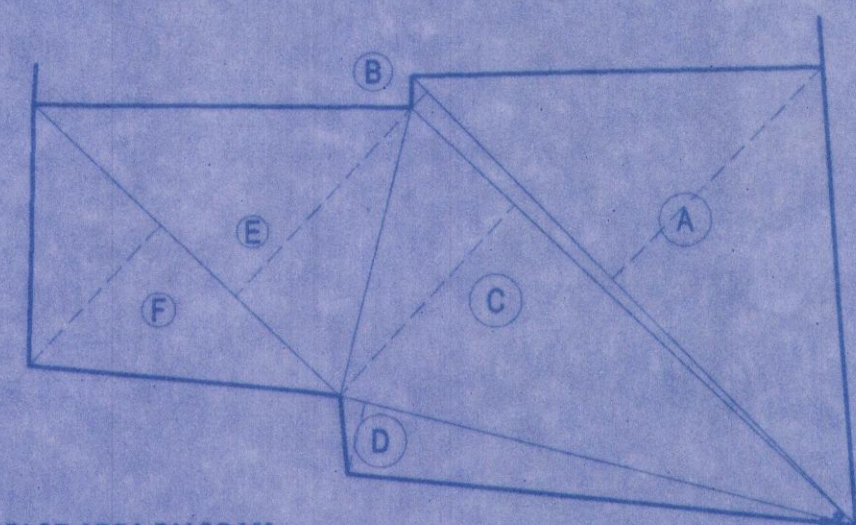
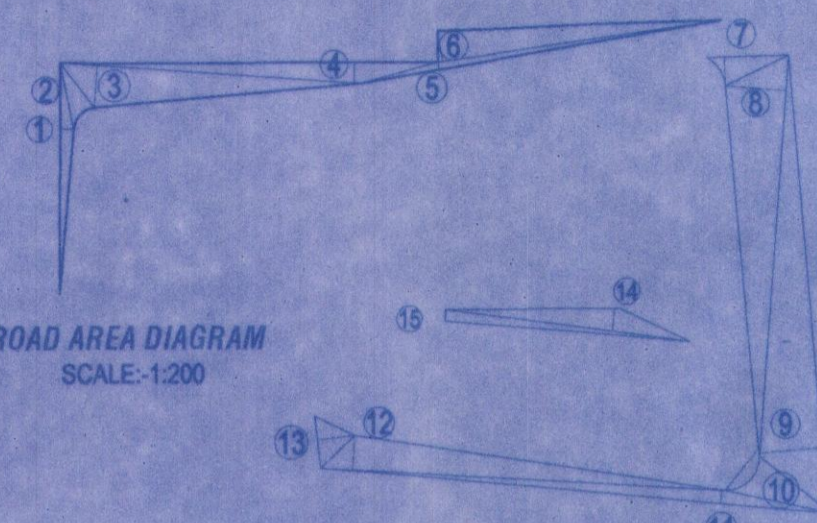


STILT FLOOR PLAN  
SCALE - 1:100



PLOT AREA DIAGRAM  
SCALE-1:200



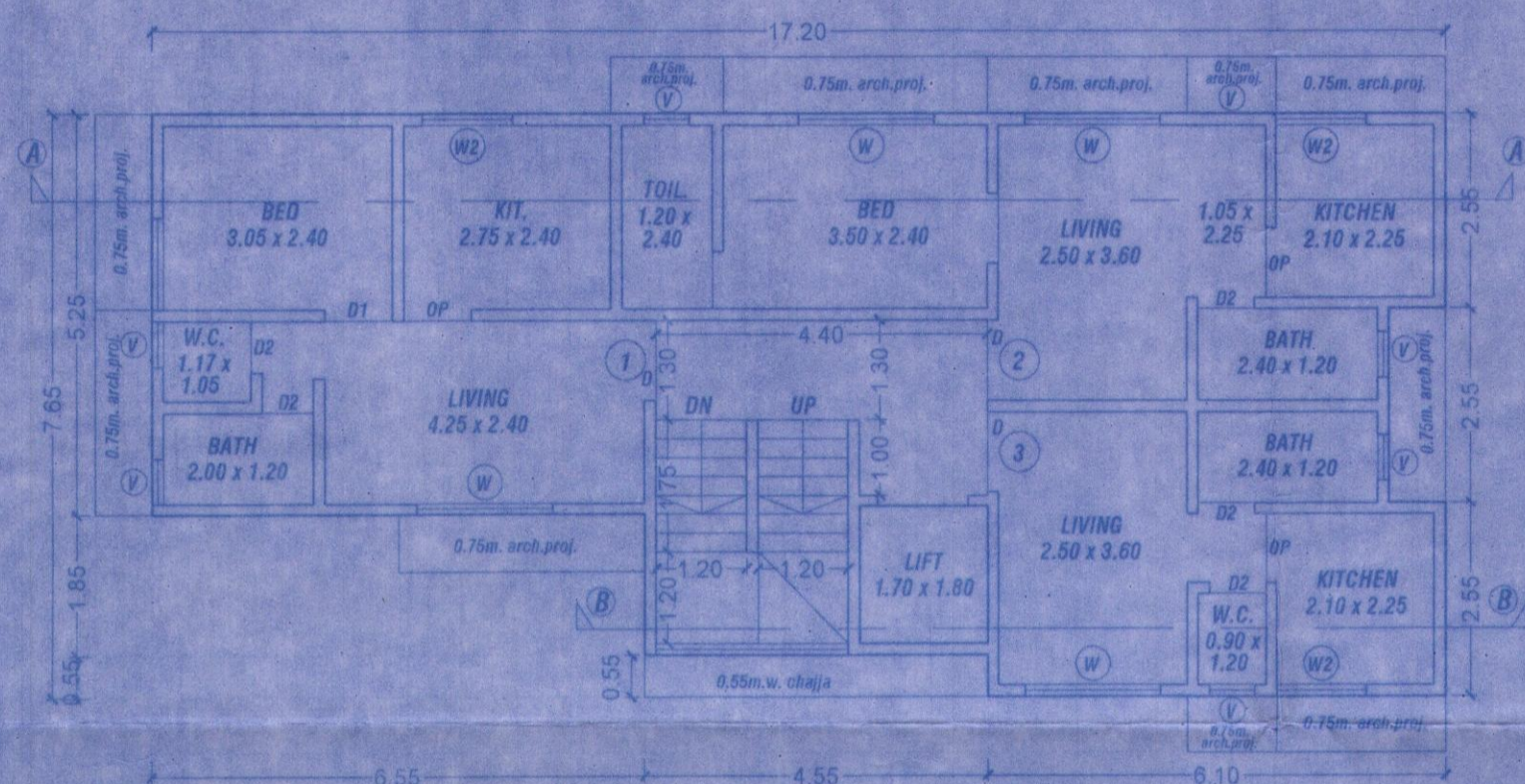
ROAD AREA DIAGRAM  
SCALE-1:200

From of Statement - III  
(Sr. No. 9 (g))

Building No.	Floor No.	Shop / Apartment No.	Carpet area of Shop / Apartment	Area of Balcony attached to apt.	Area of Double Ht. Terrace attached to flat
1	Typical FL (1st, 2nd & 3rd Floor)	Fiat No - 101, 201, 301	29.20 Sq.Mt	---	---
		Fiat No - 102, 202, 302	30.90 Sq.Mt	---	---
		Fiat No - 103, 203, 303	19.14 Sq.Mt	---	---
	Typical FL (4th TO 8th Floor)	Fiat No - 401, 501, 601, 701, 801	22.47 Sq.Mt	---	---
		Fiat No - 402, 502, 602, 702, 802	18.00 Sq.Mt	---	---
		Fiat No - 403, 503, 603, 703, 803	19.14 Sq.Mt	---	---
		Fiat No - 404, 504, 604, 704, 804	19.14 Sq.Mt	---	---

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)			
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Commercial	For every 100 sq.mt. for Carpet Area Shop	100 Nos	---	2 Nos	---	6 Nos	---
TOTAL							
Residential	Less than- 30 sq.mt.	02 Nos	27 Nos	00 Nos	---	04 Nos	54 Nos
Residential	Less than- 30 sq.mt. to More than- 40 sq.mt.	02 Nos	02 Nos	01 Nos	01 Nos	02 Nos	01Nos
Residential	More than- 40 sq.mt. to Less than- 80 sq.mt.	02 Nos	---	01 Nos	---	02 Nos	---
Residential	More than- 80 sq.mt. to Less than- 150 sq.mt.	01 Nos	---	01 Nos	---	01 Nos	---
Residential	More than- 150 sq.mt.	01 Nos	---	02 Nos	---	01 Nos	---
TOTAL							
			29 Nos	01 Nos	---	55 Nos	---
Loading & Unloading	For First 200 sq.mt. for Carpet Area	200 Nos	---	1 Nos	---	---	---
Visitor	5% addition Park ( Resl)	---	---	1 Nos	00 Nos	---	03 Nos
Total	Required	---	---	---	01 Nos	---	58 Nos
					01 x 0.8	---	58 x 0.8
					0.80	---	46.00
Total Required Parking					01 Nos	---	46 Nos
Proposed Parking					01 Nos	---	47 Nos



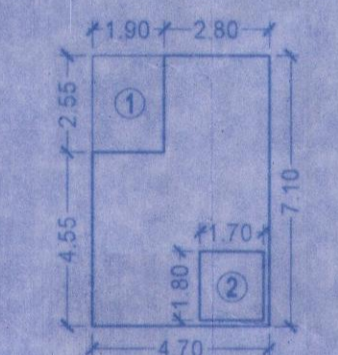
TYPICAL FLOOR PLAN  
1ST, 2ND & 3RD FLOOR (SCALE - 1:100)

ROAD AREA CALC.

1	1/2 x 6.04 x 0.37 =	1.12	9.90 M
2	1/2 x 1.48 x 0.76 =	0.56	PROV. ROAD
3	1/2 x 7.98 x 1.11 =	4.43	
4	1/2 x 7.65 x 0.57 =	2.18	
5	1/2 x 9.72 x 0.19 =	0.92	
6	1/2 x 7.61 x 0.83 =	3.16	
7	1/2 x 2.19 x 0.75 =	0.82	
8	1/2 x 10.96 x 1.61 =	8.80	
9	1/2 x 8.00 x 1.68 =	6.72	
10	1/2 x 2.38 x 1.26 =	1.50	
11	1/2 x 4.89 x 0.35 =	0.86	
12	1/2 x 10.76 x 0.82 =	4.95	
13	1/2 x 1.38 x 1.00 =	0.69	
14	1/2 x 6.56 x 0.80 =	1.97	
15	1/2 x 6.56 x 0.30 =	0.98	
TOTAL ADDITION =		39.37	

PLOT AREA CALCULATION

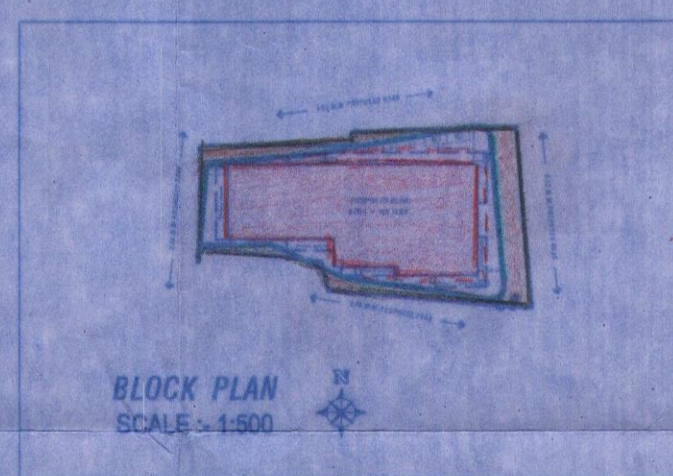
A	1/2 x 16.70 x 7.90 x 1 NO =	65.96
B	1/2 x 16.70 x 0.65 x 1 NO =	5.42
C	1/2 x 16.15 x 6.80 x 1 NO =	54.81
D	1/2 x 14.15 x 1.95 x 1 NO =	13.79
E	1/2 x 11.20 x 8.75 x 1 NO =	37.80
F	1/2 x 11.20 x 6.65 x 1 NO =	32.76
TOTAL AREA =		210.64



P-LINE AREA DIAGRAM  
STILT FLOOR (SCALE - 1:200)

BUILT UP AREA CALCULATION FOR STILT FLOOR (RESI)

A	4.70 x 7.10 x 1 No =	33.37 Sq.Mt.
TOTAL ADDITION =		33.37 Sq.Mt. (✓)
DEDUCTIONS		
1	1.90 x 2.55 x 1 No =	4.85 Sq.Mt.
2	1.70 x 1.80 x 1 No =	3.06 Sq.Mt.
TOTAL DEDUCTION =		7.44 Sq.Mt.
TOTAL BUILT UP AREA [x-y] =		25.93 Sq.Mt. (✓)

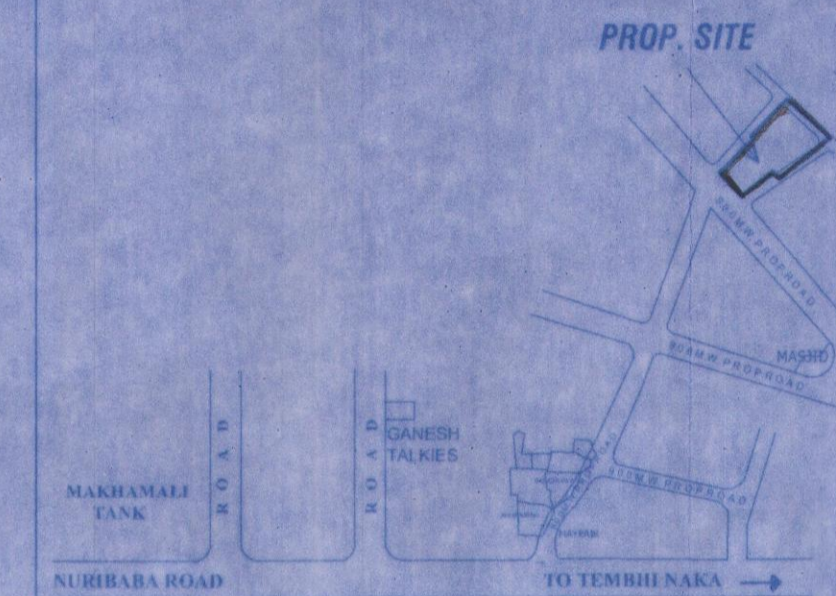


BLOCK PLAN  
SCALE - 1:500

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
1	STILT FL	25.93 Sq.Mt.
	Typical FL (1st to 8th Floor)	108.84 x 8 th flrs = 870.72 Sq.Mt.
	TOTAL	896.65 Sq.Mt.
TOTAL PROP. AREA		896.65 Sq.Mt.

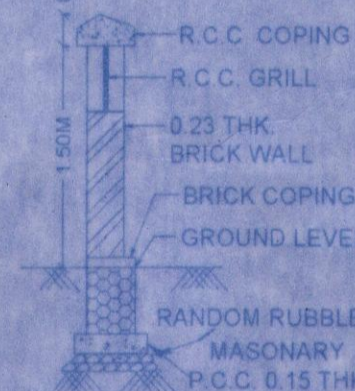
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.20	T.W. PANELLED DOOR
D1	0.90 x 2.20	T.W. PANELLED DOOR
D2	0.75 x 2.20	--- WITH VENTILATOR
W	3.00 x 2.10	ALU. SLIDING WINDOWS
W1	1.80 x 2.10	ALU. SLIDING WINDOWS
W2	1.20 x 2.10	ALU. SLIDING WINDOWS
W3	1.10 x 1.30	ALU. SLIDING WINDOWS
V	0.80 x 0.75	ALU. LOUVERED VENTILATOR
G	2.00 x 1.20	R.C.C. CEMENT JALI



PROP. SITE

LOCATION PLAN  
SCALE - N.T.S.



SECTION THRU COMPOUND WALL  
SCALE - N.T.S.

Owner Declaration

I Undersigned hereby confirm that I would abide by plans approved by authority / Collector. I would execute the structure as per approved Plans. Also I would Execute the Work under Supervision of proper technical person upto to ensure the quality and safety at the work site.

SIGNATURE OF OWNER / DEVELOPER

Certificate of Area

Certified that the plot under reference was surveyed by me on 206.50 sq.mt. and the dimension of side etc. of plot stated in 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 OF LICENSED ARCHITECT

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN METRIC.
- BOUNDARY OF PLOT AS PER T.L.L.R SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED.
- R.G. AREA SHOWN THUS
- DRAINAGE / SEWERAGE LINE SHOWN IN RED DOTTED
- ROAD LINE SHOWN IN GREEN

PROPOSED BLDG. ON PLOT BEARING C.T.S. NO.163, T.NO.10, SECTOR NO. 2, AT DHOBI ALI, THANE (W.)

LAYOUT PLAN, GROUND FLOOR PLAN, 1ST, 2ND & 3RD FLOOR PLAN, BLOCK PLAN, PLOT AREA DIA. & CALC., PARKING AREA STATEMENT, LOCATION PLAN, BIU AREA SUMMARY, P-LINE AREA DIAGRAM, CARPET AREA STATEMENT

STAMP OF APPROVAL BY T.M.C.  
Amended  
Plans are approved Subject to conditions  
Prescribed in Permit No. V.P... 525/10/02/15  
TMOTS-DP/TP/4228/22. Dated... 19.10.2022

Thane Municipal Corporation  
सावधान  
The City of Thane

As per Ownership document ( 7/12, CTS extract ) = 206.50  
As per measurement sheet = 210.64  
as per site = 210.64

DEDUCTION FOR  
Proposed D.P. / D.P. Road Widening Area /Service Area Highway Widening = 39.37  
Any D.P. Reservation area = 39.37  
TOTAL ( a+b ) = 39.37

BALANCE AREA OF PLOT ( 1 - 2 ) = 167.13  
Amenity Space ( if applicable ) =

Required =  
Adjustment of 2 ( b ) if any =  
Balance Proposed =

NET AREA OF THE PLOT ( 3 - 4 (c) ) = 167.13  
Recreational Open Space ( if applicable ) =

Required =  
Proposed =  
Internal Road area =

Plotable area ( if applicable ) =  
Built-up area with reference to Basic F.S.I. as per front road width Sr.No. 5 x Basic FSI ) 167.13 x 2.00 = 334.26  
Additional of FSI on payment of premium

Maximum permissible premium FSI - based on road width / TOD Zone =  
Proposed FSI on payment of premium 206.50 x 0.30 = 61.95  
In-Situ FSI / TDR loading =

In-situ area against D.P. Road ( 2.0 x Sr.No.2 ( a ) ) if any ( 42.77 x 3 = 128.31 sq.mt. ) =  
In-situ area against Amenity Space If handed over ( 2.00 or 1.85 x Sr.No.4 ( b ) and / or ( c ) ) =  
TDR area 206.50 x 0.30 = 61.95 x 0.30 = 18.58 ( 61.95 - 18.58 = 43.37 ) = 43.37  
Total in-situ / TDR loading proposed ( 11 ( a ) + ( b ) + ( c ) ) = 43.37

Additional FSI Area under Chapter No. 7 ( 114.49 + 78.59 ) = 193.08  
Total entitlement of FSI in the proposal = 377.63

[ ( 9 + 10 ( b ) + 11 ( d ) ] Or 12 Whichever is applicable = 570.71  
Ancillary Area FSI upto 60% or 80% with payment of charges. 892.58 / 1.6 = 557.86 ( 892.58 - 557.86 = 334.72 sq.mt. ) = 330.00  
Total entitlement ( a + b ) = 900.71

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 1.6 or 1.8 =

Total Built-up Area in Proposal ( excluding area at sr. no. 17 ( b ) ) =  
Existing Built-up Area =  
Proposed Built-up Area ( as per 'P-line' ) = 896.65  
Total ( a+b ) = 896.65

F.S.I. Consumed ( 15/13 ) ( should not be more than serial No.14 ) = 0.99  
Area for Inclusive Housing, if any =

Required ( 20% of Sr.No.5 ) =  
Proposed =

SIGNATURE & ADDRESS OF OWNERS  
1) Mr. Suresh N. Rawani  
2) Mr. Pravin V. Gadh  
3) Mr. Sandeep R. Shah  
FOR :- M/s. MANGAL ENTERPRISES

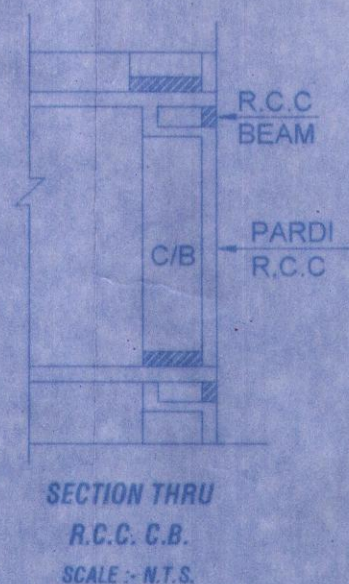
SIGNATURE OF ARCHITECT  
A. V. DESAI  
COUNCIL OF ARCHITECTURE  
REGN. NO.: CA/94/17923

JOB No DRG.No. SCALE DATE DRN.BY CHK.BY APP.BY  
379 ME / MUN / 01 AS SHOWN 06.07.2022 BHUPESH ASHA DESAI

A.V. DESAI  
akruti consultants  
ARCHITECTS + ENGINEERS + INTERIOR DESIGNERS  
JAYDEEP EMPHASIS, PLOT No. A4, UNIT No. 101, M.I.D.C. ROAD, NEXT TO HOTEL GOPALASHRAM WAGLE ESTATE, THANE (W)-400004  
EMAIL: - avdesai@akruti.com, Mob. No- 9821340171

9.00 M.W. PROPOSED ROAD  
4.50 M.W. PROPOSED ROAD  
4.50 M.W. PROPOSED ROAD  
4.50 M.W. PROPOSED ROAD

LAYOUT PLAN  
SCALE :- 1:100



SECTION THRU R.C.C. C.B.  
SCALE - N.T.S.