

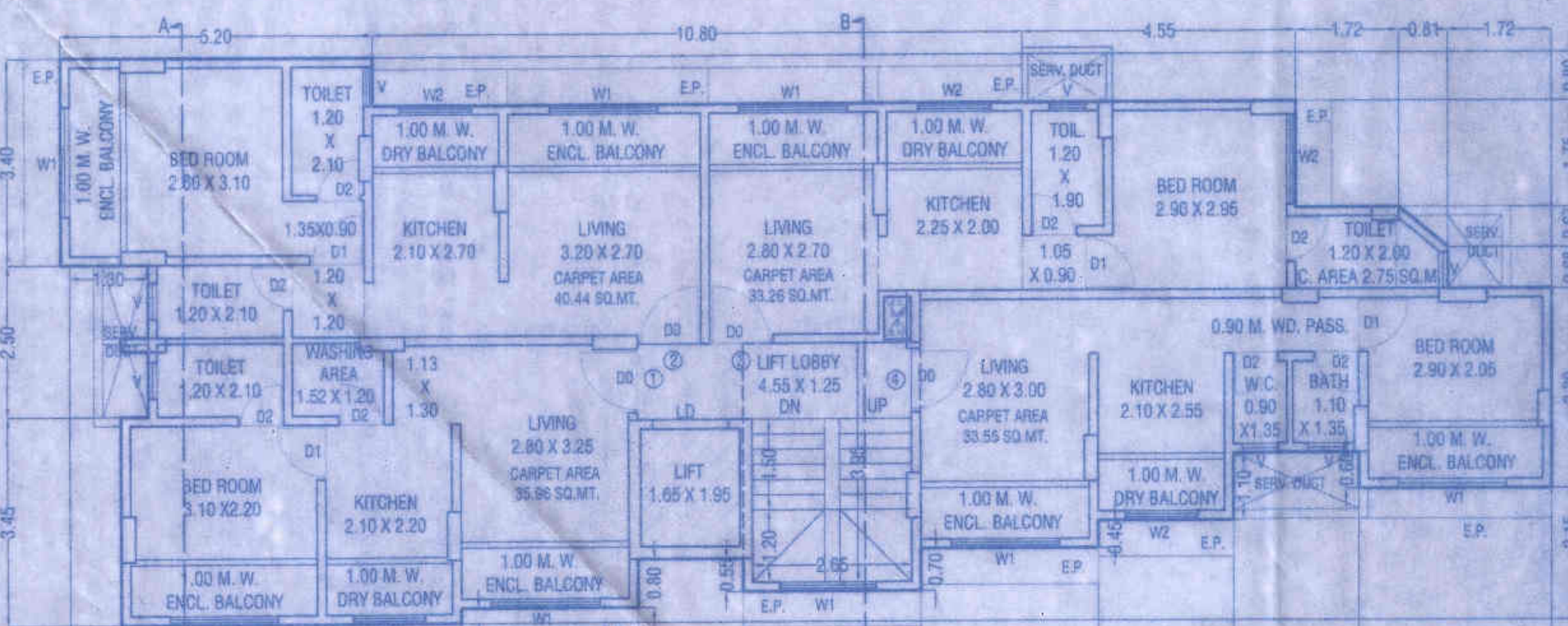
Form of Statement 3(Sr. No. 9 (a)) AREA DETAILS OF APARTMENT					
BLDG. NO.	FLOOR NO.	SHOPS / APARTMENT NO.	CARPET AREA OF APARTMENT / SHOPS	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
1	GR FLOOR	SHOP NO.-1	29.37	NIL	NIL
		SHOP NO.-2	28.64		
		TOTAL	58.01		
		MULTIPURPOSE RM. 1	12.92		
	1ST TO 7TH FLOOR	MULTIPURPOSE RM. 2	24.06		
		TOTAL	36.98		
	TOTAL - 08 FLRS.	1	35.96	NIL	NIL
		2	40.44		
		3	33.26		
		4	33.55		
		TOTAL	143.21		

BLDG. NO.	FLOOR NO.	SHOPS / APARTMENT NO.	CARPET AREA OF APARTMENT / SHOPS	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
2	1ST TO 7TH FLOOR	1	53.95	0.00	NIL
		2	56.24	3.48	
		3	63.06	3.05	
		4	45.49	2.47	
		TOTAL	218.74	9.00	

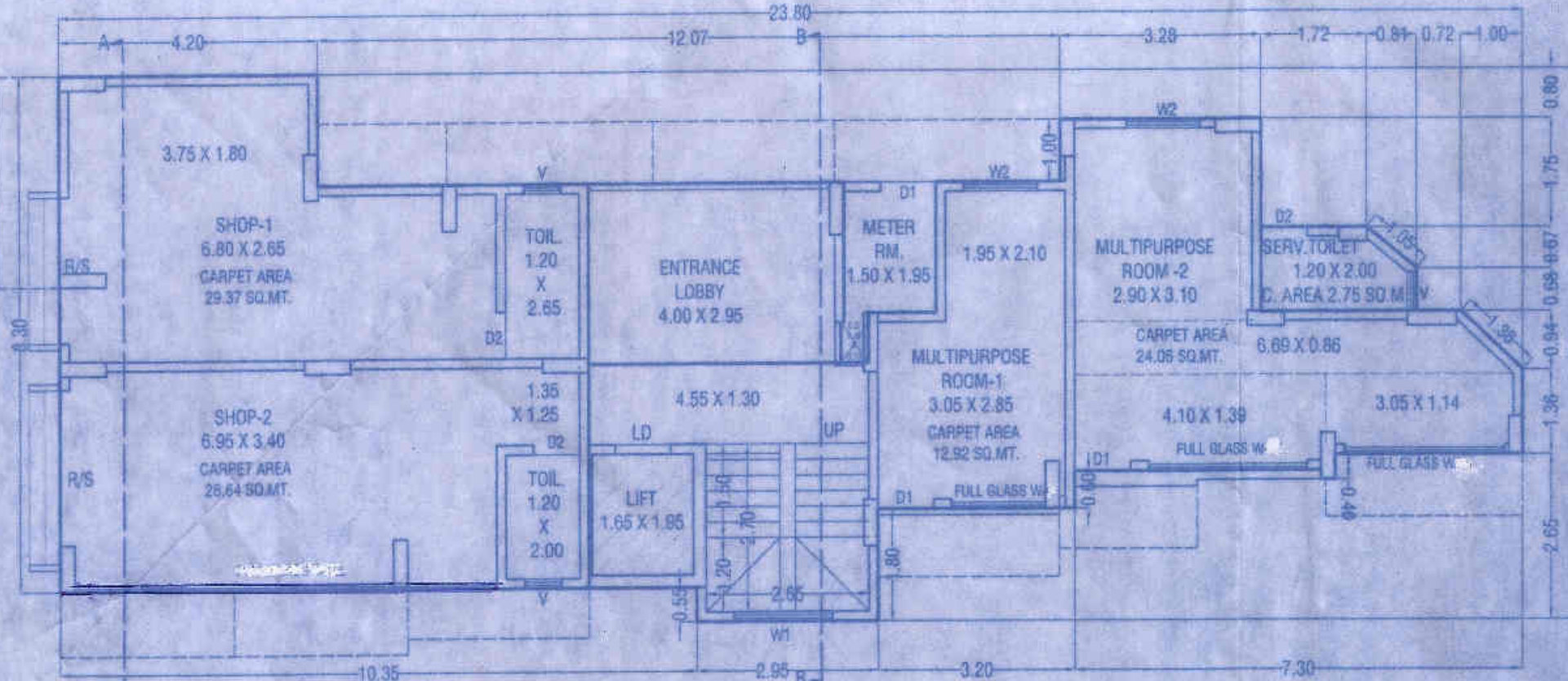
BLDG. NO.	FLOOR NO.	SHOPS / APARTMENT NO.	CARPET AREA OF APARTMENT / SHOPS	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
3	1ST TO 7TH FLOOR	1	53.02	0.00	NIL
		2	59.49	3.05	
		3	43.91	0.00	
		4	42.75	0.00	
		TOTAL	198.67	3.05	

PARKING AREA STATEMENT					
One parking space for every		Required parking as per UDPR		Proposed parking	
		Motor vehicle	Scoter	Motor Vehicle	Scoter
For every two tenements with each tenement having carpet area less than 30 Sq.m.		0	1	2	2
For every 2 tenements with each tenement having carpet area less than 40 sq. m. but more than 30 sq.m.		1	2	21	21
For every 2 tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq.m.		1	2	63	63
Total				86	86
5% For visitor parking				2	4
Total required parking (Res)				44	90
Comm - For every 100 Sq.m Shops		2	6	58.01	1
SHOP		0	0	0	0
Total required parking				45	93
Composite Parking Conversion				0	0.00
Revised Parking Req as per conversion				0	0
Composite Parking Conversion				11	-65
Revised Parking Req as per conversion				56	27
Total proposed parking				58	29

Proposed Parking Location Summary			
Sr.No	LOCATION	4 Wheelers (Big)	2 Wheelers
1	OPEN PARKING	0	14
2	STILT	34	15
3	PARKING TOWER	10	0
Total Proposed Parking		44	29

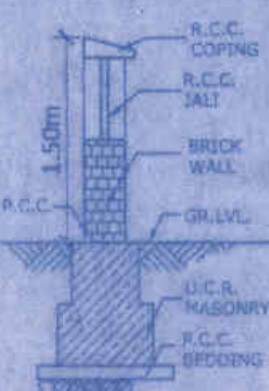


TYPICAL FLOOR PLAN (1ST TO 7TH FLR.)-BLDG. NO.1
SCALE - 1:100

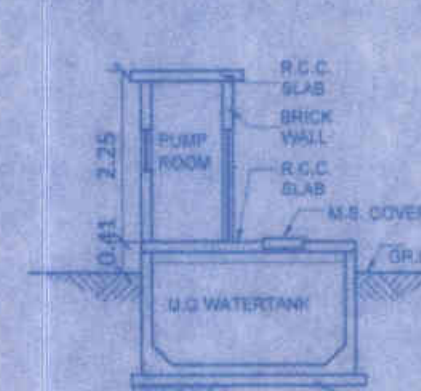


GROUND FLOOR PLAN (COMM.)-BLDG. NO.1
SCALE - 1:100

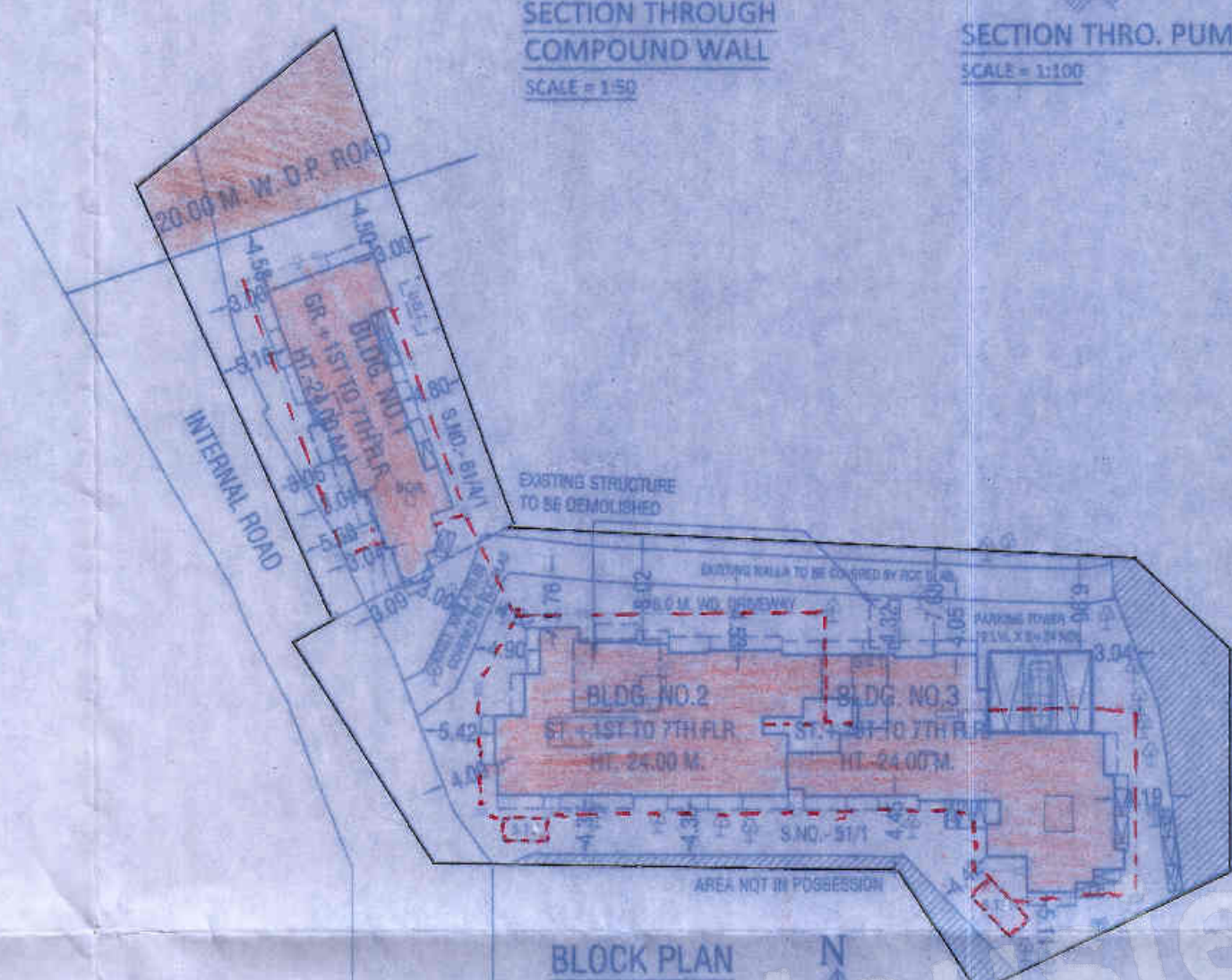
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF BLDGS AS PER OUTER CONSTRUCTION LINE
BLDG-1	GR. FLOOR	63.46
	1ST FLOOR	1273.57
	2ND FLOOR	1853.76
	3RD FLOOR	1775.18
	4TH FLOOR	4902.51
	5TH FLOOR	4965.97
	6TH FLOOR	461.43
	7TH FLOOR	479.88
	TOTAL	171.93
	TOTAL FSI AREA (1+2)	461.43
BLDG-2	GR. FLOOR	63.46
	1ST FLOOR	1273.57
	2ND FLOOR	1853.76
	3RD FLOOR	1775.18
	4TH FLOOR	4902.51
	5TH FLOOR	4965.97
	6TH FLOOR	461.43
	7TH FLOOR	479.88
	TOTAL	171.93
	TOTAL FSI AREA (1+2)	461.43
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	5TH FLOOR	4965.97
	6TH FLOOR	461.43
	7TH FLOOR	479.88
	TOTAL	171.93
	TOTAL FSI AREA (1+2)	461.43



SECTION THROUGH COMPOUND WALL
SCALE - 1:50



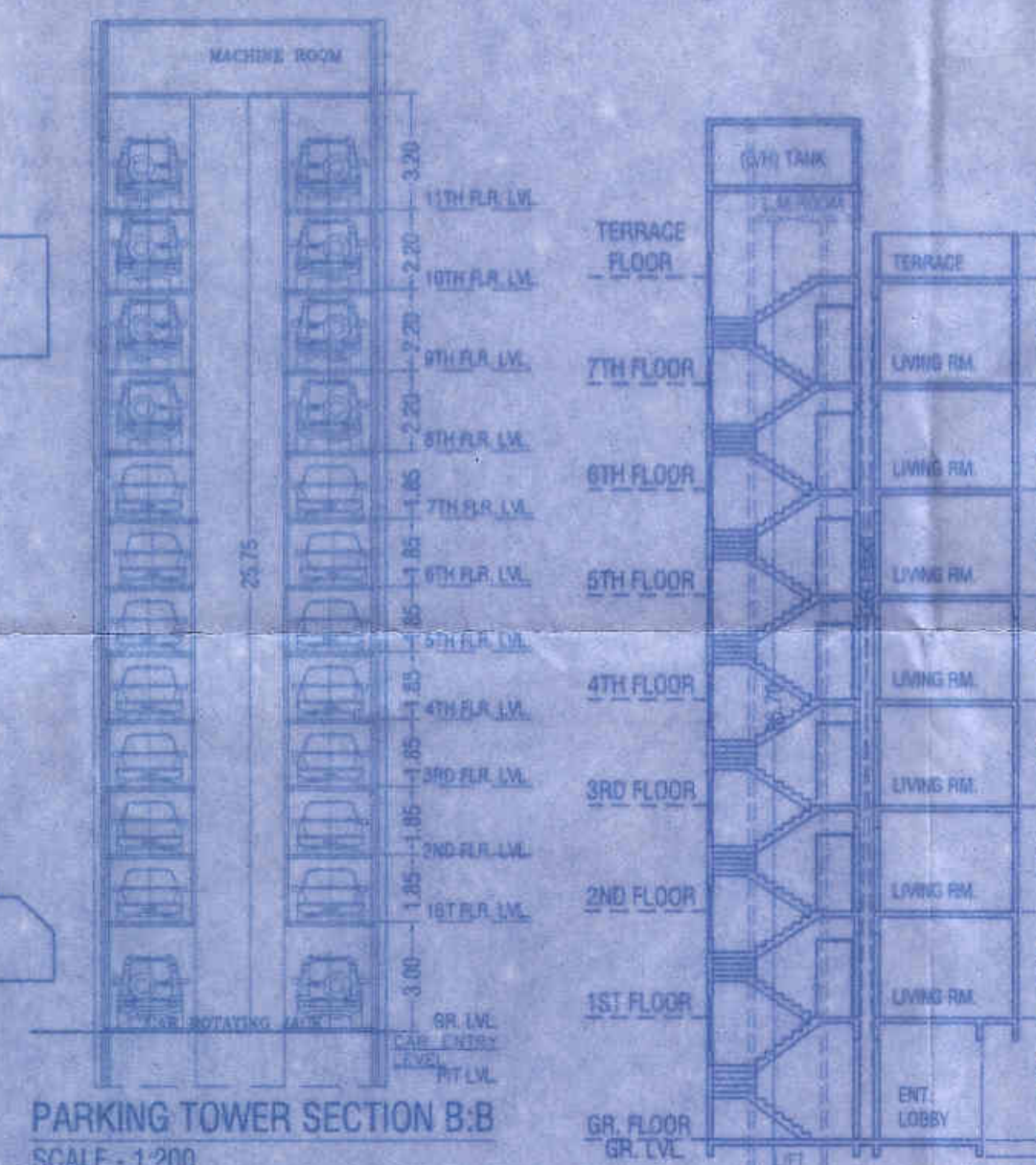
SECTION THRO. PUMP RM.
SCALE - 1:100



BLOCK PLAN
SCALE - 1:500

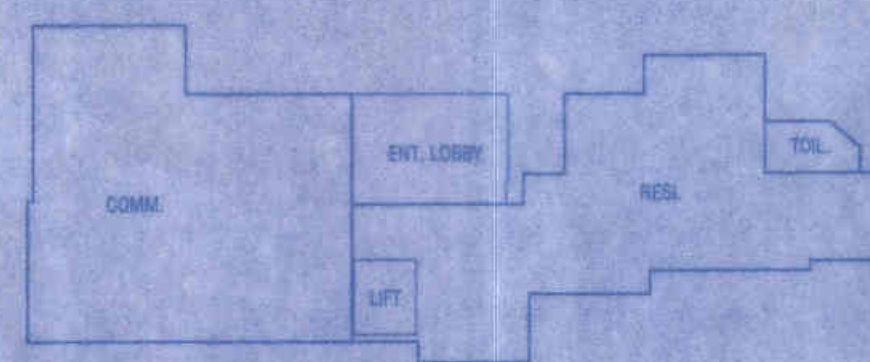
S.NO.	S. NO. H. NO.	AREA AS PER 7/12 EXTRACT (1)	AREA AS PER PLINE (2)	AREA UNDER 20.0 M. D.P. RD. (3)	AREA UNDER NOT IN POSSESSION (4)	NET AREA CONSI. FOR PROPOSAL (1+3+4)
1	61/4/1	560.00 SQ.MT.	607.40 SQ.MT.	169.33 SQ.MT.	---	390.67 SQ.MT.
1	51/1	1570.00 SQ.MT.	1594.54 SQ.MT.	165.18 SQ.MT.	1404.82 SQ.MT.	1404.82 SQ.MT.
TOTAL		2130.00 SQ.MT.	2201.94 SQ.MT.	165.18 SQ.MT.	1404.82 SQ.MT.	1795.49 SQ.MT.

PLOT AREA CALCULATION			
AREA UNDER 20.0 M. W.D. ROAD			
ADDITION (A)			
1	20.91	X	5.12
2	20.91	X	10.12
TOTAL			150.33
AREA UNDER RESI.			
ADDITION (B)			
1	12.05	X	14.29
2	12.05	X	1.51
3	11.35	X	12.33
TOTAL			153.79
TOTAL AREA S.NO. 61/4/1 (A+B)			607.40



B/U DIAGRAM OF TYPICAL FLOOR PLAN
(1ST TO 7TH FLR.) - BLDG. NO.1
SCALE - 1:200

ADDITION PLINE AREA (TYPICAL FLOOR) - 171.93 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 3.53 SQ.MT. (B)
TOTAL NET PLINE BUILT UP AREA ON GR. FLOOR (A - B) - 171.93 SQ.MT.



B/U DIAGRAM OF GROUND FLR. - BLDG. NO.1
(COMM. + RESI.) SCALE - 1:200

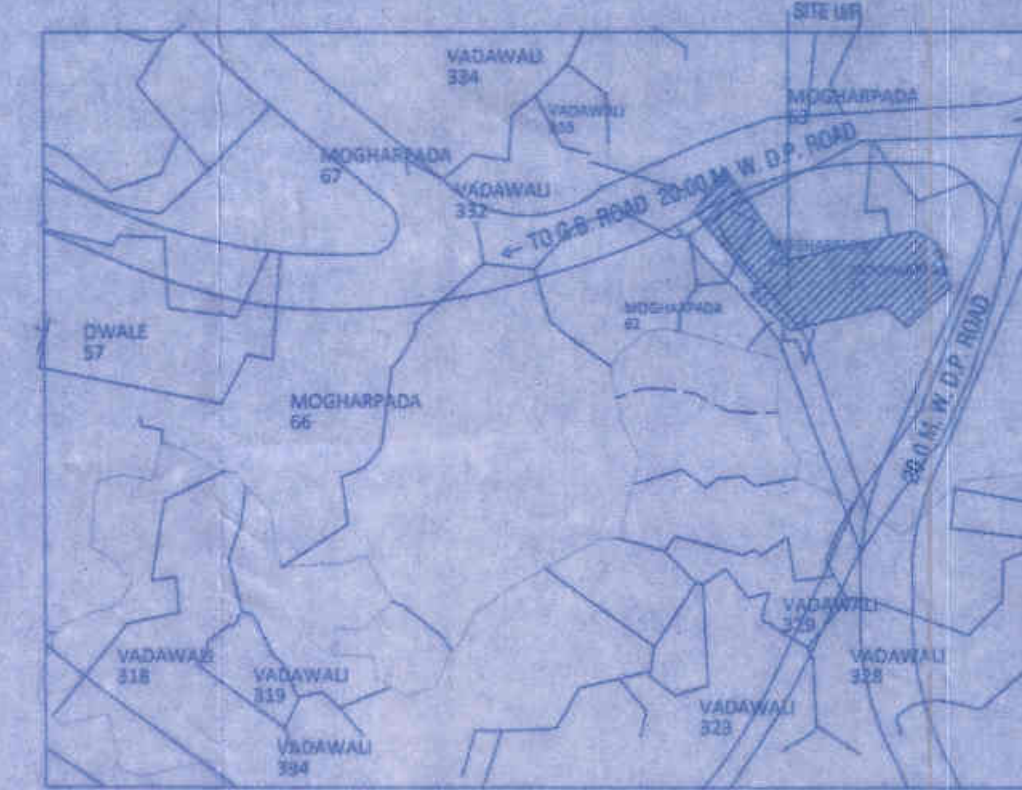
ADDITION PLINE AREA (GR. FLR. COMM.) - 63.46 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 0.00 SQ.MT. (B)
GR. FLOOR MUR. BUILT UP AREA - 63.46 SQ.MT. (A-B)
TOTAL AREA - 72.37 SQ.MT. (A+B)
1. ENTRANCE LOBBY AREA - 12.00 SQ.MT.
2. SERVANT TOILET AREA - 3.14 SQ.MT.



MULTILEVEL PARKING TOWER-1 PLAN
SCALE - 1:200
NO. OF PARKING - 24 NOS.

FOR ANCILLARY F.S.I. WORKING TABLE

19 TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL			
a) 19+10(0)+11(0) OR 12 WHICHEVER IS APPLICABLE			
b) NET BUI AREA			
c) PERMISSIBLE ANCILLARY AREA F.S.I. UP TO 60% OR 80%			
d) ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES			
e) TOTAL PROPOSED OUTER P-LINE AREA (21+61)			
f) TOTAL ENTITLEMENT (4902.51 + 63.46)			
g) BALANCE NET BUI F.S.I. AREA (a - f)			
h) MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERM. AS PER ROAD WIDTH (as per Regulation No. 6.1 OR 6.2 OR 6.4 as applicable) (1.6 or 1.8)			
TOTAL BUI AREA IN PROPOSAL (EXCLUDING AREA AT S. NO. 170)			



LOCATION PLAN
SCALE - N.T.S.

BLDG. - 1 1/2

PROFORMA - II CONTENT OF SHEET

FLOOR PLANS, BUILT UP AREA DIAGRAM, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, U/G. TANK & PUMP RM. PARKING STATEMENT, SECTION - B-B.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON LAND BEARING OLD S. NO. 60 & NEW S. NO. 61/4/1, S. NO. 51/1 AT VILLAGE VADAWALI TAL. & DIST. THANE (W.)

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V-2, S-66, 10383123
TMC/7D-8/17/14457/23 Dated: 14.12.2023

Thane Municipal Corporation
The City of Thane

PROFORMA - I

A	AREA STATEMENT	SQ. MTS.
1	a. AREA OF PLOT (AS PER 7/12)	2120.00
1	b. AREA OF PLOT (AS PER PL. METHOD)	2201.94
1	c. AREA CONSIDERED AS PER SITE	2120.00
2	DEDUCTIONS FOR:	
2	a. AREA UNDER 20.0 M. W.D. P. ROAD	159.33
2	b. AREA UNDER RESERVATION	0.00
2	c. AREA UNDER NOT IN POSSESSION	165.18
2	d. TOTAL AREA (a+b+c)	324.51
3	BALANCE AREA OF PLOT (1-2)	1795.49
4	AMENITY OPEN SPACE (If applicable)	
4	a) REQUIRED	0.00
4	b) ADJUSTMENT OF 2(b), IF ANY	0.00
4	c) BALANCE PROPOSED	0.00
5	NET PLOT AREA (3-4)	1795.49
6	RECREATION OPEN SPACE (If applicable)	
6	a) REQUIRED	0.00
6	b) PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (If applicable)	0.00
9	BUI AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10)	1975.04
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
10	a) MAX. PERM. PREMIUM F.S.I. BASED ON ROAD WIDTH / TOD ZONE (10-60000)	977.41
10	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	805.62
11	IN-SITU F.S.I. / T.O.R. LOADINGS	
11	a) IN-SITU AREA AGAINST D.P. ROAD (2 X SR. NO. 2 (a))	316.66
11	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.65 X SR. NO. 4 (b) AND OR (c))	---
11	c) BALANCE NORMAL T.O.R. AREA - (1954.82 X 0.90) - 32% SLUM TOR = 1954.82 X 0.90 - 1795.34 SQ.MT. - 527.80 SQ.MT. FOR SLUM TOR = 1759.34 SQ.MT. - 527.80 SQ.MT. = 1231.54 SQ.MT. FOR NORMAL TOR	---
11	d) TOTAL IN-SITU / TOR LOADING PROPOSED (11(a) + (b) + (c))	---
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	3099.32
13	a) 19+10(0)+11(0) OR 12 WHICHEVER IS APPLICABLE	3099.32
13	b) ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	1868.65
13	c) TOTAL ENTITLEMENT (a + b) (1868.65 + 3099.32)	4965.97
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERM. AS PER ROAD WIDTH (as per Regulation No. 6.1 OR 6.2 OR 6.4 as applicable) (1.6 or 1.8)	4965.97
15	TOTAL BUI AREA IN PROPOSAL (EXCLUDING AREA AT S. NO. 170)	4965.97
16	IF BUI CONSUMED (15/15) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1:00

CERTIFICATE OF AREA

REFERENCE ON AND THAT THE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER DIMENSIONS OF THE SITES, ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS SOLELY METERED AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

OWNER'S DECLARATION

(We undersigned hereby confirm that We would abide by plans approved by Authority / Collector / Who would approve the structures as per approved plans. Also We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

NAME OF THE OWNER / DEVELOPER

M/S GAURAV LAND CORPORATION

MR. MUKESH P. DEDHIA

MR. GAURAV D. DEDHIA

DATE: 20.06.2023

JOB. NO.: SA-00000

SIGNED BY: NAME INITIALS

FOR SCAPES

DRAWN BY: VJAY

CHECKED BY: A. NILAM

SCALE AS SHOWN

NOTES -

OUTER FSI PLINE AREA SHOWN THUS

DUCT, VOID DEDUCTION PLINE AREA SHOWN THUS

NOT IN POSSESSION AREA SHOWN IN PROPOSED WORK SHOWN IN PINK

BOUNDARY OF THE PLOT SHOWN IN BLACK

DRAINAGE LINE SHOWN IN RED DOTTED

STRUCTURE WOULD BE R.C.C. FRAME

ALL EXT. WALLS ARE 15 CM THK CONC.

ALL INT. WALLS ARE 15 CM THK BRICK

ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL

Scapes architects planners

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Scapes earth, gurp cottage, opp. bhaskar mandir, panchohadi, Thane (W)-400602

VP/01/NILAM/DHRAJ BHAY (SURVEY NO. 61-51/1)-MUNICIPAL NO. 51661/20.06.2023 REVISD MUNICIPAL SET AS PER UDPR.dwg

PROFORMA - II

CONTENT OF SHEET

TY. FLOOR PLAN (1ST TO 7TH), BUILT UP AREA DIAGRAM & AREA CALCULATION, SECTION A-A & B-B, B/U AREA & TENANT SUMMARY & TERRACE FLR. PLAN

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON LAND BEARING OLD S.NO. 50 & NEW S. NO. 61/4/1 S. NO. 51/1 AT VILLAGE VADAVAILAL & DIST. THANE (W.)

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 5061.0289/23
TMC/TO-DP/17/4453/23 dated..14.12.2023

Thane Municipal Corporation
The City of Thane

सावधान
अनुमति प्राप्त न होकर न कोई काम न करे न बंधन
विक्रय के लिए न भूखण्ड न भूखण्ड न भूखण्ड न भूखण्ड
पत्राचार न भूखण्ड न भूखण्ड न भूखण्ड न भूखण्ड
अनुमति न भूखण्ड न भूखण्ड न भूखण्ड न भूखण्ड
न भूखण्ड न भूखण्ड न भूखण्ड न भूखण्ड

B/U DIAGRAM OF TYPICAL FLOOR - BLDG. NO.2

(1ST TO 7TH FLR.)

SCALE - 1:200

ADDITION PLINE AREA (TYPICAL FLOOR) - 277.34 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 13.89 SQ.MT. (B)
TOTAL NET PLINE BUILT UP AREA ON PER FLOOR (A - B) - 263.45 SQ.MT.

ADDITION PLINE AREA (TYPICAL FLOOR) - 252.93 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 9.35 SQ.MT. (B)
TOTAL NET PLINE BUILT UP AREA ON PER FLOOR (A - B) - 243.58 SQ.MT.

B/U DIAGRAM OF TYPICAL FLOOR - BLDG. NO.3

(1ST TO 7TH FLR.)

SCALE - 1:200

TERRACE FLOOR PLAN - BLDG. NO.2 & 3

SCALE - 1:200

SECTION 1+1 STACK

SCALE - 1:200

SECTION 1PIT+2 STACK

SCALE - 1:200

SUBSCRIPTION	BLDG. NO. 1,2 & 3 REQUIRED	PROVIDED
1) FITNESS CENTRE, CRECHE, SOCIETY OFFICE CLUB LETTER BOX ROOM, ADEQUATE AREA OF ABOUT 20 SQ.M IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300 FLATS.	100 flats 20 sq.mt. 85 / 100 = 0.85 0.85 X 20 = 17.20 FLATS-85 NOS REQ. 17.20 SQ.M.	SOCIETY OFF CLUB LETTER BOX RM 42.48 SQ.MT.
2) SANITARY BLOCK FOR SERVANTS HAVING MINIMUM AREA OF 3 SQ.M. IN SCHEMES HAVING MINIMUM 100 FLATS & THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 200 FLATS.	100 flats 3.00sq.mt. 85 / 100 = 0.85 0.85 X 3 = 2.55 FLATS-85 NOS REQ. 2.55 SQ.M.	SERVANTS TOIL. 6.25 SQ.MT.
3) DRIVERS ROOM OF SIZE 12 SQ.M. WITH ATTACHED TOILET IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.	100 flats 12.0 sq.mt. 85 / 100 = 0.85 0.85 X 12 = 10.32 FLATS-85 NOS REQ. 10.32 SQ.M.	DRIVERS ROOM 13.50 SQ.MT.

TYPICAL FLOOR PLAN (1ST TO 7TH FLR.)-BLDG. NO.2

SCALE - 1:100

TYPICAL FLOOR PLAN (1ST TO 7TH FLR.)-BLDG. NO.3

SCALE - 1:100

STILT FLOOR PLAN -BLDG. NO.2

SCALE - 1:100

STILT FLOOR PLAN -BLDG. NO.3

SCALE - 1:100

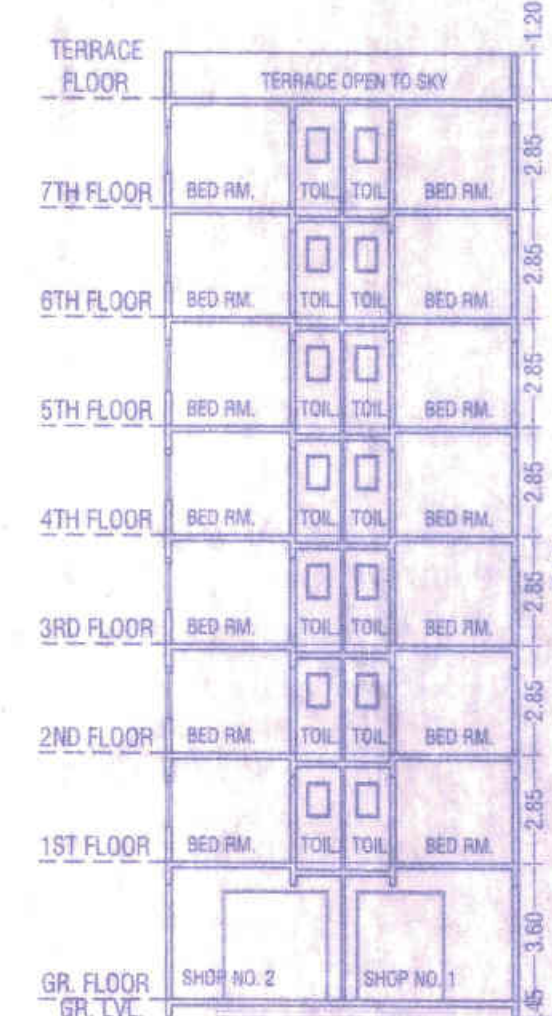
B/U DIAGRAM OF STILT FLOOR - BLDG. NO.2

SCALE - 1:200

B/U DIAGRAM OF STILT FLOOR - BLDG. NO.3

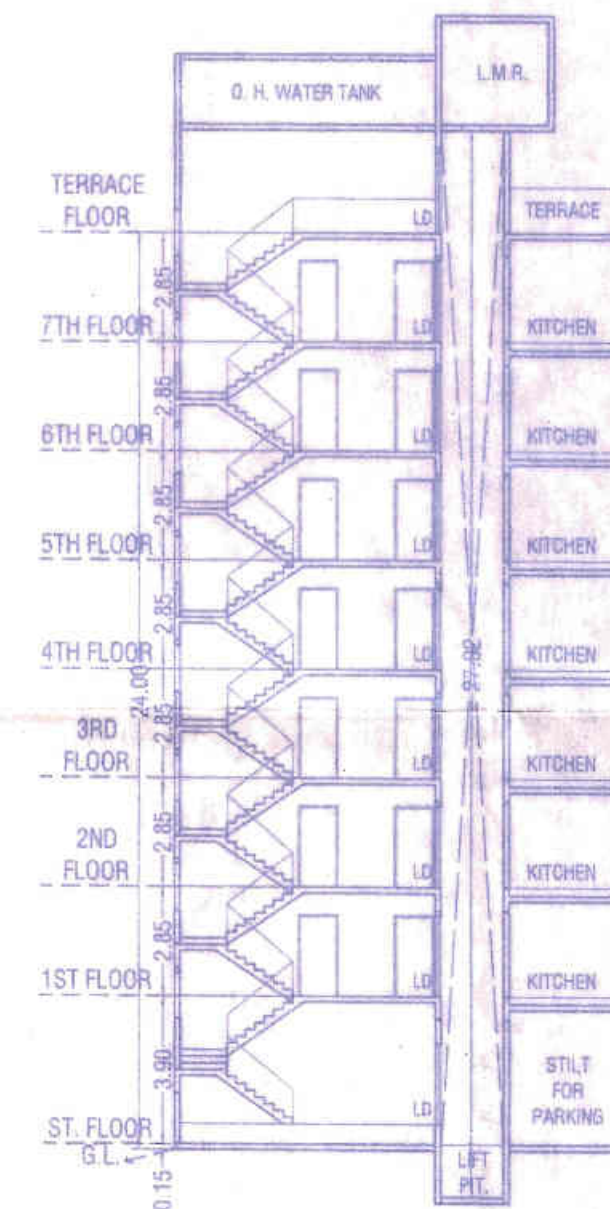
SCALE - 1:200

GR. FLOOR MIN. BUILT UP AREA - 70.12 SQ.MT. (1+2+3+4)
1. ENTRANCE LOBBY AREA - 11.02 SQ.MT.
2. FITNESS CENTRE, CRECHE, SOCIETY OFFICE CLUB LETTER BOX ROOM AREA - 42.48 SQ.MT. (AS PER RULE NO 9.31 REQ. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 20.00 SQ.MT.)
3. SERVANT TOILET AREA - 3.11 SQ.MT. (AS PER RULE NO 9.31 REQ. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 3.00 SQ.MT.)
4. DRIVERS ROOM AREA - 13.50 SQ.MT. (AS PER RULE NO 9.31 REQ. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 12.00 SQ.MT.)



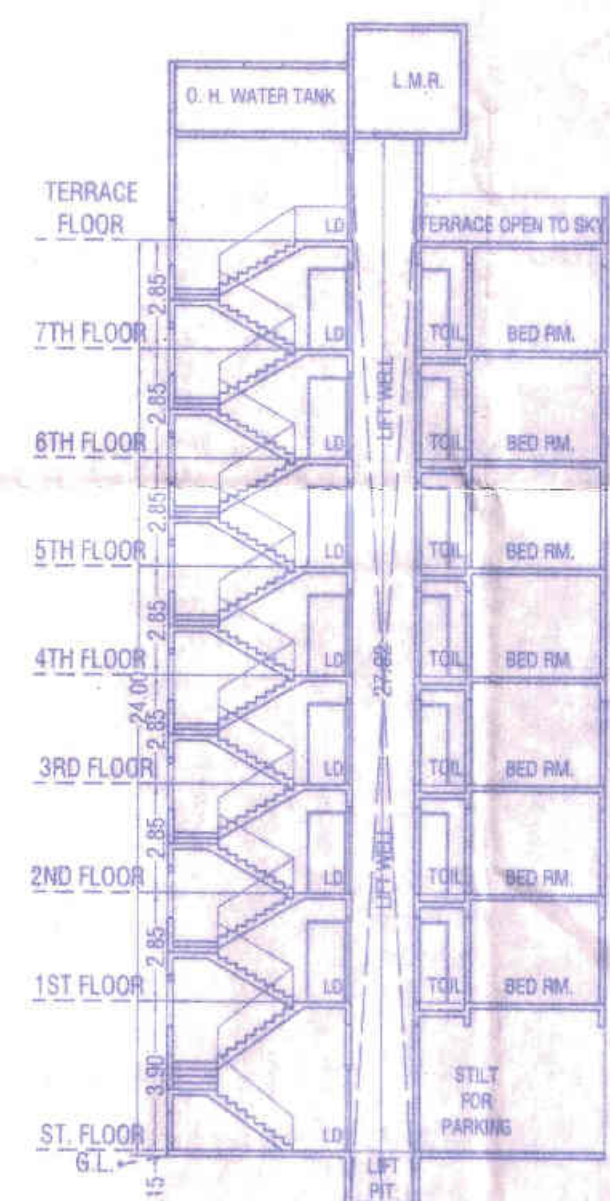
SECTION A-A (BLDG. NO.1)

SCALE - 1:200



SECTION A-A' (BLDG.-2)

SCALE - 1:200



SECTION B-B' (BLDG.-3)

SCALE - 1:200

NOTES :-

OUTER FSI PLINE AREA SHOWN THUS
DUCT, VOID DEDUCTION PLINE AREA SHOWN THUS

SCHEDULE OF DOOR & WINDOWS

DOORS

D0 1.05 X 2.13M. T.W. PANELLLED DOOR
D1 0.90 X 2.13M. T.W. PANELLLED DOOR
D2 0.75 X 2.13M. T.W. PANELLLED DOOR

WINDOWS

W1 1.80 X 2.25M. AL-GLAZED/SLIDING WINDOW
W2 1.20 X 2.25M. AL-GLAZED/SLIDING WINDOW
V 0.60 X 0.75M. LOUVERED GLASS VENTILATOR

CONTENT OF SHEET

TYPICAL FLOOR PLAN (1ST TO 7TH), BUILT UP AREA DIAGRAM & AREA
CALCULATION, SECTION A-A & B-B, B/U AREA & TENANT SUMMARY, ...

NOTE :-

ROOM DIMENTION MAY VARY UPTO 3% DUE TO STRUCTURAL MEMBER.

NAME OF THE OWNER / DEVELOPER

M/S GAURAV LAND CORPORATION

MR. MUKESH P. DEDHIA
MR. GAURAV D. DEDHIA

DATE	JOB. NO.	SIGNED BY
20.06.2023	SA-00000	NAME INITIALS For scales
DRAWN BY	CHECKED BY	SIGN
VJAY	Ar. NILAM	



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