ 9.00 M. D.P.Road	31.80
	b	Any D.P. Reservation area	
		Total (a + b)	31.80
3		Balance area of plot (1-2)	516.00
4		AMENITY Space (If applicable)	0
	a	Required -	0
	b	Adjustment of 2(b), If any-	0
	c	Balance Proposed -	0
5		Net Plot Area [3-4 (c)]	516.00
6		Recreational Open space (If applicable)	
	a	Required -	
	b	Proposed -	
7		Internal Road area	
8		Plotable area (if applicable)	
9		Existing Built Up Area Dilapidated Building	547.50

10	Index	Basic FSI (a)	Premium FSI (b)	TDR / DR (C)	Dilapidated Incentive (d)	Ancillary Area (e) (60% of a +b+c+d)	Ancillary Area (f) (80% of a +b+c+d)	Total a+b+c +d+e+f	Drawing Value
10.1	Permissible Index	1.10	0.50	1.40	50%				
10.2	Total Permissible as per 6.3	2.00							
10.3	Total Entitlement of FSI as per Reg 10.2.10 and 7.6.1 Basic Index=(Existing Building Area)/Net Plot Area 547.50)/516	1.061							
10.4	FSI Permissible for redevelopment (Max of 10.2 and 10.3)	1.10	0.50	0.40	50%			2+50% incentive	
10.5	Total Permissible (As per 6.3)	567.60	273.90	219.12	273.75	800.62	0.00	2134.99	
10.9	Proposed P Line Area (Should not exceed 10.8)	567.60	254.00	63.60	273.75	693.07	0	1852.02	1848.17

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 502/0314/21 .....
TMC/TD-DP/TPS/14433/23 Dated 08/11/2023

Deputy Engineer (TDD) 09/11/2023
(Sunil Patil) 09-11-2023 Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"मंजूर नकाशाप्रमाणेच बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

PLOT AREA CALCULATION									
C.T.S NO.888/A AREA CALCULATION									
AREA UNDER R-ZONE									
ADDITION:									
1	4.83	X	2.21	X	0.5	=	5.34	SQMT	
2	6.80	X	2.96	X	0.5	=	13.02	SQMT	
3	5.78	X	1.50	X	0.5	=	4.34	SQMT	
4	5.44	X	3.54	X	0.5	=	9.63	SQMT	
5	4.47	X	1.28	X	0.5	=	2.86	SQMT	
6	25.24	X	4.43	X	0.5	=	55.91	SQMT	
7	26.17	X	4.04	X	0.5	=	52.86	SQMT	
8	26.13	X	0.75	X	0.5	=	9.80	SQMT	
9	25.34	X	8.20	X	0.5	=	103.89	SQMT	
TOTAL ADDITION AREA						=	257.65	SQMT	
DEDUCTION:									
a	1.60	X	0.37	X	0.67	=	0.40	SQMT	
b	1.60	X	0.37	X	0.67	=	0.40	SQMT	
TOTAL AREA						=	256.85	SQMT	
AREA UNDER 9.00M.W..ROAD CALCULATION									
ADDITION:									
10	8.48	X	1.79	X	0.5	=	7.59	SQMT	
11	8.92	X	1.97	X	0.5	=	8.79	SQMT	
12	2.21	X	0.70	X	0.5	=	0.77	SQMT	
TOTAL 9.00 M .W .ROAD AREA						=	17.15	SQMT	
TOTAL AREA						=	274.00	SQMT	

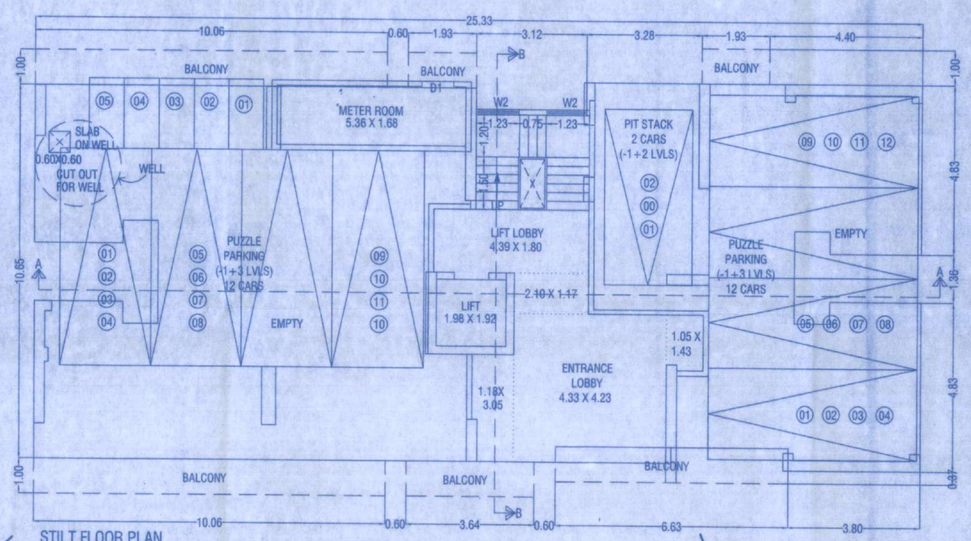
PLOT AREA CALCULATION									
C.T.S NO.888/B AREA CALCULATION									
AREA UNDER R-ZONE									
ADDITION:									
1	8.28	X	2.58	X	0.5	=	10.68	SQMT	
2	2.24	X	1.14	X	0.5	=	1.28	SQMT	
3	4.89	X	1.81	X	0.5	=	4.43	SQMT	
4	4.89	X	2.13	X	0.5	=	5.21	SQMT	
5	9.34	X	2.08	X	0.5	=	9.71	SQMT	
6	30.43	X	8.11	X	0.5	=	123.39	SQMT	
7	27.01	X	7.70	X	0.5	=	103.99	SQMT	
a	1.60	X	0.37	X	0.67	=	0.40	SQMT	
b	1.60	X	0.37	X	0.67	=	0.40	SQMT	
TOTAL AREA						=	259.48	SQMT	
AREA UNDER 9.00 M .W. ROAD CALCULATION									
ADDITION:									
8	8.35	X	1.69	X	0.5	=	7.06	SQMT	
9	8.35	X	1.82	X	0.5	=	7.60	SQMT	
TOTAL AREA						=	14.65	SQMT	
TOTAL AREA						=	274.13	SQMT	
TOTAL PLOT AREA CALCULATION						=	548.13	SQMT	

AREA STATEMENT				
C.T.S.NO.	AREA AS PER P.R. CARD	AREA AS PER TRAINGULATION	AREA AS PER CONSIDERATION	9.00 M. WIDE PROPOSED RD.
888/A	273.90	274.00	273.90	17.15
888/B	273.90	274.13	273.90	14.65
TOTAL	547.80	548.13	547.80	31.80

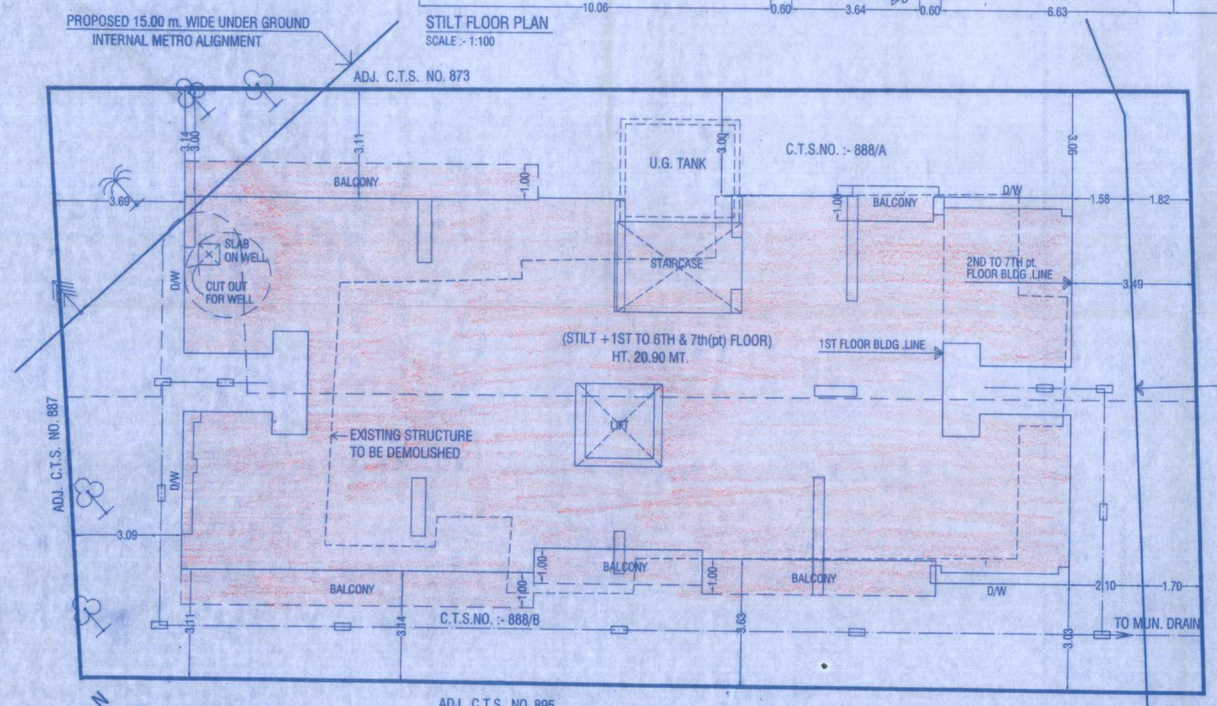
FORM OF STATEMENT 1 (TO BE PRINTED ON PLAN) EXISTING BUILDING TO BE RETAINED [SR. NO. 8 (a) (iii)]				
BUILDING NO	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
------	------	------	------	------

FORM OF STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING NO. - 1		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR , AS PER OUTER CONS. LINE
01	STILT FLOOR	----------
	1ST FLOOR	258.43 SQMT.
	2ND FLOOR	276.11 SQMT.
	3RD FLOOR	276.11 SQMT.
	4TH FLOOR	276.11 SQMT.
	5TH FLOOR	276.11 SQMT.
	6TH FLOOR	276.11 SQMT.
	7TH pt. FLOOR	209.19 SQMT.
	TOTAL	1848.17 SQMT.

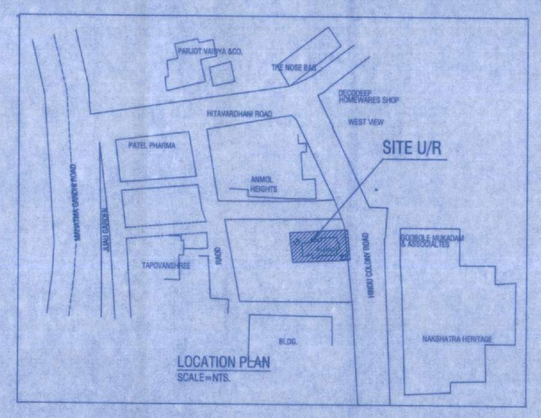
SR.NO.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	AREA IN SQ.MT.
1	PROPOSED BUILT UP AREA AS PER P LINE	1848.17
2	BASIC FSI (SR.NO. 1 / 1.6 OR 1.8)	1155.10
3	ANCILLARY AREA FSI UP TO 60% OR 80% AS PER RULE NO.6.3 (I)	
4	TOTAL ANCILLARY FSI AREA WITH PAYMENT OF CHARGES	693.07



STILT FLOOR PLAN
SCALE :- 1:100



LAYOUT PLAN
SCALE :-1:100



PARKING STATEMENT

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
• FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA LESS THAN 30 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	01 NOS.	-------	01 NOS.
• FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 60 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	24 NOS.	12 NOS.	24 NOS.
• FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.MT. BUT LESS THAN 150.00 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	01 NOS.	01 NOS.	01 NOS.
• 5% VISITORS CAR PARKING (13 X 5 %) = 0.65 • 5% VISITORS SCOOTER PARKING (26 X 5 %) = 1.30		01 NOS.	01 NOS.
• TOTAL PARKING REQUIRED	26 NOS.	14 NOS.	27 NOS.
• COMPOSITE PARKING {6 SCOOTER = 1 CAR} 24 / 6 = 4 NOS.		+ 4 NOS.	- 24 NOS.
• TOTAL PARKING REQUIRED		18 NOS.	03 NOS.
• TOTAL PARKING PROPOSED		26 NOS.	05 NOS.
PUZZLE PARKING -1 +3 LVL. = 12 CARS PUZZLE PARKING -1 +3 LVL. = 12 CARS STACK CAR PARKING (1 X 2) = 02 CARS } 26 NOS.	SINGLE SCOOTER PARKING = 05 NOS.		

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 DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

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

OWNER (S) name and signature - M/s. ANANTNATH DEVELOPERS

Architect/ Licensed Engineer/Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by.	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
506, A WING, Dev Corpora, Opp. Cadbury Signal, Thane (W) 400 601. Tel. : 022-41009682 / 83 / 84
Email : 10foldearchitects@gmail.com