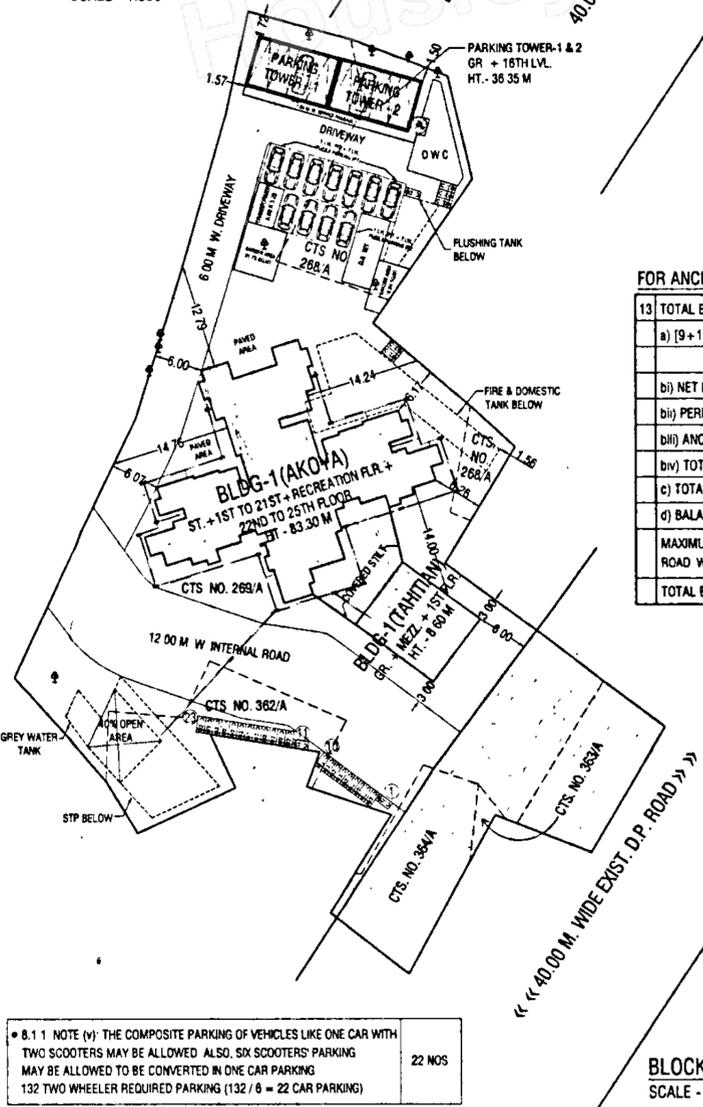
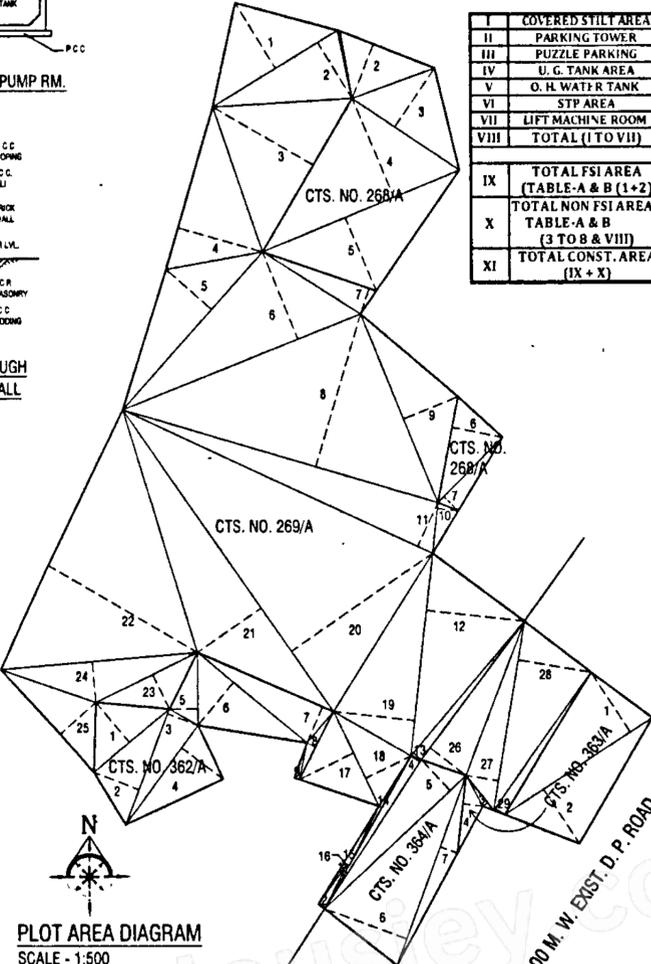
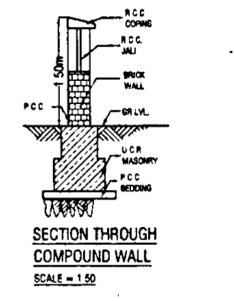
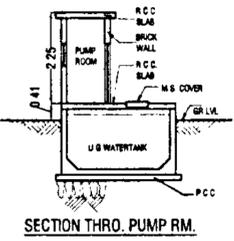


PARKING AREA STATEMENT				
One parking space for every	Required parking as per UD/CPR		Proposed parking	
	Motor vehicle	Scooter	Motor Vehicle	Scooter
For every 2 tenements with each tenement having carpet area equal to or above 30 sq. m but less than 40 sq. m	1	2	45	45
For every 2 tenements with each tenement having carpet area equal to or above 40 sq. m but less than 80 sq. m	1	2	122	122
Total			167	167
5% For visitor parking			4.2	8.4
Total required parking (Res.)			87.7	175.4
Comm. : For every 100 Sqm Shops	2	6	132.46	7.95
Comm. : For every 200 Sqm Office	3	11	92.64	1.39
Total required parking			91.71	189.39
Composite Parking Conversion			22	-132
Revised Parking Req. as per conversion			114	57
Total proposed parking			194	59

Proposed Parking Location Summary				
Sr No	Location	4 Wheelers (Big)	4 Wheelers (Small)	2 Wheelers
1	Shit Parking	20	2	15
3	Puzzle Parking	76	0	0
3	Parking Tower	96	0	0
4	Open Parking	0	0	44
Total Proposed Parking		192	2	59

Form of Statement 3 (Sr. No. 9 (g)) AREA DETAILS OF APARTMENT					
BUILDING 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
BUILDING "1" TAHITIEN	GROUND FLOOR	SHOP NO 1	78.71	0.00	NIL
		SHOP NO 2	14.41	0.00	
	TOTAL 1 FLR.	TOTAL	93.12	0.00	
	MEZZANINE FLOOR	MEZZANINE	39.34	0.00	
	TOTAL 1 FLR.	TOTAL	39.34	0.00	
BUILDING "1" AKOYA	1ST FLOOR	OFFICE NO 1	92.64	0.00	NIL
	TOTAL 1 FLR.	TOTAL	92.64	0.00	
	TYPICAL FLOOR (2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST & 23RD TO 25TH)	FLAT NO 1	53.33	0.00	
		FLAT NO 2	37.33	0.00	
		FLAT NO 7	61.81	0.00	
TOTAL 1 FLR.		TOTAL	152.47	0.00	
FLAT NO 1		53.33	0.00		
FLAT NO 2		37.33	0.00		
FLAT NO 7		61.81	0.00		
TOTAL 20 FLRS.	TOTAL	323.65	0.00		
TYPICAL REFUGE FLOOR (8TH, 13TH, 18TH & 22ND)	FLAT NO 1	53.33	0.00		
	FLAT NO 2	40.26	0.00		
	FLAT NO 3	40.26	0.00		
	FLAT NO 4	40.26	0.00		
	FLAT NO 5	37.33	0.00		
	FLAT NO 6	53.33	0.00		
	FLAT NO 7	61.81	0.00		
TOTAL 4 FLRS.	TOTAL	286.32	0.00		



S NO.	AREA AS PER PR-CARD (1)	AREA AS PER METHOD (2)	AREA CONSIDERED FOR F.S.I. (3)	AREA UNDER 40.0 M. W. D.P. ROAD (4)	NET AREA CONSIDERED FOR PROPOSAL (3-4)
CTS. NO 268/A	440.00	479.76	440.00	0.00	440.00
CTS. NO 269/A	3234.00	3211.10	3211.10	229.95	2981.15
CTS. NO 362/A	290.00	292.24	290.00	0.00	290.00
CTS. NO 363/A	198.00	198.31	198.00	198.00	0.00
CTS. NO 364/A	238.00	245.62	238.00	228.20	11.80
TOTAL	4400.00	4427.03	4377.10	654.15	3722.95

COVERED STILL AREA	VALUE
I	99.23
II	250.14
III	137.48
IV	202.23
V	69.97
VI	132.43
VII	80.89
VIII	972.37
TOTAL FSI AREA (TABLE A & B (1+2))	12007.46
TOTAL NON FSI AREA (TABLE A & B (3 TO 8 & VIII))	3250.68
TOTAL CONST. AREA (IX + X)	15258.14

PLOT AREA CALCULATION			
CTS. NO. 268/A (AREA UNDER RESIDENTIAL ZONE)			
1	8.61	X 0.31	X 0.5 = 1.33
2	12.52	X 7.22	X 0.5 = 45.20
3	15.94	X 8.80	X 0.5 = 70.14
4	26.39	X 13.34	X 0.5 = 176.02
5	26.39	X 9.89	X 0.5 = 130.50
6	13.33	X 6.35	X 0.5 = 42.32
7	11.40	X 2.50	X 0.5 = 14.25
TOTAL AREA (A)			479.76

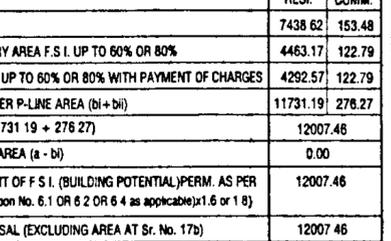
CTS. NO. 269/A (AREA UNDER RESIDENTIAL ZONE)			
1	18.15	X 9.52	X 0.5 = 86.39
2	18.15	X 8.11	X 0.5 = 73.60
3	22.11	X 14.37	X 0.5 = 158.86
4	21.01	X 10.89	X 0.5 = 114.29
5	26.10	X 7.49	X 0.5 = 97.74
6	31.70	X 11.65	X 0.5 = 184.65
7	14.86	X 3.34	X 0.5 = 24.82
8	40.60	X 19.63	X 0.5 = 398.49
9	25.14	X 7.29	X 0.5 = 91.64
10	6.31	X 2.62	X 0.5 = 8.27
11	42.19	X 5.97	X 0.5 = 125.94
12	25.25	X 12.19	X 0.5 = 153.90
13	21.83	X 1.27	X 0.5 = 13.86
14	15.52	X 0.41	X 0.5 = 3.18
15	8.41	X 0.71	X 0.5 = 2.99
16	0.74	X 0.09	X 0.5 = 0.03
17	12.87	X 7.45	X 0.5 = 47.94
18	12.87	X 6.21	X 0.5 = 39.96
19	25.25	X 10.07	X 0.5 = 127.13
20	45.52	X 21.28	X 0.5 = 484.33
21	45.52	X 9.64	X 0.5 = 219.41
22	35.58	X 21.26	X 0.5 = 378.22
23	14.01	X 4.74	X 0.5 = 33.20
24	24.42	X 5.05	X 0.5 = 61.66
25	17.08	X 5.93	X 0.5 = 50.64
TOTAL			2981.15

CTS. NO. 362/A (AREA UNDER RESIDENTIAL ZONE)			
1	12.21	X 6.44	X 0.5 = 39.32
2	15.27	X 5.96	X 0.5 = 45.50
3	15.27	X 4.01	X 0.5 = 30.62
4	15.17	X 6.39	X 0.5 = 48.47
5	9.01	X 3.50	X 0.5 = 15.77
6	17.55	X 6.93	X 0.5 = 60.81
7	18.35	X 4.86	X 0.5 = 44.59
8	9.40	X 1.21	X 0.5 = 5.69
9	4.55	X 0.65	X 0.5 = 1.48
TOTAL AREA (A)			292.24

CTS. NO. 363/A (AREA UNDER 40.00 M. W. D.P. ROAD)			
1	21.83	X 8.85	X 0.5 = 96.60
2	21.83	X 8.04	X 0.5 = 87.76
3	5.49	X 0.73	X 0.5 = 2.00
4	9.68	X 2.47	X 0.5 = 11.95
TOTAL AREA (A)			198.31

CTS. NO. 364/A (AREA UNDER RESIDENTIAL ZONE)			
1	5.91	X 0.41	X 0.5 = 1.21
2	6.03	X 0.93	X 0.5 = 2.80
3	6.18	X 0.32	X 0.5 = 0.99
4	22.01	X 1.31	X 0.5 = 14.42
TOTAL			19.42

FOR ANCILLARY F.S.I. WORKING TABLE			
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		7582.10
a)	[9 + 10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE	RESI.	7438.62
b)	NET B/U AREA	COMM.	153.48
bi)	PERMISSIBLE ANCILLARY AREA F.S.I. UP TO 60% OR 80%		4463.17
bii)	ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES		4292.57
biv)	TOTAL PROPOSED OUTER P-LINE AREA (bi + bii)		11731.19
c)	TOTAL ENTITLEMENT (11731.19 + 276.27)		12007.46
d)	BALANCE NET B/U F.S.I. AREA (a - b)		0.00
	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) x 1.6 or 1.8		12007.46
	TOTAL B/U AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17b)		12007.46



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.
A.P. READ AS ARCHITECTURE PROJECTION

PROFORMA - II
CONTENT OF SHEET
BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, U/G. TANK & PUMP ROOM, PARKING STATEMENT, PARKING TOWER SECTION.
DESCRIPTION OF PROPOSAL & PROPERTY
PROJECT NAME - HORIZON PEARL
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON LAND BEARING OLD S.NO. 70/1, NEW S.NO. 84/1 (C.T.S. NO. 268A, 268/A/P, 269/A) & OLD S.NO. 70/3, NEW S.NO. 94/3 (C.T.S. NO. 362/A, 363/A, 364/A) OF VILLAGE - OWALE, TAL. & DIST. - THANE (W).

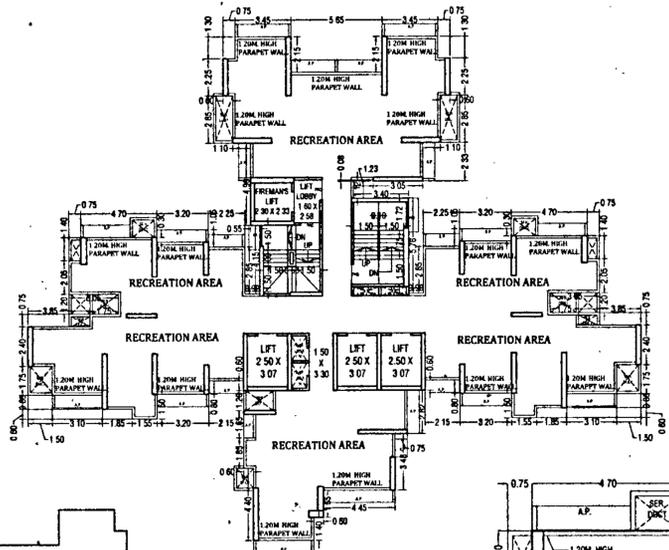
STAMP OF APPROVAL OF PLANS
Plans are approved Subject to conditions Prescribed in Permit No. V.P.-506/10.2.23/18
TMC/TD-DP/TP/18361/2.3 Dated 18/04/2023
Deputy Engineer (TDD) [Signature]
Executive Engineer (TDD) [Signature]
Thane Municipal Corporation
The City of Thane
सावधान
महानगरानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक व्हायरेजिंग परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र शासिक व नगर रचना अधिनियमाचे कलम 4 अनुसार दखलपात्र मुन्हा आहे. त्यासाठी भारतीय जास्त 3 वर्षे वैध व र. 1000/- दंड होऊ शकतो

PROFORMA - I		
Sr No	DESCRIPTION	SQ. MTS.
A	AREA STATEMENT	
1	AREA OF PLOT (AS PER PR CARD)	4400.00
2	AREA OF PLOT (AS PER METHOD)	4427.03
3	AREA CONSIDERED FOR PROPOSAL	4377.10
DEDUCTIONS FOR		
a	AREA UNDER 40.0 M. W. D.P. ROAD	654.15
b	AREA UNDER RESERVATION	0.00
c	AREA UNDER NOT IN POSSESSION AS PER LATEST SURVEY	0.00
d	TOTAL AREA (a+b+c+d)	654.15
4	BALANCE AREA OF PLOT (1-2a)	3722.95
AMENITY OPEN SPACE (if applicable)		
a)	REQUIRED	0.00
b)	ADJUSTMENT OF 2(b), IF ANY	0.00
c)	BALANCE PROPOSED	0.00
5	NET PLOT AREA (3 - 4 (c))	3722.95
RECREATION OPEN SPACE (if applicable)		
a)	REQUIRED	0.00
b)	PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (if applicable)	0.00
9	B/U AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO 1 & 10)	4086.25
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
a)	MAX. PERM. PREMIUM FSI BASED ON ROAD WIDTH / TDD ZONE (SR NO. 1c x 0.5)	2198.55
b)	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	2198.55
11	IN-SITU F.S.I. / T.D.R. LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD (2 x SR. NO. 2 (b))	1308.30
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.0 OR 1.85 x SR. NO. 4 (b) AND OR (c))	0.00
c)	BALANCE NORMAL T.D.R. AREA = (SR. NO 5 x 1.40) - 30% SLLUM TDR = 4377.10 x 1.40 = 6127.94 SQ.MT. - 1839.36 SQ.MT. FOR SLLUM TDR = 5272.58 SQ.MT. - 1839.36 SQ.MT. = 3433.22 SQ.MT. FOR NORMAL TDR = 4289.50 SQ.MT. - 1308.30 SQ.MT. = 2981.20 SQ.MT. FOR NORMAL TDR	0.00
d)	TOTAL IN-SITU / TDR LOADING PROPOSED ((11a)+(b)+(c))	1308.30
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO 7	0.00
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	7582.10
a)	[9 + 10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE	7582.10
b)	ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	4463.17
c)	TOTAL ENTITLEMENT (a + b)	12007.46
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) x 1.6 or 1.8	12007.46
15	TOTAL B/U AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17b)	12007.46
a)	EXISTING B/U AREA	0.00
b)	PROPOSED B/U AREA (AS PER PLANE)	12007.46
c)	TOTAL (a + b)	12007.46
16	F.S.I. CONSUMED (15/13) SHOULD NOT BE MORE THAN SERIAL NO 14 ABOVE	1.00
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED (20% OF SR. NO. 9)	NILL
b)	PROPOSED	0.00

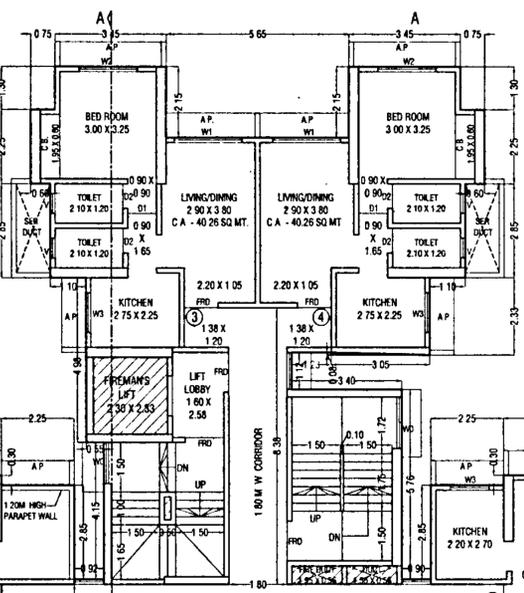
CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed on 15/02/2022 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.R. Scheme Records/Land Records Department/City Survey records.
Signature (Name of Architect/ Licensed Engineer/ Supervisor):

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.
OWNER (S) / DEVELOPER NAME AND SIGNATURE
OWNER
SHRI. RAKESH BABAN BORHADE & OTHER'S. (OWNER)
M/S K. M. DEVELOPERS (DEVELOPER)
SHRI : KSHITIJ MOHAN SHINDE (POWER OF ATTORNEY HOLDER)
ARCHITECT NAME AND SIGNATURE
DRG. NO. SA/000 DATE 09.01.2023 JOB. NO. SA-00000 SIGNED BY NAME INITIALS For scope
SCALE DRAWN BY CHECKED BY
AS SHOWN SHRIKANT AR. NILAM
scapes architects/planners
A. P. READ AS ARCHITECTURE PROJECTION

NOTES:-
OUTER FSI PLINE AREA SHOWN THIS
DUCT, VOID DEDUCTION PLINE AREA SHOWN THIS
REFUGE PLINE AREA SHOWN THIS



RECREATION FLOOR PLAN ABOVE 21ST FLOOR (AKOYA) SCALE - 1:200



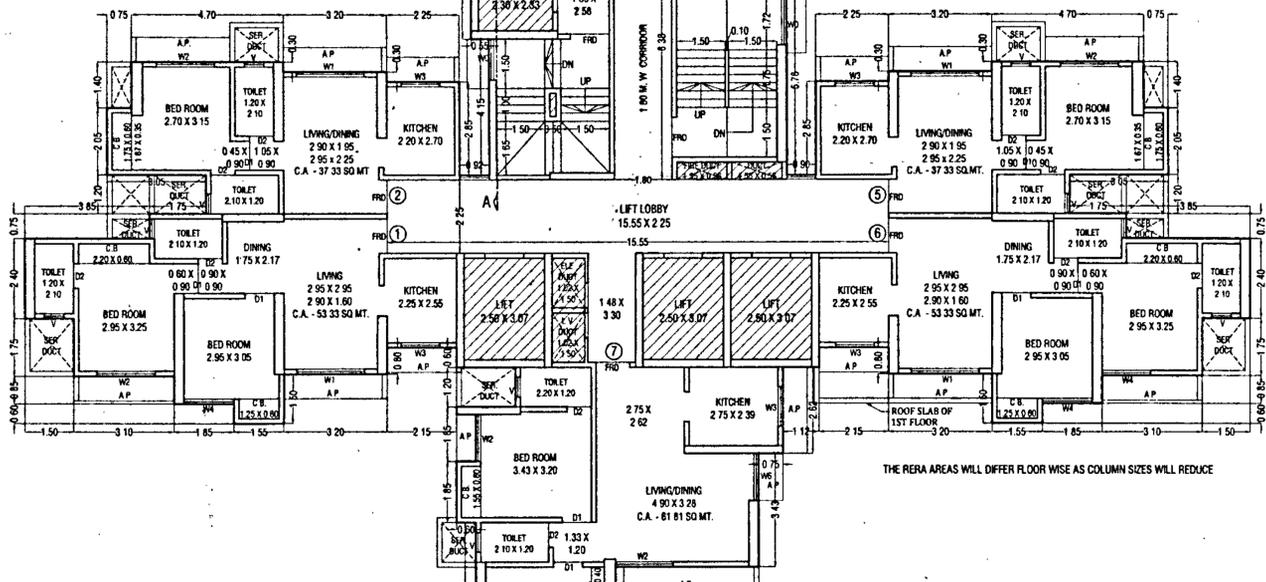
TYPICAL (REFUGE) FLOOR PLAN (8TH, 13TH, 18TH & 22ND) (AKOYA) SCALE - 1:100

Table with columns: SUBSCRIPTION, AKOYA, REQUIRED, PROVIDED. Lists requirements for fitness centre, sanitary block, drivers room, and residential building.

BUA DIAGRAM OF TYPICAL REFUGE FLOOR (8TH, 13TH, 18TH & 22ND) (AKOYA) SCALE - 1:200

TOTAL OUTER PLINE AREA (TYPICAL REFUGE FLOOR) - 459.96 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 33.56 SQ.MT. (B)
TOTAL NET PLINE BUILT UP AREA ON PER FLOOR (A - B) - 426.40 SQ.MT.

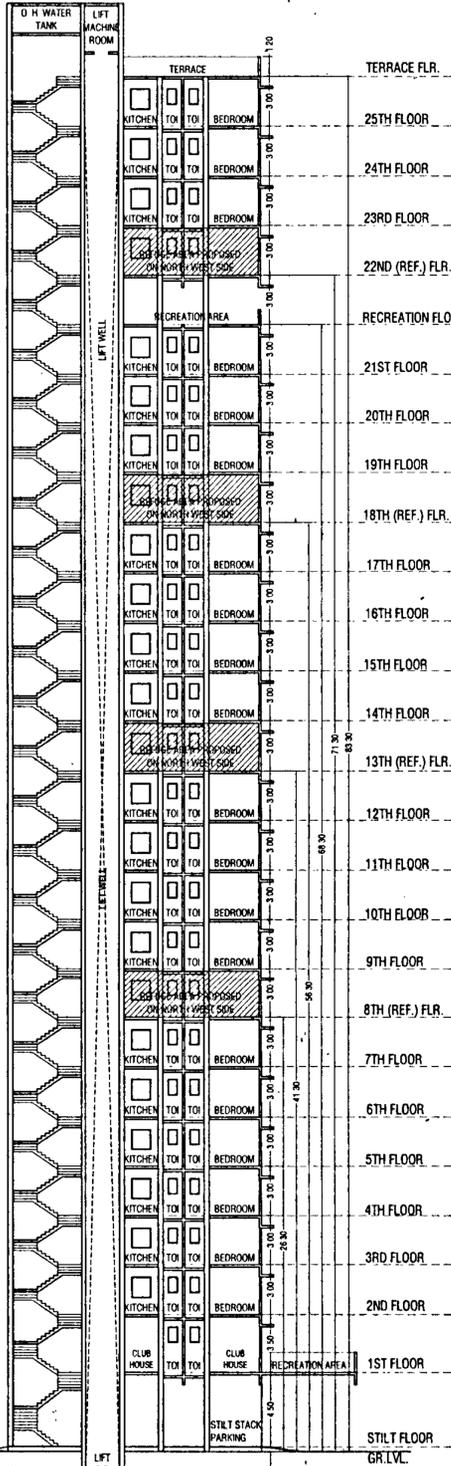
REQ. REFUGE AREA CALC. AS PER RULE NO. 9.29.6
TYPICAL FLOOR B.U.P AREA 2 FLOORS = 467.83 SQ.MT.
TOTAL PLINE B.U.P AREA = 467.83 X 2 = 935.66 SQ.MT.



TYPICAL FLOOR PLAN (2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST & 23RD TO 25TH) (AKOYA) SCALE - 1:100

BUA DIAGRAM OF TYPICAL FLOOR (2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST & 23RD TO 25TH) (AKOYA) SCALE - 1:200

TOTAL OUTER PLINE AREA (TYPICAL FLOOR) - 501.39 SQ.MT. (A)
DEDUCTION AREA (DUCT, VOID) - 33.56 SQ.MT. (B)
TOTAL NET PLINE BUILT UP AREA ON PER FLOOR (A - B) - 467.83 SQ.MT.



SECTION - A-A SCALE - 1:200

CONTENT OF SHEET
TYPICAL FLOOR PLAN, TYPICAL REFUGE FLOOR PLAN, RECREATION FLOOR PLAN, BUILT UP AREA DIAGRAM & AREA CALCULATION, SECTION - A-A, BUILT UP AREA SUMMARY.
PROFORMA - II
DESCRIPTION OF PROPOSAL & PROPERTY
PROJECT NAME - HORIZON PEARL
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON LAND BEARING OLD S.NO. 70/1, NEW S.NO. 94/1 (C.T.S. NO. 268A, 268A/PT, 269A) & OLD S.NO. 70/3, NEW S.NO. 94/3 (C.T.S. NO. 352/A, 363/A, 364/A) OF VILLAGE - OWALE, TAL. & DIST. - THANE (W)

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 306/18.2.23/118
TMC/TP-DPT/PA/43.61/23 Dated 16/04/2023
Deputy Engineer (TDD) Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"नगर निकासादिसर बांधकाम म करणे रचणे विकसित विनियमन नियमवलीनुसार आवश्यक सर्व परवानग्या न घेता बांधकाम कार करणे, नगराचा प्रादेशिक व नगर रचना अधिनियमाचे कलम 43नुसार दखलपत्र गुन्ना आहे. व्यासती जास्त काराड व इवें होड व न. कोण-द होड राखणे



Table with columns: BUILDING NO, FLOOR NO, TOTAL B.U.P. AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE. Lists floor areas for various floors from 1st to 25th.

Table with columns: DOORS, WINDOWS. Lists door and window specifications for different floor types.

NOTE:-
ROOM DIMENTION MAY VARY UP TO 3% DUE TO STRUCTURAL MEMBER.
OWNER (S) / DEVELOPER NAME AND SIGNATURE
OWNER: SHRI. RAKESH BABAN BORHADE & OTHERS.
DEVELOPER: M/S. K. M. DEVELOPERS, POWER OF ATTORNEY HOLDER, SHRI. KSHITIJ MOHAN SHINDE
ARCHITECT NAME AND SIGNATURE

Table with columns: DRG. NO., DATE, JOB. NO., SIGNED BY. Lists drawing details and signatures.