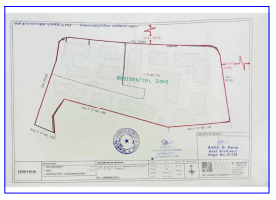
BUILDING	FLOORS	F.S.I AREA							BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT. SHAFT	OTHER	TOTAL
		COMM.	RESI.	INCL.	EXCL.	INCL.	EXCL.	PROP.							DEDUCTION	F.S.I AREA
1	19TH FLOOR PLAN 18TH TO 17TH FLOOR PLAN	NIL	411.49	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	51.00	396.45
1	16TH FLOOR PLAN	NIL	171.26	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.29	31.24	NIL	NIL	170.26
1	15TH FLOOR PLAN	NIL	415.49	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	409.85
1	14TH FLOOR PLAN 13TH FLOOR PLAN	NIL	415.49	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	415.49
1	12TH FLOOR PLAN	NIL	169.26	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.40	11.41	NIL	NIL	178.04
1	11TH FLOOR PLAN	NIL	415.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	415.74
1	10TH FLOOR PLAN 9TH FLOOR PLAN	NIL	415.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	17.28	NIL	NIL	416.16
1	8TH FLOOR PLAN 7TH FLOOR PLAN	NIL	411.21	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	45.19	416.77
1	6TH FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	17.20	NIL	NIL	415.65
1	5TH FLOOR PLAN	NIL	415.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	415.74
1	4TH FLOOR PLAN	NIL	415.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	415.74
1	3RD FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	2ND FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	1ST FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	GROUND FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	STILT FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	PODIUM FLOOR PLAN	NIL	411.74	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	19.11	16.85	NIL	NIL	411.74
1	TOTAL	NIL	7,021.21	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	325.29	286.45	NIL	96.19	7,078.78

SUB-POTLH AREA CALCULATION						
DEDUCTIONS :						
1	73.03	X	36.77	X	0.20	= 1340.69 SQ.MT.
2	75.41	X	5.32	X	0.20	= 147.20 SQ.MT.
3	73.41	X	4.13	X	0.20	= 115.72 SQ.MT.
4	75.31	X	14.37	X	0.20	= 147.20 SQ.MT.
5	75.165	X	15.22	X	0.20	= 1265.71 SQ.MT.
TOTAL SUB-PLOT AREA						= 2816.71 SQ.MT.

Parking Check (Table 8B)									
Building Name	USE	TENAMENT AREA	AUTO		MVCR Total Area(Sq.m)	Required			
			car	Scooter		car	Scooter	Transport Vehicle/Mechanical Mini Bus	
1	Residential	For every tree tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	1	2	118	59.00	118.00	-	
1	Residential	For every tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1	1	5	5.00	5.00	-	
1	Residential	For every tree tenements with each tenement having carpet area less than 40 Sq.m, but more than 30 Sq.m.	1	2	1	1.00	2.00	-	
1	Commercial	For every 100 Sq.m. carpet area or fraction thereof	2	6	167.21	1.25	21.25	-	
Total	-	-	-	-	-	65.25	146.25	-	
Visitors Parking(5%)	-	-	-	-	-	4.00	8.00	-	
Total	-	-	-	-	-	69.25	157.25	0.00	

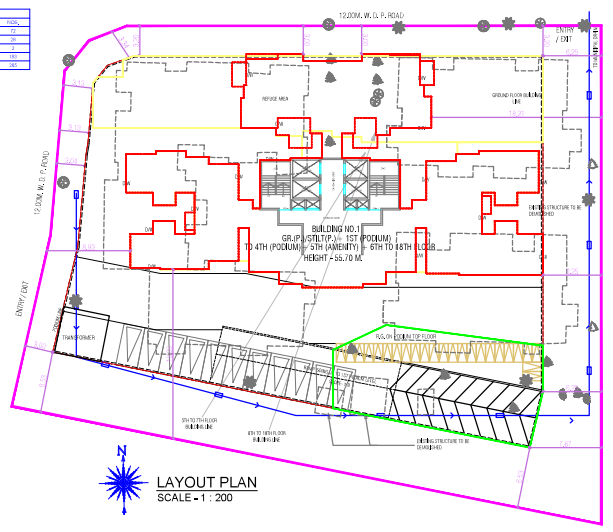
Owner details		
Owner Name	Postal Address	Contact Number
AADYASHAKTI ENTERPRISES	401, Atharva Annex,Hiranandani Road,Near Karve Hospital,Nerpunda, Thane,Thane-400602,Maharashtra	9820306958
NILESH VASANT AMBAVANE	401,Atharva Annex, Hiranandani Road, Brahman Society, Neupada Near Karve Hospital, Thane (W).	9820306958
SANJAY VASANT THAKKAR	1801,QUEENSGATE,GH DOBUNDER ROAD,HIRANANDANI ESTATE,PATLIPADA,THANE	9821267555



Parking Check As Per Multiplying Factor - 0.80
Note=Parking calculate as per road Width 12.00 M Parking provided in the TOD Zone shall be at 60% of Base as mentioned in UDCPR's

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/ Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/ Mini bus	
Total	169	34	3	154	46	0	Ok

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
1	W2	1.20	1.20	72
1	W3	1.20	1.20	24
1	V	0.45	1.20	2
1	D1	1.00	1.20	180
1	D11	1.20	1.20	183



PROFORMA - I AREA STATEMENT			
1		AREA OF PLOT	SQ.MT.
	a	As per ownership document (7/12, CTS extract)	2760.22
	b	Area of plot by triangulation on City Survey sketch	2804.79
	c	As per last sanctioned (V.P. NO.-470 / TMC / TDD / 224 AS PER CC DATEFED 20/7/09)	2812.71
	d	As per site	2804.79
2		Deduction for	
	a	Area not in possession	----
	b	Area under 12.00 m wide road	----
	c	Total (a + b)	----
3		Balance area of plot (1-2)	2760.22
4	a	Amenity Space (if applicable)	----
	b	Adjustment of 2(b) if any-	----
	c	Balance Proposed -	----
5		Net Plot Area [3-4 (c)]	2760.22
6		Recreational Open space (if applicable)	
	a	Required -	----
	b	Proposed -	----
7		Internal Road Area	----
8		Finsihs area (if applicable)	----
9	a	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.1) + Addi.F.S.I (2760.22 x 1.45 = 3838.24 SQ.MT.)	3038.24
	b	As per Reg.No.7,A,V. Area to be considered is existing authorized area as per approval dated : As per last sanctioned (V.P.NO.-470 / TMC / TDD / 224 AS PER OC DATEFED 20/7/09) (Sr.No.2) Bal+ with 2812.71 SQ.MT.)	2812.71
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI- based on road width(TOD Zone, 2760.22 x 80% = 1104.11 SQ.MT.	1380.11
	b	Proposed FSI on payment of premium-	1380.11
11		In - Situ FSI / TDR loading	
	a	As per Reg.9.2 Table 6B 60% of 2760.22 sq.m. = 1794.14 SQ.MT. Out of above potential FSI/ TDR Area reserved for slum/ construction TDR = 1794.14 + 0.50 = 3588.28 sq.m. Area permissible for utilization of regular TDR/OR = 1794.14 + 936.24 = 1205.90 sq.m.	----
	b	In-situ area against O.P. road (0.2x Sr. No.3 (a)) if any	----
	c	In-situ area against Amenity Space if handed over (0.20 or 1.45 x Sr. No.4 (b) and only)	----
	d	Total proposed In-situ FSI/ TDR loading (11a+11b)	
12		Additional FSI area under chapter no-10	
	a	As per Reg.No.10.2.13 to be FSI on existing authorized area as per approval dated : As per last sanctioned (V.P.NO.-470 / TMC / TDD / 224 AS PER OC DATEFED 20/7/09) (2812.71 SQ.MT.)	2812.71
	b	As per Reg.No.10.2.13 100% incentive FSI on existing authorized area as per per approval dated : (S-17-1997 (V.P. NO.-475) (2812.71 SQ.MT. / 0.25)	1156.355
	c	(1124 + 1284)	1156.355
13		Total settlement of FSI (in the proposal)	
	a	[9(a) + 10(a) + 11(d) + 12(b)]	9972.70
	b	Ancillary area FSI upto 60% or 80% with payment of charges, (Commercial Area 397.25 / 0.4 x 80% = 1716.80 SQ.MT.) + (Residential Area 6597.93 / 0.4 x 60% = 3 3148.22 SQ.MT.) =	5325.78 SQ.MT.
	c	Total entitlement (a+b)	8865.48
14		Maximum utilization limit of FSI [Building potential] permissible as per Road width (as per Regulation no.6.4.1 or 6.4.2 or 6.5 or 6.4 as applicable 0.1 / 1.0 or 1.2) 1.45% BUILT-UP + 0.80% PREMIUM + 60% / 80% = 2.25 + 60% / 80% = 60% / 80% AVAILABLE FSI 3038.24 + 1355.71 = 1794.14 + 1156.355 + 7586.845 + 4464.253 = 1193.598 SQ.MT.	
15		Total Built-up Area in proposal (excluding area at Sr.No.11b)	
	a	Existing Built-up Area-	----
	b	Proposed Built-up Area (as per below)	8795.18
	c	Total (a+ b)	8795.18
	d	Balance Area (15(c) - 13(c))	1070.20
16		F.S.I. Consumed (15 (13)) (should not be more than serial No.14 above)	0.99
17		Area for Dalane Housing, if any	----
	a	Required (20% of Sr.No.8)	----
	b	Proposed	----

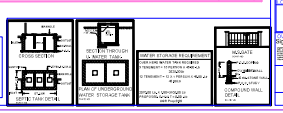
SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
1	P.A.	1.20	0.15	69
1	D1	0.75	0.15	11
1	D1	0.90	0.15	172
1	D1	0.90	0.15	39
1	D3	0.75	0.15	172
1	P.A.	1.45	0.15	1
1	P.A.	1.20	0.15	1
1	P.A.	1.20	0.15	1
1	P.A.	0.75	0.15	1
1	P.A.	0.27	0.15	1
1	P.A.	1.40	0.15	1
1	P.A.	0.25	0.15	2
1	P.A.	0.75	0.15	1
1	P.A.	0.25	0.15	1
1	P.A.	0.20	0.15	1
1	P.A.	0.20	0.15	1
1	P.A.	1.20	0.15	1
1	P.A.	1.20	0.15	39

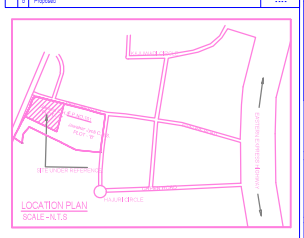
PARKING LOCATION STATEMENT		
NAME OF BUILDING	CAR PARKING	SCOOTER PARKING
GROUND	14	21
1st PODIUM	32	
2nd PODIUM	32	
3rd PODIUM	32	
4th PODIUM	30	
LAYOUT	14	25
TOTAL PARKING	154	46

AMENITY STATEMENT FITNESS CENTER, CRECHE, SOCIETY OFFICE CUM LETTER BOX DRIVERS ROOM SAUNATARY BLOCK			
USE	REQUIRED AREA		PROPOSED AREA
FITNESS CENTER, CRECHE, SOCIETY OFFICE CUM LETTER BOX	100 UNIT	20.00	100 UNIT 54.33
	300 UNIT	20.00	7 UNIT 47.39
TOTAL	400 UNIT	40.00	107 UNIT 101.72
DRIVERS ROOM	100 UNIT	12.00	100 UNIT 22.01
	300 UNIT	10.00	7 UNIT
TOTAL	400 UNIT	22.00	107 UNIT 22.01
SAINATRY BLOCK	100 UNIT	3.00	100 UNIT 7.77
	200 UNIT	3.00	7 UNIT
TOTAL	300 UNIT	6.00	107 UNIT 7.77

Project Details
Building Type = Revised of Redevelopment for Composite Building2
Zone Type= Residential Zone with Shop Line, (R+S)
Location = Survey
Mauzha = Thane
Hadbast = -
City No./Survey No. = 123/410
Sheet No. = 1
Zone Number = Deemed Sector-2 Congested
Village Name = Panchpakhadi(P)
Proposal Index = 5.28

LEGENDS:





1/11

Signature valid

Digitally signed by NITIN BABURAO VERSUGADE
Date: 2026.04.08 12:49:41 IST
Reason: Approved
Location: Thane Municipal Corporation
Project Code : TMC/BP/20240182
Application Number : 20240182
Proposal Number : 250276
Certificate Number : TMC/BUS/2026/APL/01919

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot no.	2760.22
(a) As per ownership document (7/12, CTS extract)	2760.22
(b) as per TILR or City Survey measurement sheet	2804.79
(c) as per Demarcated drawing area	2804.79
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2760.22
4.Deductions for-	-
(a) Proposed D.P./O.P./Road widening Area /Service Road / highway widening	0.00
(b) Any D.P.- Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	2760.22
6. Amenity Space	AMENITY_AREA
(Applicable if (1) > 20000 sqmt	-
(Required=(a) Upto 20000 sqmt - nil	-
(b) Above 20000 sqmt - (a) +5 % of Total area	0.00
7. Net Plot Area (5-6)	2760.22
8. Recreational Open Space	-
(a) If area (i) is more than 4000 sqmt - 10 % of (i) is required,	0.00
Proposed	220.25
(b) If area is less than 4000 sqmt -Check -	-
(i) If it is full number like 1,2,125,49,etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 1/2, 2/5 , 125/1 415/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	220.25
(B) Exemption to leave open space subject to availing basic F.S.I of 1%	-
(C) Exemption to leave open space subject to payment of 10 % land value urbed at (1) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated under 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
(Name of Architect/Licensed Engineer/ Supervisor.)

Owner's Declaration-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority /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) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No.- of Architect/Licensed Engineer/ Supervisor

DEEP (RE SPACES) LLP THROUGH PARTNER
MR.BHUSHAN CHANDRAKANT BHANUSHALI

Postal Address :BUNGLOW PLOT NO 9 SUHRUT COOPERATIVE HOUSING SOCIETY LTD G B ROAD,Thane Thane,Maharashtra-400604,RATAN M 207 GREEN ROAD,LOKMANYA THANE

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO/SURVEY NO. - 151

SITE ADDRESS
FINAL PLOT NO. 151P2, T.P.S.3, PIPELINE ROAD, LOKMANYA THANE WEST 400604

Name of Architect / Licensed Engineer / Supervisor

Architect	Structural Engineer	Plumbing Engineer
Signature valid	Signature valid	Signature valid

SCALE - 1:100
JOB NO. - TMC/BP/20240182
CHECK BY -
SUBMISSION DRAWING