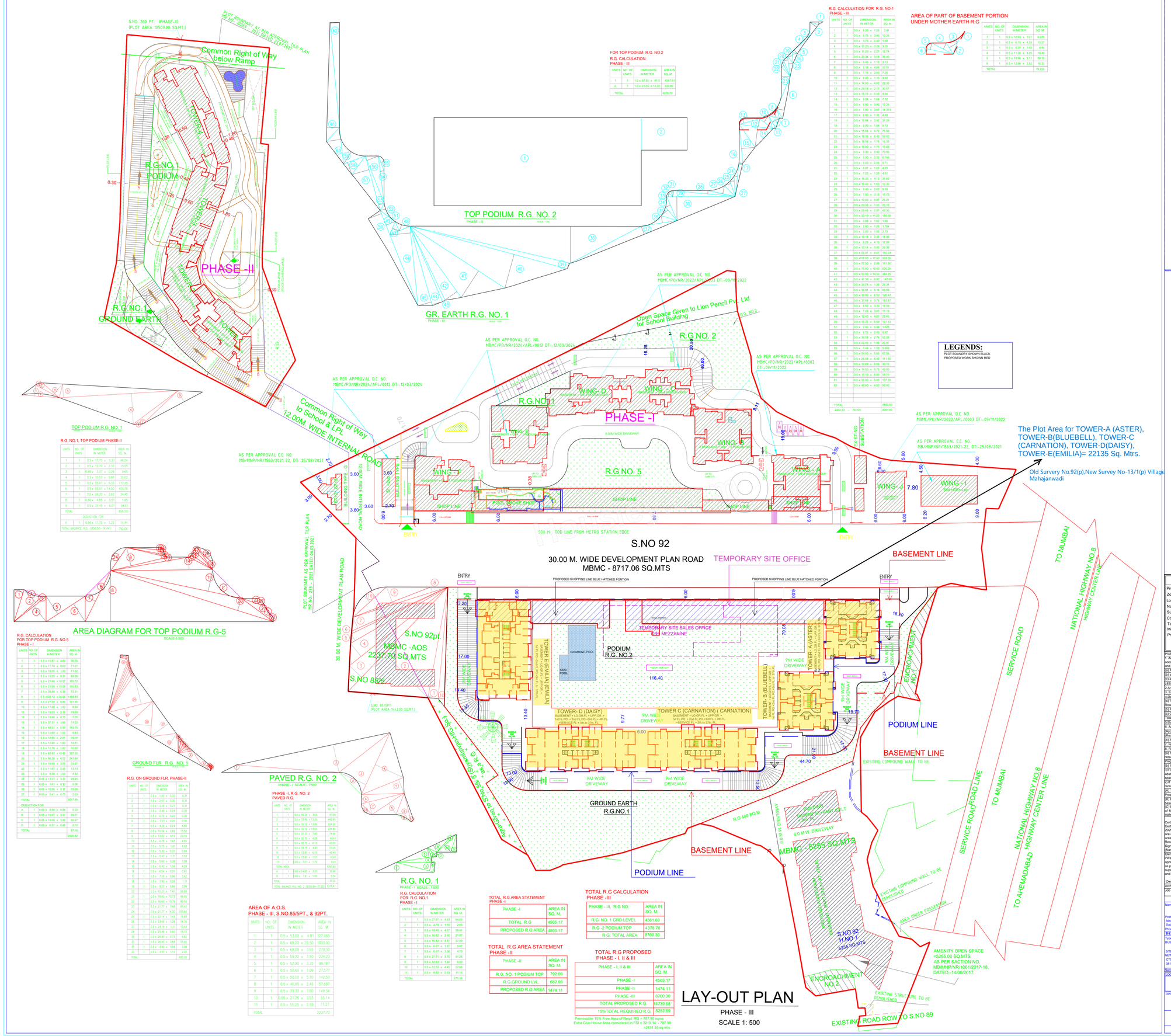

LAY-OUT PLAN

PHASE - III

SCALE 1: 500

LEGENDS:

PLOT BOUNDRY SHOWN BLACK
PROPOSED WORK SHOWN RED

AREA DIAGRAM FOR TOP PODIUM R.G-5

SCALE-1:500

R.G. CALCULATION
FOR TOP PODIUM R.G. NO.5
PHASE - I

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 15.87 x 4.80	36.50
2	1	0.5 x 17.70 x 8.03	71.07
3	1	0.5 x 19.20 x 1.20	11.52
4	1	0.5 x 19.20 x 9.51	89.38
5	1	0.5 x 21.99 x 10.07	110.72
6	1	0.5 x 21.99 x 10.39	110.83
7	1	0.5 x 26.68 x 5.38	72.31
8	1	0.5 x122.13 x 24.05	1468.49
9	1	0.5 x 27.59 x 8.84	121.95
10	1	0.5 x 17.28 x 1.00	8.64
11	1	0.5 x 18.23 x 2.16	19.69
12	1	0.5 x 19.86 x 0.73	7.25
13	1	0.5 x 37.31 x 1.69	31.53
14	1	0.5 x 46.01 x 3.39	143.79
15	1	0.5 x 12.69 x 1.55	9.83
16	1	0.5 x 13.90 x 2.51	16.19
17	1	0.5 x 12.90 x 1.63	10.51
18	1	0.5 x 12.76 x 1.87	10.65
19	1	0.5 x 62.87 x 10.42	327.55
20	1	0.5 x 80.28 x 6.02	241.64
21	1	0.5 x 18.69 x 3.56	33.27
22	1	0.5 x 11.67 x 2.25	13.13
23	1	0.5 x 8.38 x 1.03	4.32
24	1	0.66 x 13.21 x 3.23	28.49
25	1	0.66 x 1.81 x 0.50	0.90
26	1	0.66 x 10.56 x 2.17	15.28
27	1	0.66 x 5.41 x 0.73	2.63
TOTAL			3017.48
DEDUCTION FOR			
A	1	0.66 x 8.98 x 0.84	5.03
B	1	0.66 x 16.97 x 3.51	39.71
C	1	0.66 x 19.09 x 3.95	50.27
D	1	0.66 x 6.57 x 0.49	2.13
TOTAL			97.16
			2920.32

GROUND FLR. R.G. NO. 1

SCALE-1:500

R.G. ON GROUND FLR. PHASE-II

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 1.92 x 0.32	0.31
2	1	0.5 x 2.07 x 0.30	0.31
3	1	0.5 x 2.26 x 0.27	0.31
4	1	0.5 x 2.49 x 0.24	0.30
5	1	0.5 x 2.74 x 0.22	0.30
6	1	0.5 x 3.01 x 0.20	0.30
7	1	0.5 x 4.29 x 0.24	0.51
8	1	0.5 x 10.04 x 2.69	13.50
9	1	0.5 x 11.07 x 3.12	17.11
10	1	0.5 x 8.78 x 1.43	6.65
11	1	0.5 x 5.75 x 1.61	4.63
12	1	0.5 x 5.30 x 0.57	1.68
13	1	0.5 x 5.41 x 1.31	3.58
14	1	0.5 x 5.60 x 0.39	1.09
15	1	0.5 x 6.40 x 1.34	4.29
16	1	0.5 x 6.54 x 0.20	0.65
17	1	0.5 x 7.05 x 0.96	3.62
18	1	0.5 x 7.90 x 0.28	1.11
19	1	0.5 x 9.27 x 0.86	3.99
20	1	0.5 x 10.21 x 1.45	14.88
21	1	0.5 x 18.43 x 10.73	99.95
22	1	0.5 x 16.45 x 10.79	89.00
23	1	0.5 x 21.77 x 1.48	81.42
24	1	0.5 x 21.77 x 14.50	155.68
25	1	0.5 x 22.14 x 1.43	15.82
26	1	0.5 x 23.06 x 1.28	14.76
27	1	0.5 x 24.19 x 1.11	13.43
28	1	0.5 x 23.48 x 0.92	11.72
29	1	0.5 x 26.90 x 0.73	9.82
30	1	0.5 x 26.80 x 3.54	51.03
31	1	0.5 x 3.90 x 1.58	3.08
32	1	0.5 x 3.97 x 1.12	2.22
TOTAL			642.05

PAVED R.G. NO. 2

PHASE - I SCALE - 1:500

PHASE -I, R.G. NO. 2
PAVED R.G.

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 55.29 x 3.53	97.59
2	1	0.5 x 73.80 x 13.25	488.05
3	1	0.5 x 32.12 x 13.98	224.20
4	1	0.5 x 32.12 x 14.62	234.60
5	1	0.5 x 21.33 x 7.00	74.66
6	1	0.5 x 20.75 x 4.28	44.41
7	1	0.5 x 20.75 x 6.13	63.50
8	1	0.5 x 18.15 x 6.31	57.26
9	1	0.5 x 13.89 x 6.10	42.40
10	1	0.5 x 13.90 x 1.97	10.91
11	1	0.66 x 7.07 x 1.70	8.01
TOTAL AREA			1350.60
A	1	0.66 x 14.85 x 3.20	31.68
B	1	0.66 x 7.91 x 1.05	5.54
TOTAL			37.22
TOTAL BALANCE R.G. NO. 2 (1350.60-37.22)			1313.47

R.G. NO. 1

PHASE - I SCALE - 1:500

R.G. CALCULATION
FOR R.G. NO.1
PHASE - I

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 27.67 x 4.83	64.06
2	1	0.5 x 4.79 x 1.18	2.83
3	1	0.5 x 18.42 x 4.17	38.41
4	1	0.5 x 16.82 x 2.60	21.87
5	1	0.5 x 16.82 x 4.47	37.59
6	1	0.5 x 6.07 x 1.67	5.07
7	1	0.5 x 6.07 x 1.56	4.73
8	1	0.5 x 27.71 x 3.70	51.26
9	1	0.5 x 12.53 x 1.04	6.52
10	1	0.5 x 12.53 x 4.45	27.88
11	1	0.5 x 8.62 x 2.53	11.16
TOTAL			271.38

AREA OF A.O.S.
PHASE - III, S.NO.85/5PT., & 92PT.

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 53.00 x 4.81	127.465
2	1	0.5 x 68.00 x 29.50	1003.00
3	1	0.5 x 68.00 x 7.95	270.30
4	1	0.5 x 59.30 x 7.90	234.23
5	1	0.5 x 52.90 x 3.75	99.187
6	1	0.5 x 50.60 x 1.09	27.577
7	1	0.5 x 50.00 x 5.70	142.50
8	1	0.5 x 46.90 x 2.46	57.687
9	1	0.5 x 39.30 x 7.60	149.34
10	1	0.66 x 21.26 x 3.93	55.14
11	1	0.5 x 55.25 x 2.59	71.27
TOTAL			2237.70

TOTAL R.G AREA STATEMENT
PHASE - I

PHASE -I	AREA IN SQ. M.
TOTAL R.G	4505.17
PROPOSED R.G AREA	4505.17

TOTAL R.G AREA STATEMENT
PHASE -II

PHASE -II	AREA IN SQ. M.
R.G. NO. 1 PODIUM TOP	792.06
R.G.GROUND LVL	682.05
PROPOSED R.G AREA	1474.11

TOTAL R.G CALCULATION
PHASE -III

PHASE - III, R.G NO.	AREA IN SQ. M.
R.G. NO. 1 GRD LEVEL	4381.60
R.G -2 PODIUM TOP	4378.70
R.G. TOTAL AREA	8760.30

TOTAL R.G PROPOSED
PHASE - I, II & III

PHASE - I, II & III	AREA IN SQ. M.
PHASE -I	4505.17
PHASE -II	1474.11
PHASE -III	8760.30
TOTAL PROPOSED R.G.	14739.58
10%TOTAL REQUIRED R.G.	5252.69

Permissible 15% Free Area of Reqd. RG = 787.90 sqmts
Extra Club House Area considered in FSI = 3219.14 - 787.90 =2431.24 sq.mts

FOR TOP PODIUM R.G. NO.2
R.G. CALCULATION
PHASE - III

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	1.0 x 97.55 x 41.5	4047.91
2	1	1.0 x 21.55 x 15.35	330.80
TOTAL			4378.70

R.G. CALCULATION FOR R.G. NO.1
PHASE - III

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 6.26 x 1.25	3.91
2	1	0.5 x 8.75 x 3.33	13.26
3	1	0.5 x 3.75 x 0.90	1.68
4	1	0.5 x 11.23 x 0.58	3.25
5	1	0.5 x 11.23 x 2.27	12.74
6	1	0.5 x 20.34 x 3.58	36.40
7	1	0.5 x 5.46 x 1.15	3.13
8	1	0.5 x 5.18 x 4.06	10.51
9	1	0.5 x 7.16 x 2.03	7.26
10	1	0.5 x 6.00 x 1.10	3.30
11	1	0.5 x 14.00 x 4.05	28.35
12	1	0.5 x 28.18 x 2.17	30.57
13	1	0.5 x 16.75 x 0.59	4.94
14	1	0.5 x 9.24 x 1.64	7.57
15	1	0.5 x 6.80 x 3.90	13.26
16	1	0.5 x 7.80 x 3.67	14.313
17	1	0.5 x 6.80 x 1.32	4.48
18	1	0.5 x 15.84 x 3.95	31.26
19	1	0.5 x 3.93 x 1.84	3.13
20	1	0.5 x 15.84 x 9.72	76.98
21	1	0.5 x 18.36 x 6.43	59.02
22	1	0.5 x 18.56 x 1.76	16.33
23	1	0.5 x 16.00 x 1.71	13.68
24	1	0.5 x 5.30 x 2.43	70.05
25	1	0.5 x 3.20 x 2.32	6.148
26	1	0.5 x 9.43 x 2.06	9.71
21	1	0.5 x 8.01 x 1.05	4.20
22	1	0.5 x 7.02 x 1.25	4.51
23	1	0.5 x 15.35 x 4.12	31.62
24	1	0.5 x 15.40 x 1.60	12.32
25	1	0.5 x 5.45 x 2.03	5.59
26	1	0.5 x 7.50 x 3.13	11.73
27	1	0.5 x 13.03 x 3.87	25.21
28	1	0.5 x 29.36 x 1.51	22.16
29	1	0.5 x 29.48 x 2.87	42.30
30	1	0.5 x 32.19 x 11.22	180.58
31	1	0.5 x 2.88 x 1.02	1.46
32	1	0.5 x 2.80 x 1.26	1.764
33	1	0.5 x 2.83 x 1.93	2.73
34	1	0.5 x 12.18 x 2.46	14.96
35	1	0.5 x 8.28 x 4.13	17.09
36	1	0.5 x 17.14 x 3.43	29.39
37	1	0.5 x 54.07 x 4.07	110.03
38	1	0.5 x108.00 x 17.00	918.00
39	1	0.5 x 77.00 x 2.88	111.00
40	1	0.5 x 75.00 x 16.00	600.00
41	1	0.5 x 53.00 x 14.50	384.25
42	1	0.5 x 41.36 x 6.90	142.69
43	1	0.5 x 38.74 x 1.36	26.34
44	1	0.5 x 38.91 x 5.14	99.95
45	1	0.5 x 36.90 x 6.50	126.42
46	1	0.5 x 37.68 x 9.76	183.87
47	1	0.5 x 6.82 x 3.40	11.59
48	1	0.5 x 7.29 x 3.07	11.19
49	1	0.5 x 12.43 x 4.61	28.65
50	1	0.5 x 48.26 x 6.69	161.43
51	1	0.5 x 7.40 x 0.44	1.628
52	1	0.5 x 6.75 x 2.63	8.87
53	1	0.5 x 36.58 x 2.74	50.28
54	1	0.5 x 22.45 x 1.66	20.81
55	1	0.5 x 7.40 x 1.58	5.909
56	1	0.5 x 24.00 x 5.63	67.56
57	1	0.5 x 26.58 x 8.42	111.90
58	1	0.5 x 10.80 x 6.09	33.16
59	1	0.5 x 16.53 x 6.75	49.03
60	1	0.5 x 17.19 x 6.83	58.70
61	1	0.5 x 56.00 x 5.00	137.50
62	1	0.5 x 42.00 x 4.00	56.00
TOTAL			4460.83
4460.83 - 79.225			4381.60

AREA OF PART OF BASEMENT PORTION UNDER MOTHER EARTH R.G

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 12.03 x 1.01	6.075
2	1	0.5 x 6.15 x 4.35	13.37
3	1	0.5 x 6.37 x 1.52	4.84
4	1	0.5 x 11.36 x 3.25	18.46
5	1	0.5 x 12.96 x 3.11	20.15
6	1	0.5 x 12.96 x 2.52	16.33
TOTAL			79.225

Signature Not Verified

Digitally signed by PURUSHOTTAM BABAN MAHAJANWADI SHINDE
Date: 2022.12.20 17:14:03 IST
Name of Service : Building Development
Designation : Assistant Director Town Planning
Location : Office of Assistant Director Town Planning
Project Code : MBMC-25-00361
Application Number : MBMC/00361/2022
Proposal Number : 100363
Certificate Number : MBMC/BOS/CERT/00360

Project Details

Proposal code -MBMC-25-00361
Zone Type - Residential Zone
Location - TOD
Name of service - Building Development
Sub service -
Cts No./Survey No. - 13
Tahsil : Thane
Mouza : Mahajanwadi
Prorata Value : 0.000

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	69399.500
(a) As per ownership document (7/12, CTS extract)	71631.000
(b) as per TLR or City Survey measurement sheet	69399.500
(c) as per Demarcated drawing area	69744.901
LESS	
2.Area not in possession	476.995
3. Entire area (1-2)	68922.505
4.Deductions for -	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	8929.060
(b) Any D.P. Reservation area	5255.023
(c) Green Belt	0.000
Total (a+b+c)	14184.083
5.Balance area of plot (3-4)	54738.422
6. Amenity Space	2227.695
Applicable if (1) > 20000 sqmt	-
(Required cal.) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) = 5 % of Total area	2211.472
7. Net Plot Area (5-6)	52526.95
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	5252.695
Proposed	14739.588
(b) If area is less than 4000 sqmt -Check -	
1) If it is full number like 1,2,3,5,4 etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required.	-
c) If it is subdivision like 1/2 ,2/5 , 12/5 1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.000
Proposed	14739.588
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-01-02 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with area stated in document of Ownership/ T.P. 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) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Jitti No.

Name Of : Owner Prestige Estates Projects Limited

Postal Address : Flat No 1606, TOWER D (DAISY), Marigold, Runwal Bliss,,Crompton Greaves Compound,Mumbai,Mumbai Suburban,Maharashtra-400042
Phone No.:9930175673

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS: NO./SURVEY NO.-13

SITE ADDRESS :
NEW S.NOS. 13/1 AT VILLAGE MAHAJANWADI AND CORRESPONDING CTS NOS. 3342, 3343, 3346, 3458 TO 3460, 3749, 3805, 3809, 3811, 3813, 3814, 3815, 3867, 4100, 4101, 4174 TO 4182, 4243

Name Of Engineer : BISWESH SUTAWA

LOGO: ARCHITECTS ENGINEERS OFFICE : 3, TIGMANSHU CHS, GAUTAMBUDDHA NAGAR, DAMODARWADI, ASHOK PAGAR, KANDIVALI (E), MUMBAI

Signature Not Verified

Digitally signed by BISWESH SUTAWA
Date: 2022.12.20 17:14:03 IST
Name of Service : Building Development
Designation : Assistant Director Town Planning
Location : Office of Assistant Director Town Planning
Project Code : MBMC-25-00361
Application Number : MBMC/00361/2022
Proposal Number : 100363
Certificate Number : MBMC/BOS/CERT/00360

OWNERS SIGN - | TECHNICAL PERSON SIGN -

SCALE - 1:100 | Date: 06/08/25
JOB NO - MBMC-25-00361 | CHECK BY - --

SUBMISSION DRAWING