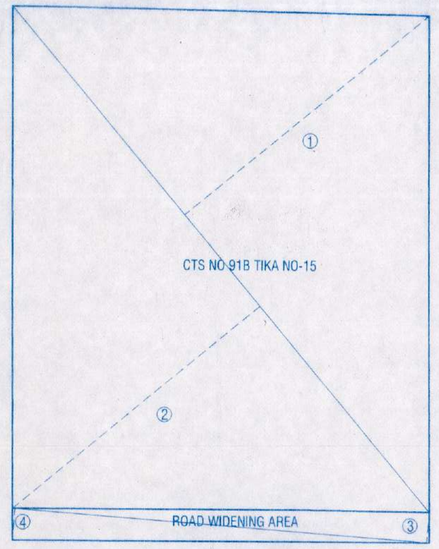
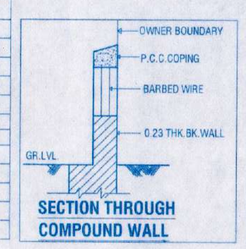



## PLOT AREA DIAGRAM
SCALE 1:200

| PLOT AREA CALCULATION S.NO 91B TIKA NO-15 | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | |
| 1 | 31.28 | X | 15.00 | X | 0.50 | = | 234.60 |
| 2 | 31.28 | X | 15.22 | X | 0.50 | = | 238.04 |
| TOTAL AREA | | | | | | | 472.64 |
| AREA AS PER POLYLINE (a) | | | | | | | 472.24 |
| AREA UNDER 9.0 M. WIDE D.P.ROAD | | | | | | | |
| 3 | 19.91 | X | 1.49 | X | 0.50 | = | 14.83 |
| 4 | 19.91 | X | 1.52 | X | 0.50 | = | 15.13 |
| TOTAL AREA | | | | | | | 29.96 |
| AREA AS PER POLYLINE (b) | | | | | | | 29.99 |
| TOTAL (a+b+c) | | | | | | | 502.23 |




## SECTION THROUGH COMPOUND WALL

| COVERED BUILT UP AREA STATEMENT : | | | | |
|---|---|---|---|---|
| BUILT UP AREA | STILT AREA | METER ROOM | STAIRCASE AREA STILT FLOOR | TOTAL BUILT UP AREA |
| 1747.31 | 171.96 | 6.00 | 13.52 | 1938.79 SQ.M. |
| TOTAL PROPOSED COVERED BUILT UP AREA | | | | = 1938.79 SQ.M. |

| PROPOSED TENEMENT STATEMENT | | | | | |
|---|---|---|---|---|---|
| NO. OF FLOORS | TENEMENT LESS THAN 30 sqm. | TENEMENT 30 TO 40 sqm. | TENEMENT 40 TO 80 sqm. | TENEMENT 80 TO 150sqm | TOTAL |
| (1ST TO 8TH) | 04 | 0 | 16 | 03 | 23 NO. |
| TOTAL | 04 | 0 | 16 | 03 | 23 NO. |

| TABLE NO.8 R PARKING REQUIRMENT (AS PER NON CONGESTED) | | | | | | |
|---|---|---|---|---|---|---|
| USER | TENEMENT/ AREA (SQM.) / NO. OF SEATS | NO. OF TENEMENT / AREA (SQ.M) | 4 WHEELER / LOADING & UNLOADING PARKING REQUIREMENT UNIT | 2 WHEELER PARKING REQUIREMENT UNIT | REQUIRED 4 WHEELER | REQUIRED 2 WHEELER |
| RESIDENTIAL | LESS THAN 30.00 | 04 | NIL | 2 PARKING / 2 FLATS | 0 | 4 |
| | 30.00 - 40.00 | 0 | 1 PARKING / 2 FLATS | 2 PARKING / 2 FLATS | 0 | 0 |
| | 40.00 - 80.00 | 16 | 1 PARKING / 2 FLATS | 2 PARKING / 2 FLATS | 8 | 16 |
| | 80.00 - 150.00 | 03 | 1 PARKING / 1 FLATS | 1 PARKING / 1 FLATS | 3 | 3 |
| | ABOVE 150.00 | | 2 PARKING / 1 FLATS | 1 PARKING / 1 FLATS | 0 | 0 |
| | TOTAL | 23 | | | 11 | 23 |
| REQUIREMENT FOR RESIDENTIAL | | | | | 11 | 23 |
| 5% VISITORS (RESI. BLDG.) | | | | | 1 | 1 |
| TOTAL REQUIREMENT FOR RESIDENTIAL | | | | | 12 | 24 |
| TOTAL PARKING AS PER CR.79.21 dt.02-12-2021(10.02.14)=TOTAL REQUIRMENT X 0.8 | | | | | 10 | 24 |
| COMPOSITE PARKING | | | | | | |
| 16 SCOOTER PARKING TO BE CONVERTED IN ONE CAR PARKING 18 / 6=03 NOS | | | | | +3 | -18 |
| TOTAL PARKING REQUIRED | | | | | 13 | 6 |
| TOTAL PARKING PROVIDED | | | | | 16 | 9 |
| ADDITIONAL CAR PARKING CAN BE SHOWN UPTO 50%(13/2) =6.5 | | | | | 7 | |
| EXTRA PARKING PROPOSED (18-13) = 5 | | | | | 6 | |

| PROPOSED PARKING STATEMENT : | | |
|---|---|---|
| FLOOR | 4 WHEELER | 2 WHEELER |
| SINGLE PARKING STILT FLOOR | 06 | 00 |
| PIT TYPE PARKING STILT FLR | 13 | |
| STACK PARKING | 0 | |
| OPEN PARKING | | 9 |
| TOTAL (a) | 19 | 9 |

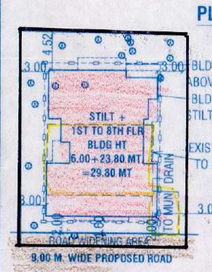
| RERA CARPET AREA STATEMENT RESIDENTIAL | | | | |
|---|---|---|---|---|
| FLOORS | NO. OF FLOORS | NO OF FLATS | CARPET AREA OF APARTMENT (IN SQ.M.) | AREA OF BALCONY ATTACHED OF APARTMENT (SQ.M) |
| TYPICAL 1ST FLOOR (05 NOS. OF FLATS) | 05 FLATS X 01 FLR. = 05 NOS. | 1 | 49.10 | - |
| | | 2 | 29.94 | - |
| | | 3 | 29.65 | - |
| | | 4 | 29.91 | - |
| | | 5 | 11.06 | - |
| 2ND TO 4TH FLOOR (03 NOS OF FLATS) | 03 FLATS X 03 FLR. = 09 NOS. | 1 | 79.72 | 7.08 |
| | | 2 | 46.53 | 1.91 |
| | | 3 | 45.94 | 1.91 |
| TYPICAL 5TH FLOOR (03 NOS. OF FLATS) | 03 FLATS X 01 FLR. = 03 NOS. | 1 | 79.72 | 7.08 |
| | | 2 | 47.18 | 6.71 |
| | | 3 | 46.59 | 6.71 |
| TYPICAL 6TH FLOOR (02 NOS. OF FLATS) | 02 FLATS X 01 FLR. = 02 NOS. | 1 | 79.72 | 7.08 |
| | | 2 | 99.38 | 13.66 |
| TYPICAL 7TH & 8TH FLOOR (02 NOS. OF FLATS) | 02 FLATS X 02 FLR. = 04 NOS. | 1 | 71.27 | 7.08 |
| | | 2 | 108.16 | 15.79 |

| B-UP AREA CALCULATION OF 1ST FLOOR | | | | | | |
|---|---|---|---|---|---|---|
| A | 13.25 | X | 17.50 | = | 231.88 | |
| TOTAL | | | | | 231.88 | |
| DEDUCTIONS : | | | | | | |
| 1 | 3.85 | X | 0.85 | = | 3.27 | |
| 2 | 0.05 | X | 2.55 | = | 0.13 | |
| 3 | 1.15 | X | 2.40 | = | 2.76 | |
| 4 | 1.70 | X | 6.40 | = | 10.88 | |
| 5 | 3.55 | X | 0.75 | = | 2.66 | |
| 6 | 6.15 | X | 2.25 | = | 13.84 | |
| 7 | 1.50 | X | 5.05 | = | 7.58 | |
| 8 | 0.20 | X | 5.80 | = | 1.16 | |
| TOTAL DEDUCTIONS - (a) | | | | | 42.27 | |
| DUCT AREA CALCULATIONS : | | | | | 31.49 | |
| D1 | 1.90 | X | 0.44 | = | 0.84 | |
| D2 | 1.60 | X | 0.10 | = | 0.16 | |
| TOTAL DUCT AREA - (b) | | | | | 1.00 | |
| LIFT AREA CALCULATIONS : | | | | | | |
| L1 | 1.90 | X | 1.90 | = | 3.61 | |
| TOTAL LIFT AREA - (c) | | | | | 3.61 | |
| TOTAL (a+b+c) | | | | | 46.88 | |
| PROPOSED B/UP AREA 1ST FLOOR | | | | | 184.99 | |
| B/UP AREA AS PER POLYLINE | | | | | 184.99 | |

| B-UP AREA CALCULATION OF 2ND TO 4TH FLOOR | | | | | |
|---|---|---|---|---|---|
| A | 13.25 | X | 18.95 | = | 251.09 |
| TOTAL | | | | | 251.09 |
| DEDUCTIONS : | | | | | |
| 1 | 3.65 | X | 1.45 | = | 5.29 |
| 2 | 3.85 | X | 1.45 | = | 5.58 |
| 3 | 0.05 | X | 6.10 | = | 0.31 |
| 4 | 1.70 | X | 2.35 | = | 4.00 |
| 5 | 0.70 | X | 2.40 | = | 1.68 |
| 6 | 6.15 | X | 1.35 | = | 8.30 |
| 7 | 0.50 | X | 2.40 | = | 1.20 |
| 8 | 1.50 | X | 2.65 | = | 3.98 |
| 9 | 0.20 | X | 5.80 | = | 1.16 |
| TOTAL DEDUCTIONS - (a) | | | | | 31.49 |
| DUCT AREA CALCULATIONS : | | | | | |
| D1 | 1.90 | X | 0.44 | = | 0.84 |
| D2 | 1.60 | X | 0.10 | = | 0.16 |
| TOTAL DUCT AREA - (b) | | | | | 1.00 |
| LIFT AREA CALCULATIONS : | | | | | |
| L1 | 1.90 | X | 1.90 | = | 3.61 |
| TOTAL LIFT AREA - (c) | | | | | 3.61 |
| TOTAL (a+b+c) | | | | | 36.10 |
| PROPOSED B/UP AREA 2ND TO 4TH FLOOR | | | | | 214.99 |
| B/UP AREA AS PER POLYLINE | | | | | 214.99 |

## FORM OF STATEMENT -2
[SR. NO. 9(a)]

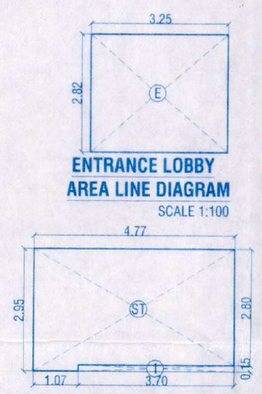
| BUILDING NO. | FLOOR | TOTAL BUA AREA OF FLR. AS PER OUTER CONST. LINE RESI |
|---|---|---|
| 1 | STILT FLOOR | 9.17 |
| | 1ST FLOOR | 184.99 |
| | 2ND FLOOR | 214.99 |
| | 3RD FLOOR | 214.99 |
| | 4TH FLOOR | 214.99 |
| | 5TH FLOOR | 225.87 |
| | 6TH FLOOR | 225.87 |
| | 7TH FLOOR | 228.22 |
| | 8TH FLOOR | 228.22 |
| GROSS BUA | | 1747.31 |
| NET BUILT UP AREA | | 1092.07 |
| ANCILLARY AREA | | 655.24 |
| TOTAL AREA | | 1747.31 |




## BLOCK PLAN
SCALE - 1: 500




## LOCATION PLAN



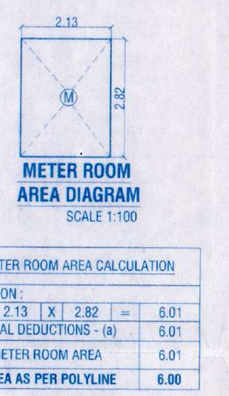

## ENTRANCE LOBBY AREA LINE DIAGRAM
SCALE 1:100

| ENTRANCE LOBBY CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| ADDITION : | | | | | | |
| 1 | 3.25 | X | 2.82 | = | 9.16 | |
| TOTAL DEDUCTIONS - (a) | | | | | 9.16 | |
| ENTRANCE LOBBY AREA | | | | | 9.16 | |
| B/UP AREA AS PER POLYLINE | | | | | 9.17 | |



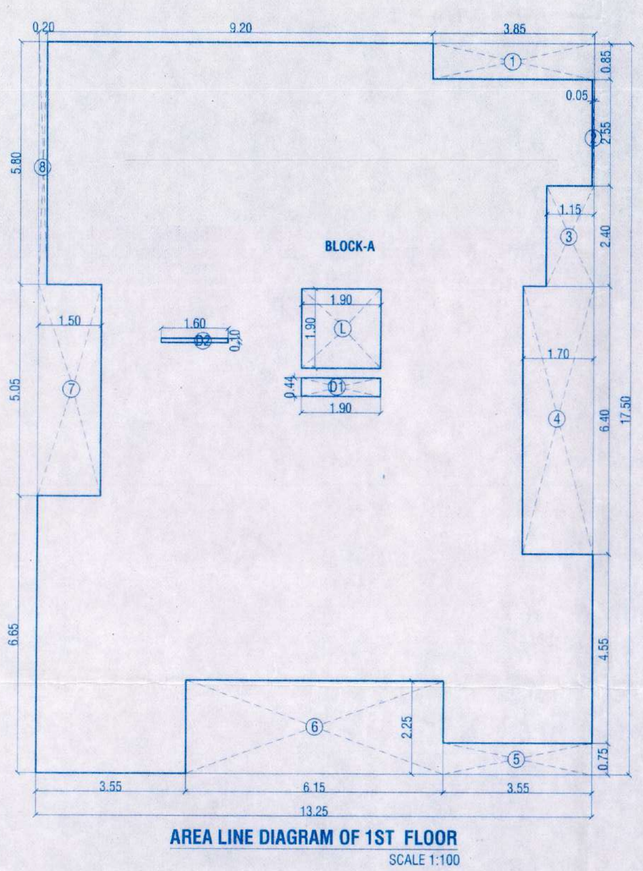

## STAIRCASE AREA DIAGRAM STILT FLOOR
SCALE 1:100

| STAIRCASE AREA DIAGRAM STILT FLOOR | | | | | | |
|---|---|---|---|---|---|---|
| ST | 4.77 | X | 2.95 | = | 14.07 | |
| TOTAL | | | | | 14.07 | |
| DEDUCTIONS : | | | | | | |
| 1 | 3.70 | X | 0.15 | = | 0.56 | |
| TOTAL DEDUCTIONS - (a) | | | | | 0.56 | |
| STAIRCASE AREA STILT FLOOR | | | | | 13.52 | |
| AREA AS PER POLYLINE | | | | | 13.52 | |

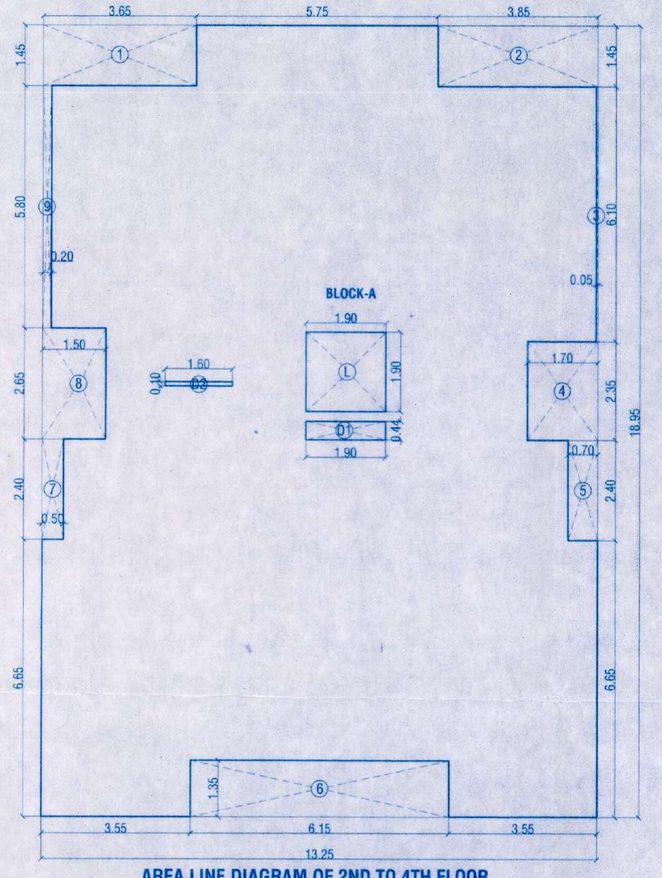



## METER ROOM AREA DIAGRAM
SCALE 1:100

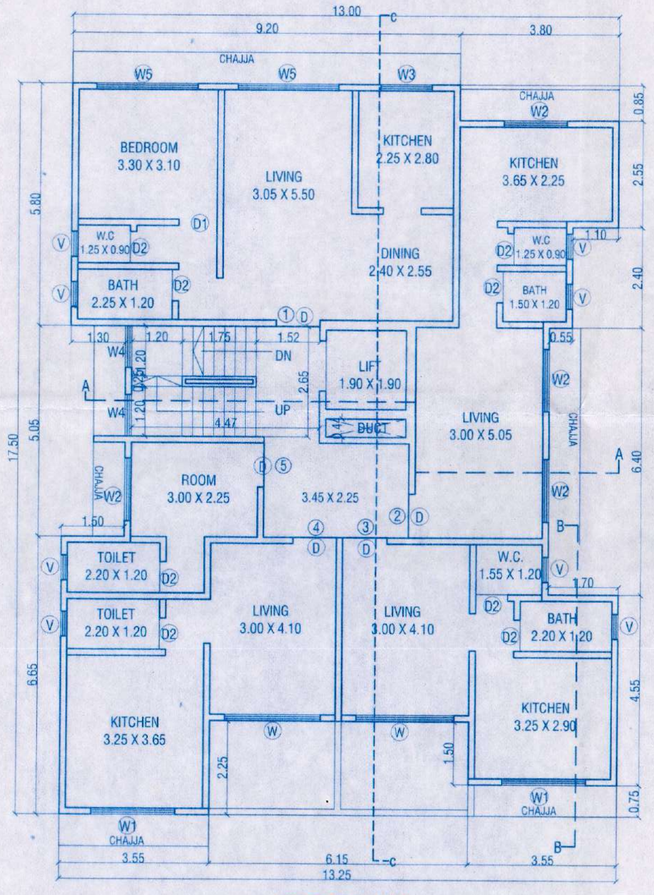
| METER ROOM AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| ADDITION : | | | | | | |
| 1 | 2.13 | X | 2.82 | = | 6.01 | |
| TOTAL DEDUCTIONS - (a) | | | | | 6.01 | |
| METER ROOM AREA | | | | | 6.01 | |
| AREA AS PER POLYLINE | | | | | 6.00 | |



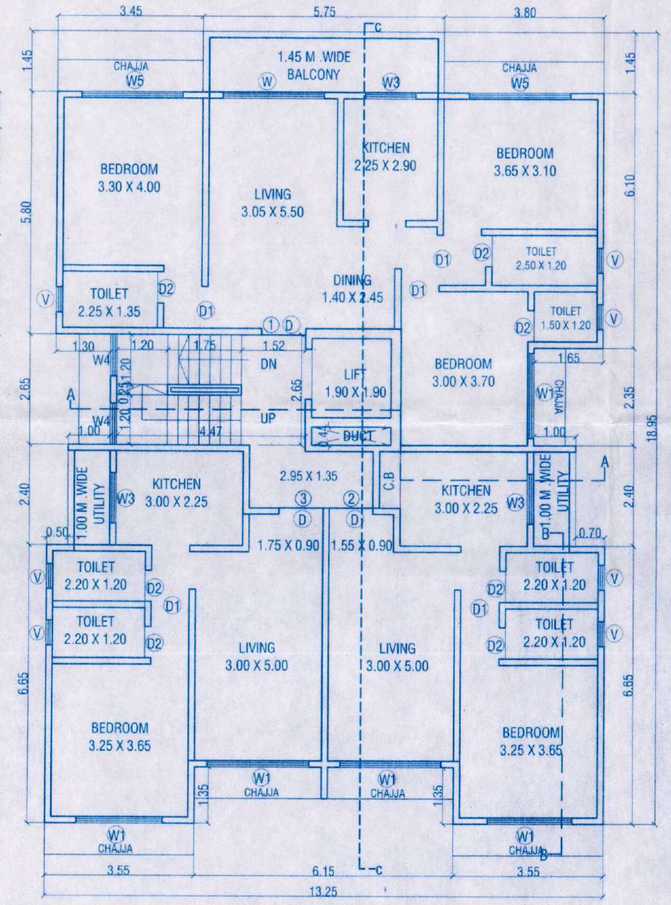

## AREA LINE DIAGRAM OF 1ST FLOOR
SCALE 1:100



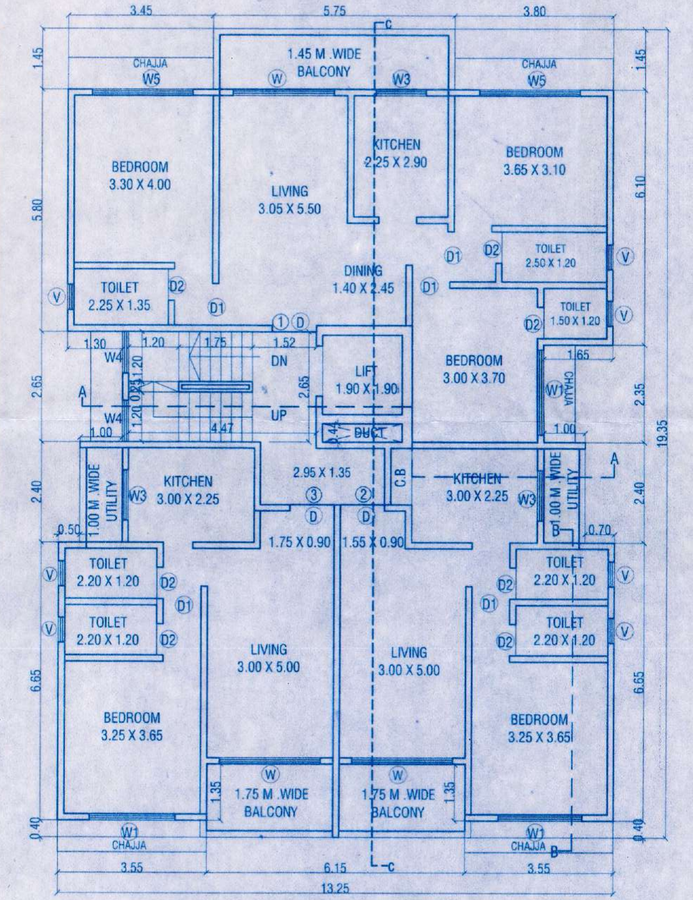

## AREA LINE DIAGRAM OF 2ND TO 4TH FLOOR
SCALE 1:100



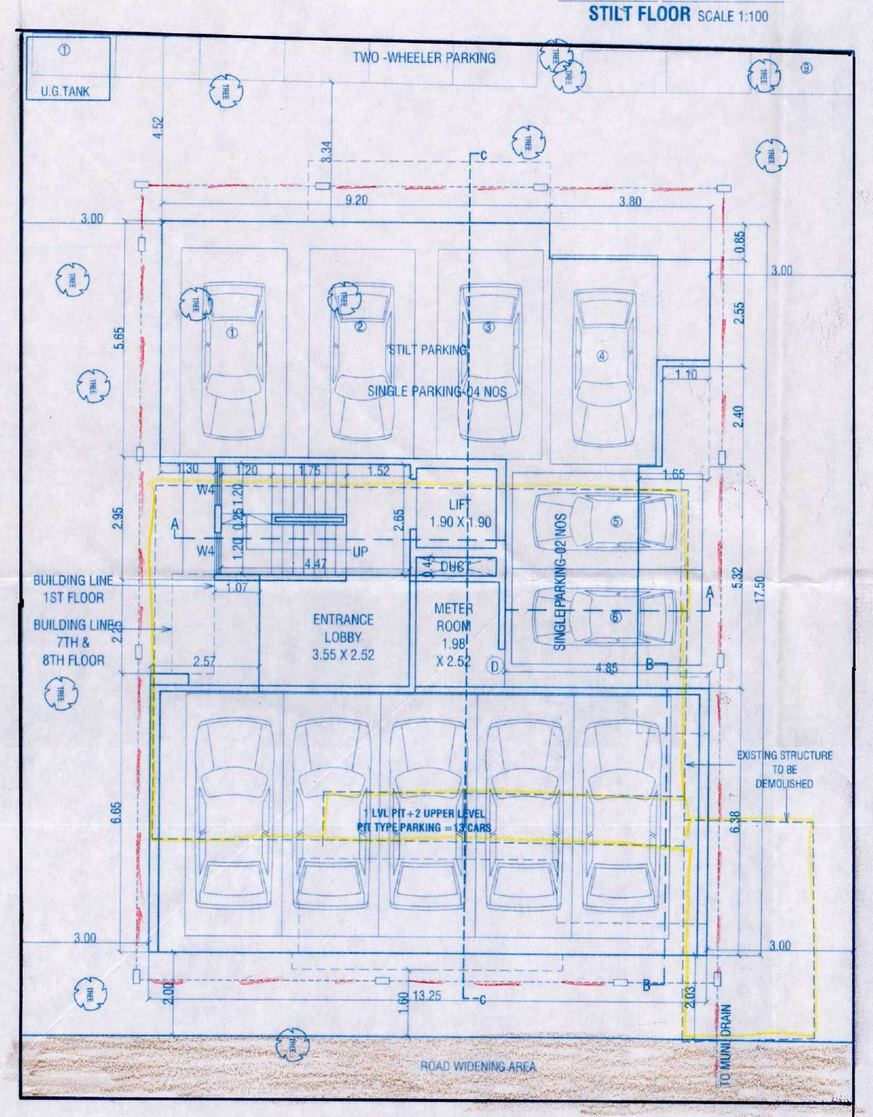

## 1ST FLOOR PLAN
SCALE 1:100




## 2ND TO 4TH FLOOR PLAN
SCALE 1:100




## 5TH FLOOR PLAN
SCALE 1:100




## STILT FLOOR PLAN
SCALE 1:100

# PROFORMA I: AREA STATMENT

## PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S NO.918,T.NO-15, GHANTALI THANE

| AREA STATEMENT | | | |
|---|---|---|---|
| SR.NO. | | DESCRIPTION | AREA |
| 1 | a | AS PER OWNERSHIP DOCUMENT (C.T.S.) | 519.50 |
| | b | AS PER MEASUREMENT SHEET | 502.23 |
| | d | NOT IN POSSESSION | 0.00 |
| | e | AREA CONSIDERED FOR PROP. (AS PER MEASUREMENT SHEET) | 502.23 |
| 2 | | DEDUCTION FOR | |
| | a | AREA UNDER 9.00 M. D.P.ROAD | 29.99 |
| | b | TOTAL ROAD AREA | 29.99 |
| 3 | | BALANCE AREA OF PLOT ( 1(d) - 2 (a)) | 472.24 |
| 4 | | AMENITY SPACE (IF APPLICABLE) | N.A. |
| | a | REQUIRED (NA FOR REDEVELOPMENT PROJECT) | 0.00 |
| | b | PROPOSED | 0.00 |
| | c | BALANCE PLOT AREA | 472.24 |
| 5 | | NET PLOT AREA ( 1e ) | 472.24 |
| 6 | | RECREATIONAL OPEN SPACE ( IF APPLICABLE) | |
| | a | REQUIRED ( AS PER SANCTIONED PLAN) | N.A. |
| | b | PROPOSED | N.A. |
| 7 | | INTERNAL ROAD AREA | 0.00 |
| 8 | | PLOTABLE AREA ( IF APPLICABLE) | 0.00 |
| 9 | a | BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH = 9 X 1.1 | 519.46 |
| 10 | | ADDITIONAL OF FSI ON PAYMENT OF PREMIUM | |
| | a | MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE = 1(i) x 0.50 =502.23 x 0.50 = 251.11 | |
| | b | PROPOSED FSI ON PAYMENT OF PREMIUM | 251.11 |
| 11 | | IN SITU FSI / TDR LOADING PERMISSIBLE TDR AREA = 502.23 X 0.40 = 200.89 | |
| | a | AREA AGAINST DP ROAD IF ANY 29.99 X 2= 59.98 | 59.98 |
| | b | IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER | 0.00 |
| | c | TDR AREA | 0.00 |
| | i | NON SLUM TDR (70%) = 200.89 X 70% = 140.62 - 59.98=80.64 | |
| | ii | D.R.C. NO. 323 (ROAD) 671.00 SQ.M.(PURCHASED) MAX. PERM TDR AS PER INDEXATION 80.71 SQ.M. BUT UTILIZED 80.64 SQ.M | 80.64 |
| | iii | SLUM TDR (30%) = 200.89 X 30% = 60.27 | |
| | iv | TDR PURCHASED FROM DRC NO-51 (CONSTRUCTED AMENITY)=82.00 SQMT MAX PERMI. TDR AS PER INDEXATION 57.37 SQ.MT | 57.37 |
| | v | TOTAL TDR (i+ii+iii+iv) | 138.01 |
| | d | TOTAL IN SITU / TDR LOADING PROPOSED 11 (a)+c(v) | 197.99 |
| 12 | | ADDITIONAL OF FSI IN THE PROPOSAL | 0.00 |
| 13 | | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | |
| | a | 9a + 10b + 11d | 968.56 |
| | b | INCENTIVE | |
| | i | 50% OF EXISTING AUTHORISED BUA (50% INCENTIVE F.S.I AS PER TAX ASS) 50% X 247.12 = 123.56 | 123.56 |
| | c | PERMISSIBLE ENTITLEMENT (13a + 13b) | 1092.12 |
| | d | ANCILLARY | |
| | i | FOR COMMERCIAL BUILT UP AREA | 0.00 |
| | ii | FOR COMMERCIAL ANCILLARY AREA | 0.00 |
| | iii | FOR RESIDENTIAL BUILT UP AREA | 1092.12 |
| | iv | FOR RESIDENTIAL ANCILLARY AREA | 655.27 |
| | e | TOTAL ENTITLEMENT (13c + 13d) | 1747.39 |
| 14 | | MAXIMUM UTILIZATION LIMIT OF FSI(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ( AS PER REG. NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS PER APPLICABLE X 1.6 OR 1.8) | |
| 15 | | TOTAL BUILT UP AREA IN PROPOSAL (EXCL. AREA AS SR. NO. 17B) | |
| | a | EXISTING BUILT UP AREA | 0.00 |
| | b | PROPOSED RESIDENTIAL BUILT UP AREA | 1747.31 |
| | c | TOTAL BUILT UP AREA (a+b) | 1747.31 |
| 16 | | FSI CONSUMED (15/13) | 0.99 |
| 17 | | AREA IF INCLUSIVE HOUSING IF ANY | 0.00 |

## SCHEDULE OF DOORS & WINDOWS

| SIZE | TYPE | DESCRIPTION |
|---|---|---|
| 1.05 X 2.10 | D | T.W. FRAMED WITH PANNELED DOOR |
| 0.90 X 2.10 | D1 | T.W. FRAMED WITH PANNELED DOOR |
| 0.75 X 2.10 | D2 | T.W. FRAMED WITH PANNELED DOOR |
| 2.40 X 2.10 | W | T.W. FRAMED WITH GLAZE WINDOW |
| 2.00 X 2.10 | W1 | T.W. FRAMED WITH GLAZE WINDOW |
| 1.50 X 1.20 | W2 | T.W. FRAMED WITH GLAZE WINDOW |
| 1.20 X 2.10 | W3 | T.W. FRAMED WITH GLAZE WINDOW |
| 1.00 X 1.20 | W4 | T.W. FRAMED WITH GLAZE WINDOW |
| 2.40 X 2.10 | W5 | T.W. FRAMED WITH GLAZE WINDOW |
| 0.60 X 0.90 | V | T.W. FRAMED WITH LOUVERS |

## CONTENTS OF SHEET

1/2

STILT FLOOR PLAN, 1ST TO 5TH FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION,PLOT AREA CALCULATION, BLOCK PLAN, SUMMARY, COMPOUND WALL SECTION, LOCATION PLAN, COVERED BUILT-UP AREA TABLE, RERA AREA TABLE ETC.

## STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions prescribed in permit No. V.P.:SP/0037/23 TMC/TDD/ 9493/23 Dated:- 14/07/2023

Deputy Engineer (TDD) — Town Development & Planning Officer (DP-23) Thane Municipal Corporation of The City of Thane

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसच स्थिकास निर्देशना नियमानुसीसार आवश्यक त्या परवानग्या न घेता बांधकामास प्रारंभ करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडनात्मक शुल्क आहे. त्याशिवाय प्रस्तावित भाग ३ वर्षे बंद पडल्यास रु. ५०००/- देय होऊ शकतो"

## 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 DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT

## OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY THANE MUNICIPAL CORPORATION APPROVED BY / 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)/ P.O.A.H. NAME AND SIGNATURE

## NAME AND ADDRESS OF OWNER/ P.O.A.H.

Mr.SANDEEP SUDAMRAO PAWAR
SUNITA SADAN 2ND FLOOR
GHANTALI DEVI ROAD,RBL BANK LANE
THANE (W)

For Pallila Spaces LLP
Designated Partner/Authorised Signatory

SIGNATURE OF OWNER/ P.O.A.H. — SIGNATURE OF ARCHITECT

## ARCHITECTS NAME & ADDRESS


Saakar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in


| DRG.NO. | SCALE | DATE | DRN.BY | CHKD.BY |
|---|---|---|---|---|
| C-1121/22/M-1 | AS SHOWN | 03/05/2023 | SAGAR | |

\\SERVER\SAAKAAR12\CAD DRAWINGS\SANDEEP PAWAR\MUNICIPAL\REVISED MUNICIPAL 04.05.2023