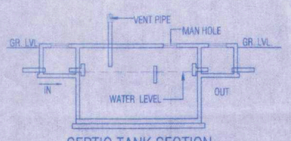
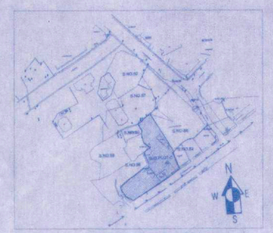


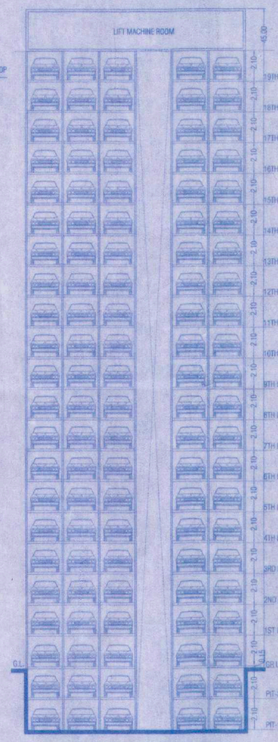
SECTION THROUGH U.G.TANK & PUMP ROOM
SCALE:- 1:200



SEPTIC TANK SECTION
SCALE = N.T.S.

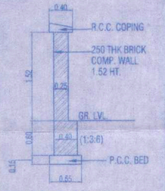


LOCATION PLAN
SCALE = N.T.S.



MULTI LEVEL MECHANICAL CAR PARKING TOWER SECTION
(2-PIT + GR + 19TH LEVEL) SCALE = 1: 200

Types of flats/shop	Flats/ Shop	Norms for car parking	Required Car	Norms for Scooter parking	Required Scooter
Less than 30 Sq.mt.	0.00	0.00	0.00	For 2 flats : 4	0.00
30-40 sqMt	0.00	For2 flats : 1	0.00	For 2 flats : 4	0.00
40-80 SqMt	129.00	For 2 flats : 1	64.50	For 2 flats :5	322.50
80-150 Sq Mt	33.00	For 1 flats :1	33.00	For 1 flats :3	99.00
150 Sq Mt	0.00	For 2 flats :1	0.00	For 1 flats :3	0.00
For MHADA 40-80 SqMt	18.00	For 2 flats : 1	9.00	For 2 flats :5	45.00
TOTAL	180.00	Total	106.50		466.50
Visitor	0.05		5.33		23.33
Commercial Shop	256.80	For 100 Sq m: 2	5.14	For 100 Sqm: 6	15.41
Office	835.61	For 200 Sq m: 3	12.53	For 200 Sqm: 11	45.96
			129.50		551.19
Composite Parking		+	67.50		405.00
			197.00		146.19
Add for Old O.C.Bldg C3	2.00		4.00		2.00
Total Required			201.00		148.19
Total Provided			372.00		148.00



COMP. WALL SECTION
SCALE = 1 : 50

SUMMARY FOR EWS./ LIG. FLATS FOR MHADA					
AREA IN SQ.MT.					
BLDG. TYPE	FLAT No.	No. OF BLDG.	FLOOR	TOTAL FLAT	TOTAL AREA
WING C2	1 TO 5	1	3RD	5	347.93
WING C2	1 TO 5	1	4TH	5	343.73
WING C2	1 TO 5	1	5TH	5	343.73
WING C2	4,5 & 6	1	6TH	3	147.60
TOTAL PROPOSED AREA FOR EWS./ LIG. FLATS					1182.99
	AREA STATEMENT FOR EWS./ LIG. FLATS				AREA IN SQ.MT.
1	BASIC ZONAL F.S.I. 5218.00 X 1.1 = 5739.80				5739.80
2	PERMISSIBLE EWS./LIG. FLATS 20% OF REQUIRED AREA				1147.96
3	PROPOSED EWS./LIG. FLATS				1182.99

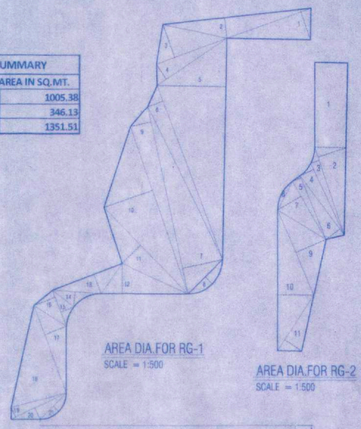
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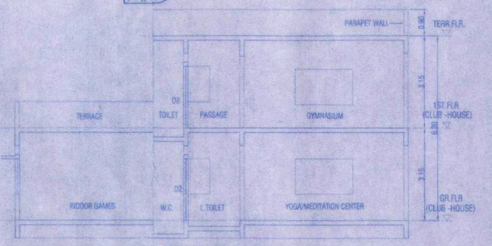
01	BOUNDRY OF PLOT AS PER GUT BOOK SHOWN IN	= THICK BLACK
02	R. G. LINE SHOWN IN	= GREEN FILLED
03	D.P. ROAD WIDENING LINE SHOWN IN	= GREEN
04	PROPOSED WORK SHOWN IN	= RED FILLED
05	DRAINAGE LINE SHOWN IN	= RED DOTTED
06	PROPOSED RECREATION GROUND SHOWN IN	= GREEN FILLED
07	PLOT NOT IN POSSESSION SHOWN IN	= PINK FILLED
08	EXISTING STRUCTURE TO BE RETAINED SHOWN IN	=
09	EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	= YELLOW HATCH
10	ALL EXTERNAL AND INTERNAL WALL ARE 0.15 C.M. THK.	
11	SHEAR WALLS ENCLOSING LIFT ARE 0.23 C.M. THK	
12	THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTIONS AND APROVAL	

AREA CALCULATION FOR RG - 1								
SR.NO.	AREA IN SQ.MT.							
1	15.35	X	5.01	X	0.50	=	38.45
2	25.74	X	3.50	X	0.50	=	45.05
3	12.99	X	6.00	X	0.50	=	38.97
4	14.53	X	3.07	X	0.50	=	22.30
5	37.78	X	11.90	X	0.50	=	224.79
6	31.81	X	2.76	X	0.50	=	43.90
7	32.70	X	7.10	X	0.50	=	116.09
8	8.40	X	1.71	X	0.67	=	9.62
9	32.70	X	3.57	X	0.50	=	58.37
10	30.22	X	8.80	X	0.50	=	132.97
11	20.63	X	4.45	X	0.50	=	45.90
12	14.95	X	5.17	X	0.50	=	38.65
13	12.88	X	3.55	X	0.50	=	22.86
14	8.44	X	2.63	X	0.50	=	11.10
15	6.68	X	2.39	X	0.50	=	7.98
16	6.68	X	3.87	X	0.50	=	12.93
17	15.92	X	3.94	X	0.50	=	31.36
18	17.87	X	8.70	X	0.50	=	77.73
19	10.50	X	1.81	X	0.50	=	9.50
20	10.50	X	2.14	X	0.50	=	11.24
21	6.36	X	1.32	X	0.67	=	5.62
TOTAL AREA						=	1005.38

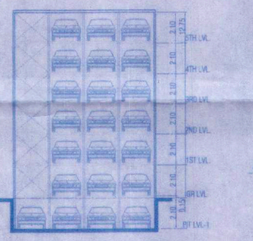
RG. 2 AREA CALCULATION							
SR.NO.	AREA IN SQ.MT.						
1	5.57	X	14.31	X	1.00	=	79.71
2	15.82	X	5.05	X	0.50	=	39.91
3	15.82	X	1.50	X	0.50	=	11.83
4	13.51	X	2.60	X	0.50	=	17.56
5	12.63	X	2.94	X	0.50	=	18.53
6	11.74	X	1.60	X	0.50	=	9.39
7	11.49	X	4.67	X	0.50	=	26.83
8	5.52	X	0.66	X	0.67	=	2.44
9	15.83	X	5.68	X	0.50	=	44.96
10	23.99	X	6.26	X	0.50	=	75.09
11	11.33	X	3.51	X	0.50	=	19.88
TOTAL AREA							346.13

RG AREA SUMMARY		
NO.	AREA IN SQ.MT.	
RG-1	=	1005.38
RG-2	=	346.13
TOTAL RG AREA	=	1351.51

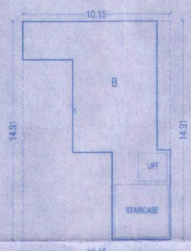




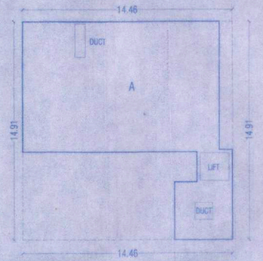
SECTION AT - C-C
(CLUB HOUSE) SCALE = 1: 100



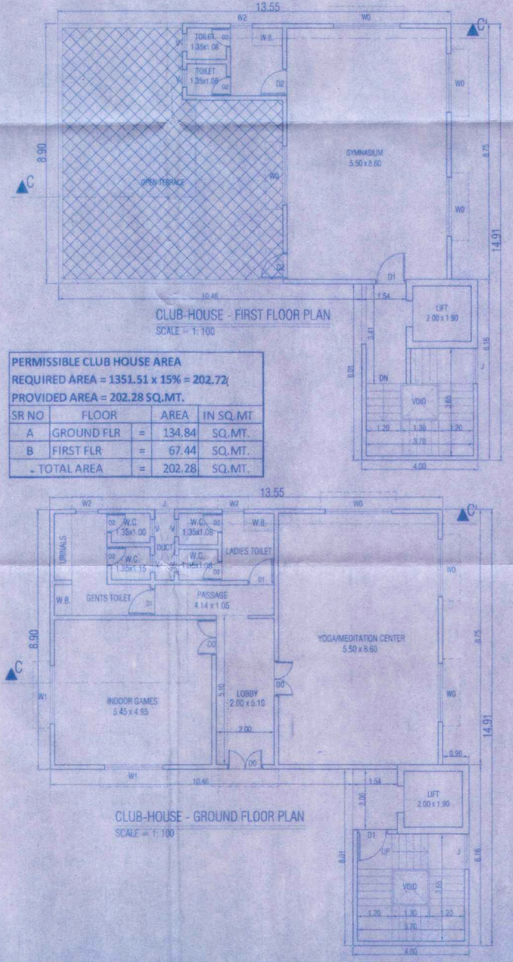
PUZZLE PARKING SECTION
(1 PIT + GR +4 LEVELS) SCALE = 1: 200



AREA DIA FOR CLUB -HOUSE FIRST FLOOR
SCALE = 1: 200



AREA DIA FOR CLUB -HOUSE GROUND FLOOR
SCALE = 1: 200



CLUB-HOUSE - GROUND FLOOR PLAN
SCALE = 1: 100

CLUB-HOUSE - FIRST FLOOR PLAN
SCALE = 1: 100

PERMISSIBLE CLUB HOUSE AREA			
REQUIRED AREA = 1351.51 x 15% = 202.72			
PROVIDED AREA = 202.28 SQ.MT.			
SR NO	FLOOR		AREA IN SQ.MT
A	GROUND FLR	=	134.84 SQ.MT.
B	FIRST FLR	=	67.44 SQ.MT.
TOTAL AREA		=	202.28 SQ.MT.

PLOT AREA CALCULATION								
NO.	C.T.S.195A/3A			ADDITION			SQ.MT.	
1	28.35	X	6.02	X	0.50	=	85.33	
2	29.66	X	3.29	X	0.50	=	48.79	
3	32.79	X	2.31	X	0.50	=	37.87	
4	76.74	X	27.83	X	0.50	=	1067.84	
5	65.61	X	4.07	X	0.50	=	133.52	
6	63.83	X	12.14	X	0.50	=	387.45	
7	23.45	X	3.70	X	0.50	=	43.38	
8	45.42	X	2.80	X	0.50	=	63.59	
9	49.62	X	10.79	X	0.50	=	267.70	
10	50.72	X	3.89	X	0.50	=	98.65	
11	50.72	X	16.89	X	0.50	=	428.33	
12	51.44	X	18.36	X	0.50	=	472.22	
13	68.81	X	10.00	X	0.50	=	344.05	
14	86.61	X	5.82	X	0.50	=	252.04	
15	102.04	X	24.49	X	0.50	=	1249.48	
16	30.97	X	10.64	X	0.50	=	164.76	
17	23.15	X	3.56	X	0.50	=	41.21	
18	21.34	X	2.28	X	0.50	=	24.33	
19	17.76	X	1.49	X	0.50	=	13.23	
TOTAL						=	5223.76	X
C.T.S.195A/3B								
1	102.04	X	9.07	X	0.50	=	462.75	
2	16.73	X	2.04	X	0.50	=	17.06	
3	28.40	X	1.95	X	0.50	=	27.69	
4	87.97	X	5.23	X	0.50	=	230.04	
5	60.30	X	8.20	X	0.50	=	247.23	
TOTAL						=	984.78	Y
TOTAL PLOT AREA (X+Y+Z)							6208.54	

BUILT-UP AREA SUMMARY						
BLDG TYPE	FLOORS	AREA IN SQ.MT.				
		SANCTION	COMMERCIAL	RESIDENTIAL	PROPOSED	MHADA
		1	2	3	2+3 = 4	5
WING-C1	GR.+ 1ST TO 20TH	0.00	363.44	9561.51	9924.95	0.00
WING-C2	GR.+ 1ST TO 20TH	0.00	1248.04	5111.95	6359.99	1182.99
C3	ST.+ 1ST TO 3RD	651.19	0.00	0.00	0.00	0.00
TOTAL BUILT-UP AREA		651.19	1611.48	14673.46	16284.94	1182.99

TENEMENTS STATEMENT					
BLDG TYPE	FLOORS	TENEMENT			
		SANCTION	PROPOSED	MHADA	TOTAL
WING-C1	GR.+ 1ST TO 20TH	0	90	0	90
WING-C2	GR.+ 1ST TO 20TH	0	72	18	90
C3	ST.+ 1ST TO 3RD	2	0	0	2
TOTAL TENEMENT		2	162	18	182

CONSTRUCTION AREA SUMMARY					
BLDG TYPE	FLOORS	AREA IN SQ.MT.			
		SANCTION	PROPOSED	MHADA	TOTAL
WING -C1	GR.+ 1ST TO 20TH	0.00	10325.91	0.00	10325.91
WING-C2	GR.+ 1ST TO 20TH	0.00	6409.67	1182.99	7592.66
C3	ST.+ 1ST TO 3RD	1038.38	0.00	0.00	1038.38
CLUB-HOUSE		0.00	202.28	0.00	202.28
TOTAL CONSTRUCTION AREA		1038.38	16937.86	1182.99	19159.23

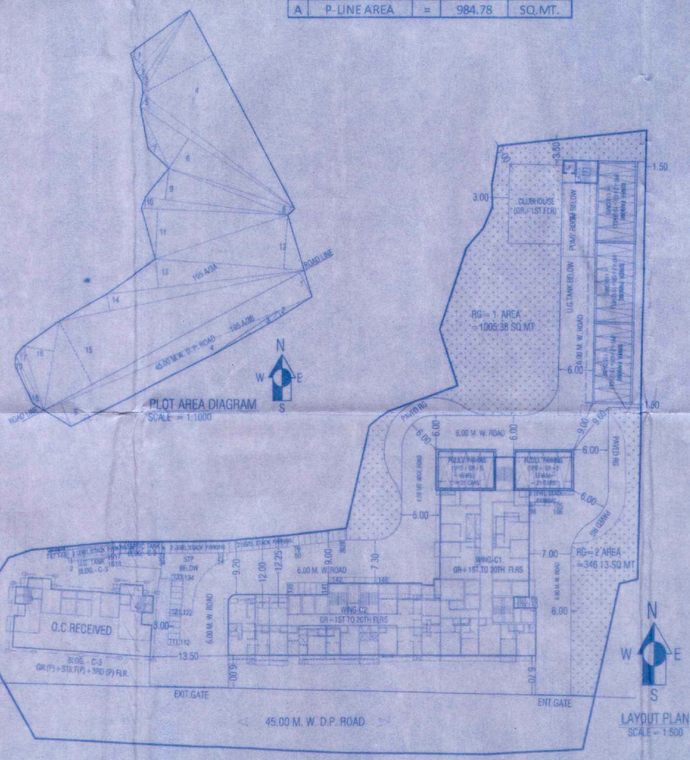
STAIR-CASE AREA SUMMARY		
BLDG	FLOORS	AREA IN SQ. MT.
C3	ST.+ 1ST TO 3RD	182.78
TOTAL		182.78

PLOT AREA SUMMARY					
SR. No.	VILLAGE	C.T.S. NO.	AS PER PR CARD	AS PER A AREA	CONSIDER AREA
1	PARSIK	195A/3A	5218.00	5223.76	5218.00
2	PARSIK	195A/3B (ROAD)	982.00	984.78	982.00
TOTAL			6200.00	6208.54	6200.00

P-LINE AREA FOR PLOT BOUNDRY				
A	P-LINE AREA	=	6208.54	SQ.MT.

P-LINE AREA FOR C.T.S.NO.195A/3A				
A	P-LINE AREA	=	5223.76	SQ.MT.

P-LINE AREA FOR C.T.S.NO.195A/3B				
A	P-LINE AREA	=	984.78	SQ.MT.



PLOT AREA DIAGRAM
SCALE = 1:1000

LAYOUT PLAN
SCALE = 1:500

PROFORMA - " B " 1/10

CONTENTS OF SHEET

LAYOUT PLAN ,BUILT-UP AREA STATEMENT, TENEMENTS STATEMENT, AREA DIA. & CALC. TOWER PARKING SECTION ,TENEMENT STATEMENT, AREA DIA. & CALC. LOCATION PLAN,COMPOUND WALL SECTION,CLUB HOUSE PLANS, AREA DIA. & CALC. PARKING STATEMENT,MHADA AREA STATEMENT SEPTIC TANK SECTION, SUCTION TANK SECTION ,ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P./S08/0037/14
TMC/TD-DP/TPS/ 412-S Dated 07/07/2022

Deputy Engineer (TDD) 5/7/2022
Executive Engineer (TDD) 7/7/2022
Thane Municipal Corporation

PROFORMA -1 : AREA STATEMENT UDCPR 2020

PROPOSED DEVELOPMENT ON THE PLOT BEARING C.T.S. NO. 195A/3A,195A/3B AT- VILLAGE: PARSIK, KALWA DISTRICT-THANE

AREA STATEMENT		AREA IN SQ.MT.
01	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	6200.00
a	AS PER OWNERSHIP DOCUMENT (7/12 , CTS EXTRACT)	6200.00
b	AS PER MEASUREMENT SHEET	6208.54
c	AS PER CONSIDER	6200.00
02	DEDUCTIONS FOR	----
a	AREA UNDER 45.00 M.W. D.P.ROAD	982.00
b	ANY D.P. RESERVATION AREA	----
c	TOTAL (a + b)	982.00
03	BALANCE AREA OF PLOT (1c-2c)	5218.00
04	AMENITY SPACE (NOT APPLICABLE)	----
05	NET PLOT AREA (3-4)	5218.00
06	RECREATIONAL OPEN SPACE (NOT APPLICABLE)	----
a	REQUIRED = 10% x 5218.00 = 521.80	521.80
b	OLD SANCTIONED RG =1348.50	----
c	PROPOSED RG	1351.51
07	INTERNAL ROAD AREA	----
08	PLOTABLE AREA (IF APPLICABLE)	----
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH ,SR. NO. 5 x 1.1	5739.80
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	----
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	----
b	TOTAL PROPOSED FSI ON PAYMENT OF PREMIUM (6200.00 X 0.50 = 3100.00)	3100.00
11	IN-SITU FSI / TDR (LOADING PERMISSIBLE TDR AREA T.D.R. CREDIT AVAILABLE BY DP/TDR) 1.40 MAXIMUM LOADING PERMISSIBLE OF (6200.00 X 1.40 = 8680.00) OUT OF ABOVE POTENTIAL OF T.D.R./D.R. AREA FOR SLUM T.D.R. (8680.00 X 0.30 = 2604.00) PERM. T.D.R. TO LOADED FROM OPEN MARKET (8680.00 — 2604.00 = 6076.00)	----
a	IN IN-SITU AREA AGAINST D.P ROAD (982.00 X 2 = 1964.00 SQ.MT.) ALREADY UTILISED F.S.I (NIL) A (ADDITION / INCENTIVE TDR/DR.TO THE EXTENT OF 5% AS PER REG.11.2 Ka (ii) (982.00 x 5% = 49.10 SQ.MT. B (A+ B) = 1964.00 + 49.10 = 2013.10 SQ.MT.	2013.10
b	IN IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	----
c	TDR LOADING	----
d	TOTAL IN-SITU/TDR LOADING PROPOSED (a+b+c)	2013.10
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a	(9 + 10b+11d)	10852.90
b	AREA TO BE RETAINED OC AREA OF BLDG. C3= 651.19	651.19
c	PERMISSIBLE ANCILLARY = BALANCE AREA FOR ANCILLARY = 10852.90-651.19=10201.71 CONSIDERING 95% RESIDENTIAL AREA AND 5% COMMERCIAL AREA PERMISSIBLE ANCILLARY = (10201.71 X 0.6 X 0.95) + (10201.71X 0.4X 0.05) = 5814.97 + 408.07 = 6223.04	----
d	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES. COMM – 1611.48 SQ.MT. COMM.BASIC AREA= 1611.48 /1.80 = 895.27 ANCILLARY AREA =1611.48- 895.27 =716.21 RES. = 14673.46 SQ.MT. RES. BASIC AREA = 14673.46 /1.60 = 9170.91 ANCILLARY AREA =14673.46-9170.91 = 5502.56 TOTAL ANCILLARY AREA = 716.27 + 5502.56 = 6218.83 SQ.MT. ANCILLARY AREA IS WITHIN PERMISSIBLE LIMITS.	6218.83
e	TOTAL ENTITLEMENT (a + d)	17071.73
14	MAXIMUM UTILIZATION LIMIT OF FSI (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 1.5 OR 1.8)	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	
a	EXISTING BUILT UP AREA	651.19
b	PROPOSED BUILT UP AREA (AS PER "P-LINE")	16284.94
c	TOTAL (a+b)	16936.13
16	FSI CONSUMED (15c/13c) (SHOULD NOT BE MORE THAN NO.14 ABOVE)	0.99
17	AREA FOR INCLUSIVE HOUSING , IF ANY	
a	REQUIRED (20 % OF SR.NO.9)	1147.92
b	PROPOSED	1182.99

NAME & SIGNATURE OF OWNER / P. O . A.

MR. ROSHAN PATIL — MR. ASHISH PATIL

साळवी सरिता चाटीस
SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & THE DIMENTIONS OF SIDES , ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF THE LICENSED ARCHITECT

JOSHI DESHAWARE & ASSOCIATES
ARCHITECTS - PLANNERS
A-201, A Wing, 8th floor, Asrar IT Park, Near Agriculture Office, Road No. 16Z, Wagle Industrial Estate, Thane (W) 400 604.
Phone : 022 49080388 / 022 49607025
E-mail: jd_assocs@yahoo.co.in, deshawarejp@gmail.com
www.joshideshaware.com

V.P. No.	S08/0037/14	DRAWING No.	
SCALE	1 : 100	DATE	20-06-2022
DRAWN BY	PRANIT	CHECKED BY	AR.LAUKIK SIR

Z:\PC NO. 02\SAUMYA JURGUSHAN PAL PLOT D\MUNICIPAL\TMC\2022-06-16 REVISED TMC