Certificate No. 2784

THANE MUNICIPAL CORPORATION, THANE

(Regulation ~~Registration~~ No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. "A" - तळ (पार्ट)+स्टील्ट (पार्ट) + ७वा मजला + ८(पार्ट) मजले करिता

V. P. No. S04/0082/2015 TMC / TDD/ 1750 /16 Date 04/04/2016

To, Shri / Smt. मे. तुषार अनिल मेस्त्री (वास्तुविशारद) (Architect)
३, निवारा सोसायटी, वीर सावरकर पथ, ठाणे.

Shri मे. नेवसस बिल्डर्स ॲण्ड डेव्हलपर्स प्रा.लि.(कु.मु.धारक)
मे. किर्ती गौरव बिल्डर्स ॲण्ड डेव्हलपर्स प्रा. लि.(भूखंडधारक)

With reference to your application No. ४४८८४ dated 20/09/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरीलप्रमाणे in village चि.मानपाडा Sector No. ४ Situated at Road / Street घोडबंदर रोड S. No. / C.S.T. No. / F. P. No. ४७/१/११

The development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
५) परवानगी / सी.सी. क्र. S04/0082/15 ठामपा/शविवि/१६३७/१६ दिनांक ०५.०१.२०१६ तसेच जोता प्रमाणपत्र क्र. ठामपा/शविवि/पीसीसी/५२०/१६ दिनांक ०६.०१.२०१६ मधील सर्व अटी बंधनकारक राहतील.
६) C.C.T.V.यंत्रणा व महिला कामगार यांचेकरिता स्वतंत्र स्वच्छता गृह तसेच महिला कामगारांचे मुलांकरिता पाळणाघर करणेबाबत दिलेले हमीपत्र विकासक यांचेवर बंधनकारक राहील.
७) प्रस्तावित इमारतीचे ७ व्या मजल्याचे बांधकाम सुरु करणेपुर्वी अग्निशमन विभागाकडील सुधारित ना हरकत दाखला सादर करणे आवश्यक राहील.

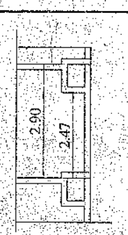
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

सावधान

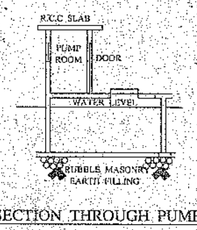
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विभागीय नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो".

Office No.
Office Stamp
Date
Issued

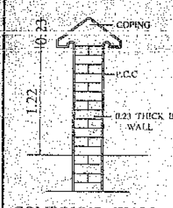
Yours faithfully,
2/2/16
कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of the city of, Thane.
30/3/16



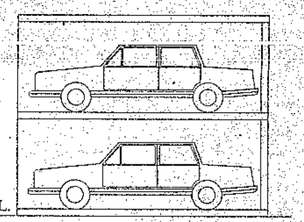
C.B. SECTION



SECTION THROUGH PUMP RM.



COMPOUND WALL



SECTION FOR STACK PARKING

PARKING AREA STATEMENT				
TYPE OF FLATS	UNITS	RATIO		NO. OF PARKING
BELOW 35 SQ.M.	NIL	NIL		NIL
35 TO 50 SQ.M.	NIL	2	1	NIL
50 TO 75 SQ.M.	15	3	1	15
ABOVE 75 SQ.M.	16	3	2	32
COMMER. PARK.	185.46	50	1	4.00
TOTAL	31 NOS			51 NOS.
ADD. 10% PARKING FOR VISITORS				5.00 NOS.
TOTAL PARKING REQUIRED				56.00 NOS.
TOTAL PARKING PROVIDED				78.000 NOS.
TWO WHEELER REQUIRED				41.00 NOS.
TWO WHEELER PROVIDED				48.00 NOS.

AREA CHART AS PER 7/12 EXTRACT		
S. NO.	GUT NO./ H.NO.	AREA IN SQ.MT.
1)	47/ 1/11	1900.00
	TOTAL AREA	1900.00Sq.mt.

SCHEDULE OF DOORS AND WINDOWS		
TYPE	SIZE	DESCRIPTION
D	1.07 x 2.13	T.W. FRAMED WITH FLUSH DOOR
D1	0.91 x 2.13	T.W. FRAMED WITH PANEL DOOR
D2	0.76 x 2.13	T.W. FRAMED WITH PANEL DOOR
W	2.13 x 1.22	T.W. FRAMED WITH GLAZED WIN
W1	1.82 x 1.22	T.W. FRAMED WITH GLAZED WIN
W2	1.52 x 1.22	T.W. FRAMED WITH GLAZED WIN
V	0.61 x 0.91	T.W. FRAMED WITH LOUVERS

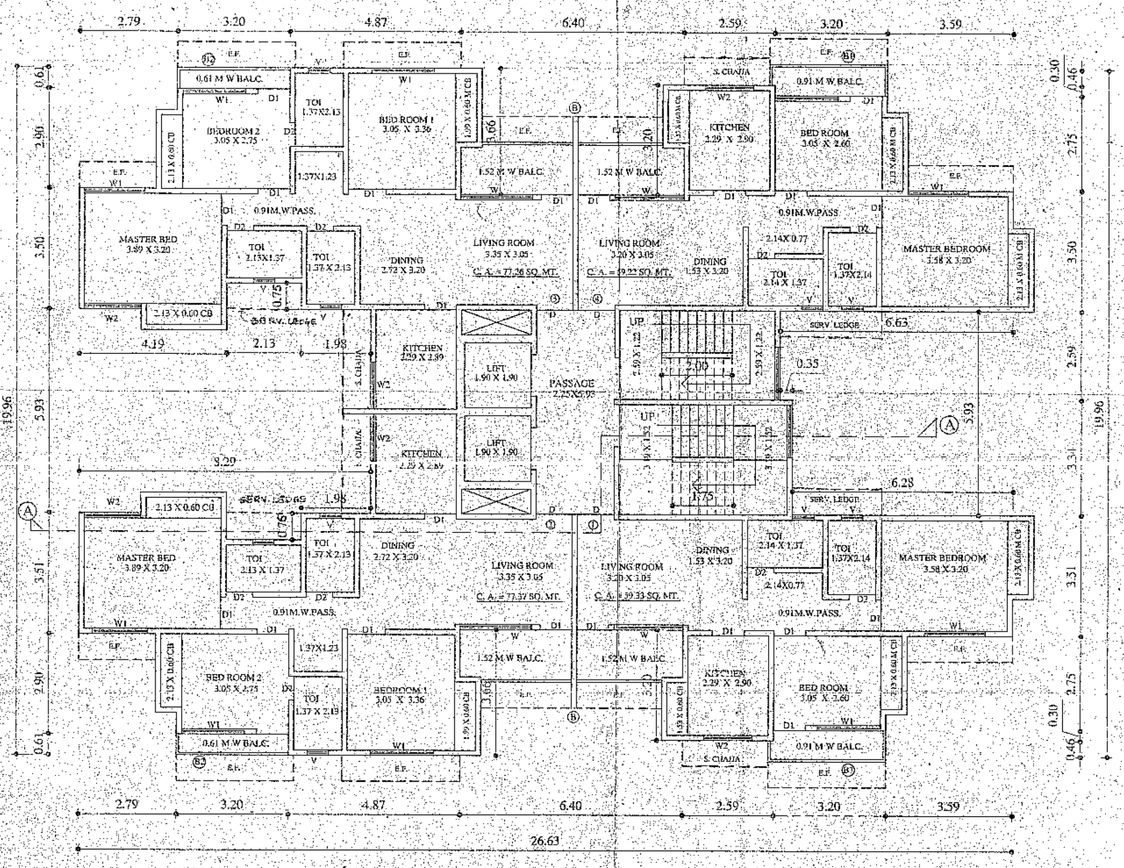
R.G. AREA CALCULATION
REQ. 15% OF 1900.00 = 285.00 SQ. MT.
RG 'A'
1) 1/2 X 22.60 X 11.10 = 125.43 SQ.MT.
TOTAL = 125.43 SQ. MT.
RG 'B'
1) 1/2 X 21.37 X 10.00 = 106.85 SQ.MT.
2) 1/2 X 13.80 X 7.90 = 54.51
3) 1/2 X 9.57 X 1.40 = 6.69
TOTAL = 168.05 SQ. MT.
TOTAL A + B = 293.48 SQ. MT.

STAIRCASE AREA STATEMENT		
FLOORS	COMM.	RESI.
STILT	40.12	
1ST FLOOR	——	40.12
2ND FLOOR	——	40.12
3RD FLOOR	——	40.12
4TH FLOOR	——	40.12
5TH FLOOR	——	40.12
6TH FLOOR	——	40.12
7TH FLOOR	——	40.12
8TH FLOOR	——	40.12
TOTAL	40.12	320.96
TOTAL = 361.08 SQ.MT		

PLOT AREA CALCULATION	
(1) 64.00 X 39.60 X 0.5	= 1267.20 SQ. MT
(2) 64.00 X 12.50 X 0.5	= 400.00
(3) 75.00 X 9.75 X 0.5	= 365.62
TOTAL	= 2032.82 SQ. MT

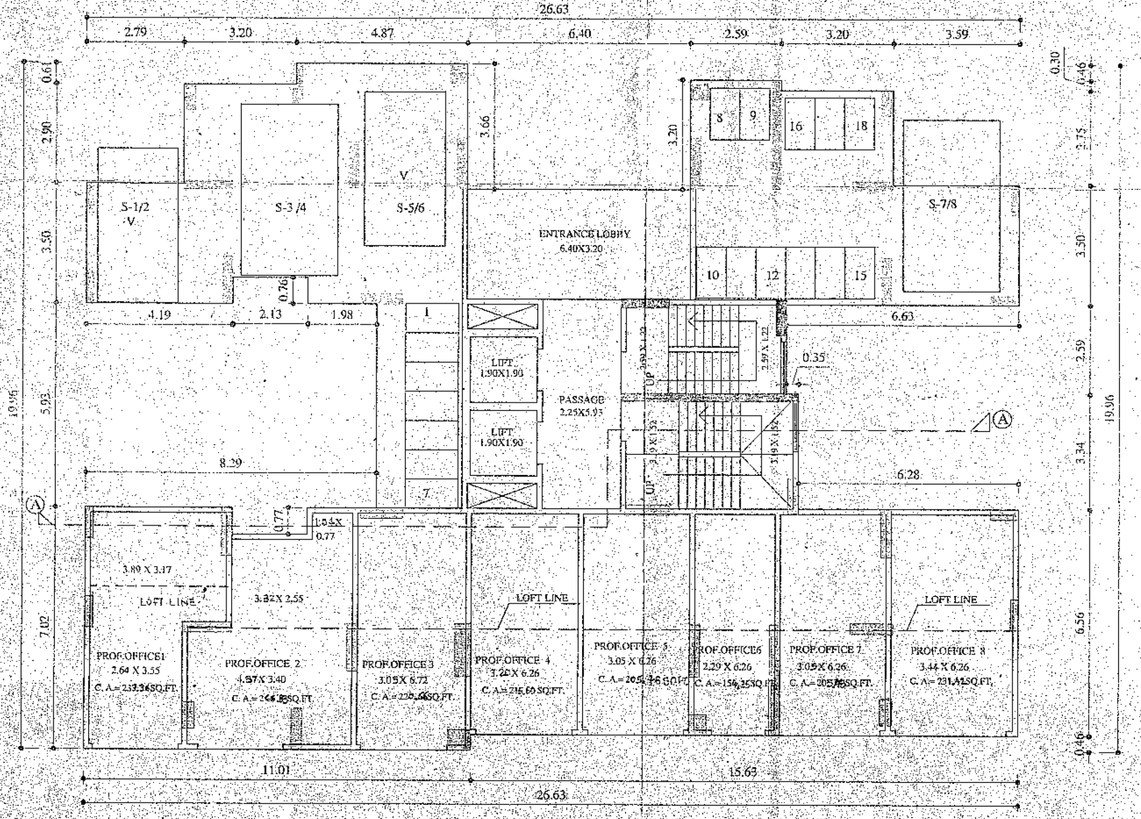
B-UP AREA STATEMENT		
FLOORS	COMM.	RESI.
GR.FLR.	185.46 sq.mt.	——
1ST FLOOR	——	288.67
2ND FLOOR	——	288.67
3RD FLOOR	——	288.67
4TH FLOOR	——	288.67
5TH FLOOR	——	288.67
6TH FLOOR	——	288.67
7TH FLOOR	——	288.67
8TH FLOOR	——	229.21
TOTAL	185.46	2249.90
TOTAL B-UP AREA = 185.46 +2249.90 SQ. MT. = 2435.36 SQ. MT.		

PARKING ALLOTMENT TABLE			
VISITOR PARKING = S-1/2, V- 1 TO 3			
COMMERCIAL PARKING = O - 1TO 4			
FLAT NO.	PARKING	FLAT NO.	PARKING
101	ST-19	501	ST-37
102	S-3/4	502	ST-13/14
103	S-7/8	503	ST-15/16
104	ST-22	504	ST-38
201	ST-25	601	ST-39
202	ST-1/2	602	ST-17/18
203	ST-3/4	603	ST-20/21
204	ST-28	604	ST-40
301	ST-31	701	ST-41
302	ST-5/6	702	ST-23/24
303	ST-7/8	703	ST-26/27
304	ST-34	704	ST-42
401	ST-35	801	ST-43
402	ST-9/10	802	ST-29/30
403	ST-11/12	803	ST-32/33
404	ST-36		



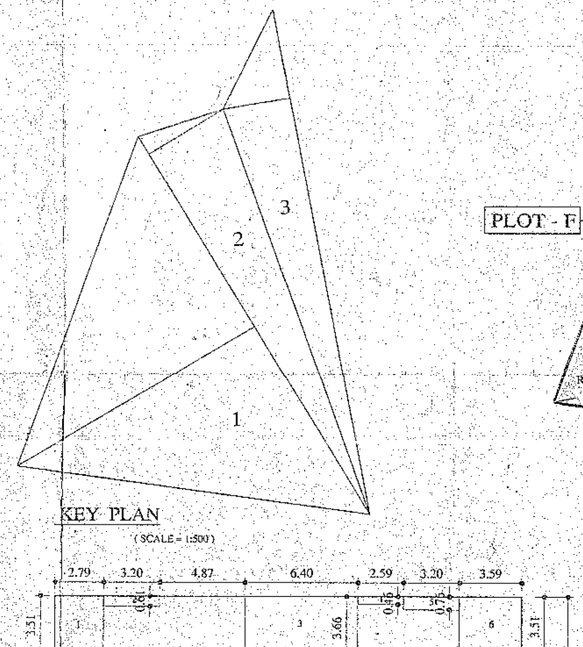
TYPICAL FLOOR PLAN (1ST TO 7TH)

(BLDG. 'A' GR.(PT)+STILT(PT) + 7 UP +8TH(PT))



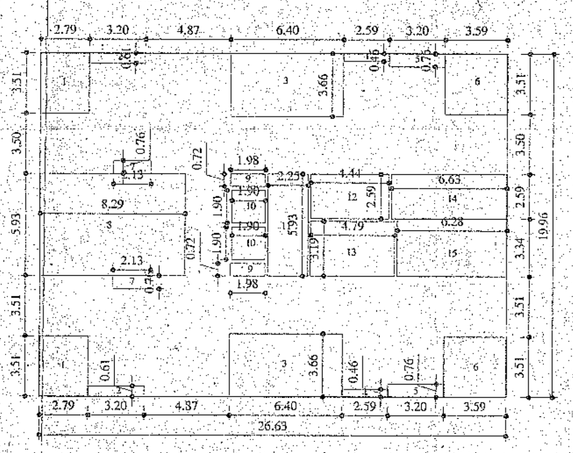
GROUND FLOOR PLAN

(BLDG. 'A' GR.(PT)+STILT(PT) + 7 UP +8TH(PT))



KEY PLAN

(SCALE = 1:500)



AREA LINE DIG. FOR TYPICAL FLR .(1ST TO 7TH)

AREA CAL. FOR TY. FLR. (1ST TO 7TH) B- UP AREA = A - DEDUCTION

A) 26.63 X 19.96 = 531.53 SQ.MT. = 531.53 - 243.51

= 288.02 SQ.MT.

DEDUCTION

1) 2.79 X 3.51 X 2 NOS. = 19.59 SQ.MT.
2) 3.20 X 0.61 X 2 NOS. = 3.90
3) 6.40 X 3.66 X 2 NOS. = 46.85
4) 2.59 X 0.46 X 2 NOS. = 2.38
5) 3.20 X 0.76 X 2 NOS. = 4.86
6) 3.59 X 3.51 X 2 NOS. = 25.20
7) 2.13 X 0.76 X 2 NOS. = 3.24
8) 8.29 X 5.93 X 1 NOS. = 49.16
9) 1.98 X 0.72 X 2 NOS. = 2.85
10) 1.90 X 1.90 X 2 NOS. = 7.22
11) 2.25 X 5.93 X 1 NOS. = 13.34
12) 4.44 X 2.59 X 1 NOS. = 11.50
13) 4.79 X 3.19 X 1 NOS. = 15.28
14) 6.63 X 2.59 X 1 NOS. = 17.17
15) 6.28 X 3.34 X 1 NOS. = 20.97

TOTAL AREA = 243.51 SQ.MT.

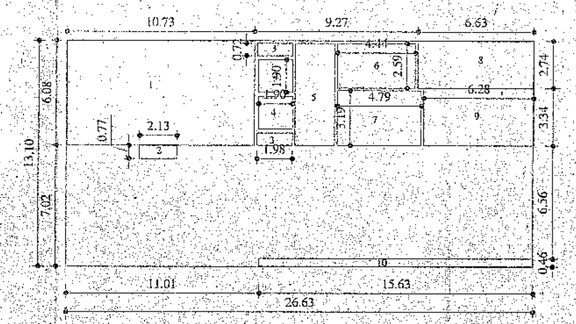
10% PERM BAL. = 28.80 SQ.MT.

BALCONY AREA STATEMENT

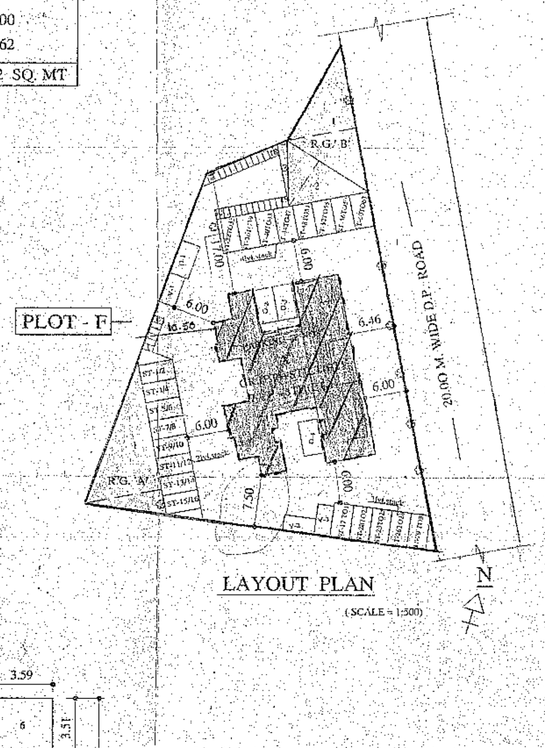
B) 6.40 X 1.52 X 2 NOS. = 19.45 SQ. MT
B1) 3.35 X 0.91 X 2 NOS. = 6.10
B2) 3.20 X 0.61 X 2 NOS. = 3.90
TOTAL BALC. AREA = 29.45 SQ.MT.

PROP BAL. - PERM BAL. = EXCE BAL.
29.45 - 28.80 = 0.65
B - UP AREA = 288.02 + 0.65 SQ.MT.
= 288.67 SQ.MT.

B-UP AREA = 288.67 SQ.MT.

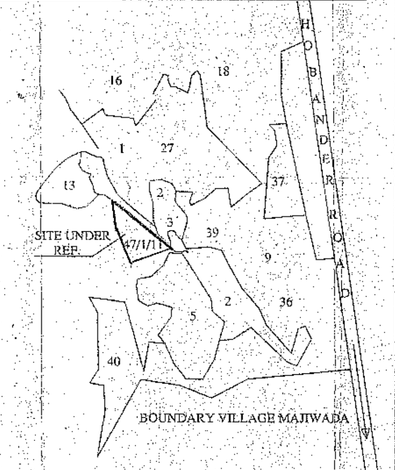


AREA LINE DIG. FOR GR.FLR



LAYOUT PLAN

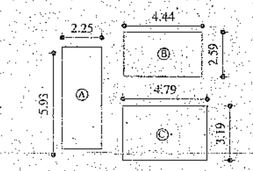
(SCALE = 1:500)



LOCATION PLAN

SCALE = N.T.S.

PREMIUM F.S.I. STATEMENT
1) PERM. PREMIUM F.S.I = 1900 X 30% = 570.00 SQ.MT.
2) PROP. PREMIUM F.S.I = 570.00 SQ.MT.
3) UTILISED PREMIUM F.S.I
a) COMM. F.S.I = 17.28 SQ.MT.
b) RESI. F.S.I = 552.72 SQ.MT.



STAIRCASE AREA LINE DIG.
TYPICAL FLOOR 1ST TO 8TH

STAIRCASE AREA CAL.TYPICAL FLOOR (1ST TO 8TH)

A) 2.25 X 5.93 X 1 NOS. = 13.34
B) 4.44 X 2.59 X 1 NOS. = 11.50
C) 4.79 X 3.19 X 1 NOS. = 15.28

TOTAL AREA = 40.12 SQ.MT.

AREA CAL. FOR GR. FLR.

A) 26.63 X 13.10 = 348.85 SQ.MT.

DEDUCTION

1) 10.73 X 6.08 X 1 NOS. = 65.24 SQ.MT.
2) 2.13 X 0.77 X 1 NOS. = 1.64
3) 1.98 X 0.72 X 2 NOS. = 2.85
4) 1.90 X 1.90 X 2 NOS. = 7.22
5) 2.25 X 5.93 X 1 NOS. = 13.34
6) 4.44 X 2.59 X 1 NOS. = 11.50
7) 4.79 X 3.19 X 1 NOS. = 15.28
8) 6.63 X 2.74 X 1 NOS. = 18.16
9) 6.28 X 3.34 X 1 NOS. = 20.98
10) 15.63 X 0.46 X 1 NOS. = 7.18

TOTAL AREA = 163.39 SQ.MT.

B-UP AREA = A - DEDUCTION
= 348.85 - 163.39
= 185.46 SQ.MT.

DATE AND STAMP OF APPROVAL 1/2

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. SKP/152/82.2015
TMC/TD-DP/TPS/. 1756/16... Dated. 21/11/2016

Deputy Engineer (TDD) — Executive Engineer (TDD) 21-6-16

Thane Municipal Corporation
The City of Thane

ज्ञानाधिकार

"सदर बांधकामाकरिता बांधकाम व वापरण्याचे प्रमाणपत्र शिक्षात शिलेखण नियमावलीनुसार बांधकाम पूर्ण झाल्यानंतर व पोच प्रमाणपत्रा ची पोच घेतल्यानंतर वापर करणेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अन्वये दंडनीय गुन्हा आहे. त्याबाबी जाणी- ... ची वैद्य व रु. ५०००/- ची लेटर ..."

AREA STATEMENT		SQ. MT.
1	AREA OF PLOT	1900.00
2	DEDUCTIONS	
a	ROAD AQUISATION	——
b	PROPOSED ROAD	——
3	BALANCE AREA OF PLOT (1-2)	1900.00
4	DEDUCTIONS FOR R.G	NIL
5	NET AREA OF PLOT (3+4c)	1900.00
6	ADDITION FOR F. A. R.	——
	a) T.D.R. (50%OF 1900.00 SQ.MT)	
	b) PREMIUM F. S. I. (1900.00 X 30%)	570.00
7	TOTAL (5 + 6)	2470.00
8	F.A.R. PERM.	ONE
9	PERM. B-UP AREA	2470.00
10	PROP. B-UP AREA	2435.36
11	F. S. I. BALANCE	34.64
12	F. S. I. CONSUMED	0.99%

NOTE : REF. BALCONY AREA STATEMENT

TENAMENT STATEMENT		
1	B-UP AREA OF PLOT	2435.36
2	COMM. B-UP AREA	185.46
3	NET B-UP AREA	2249.90
2	TENEMENT PERMISSIBLE 300/H	68.00 NOS
3	PROPOSED NO. OF TENEMENTS	31 NOS.
4	EXISTING NO. OF TENEMENTS	NIL
5	TOTAL NO. OF TENAMENTS	31 NOS

PARKING AREA STATEMENT		
1	FOUR WHEELER PARKING REQUIRED	56 NOS
2	FOUR WHEELER PARKING PROVIDED	78 NOS
3	TWO WHEELER PARKING REQUIRED	41 NOS
4	TWO WHEELER PARKING PROVIDED	48 NOS

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING GUT NO. 47/1/11 AT CHITHALSAR MANPADA, THANE.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ON & THE DIMENSION OF SIDE ETC OF WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP PLOT AREAS MEASURED ON SITE AND THE AREA TALLY

ARCHITECT / SURVEYOR

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	DRAINAGE LINE SHOWN IN DOTTED RED.	
5	RECREATIONAL GROUND AREA SHOWN IN GREEN WASH	

NAME AND SIGNATURE OF OWNER'S

For KIRTI GAURAV BUILDERS & DEVELOPERS PVT. LTD. DIRECTOR

(KIRTI GAURAV BUILDERS & DEVELOPERS)
(OWNER)

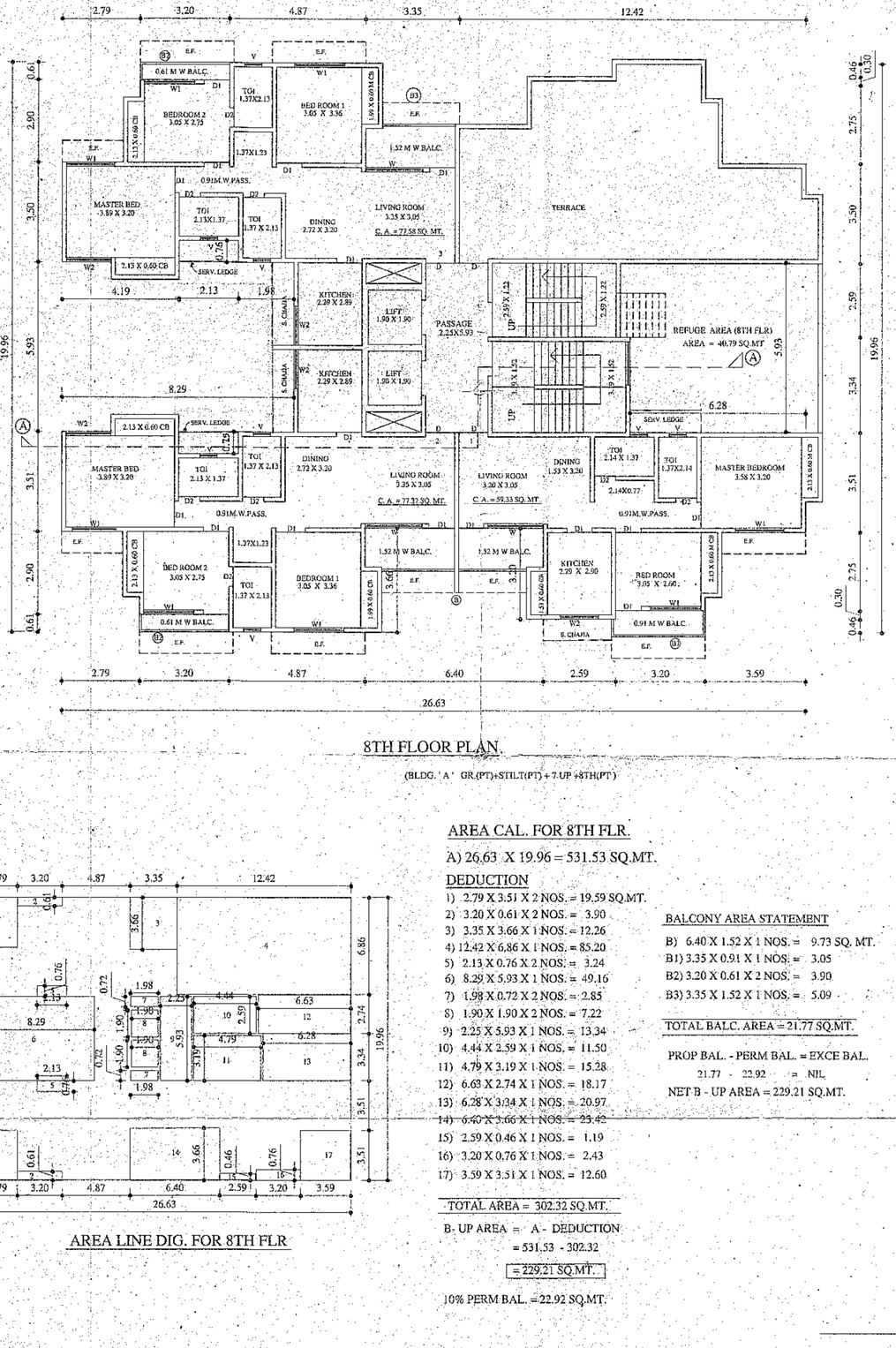
For Nexus Builders & Developers Pvt. Ltd. Director

NEXUS BUILDERS & DEVELOPERS PVT. LTD.
(P. O. A.)

ARCHITECT'S NAME & ADDRESS.

TUSHAR A. MESTRY
3, NIVARA SOCIETY,
VEER SAVARKAR PATH,
THANE. (W) 400 602
PH. NO. 2533 52 75 / 2537 85 91

JOB NO.		DATE	
DWG. NO.		DRWN.BY.	
SCALE		CHK'D. BY	



8TH FLOOR PLAN

(BLDG. ' A ' GR.(PT)+STILT(PT) + 7 UP +8TH(PT)

AREA LINE DIG. FOR 8TH FLR

AREA CAL. FOR 8TH FLR.

A) 26.63 X 19.96 = 531.53 SQ.MT.

DEDUCTION

1) 2.79 X 3.51 X 2 NOS. = 19.59 SQ.MT.
2) 3.20 X 0.61 X 2 NOS. = 3.90
3) 3.35 X 3.66 X 1 NOS. = 12.26
4) 12.42 X 6.86 X 1 NOS. = 85.20
5) 2.13 X 0.76 X 2 NOS. = 3.24
6) 8.29 X 5.93 X 1 NOS. = 49.16
7) 1.98 X 0.72 X 2 NOS. = 2.85
8) 1.90 X 1.90 X 2 NOS. = 7.22
9) 2.25 X 5.93 X 1 NOS. = 13.34
10) 4.44 X 2.59 X 1 NOS. = 11.50
11) 4.79 X 3.19 X 1 NOS. = 15.28
12) 6.63 X 2.74 X 1 NOS. = 18.17
13) 6.28 X 3.34 X 1 NOS. = 20.97
14) 6.40 X 3.66 X 1 NOS. = 23.42
15) 2.59 X 0.46 X 1 NOS. = 1.19
16) 3.20 X 0.76 X 1 NOS. = 2.43
17) 3.59 X 3.51 X 1 NOS. = 12.60

TOTAL AREA = 302.32 SQ.MT.

B. UP AREA = A - DEDUCTION
= 531.53 - 302.32
= 229.21 SQ.MT.

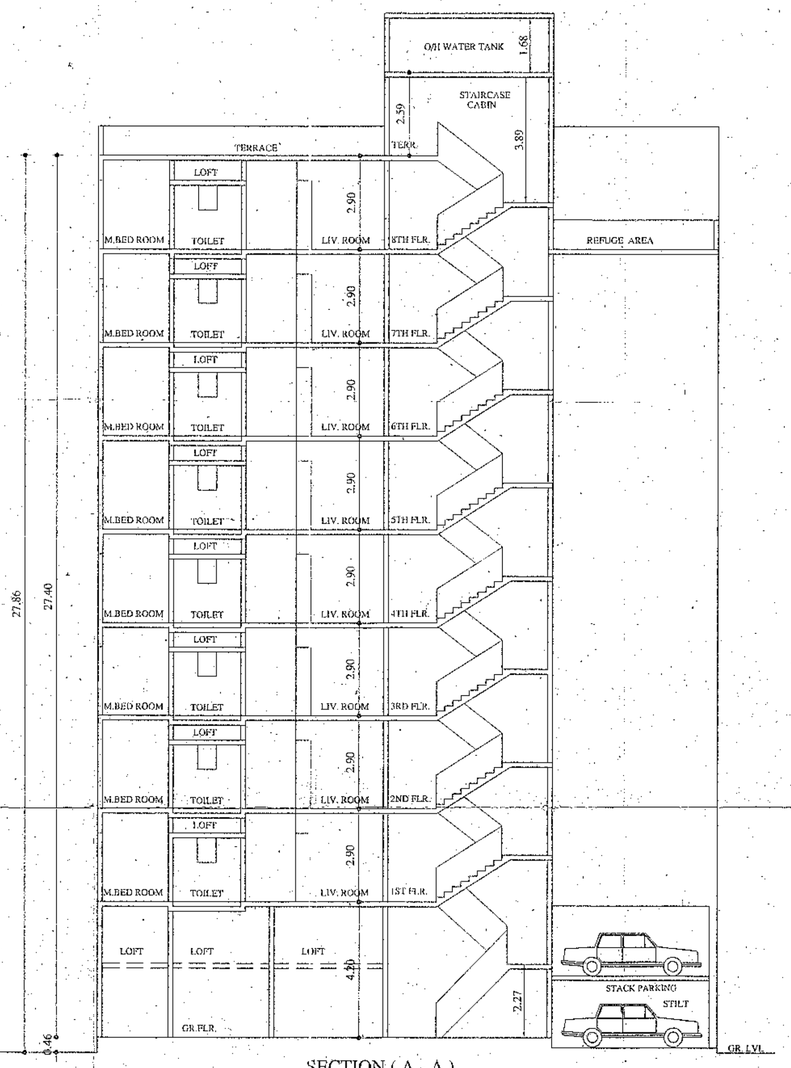
10% PERM BAL. = 22.92 SQ.MT.

BALCONY AREA STATEMENT

B) 6.40 X 1.52 X 1 NOS. = 9.73 SQ. MT.
B1) 3.35 X 0.91 X 1 NOS. = 3.05
B2) 3.20 X 0.61 X 2 NOS. = 3.90
B3) 3.35 X 1.52 X 1 NOS. = 5.09

TOTAL BALC. AREA = 21.77 SQ.MT.

PROP BAL. - PERM BAL. = EXCE BAL.
21.77 - 22.92 = NIL
NET B - UP AREA = 229.21 SQ.MT.



SECTION (A - A)

(BLDG. ' A ' GR.(PT)+STILT(PT) + 7 UP +8TH(PT)

DATE AND STAMP OF APPROVAL

2/2

Plans are approved Subject to conditions
Prescribed in Permit No. V.P...Sch/1282/2015
TMC/TD-DP/TPS/...1232/16...Dated...24/11/2016

Deputy Engineer (TDD) 30/3/16

Executive Engineer (TDD) 31.3.16.

Thane Municipal Corporation
The City of Thane

आदेशाने

"सदर नकाशाप्रमाणे बांधकाम व करणे जसेच विकास नियंत्रण नियमावलीप्रमाणे आवश्यक त्या पर्वानगया 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. १०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING GUT NO. 47/1/11 AT CHITHALSAR MANPADA, THANE.

NAME AND SIGNATURE OF OWNER'S

For KIRTI GAURAV BUILDERS & DEVELOPERS PVT. LTD.
DIRECTOR

For Nexus Builders & Developers Pvt. Ltd.
Director

(KIRTI GAURAV BUILDERS & DEVELOPERS)
(OWNER)

NEXUS BUILDERS &DEVELOPERS PVT.LTD.
(P. O. A)

ARCHITECT'S NAME & ADDRESS.

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VEER SAVARKAR PATH,
THANE. (W) 400 602
PH. NO. 2533 52 75 / 2537 15 91

M.S. BAKSHI & ASSOCIATES ARCHITECTS

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