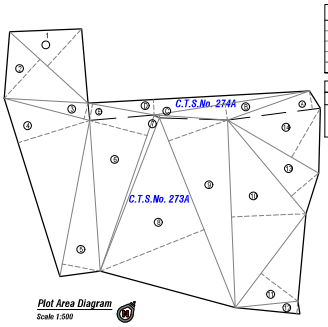


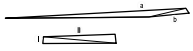
Plot Area Diagram
Scale 1:500

R.G. Area Calculation							
1	10.15	x	3.00	x	0.50	x 1 No	= 15.22 Sq.Mt.
2	25.00	x	4.25	x	0.50	x 1 No	= 53.12 Sq.Mt.
3	16.90	x	3.35	x	0.50	x 1 No	= 28.30 Sq.Mt.
4	21.89	x	0.50	x	0.50	x 1 No	= 104.00 Sq.Mt.
			Total Addition				= 200.64 Sq.Mt.

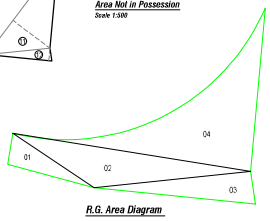
Electric Sub Station (Rule No. 3.6)			
Plot Area	Maximum Requirement	Prop.Plot Area	Proposed
Plot above 2,000 sq.mt.	One Single transformer sub station of the size of 5mx 5m, and height of Not more than 5m	4010.00 sq.mt.	One transformer sub station size of 5mx5m

Plot Area Calculation							
1.	C.T.S. 273 /A						
1	27.50	x	13.10	x 0.50	x 1 No	= 180.12 Sq.Mt.	
2	27.50	x	13.70	x 0.50	x 1 No	= 188.37 Sq.Mt.	
3	22.85	x	4.25	x 0.50	x 1 No	= 48.55 Sq.Mt.	
4	48.40	x	18.40	x 0.50	x 1 No	= 468.48 Sq.Mt.	
5	41.20	x	10.00	x 0.50	x 1 No	= 206.00 Sq.Mt.	
6	42.85	x	15.50	x 0.50	x 1 No	= 332.68 Sq.Mt.	
7	42.85	x	1.50	x 0.50	x 1 No	= 32.13 Sq.Mt.	
8	53.00	x	29.81	x 0.50	x 1 No	= 789.67 Sq.Mt.	
9	53.00	x	16.25	x 0.50	x 1 No	= 430.62 Sq.Mt.	
10	48.75	x	19.30	x 0.50	x 1 No	= 470.43 Sq.Mt.	
11	30.45	x	12.00	x 0.50	x 1 No	= 182.70 Sq.Mt.	
12	16.80	x	3.30	x 0.50	x 1 No	= 27.72 Sq.Mt.	
13	31.70	x	9.35	x 0.50	x 1 No	= 148.19 Sq.Mt.	
14	27.40	x	14.75	x 0.50	x 1 No	= 202.07 Sq.Mt.	
			Total Addition			= 3703.13 Sq.Mt.	A
2.	C.T.S. 274 /A						
A	24.25	x	4.80	x 0.50	x 1 No	= 29.55 Sq.Mt.	
B	40.80	x	4.20	x 0.50	x 1 No	= 85.00 Sq.Mt.	
C	19.05	x	0.65	x 0.50	x 1 No	= 6.19 Sq.Mt.	
D	57.55	x	4.05	x 0.50	x 1 No	= 126.53 Sq.Mt.	
E	17.50	x	4.35	x 0.50	x 1 No	= 38.06 Sq.Mt.	
			Total Addition			= 285.33 Sq.Mt.	B
			Total Plot Area (A+B)			3988.46 Sq.Mt.	

Not In Possession							
C.T.S. 273 /A							
i	22.05	x	2.50	x 0.50	x 1 No	= 27.56 Sq.Mt.	
ii	22.05	x	3.55	x 0.50	x 1 No	= 39.24 Sq.Mt.	
			Total Addition			= 66.80 Sq.Mt.	E
C.T.S. 274 /A							
a	50.00	x	0.75	x 0.50	x 1 No	= 18.75 Sq.Mt.	
b	15.00	x	1.75	x 0.50	x 1 No	= 13.12 Sq.Mt.	
			Total Addition			= 31.87 Sq.Mt.	F
			Total Addition(E+F)			= 98.67 Sq.Mt.	



Area Not in Possession
Scale 1:500



R.G. Area Diagram
(Scale :- 1:200)

Plot Area Calculation - 2.2.3 (iii)							
Sr.No.	Area 7/12 Extract	C.T.S. No.	P.R Card	Area as Triangulation	D.P. Road Area	Not in Possession	Net Plot
06/15	4010.00	273/A	3705.75	3703.13	—	66.80	3636.33
		274/A	304.25	285.33	—	31.87	253.46
TOTAL	4010.00	TOTAL	4010.00	3988.46	—	98.67	3889.79

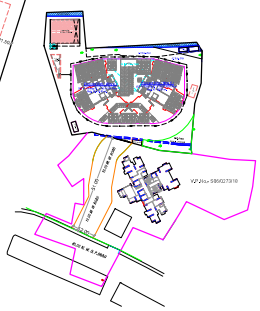
FSI DETAILS									
F/Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
1/2 Permissible Index	1.1	0.5	1.4	0.20	0.00	0.20	3.20	0.20	0.20
1/2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/2 Balance Index to be Consume	1.1	0.5	1.4	0.20	0.00	0.20	0.20	0.20	0.20
1/2 Total Permissible Plinth Area(	4389.28	1949.69	5456.57	0.20	3743.79	0.20	15443.14	0.20	0.20
1/2 Proposed F Line Area (Sheet not exceed 1/2)	4389.28	1949.69	0.00	0.20	3743.66	0.20	9980.31	0.20	9980.31
1/2 Index Consumed	1.00	0.49	0.00	0.20	0.00	0.20	1.69	0.20	0.20

WING - A															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
WING A	SECOND FLOOR	0.00	997.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.4	6.15	0.00	0.00	992.15
WING A	FIRST FLOOR	0.00	260.1	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	6.15	0.00	0.00	253.95
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WING A	STILT FLOOR	0.00	72.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.00	0.00	0.00	26.35	44.27
WING A	Total	0.00	1329.1	0.00	0.00	0.00	0.00	0.00	0.00	20.00	47.00	12.31	0.00	26.35	1290.37

WING - B															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
WING B	STILT FLOOR	0.00	72.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.00	0.00	0.00	44.27
WING B	4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH 12TH 13TH 14TH 15TH 16TH 17TH 18TH 19TH 20TH 21ND 22ND 23RD 24TH 25TH	0.00	1689.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.00	35.55	0.00	177.45	1077.00
WING B	3RD 2ND 1ST FLOOR	0.00	1689.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	417.00	146.00	0.00	0.00	7394.00
0.00	1ST FLOOR	0.00	260.10	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	6.00	0.00	0.00	253.95
WING B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WING B	Total	0.00	10386.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	541.00	215.00	0.00	177.45	8769.20

Floor Height (Rule No. 9.2.2)					
Building Name	Floor Name	Floor Use	Height		
			Min Req.	Max.Per.	Prop. height
Wing – A (Stilt + Parking + 1st to 2nd Floor)	Stilt Floor	Parking	3.00	4.50	3.00
	Parking Floor	Parking	3.00	4.50	3.00
	First Floor	Resi. Floor	2.75	4.50	3.20
	Second Floor	Resi. Floor	2.75	4.50	2.90

Owner details		
Owner Name	Postal Address	Contact Number
K. M. Developers	Flat No – 1203,Zenita Building,Ghodbunder Road,Neelkanth Greens,Chitalsar Manpada,Thane–400607,Maharashtra	9322398014
Kshitij M Shinde	Flat No – 1203,Zenita Building,Ghodbunder Road,Neelkanth Greens,Chitalsar Manpada,Thane–400607,Maharashtra	9004008844


Proposed Building (Wing A)
Proposed Building (Wing B)
Existing Compound Wall
Road Width 12.00 M.
Proposed Road
Width 9.00 M.
Road Width 12.00 M.
Existing Building
Proposed Building
Road Width 12.00 M.
Proposed Building
Existing Building
Road Width 12.00 M.
Proposed Building
Road Width 12.00 M.
Road Width 12.00 M.
Road Width 12.00 M.

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	201,301,401,501,601,701, 801, 861-1001, 1101,1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501	20	374.2	0	0	374.2
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	202,302,402, 502,602, 862, 1002,1102,1202, 1302, 1702, 1802,1902, 2002, 2002,2102,2202,2302	20	374.2	0	0	374.2
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	203,303,403,503,703, 803, 863-1003, 1103,1203, 1303, 1403, 1503,1603,1703, 1803, 2003, 2103,2203,2303,2503	20	542.2	0	0	542.2
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	204,304,404,504,704, 804, 864-1004,1104,1204, 1304,1404,1504,1704,1804, 1904, 2004, 2104, 2204,2304,2404,2504	20	542.2	0	0	542.2
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	206,306,406,506, 706, 806, 866-1006,1106,1306, 1406,1506,1706, 1806, 1906, 2006, 2106, 2206, 2306,2406,2506	20	374.2	0	0	374.2
WING B	2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	208,308,408,508, 708,808, 868-1008,1108,1308, 1408,1508,1708, 1808, 1908, 2008, 2108, 2208, 2308,2408,2508	20	374.2	0	0	374.2
WING B	6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	601,1101, 1801,2101,2601	5	37.4	0	0	37.4
WING B	6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	602,1102, 1802,2102,2602	5	37.4	0	0	37.4
WING B	6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	603,1103, 1803,2103,2603	5	54.22	0	0	54.22
WING B	6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21TH, 22ND, 23RD, 24TH, 25TH	606,1106, 1806,2106,2606	5	54.22	0	0	54.22

Parking Check (As Per Table 7a)

Building Name	SFC	Tenement Area	Parking Required (Car)	Parking Required (Scooter)	Visitor Car Parking Required	Parking Provided (Car)	Parking Provided (Scooter)	Parking Provided Visitor Car Parking
WING A	Residential	For every two tenements with having carpet area equal to or above 30 sq.m but less than 50 sq.m	1	2	4	2	4	-
WING A	Residential	For every two tenements with having carpet area equal to or above 50 sq.m but less than 80 sq.m	1	2	2	1	2	-
WING B	Residential	For every two tenements with having carpet area equal to or above 30 sq.m but less than 50 sq.m	1	2	68	102	68	-
WING B	Residential	For every two tenements with having carpet area equal to or above 50 sq.m but less than 80 sq.m	1	2	98	49	98	-
Total	-	-	-	-	-	152	172	-
Visitor parking for	-	-	-	-	-	170	172	8
Total	-	-	-	-	-	322	344	8

Parking Check As Per Table 7b

(Note-Parking calculation as per regulation 14.2 of DCR of Kalyan Dombivli Corporation Table 7b & 7b of DCR, of these as mentioned in USDPL)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle (Heavy vehicle/ bus)	Car/Mini Bus	Scooter	Transport Vehicle (Heavy vehicle/ bus)	
Total	97	51	0	322	186	0	OK
Note-2 Scooter equals 1 Car,proposed 50% Scooter parking(186)							

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING B	v1	2.1	1.2	1
WING B	v1	2	1.2	1
WING B	v1	0.99	1.2	1
WING B	w	2.3	1.2	1
WING B	w2	1.2	1.2	1
WING B	w1	2.3	1.2	1

Room size (Rule No. 9.4)

Sr. No.	Description	Required Width	Required Area	Proposed Width	Proposed Area
01	Measurements of habitable Rooms / Kitchen	as per requirement and convenience of the owner		3.0 m.	9.0 sq.m.
02	Size of combined bath room and water closet	1.00 m.	1.20 sq.m.	1.20 m.	1.20 sq.m.
03	Independent Bath Room	1.00 m.	1.20 sq.m.	---	---
04	Independent Water Closet	0.90 m.	1.08 sq.m.	---	---

Plinth Height (Rule No. 9. 1)

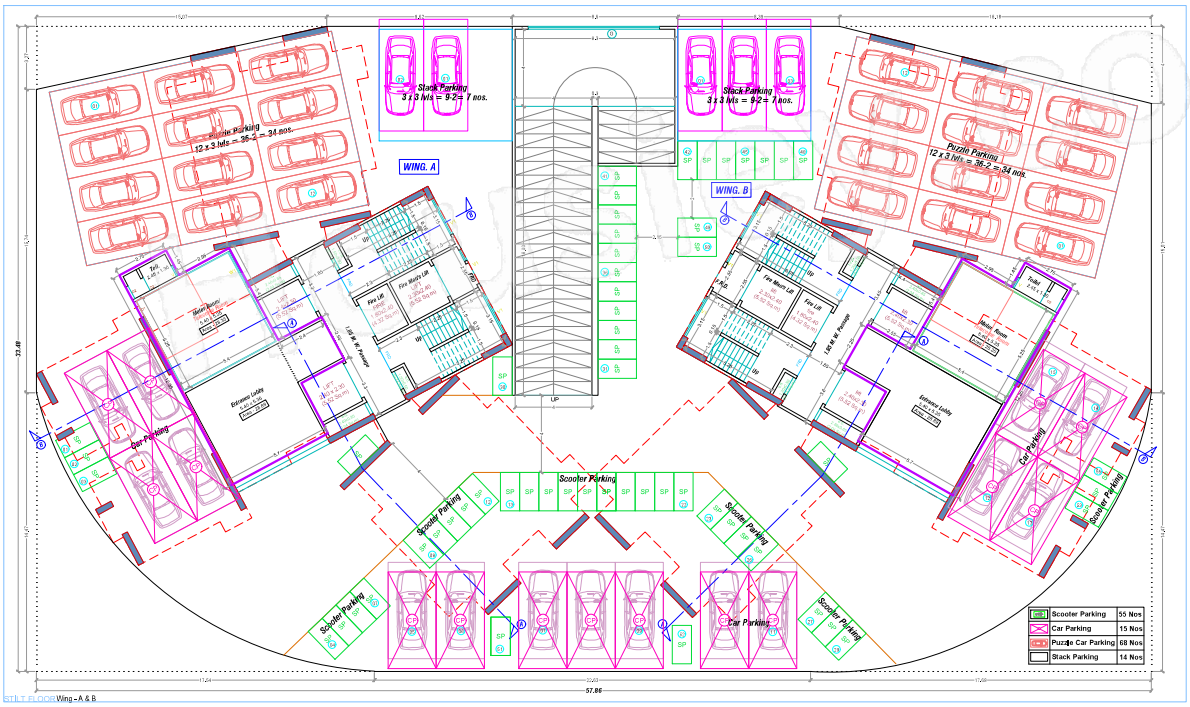
Building Name	Plinth Min Req.	Plinth Max./Pvt.	Plinth Height Required Min Req.	Plinth Height Required Max./Pvt.	Plinth Height Proposed
Proposed Bldg. (A & B)	0.00	1.20	-----	-----	0.45 mt.

Provision of Staircase (Rule No.9.25.7)

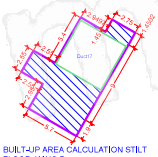
Building Name	Description	Total No. Req.	Total No. Prop.	Width Req.	Width Prop.
Wing- A (Bldg.+Parking + 1st & 2nd floor)	The staircase in buildings specified in Rule 9 terms No. 7.2.9.5 (i) (iv) shall have two staircases	01 Nos.	02 Nos.	1.20 m.	1.20 m.
Wing- B (Bldg.+Parking + 26th floor)	The staircase in buildings specified in Rule 9 terms No. 7.2.9.5 (i) (iv) shall have two staircases	01 Nos.	02 Nos.	1.20 m.	1.20 m.

Provision of Lift (Rule No.9.27.1)

Building Name	Height	Type of Lift	Req.	Prop.
Wing- A (Bldg.+ Parking + 1st & 2nd floor)	14.75	Fire Lift	1 Nos.	1 Nos.
		Comm. Use Lift	1 Nos.	1 Nos.
Wing- B (Bldg.+ Parking + 26th floor)	89.75	Fire Lift	1 Nos.	1 Nos.
		Comm. Use Lift	1 Nos.	1 Nos.



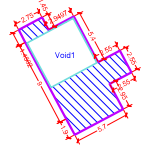
STILT FLOOR Wing - A & B



BUILT-UP AREA CALCULATION STILT FLOOR WING B

BUILT UP AREA CALCULATION FOR STILT FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.29	11.83	72.62
BLOCK AREA TOTAL =72.62Sq.M			
Void7	-	-	28.35
TOTAL Deduction =28.35Sq.M			
Net BuiltUp Area =44.27 Sq.M			



BUILT-UP AREA CALCULATION STILT FLOOR WING A

BUILT UP AREA CALCULATION FOR STILT FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.30	11.70	72.62
BLOCK AREA TOTAL =72.62Sq.M			
Void1	-	-	28.35
TOTAL Deduction =28.35Sq.M			
Net BuiltUp Area =44.27 Sq.M			

Sheet No 2/7

Signature valid

Digitally signed by SUNIL MOTIRAM DERE
Date: 2026.10.07 19:44:28 IST
Reason: Approved
Location: Thane Municipal Corporation
Project Code : TMC/B-2/9279
Application Number : TMC/B/2024/APL/10359
Approval Number : 2026/10/7
Certificate Number : TMC/B/B/2024/APL/10359

Member Engineer
Rank: 10/09/2026

Assistant Engineer
Rank: 10/09/2026

Content Of Sheet

WING - A & B
Still Floor Plan, Area Diagram & Calculation, Carpet Area Parking Area Calc., Construction Area Calculation,U.G.Tank,Compound Wall,Rain Water System

Name Of Developer : V. H. Developers

Postal Address : New Horizon Heights Second Floor Office No. 1 To 5 at Kalwa-400605 Thane (w)

Phone No. 8922080014

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO. 270A, 270A, 274A /SURVEY NO.- 96/1/5

SITE ADDRESS
PLNo. 96/1/5 C/T 2/102, 270A 270A, 274A, at Dewla Thane West

ARCH. PARTNER : ASHA DEWAPURE

Project : Development of Plot No.
STILT+ 26
(113, Gold Square, 90 Bains Rd, Wagle Estate, Thane west)

Designed by : Signature valid

Checked by : Signature valid

SCALE - 1:100 | Date: 13/04/24

JOB NO. - TMC/B-2/9279 | CHECK BY - ASHA DERE

SUBMISSION DRAWING