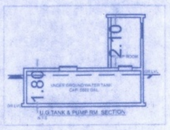
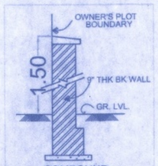
TOTAL B. U. AREA STATEMENT AS PER P-LINE					
BLDG. NO.	FLOORS	BUILT -UP AREAS IN SQ.MTS			TENE-MENTS
		COMMERCIAL	RESIDENTIAL	TOTAL B/U	
BLDG. NO. - 1	GR./STILT + 1ST TO 7TH FLR.	349.78	2734.12	3083.90	40
BLDG. NO. - 2	GR./STILT + 1ST TO 7TH FLR.	0.00	1842.36	1842.36	28
BLDG. NO. - 3	GR./STILT + 1ST TO 7TH FLR.	0.00	1780.03	1780.03	28
BLDG. NO. - 4	STILT + 1ST TO 7TH FLR.	0.00	1728.90	1728.90	28
BLDG. NO. - 5	STILT + 1ST FLR.	0.00	262.80	262.80	4
BLDG. NO. - 6	STILT + 1ST FLR.	0.00	276.87	276.87	4
TOTAL		349.78	8625.08	8974.86	132



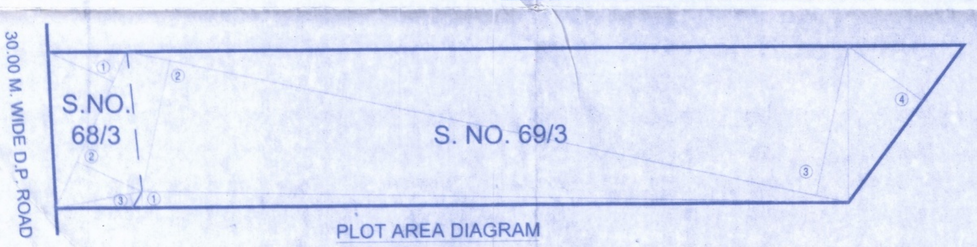


COMPOUND WALL SECTION

PARKING STATEMENT - (2 & 4 WHELLER)			
		CAR	SCOOTER
DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKING	NO. OF PARKING
RESIDENTIAL AREA			
2 SC./ 0 CAR FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	0	0	0
2 SC./ 1 CAR FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	0	0	0
2 SC./ 1 CAR FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	132	66	132
1 SC./ 1 CAR FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	0	0	0
VISITORS = 5%	132	4	7
COMMERCIAL AREA			
2 CAR FOR EVERY 100.00 SQ.MT CARPET AREA 6 SCOOTER FOR EVERY 100.00 SQ.MT CARPET AREA	303.58	8	24
TOTAL CAR PARKING REQUIRED			78
TOTAL CAR PARKING PROVIDED			78
TOTAL SCOOTER PARKING REQUIRED			163
TOTAL SCOOTER PARKING PROVIDED			163

COMM. CARPET AREA STATEMENT		
GROUND FLOOR		
SHOP NO.	CARPET AREA	
1	28.23	
2	21.73	
3	21.34	
4	20.95	
5	24.47	
6	30.02	
TOTAL AREA	146.74	A
1ST FLOOR		
OFFICE - 1	156.84	
TOTAL AREA	156.84	B
GR.+ 1ST FLR. AREA	303.58	C

SC. / CAR PARKING SUMMERY					
SR.NO.	CAR			SCOOTER	
BLDG. NO. 1 (STILT)	1 TO 16	16		1 TO 6	6
BLDG. NO. 2 (STILT)	17 TO 24	8		7 TO 15	9
BLDG. NO. 3 (STILT)	25 TO 35	11		16 to 19	4
BLDG. NO. 4 (STILT)	36 TO 52	17		20 to 24	5
BLDG. NO. 5 (STILT)	53 TO 68	16		25 to 32	8
BLDG. NO. 6 (STILT)	69 TO 78	10		33 to 44	12
OPEN	0	0		45 TO 163	119
TOTAL	78			163	

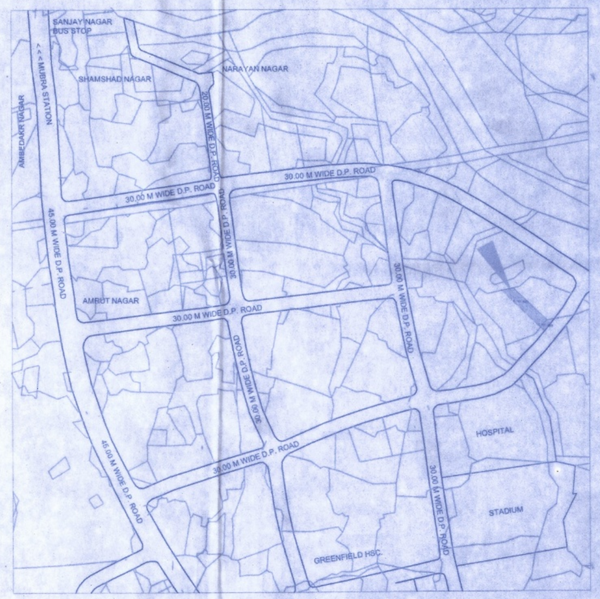


PLOT AREA DIAGRAM
SCALE :- 1:500

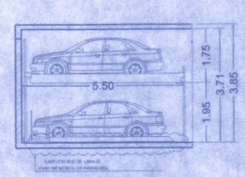
PLOT AREA DIAGRAM					
ADDITION					
S. NO.68/3					
Sr. No.	L	H	Nos	Total	
1	27.95	11.72	0.50	163.79	
2	27.95	11.67	0.50	163.09	
3	14.29	2.28	0.50	16.29	
TOTAL				343.17	Y1
AS PER POLYLINE				343.18	
S. NO.69/3					
1	116.71	2.63	0.50	153.47	
2	120.38	21.75	0.50	1309.13	
3	120.38	24.89	0.50	1498.13	
4	31.72	15.18	0.50	240.75	
TOTAL				3201.49	Y2
AS PER POLYLINE				3201.72	
AS PER POLYLINE (Y1 +Y2)				3544.90	Y3

SURVEY NO./H.NO.	AS PER 7/12	AREA AS PER △ METHOD	AS PER P-LINE AREA	AREA CONSIDERED FOR FSI
68/3	310.00 SQ.MT.	343.17 SQ.MT.	343.18 SQ.MT.	310.00 SQ.MT.
69/3	3201.00 SQ.MT.	3201.49 SQ.MT.	3201.72 SQ.MT.	3201.00 SQ.MT.
TOTAL	3511.00 SQ.MT.	3544.66 SQ.MT.	3544.90 SQ.MT.	3511.00 SQ.MT.

PROPOSED SITE



LOCATION PLAN
SCALE :- NTS



SECTION THROUGH 2 - LEVEL STACK PARKING

PROFORMA- A		
A	AREA STATEMENT	SQ.MT
1	AREA OF PLOT (AS PER SITE) (Minimum area of a, b, c to be considered)	3511.00
a	As per ownership document (7/12, CTS extract)	3511.00
b	as per measurement sheet	3544.66
c	as per site	3544.90
2	DEDUCTIONS FOR :-	
a	Proposed D.P./ D.P. Road widening Area / Service Road / Highway Widening	-----
b	Any D.P. Reservation area	-----
c	Area under Green Zone	-----
	Total (d+e)	-----
3	Balance area of plot (1-2)	3511.00
4	Amenity Space (if applicable)	
a	Required :-	-----
b	Adjustment of 2(b), if any -	-----
c	Balance Proposed -	-----
5	Net Plot Area (3-4 (c))	3511.00
6	Recreational Open space (if applicable)	
a	Required :-	-----
b	Proposed -	-----
7	Internal Road area	NA
8	Plotable area (if applicable)	NA
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5=basic FSI) (3511.00 Sq.Mt x 1.10.)	3862.10
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone. (3511.00 x 0.5 = 1755.50)	1755.50
b	Proposed FSI on payment of premium.	1755.50
11	In-situ FSI / TDR loading	
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (---- x 2) = ----- SQ.MT	---
b	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	
c	TDR area (---- x 1.4 = -----)	
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c)	---
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	
a	[9+10(b)+11(d)] or 12 whichever is applicable	5617.60
b	Ancillary Area FSI upto 60% or 80%with payment of charges. a. Commercial area 60% (349.78 / 1.80 X 0.80) = 155.46 b. Residential area 60% (8625.08 / 1.50 X 0.60) = 3234.41 c. Total Permissible Ancillary area (a + b) = 3389.87	3389.87
c	Total entitlement (a+b)	9007.47
14	Maximum utilization limit of F.S.I. (building potential) Permissible 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)	3.0
15	TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	8974.86
a	Existing Built-up Area.	-----
b	Proposed Built-up Area (as per 'P-line')	8974.86
c	Total (a+b)	8974.86
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing, if any	-----
a	Required (20% of Sr.No.5)	0.00
b	Proposed	0.00

SCHEDULE OF DOORS & WINDOWS		
TYPES	SIZE	DESCRIPTION
D	1.05 X 2.10	T.W. PANELLED DOOR
D1	0.91 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 2.10	T.W. PANELLED DOOR
W	2.40 X 2.10	T.W. GLAZED WINDOW
W1	1.00 X 2.10	T.W. GLAZED WINDOW
W2	1.22 X 1.20	T.W. GLAZED WINDOW
V	0.60 X 0.75	T.W. GLAZED VENTILATOR

CONTENT OF SHEET 1/8

BLDG. NO - 1 TO 6

PROFORMA, PARKING STATEMENT, SCHEDULE OF DOORS & WINDOWS

LAYOUT PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS

BUILT-UP AREA SUMMARY, U.G.TANK & PUMP RM. SECTION

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. SOR/0129/23
TMC/TD DEPTT.BY Dated 22/12/2023
TMCB/TDD/0044/P1C/2023/AUTO DCR

Deputy Engineer (TDD) 22/12/23
Executive Engineer (TDD) 24/12/23
Thane Municipal Corporation
The City of Thane

सावधान

"खोटया स्वाक्षरीबद्दल/बोगसपणा न करणे तसेच शिक्षण विषयक विषयांकीतीसाठी आवश्यक त्या कागदपत्रांची न घेता बांधकाम थांबवू नये, अन्यथा संबंधित व्यक्ती विरुद्ध अनियमिततेचे कलम ५२ अनुसार दखलपात्र गुन्हा होऊ शकतो. याशिवाय आकारणी करण्यात आलेल्या दंडाच्या ५ पट, ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON LAND BEARING S.NO.68/3 & S.NO.69/3 AT VILLAGE SONKHAR,(MUMBRA) TALUKA , DIST -THANE.

NAME OF OWNER

MR. IRSHAD AHMED MUNIR KHAN.

DATE	JOB.NO.	DRG.NO	DRAWN BY	CHECKED BY
17/02/2023	-------	-------	KIRAN	SACHIN SIR

SIGNATURE, NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT

Ar. SACHIN CHARPE
CA/2010/47370

right angle
ARCHITECTS &INTERIOR DESIGNERS
601, Dev Ashish Chs.,
Above Hotel Sai Maas,
Teen Hath Naka ,Thane (W)
Mob. No - 9987983331
Email Id - designs.rightangle@gmail.com
-interior.rightangle@gmail.com

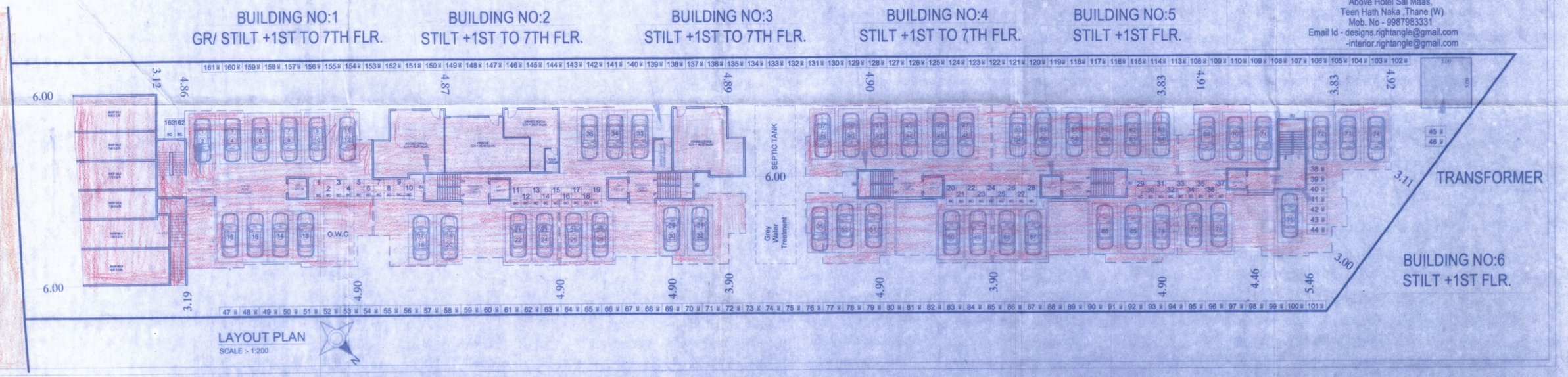
BUILDING NO:1
GR/ STILT +1ST TO 7TH FLR.

BUILDING NO:2
STILT +1ST TO 7TH FLR.

BUILDING NO:3
STILT +1ST TO 7TH FLR.

BUILDING NO:4
STILT +1ST TO 7TH FLR.

BUILDING NO:5
STILT +1ST FLR.



LAYOUT PLAN
SCALE :- 1:200