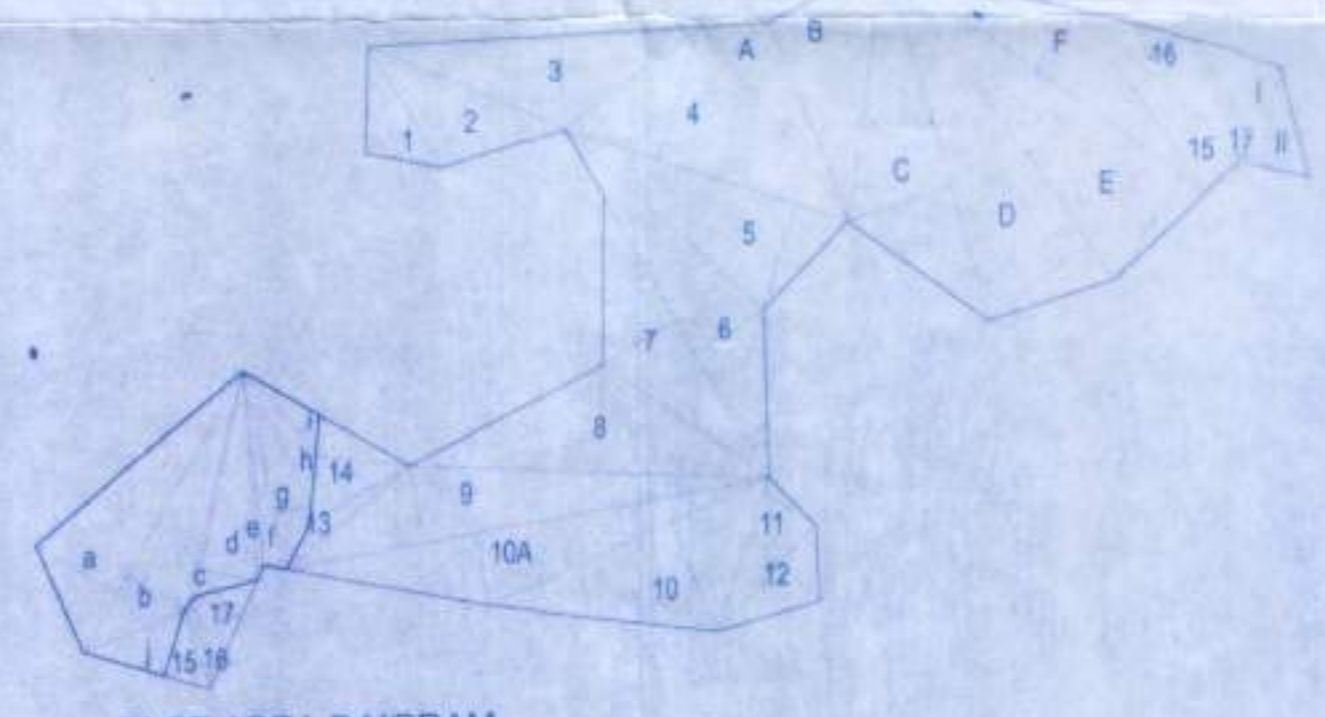
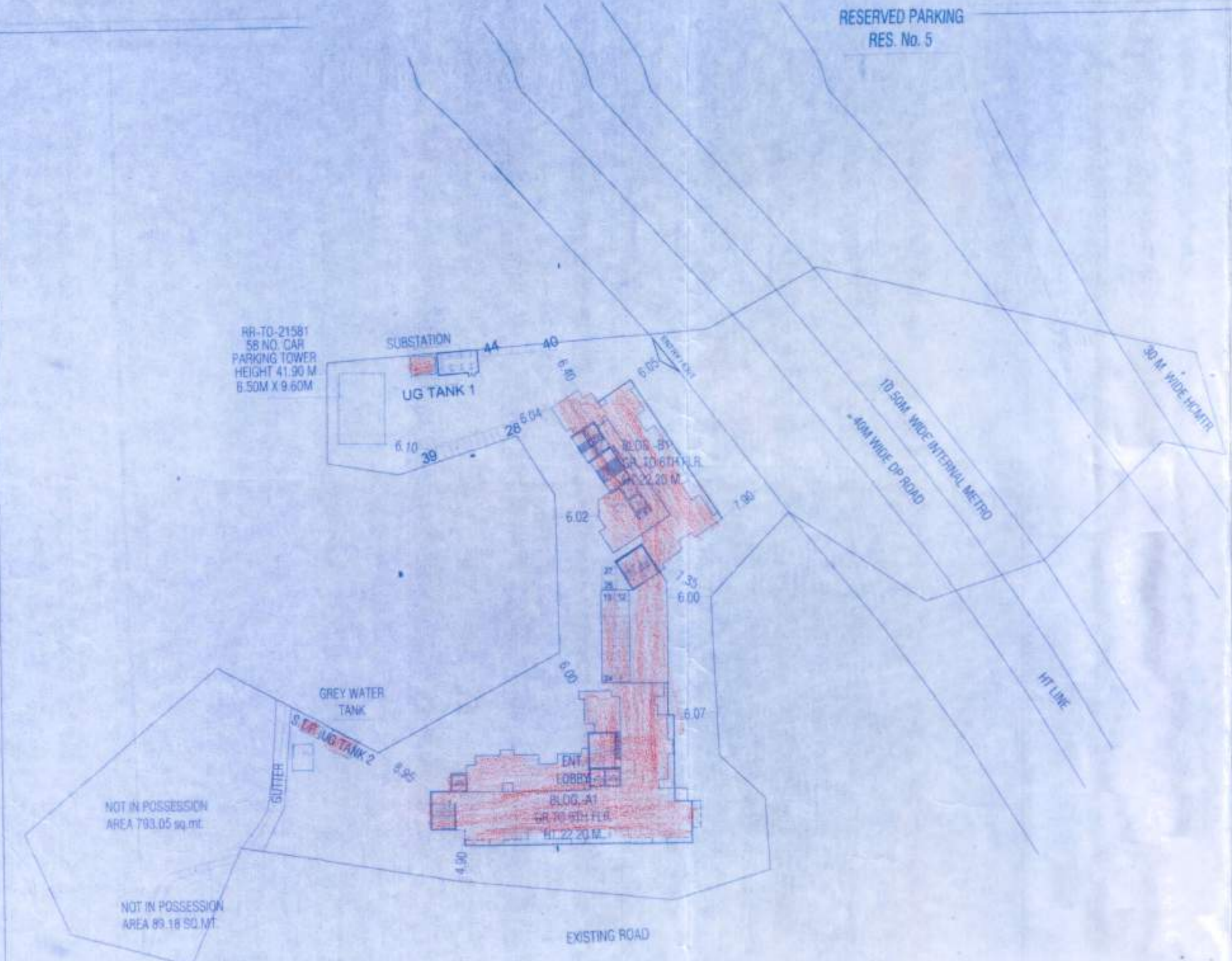


are approved Subject to conditions described in Permit No. VP 50510/193/19
TMC/DP/TPS/3589/21, Dated: 27/04/2021
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane



रजिस्ट्रेशन
अनुसर रिजिस्ट्रेशन प्रमाण पत्र, एकाचाली कार्यवाही पत्रावर ३ वर्षे कीट व १०००/- पत्र शेरत राखणी



BUILT UP AREA SUMMARY STATEMENT		AREA IN SQ.MT.	
BUILDING TYPE		COMMERCIAL	RESIDENTIAL
BLDG.-A1 - GR.(pl.) - ST.(pl.) - 1ST TO 6TH FLR.		463.09	3001.56
BLDG.-B1 - GR.(pl.) - ST.(pl.) - 1ST TO 6TH FLOOR		631.40	1799.40
TOTAL PROPOSED AREA		1094.49	4800.96

COMMERCIAL CARPET UP AREA SUMMARY		AREA IN SQ.MT.	
BUILDING TYPE		MULTI-PURPOSE	SHOP
BLDG.-A1 - GR. FLOOR (SHOPS)			253.14
BLDG.-B1 - GR. + 1ST + 2ND FLOOR (SHOPS)		108.26	259.27
TOTAL PROPOSED AREA		108.26	512.41

PARKING STATEMENT		CAR	SCOOTER
GROUND / STILT PARKING		28.00	36.00
TOWER PARKING		NIL	480.00
TOTAL PROPOSED		28.00	516.00

Table No. 8B - Parking Requirements					
Sr.No	Occupancy	Size of tenement	No of Tenements	PARKING REQUIRED	
				CAR	SCOOTER
1.	RESIDENTIAL	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	03	00	03
	Multi-Family Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	117.00	0	234.00
TOTAL PARKING				120.00	1.5
5% VISITOR PARKING				0.075	11.85
RESIDENTIAL TOTAL PARKING REQUIRED				1.575	248.85
2.	Mercantile (markets, departmental stores, shops and other Commercials users)	For every 100 sq.m. carpet area or fraction thereof	512.41 100.00	10.24	50.74
3.	Mangal karyalaya/ marriage Halls, Cultural Halls and Banquet Hall For every 100 sq.m. carpet area / lawn area of fraction there of.	For every 100 sq.m. carpet area or fraction thereof	108.26 100.00	1.08	5.40
TOTAL PARKING REQUIRED					13
TOTAL PARKING PROVIDED					56
DEFICIENCY					241
NO. OF EXTRA CAR PROVIDED					45
CONVERTING CAR INTO SCOOTER PARKING (Reg.No.8.1.1.V)					270

FROM OF STATEMENT 3 [Sr.No.9(a)]							
AREA DETAILS OF APARTMENT							
BUILDING No.	FLOOR No.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT		
			4	5	6		
BUILDING - A1	GR.FLR./STILT FLOOR	SHOP - 1,2,7,8,10,11	22.10 SQ.MT.	NIL	NIL		
		SHOP - 3,6	13.99 SQ.MT.	NIL	NIL		
		SHOP - 4,5	22.42 SQ.MT.	NIL	NIL		
	1ST.FLR. TO 6TH FLR.	SHOP - 9	16.42 SQ.MT.	NIL	NIL		
		SHOP - 12	12.06 SQ.MT.	NIL	NIL		
		SHOP - 13	19.24 SQ.MT.	NIL	NIL		
		1 TO 4, 6 TO 12	25.98 SQ.MT.	NIL	NIL		
		5	38.71 SQ.MT.	NIL	NIL		
		BUILDING - B1	GR.FLR./STILT FLOOR	SHOP - 14,16	15.04 SQ.MT.	NIL	NIL
				SHOP - 15	14.67 SQ.MT.	NIL	NIL
SHOP - 17	16.13 SQ.MT.			NIL	NIL		
SHOP - 18	22.99 SQ.MT.			NIL	NIL		
1ST.FLR. TO 6TH FLR.		SHOP - 19,22	14.00 SQ.MT.	NIL	NIL		
		SHOP - 20,21	22.09 SQ.MT.	NIL	NIL		
		SHOP - 23	23.18 SQ.MT.	NIL	NIL		
		1 TO 6	25.98 SQ.MT.	NIL	NIL		
1ST.FLR. TO 6TH FLR.		7	22.01 SQ.MT.	NIL	NIL		

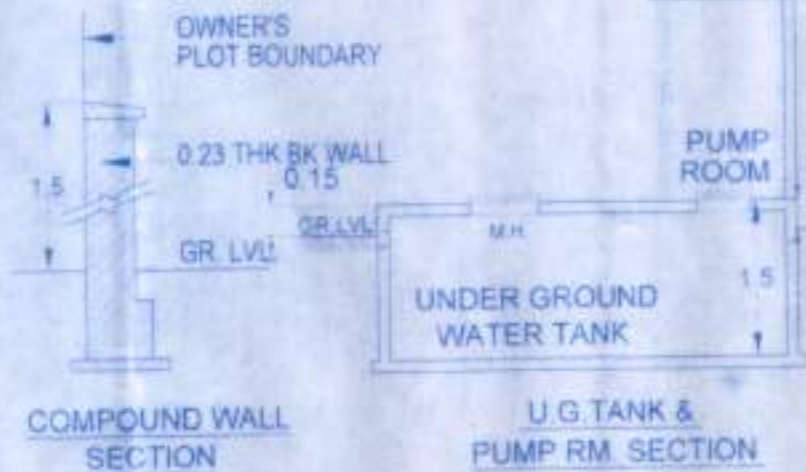
PLOT AREA CALCULATIONS OF TRIANGULATION METHOD S.No.13

PLOT - A

1) 18.33 X 7.53 X 1/2 = 69.03 Sq.Mt.
2) 28.24 X 10.76 X 1/2 = 151.95 Sq.Mt.
3) 44.02 X 12.26 X 1/2 = 269.86 Sq.Mt.
4) 39.13 X 18.05 X 1/2 = 353.16 Sq.Mt.
5) 39.13 X 13.85 X 1/2 = 270.99 Sq.Mt.
6) 51.06 X 11.04 X 1/2 = 286.93 Sq.Mt.
7) 42.32 X 11.15 X 1/2 = 235.95 Sq.Mt.
8) 47.39 X 14.04 X 1/2 = 332.69 Sq.Mt.
9) 64.80 X 9.86 X 1/2 = 319.48 Sq.Mt.
10A) 54.30 X 9.36 X 1/2 = 304.23 Sq.Mt.
10) 40.53 X 15.48 X 1/2 = 313.70 Sq.Mt.
11) 20.71 X 7.87 X 1/2 = 81.49 Sq.Mt.
12) 18.81 X 7.12 X 1/2 = 66.96 Sq.Mt.
13) 20.91 X 2.95 X 1/2 = 30.87 Sq.Mt.
14) 13.95 X 12.60 X 1/2 = 87.25 Sq.Mt.
TOTAL AREA = 3148.89 Sq.Mt.

AREA UNDER 40.00 M. W. ROAD

A) 31.74 X 7.36 X 1/2 = 116.80 Sq.Mt.
B) 33.73 X 14.09 X 1/2 = 237.62 Sq.Mt.
C) 45.17 X 14.23 X 1/2 = 342.72 Sq.Mt.
D) 51.04 X 15.38 X 1/2 = 418.01 Sq.Mt.
E) 51.81 X 15.66 X 1/2 = 405.77 Sq.Mt.
F) 51.81 X 9.49 X 1/2 = 245.63 Sq.Mt.
TOTAL AREA = 1765.75 Sq.Mt.



AREA UNDER NOT IN POSSESSION - II

15) 19.61 X 5.23 X 1/2 = 27.76 Sq.Mt.
16) 12.01 X 1.73 X 1/2 = 10.38 Sq.Mt.
17) 16.41 X 6.62 X 1/2 = 51.02 Sq.Mt.
TOTAL AREA = 89.17 Sq.Mt.

AREA UNDER NOT IN POSSESSION - I

a) 41.67 X 12.27 X 1/2 = 255.94 Sq.Mt.
b) 41.67 X 8.84 X 1/2 = 184.16 Sq.Mt.
c) 31.51 X 0.92 X 1/2 = 14.49 Sq.Mt.
d) 29.35 X 7.59 X 1/2 = 111.38 Sq.Mt.
e) 26.58 X 0.98 X 1/2 = 13.02 Sq.Mt.
f) 25.33 X 2.90 X 1/2 = 37.45 Sq.Mt.
g) 25.33 X 5.027 X 1/2 = 64.93 Sq.Mt.
h) 20.16 X 3.76 X 1/2 = 37.90 Sq.Mt.
i) 14.10 X 3.52 X 1/2 = 24.81 Sq.Mt.
l) 14.53 X 6.78 X 1/2 = 49.25 Sq.Mt.
TOTAL AREA = 733.06 Sq.Mt.
TOTAL NON BUIDABLE AREA = 882.23 Sq.Mt.

AREA UNDER RESERVED PARKING RES.No.5

15) 28.30 X 6.829 X 1/2 = 96.83 Sq.Mt.
16) 28.30 X 5.96 X 1/2 = 84.75 Sq.Mt.
17) 18.29 X 2.21 X 1/2 = 20.21 Sq.Mt.
TOTAL AREA = 215.81 Sq.Mt.

PLOT AREA CALCULATIONS - AS PER - (in SQ. M.)

AREA AS PER	TDR CONSIDERATION	AREA UNDER
S.No./H.No.		
7/12 EXTRACT		5990.00
13	5990.00	6154.05
		5990.00



PROFORMA - A

Sr.No.	DESCRIPTION	sq. mt.
1	AREA OF PLOT (AS PER 7/12) (MINIMUM AREA OF A,B,C TO CONSIDERED)	5990.00
a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	6154.05
b	AS PER MEASUREMENT SHEET	5990.00
c	AS PER CONSIDERATION	5990.00
2	DEDUCTIONS FOR	
a	AREA UNDER ROAD (40 M WIDE PROPOSED D.P. ROAD)	1766.75
b	AREA UNDER RESERVED PARKING RES.No. 5	215.81
c	AREA UNDER 30M WIDE HCMTR	118.30
d	NON BUIDABLE AREA	882.23
e	TOTAL (a + b + c + d)	2982.89
3	BALANCE AREA OF PLOT (1-2)	3007.12
4	AMENITY SPACE (IF APPLICABLE)	
a	REQUIRED	
b	ADJUSTMENT OF 2(B), IF ANY	
c	BALANCE PROPOSED	
5	NET PLOT AREA (3-4 (c))	3007.12
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	N/A
a	REQUIRED	
b	PROPOSED	
7	INTERNAL ROAD AREA	
8	PLOTTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. No. 5 x 1.10 (BASIC FSI))	3307.83
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDR ZONE (5107.77 X 0.50)	2563.88
b	PROPOSED FSI ON PAYMENT OF PREMIUM	
11	IN-SITU FSI / TDR LOADING	
a	IN-SITU AREA AGAINST D.P. ROAD 2 D.Sr.No.2(A), IF ANY (LICPR-2020) (1766.75 x 2 = 3533.50 SQ.MT.)	3533.50
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 x Sr.No.4 (B) AND / OR (C)) PARKING RES (215.61 X 2) = 431.22 SQ.MT. H.C.M.T.R. (118.29 X 2) = 236.58 SQ.MT.	
c	TDR AREA (40% PERMISSIBLE T.D.R)	NIL
d	Total in-situ TDR loading proposed (11 (a) + (b) + (c))	3533.50
12	ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13	TOTAL ENTITLEMENT FSI IN THE PROPOSAL (9 + 10(B) + 11 (d) OR 12 WHICHEVER IS APPLICABLE)	6841.33
a	ANCILLARY AREA FSI UPTO 60% OR 60% OR 30% WITH PAYMENT OF CHARGES 60% PERMISSIBLE ANCILLARY AREA (6841.33 x 60% = 4104.86 sq.mt.) PROPOSED ANCILLARY AREA = NIL	
b	TOTAL ENTITLEMENT (a + b)	6841.33
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	2.50
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr.No.17 B)	5895.45
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL No.14 ABOVE)	0.85
17	AREA FOR INCLUSIVE HOUSING, IF ANY (REQUIRED) (20% OF Sr.No.5)	

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / & THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5990.00 Sq.Mts & TALLIES WITH THE AREA STATED TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING LAYOUT ON PLOT BEARING New S.No.13 & OLD S.No.150 AT VILLAGE-Dhokali, TAL. & DIST.-THANE (SECTOR-V)

OWNERS NAME AND SIGNATURE: Shri. Bairam Kisan Patil & Shri. Ramchandra Shankar Patil

SIGNATURE OF ARCHITECT: (Signature)

ARYAN CONSULTANTS
Architects & Engineers

Office Address:-
403, Fourth floor, Gir Haven, L.B.S Road,
Natar Hannwas Circle, Thane (W) - 400602
Office No. 022-64154644
Email id - aryanconsultants02@gmail.com

BLDG - A1
GR. TO 3RD FLOOR, AREA DAIGRAM, CALCULATION
STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S/S. 10/23/19
TMC/CD-DP/TPS/2584/20 dated 27.04.2021

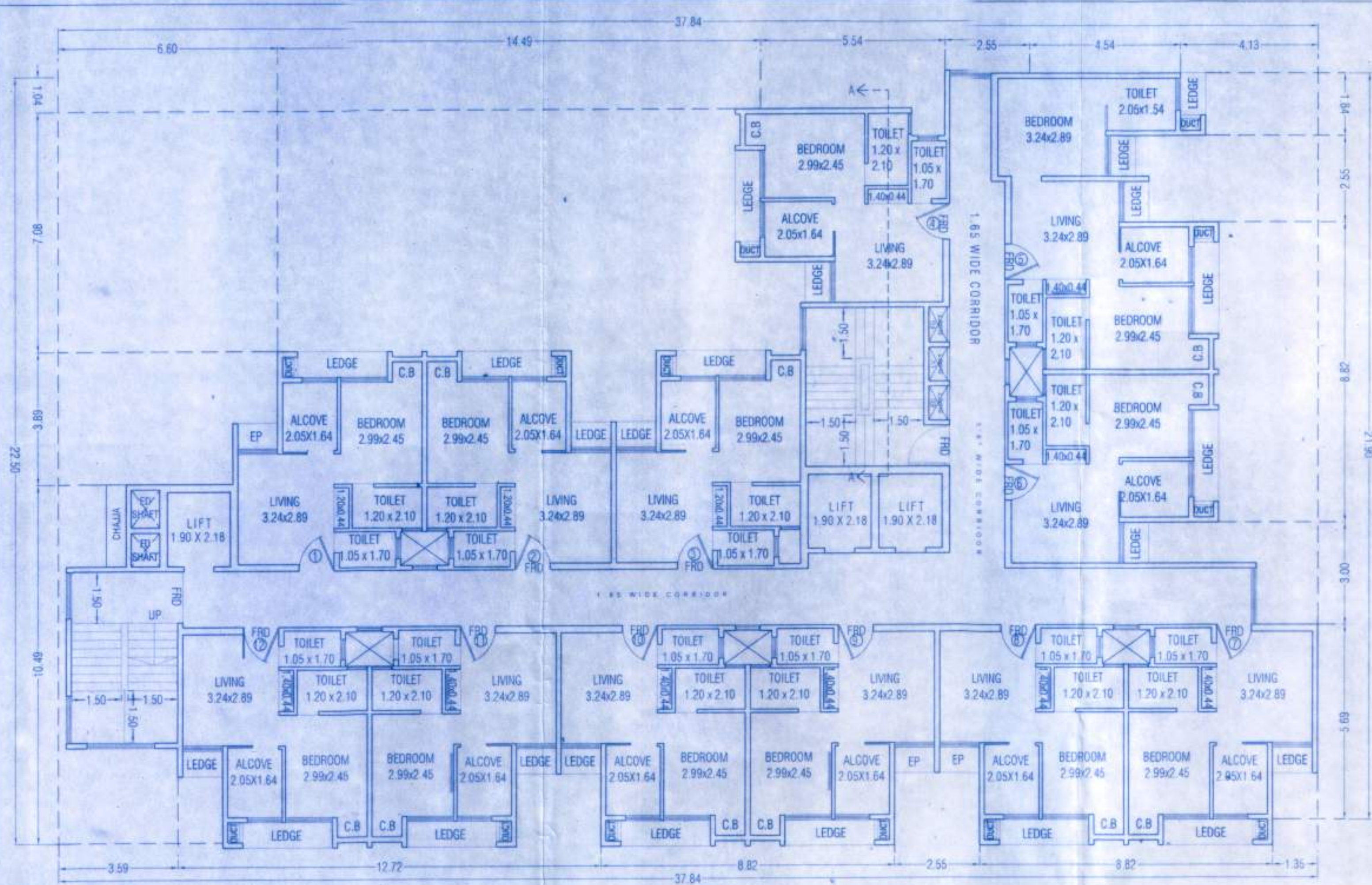
(Signature)
Deputy Engineer
(TDD)

(Signature)
Executive Engineer
(TDD)

Thane Municipal Corporation,
The City of Thane.



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1st to 3rd FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION
(1st to 3rd)

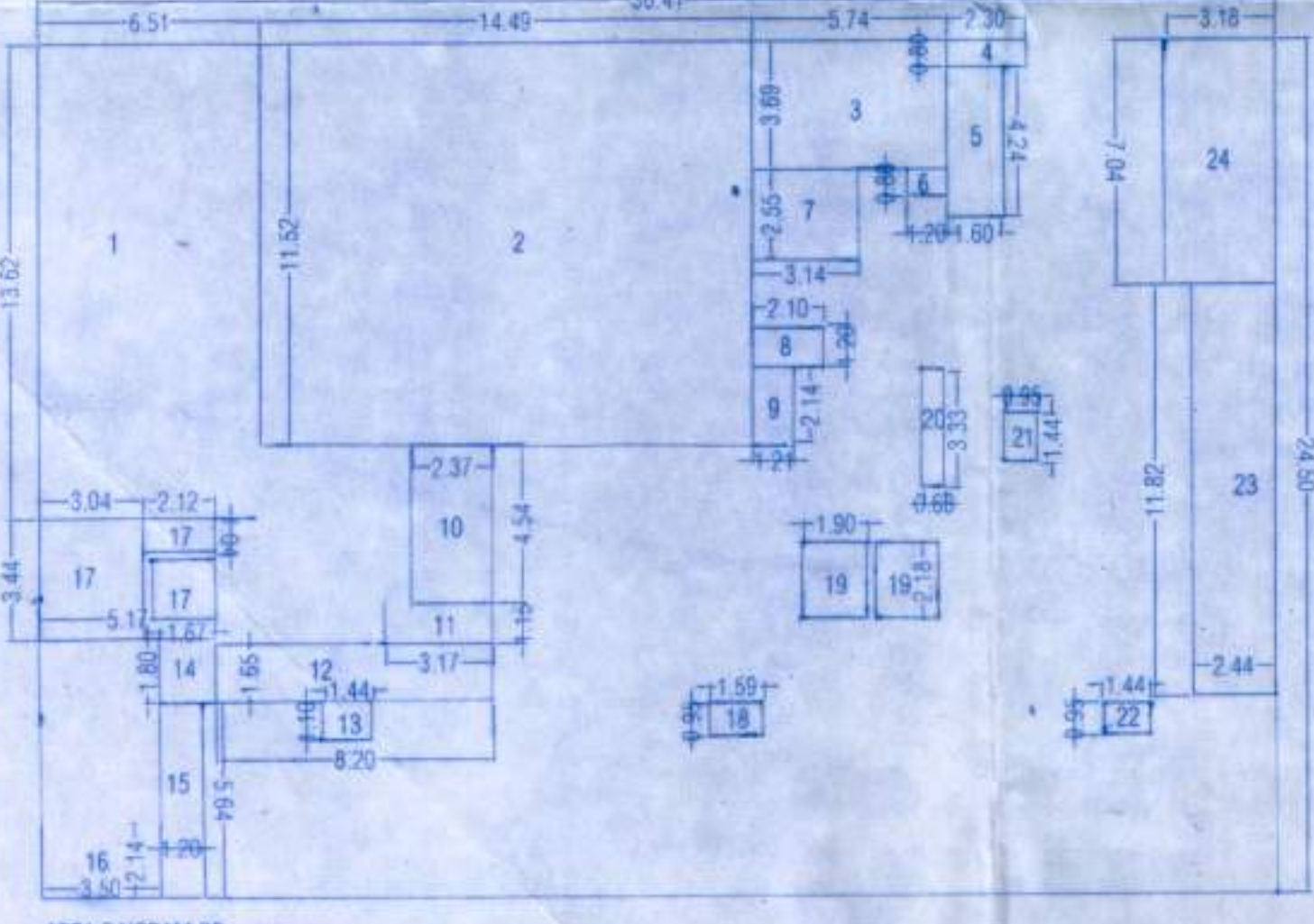
A	36.41	X	24.90	X	1 NO	=	892.04	SQ.MT
							TOTAL ADDITION	= 892.04

DEDUCTIONS

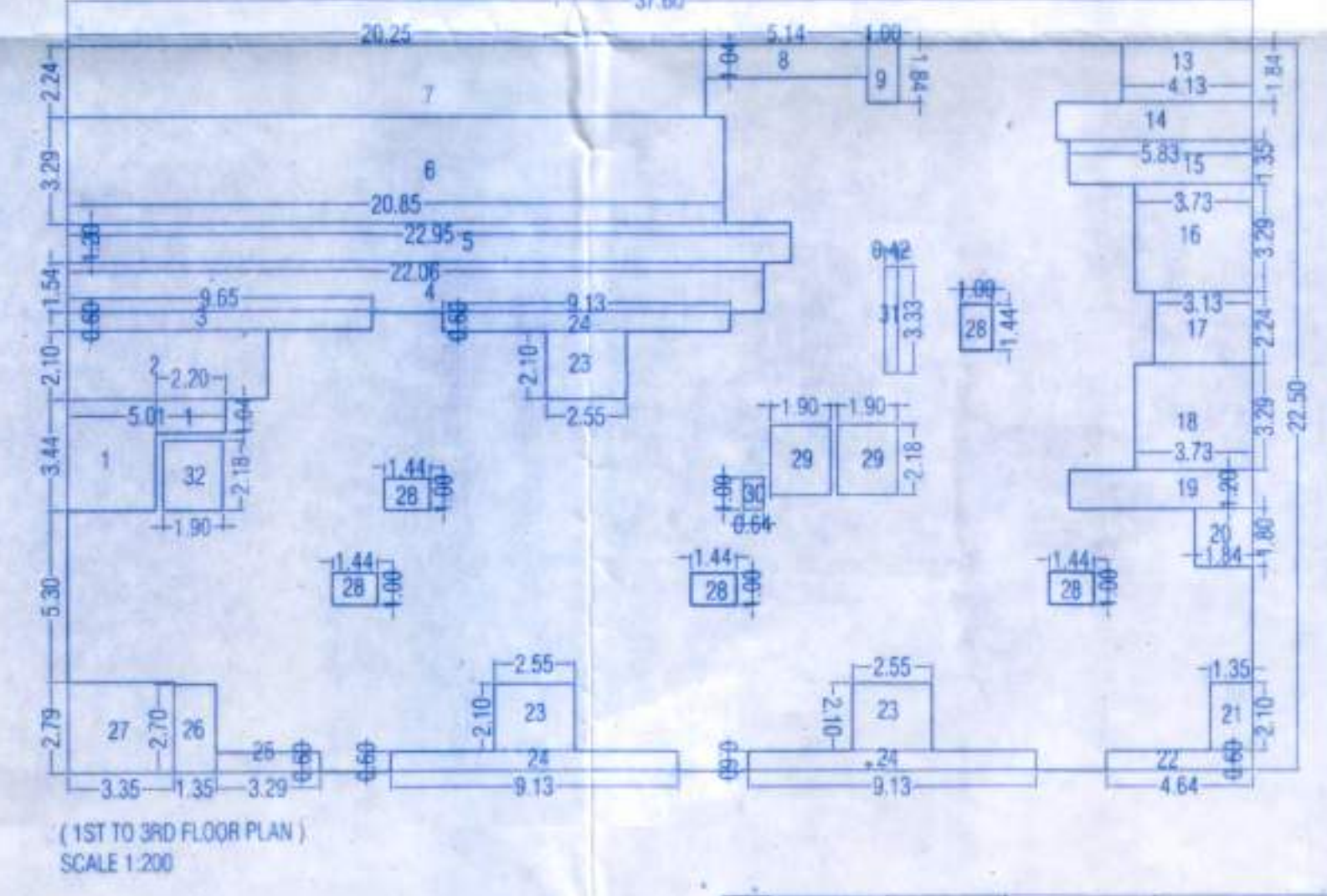
1	6.51	X	13.62	X	1 NO	=	88.67	SQ.MT
2	14.49	X	11.92	X	1 NO	=	166.93	SQ.MT
3	5.74	X	3.69	X	1 NO	=	21.19	SQ.MT
4	2.30	X	0.80	X	1 NO	=	1.85	SQ.MT
5	4.24	X	1.60	X	1 NO	=	6.79	SQ.MT
6	1.20	X	0.80	X	1 NO	=	0.97	SQ.MT
7	3.14	X	2.55	X	1 NO	=	8.01	SQ.MT
8	2.10	X	1.20	X	1 NO	=	2.53	SQ.MT
9	1.21	X	2.14	X	1 NO	=	2.58	SQ.MT
10	4.54	X	2.37	X	1 NO	=	10.75	SQ.MT
11	3.17	X	1.15	X	1 NO	=	3.64	SQ.MT
12	8.20	X	1.65	X	1 NO	=	13.53	SQ.MT
13	1.10	X	1.44	X	1 NO	=	1.58	SQ.MT
14	1.67	X	1.80	X	1 NO	=	3.00	SQ.MT
15	9.64	X	1.20	X	1 NO	=	6.76	SQ.MT
16	9.50	X	2.14	X	1 NO	=	7.49	SQ.MT
17	3.04	X	3.44	X	1 NO	=	10.45	SQ.MT
18	2.12	X	1.04	X	1 NO	=	2.20	SQ.MT
19	1.59	X	0.95	X	1 NO	=	1.51	SQ.MT
20	3.33	X	0.63	X	1 NO	=	2.09	SQ.MT
21	1.44	X	0.95	X	2 NO	=	2.73	SQ.MT
23	11.82	X	2.44	X	1 NO	=	28.84	SQ.MT
24	3.18	X	7.06	X	1 NO	=	22.45	SQ.MT
							TOTAL DEDUCTION	= 428.95
							TOTAL BUILT UP AREA (X - Y)	= 463.09

BUILT UP AREA CALCULATION
(1st to 3rd)

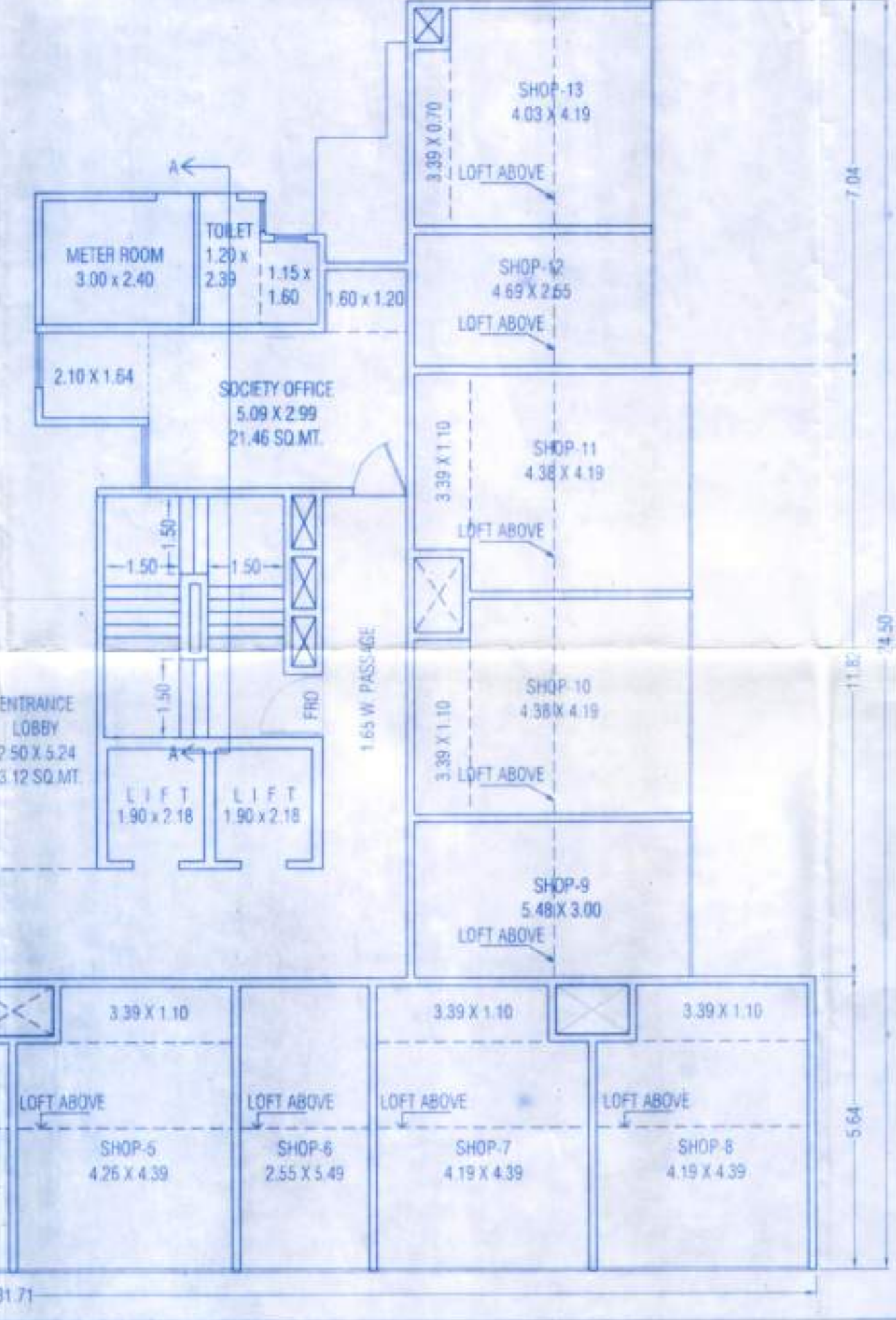
A	37.60	X	22.50	X	1 NO	=	846.00	SQ.MT
							TOTAL ADDITION	= 846.00
DEDUCTIONS								
1	2.81	X	3.44	X	1 NO	=	9.66	SQ.MT
2	2.20	X	1.04	X	1 NO	=	2.28	SQ.MT
3	6.36	X	2.10	X	1 NO	=	13.35	SQ.MT
4	9.65	X	0.60	X	1 NO	=	5.79	SQ.MT
5	22.06	X	1.54	X	1 NO	=	33.97	SQ.MT
6	22.95	X	1.20	X	1 NO	=	27.54	SQ.MT
7	20.85	X	3.29	X	1 NO	=	68.59	SQ.MT
8	20.25	X	2.24	X	1 NO	=	45.36	SQ.MT
9	8.54	X	1.04	X	1 NO	=	8.88	SQ.MT
10	1.00	X	1.84	X	1 NO	=	1.84	SQ.MT
11	4.13	X	1.84	X	1 NO	=	7.59	SQ.MT
12	6.23	X	1.20	X	1 NO	=	7.47	SQ.MT
13	5.83	X	1.35	X	1 NO	=	7.87	SQ.MT
14	3.73	X	3.29	X	1 NO	=	12.27	SQ.MT
15	3.13	X	2.24	X	1 NO	=	7.01	SQ.MT
16	3.73	X	3.29	X	1 NO	=	12.27	SQ.MT
17	1.84	X	1.80	X	1 NO	=	3.31	SQ.MT
18	1.35	X	2.10	X	1 NO	=	2.83	SQ.MT
19	4.64	X	0.60	X	1 NO	=	2.78	SQ.MT
20	2.55	X	2.10	X	3 NO	=	16.06	SQ.MT
21	9.13	X	0.60	X	3 NO	=	16.43	SQ.MT
22	3.29	X	0.60	X	1 NO	=	1.97	SQ.MT
23	1.35	X	2.70	X	1 NO	=	3.64	SQ.MT
24	3.35	X	2.79	X	1 NO	=	9.34	SQ.MT
25	1.44	X	1.00	X	4 NO	=	5.76	SQ.MT
26	1.90	X	2.18	X	2 NO	=	8.28	SQ.MT
27	0.64	X	1.00	X	1 NO	=	0.64	SQ.MT
28	0.42	X	3.33	X	1 NO	=	1.39	SQ.MT
29	2.18	X	1.90	X	1 NO	=	4.14	SQ.MT
							TOTAL DEDUCTION	= 353.16
							TOTAL BUILT UP AREA (X - Y)	= 499.84



AREA DAIGRAM OF
GROUND FLOOR
SCALE 1:200



(1ST TO 3RD FLOOR PLAN)
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100

SUMMARY: (Proposed P-LINE BUILDING A1)
(COMMERCIAL + RESIDENTIAL)

FLOOR	RESIDENTIAL	COMMERCIAL	TOTAL
GR.(pt)+ ST.(pt) FLOOR	463.09 Sq.Mt.	463.09 Sq.Mt.	463.09 Sq.Mt.
FIRST FLOOR	492.84 Sq.Mt.	492.84 Sq.Mt.	492.84 Sq.Mt.
SECOND FLOOR	492.84 Sq.Mt.	492.84 Sq.Mt.	492.84 Sq.Mt.
THIRD FLOOR	492.84 Sq.Mt.	492.84 Sq.Mt.	492.84 Sq.Mt.
FOURTH FLOOR	507.68 Sq.Mt.	507.68 Sq.Mt.	507.68 Sq.Mt.
FIFTH FLOOR	507.68 Sq.Mt.	507.68 Sq.Mt.	507.68 Sq.Mt.
SIXTH FLOOR	507.68 Sq.Mt.	507.68 Sq.Mt.	507.68 Sq.Mt.
TOTAL PROPOSED AREA	3001.56 Sq.Mt.	463.09 Sq.Mt.	3464.65 Sq.Mt.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON / / @THE DIMENSIONS OF SIDES ETC.OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5990.00 Sq.Mts. & TALLIES WITH THE AREA STATED TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL
PROPOSED BUILDING LAYOUT ON PLOT BEARING
New S.No 13 & OLD S.No 150
AT VILLAGE-DHOKAL TAL. & DIST.-THANE. (SECTOR-V)

OWNER'S NAME AND SIGNATURE: Shri. Balkram Kisan Patti & Shri. Ramchandra Shankar Patti

SIGNATURE OF ARCHITECT: (Signature)

ARYAN CONSULTANTS
Architects & Engineers
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