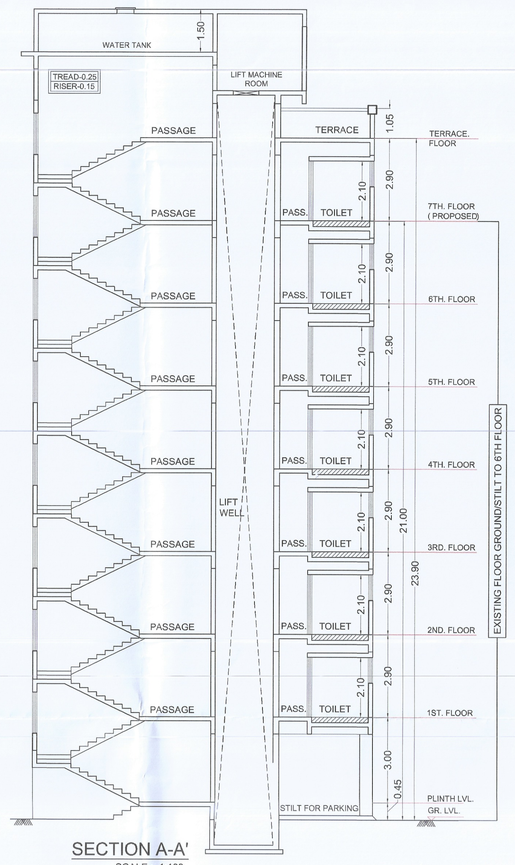
ELEVATION

SCALE :- 1:100



SECTION A-A'

SCALE :-1:100

TOTAL BUILT UP AREA STATEMENT & CONSTRUCTION AREA STATEMENT IN SQ. MT.

BLDG. NO.	NO. OF FLOOR	HEIGHT OF BLDG.	GR. FLOOR	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	5TH. FLOOR	6TH. FLOOR	7TH. FLOOR	TOTAL B/UP AREA	STILT AREA	TOTAL CONSTRUCTION AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(10)	(11 = 4+5+6+7+8+9+10)	(12)	(13 =11+12)
01	STILT/GR+7UP	23.90	128.86	479.00	479.00	479.00	479.00	479.00	479.00	479.00	3481.86	361.74	3843.60
02	STILT+3UP	12.30	14.66	119.80	119.80	119.80	--	--	--	--	374.06	105.44	479.50
TOTAL			143.52	598.80	598.80	598.80	479.00	479.00	479.00	479.00	3855.92	467.18	4323.10

FORM OF STATEMENT 2 [SR. NO.9(a)] PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE. (SQ.MT.)
BLDG - 01	GROUND	128.86
	FIRST	479.00
	SECOND	479.00
	THIRD	479.00
	FOURTH	479.00
	FIFTH	479.00
	SIXTH	479.00
	SEVENTH	479.00
	TOTAL	3481.86

CALCULATION FOR (COMMERCIAL AREA).

A1	11.23	X	4.85	X	1	.=	54.47 SQ.MT.
TOTAL ADDITION						.=	54.47 SQ.MT.
DEDUCTIONS							
1	5.13	X	0.95	X	1	.=	4.87 SQ.MT.
TOTAL DEDUCTION						.=	4.87 SQ.MT.
BUILT UP AREA						.=	49.59 SQ.MT.
54.47	-	4.87					
NET BUILT UP AREA							49.59 SQ.MT.

PARKING REQUIREMENTS BUILDING NO.01

PARKING SPACE		NUMBER OF TENAMENTS	PARKING REQUIRED (A)		PARKING ADDITION 5% VISITOR PARKING (B)		PARKING REQUIRED AS PER 8.2.2 TABLE No.8(C)+0.4 (A+B)X0.4)		PARKING PROVIDED	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.		14	7	35	0	2	3	N.A.	3	37
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.		49	25	98	1	5	10	N.A.	10	103
4FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.		0	0	0	0	0	0	N.A.	0	0
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF		45	0	2	0	0	0	N.A.	0	2
DIMENSION FOR VEHICAL CAR = 2.5x4.5 SCOOTER = 1.0x2.0	TOTAL	63	32	133	1	7	13	N.A.	13	142

PARKING SUMMARY

BUILDING NO.	PARKING REQUIRED		PARKING PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
01	13	142	13	142
02	02	19	02	19
TOTAL	15	161	15	161

CALCULATION FOR (GROUND FLOOR).

A	15.93	X	14.00	X	1	.=	223.02 SQ.MT.
TOTAL ADDITION						.=	223.02 SQ.MT.
DEDUCTIONS							
1	12.33	X	5.55	X	1	.=	68.43 SQ.MT.
2	3.40	X	1.60	X	1	.=	5.44 SQ.MT.
3	1.30	X	3.43	X	1	.=	4.46 SQ.MT.
4	0.75	X	2.40	X	1	.=	1.80 SQ.MT.
5	3.76	X	2.09	X	1	.=	7.86 SQ.MT.
6	1.53	X	2.05	X	1	.=	3.14 SQ.MT.
7	1.48	X	2.05	X	1	.=	3.03 SQ.MT.
TOTAL DEDUCTION						.=	94.16 SQ.MT.
BUILT UP AREA						.=	128.86 SQ.MT.
223.02	.-	94.16					
NET BUILT UP AREA							128.86 SQ.MT.

VENTILATION STATEMENT

TYPE OF ROOM	AREA OF THE ROOM	REQUIRED VENTILATION 1/10TH	PROPOSED VENTILATION	WIDTH OF ROOM
LIVING ROOM	15.20 SQ.MT.	1.52 SQ.MT.	3.51 SQ.MT.	2.80 MT.
KITCHEN	5.94 SQ.MT.	0.59 SQ.MT.	2.10 SQ.MT.	2.20 MT.
BEDROOM	9.90 SQ.MT.	0.99 SQ.MT.	3.51 SQ.MT.	2.75 MT.
TOILET	2.52 SQ.MT.	0.25 SQ.MT.	0.71 SQ.MT.	1.20 MT.

CALCULATION FOR (STILT. FLOOR).

C	44.29	X	14.00	X	1	.=	620.06 SQ.MT.
TOTAL ADDITION						.=	620.06 SQ.MT.
DEDUCTIONS							
1	5.19	X	6.00	X	1	.=	31.14 SQ.MT.
2	3.15	X	2.25	X	1	.=	7.09 SQ.MT.
3	5.65	X	1.35	X	3	.=	22.88 SQ.MT.
4	2.50	X	0.45	X	1	.=	1.13 SQ.MT.
5	3.60	X	6.15	X	1	.=	22.14 SQ.MT.
6	2.30	X	2.25	X	1	.=	5.18 SQ.MT.
7	6.90	X	1.70	X	1	.=	11.73 SQ.MT.
8	2.45	X	2.25	X	1	.=	5.51 SQ.MT.
9	8.38	X	1.60	X	1	.=	13.41 SQ.MT.
10	8.53	X	6.25	X	1	.=	53.31 SQ.MT.
11	6.10	X	8.45	X	1	.=	51.55 SQ.MT.
12	8.34	X	2.30	X	1	.=	19.18 SQ.MT.
13	0.75	X	1.40	X	1	.=	1.05 SQ.MT.
14	2.45	X	1.13	X	4	.=	11.07 SQ.MT.
15	1.15	X	1.70	X	1	.=	1.96 SQ.MT.
TOTAL DEDUCTION						.=	258.32 SQ.MT.
BUILT UP AREA						.=	361.74 SQ.MT.
620.06	.-	258.32					
NET BUILT UP AREA							361.74 SQ.MT.

CALCULATION FOR (1ST TO 6TH. FLOOR).

B	44.29	X	14.00	X	1	.=	620.06 SQ.MT.
TOTAL ADDITION						.=	620.06 SQ.MT.
DEDUCTIONS							
1	5.19	X	6.00	X	1	.=	31.14 SQ.MT.
2	3.15	X	2.25	X	1	.=	7.09 SQ.MT.
3	5.65	X	0.35	X	4	.=	7.91 SQ.MT.
4	2.48	X	0.45	X	1	.=	1.12 SQ.MT.
5	2.30	X	2.25	X	1	.=	5.18 SQ.MT.
6	6.90	X	1.70	X	1	.=	11.73 SQ.MT.
7	2.45	X	2.25	X	6	.=	33.08 SQ.MT.
8	3.25	X	1.60	X	1	.=	5.20 SQ.MT.
9	8.34	X	2.30	X	1	.=	19.18 SQ.MT.
10	0.75	X	2.30	X	1	.=	1.73 SQ.MT.
11	0.75	X	1.40	X	1	.=	1.05 SQ.MT.
12	5.00	X	2.10	X	1	.=	10.50 SQ.MT.
13	1.48	X	2.05	X	1	.=	3.03 SQ.MT.
14	1.53	X	2.05	X	1	.=	3.14 SQ.MT.
TOTAL DEDUCTION						.=	141.06 SQ.MT.
BUILT UP AREA						.=	479.00 SQ.MT.
620.06	.-	141.06					
NET BUILT UP AREA							479.00 SQ.MT.

SHEET NO. : 01	01 /02

STAMPS OF APPROVAL OF PLANS:

मुख्य: या कार्यालयचे पत्र क्र. जि/वे/बांधकाम/बांध./मी ..... दि. ..... सदरचे ..... २४६३ ..... रु. ४२१/२०२१

मंजीत आदे व शर्तीना अधीन राहुन ..... रेंगळे

दुरुस्ती दर्शविल्या प्रमाणे ..... सोबतचे नकाशे ..... वापरासाठी

नकाशांना संमुहीतपत्रे विभक्त ता करणेस येत आहे.

सहायक संचालक
नगर रचना, ठाणे

This Plan Supersedes
The Previously Sanctioned
Plan by this Office Letter No. ४०३६
Date: २३/०३/२०२३

FORM OF STATEMENT 3 [SR. NO.9(g)]

AREA DETAILS OF APARTMENT (AS PER RERA)

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF ENCL BALCONY ATTACHED TO APARTMENT
01	GROUND	SHOP NO-01.	13.23 SQ.MT	--
		SHOP NO-02.	13.23 SQ.MT	--
		SHOP NO-03.	8.93 SQ.MT	--
		SHOP NO-04.	9.14 SQ.MT	--
	EXISTING - 1ST, 2ND, 3RD,4TH, 5TH, 6TH & PROPOSED 7TH FLOOR	101,201,301,401,501, 601,701.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		102,202,302,402,502, 602,702.	42.58 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		103,203,303,403,503, 603,703.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		104,204,304,404,504, 604,704.	38.14 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		105,205,305,405,505, 605,705.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		106,206,306,406,506, 606,706.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		107,207,307,407,507, 607,707.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		108,208,308,408,508, 608,708.	37.36 SQ.MT	LIVING + 2.75 X 1.00 = 2.75
		109,209,309,409,509, 609,709.	57.28 SQ.MT	--

AREA STATEMENT		
1.	AREA OF PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	
(a)	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	
(i)	S.NO.108/1A/1 - PLOT NO. 01	426.00 SQ.MT.
(ii)	S.NO.108/1D/1B - PLOT NO. 02	402.00 SQ.MT.
(iii)	S.NO.108/1/111/3 - PLOT NO. 03.	511.00 SQ.MT.
(iv)	S.NO.108/1D/2A - PLOT NO.02.	378.00 SQ.MT.
	TOTAL	1717.00 SQ.MT.
(b)	AS PER MEASUREMENT SHEET	1717.81 SQ.MT.
(c)	AS PER SITE	1717.00 SQ.MT.
2.	DEDUCTIONS FOR	
(a)	AREA UNDER 9.00 MTR. W. EXISTING ROAD	NIL
(b)	ANY D.P. RESERVATION AREA	NIL
	TOTAL (A+B)	NIL
3.	BALANCE AREA OF PLOT (1-2)	1717.00 SQ.MT.
4.	AMENITY SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	NIL
(b)	ADJUSTMENT OF 2(B). IF ANY-	NIL
(c)	BALANCE PROPOSED-	NIL
5.	NET PLOT AREA (3-4(C))	1717.00 SQ.MT.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	NIL
(b)	PROPOSED-	NIL
7.	INTERNAL ROAD AREA	NIL
8.	PLOT AREA (IF APPLICABLE)	NIL
9.	BUILT UP AREA OF WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.NO. 5 X 1.10) (1717.00 X 1.10)	1888.70 SQ.MT.
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.30)	515.10 SQ.MT.
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/ TOD ZONE	NIL
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	515.10 SQ.MT.
11.	IN- SITU FSI / TDR LOADING	NIL
(a)	IN-SITU AREA AGAINST D.P.ROAD [2.0# SE.NO.3(a)], IF ANY	NIL
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.0 OR 1.85 X SR.NO. 4(B) AND /OR (C)]	NIL
(c)	TDR AREA-	NIL
(d)	TOTAL IN-SITU/ TDR LOADING PROPOSED (11(A)+(B)+(C))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	NIL
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	--
(a)	[1+10(B)+11(D)]0.30 X(WHICHEVER IS APPLICABLE	2403.80 SQ.MT
(b)	ANCILLARY AREA FSI UPTO 60% & 80% WITH PAYMENT OF CHARGES a) Ancillary area FSI upto 60% on COMMERCIAL (49.59 X 60% = 39.67 sq.mt.) b) Ancillary area FSI upto 80% on RESIDENTIAL (2354.21 X 60% = 1412.52 sq.mt.)	1452.19 SQ.MT.
(c)	TOTAL ENTITLEMENT (A+B)	3855.99 SQ.MT.
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (VIS PER REGULATION NO 5.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE)(1.6 OR 1.8)	3855.99 SQ.MT.
15.	TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17B)	
(a)	EXISTING BUILT-UP AREA.	3002.86 SQ.MT.
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	853.06 SQ.MT.
(c)	TOTAL (A+B)	3855.92 SQ.MT.
16.	F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	0.99
17.	AREA OF INCLUSIVE HOUSING ,IF ANY	NIL

PROFORMA II

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 01/04/2021 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 document of Ownership/T.P Scheme Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ Supervisor/Licensor.

DESCRIPTION OF PROPERTY AND PROPOSAL

REVISED PROPOSED RESIDENTIAL CUM COMMERCIAL (CONVENIENCE SHOPPING) BUILDING ON G.NO.108/1A/1, 108/1/2/B, 108/1/1/3,108/1/2/A, PLOT NO. 1,2, 3 & 2, AT VILLAGE - VASIND, TAL:- SHAHAPUR, DIST:- THANE.

OWNERS DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority, I would execute the structure as per approved plans. Also I would execute the work under supervision of proper licensed person so as to ensure the quality and safety at the work site.

OWNERS NAME AND SIGNATURE

CLIENT- M/S MORYA DEVELOPERS

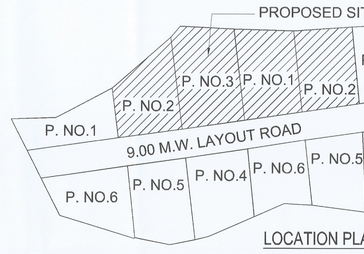
MR. GIRISH MOHAN LULLA

MR. HITESH HARESHLAL KUKREJA

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	LICENSE NO. OF LICENSED ARCHITECT
	R-01/M-00	AS STATED	P.G.K.	AKSHAY	CA/91/8928

NAME & SIGN OF LICENSED ARCHITECT

MAK DESIGN & CO.
Architects, Interior Designers & Civil Consultants
Ar. Akshay R. Shirke - 9987074576



LOCATION PLAN

SCALE : 1:4000

SCALE : 1:5000

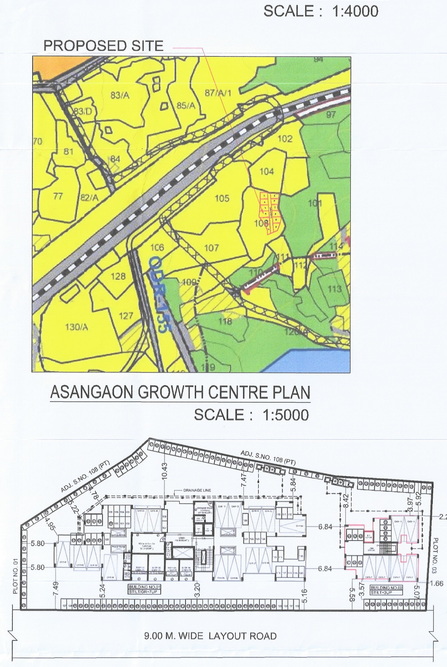
REGIONAL PLAN

SCALE : 1:5000

PLOT AREA CALCULATION FOR							
1	56.10	X	14.16	X	0.5	=	397.19
2	56.10	X	16.50	X	0.5	=	462.83
3	44.20	X	19.00	X	0.5	=	419.90
4	36.00	X	3.29	X	0.5	=	59.22
5	28.05	X	14.00	X	0.5	=	196.35
6	28.05	X	13.00	X	0.5	=	182.33
TOTAL						=	1717.81

WINDOW SHCEDULE:		
NO	SIZE	DESCRIPTION	SILL
W1	2.75 X 1.95	AL.FRAME SLIDING WINDOW	0.30
W2	1.60 X 1.95	AL.FRAME SLIDING WINDOW	0.30
W3	1.50 X 1.20	AL.FRAME SLIDING WINDOW	0.90
V	0.96 X 0.75	AL. LOUVERED WINDOW	1.20

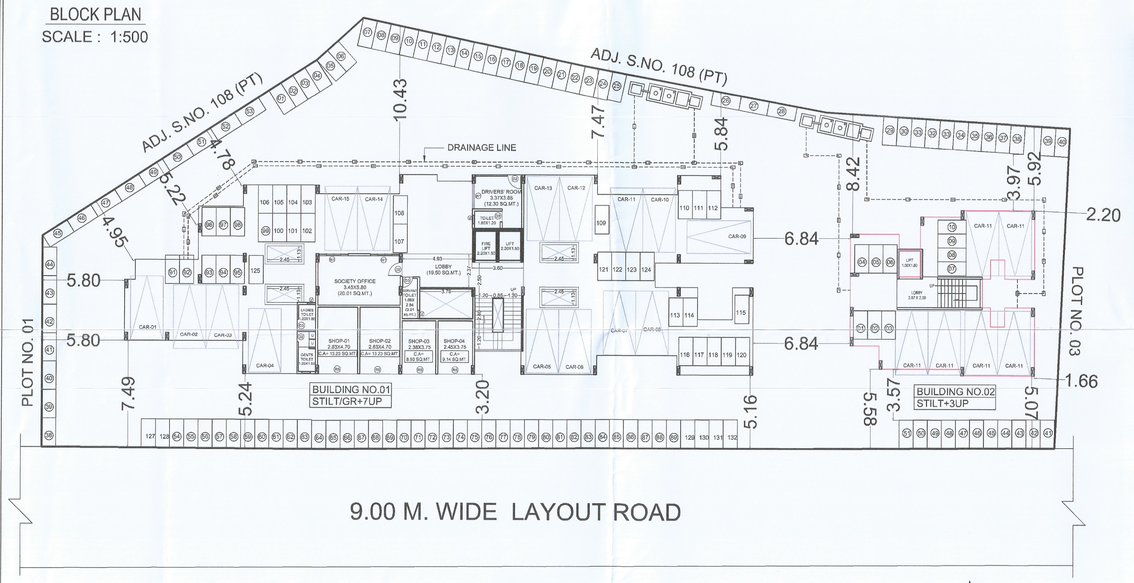
DOOR SHCEDULE:		
NO	SIZE	DESCRIPTION	CILL
D1	1.05 X 2.00	T.W.FRAME FLUSH DOOR	0.00
D2	0.90 X 2.00	T.W.FRAME FLUSH DOOR	0.00
D3	0.75 X 1.87	T.W.FRAME BACKELITE DOOR	0.00
RS	2.30 X 2.40	ROLLING SHUTTER	0.00
RS1	3.35 X 2.40	ROLLING SHUTTER	0.00



BLOCK PLAN

SCALE : 1:500

SCALE : 1:500



LAYOUT

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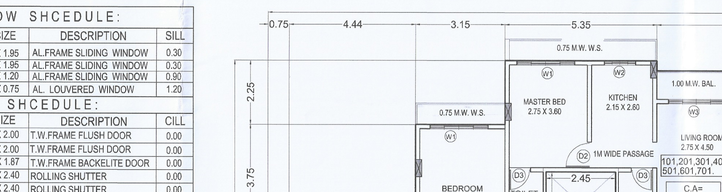

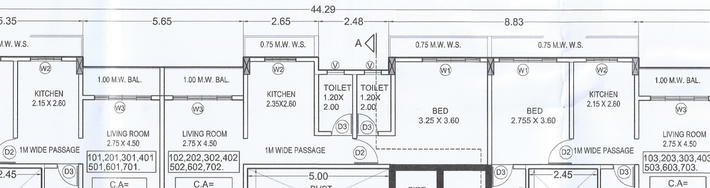

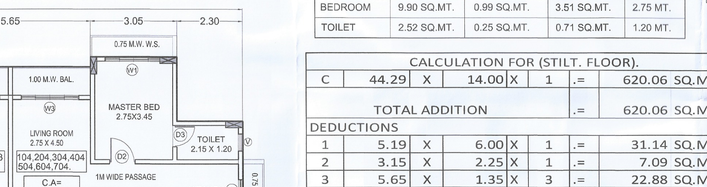

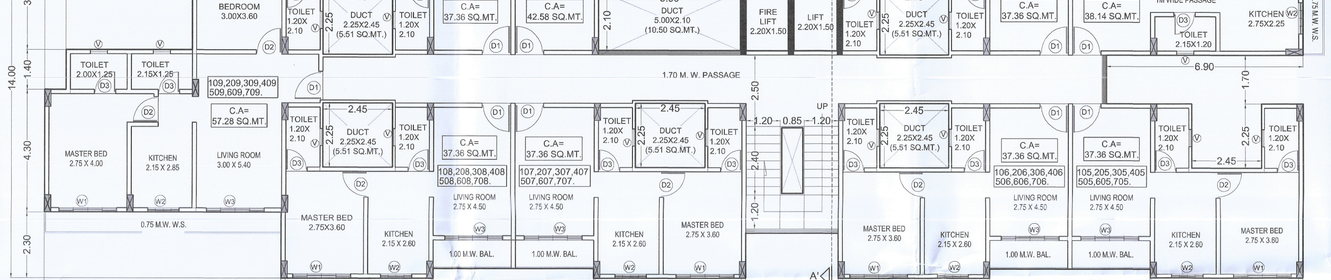

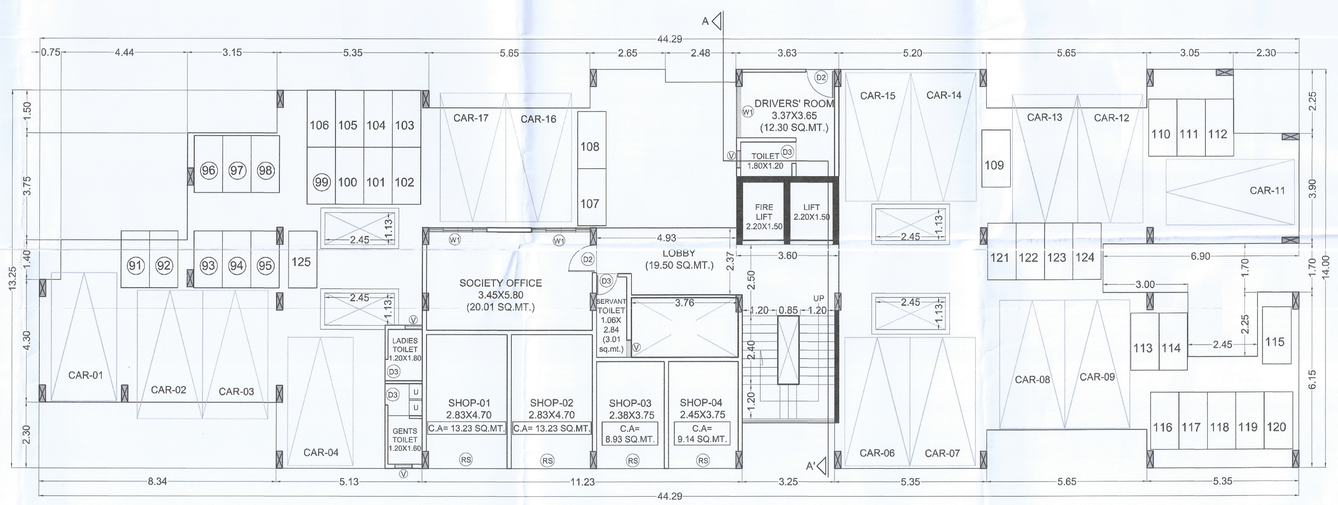

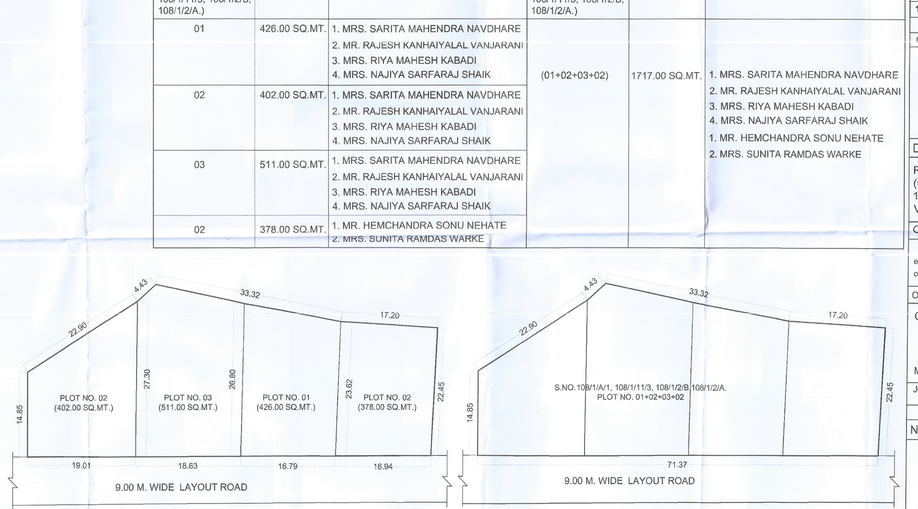

BEFORE AMALGAMATION

PLOT NO. (S.NO.108/1/A/1, 108/1/1/3, 108/1/2/B, 108/1/2/A.)	AREA	OWNER
01	426.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK
02	402.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK
03	511.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK
02	378.00 SQ.MT.	1. MR. HEMCHANDRA SONU NEHATE 2. MRS. SUNITA RAMDAS WARKE

AFTER AMALGAMATION

PLOT NO. (S.NO.108/1/A/1, 108/1/1/3, 108/1/2/B, 108/1/2/A.)	AREA	OWNER
(01+02+03+02)	1717.00 SQ.MT.	1. MRS. SARITA MAHENDRA NAVDHARE 2. MR. RAJESH KANHAIYALAL VANJARANI 3. MRS. RIYA MAHESH KABADI 4. MRS. NAJIYA SARFARAJ SHAIK 1. MR. HEMCHANDRA SONU NEHATE 2. MRS. SUNITA RAMDAS WARKE

GOOGLE LOCATION