## FLOOR AREA SUMMARY

| BLDG.NO. | NO.OF FLOOR | TOTAL BUILT-UP AREA | NO OF TENEMENTS | BLDG. HEIGHTS | MHADA AREA BUILT-UP AREA | NO OF TENEMENTS | FLOOR |
|---|---|---|---|---|---|---|---|
| BLDG. NO-1 | BASEMENT + GRD./ST.(PT.) +1ST TO 21ST FLOOR | 20797.77 SQ.MT. | 249 NOS. | 65.25 MT. | —— | —— | —— |
| BLDG. NO-2 | BASEMENT + GRD./ST.(PT.) +1ST TO 34TH FLOOR | 33351.97 SQ.MT | 402 NOS. | 102.95 MT. | —— | —— | —— |
| BLDG. NO-3 | BASEMENT + GRD./ST.(PT.) +1ST TO 34TH FLOOR | 17329.27 SQ.MT | 228 NOS. | 102.95 MT. | 4591.21 SQ.MT. | 106 NOS. | 1ST TO 28TH FLOOR |
| BLDG. NO-4 | BASEMENT + GRD./ST.(PT.) +1ST FLOOR | 820.60 SQ.MT. | 10 NOS. | 7.25 MT. | —— | —— | —— |
| TOTAL AREA | | 72298.61 SQ.MT. | 889 NOS. | | 4591.21 SQ.MT. | 106 NOS. | —— |

## ADDITIONAL REQUIREMENTS AS PER UDCPR (CLAU

| | | 195 TENEMENTS | TOTAL TENANTS | BLDG.-1 | BLDG.-2 | BLDG.-3 | BLDG.-4 |
|---|---|---|---|---|---|---|---|
| | | | REQUIRED | PROPOSED | | | |
| SOCIETY OFFICE | area of about 30 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats | FOR 100 FLATS - 20 SQMT FOR 200 FLATS - 20 SQMT FOR 300 FLATS - 20 SQMT FOR 295 FLATS - 20 SQMT | 80 | 39.5 | 39.5 | 40.7 | 40.7 |
| | | | | 160.4 | | | |
| SANITARY BLOCK FOR SARVANTI | minimum area of 5 sq.m. in schemes having minimum 100 flats and thereafter additional 3sq.m. area for every 200 flats. | FOR 100 FLATS - 3 SQMT FOR 200 FLATS - 3 SQMT FOR 300 FLATS - 3 SQMT FOR 400 FLATS - 3 SQMT FOR 500 FLATS - 3 SQMT FOR 95 FLATS - 3 SQMT | 18 | 10.67 | 10.67 | 10.3 | 10.3 |
| | | | | 41.94 | | | |
| DRIVERS ROOM | room of size 12 sq.m. with attached toilet in schemes having minimum 300 flats and thereafter additional 10 sq.m. area for every 300 flats. | FOR 300 FLATS - 12 SQMT FOR 600 FLATS - 10 SQMT FOR 900 FLATS - 10 SQMT FOR 295 FLATS - 10 SQMT | 42 | 23 | 23 | 15.7 | 15.7 |
| | | | | 77.4 | | | |
| ENTRANCE LOBBY | Every Residential building having more than 6 flats/ tenements shall have entrance lobby of minimum 5 sq.m. at ground floor. minimum dimension of such lobby shall not be less than 2.50 m. | MINIMUM 9 SQMT | 9 | 50.65 | 50.65 | 39.24 | 39.24 |
| | | | | 179.78 | | | |
| CRECHE | area of about 30 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats | FOR 300 FLATS - 20 SQMT FOR 600 FLATS - 20 SQMT FOR 900 FLATS - 20 SQMT FOR 295 FLATS - 20 SQMT | 80 | 40.2 | 40.2 | 40 | 40 |
| | | | | 160.4 | | | |

## TENEMENTS STATEMENT-MHADA COMPONENT (CARPET AREA)

| BLDG. NO. | BELOW 30 SQ.MT. | 30 - 40 SQ.MT. | 40 - 60 SQ.MT. | 60-150 SQ.MT. | TOTAL |
|---|---|---|---|---|---|
| BLDG. NO-3 | 00 | 106 | 00 | 00 | 106 |
| TOTAL | 00 | 106 | 00 | 00 | 106 |

## TENEMENTS STATEMENT-SALE COMPONENT (CARPET AREA)

| BLDG. NO. | BELOW 30 SQ.MT. | 30 - 40 SQ.MT. | 40 - 60 SQ.MT. | 60-150 SQ.MT. | TOTAL |
|---|---|---|---|---|---|
| BLDG. NO-1 | 00 | 00 | 249 | 00 | 249 |
| BLDG. NO-2 | 00 | 00 | 402 | 00 | 402 |
| BLDG. NO-3 | 00 | 24 | 204 | 00 | 228 |
| BLDG. NO-4 | 00 | 04 | 06 | 00 | 10 |
| TOTAL | 00 | 28 | 861 | 00 | 889 |

## PLOT AREA SUMMARY

| S.NO. | AREA AS PER 7/12 | AREA AS PER TRIANGULATION | AREA AS PER R.ZONE | AREA AS PER 25.00 ROAD |
|---|---|---|---|---|
| 181/2G | 20770.00 | 20776.15 | 20770.00 | —— |
| 181/2H | 260.00 | 338.80 | —— | 260.00 |
| 181/2D | 4160.00 | 4185.88 | —— | 4160.00 |
| 156/3 | 180.00 | 181.95 | —— | 180.00 |
| | 25370.00 | 25482.78 | 20770.00 | 4600.00 |

## PARKING STATEMENT (TABLE - 8B)

| DESCRIPTION (RESIDENTIAL) | NO. OF TENEMENT | NO. OF PARKING |
|---|---|---|
| TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT. | 28 / 2 = 14 | 14 NOS. |
| FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 60 SQ.MT. | 861/2 =431 | 431 NOS. |
| FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.MT. BUT LESS THAN 150 SQ.MT. | —— | —— |
| 5% VISITORS PARKING (445 X 5%) | —— | 22 NOS. |
| TOTAL CAR PARKING REQUIRED | —— | 467 NOS. |
| TOTAL SCOOTER PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT. | 28 / 2 = 14 14 X 2 | 28 NOS. |
| FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 60 SQ.MT. | 861/2 =431 431 X 5 | 3155 NOS. |
| FOR EVERY 1 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.MT. BUT LESS THAN 150 SQ.MT. | —— | —— |
| 5% VISITORS PARKING (2183 X 5%) | —— | 109 NOS. |
| TOTAL SCOOTER PARKING REQUIRED | —— | 3292 NOS. |

## PARKING STATEMENT (TABLE - 8B) (MHADA COMPONENT)

| DESCRIPTION (RESIDENTIAL) | NO. OF TENEMENT | NO. OF PARKING |
|---|---|---|
| TOTAL CAR PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT. | 106 / 2=53 | 53 NOS. |
| 5% VISITORS PARKING (53 X 5%) | —— | 03 NOS. |
| TOTAL CAR PARKING REQUIRED | —— | 56 NOS. |
| TOTAL SCOOTER PARKING REQUIRED FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.MT. BUT LESS THAN 40 SQ.MT. | 106 / 2=53 53 X 2 | 106 NOS. |
| 5% VISITORS PARKING (106 X 5%) | —— | 05 NOS. |
| TOTAL SCOOTER PARKING REQUIRED | —— | 111 NOS. |
| COMPOSITE PARKING : (6 SCOOTER = 1 CAR) (6 SCOOTER X 155 CAR = 954 SCOOTERS) | | |
| TOTAL CAR PARKING REQUIRED (467 + 56) | | 523 NOS. |
| TOTAL CAR PARKING PROPOSED (1282 - 159 = 1103) | | 1103 NOS. |
| TOTAL SCOOTER PARKING REQUIRED (2292 + 111) | | 2403 NOS. |
| TOTAL SCOOTER PARKING PROPOSED (1449+954 = 2403) | | 2403 NOS. |

## CAR & SCOOTER PARKING STATEMENT

| FLOOR | TOTAL CAR PARKING | TOTAL SCOOTER PARKING |
|---|---|---|
| BASEMENT FLOOR | 1159 NOS. | 554 NOS. |
| GND / STILT FLOOR | 93 NOS. | 895 NOS. |
| TOTAL PARKING | 1252 NOS. | 1449 NOS. |

## CONTENT OF SHEET

LAYOUT PLAN, PARKING PLAN, R.G. CALCULATION,
BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, etc.....

### STAMP OF APPROVAL

Plans are approved subject to conditions
Prescribed in Permit No. : V.P. 511/0206/20
TMC/TDR-OF/TPS/ 3860/22 Dated : 11/01/2022

18/11/2022

Deputy Engineer (TDD) — Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"सदर सनदेमध्ये नमूद केलेल्या अटी व शर्तीचे विकासक/जमीन धारकाकडुन पालन करणे, महारापट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५४ अन्वये राहणारे सुद्धा तसे, त्याकडे दुर्लक्ष करता ३ वर्षे पेक्षा ५.००० रु. दंड सोडा सकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

## PROFORMA - 1

| | AREA STATEMENT | SQ.MT. |
|---|---|---|
| 1 | AREA OF PLOT | |
| | a As per ownership document (7/12, CTS extract) | 25370.00 |
| | b As per measurement sheet | 25482.78 |
| | c As per site | —— |
| 2 | Deduction for | |
| | a Proposed D.P./ D.P Road widening Area/Services Road /highway | |
| | 1 AREA UNDER 25.00 M.W. D.P.ROAD | 4600.00 |
| | b Any D.P. Reservation Area | —— |
| | c Total (a + b ) | 4600.00 |
| 3 | Balance area of plot (1-2) | 20770.00 |
| 4 | AMENITY Space ( if applicable) | —— |
| | a Required - 5% | —— |
| | b Adjustment of 2(b), if any- | —— |
| | c Balance Proposed - | —— |
| 5 | Net Plot Area [3-4 (c)] | 20770.00 |
| 6 | Recreational Open space (if applicable) | —— |
| | a Required - As per Previous Rules | |
| | b Proposed - | |
| 7 | Internal Road area | —— |
| 8 | Plotable area ( if applicable ) | —— |
| 9 | Built up area with reference to Basic F.S.I. as per front road width ( Sr. NO. 5 X basic FSI) (20770.00 X 1.10 = 22847.00 SQ.MT.) | 22847.00 |
| 10 | Addition of FSI on payment of premium | |
| | a Maximum permissible premium FSI- based on road width/TOD Zone. ( 25370.00 X 50% ) = 12685.00 SQ.M | 12685.00 |
| | b Proposed FSI on payment of premium. | —— |
| 11 | In - Site FSI / TDR loading | —— |
| | a IN-situ area against D.P. road | |
| | 1 AREA UNDER 25.00 M.W. D.P.ROAD (4600.00 X 2 = 9200.00) | 9200.00 |
| | 2 S.NO.-182/2 (V.P.NO.-511/0004/08) = 691.01 SQ.MT. | 691.01 |
| | 3 TOTAL (1 + 2) | 9891.01 |
| | b IN-situ area against Amenity Space if handed over | —— |
| | c TDR area 25370.00 X 1.15% = 29175.50 SQ.MT 30% SLUM/Construction TDR 29175.50 X 30% = 8752.65 SQ.MT REGULAR TDR 29175.50 - 8752.65 = 20422.85 SQ.MT O.R. TO BE UTILISED = 9891.01 SQ.MT. REGULAR T.D.R. 20422.85 - 9891.01 = 10531.84 SQ.MT. | —— |
| | d Total in-situ / TDR loading proposed [ 11(a3)+(b)+(c) ] | 9891.01 |
| 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. | 45473.01 |
| | b Deduct Existing Building Area | —— |
| | c Balance Area For Proposed Building (13a-13b) | —— |
| | d Ancillary area FSI upto 60% or 60% with payment of charges. ( Resi.Area 72298.61 / 1.60 = 45130.38 X 60% = 27078.23 SQ.MT. | 27078.23 |
| | e Total entitlement ( a+d ) | 72502.04 |
| 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 6 x 1.5 or1.8). BASIC FSI (1.10) + OR + PREMIUM FSI (50%) = TOTAL FSI (3.00) + 60% ANCILLARY USES AREA 22847.00 + 9891.01 + 12685.00 = 45423.01 SQ.MT. + 27078.23 = 72502.04 SQ.MT. | |
| 15 | Total Built-up Area in proposal | 72502.04 |
| | a Existing Built-up Area. | —— |
| | b Proposed Built-up Area (as per 'p-line') | 72298.61 |
| | c Total ( a+ b ) | 72298.61 |
| | d Balance Area ( 13(e) - 15(c) ) | 203.43 |
| 16 | F.S.I. Consumed (15(d)/13(e)(should not be more than serial No.14 above) | —— |
| 17 | Area for Inclusive Housing, if any | |
| | a Required (20% of Sr.No.5) (22847.00 X 20%) | 4569.40 |
| | b Proposed | 4591.21 |

### CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

### DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDINGS ON PLOT BEARING - S. NO - 181/2G, 181/2H, 181/2D, 156/3, AT VILLAGE - VIHLI , TAL -OIST. - THANE

### NAME OF OWNER

FOR,
CHALAMA INFRAPROPERTIES PVT. LTD.
[P.O.A. HOLDER]

### ARCHITECTS NAME AND ADDRESS

10 FOLDS
ARCHITECTS & CONSULTANTS
506, A Wing, Dev Corporis, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) 400 601.
T. : 022-41006882 / 83 / 84 ,Email : 10foldsarchitects@gmail.com

## [ SR. NO 5 (a) (iii) ] EXISTING BUILDING TO BE RETAINED

| BUILDING NO | FLOOR NO. | PLINTH AREA | TOTAL FLOOR AREA OF EXISTING BULDING | USE / OCCUPANCY OF FLOORS |
|---|---|---|---|---|
| —— | —— | —— | —— | —— |

## BLDG.-4 - RESIDENTIAL — FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) [ SR. NO. 9 (g) ]

| BUILDING NO | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENT | AREA OF BALC. ATTACHED TO APARTMENT | TOTAL CARPET AREA OF APARTMENT | AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT |
|---|---|---|---|---|---|---|
| BUILDING -4 | 1ST FLOOR | FLAT NO.- 01 | 39.50 SQ.MT | —— | 39.50 X 01 FLR. = 39.50 SQ.MT | —— |
| | | FLAT NO.- 02 | 39.50 SQ.MT | —— | 39.50 X 01 FLR. = 39.50 SQ.MT | |
| | | FLAT NO.- 03 | 39.50 SQ.MT | —— | 39.50 X 01 FLR. = 39.50 SQ.MT | |
| | | FLAT NO.- 04 | 39.50 SQ.MT | —— | 39.50 X 01 FLR. = 39.50 SQ.MT | |
| | | FLAT NO.- 05 | 51.39 SQ.MT | —— | 51.39 X 01 FLR. = 51.39 SQ.MT | |
| | | FLAT NO.- 06 | 51.39 SQ.MT | —— | 51.39 X 01 FLR. = 51.39 SQ.MT | |
| | | FLAT NO.- 07 | 40.62 SQ.MT | —— | 40.62 X 01 FLR. = 40.62 SQ.MT | |
| | | FLAT NO.- 08 | 40.62 SQ.MT | —— | 40.62 X 01 FLR. = 40.62 SQ.MT | |
| | | FLAT NO.- 09 | 51.39 SQ.MT | —— | 51.39 X 01 FLR. = 51.39 SQ.MT | |
| | | FLAT NO.- 10 | 51.39 SQ.MT | —— | 51.39 X 01 FLR. = 51.39 SQ.MT | |
| | | TOTAL = 10 FLATS | | —— | 1498.20 SQ.MT | —— |

NATURAL VENTILATION DUCT BASEMENT FLOOR
AREA REQUIRED = 19890.56 X 2.5% = 497.26 SQ.MT.
DUCT AREA PROPOSED 406.10 SQ.MT.

## BLDG.-1 - RESIDENTIAL — FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) [ SR. NO. 9 (g) ]

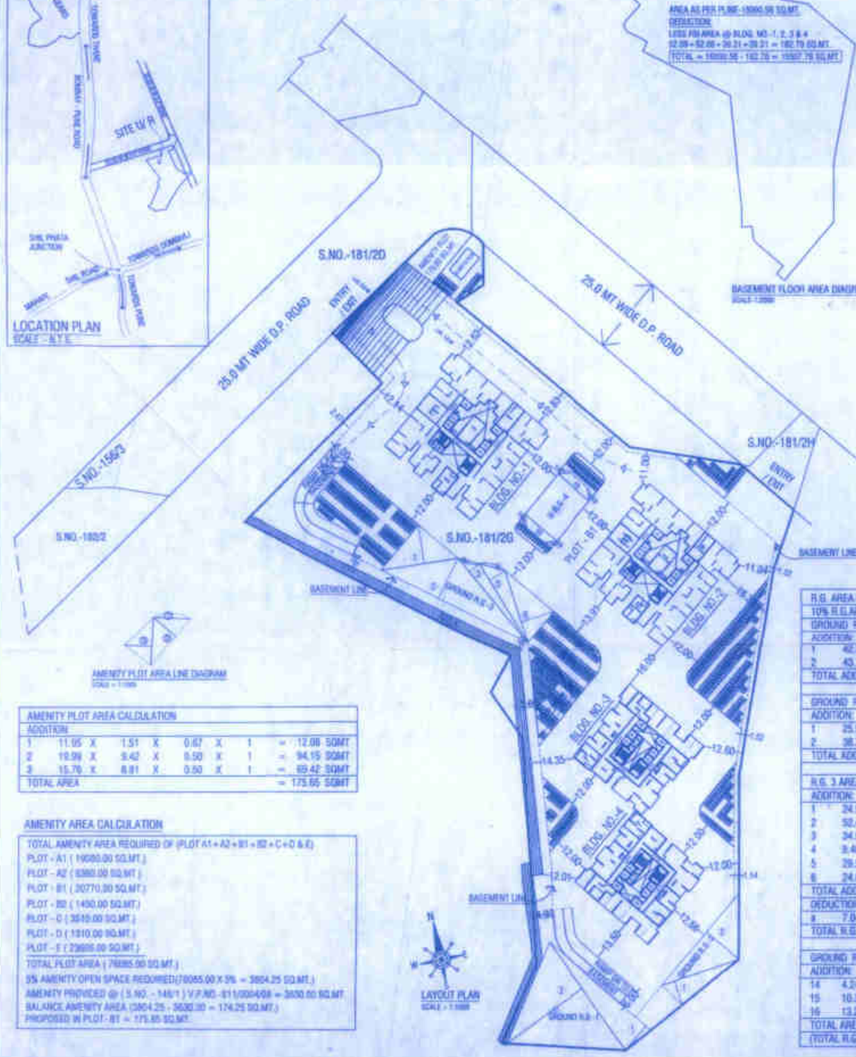
| BUILDING NO | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENT | AREA OF BALC. ATTACHED TO APARTMENT | TOTAL CARPET AREA OF APARTMENT | AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT |
|---|---|---|---|---|---|---|
| BUILDING -1 | TYPICAL FLOOR 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST | FLAT NO.- 01 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 18 FLR. = 1440.00 SQ.MT | —— |
| | | FLAT NO.- 02 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 18 FLR. = 1199.16 SQ.MT | |
| | | FLAT NO.- 03 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 18 FLR. = 1199.16 SQ.MT | |
| | | FLAT NO.- 04 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 18 FLR. = 1440.00 SQ.MT | |
| | | FLAT NO.- 05 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 18 FLR. = 1035.90 SQ.MT | |
| | | FLAT NO.- 06 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 18 FLR. = 1035.90 SQ.MT | |
| | | FLAT NO.- 07 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 18 FLR. = 1079.28 SQ.MT | |
| | | FLAT NO.- 08 | 50.29 SQ.MT | —— | 50.29 X 18 FLR. = 905.22 SQ.MT | |
| | | FLAT NO.- 09 | 50.29 SQ.MT | —— | 50.29 X 18 FLR. = 905.22 SQ.MT | |
| | | FLAT NO.- 10 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 18 FLR. = 1079.28 SQ.MT | |
| | | FLAT NO.- 11 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 18 FLR. = 1035.90 SQ.MT | |
| | | FLAT NO.- 12 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 18 FLR. = 1035.90 SQ.MT | |
| | REFUGE FLR 8TH, 13TH, 18TH, 23RD |  | | | | |
| | | FLAT NO.- 01 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 03 FLR. = 240.00 SQ.MT | |
| | | FLAT NO.- 02 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 03 FLR. = 199.86 SQ.MT | |
| | | FLAT NO.- 03 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 03 FLR. = 199.86 SQ.MT | |
| | | FLAT NO.- 04 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 03 FLR. = 240.00 SQ.MT | |
| | | FLAT NO.- 05 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 03 FLR. = 172.65 SQ.MT | |
| | | FLAT NO.- 06 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 03 FLR. = 172.65 SQ.MT | |
| | | FLAT NO.- 07 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 03 FLR. = 179.88 SQ.MT | |
| | | FLAT NO.- 08 | 50.29 SQ.MT | —— | 50.29 X 03 FLR. = 150.87 SQ.MT | |
| | | FLAT NO.- 09 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 03 FLR. = 179.88 SQ.MT | |
| | | FLAT NO.- 10 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 03 FLR. = 172.65 SQ.MT | |
| | | FLAT NO.- 11 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 03 FLR. = 172.65 SQ.MT | |
| | | FLAT NO.- 12 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 03 FLR. = 172.65 SQ.MT | |
| | | TOTAL = 249 FLATS | | —— | 15471.87 SQ.MT | —— |

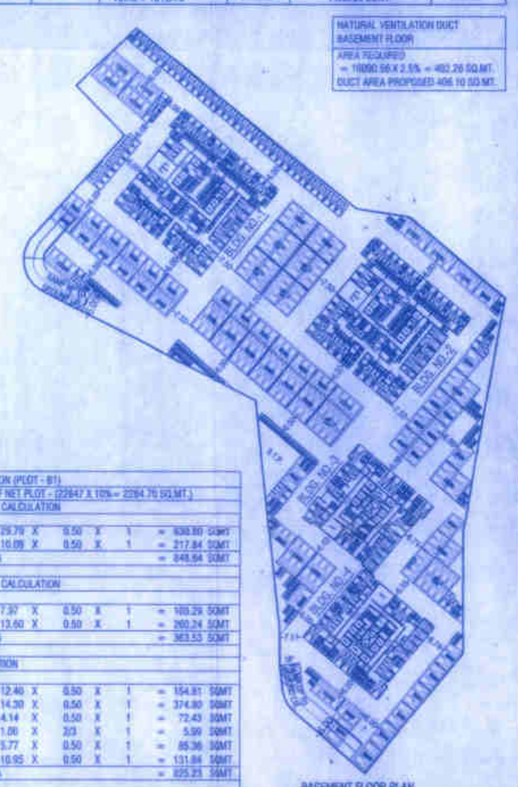
## BLDG.-2 - RESIDENTIAL — FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) [ SR. NO. 9 (g) ]

| BUILDING NO | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENT | AREA OF BALC. ATTACHED TO APARTMENT | TOTAL CARPET AREA OF APARTMENT | AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT |
|---|---|---|---|---|---|---|
| BUILDING -2 | TYPICAL FLOOR 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND, 34TH FLOOR | FLAT NO.- 01 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 28 FLR. = 2240.00 SQ.MT | —— |
| | | FLAT NO.- 02 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 28 FLR. = 1865.36 SQ.MT | |
| | | FLAT NO.- 03 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 28 FLR. = 1865.36 SQ.MT | |
| | | FLAT NO.- 04 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 28 FLR. = 2240.00 SQ.MT | |
| | | FLAT NO.- 05 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 28 FLR. = 1611.40 SQ.MT | |
| | | FLAT NO.- 06 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 28 FLR. = 1611.40 SQ.MT | |
| | | FLAT NO.- 07 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 28 FLR. = 1679.88 SQ.MT | |
| | | FLAT NO.- 08 | 50.29 SQ.MT | —— | 50.29 X 28 FLR. = 1408.12 SQ.MT | |
| | | FLAT NO.- 09 | 50.29 SQ.MT | —— | 50.29 X 28 FLR. = 1408.12 SQ.MT | |
| | | FLAT NO.- 10 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 28 FLR. = 1679.88 SQ.MT | |
| | | FLAT NO.- 11 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 28 FLR. = 1611.40 SQ.MT | |
| | | FLAT NO.- 12 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 28 FLR. = 1611.40 SQ.MT | |
| | REFUGE FLR 8TH, 13TH, 18TH, 23RD, 28TH, 33RD FLOOR | FLAT NO.- 01 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 06 FLR. = 480.00 SQ.MT | —— |
| | | FLAT NO.- 02 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 06 FLR. = 399.72 SQ.MT | |
| | | FLAT NO.- 03 | 61.05 SQ.MT | 5.57 SQ.MT | 66.62 X 06 FLR. = 399.72 SQ.MT | |
| | | FLAT NO.- 04 | 74.52 SQ.MT | 5.48 SQ.MT | 80.00 X 06 FLR. = 480.00 SQ.MT | |
| | | FLAT NO.- 05 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 06 FLR. = 345.30 SQ.MT | |
| | | FLAT NO.- 06 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 06 FLR. = 345.30 SQ.MT | |
| | | FLAT NO.- 07 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 06 FLR. = 359.76 SQ.MT | |
| | | FLAT NO.- 08 | 50.29 SQ.MT | —— | 50.29 X 06 FLR. = 301.74 SQ.MT | |
| | | FLAT NO.- 09 | 57.11 SQ.MT | 2.85 SQ.MT | 59.96 X 06 FLR. = 359.76 SQ.MT | |
| | | FLAT NO.- 11 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 06 FLR. = 345.30 SQ.MT | |
| | | FLAT NO.- 12 | 52.43 SQ.MT | 5.12 SQ.MT | 57.55 X 06 FLR. = 345.30 SQ.MT | |
| | | TOTAL = 402 FLATS | | —— | 25800.22 SQ.MT | —— |

## BLDG.-3 - RESIDENTIAL — FORM OF STATEMENT 3 (TO BE PRINTED ON PLAN) [ SR. NO. 9 (g) ]

| BUILDING NO | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENT | AREA OF BALC. ATTACHED TO APARTMENT | TOTAL CARPET AREA OF APARTMENT | AREA OF DOUBLE HT. TERRACE ATTACHED TO FLAT |
|---|---|---|---|---|---|---|
| BUILDING -3 | TYPICAL FLOOR 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND, 34TH FLOOR | FLAT NO.- 01 | 39.50 SQ.MT | —— | 39.50 X 28 FLR. = 1106.00 SQ.MT | —— |
| | | FLAT NO.- 02 | 39.50 SQ.MT | —— | 39.50 X 28 FLR. = 1106.00 SQ.MT | |
| | | FLAT NO.- 03 | 39.50 SQ.MT | —— | 39.50 X 28 FLR. = 1106.00 SQ.MT | |
| | | FLAT NO.- 04 | 39.50 SQ.MT | —— | 39.50 X 28 FLR. = 1106.00 SQ.MT | |
| | | FLAT NO.- 05 | 51.39 SQ.MT | —— | 51.39 X 28 FLR. = 1438.92 SQ.MT | |
| | | FLAT NO.- 06 | 51.39 SQ.MT | —— | 51.39 X 28 FLR. = 1438.92 SQ.MT | |
| | | FLAT NO.- 07 | 40.62 SQ.MT | —— | 40.62 X 28 FLR. = 1137.36 SQ.MT | |
| | | FLAT NO.- 08 | 40.62 SQ.MT | —— | 40.62 X 28 FLR. = 1137.36 SQ.MT | |
| | | FLAT NO.- 09 | 51.39 SQ.MT | —— | 51.39 X 28 FLR. = 1438.92 SQ.MT | |
| | | FLAT NO.- 10 | 51.39 SQ.MT | —— | 51.39 X 28 FLR. = 1438.92 SQ.MT | |
| | REFUGE FLR 8TH, 13TH, 18TH, 23RD, 28TH, 33RD FLOOR | FLAT NO.- 01 | 39.50 SQ.MT | —— | 39.50 X 06 FLR. = 237.00 SQ.MT | —— |
| | | FLAT NO.- 02 | 39.50 SQ.MT | —— | 39.50 X 06 FLR. = 237.00 SQ.MT | |
| | | FLAT NO.- 03 | 39.50 SQ.MT | —— | 39.50 X 06 FLR. = 237.00 SQ.MT | |
| | | FLAT NO.- 04 | 51.39 SQ.MT | —— | 51.39 X 06 FLR. = 308.34 SQ.MT | |
| | | FLAT NO.- 05 | 51.39 SQ.MT | —— | 51.39 X 06 FLR. = 308.34 SQ.MT | |
| | | FLAT NO.- 06 | 51.39 SQ.MT | —— | 51.39 X 06 FLR. = 308.34 SQ.MT | |
| | | FLAT NO.- 07 | 40.62 SQ.MT | —— | 40.62 X 06 FLR. = 243.72 SQ.MT | |
| | | FLAT NO.- 08 | 40.62 SQ.MT | —— | 40.62 X 06 FLR. = 243.72 SQ.MT | |
| | | FLAT NO.- 09 | 51.39 SQ.MT | —— | 51.39 X 06 FLR. = 308.34 SQ.MT | |
| | | FLAT NO.- 10 | 51.39 SQ.MT | —— | 51.39 X 06 FLR. = 308.34 SQ.MT | |
| | | TOTAL = 334 FLATS | | —— | 14466.30 SQ.MT | —— |



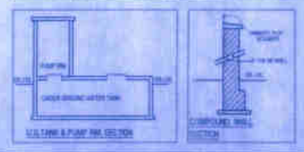



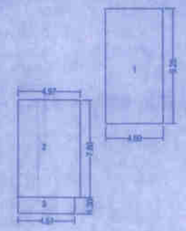

| AMENITY PLOT AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | | | |
| 1 | 11.05 | X | 1.51 | X | 0.67 | X | 1 | = | 12.08 SQMT |
| 2 | 10.99 | X | 9.42 | X | 0.50 | X | 1 | = | 94.15 SQMT |
| 3 | 15.76 | X | 8.81 | X | 0.50 | X | 1 | = | 69.42 SQMT |
| TOTAL AREA | | | | | | | | = | 175.65 SQMT |

### AMENITY AREA CALCULATION

TOTAL AMENITY AREA REQUIRED OF (PLOT A1 + A2 + B1 + B2 + C + D & E)
PLOT - A1 ( 19080.00 SQ.MT.)
PLOT - A2 ( 6380.00 SQ.MT.)
PLOT - B1 ( 20770.00 SQ.MT.)
PLOT - B2 ( 1450.00 SQ.MT.)
PLOT - C ( 3010.00 SQ.MT.)
PLOT - D ( 1310.00 SQ.MT.)
PLOT - E ( 23605.00 SQ.MT.)
TOTAL PLOT AREA ( 76095.00 SQ.MT.)
5% AMENITY OPEN SPACE REQUIRED(76095.00 X 5% = 3804.25 SQ.MT.)
AMENITY PROVIDED @ ( S.NO. - 146/1 ) V.P.NO.-511/0004/08 = 3630.00 SQ.MT.
BALANCE AMENITY AREA (3804.25 - 3630.00 = 174.25 SQ.MT.)
PROPOSED IN PLOT - B1 = 175.65 SQ.MT.

| R.G. AREA CALCULATION (PLOT - B1) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10% R.G.AREA REQ. OF NET PLOT - (22847 X 10%= 2284.75 SQ.MT.) | | | | | | | | | |
| GROUND R.G. 1 AREA CALCULATION | | | | | | | | | |
| ADDITION: | | | | | | | | | |
| 1 | 42.30 | X | 29.79 | X | 0.50 | X | 1 | = | 630.80 SQMT |
| 2 | 43.18 | X | 10.09 | X | 0.50 | X | 1 | = | 217.84 SQMT |
| TOTAL ADDITION AREA | | | | | | | | = | 848.64 SQMT |
| GROUND R.G. 2 AREA CALCULATION | | | | | | | | | |
| ADDITION: | | | | | | | | | |
| 1 | 25.62 | X | 7.37 | X | 0.50 | X | 1 | = | 189.29 SQMT |
| 2 | 38.27 | X | 13.60 | X | 0.50 | X | 1 | = | 260.24 SQMT |
| TOTAL ADDITION AREA | | | | | | | | = | 363.53 SQMT |
| R.G. 3 AREA CALCULATION | | | | | | | | | |
| ADDITION: | | | | | | | | | |
| 1 | 24.97 | X | 12.40 | X | 0.50 | X | 1 | = | 154.91 SQMT |
| 2 | 52.42 | X | 14.30 | X | 0.50 | X | 1 | = | 374.80 SQMT |
| 3 | 34.99 | X | 4.14 | X | 0.50 | X | 1 | = | 72.43 SQMT |
| 4 | 9.48 | X | 1.00 | X | 2/3 | X | 1 | = | 5.99 SQMT |
| 5 | 29.53 | X | 5.77 | X | 0.50 | X | 1 | = | 85.36 SQMT |
| 6 | 24.08 | X | 10.95 | X | 0.50 | X | 1 | = | 131.84 SQMT |
| TOTAL ADDITION AREA | | | | | | | | = | 825.33 SQMT |
| DEDUCTION: | | | | | | | | | |
| a | 7.04 | X | 0.93 | X | 2/3 | X | 1 | = | 4.36 SQMT |
| TOTAL R.G.-3 AREA | | | | | | | | = | 820.97 SQMT |
| GROUND R.G. 4 AREA CALCULATION | | | | | | | | | |
| ADDITION: | | | | | | | | | |
| 14 | 4.24 | X | 0.88 | X | 0.67 | X | 4 | = | 10.00 SQMT |
| 15 | 10.34 | X | 3.00 | X | 1 | X | 2 | = | 62.04 SQMT |
| 16 | 13.27 | X | 16.59 | X | 1 | X | 1 | = | 220.15 SQMT |
| TOTAL AREA | | | | | | | | = | 292.19 SQMT |
| (TOTAL R.G. AREA PROPOSED) | | | | | | | | = | 2325.22 SQMT |



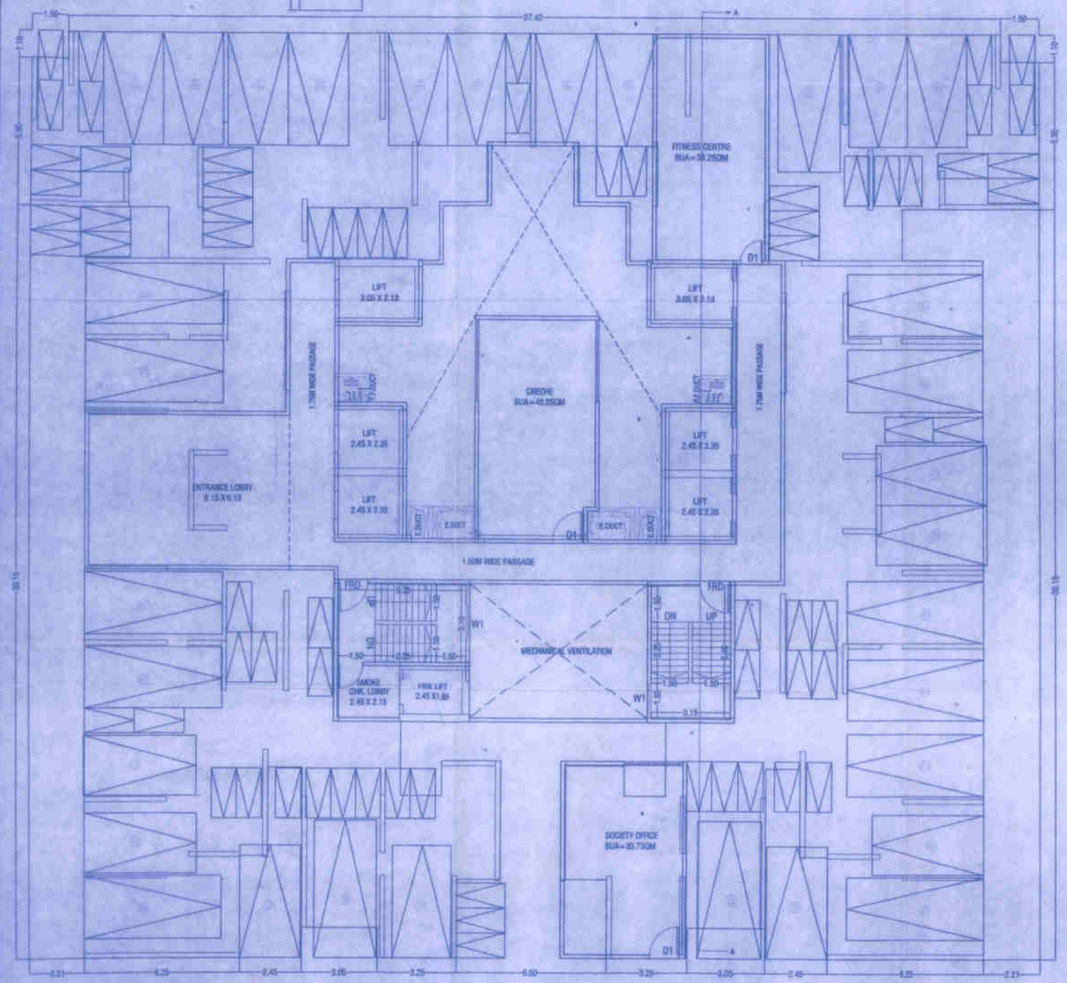


BUILT-UP AREA DIAGRAM OF GROUND FLOOR
SCALE 1:100

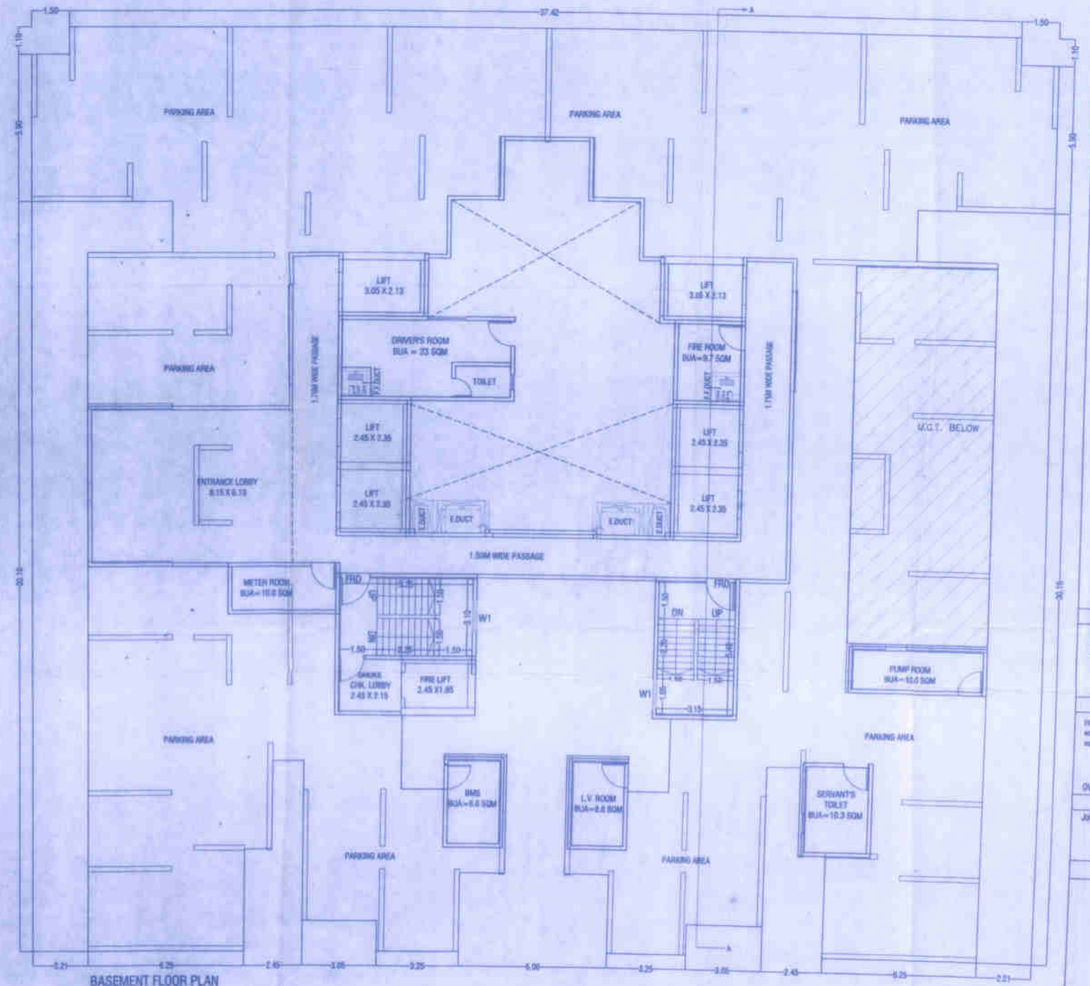
| BUILT-UP AREA CALCULATION - GROUND FLR. | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | | |
| 1 | 4.00 | X | 5.20 | X | 1 | = | 42.32 | SQMT |
| 2 | 4.87 | X | 7.80 | X | 1 | = | 38.27 | SQMT |
| 3 | 4.51 | X | 1.30 | X | 1 | = | 5.86 | SQMT |
| 4 | 5.00 | X | 7.90 | X | 1 | = | 39.50 | SQMT |
| TOTAL AREA | | | | | | = | 126.45 | SQMT |

BUILT-UP AREA DIAGRAM OF BASEMENT FLOOR
SCALE 1:200

| BUILT-UP AREA CALCULATION - BASEMENT FLR. | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITION | | | | | | | | |
| 1 | 6.90 | X | 2.22 | X | 1 | = | 15.32 | SQMT |
| 2 | 5.75 | X | 1.15 | X | 1 | = | 6.61 | SQMT |
| 3 | 2.90 | X | 3.52 | X | 1 | = | 10.21 | SQMT |
| 4 | 2.48 | X | 3.73 | X | 1 | = | 9.25 | SQMT |
| 5 | 2.85 | X | 3.75 | X | 1 | = | 10.69 | SQMT |
| TOTAL AREA | | | | | | = | 52.08 | SQMT |




GROUND FLOOR PLAN
SCALE 1:100




BASEMENT FLOOR PLAN
SCALE 1:100

PROFORMA - II | 2

BUILDING NO.-I = BASEMENT + GRD./ST.(PT.)+ 1ST TO 21ST FLOOR

CONTENTS OF SHEETS

BASEMENT & GROUND FLR. PLAN, AREA LINE DIAGRAM & AREA CALC.,

DESCRIPTION

PROPOSED BUILDINGS ON PLOT BEARING - S. NO.- 181/2G, 181/2H, 181/2D, 156/3, AT VILLAGE - SHILL , TAL.-DIST. - THANE.

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 511/0226/20
TMC/TDR-DPT/PBU. 3860/22 Dated 11/01/2022

Deputy Engineer (TDD) — Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

*मंजूर नकाशाप्रमाणे बांधकाम न करणे बाबत विकास नियंत्रण नियमावलीतील तरतुदीनुसार या नकाशाच्या दिनांकापासून दोन वर्षांत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाची कलम ५४ अनुसार स्थगिती नुसार आहे. स्थगिती बाबतीत सक्षम ते सी पिट व ए. जी. व्हॉल्व्ह यांचे दोन्ही नकाशे.

CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

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 of the work site.

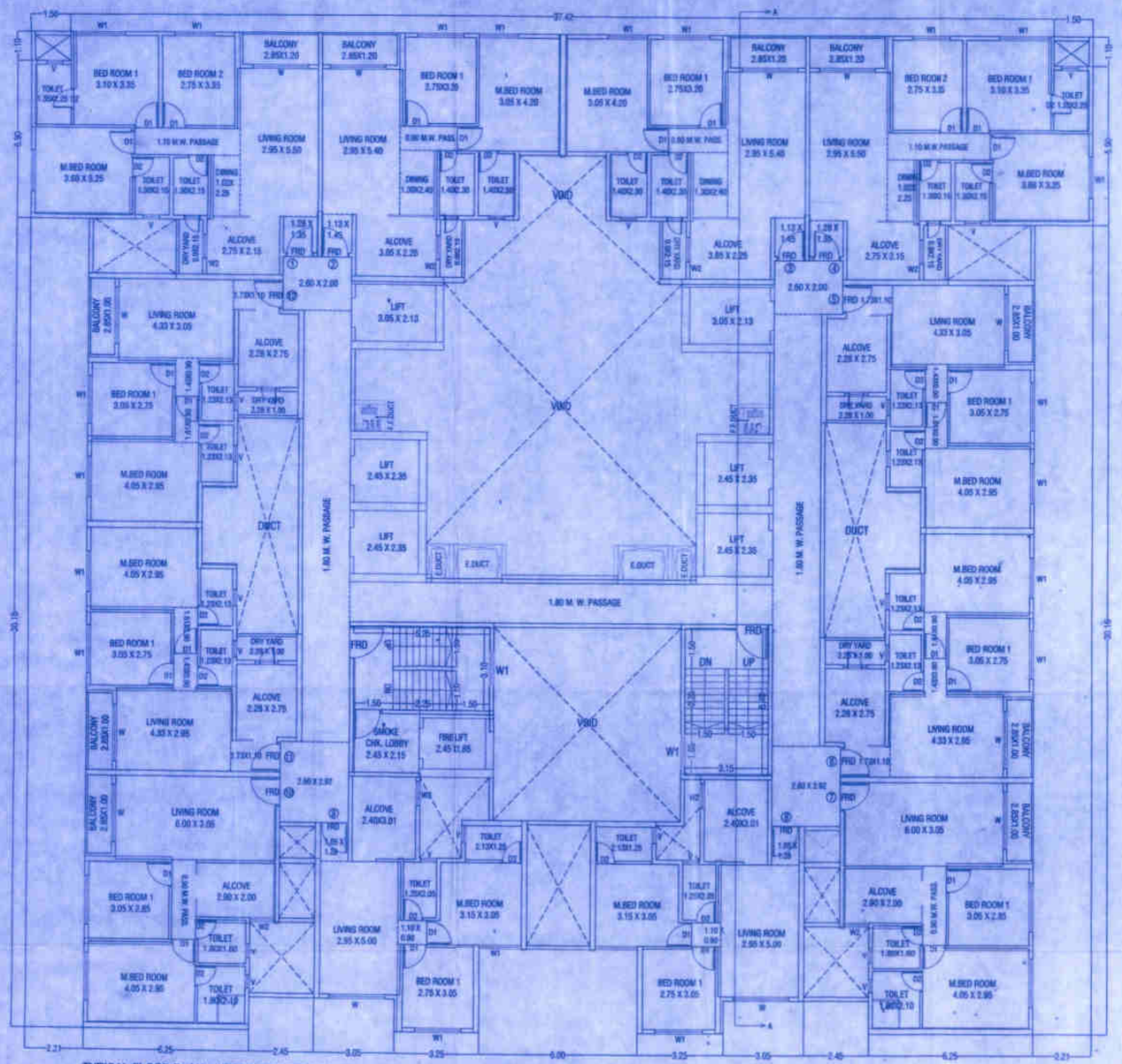
OWNER (S) name and signature - CHALLAGHATTA PARK PVT. LTD.

Architect/ Licensed Engineer/Supervisor name and signature

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

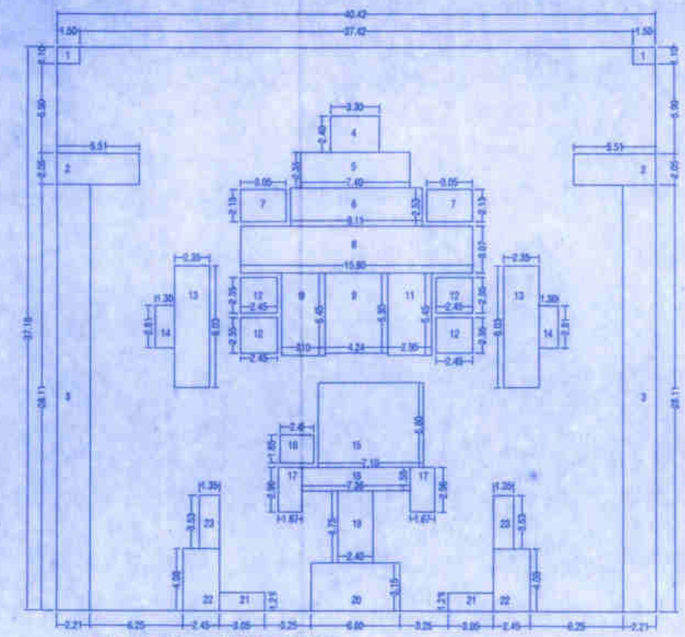
ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS
508, A Wing, Dev Corporis, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) 400 601
t. : 022-41008862 / 63 / 64, Email : 10foldsarchitects@gmail.com




TYPICAL FLOOR PLAN - 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST FLR.

SCALE 1:100



BUILT-UP AREA DIAGRAM OF TYPICAL FLOOR

SCALE 1:200

| BUILT-UP AREA CALC. OF TYPICAL FLOOR | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A | 37.16 | X | 40.42 | X | 1 | = | 1502.01 | SQMT | |
| TOTAL ADDITION AREA | | | | | | = | 1502.01 | SQMT | |
| DEDUCTION : | | | | | | | | | |
| 1 | 1.50 | X | 1.10 | X | 2 | = | 3.30 | SQMT | |
| 2 | 5.51 | X | 2.05 | X | 2 | = | 22.59 | SQMT | |
| 3 | 2.21 | X | 28.11 | X | 2 | = | 124.25 | SQMT | |
| 4 | 3.30 | X | 2.40 | X | 1 | = | 7.92 | SQMT | |
| 5 | 7.40 | X | 2.35 | X | 1 | = | 17.39 | SQMT | |
| 6 | 9.11 | X | 2.53 | X | 1 | = | 23.05 | SQMT | |
| 7 | 3.05 | X | 2.13 | X | 2 | = | 12.99 | SQMT | |
| 8 | 15.00 | X | 3.07 | X | 1 | = | 46.51 | SQMT | |
| 9 | 4.24 | X | 5.30 | X | 1 | = | 22.47 | SQMT | |
| 10 | 3.10 | X | 5.45 | X | 1 | = | 16.90 | SQMT | |
| 11 | 2.95 | X | 5.45 | X | 1 | = | 16.08 | SQMT | |
| 12 | 2.45 | X | 2.35 | X | 4 | = | 23.03 | SQMT | |
| 13 | 2.35 | X | 8.03 | X | 2 | = | 37.74 | SQMT | |
| 14 | 1.30 | X | 2.81 | X | 2 | = | 7.31 | SQMT | |
| 15 | 7.10 | X | 5.60 | X | 1 | = | 39.76 | SQMT | |
| 16 | 2.45 | X | 1.85 | X | 1 | = | 4.53 | SQMT | |
| 17 | 1.67 | X | 2.66 | X | 2 | = | 8.89 | SQMT | |
| 18 | 7.36 | X | 1.56 | X | 1 | = | 11.48 | SQMT | |
| 19 | 2.40 | X | 4.75 | X | 1 | = | 11.40 | SQMT | |
| 20 | 6.00 | X | 3.15 | X | 1 | = | 18.90 | SQMT | |
| 21 | 3.05 | X | 1.21 | X | 2 | = | 7.38 | SQMT | |
| 22 | 2.45 | X | 4.08 | X | 2 | = | 19.96 | SQMT | |
| 23 | 1.35 | X | 3.53 | X | 2 | = | 9.53 | SQMT | |
| TOTAL DEDUCTION AREA | | | | | | = | 516.38 | SQMT | |
| TOTAL AREA | | | | | | = | 985.63 | SQMT | |

PROFORMA - II | 3

BUILDING NO.-1 = BASEMENT + GRD./ST.(PT.)+ 1ST TO 21ST FLOOR

CONTENTS OF SHEETS

TYPICAL FLR. PLAN, AREA LINE DIAGRAM & AREA CALC.

DESCRIPTION

PROPOSED BUILDINGS ON PLOT BEARING - S. NO.- 181/2G, 181/2H, 181/2D, 156/3, AT VILLAGE - SHILL , TAL.-DIST. - THANE

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 511/0224/20
TMC/TD-DP/TP-Sr. 3860/22 Dated 11/01/2022

18/1/2022
Deputy Engineer (TDD)

18/1/2022
Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधान

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OWNER (S) name and signature - DHALAWAI PROPERTIES PVT. LTD.

Architect/ Licensed Engineer/Supervisor name and signature

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

ARCHITECT

10 FOLDS

ARCHITECTS & CONSULTANTS

506, A Wing, Dev Corporex, Eastern Express Highway,
Cadbury Junction, Khopat, Thane (W) 400 601.
t. : 022-41006882 / 83 / 84, Email : 10foldarchitects@gmail.com