



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र.३- विंग ई : तळ (घाट) + स्टिच (घाट) + १ ते ६ मजले + उवा मजला (घाट)

V.P. No. S06/0089/10 TMC/TDD / 2672/18 Date : 30/05/2018
To, Shri / Smt. १० फॉल्क्स आर्किटेक्चर्स अँड कन्सल्टंट्स (Architect)

Shri श्री. किसन हरत मुकादम (मालक) (Owners)

मे. सिटीकोय कन्सल्टेशन कंपनी वर्केश भागीदार ग्रुप व्ही. शहा (कु.मु.)

With reference to your application No. १३९८ Dated २८/०२/२०१८ for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील ग्रामणे in village मोघरपाडा Sector No. ६ Situated at Road / Street _____ S. No./C.S.T. No./F.P. No. वसतील ग्रामणे

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 Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

नविन स.नं.५२/१,५२/२,५२/३,५२/४ व ५०/५ (जु.स.नं.४०/१, ४०/२, ४०/३, ४०/४ व ३९/५).

५) दामपा/शालिवि/२३९२/१७ दि.१०/११/२०१७ रोजीच्या सुधारीत परवानगी/सी.सी. मधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.

**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**

Office No. _____ Yours faithfully,

Office Stamp _____ कार्यकारी अभियंता,

Date _____ शहर विकास विभाग,

Issued _____ Municipal Corporation of
the city of, Thane.



Wk

BUILT-UP AREA SUMMARY

BLDG NO	TYPE OF BLDG	NO. OF FLOOR	RESIDENTIAL		COMMERCIAL	
			(GR/ST/PT) (1ST TO 6TH FLRS)	(GR/ST/PT) (7TH FLR)	(GR/ST/PT) (1ST TO 6TH FLRS)	(GR/ST/PT) (7TH FLR)
BLDG NO. 1	WING-A		134	1	135	1
	WING-B		134	1	135	1
	WING-C		134	1	135	1
	WING-D		134	1	135	1
	WING-E		134	1	135	1
TOTAL BUILT-UP AREA			536	5	537	5

STAIRCASE AREA SUMMARY

BLDG NO.	TYPE OF BLDG	NO. OF FLOOR	TOTAL ST. AREA
BLDG NO. 1	WING-A		178.78 SQ.MT.
	WING-B		178.78 SQ.MT.
	WING-C		178.78 SQ.MT.
	WING-D		178.78 SQ.MT.
	WING-E		178.78 SQ.MT.
TOTAL STAIRCASE AREA			874.12 SQ.MT.

PARKING STATEMENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 45.00 SQ.MT. NO PARKING	66 NOS	33 NOS
2 TENEMENTS HAVING B/UP AREA ABOVE 45.00 SQ.MT.		
1 PARKING SPACE FOR EACH		66 NOS
1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 SQ.MT.		
1 PARKING SPACE FOR EACH		66 NOS
1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 SQ.MT.		
2 PARKING SPACE FOR EACH		132 NOS
10% VISITORS PARKING		11 NOS
TOTAL CAR PARKING REQUIRED		120 NOS
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH		142 NOS
DESCRIPTION (COMMERCIAL)		
PARKING SPACE FOR EVERY 100.00 SQ.MT.	637.70 SQ.MT.	16 NOS
REMAINING 1 PARKING SPACE FOR EVERY 50.00 SQ.MT.	480.00/25 = 19.2 NOS	19 NOS
TOTAL CAR PARKING REQUIRED (COMM.)		35 NOS
1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT.	637.70/20 = 31.88 NOS	32 NOS
TOTAL CAR PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)		155 NOS
TOTAL CAR PARKING PROVIDED (RES. + COMM.)		175 NOS
TOTAL SCOOTER PARKING PROVIDED (RES. + COMM.)		175 NOS
TOTAL SCOOTER PARKING REQUIRED (RES. + COMM.)		175 NOS

PLOT AREA STATEMENT (AREA IN SQ.MT.)

S.NO.	AREAS PER 7/12 EXTRACT	NET AREA	AREA UNDER PROPOSED ROAD	AREA UNDER EXISTING ROAD	AREA UNDER NOT IN POS.
S.NO. 521	1410.00	1383.17	91.59	108.41	97.91
S.NO. 522	940.00	892.88	34.50	25.80	4.89
S.NO. 523	850.00	868.42	128.70	343.30	4.89
S.NO. 524	1370.00	1302.18	52.83	148.10	42.94
S.NO. 525	1380.00	1322.18	305.72	626.31	143.55
TOTAL	5940.00	5507.16	552.83	626.31	143.55

TENEMENT STATEMENT

SERIAL NO.	TYPE OF BLDG	NO. OF FLOOR	BELOW 45.00 SQ.MT.	45.00 TO 75.00 SQ.MT.	75.00 TO 100.00 SQ.MT.	TOTAL
BLDG NO. 1	WING-A	6	66 NOS	18 NOS	21 NOS	105 NOS
	WING-B	6	66 NOS	18 NOS	21 NOS	105 NOS
	WING-C	6	66 NOS	18 NOS	21 NOS	105 NOS
	WING-D	6	66 NOS	18 NOS	21 NOS	105 NOS
	WING-E	6	66 NOS	18 NOS	21 NOS	105 NOS
TOTAL TENEMENT			330 NOS	90 NOS	105 NOS	525 NOS

NOTES

- 1. PLOT BOUNDARY SHOWN IN THICK BLACK
- 2. PROPOSED WORK: RED DOTTED
- 3. EXISTING STRUCTURE TO BE DEMOLISHED: YELLOW DOTTED
- 4. EXISTING STRUCTURE TO BE PRESERVED: GREEN DOTTED
- 5. EXISTING STRUCTURE TO BE RECONSTRUCTED: GREEN SOLID
- 6. EXISTING STRUCTURE TO BE RECONSTRUCTED WITH ADDITIONAL FLOORS: GREEN SOLID
- 7. EXISTING STRUCTURE TO BE RECONSTRUCTED WITH REDUCED FLOORS: GREEN SOLID
- 8. EXISTING STRUCTURE TO BE RECONSTRUCTED WITH CHANGED LAYOUT: GREEN SOLID
- 9. EXISTING STRUCTURE TO BE RECONSTRUCTED WITH CHANGED MATERIALS: GREEN SOLID
- 10. EXISTING STRUCTURE TO BE RECONSTRUCTED WITH CHANGED DESIGN: GREEN SOLID

CONTENT OF SHEET

- 1. BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION.
- 2. BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT.
- 3. SECTION OF COMPOUND WALL, U.G. TANK.

PROFORMA - 1

NO.	DESCRIPTION	UNIT	AMOUNT
1	AREA UNDER PROPOSED ROAD	SQ.MT.	91.59
2	AREA UNDER EXISTING ROAD	SQ.MT.	108.41
3	AREA UNDER NOT IN POS.	SQ.MT.	42.94
4	AREA UNDER PROPOSED ROAD	SQ.MT.	34.50
5	AREA UNDER EXISTING ROAD	SQ.MT.	25.80
6	AREA UNDER NOT IN POS.	SQ.MT.	4.89
7	AREA UNDER PROPOSED ROAD	SQ.MT.	128.70
8	AREA UNDER EXISTING ROAD	SQ.MT.	343.30
9	AREA UNDER NOT IN POS.	SQ.MT.	4.89
10	AREA UNDER PROPOSED ROAD	SQ.MT.	52.83
11	AREA UNDER EXISTING ROAD	SQ.MT.	148.10
12	AREA UNDER NOT IN POS.	SQ.MT.	42.94
13	AREA UNDER PROPOSED ROAD	SQ.MT.	305.72
14	AREA UNDER EXISTING ROAD	SQ.MT.	626.31
15	AREA UNDER NOT IN POS.	SQ.MT.	143.55

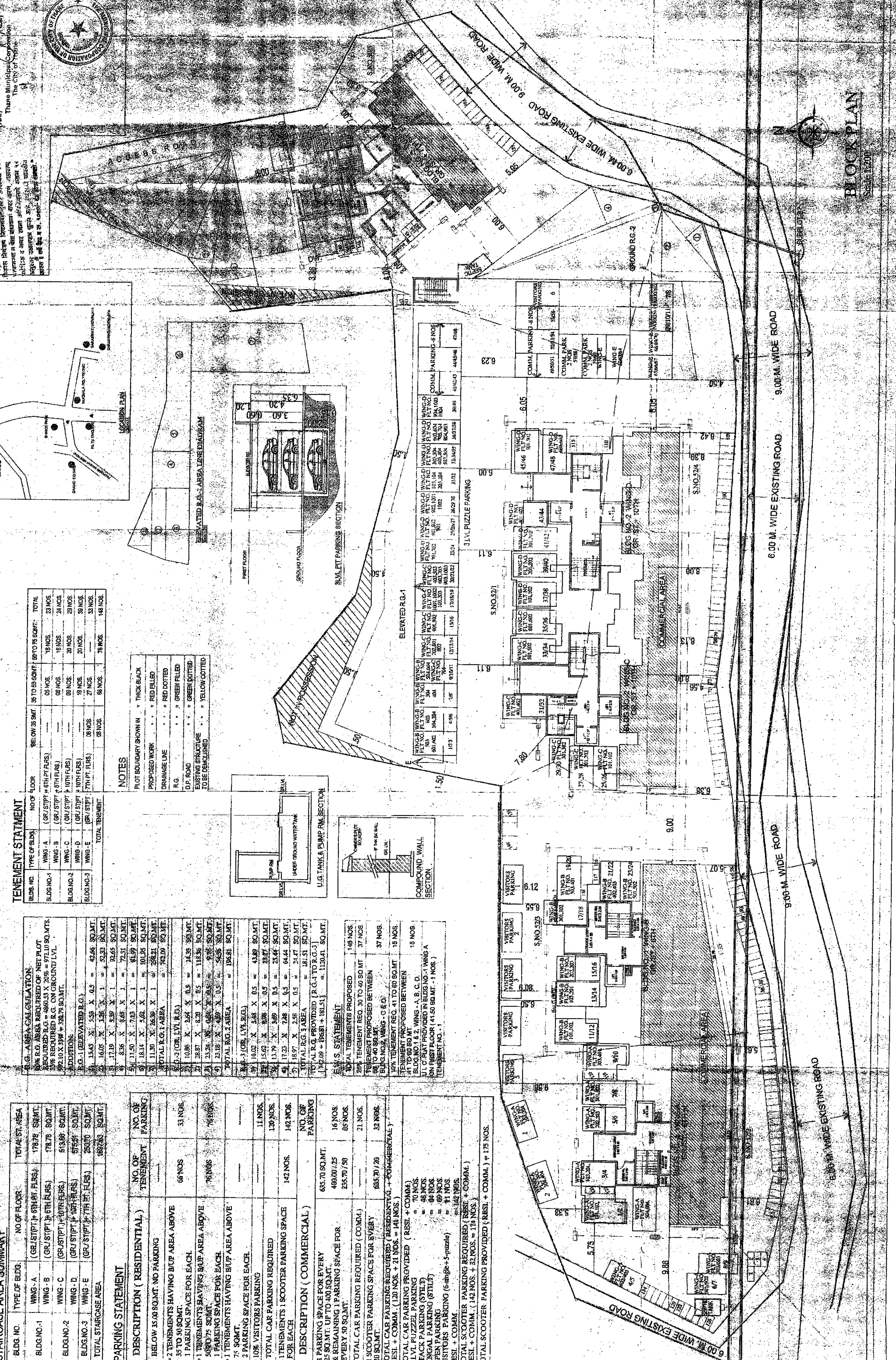
CERTIFIED THAT THE PLANNING REFERENCED IN THIS STATEMENT WAS SURVEYED BY ME ON AND THE DIMENSIONS OF AREAS, ETC. OF THIS STATEMENT ON PLAN ARE AS MEASURED ON SITE AND THE AREA SHOWN ON THIS PLAN IS WITH THE AREAS SHOWN IN DOCUMENTS OF RECORD.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED DEVELOPMENT: 5-STOREY RESIDENTIAL BLDG. WITH COMMERCIAL AREA.
 NEW BLDG. NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SIGNATURE OF OWNER: _____ ADDRESS OF OWNER: _____

Plans are approved in terms of the provisions of the Town and Country Planning Ordinance, Cap. 131, and the Town and Country Planning (Development) Regulations, Cap. 131B, as amended.

Stamp of approval by T.M.C. (The Municipal Corporation, The City of Hong Kong)



TO FOLDS

RECEIVED BY CONSULTANTS

DATE: _____

CONTENTS OF SHEETS
1. APPROVED ARCHITECTURE & STRUCTURE OF 7th PT. FLRS.
2. APPROVED ARCHITECTURE & STRUCTURE OF 7th PT. FLRS. (SHEDS)
3. APPROVED ARCHITECTURE & STRUCTURE OF 7th PT. FLRS. (SHEDS)
4. APPROVED ARCHITECTURE & STRUCTURE OF 7th PT. FLRS. (SHEDS)
5. APPROVED ARCHITECTURE & STRUCTURE OF 7th PT. FLRS. (SHEDS)

STAMP OF APPROVAL OF PLAN
Plans are approved subject to conditions
Prescribed in Form No. VP-306/1003/10
THE CITY OF MUMBAI
MUMBAI MUNICIPAL CORPORATION
The City Engineer
(100)

FLOOR SUMMARY

FLOOR	BU.P AREA	STAIRCASE AREA
GR.M.T. FLR.	96.97 SQ.MT.	16.90 SQ.MT.
1st FLOOR	100.56 SQ.MT.	33.40 SQ.MT.
2nd FLOOR	183.34 SQ.MT.	33.40 SQ.MT.
3rd FLOOR	183.34 SQ.MT.	33.40 SQ.MT.
4th FLOOR	183.34 SQ.MT.	33.40 SQ.MT.
5th FLOOR	183.34 SQ.MT.	33.40 SQ.MT.
6th FLOOR	183.34 SQ.MT.	33.40 SQ.MT.
7th FLOOR	177.44 SQ.MT.	33.40 SQ.MT.
TOTAL AREA	1207.67 SQ.MT.	207.70 SQ.MT.

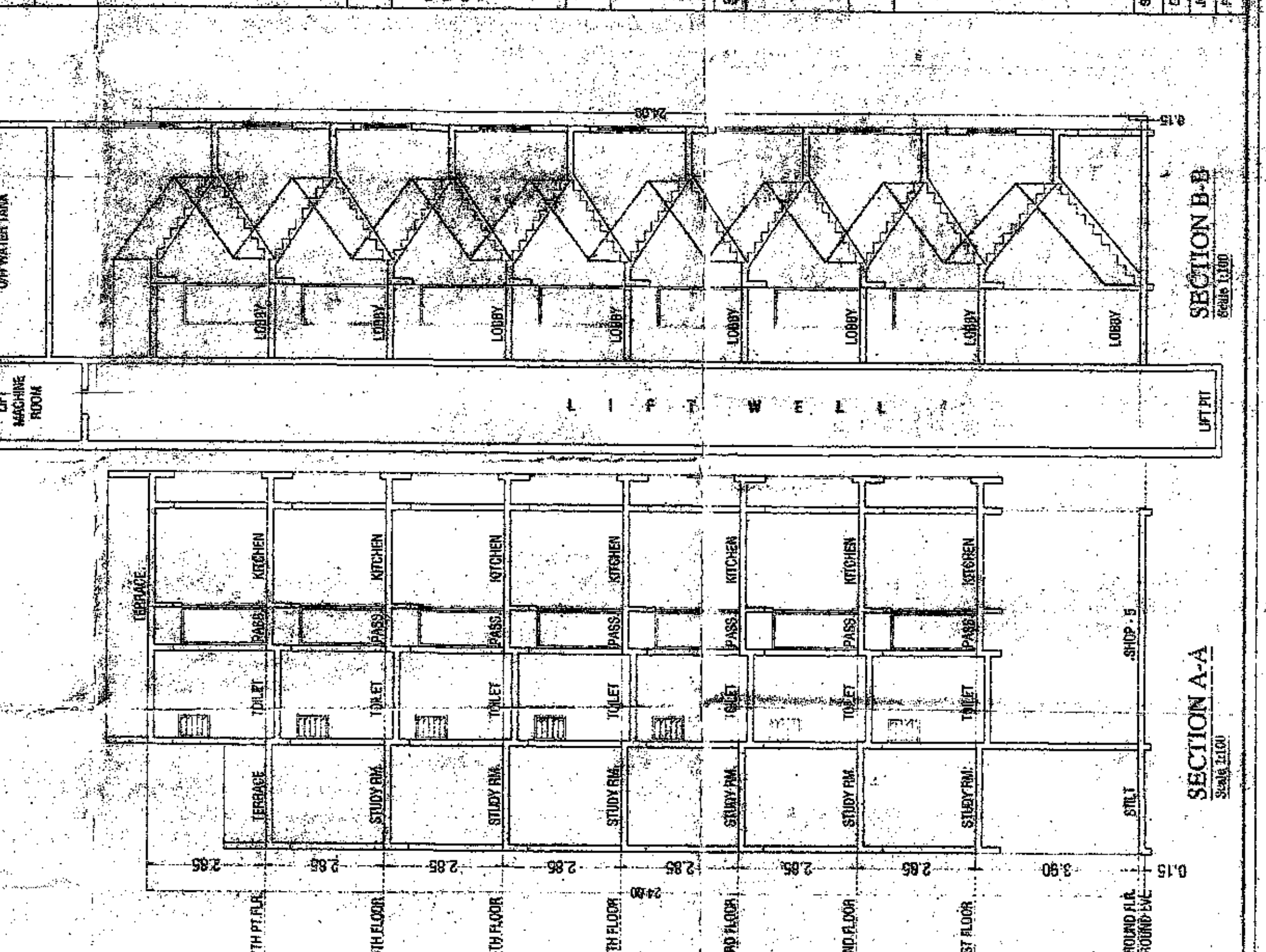
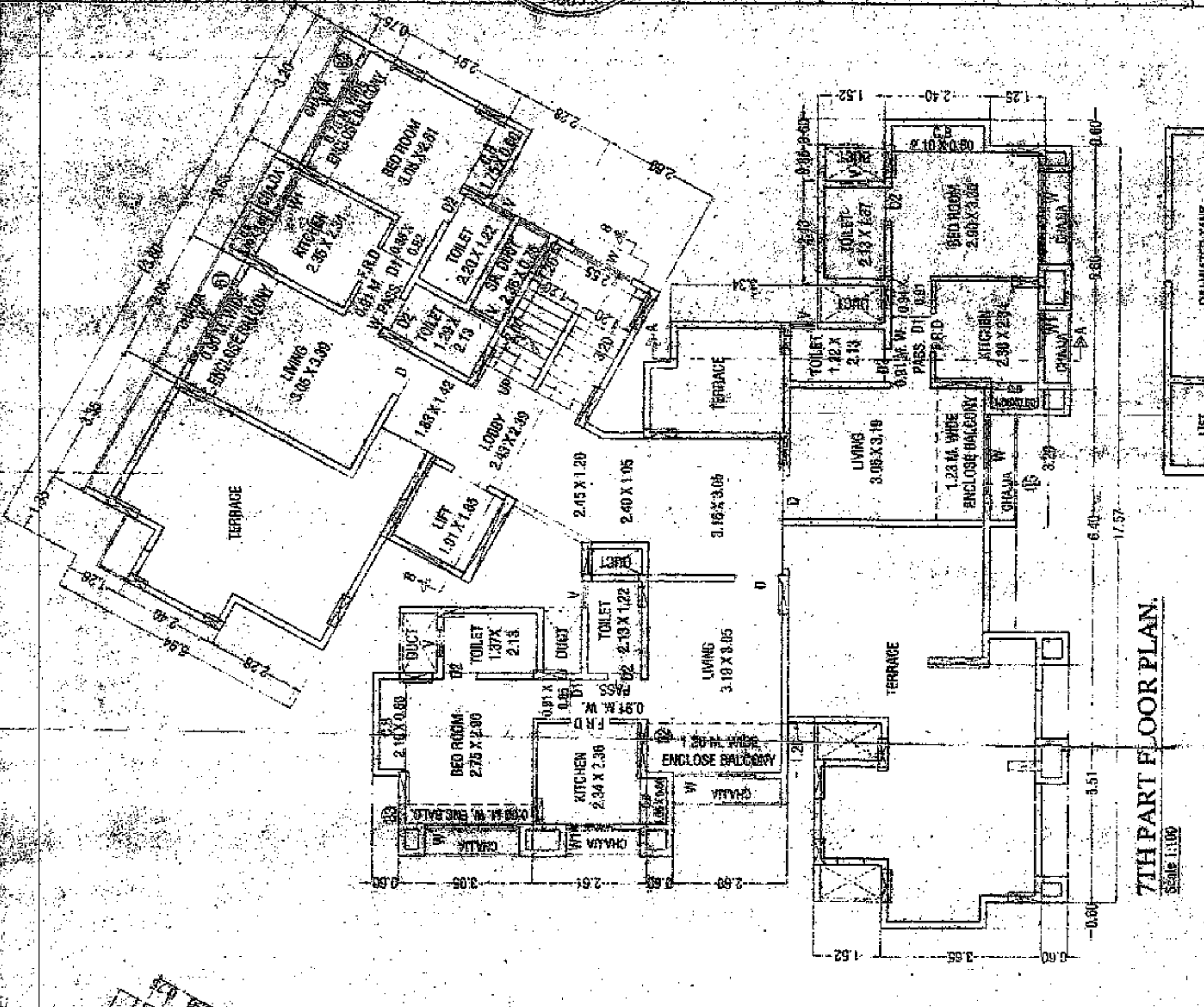
STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THAT PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS - SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP - TOWN PLANNING SCHEME RECORDS

DESCRIPTION
PROPOSED RECONSTRUCTION OF 7th PT. FLRS. OF OLD & NEW 8th NO. 81 NO. 1, 2 & 3 A OLD SINGAPORE NEW 6th NO. 808 OF VILLAGE MODAPADA, TAL. & DIST. - THANE.

SIGNATURE OF OWNER
MRS. CITY SCORPE CONSTRUCTION
11, BAKHAR, BHAVAN,
VALACHI BAUG LANE,
CHHATKOPPER (MUMBAI - 400 077)

ARCHITECT'S SIGNATURE
10 FOLDS
ARCHITECTS & CONSULTANTS
C-2/A Wing, Deccan, eastern express highway,
candrabai junction, Khar, Mumbai (W) - 400 501.
P: 022-41008692 / 93 / 91, Email: 10folddesign@gmail.com



B.U.P AREA LINE DIAG. OF 7TH PT. FLRS.

NO.	DESCRIPTION	AREA (SQ. M)
1	BUILT UP AREA CALCULATION (TYPICAL FLR.)	50.70 SQ.MT.
2	STAIRCASE AREA	16.90 SQ.MT.
3	TOTAL B.U.P AREA	67.60 SQ.MT.

B.U.P AREA LINE DIAG. OF 7TH PT. FLRS.

NO.	DESCRIPTION	AREA (SQ. M)
1	BUILT UP AREA CALCULATION (TYPICAL FLR.)	50.70 SQ.MT.
2	STAIRCASE AREA	16.90 SQ.MT.
3	TOTAL B.U.P AREA	67.60 SQ.MT.

B.U.P AREA LINE DIAG. OF 2ND TO 6TH FLRS.

NO.	DESCRIPTION	AREA (SQ. M)
1	BUILT UP AREA CALCULATION (TYPICAL FLR.)	183.34 SQ.MT.
2	STAIRCASE AREA	33.40 SQ.MT.
3	TOTAL B.U.P AREA	216.74 SQ.MT.

B.U.P AREA LINE DIAG. OF 2ND TO 6TH FLRS.

NO.	DESCRIPTION	AREA (SQ. M)
1	BUILT UP AREA CALCULATION (TYPICAL FLR.)	183.34 SQ.MT.
2	STAIRCASE AREA	33.40 SQ.MT.
3	TOTAL B.U.P AREA	216.74 SQ.MT.

