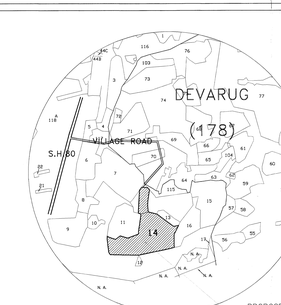
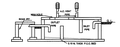
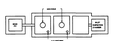


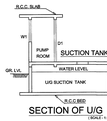
LOCATION PLAN
SCALE : 1:5000



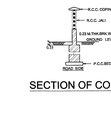
SECTION OF SEPTIC TANK
(SCALE - 1: 100)



PLAN OF SEPTIC TANK
(SCALE - 1: 100)



SECTION OF U/G
(SCALE - 1: 100)



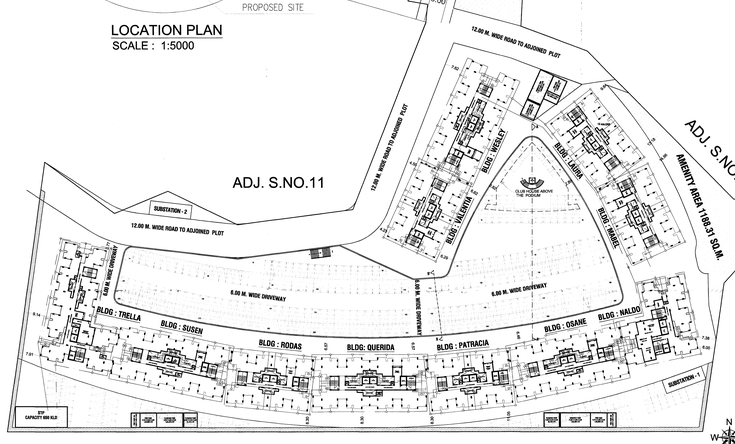
SECTION OF COMPOUND WALL
(SCALE - 1: 100)

AMENITY AREA CALCULATION		
1) 0.5 X 44.64 X10.54 X 1	=	235.25 SQ.MT
2) 0.5 X 97.93 X 16.75 X 1	=	820.16 SQ.MT
3) 0.5 X 58.95 X 6.18 X 1	=	182.16 SQ.MT
4) 0.5 X 42.82 X 9.73 X 1	=	208.32 SQ.MT
5) 0.5 X 29.88 X 18.13 X 1	=	270.86 SQ.MT
TOTAL	=	1716.75 SQ.MT
TOTAL AMENITY AREA (A)	=	1716.75 SQ.M.T
TOTAL AMENITY AREA(A+B)=		2905.06 SQ.M.T

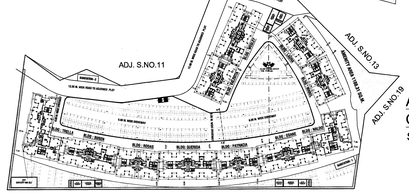
AMENITY AREA CALCULATION		
1) 0.5 X 29.46 X 17.70 X 1	=	260.72 SQ.MT
2) 0.5 X 24.50 X 14.59 X 1	=	178.72 SQ.MT
3) 0.5 X 18.66 X 2.83 X 1	=	26.40 SQ.MT
4) 0.5 X 16.86 X 2.77 X 1	=	23.35 SQ.MT
5) 0.5 X 15.96 X 3.77 X 1	=	30.08 SQ.MT
6) 0.5 X 14.52 X 2.32 X 1	=	16.84 SQ.MT
7) 0.5 X 4.24 X 1.21 X 1	=	2.57 SQ.MT
8) 0.5 X 19.40 X 7.19 X 1	=	69.74 SQ.MT
9) 0.5 X 11.05 X 13.58 X 1	=	75.02 SQ.MT
10) 0.5 X 13.58 X 6.30 X 1	=	42.77 SQ.MT
11) 0.5 X 6.35 X 8.67 X 1	=	27.52 SQ.MT
12) 0.5 X 8.67 X 6.08 X 1	=	26.35 SQ.MT
13) 0.5 X 13.23 X 4.40 X 1	=	29.10 SQ.MT
14) 0.5 X 53.43 X 8.29 X 1	=	221.46 SQ.MT
15) 0.5 X 17.06 X 1.00 X 1	=	8.53 SQ.MT
16) 0.5 X 7.90 X 2.30 X 1	=	9.08 SQ.MT
17) 0.5 X 7.99 X 2.37 X 1	=	9.46 SQ.MT
18) 0.5 X 14.30 X 4.00 X 1	=	28.60 SQ.MT
19) 0.5 X 11.23 X 3.15 X 1	=	17.68 SQ.MT
20) 0.5 X 7.53 X 2.01 X 1	=	7.57 SQ.MT
21) 0.5 X 8.07 X 2.00 X 1	=	8.07 SQ.MT
22) 0.5 X 11.61 X 5.27 X 1	=	30.59 SQ.MT
23) 0.5 X 17.57 X 4.24 X 1	=	38.09 SQ.MT
TOTAL	=	1188.31 SQ.MT
TOTAL PLOT AREA(B)	=	1188.31 SQ.M.T

PROPOSED BUILDING (RESIDENTIAL)

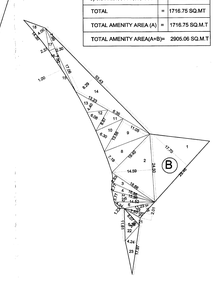
BUILDING NAME (1)	WING (2)	HEIGHT (3)	FLOOR (4)	GROUND (5)	1ST (6)	2ND (7)	3RD (8)	4TH (9)	5TH (10)	6TH (11)	7TH (12)	8TH (13)	9TH (14)	10TH (15)	11TH (16)	12TH (17)	13TH (18)	14TH (19)	TOTAL (20=5+6+7+8+9+10+11+12+13+14+15+16+17+18+19)	STILT AREA (21)
LAURA	—	45.00	GR. (PT.) + 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
MEBEL	—	45.00	GR. (PT.) + 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
NALDO	—	45.00	GR. (PT.) + 14 UPPER	146.38	393.30	393.30	393.30	393.30	393.30	393.30	393.30	338.31	393.30	393.30	393.30	393.30	338.31	393.30	5542.60	286.41
OSANE	—	45.00	GR. (PT.) + 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
PATRACIA	—	45.00	GR. (PT.) + 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
QUERIDA	—	45.00	GR. (PT.) + 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
RODAS	—	45.00	GR. (PT.) + 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
SUSEN	—	45.00	GR. (PT.) + 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
TRELLA	—	45.00	GR. (PT.) + 14 UPPER	102.79	573.90	573.90	573.90	573.90	573.90	573.90	573.90	518.93	573.90	573.90	573.90	573.90	518.93	573.90	8027.45	486.90
VELENTIA	—	45.00	GR. (PT.) + 14 UPPER	10.88	386.33	386.33	386.33	386.33	386.33	386.33	386.33	348.24	386.33	386.33	386.33	386.33	348.24	386.33	5343.32	320.90
WISLEY	—	45.00	GR. (PT.) + 14 UPPER	12.00	519.06	519.06	519.06	519.06	519.06	519.06	519.06	464.62	519.06	519.06	519.06	519.06	464.62	519.06	7169.96	454.68
TOTAL BUA OF (A TO K BLDGS.)			GR. (PT.) + 14 UPPER	339.57	4456.03	4456.03	4456.03	4456.03	4456.03	4456.03	4456.03	3992.30	4456.03	4456.03	4456.03	4456.03	3992.30	4378.05	68966.49	4196.53



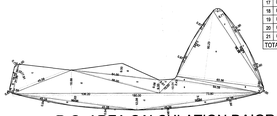
LAYOUT PLAN
SCALE : 1:500



BLOCK PLAN
SCALE : 1:1000



AMENITY AREA CALCULATION DAIGRAM
SCALE : 1:500



R.G. AREA CALCULATION DAIGRAM
SCALE : 1:1000

R.G. AREA CALCULATION			
ADDITIONS			
1	0.5 X 6.81 x 1.08 x 1	=	3.31 SQ.MT
2	0.5 X 66.22 x 5.70 x 1	=	188.39 SQ.MT
3	0.5 X 62.78 x 3.80 x 1	=	119.30 SQ.MT
3A	0.5 X 31.85 x 0.90x 2	=	28.66 SQ.MT
4	0.5 X 4.22 x 1.00 x 1	=	2.11 SQ.MT
5	0.5 X 63.36 x 3.90 x 1	=	123.55 SQ.MT
6	0.5 X 63.36 x 50.22 x 1	=	1591.29 SQ.MT
7	0.5 X 54.13 x 2.67 x 1	=	72.26 SQ.MT
7A	0.5 X 27.23 x 0.67 x 2	=	18.23 SQ.MT
8	0.5 X 54.38 x 2.43 x 1	=	77.86 SQ.MT
9	0.5 X 73.80 x 10.01 x 1	=	369.37 SQ.MT
10	0.5 X 185.20 x 12.08 x 1	=	1087.20 SQ.MT
11	0.5 X 45.28 x 0.94 x 4	=	85.13 SQ.MT
12	0.5 X 90.36 x 3.03 x 2	=	273.79 SQ.MT
13	0.5 X 15.00 x 6.81 x 1	=	45.90 SQ.MT
14	0.5 X 66.00 x 9.06 x 1	=	298.98 SQ.MT
15	0.5 X 66.20 x 9.00 x 1	=	298.00 SQ.MT
16	0.5 X 108.20 x 16.68 x 1	=	885.71 SQ.MT
17	0.5 X 46.00 x 18.00 x 1	=	414.00 SQ.MT
18	0.5 X 4.60 x 0.77 x 1	=	1.94 SQ.MT
19	0.5 X 19.75 x 2.22 x 1	=	20.81 SQ.MT
20	0.5 X 27.56 x 2.94 x 1	=	38.62 SQ.MT
21	0.5 X 4.15 x 0.83 x 1	=	1.72 SQ.MT
TOTAL R.G. AREA		=	6027.58 SQ.M.T

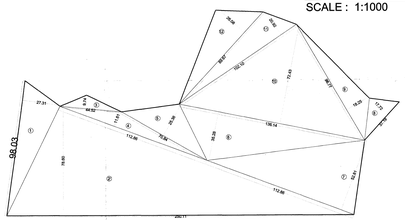
PLINE AREA SUMMARY				
FLOOR	BLDG. - TRELLA PROPOSED BUILDING (SQ.M.T)	BLDG. - OSANE , QUERIDA, SUSEN, WISLEY PROPOSED BUILDING (SQ.M.T)	BLDG. - LAURA, MEBEL, PATRICIA, RODAS, VELENTIA PROPOSED BUILDING (SQ.M.T)	BLDG. - NALDO PROPOSED BUILDING (SQ.M.T)
GROUND	102.79	12.00	10.88	146.38
FIRST	573.90	519.06	386.33	393.30
SECOND	573.90	519.06	386.33	393.30
THIRD	573.90	519.06	386.33	393.30
FOURTH	573.90	519.06	386.33	393.30
FIFTH	573.90	519.06	386.33	393.30
SIX	573.90	519.06	386.33	393.30
SEVEN	573.90	519.06	386.33	393.30
EIGHTH	518.93	464.62	348.24	338.31
NINTH	573.90	519.06	386.33	393.30
TENTH	573.90	519.06	386.33	393.30
ELEVENTH	573.90	519.06	386.33	393.30
TWELFTH	573.90	519.06	386.33	393.30
THIRTEENTH	518.93	464.62	348.24	338.31
FOURTEENTH	573.90	519.06	386.33	393.30
TOTAL PER BLDG. (A)	8027.45	7169.96	5343.32	5542.60
NO. OF BLDG. (B)	1	4	5	1
TOTAL (A x B)	8027.45	28679.84	26716.60	5542.60
TOTAL BUILT-UP AREA	68966.49 SQ.MT.			

REQUIREMENT OF SANITARY BLOCK,DRIVER'S ROOM & FITNESS CENTER						
ADDITIONAL REQUIREMENT CLAUSE 32.5 (UDCPR)	AREA FOR GIVEN NO. OF TENEMENTS	AREA TO BE PROVIDED ADDITIONAL SAFA (13%)	NO. OF CLASS	REQUIRED AREA 1.5 FOR	PROVIDED AREA 1.5 FOR
SANITARY BLOCK	3	FOR EVERY ADDITIONAL 300 AREA	1	1.5	20.00
DRIVER'S RESTAURANT & FITNESS CENTER (TOTAL BUILT-UP AREA EXCEPTING STILT PARKING)	12	FOR EVERY ADDITIONAL 500 AREA	1	1.5	40.00
	30	FOR EVERY ADDITIONAL 500 AREA	1	1.5	40.00

TOTAL PARKING REQUIRMENT TABLE																		
	NUMBER OF TENAMENTS	PARKING REQUIRED		5% VISITORS PARKING			MULTIFLUTING FACTOR AS 8.22 TABLE No. 8(C)=2.4			PARKING PROVIDED		
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENTEMENT WITH 140 SQ.M TENAMENT HAVING CARPET AREA EQUAL TO AR ABOVE 40 SQ.MT. BUT LESS THAN 30 SQ.MT.	606	303	606	15.15	30.3	318.4	636.8	127	254	127	254
				318.15	636.3	127.2	254.4				
				SAY = 318	SAY =636	127	127	SAY = 254			
				318	636	127	254				
WITH 140 SQ.MT. TENAMENT WITH 140 SQ.MT. TENAMENT HAVING CARPET AREA EQUAL TO AR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.	504	302	1510	15.1	75.5	317.4	1587.0	127	635	127	635
				317.1	1585.5	126.8	634.4				
				SAY = 317	SAY =1586	SAY = 127	SAY = 634				
				317	1586	127	634				
TOTAL NO. OF BLDG.	1210	605	2116	15	222	254					
REQUIRED PARKING				635	2222	254		888		254	888

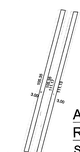
REQUIRED SCOOTER PARKING CONVERTED IN CAR PARKING = 888 / 6 =148 NOS.
REQUIRED CAR PARKING = 254 + 148 = 402 NOS.
PROVIDED CAR PARKING = 246 NOS. IN STILT
PROVIDED CAR PARKING = 348 NOS. BELOW R.G. PODIUM & OPEN SPACE
TOTAL CAR PARKING PROVIDED = 594 NOS.

PLOT AREA CALCULATION			
1) 0.5 X 96.03 X 27.31 X 1	=	1308.58 SQ.MT	
2) 0.5 X 250.11 X 78.80 X 1	=	9829.31 SQ.MT	
3) 0.5 X 44.32 X 9.74 X 1	=	216.82 SQ.MT	
4) 0.5 X 112.86 X 11.81 X 1	=	665.14 SQ.MT	
5) 0.5 X 70.84 X 25.36 X 1	=	898.24 SQ.MT	
6) 0.5 X 136.14 X 35.28 X 1	=	2401.86 SQ.MT	
7) 0.5 X 112.86 X 52.81 X 1	=	2980.06 SQ.MT	
8) 0.5 X 37.18 X 17.72 X 1	=	329.41 SQ.MT	
9) 0.5 X 96.77 X 18.25 X 1	=	883.02 SQ.MT	
10) 0.5 X 136.14 X 72.43 X 1	=	4930.31 SQ.MT	
11) 0.5 X 102.10 X 20.92 X 1	=	1067.96 SQ.MT	
12) 0.5 X 89.67 X 26.08 X 1	=	1169.29 SQ.MT	
TOTAL		= 26700.00 SQ.MT	
TOTAL PLOT AREA		= 26700.00 SQ.M.T	



PLOT AREA CALCULATION DAIGRAM
SCALE : 1:1000

ROAD WIDENING AREA CALCULATION		
1) (111.17+111.13)3.00 X0.5	=	333.45 SQ.MT
2) (105.35+105.30)3.00 X0.5	=	316.05 SQ.MT
TOTAL ROAD WIDENING AREA	=	649.50 SQ.MT



AREA UNDER ROAD WIDENING
SCALE : 1:1000

AREA STATEMENT		
1 . Area of Plot (minimum area of a,b,c to be considered)		26700.00 SQ.MT
		3000.00 SQ.MT
(a) As per ownership document (7/12 CTS extract)		same as above
(b) as per measurement sheet		same as above
(c) as per site		same as above
TOTAL PLOT AREA		29700.00 SQ.MT
2. Deductions for		
(a) Proposed Road widening area		649.50 SQ.MT
(b) Any D.P. Reservation Area		NIL
Total (a+b)		649.50 SQ.MT
3. Balance area of plot (1-2a)		29050.05 SQ.MT.
4. Amenity Space (if applicable)		
(a) Required- 10%		2905.05 SQ.MT.
(b) Adjustment of 2(b), if any-		NIL
(c) Proposed		2905.06 SQ.MT.
5. Net Plot Area (3-4(c))		26144.99 SQ.MT.
6. Recreational Open Space (if applicable)		
(a) Required- 10%		2970.00 SQ.MT.
(b) Proposed-		6027.58 SQ.MT.
7. Internal Road Area		NIL
8. Plotable Area (if applicable)		NIL
9. Buildup area of with reference to Basic F.S.I as per front road width (sr.no.,Subsidiz FSI) 26144.99 X 1.00		28759.49 SQ.MT
10. Addition of FSI on payment of premium		-
(a) Maximum permissible premium FSI- Based on road width/ TOD zone		NIL
(b) Proposed FSI on payment of premium. 0.30 (30700.00 X 0.30)		8910.00 SQ.MT
11. In- situ FSI / TDR loading		NIL
Maximum permissible premium TDR loading - based on road width / TOD zone (0.6)		
(a) In-situ area against road (1.0x Sr.no.2(a)), if any		649.50 SQ.MT.
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.no. 4(b) and or (c))		5810.12 SQ.MT.
(c) TDR area-		NIL
(d) Total in-situ/ TDR loading proposed (11(a+b+c))		6459.62 SQ.MT.
12. Additional FSI area under chapter No.7		N.A.
13. Total entitlement of FSI in the proposal		
(a) (9+10(b)+11(d))or 12 whichever is applicable		44129.62 SQ.MT
(b) Ancillary area FSI upto 60% with payment of charges for residential (60%)		26477.46 SQ.MT
(c) Total entitlement (a+b)		70607.08 SQ.MT
14. Maximum utilization limit of FSI (building potential) permissible as per road width (1.8) x Total plot area(Sr.No.5 1 or 0.2 or 0.3 or 0.4 as applicable)x 1.8 or 1.85		2.00
15. Total Builtup Area In Proposal.(excluding area at sr.no.17b)		
(a) Existing Built-up Area.		NIL
(b) Proposed Built-up Area (as per P-line)		68966.49 SQ.MT
(c) Total (a+b)		68966.49 SQ.MT
16. FSI Consumed (15/13) (should not be more than sanctioned. 15 above)		NIL
17. Area of Inclusive Housing ,if any		NIL
(a) Required (20% of sr.no.5)		NIL
(b) Proposed		NIL

LAYOUT

REMARKS OF ADTP, THANE.

DRAWING SHEET NO: 1/12

CONTENT:=LOCATION= BLOCK PLAN =LAYOUT= PLOT AREA CALCULATION DIA=ADDITIONAL OPEN SPACE DIA.=AMENITY SPACE AREA DIA=OPEN SPACE AREA DIA= EXISTING OLD MUMBAI AGRA ROAD =AREA CALCULATION DIA=AREA NOT IN POSSESSION AREA CALCULATION DIA=R.G. AREA CALCULATION DIA=ADDITIONAL OPEN SPACE DIA.=AMENITY SPACE,OPEN SPACE,EXISTING OLD MUMBAI AGRA ROAD,AREA NOT UNDER POSSESIONN,COMMERICAL AREA STATEMENT= TOTAL BUILDUP AREA STATEMENT= FORM OF STATEMENT (1) & (2)= SUMMARY=PARKING STATEMENT=SEPTICK TANK DETAILS

मंजूरीचे पत्र क्र. ठाणेवि/ठाणे मा.म.प्र.क्षे.प्रा./ 3 / 2022
मंजूरीचे दिनांक Date- 31/03/2022 नविन आदेश अन्वये
मुदत दिनांक तसेच इतर अटीकरीता पहा
सहायक संचालक नगररचना ठाणे महानगर प्रदेश.

सहायक संचालक,
नगर रचना, ठाणे.

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 document of Ownership/T.P Scheme Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ structural Engineer/Supervisor

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED RESIDENTIAL BUILDING COMPLEX
ON PLOT BEARING S.NO. 14/1
AT VILLAGE -BAPGAON, TALUKA - BHIWANDI, DISTRICT - THANE.

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.

Owners Name and Signature

NAME AND SIGNATURE OF OWNER

OWNER:-

MIS ARIHANT SUPERSTRUCTURES LTD.

NAME AND SIGNATURE OF P.O.A.

M-01

DATE	DRG NO.	SCALE	DRAWN BY	JOB NO.	CHECKED BY
10-03-2022	M- 01 / R- 03	AS STATED	NIMKAR	963	PRADEEP

NAME & SIGN OF ARCHITECT

PRASHANTI CHAVAN
CA/96/22810

ARCHITECT
KALA VASTU
ARCHITECTS INTERIORS
DEVELOPERS & PLANNERS
102, JANKI NIWAS,
GHANTALI MANDIR ROAD,
THANE(W)