FORM OF STATEMENT 2 (SR. NO. 9 (a))

PROPOSED "WING - A"				
BUILDING NO	FLOOR NO	TOTAL BU/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		
(1)	(2)	COMM - 1	RESI - 2	TENAMENTS
WING "A"	GR. FLOOR	93.43	79.12	——
	1ST FLOOR		290.37	7 NOS.
	2ND FLOOR		290.37	7 NOS.
	3RD FLOOR		290.37	7 NOS.
	4TH FLOOR		290.37	7 NOS.
	5TH FLOOR		290.37	7 NOS.
TOTAL		93.43	1530.87	35 NOS.

FOUR WHEELER PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
• 2 PARKING SPACE FOR EVERY 3 TENEMENT HAVING CARPET AREA LESS THAN 50.00 SQ.MT	75 NOS	1 NOS.
• COMMERCIAL AREA 2 PARKING SPACE FOR EVERY 100.00 SQ.MT. OF CARPET AREA	237.86 SQ.MT 237.86/100=2.38 2.38 x 2 = 4.76	1 NOS
5 % FOR VISITORS		1 NOS
TOTAL PW. PARKING REQUIRED		3 NOS.
PARKING PROVIDED		1 NOS.

FORM OF STATEMENT 2 (SR. NO. 9 (A))

PROPOSED "WING - B"				
BUILDING NO	FLOOR NO	TOTAL BU/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		
(1)	(2)	COMM - 1	RESI - 2	TENAMENTS
WING "B"	GR. FLOOR	165.50	22.23	——
	1ST FLOOR		340.01	8 NOS.
	2ND FLOOR		340.01	8 NOS.
	3RD FLOOR		340.01	8 NOS.
	4TH FLOOR		340.01	8 NOS.
	5TH FLOOR		340.01	8 NOS.
TOTAL		165.50	1722.28	40 NOS.

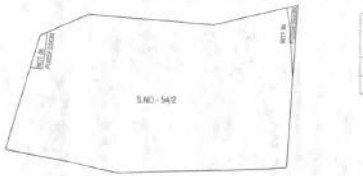
TWO WHEELER PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
• 2 TWO WHEELER PARKING SPACE FOR EVERY 1 TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	75 NOS	150 NOS.
• COMMERCIAL AREA 4 TWO WHEELER PARKING SPACE FOR EVERY 100.00 SQ.MT OF CARPET AREA	237.86 SQ.MT 237.86/100=2.38 2.38 x 6=14.28	14 NOS
5 % FOR VISITORS		8 NOS.
TOTAL PW. PARKING REQUIRED		172 NOS
PARKING PROVIDED STILT - 110 NOS. OPEN - 72 NOS		182 NOS

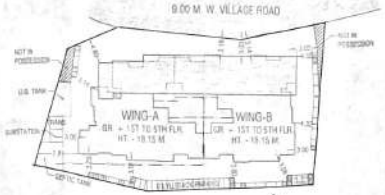
Form of Statement 3[Sr. No. 9 (g)]

AREA DETAILS OF APARTMENT

WING NO.	FLOOR NO.	APARTMENT/ SHOPS NO.	CARPET AREA OF APARTMENT / SHOPS IN SQ.MT.	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	2	3	4	5	6
WING "A"	GROUND FLR.	SHOP NO. 1	15.04	NIL	NIL
		SHOP NO. 2	15.05		
		SHOP NO. 3	15.57		
		SHOP NO. 4	10.09		
		SHOP NO. 5	19.23		
		TOTAL	85.10		
	TYPICAL FLOOR (1ST TO 5TH)	FLAT NO. 1	29.53	2.34	NIL
		FLAT NO. 2	29.53	2.34	
		FLAT NO. 3	29.53	2.34	
		FLAT NO. 4	28.07	2.34	
		FLAT NO. 5	29.07	2.34	
		FLAT NO. 6	28.04	2.34	
		FLAT NO. 7	29.29	2.34	
	TOTAL 5 FLRS.	TOTAL	204.46	16.38	
WING "B"	GROUND FLR.	SHOP NO. 6	19.23	NIL	NIL
		SHOP NO. 7	10.09		
		SHOP NO. 8	10.09		
		SHOP NO. 9	19.22		
		SHOP NO. 10	19.23		
		SHOP NO. 11	10.09		
		SHOP NO. 12	10.09		
		SHOP NO. 13	19.23		
		TOTAL	152.48		
	TYPICAL FLOOR (1ST TO 5TH)	FLAT NO. 1	29.53	2.34	NIL
		FLAT NO. 2	29.07	2.34	
		FLAT NO. 3	28.07	2.34	
		FLAT NO. 4	28.60	2.34	
		FLAT NO. 5	29.93	2.34	
		FLAT NO. 6	29.02	2.34	
		FLAT NO. 7	28.07	2.34	
		FLAT NO. 8	29.53	2.34	
	TOTAL 5 FLRS.	TOTAL	234.02	18.72	



PLOT AREA DIAGRAM
SCALE - 1:500
PLOT AREA AS PER P-LINE = 1432.66 SQ.MT.
NOT IN POSSESSION AS PER P-LINE = 24.59 SQ.MT

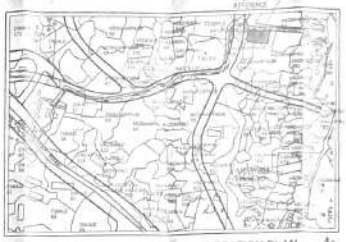


BLOCK PLAN
SCALE - 1:500

S.NO	S. NO. / H. NO.	AREA AS PER 7/12 EXTRACT (1)	AREA AS PER P-LINE (2)	AREA UNDER NOT IN POSSESSION (3)	NET AREA FOR PROPOSAL (1-3)	CONSI
1	54/2	1390.00 SQ.MT.	1432.66 SQ.MT.	24.59 SQ.MT.	1365.41	SQ.MT.
TOTAL		1390.00 SQ.MT.	1432.66 SQ.MT.	24.59 SQ.MT.	1365.41	SQ.MT.

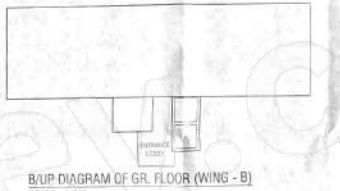
FOR ANCILLARY F.S.I. WORKING TABLE

13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		
	a) [9 + 11(d)] OR 12 WHICHEVER IS APPLICABLE	2184.65	
		REST.	COMM.
9a) NET B.U. AREA		2033.28	13.65
9b) ANCILLARY AREA F.S.I. UP TO 50% OR 60% WITH PAYMENT OF CHARGES		1219.97	13.08
9d) TOTAL PROPOSED OUTER P-LINE AREA (a+b+d)		3253.25	26.73
c) TOTAL ENTITLEMENT (3253.25 x 2.58 SQ)		35	19
d) BALANCE NET B.U.F.S.I. AREA (a - b)		12	
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 x1.8 or 1.8)	35	19
15	TOTAL B.U. AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17b)	35	19

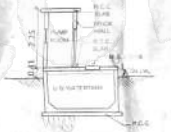


LOCATION PLAN
SCALE - N.T.S.

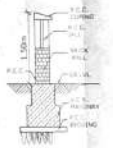
B/UP DIAGRAM OF GR. FLOOR (WING - A)
SCALE - 1:200
GR. FLOOR U/UN. BUILT UP AREA - 172.55 SQ.MT. (A+B)
(1+2+3+4+5)= 79.12 SQ.MT.(B)
TOTAL COMM. AREA - 93.43 SQ.MT.
TOTAL AREA - 93.43 SQ.MT. (A)
1. STAIR & PASSAGE - 13.59 SQ.MT.
2. ENTRANCE LOBBY AREA - 17.56 SQ.MT.
3. FITNESS CENTRE / CRECHE, SOCIETY OFFICE (DIM LETTER BOX ROOM AREA - 32.23 SQ.MT. (AS PER RULE NO 9.31 (II) B. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 20.00 SQ.MT.)
4. SERVANT TOILET AREA - 2.23 SQ.MT. (AS PER RULE NO 9.31 REQ. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 3.00 SQ.MT.)
5. DRIVERS ROOM AREA - 15.11 SQ.MT. (AS PER RULE NO 9.31 REQ. AREA CONSIDERING FULL POTENTIAL OF PROJECT = 12.00 SQ.MT.)



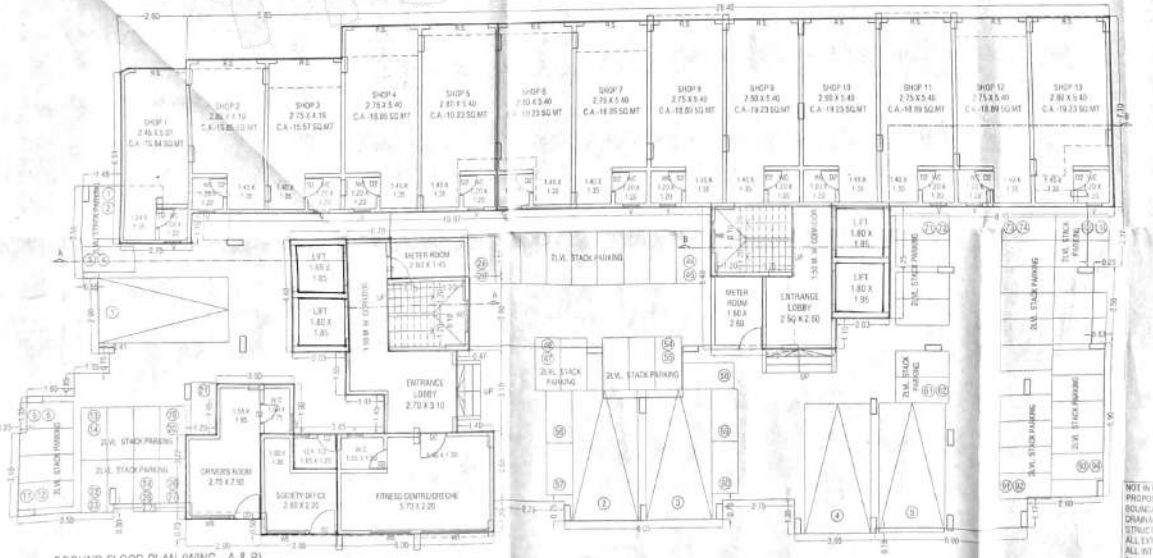
B/UP DIAGRAM OF GR. FLOOR (WING - B)
SCALE - 1:200
GR. FLOOR U/UN. BUILT UP AREA - 187.73 SQ.MT. (A+B)
(1+2)= 22.23 SQ.MT.(B)
TOTAL COMM. AREA - 165.50 SQ.MT.
TOTAL AREA - 165.50 SQ.MT. (A)
1. ST. CASE & PASSAGE - 10.81 SQ.MT.
2. ENTRANCE LOBBY AREA - 11.43 SQ.MT.



SECTION THRO. PUMP RM.
SCALE - 1:100



SECTION THROUGH COMPOUND WALL
SCALE - 1:50



GROUND FLOOR PLAN (WING - A & B)
SCALE - 1:100

NOT IN POSSESSION AREA SHOWN IN
PROPOSED WORK SHOWN IN PINK
BOUNDARY OF THE PLOT SHOWN IN
DRAINAGE LINE SHOWN IN RED DOT
STRUCTURE WOULD BE R.C.C. FRAM
ALL EXT. WALLS ARE 15 CM THK. CL
ALL INT. WALLS ARE 15 CM THK BR
ALL DRAWINGS & DESIGNS ARE AS
OWNER'S SUGGESTIONS & APPROVA

WING - A & B | 1/2

PROFORMA - II

CONTENT OF SHEET

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

STAMP OF APPROVAL OF PLANS

Plans are approved subject to compliance Prescribed in Permit No. V.P. 506/0333/21.
TMC/TD-DP/TP/3943/22 Dated 31/12/2022

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

सावधान
"जागृत नागरिकहो, लाच न देणे व घेणे हेसुद्धा भ्रष्टाचारास प्रोत्साहन देणारे आहे. लाच देणे व घेणे हा गुन्हा आहे. याची नोंद घ्यावी. लाचेची मागणी व लाच देणे घेणे हा गुन्हा आहे. लाचेची मागणी झाल्यास ताबडतोब लाचलुचपत प्रतिबंधक विभाग ठाणे यांचेशी संपर्क साधावा."

PROFORMA - I

			SQ. MTS.
A	AREA STATEMENT		
1	a	AREA OF PLOT (AS PER 7/12)	1390.00
	b	AREA OF PLOT (AS PER P-LINE METHOD)	1432.66
	c	AREA CONSIDERED AS PER SITE	1390.00
2	DEDUCTIONS FOR		
	a	AREA UNDER D.P. ROAD	0.00
	b	AREA UNDER RESERVATION	0.00
	c	AREA UNDER NOT IN POSSESSION	24.59
	d	TOTAL AREA (a + b + c)	0.00
3	BALANCE AREA OF PLOT (1-2d)		1365.41
4	AMENITY OPEN SPACE (If applicable)		
	a)	REQUIRED	.....
	b)	ADJUSTMENT OF 2(b) IF ANY	.....
	c)	BALANCE PROPOSED	.....
5	NET PLOT AREA (3 - 4 (c))		1365.41
6	RECREATION OPEN SPACE (If applicable)		
	a)	REQUIRED	0.00
	b)	PROPOSED	0.00
7	INTERNAL ROAD AREA		0.00
8	PLOTABLE AREA (If applicable)		0.00
9	B/U AREA WITH REFERENCE TO BASIC F.S.I. AS PER RIGHT ROAD WIDTH (SR. NO. 6 x 1.10)		1501.95
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		
	a)	MAX. PERM. PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	682.70
	b)	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	682.70
11	IN-SITU F.S.I. / T.D.R. LOADING		
	a)	IN-SITU AREA AGAINST D.P. ROAD (2 x SR. NO. 2 (a))	.....
	b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85 x SR. NO. 4 (b) AND OR (c))	.....
	c)	BALANCE NORMAL T.D.R. AREA = [1365.41 x 0.40) - 30% SLUM TDR] = 1365.41 x 0.40=546.16 SQ.MT. - 163.85 SQ.MT. FOR SLUM TDR = 546.16 SQ.MT. - 163.85 SQ.MT. = 382.31 SQ.MT. FOR NORMAL TDR	.....
	d)	TOTAL IN SITU / TDR 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		.....
	a)	[9 + 10(b) OR 12 WHICHEVER IS APPLICABLE	2184.65
	b)	ANCILLARY AREA F.S.I. UP TO 50 % OR 60% WITH PAYMENT OF CHARGES	1533.05
	c)	TOTAL ENTITLEMENT (a + b) (2184.65 + 1533.05)	3519.70
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 x1.8 or 1.8)		3519.70
15	TOTAL B.U. AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17b)		3512.18
	a)	EXISTING B.U. AREA	.....
	b)	PROPOSED B.U. AREA (AS PER P-LINE)	3512.18
	c)	TOTAL (a + b)	3512.18
16	F.S.I CONSUMED (15/13)(SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		0.99

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON LAND BEARING OLD S.NO. 46/2 & NEW S. NO. 54/2 AT VILLAGE MODHUPADA TAL. & DIST. THANE (W.)

NAME OF THE OWNER / DEVELOPER

ACE SIGNATURE HOMES LLP
PARTNER

DATE	JOB. NO.	SIGNED BY
30.11.2021	SA-00000	NAME INITIALS For scapes
DRAWN BY	CHECKED BY	
SHRIKANT	AI MINAL	SIGN

scapes architects planners

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