

From of Statement - II [Sr. No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
1	GROUND FL. (Comm)	329.37 Sq.Mt
	GROUND FL. (Resi)	133.85 Sq.Mt
	FIRST FL. (Comm)	421.58 Sq.Mt
	FIRST FL. (Resi)	31.65 Sq.Mt
	TYPICAL FL. (2nd & 8th to 11th Floors)	329.37 x 5 th flrs = 1646.85 Sq.Mt
	3rd Floor	334.42 Sq.Mt
	TYPICAL FL. (4th to 6th Floors)	332.45 x 3 th flrs = 997.35 Sq.Mt
	7TH REFUGE FL.	289.29 Sq.Mt
	12TH PT. REFUGE FL.	226.78 + 17.45 Sq.Mt = 244.23 Sq.Mt
	TOTAL	4427.59 Sq.Mt.

TOTAL PROP. AREA
Comm - 750.95
Resi - 3676.64
4427.59 Sq.Mt.

CONTENT OF SHEET 1/5

PROPOSED BUILDING ON LAND BEARING S No. 110, H. No. 4 / A / 1 AT PATLIPADA, S. V. RD., THANE (W) 400 607

LAYOUT PLAN, BLOCK PLAN, PLOT AREA CALCULATION, PARKING AREA STATEMENT, GROUND FLOOR PLAN.

STAMP OF APPROVAL BY T.M.C.

Plans are approved Subject to conditions Prescribed in Permit No. V.P. 4425/225/22, TMC/TD-OP/TPM/4425/223 Dated: 23/6/2023

Deputy Engineer (TDD) [Signature]

Executive Engineer (TDD) [Signature]

Thane Municipal Corporation The City of Thane

सावधान

महानगरपालिकाको कार्यालयमा आबद्ध भएर पत्राचार गर्नुपर्ने हुनेछ।

AREA STATEMENT

Sr. No.	Description	Area (Sq. Mt.)
1	Area of Plot	
a	As per Ownership Document (7/12 Extract, P. R. Card)	1,370.00
b	As per Measurement Sheet	1,372.96
c	As per Site	1,372.96
2	Deductions for	
a	Proposed D.P./D.P. Road Widening Area / Service Road / Highway Widening (Approx.)	133.00
b	Not in Possession	
c	Total (a + b)	133.00
3	Balance Area of Plot (1-2)	1,237.00
4	Amenity Space if Applicable	N.A.
a	Required	0
b	Adjustment of 2(b) if any	0
c	Balance Proposed	0
5	Net Area of the Plot	1,237.00
6	Recreational Open Space	N.A.
a	Required	0
b	Proposed	0
7	Internal Road Area	N.A.
8	Plotable Area	N.A.
9	Existing Area of Old Dilapidated Building	1367.53

	Basic FSI	Premiu m FSI	TDR/DR	50% Incentiv e	Ancillar y Area (60% of a+b+c)	Ancillar y Area (80% of a+b+c)	Total (+a+b+c+d+e)	Drawin g Value	Status
10.1	1.1	0.5	0.9						
10.2				2.5					
10.3							1.106		
10.4	1.1	0.5	0.9	50%					
10.5	1360.7	685	1233	683.765					
10.6	1367.53	685	1226.17	683.765	2012.15	487.08	6461.7		
10.7	1367.53	685	0	683.76	1378.74	333.76	4448.79	4427.59	OK
10.8	1360.7	685	1233	683.765	1664.94	403.04	5346.68		
11									
a									
b							4,427.59		
c							4,427.59		
12							0.99		
13							NA		
a									
b									

Owner Declaration

I Undersigned hereby confirm that I would abide by plans approved by authority / Collector. I would execute the structure as per approved plans. Also I would execute the Work under Supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature of Owner / Developer: [Signature]

Shri. MOHAN B. SHINDE
For: M/s. MAJESTIC HORIZON BHUMI DEVELOPERS (Towards)

Certificate Of Area

Certified that the plot under reference was surveyed by me on 1370.00 sq.mt. & the dimension of side 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.P. Scheme Records / Land Records Department / City Survey Records.

Signature of Licensed Architect: [Signature]

GENERAL NOTES

- ALL DIMENSIONS ARE IN METRIC.
- BOUNDARY OF PLOT AS PER T.I.L.R SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED.
- R.G. AREA SHOWN THIN
- DRAINAGE / SEWERAGE LINE SHOWN IN RED DOTTED
- ROAD LINE SHOWN IN GREEN

SIGNATURE & ADDRESS OF OWNERS

Office No. 1 to 5, Horizon Heights Opp. Mahalaxmi Tower, Kasarvadoli, G.B. Road Thane (W.)

SIGNATURE OF ARCHITECT

A. V. DESAI
COUNCIL OF ARCHITECTURE
REG. NO. CA/94/17923

JOB No.	DRG. No.	SCALE	DATE	DRN BY	CHK. BY	APP. BY
415	DB/MUN/01	AS SHOWN	29.03.2023	DIPESH	MOHSIN	DESAI

A. V. DESAI
22/04/2023

akruti consultants
ARCHITECTS + ENGINEERS + INTERIOR DESIGNERS
JAYDEEP EMPRESS PLOT NO. A-8 UNIT NO. 101, MIDC ROAD, NEXT TO HOTEL GOPALRAM, WAGLE ESTATE, THANE (W), 400604
EMAIL: abasaheddesai@gmail.com Mob. No: 9821346171

PLOT AREA CALCULATION

1	1/2 x 21.53 x 9.30 x 1 No	=	100.11	Sq mt
2	1/2 x 42.26 x 9.55 x 1 No	=	201.79	Sq mt
3	1/2 x 42.26 x 4.60 x 1 No	=	97.19	Sq mt
4	1/2 x 41.97 x 6.31 x 1 No	=	132.41	Sq mt
5	1/2 x 44.26 x 3.65 x 1 No	=	80.77	Sq mt
6	1/2 x 44.26 x 2.63 x 1 No	=	58.20	Sq mt
7	1/2 x 45.83 x 20.80 x 1 No	=	487.03	Sq mt
8	1/2 x 46.83 x 4.49 x 1 No	=	105.13	Sq mt
9	1/2 x 32.81 x 1.13 x 1 No	=	18.53	Sq mt
10	1/2 x 25.36 x 7.24 x 1 No	=	91.80	Sq mt
TOTAL AREA		=	1372.96	Sq mt

ROAD AREA CALCULATION

11	1/2 x 35.90 x 1.21 x 1 No	=	21.66	Sq mt
12	1/2 x 32.81 x 1.13 x 1 No	=	18.53	Sq mt
13	1/2 x 25.36 x 7.32 x 1 No	=	92.81	Sq mt
TOTAL AREA		=	133.00	Sq mt

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)
Commercial	For every 100 sq.mt. for Carpet Area Shop	100 Nos	286.39	2 Nos
Commercial	For every 200 sq.mt. for Carpet Area Storage	200 Nos	344.27	3 Nos
TOTAL			630.66	5 Nos
Residential	Less than- 30 sq.mt.	02 Nos		2 Nos
Residential	Less than- 40 sq.mt. to More than- 30 sq.mt.	02 Nos	20 Nos	10 Nos
Residential	More than- 40 sq.mt. to Less than- 80 sq.mt.	02 Nos	32 Nos	16 Nos
Residential	More than- 80 sq.mt. to Less than- 150 sq.mt.	01 Nos	01 Nos	1 Nos
Residential	More than- 150 sq.mt.			1 Nos
TOTAL		52 Nos	26 Nos	52 Nos
Loading & Unloading	For First 200 sq.mt. for Carpet Area	200 Nos		1 Nos
Visitor	5% addition Park (Resi)			1 Nos
Total	Required		38 Nos x 0.80 = 30 nos	3 Nos
as per composite Parking			+12 nos	- 72 nos
Total Required Parking			42 Nos	19 Nos
Proposed Parking			45 Nos	21 Nos

From of Statement - III [Sr. No. 9 (2)]

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to apt.	Area of Double Ht. Terrace attached to flat
PROP. BLDG	Ground Floor (comm)	Shop No - 01	27.61 Sq.Mt		
		Shop No - 02	70.51 Sq.Mt		
		Shop No - 03	34.25 Sq.Mt		
		Shop No - 04	20.50 Sq.Mt	286.39	
		Shop No - 05	23.22 Sq.Mt		
		Shop No - 06	62.78 Sq.Mt		
		Shop No - 07	47.54 Sq.Mt		
1st Floor (comm)		Office No - 101	36.39 Sq.Mt		
		Office No - 102	36.42 Sq.Mt		
		Office No - 103	54.40 Sq.Mt	344.27	
		Office No - 104	143.89 Sq.Mt		
		Office No - 105	73.07 Sq.Mt		
2nd Floor (resi)		Flat No - 201	52.85 Sq.Mt		
		Flat No - 202	55.57 Sq.Mt		
		Flat No - 203	38.20 Sq.Mt		
		Flat No - 204	52.12 Sq.Mt		
		Flat No - 205	36.88 Sq.Mt		
3rd Floor (resi)		Flat No - 301	58.46 Sq.Mt		
		Flat No - 302	58.45 Sq.Mt		
		Flat No - 303	38.20 Sq.Mt		
		Flat No - 304	52.01 Sq.Mt		
		Flat No - 305	38.70 Sq.Mt		
TYPICAL FL (4th, 5th & 8th floors)		Flat No - 401, 501, 801	58.46 Sq.Mt		
		Flat No - 402, 502, 802	58.45 Sq.Mt		
		Flat No - 403, 503, 803	38.20 Sq.Mt		
		Flat No - 404, 504, 804	52.01 Sq.Mt		
		Flat No - 405, 505, 805	38.88 Sq.Mt		
Refuge floor (7th floor)		Flat No - 701	52.85 Sq.Mt		
		Flat No - 702	58.45 Sq.Mt		
		Flat No - 704	52.01 Sq.Mt		
		Flat No - 705	36.88 Sq.Mt		
		TYPICAL FL (8th to 11th floor)		Flat No - 801, 801, 1001, 1101	55.58 Sq.Mt
Flat No - 802, 802, 1002, 1102	55.57 Sq.Mt				
Flat No - 803, 803, 1003, 1103	38.20 Sq.Mt				
Flat No - 804, 804, 1004, 1104	52.01 Sq.Mt				
Flat No - 805, 805, 1005, 1105	36.88 Sq.Mt				
Refuge floor (12th floor)		Flat No - 1201	52.85 Sq.Mt		
		Flat No - 1202	55.57 Sq.Mt		
		Flat No - 1203	38.20 Sq.Mt		
		Flat No - 1204	52.01 Sq.Mt		
		Flat No - 1205	36.88 Sq.Mt		

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.10	T.W. FLUSH DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	WTH VENTILATOR
W1	1.80 x 1.50	ALU SLIDING WINDOWS
W2	1.50 x 1.20	DO
V	0.80 x 0.75	ALU LOUVERED VENTILATOR
G	1.20 x 1.20	R.C.C CEMENT JALI

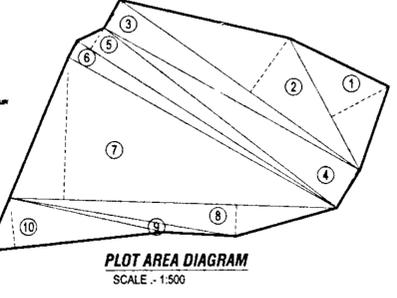
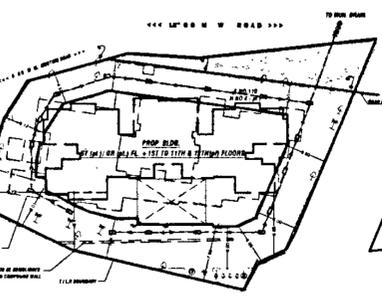
GROUND FLOOR PLAN SCALE - 1:100

PLOT AREA CALCULATION

PARKING CALCULATION

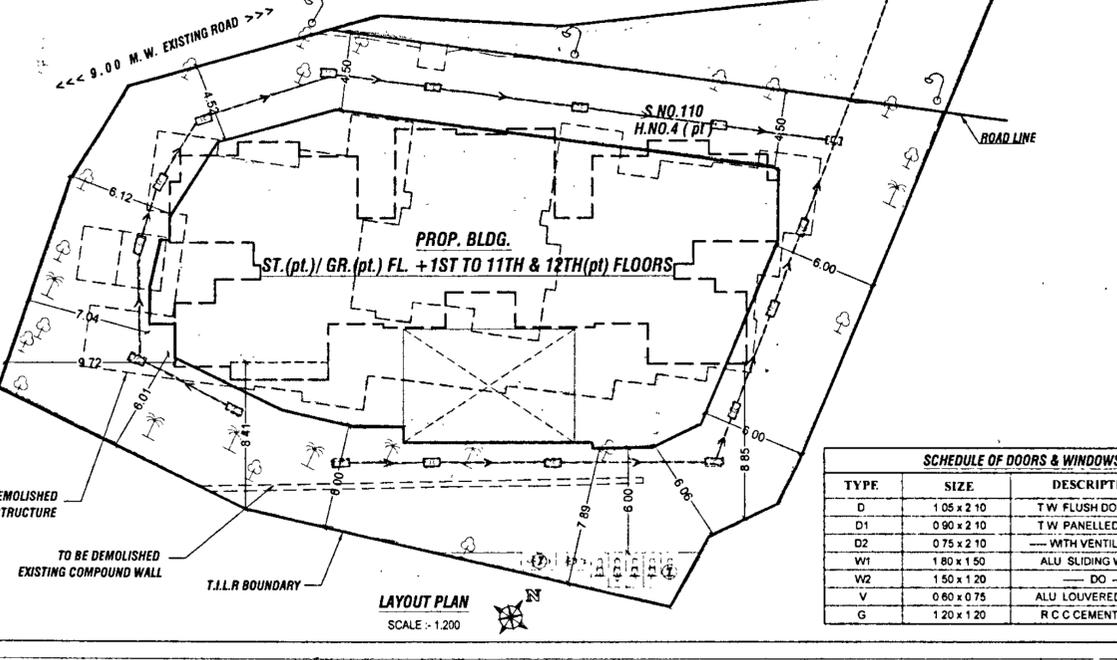
AREA STATEMENT

CONTENT OF SHEET



BLOCK PLAN SCALE - 1:500

ROAD AREA CALCULATION



SCHEDULE OF DOORS & WINDOWS

LAYOUT PLAN SCALE - 1:200

PROPOSED BUILDING ON LAND BEARING S. No. 110, H. No. 4/A/1 AT PATLIPADA, S. V. RD., THANE (W) 400 607

1ST FLOOR & 2ND FLOOR PLAN, BUILT UP AREA CALCULATION P-LINE AREA DIAGRAM.

STAMP OF APPROVAL BY T.M.C.

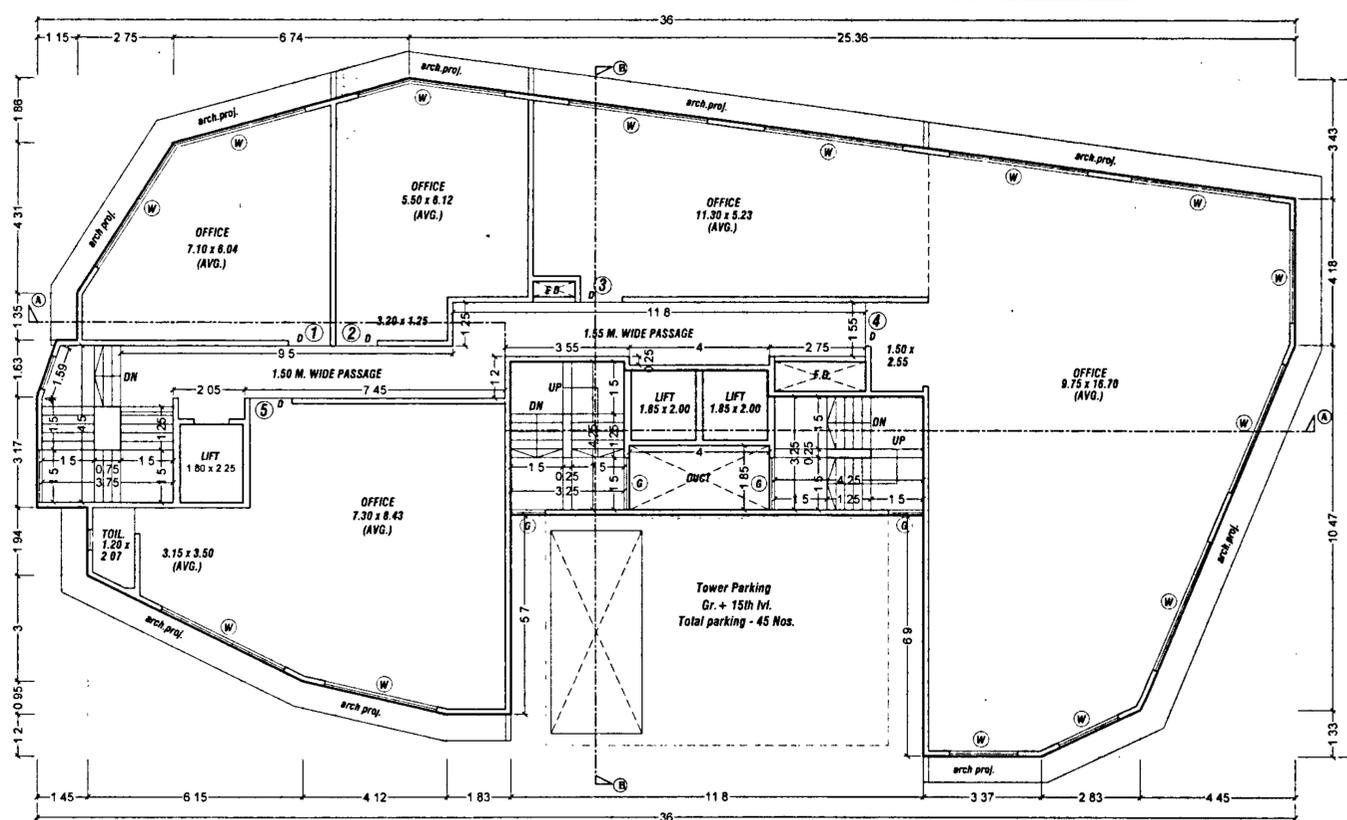
Plans are approved Subject to conditions Prescribed in Permit No. Y.P. 23101/2023 TMC/TP-DP/TP/4425122. Dated: 23/01/2023

Deputy Engineer (TDD) Executive Engineer (TDD)

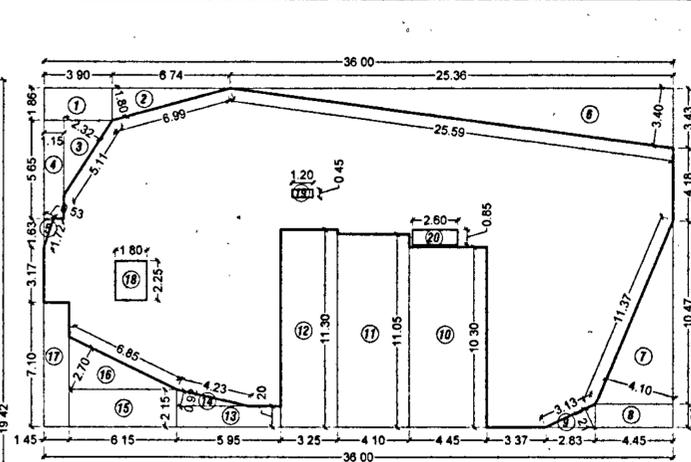
Thane Municipal Corporation The City of Thane

सावधान

जसुद्ध नकारानुसार बांधकाम न करणे वसने विकास नियंत्रण निवमावलीनुसार आदेशक वष परवानक्या न देता बांधकाम थापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम 4 अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त 3 वर्षे वेळ व र. 4000/- दंड होऊ शकतो.

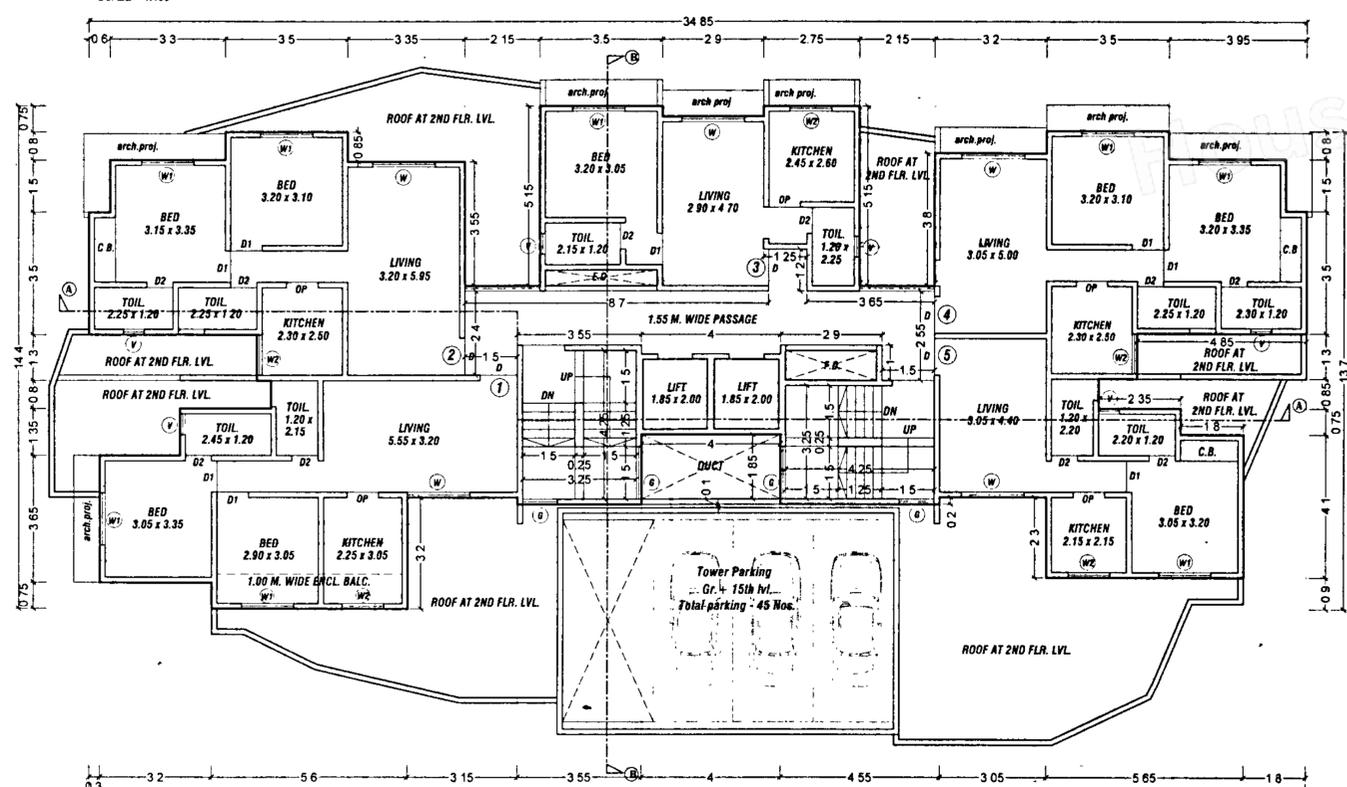


FIRST FLOOR PLAN SCALE - 1:100

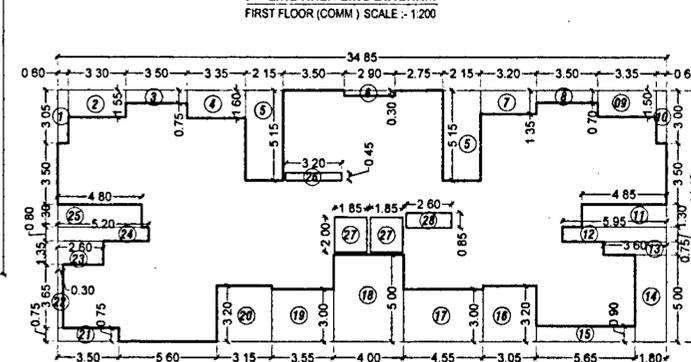


P - LINE AREA LINE DIAGRAM FIRST FLOOR (COMM) SCALE - 1:200

BUILT UP AREA CALCULATION FOR FIRST FLOOR (COMM.)		
A	36.00 x 19.42 x 1 No	= 699.12 Sq.mt.
TOTAL ADDITION		= 699.12 Sq.mt. (X)
DEDUCTIONS		
1	3.90 x 1.86 x 1 No	= 7.25 Sq.mt.
2	6.99 x 1.80 x 0.50	= 6.29 Sq.mt.
3	5.11 x 2.32 x 0.90	= 5.93 Sq.mt.
4	1.15 x 5.65 x 1 No	= 6.50 Sq.mt.
5	1.72 x 0.53 x 0.50	= 0.46 Sq.mt.
6	2.59 x 3.40 x 0.50	= 4.35 Sq.mt.
7	11.37 x 4.10 x 0.50	= 23.30 Sq.mt.
8	4.45 x 1.33 x 1 No	= 5.92 Sq.mt.
9	3.13 x 1.21 x 0.50	= 1.89 Sq.mt.
10	4.45 x 10.30 x 1 No	= 45.83 Sq.mt.
11	4.10 x 11.05 x 1 No	= 45.30 Sq.mt.
12	3.25 x 11.30 x 1 No	= 36.72 Sq.mt.
13	5.95 x 1.20 x 1 No	= 7.14 Sq.mt.
14	4.23 x 0.92 x 0.50	= 1.95 Sq.mt.
15	6.15 x 2.15 x 1 No	= 13.22 Sq.mt.
16	8.85 x 2.70 x 0.50	= 9.25 Sq.mt.
17	1.45 x 7.10 x 1 No	= 10.29 Sq.mt.
18	1.80 x 2.25 x 1 No	= 4.05 Sq.mt.
19	1.20 x 0.45 x 1 No	= 0.54 Sq.mt.
20	2.60 x 0.85 x 1 No	= 2.21 Sq.mt.
TOTAL DEDUCTION		= 277.54 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 421.58 Sq.mt.

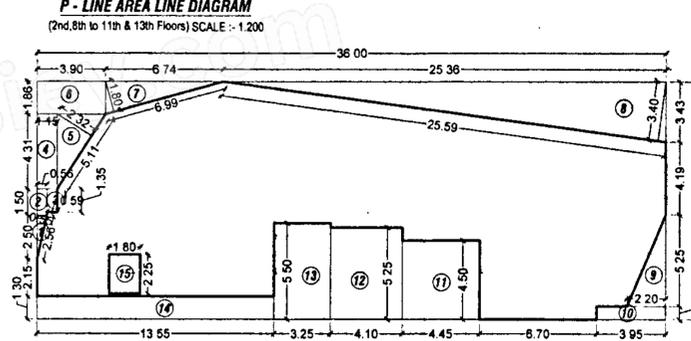


SECOND FLOOR PLAN SCALE - 1:100



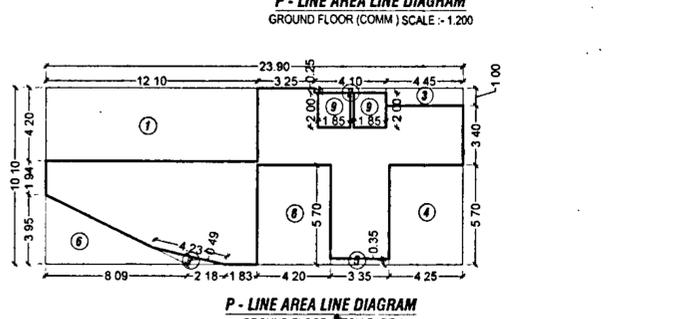
P - LINE AREA LINE DIAGRAM (2nd, 8th to 11th & 13th Floors) SCALE - 1:200

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (RESI.)		
A	34.85 x 14.40 x 1 No	= 501.84 Sq.mt.
TOTAL ADDITION		= 501.84 Sq.mt. (X)
DEDUCTIONS		
1	0.60 x 3.05 x 1 No	= 1.83 Sq.mt.
2	3.30 x 1.55 x 1 No	= 5.11 Sq.mt.
3	3.50 x 0.75 x 1 No	= 2.62 Sq.mt.
4	3.35 x 1.80 x 1 No	= 5.36 Sq.mt.
5	2.15 x 5.15 x 2 No	= 22.14 Sq.mt.
6	2.90 x 0.30 x 1 No	= 0.87 Sq.mt.
7	3.20 x 1.35 x 1 No	= 4.32 Sq.mt.
8	3.50 x 0.70 x 1 No	= 2.45 Sq.mt.
9	3.35 x 1.50 x 1 No	= 5.02 Sq.mt.
10	0.60 x 3.00 x 1 No	= 1.80 Sq.mt.
11	4.85 x 1.30 x 1 No	= 6.30 Sq.mt.
12	5.95 x 0.85 x 1 No	= 5.06 Sq.mt.
13	3.60 x 0.75 x 1 No	= 2.70 Sq.mt.
14	1.80 x 5.00 x 1 No	= 9.00 Sq.mt.
15	5.65 x 0.90 x 1 No	= 5.08 Sq.mt.
16	3.05 x 3.20 x 1 No	= 9.76 Sq.mt.
17	4.55 x 3.00 x 1 No	= 13.65 Sq.mt.
18	4.00 x 5.00 x 1 No	= 20.00 Sq.mt.
19	3.55 x 3.00 x 1 No	= 10.65 Sq.mt.
20	3.15 x 3.20 x 1 No	= 10.08 Sq.mt.
21	3.50 x 0.75 x 1 No	= 2.62 Sq.mt.
22	0.30 x 3.65 x 1 No	= 1.09 Sq.mt.
23	2.60 x 1.35 x 1 No	= 3.51 Sq.mt.
24	5.20 x 0.80 x 1 No	= 4.16 Sq.mt.
25	4.80 x 1.30 x 1 No	= 6.24 Sq.mt.
26	3.20 x 0.45 x 1 No	= 1.44 Sq.mt.
27	1.85 x 2.00 x 2 No	= 7.40 Sq.mt.
28	2.60 x 0.85 x 1 No	= 2.21 Sq.mt.
TOTAL DEDUCTION		= 172.47 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 329.37 Sq.mt.



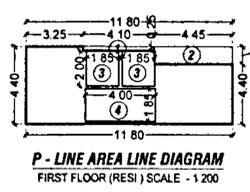
P - LINE AREA LINE DIAGRAM GROUND FLOOR (COMM) SCALE - 1:200

BUILT UP AREA CALCULATION FOR GROUND FLOOR (COMM.)		
A	38.00 x 13.62 x 1 No	= 490.32 Sq.mt.
TOTAL ADDITION		= 490.32 Sq.mt. (X)
DEDUCTIONS		
1	2.56 x 0.55 x 0.50	= 0.70 Sq.mt.
2	0.56 x 1.50 x 1 No	= 0.84 Sq.mt.
3	0.59 x 1.35 x 1 No	= 0.80 Sq.mt.
4	1.15 x 4.31 x 1 No	= 4.96 Sq.mt.
5	5.11 x 2.32 x 0.50	= 5.93 Sq.mt.
6	3.90 x 1.86 x 1 No	= 7.25 Sq.mt.
7	6.99 x 1.80 x 0.50	= 6.29 Sq.mt.
8	2.59 x 3.40 x 0.50	= 4.35 Sq.mt.
9	5.25 x 2.20 x 0.50	= 5.77 Sq.mt.
10	3.95 x 0.75 x 1 No	= 2.96 Sq.mt.
11	4.45 x 4.50 x 1 No	= 20.03 Sq.mt.
12	4.10 x 5.25 x 1 No	= 21.53 Sq.mt.
13	3.25 x 5.50 x 1 No	= 17.88 Sq.mt.
14	13.55 x 1.30 x 1 No	= 17.62 Sq.mt.
15	1.80 x 2.25 x 1 No	= 4.05 Sq.mt.
TOTAL DEDUCTION		= 160.11 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 330.21 Sq.mt.



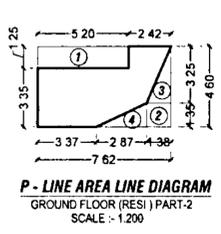
P - LINE AREA LINE DIAGRAM GROUND FLOOR (RESI) PART-1 SCALE - 1:200

BUILT UP AREA CALCULATION FOR GROUND FLOOR (RESI.)		
A	23.90 x 10.10 x 1 No	= 241.39 Sq.mt.
TOTAL ADDITION		= 241.39 Sq.mt. (X)
DEDUCTIONS		
1	12.10 x 4.20 x 1 No	= 50.82 Sq.mt.
2	4.10 x 0.25 x 1 No	= 1.03 Sq.mt.
3	4.45 x 1.00 x 1 No	= 4.45 Sq.mt.
4	4.25 x 5.70 x 1 No	= 24.22 Sq.mt.
5	3.35 x 0.35 x 1 No	= 1.17 Sq.mt.
6	4.20 x 5.70 x 1 No	= 23.94 Sq.mt.
7	4.23 x 0.49 x 0.50	= 1.04 Sq.mt.
8	8.09 x 3.95 x 0.50	= 15.98 Sq.mt.
9	1.85 x 2.00 x 2 No	= 7.40 Sq.mt.
TOTAL DEDUCTION		= 130.05 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 111.34 Sq.mt. (1)
TOTAL BUILT UP AREA [1 + 2]		= 111.34 + 22.51 = 133.85 Sq.mt.



P - LINE AREA LINE DIAGRAM FIRST FLOOR (RESI) SCALE - 1:200

BUILT UP AREA CALCULATION FOR FIRST FLOOR (RESI.)		
A	11.80 x 4.40 x 1 No	= 51.92 Sq.mt.
TOTAL ADDITION		= 51.92 Sq.mt. (X)
DEDUCTIONS		
1	4.10 x 0.25 x 1 No	= 1.02 Sq.mt.
2	4.45 x 1.00 x 1 No	= 4.45 Sq.mt.
3	1.85 x 2.00 x 2 No	= 7.40 Sq.mt.
4	4.00 x 1.85 x 1 No	= 7.40 Sq.mt.
TOTAL DEDUCTION		= 20.27 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 31.65 Sq.mt.



P - LINE AREA LINE DIAGRAM GROUND FLOOR (RESI) PART-2 SCALE - 1:200

BUILT UP AREA CALCULATION FOR GROUND FLOOR (RESI.)		
A	7.62 x 4.60 x 1 No	= 35.05 Sq.mt.
TOTAL ADDITION		= 35.05 Sq.mt. (X)
DEDUCTIONS		
1	5.20 x 1.25 x 1 No	= 6.5 Sq.mt.
2	1.38 x 1.35 x 1 No	= 1.86 Sq.mt.
3	3.25 x 1.38 x 0.50	= 2.24 Sq.mt.
4	2.87 x 1.35 x 0.50	= 1.94 Sq.mt.
TOTAL DEDUCTION		= 12.54 Sq.mt. (Y)
TOTAL BUILT UP AREA [x - Y]		= 22.51 Sq.mt. (2)

SIGNATURE & ADDRESS OF OWNERS
Office No. 1 to 5, Horizon Heights, Opp Mahalaxmi Tower, Kasarvadavli, G.B. Road Thane (W.)

Shri. MOHAN B. SHINDE
For : M/s. MAJESTIC HORIZON BHUMI DEVELOPERS (Towards)

NORTH LINE
AS PER LAYOUT
SIGNATURE OF ARCHITECT
A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO.: CA/94/17923

JOB No	DRG. No.	SCALE	DATE	DRN. BY	CHK. BY	APP. BY
415	DB/MUN/02	AS SHOWN	29.03.2023	DIPESH	MOHSIN	DESAI

A. V. DESAI
G.M.A. T.A.11115

akroti consultants
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS
JAYDEEP EMPHASIS, PLOT NO. A-8, UNIT NO. 101, M.I.D.C. ROAD
NEXT TO HOTEL GOPALASHRAM, NAGLE ESTATE, THANE (W)-400604
EMAIL - abasaheddesai@gmail.com, Mob. No - 9821341171

Tel. (off) : 25821898
(Fax) : 25802997

PROPOSED BUILDING ON LAND BEARING S. No. 110, H. No. 4/A/1/1 AT PATLIPADA, S. V. RD., THANE (W), 400 607

3RD FLOOR, 4TH FLOOR PLAN, 5TH FLOOR & 6TH FLOOR BUILT UP AREA CALCULATION P-LINE AREA DIAGRAM.

STAMP OF APPROVAL BY T.M.C.

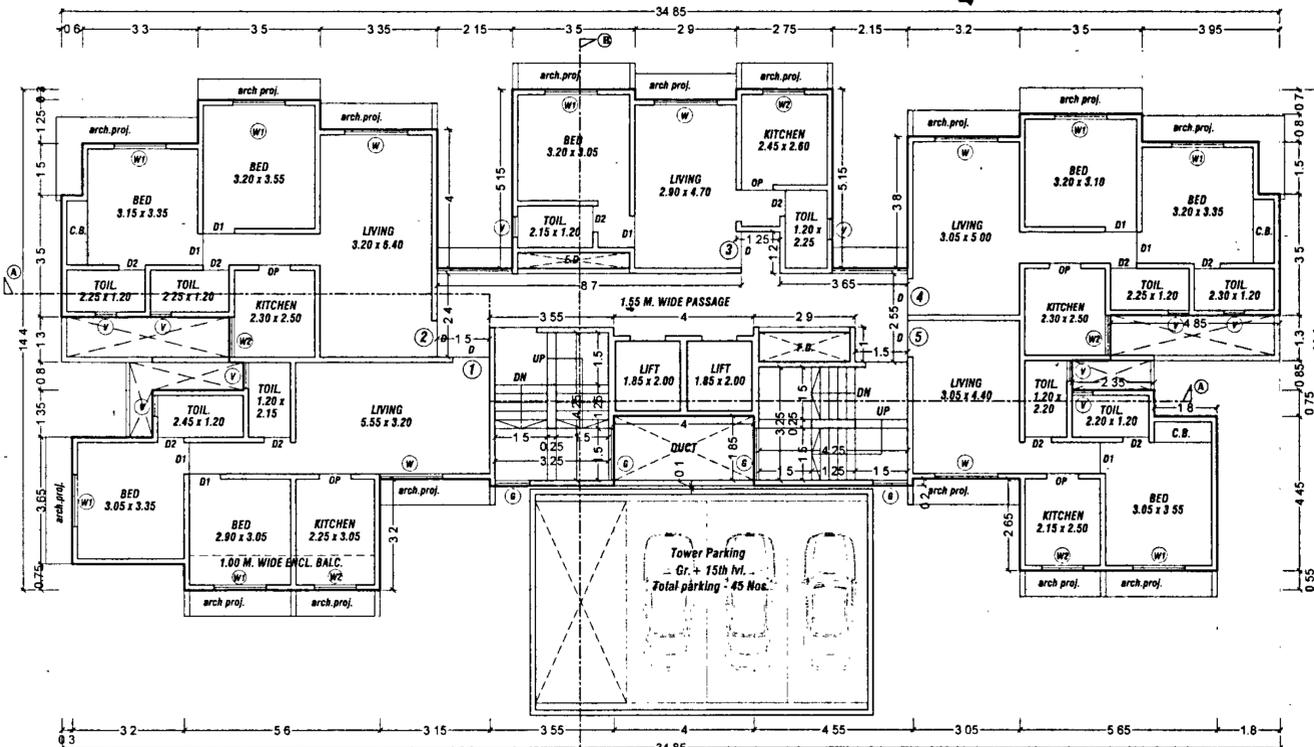
Plans are approved Subject to conditions Prescribed in Permit No. V.P. 50516215/22 TMC/ITD-DPT/PA/4425/23. Dated: 23.11.2023

Deputy Engineer (TDD) Municipal Engineer (TDD)

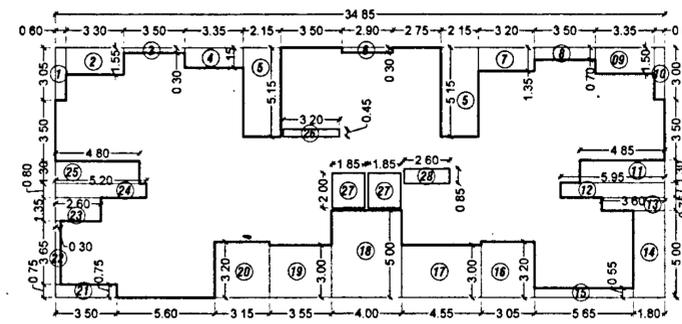
Thane Municipal Corporation The City of Thane

सावधान

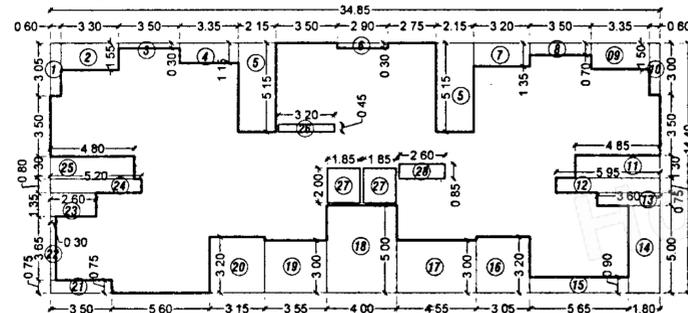
महानगर निकाशासुलर बांधकाम न करणे तसेच विकास नियंत्रण निवगवलीसुलर आवश्यक त्या परवानक्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम 42 अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त 5 वर्षे कॅड न रु. 4000/- दर होऊ शकतो.



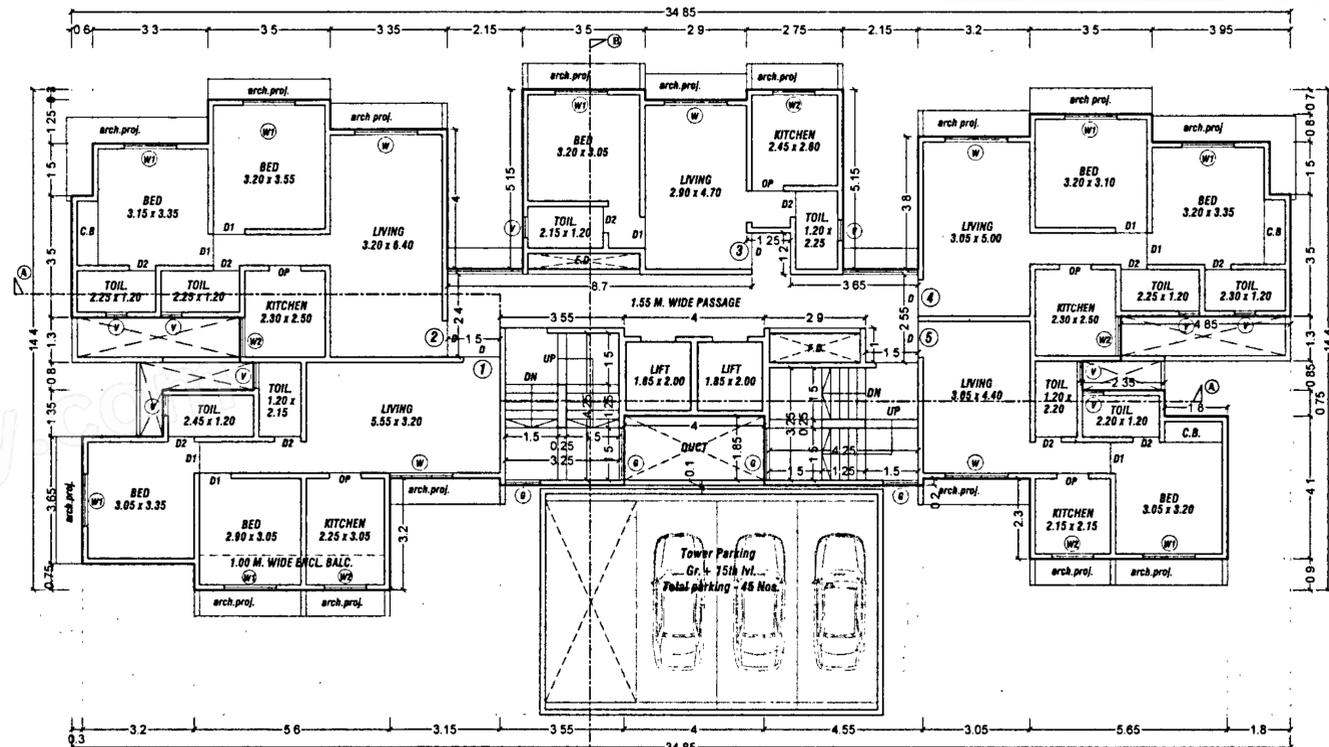
THIRD FLOOR PLAN SCALE - 1/100



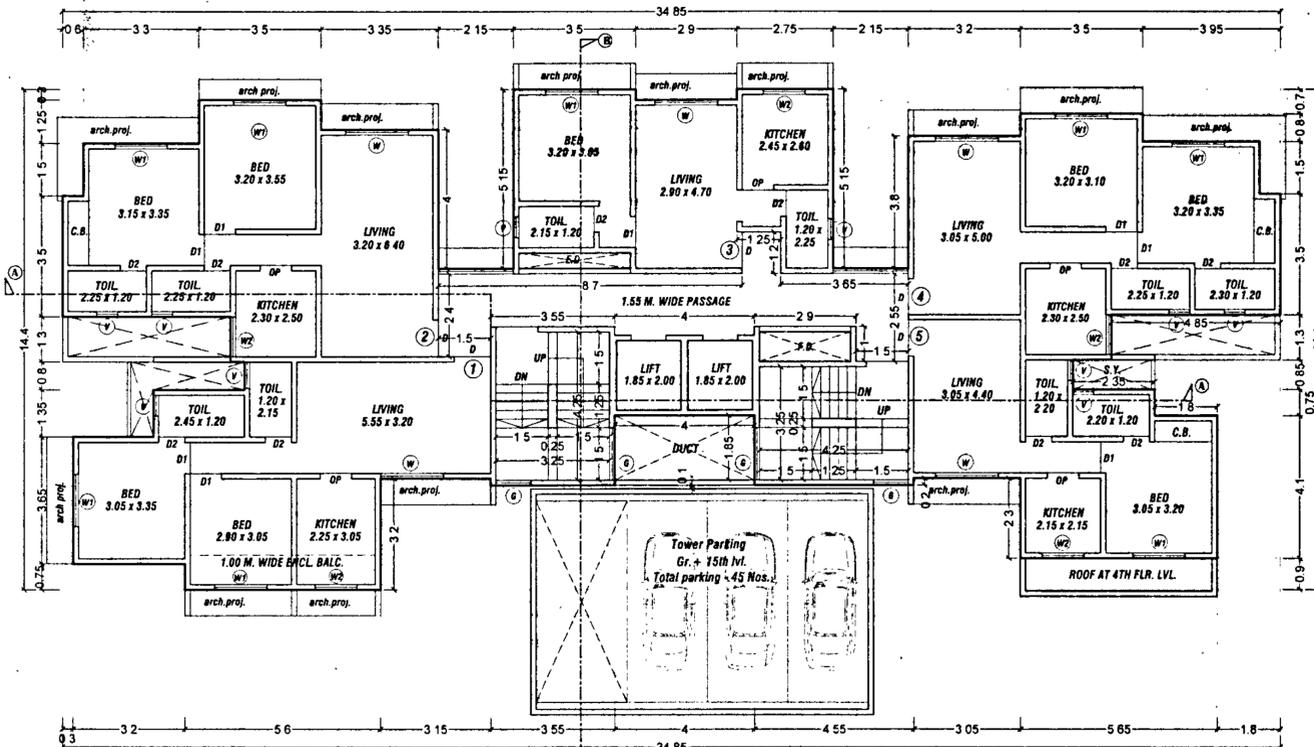
P - LINE AREA LINE DIAGRAM (3RD FLOOR) SCALE - 1/200



P - LINE AREA LINE DIAGRAM 4TH, 5TH TO 6TH FLOOR PLAN (RESI.) SCALE - 1/200



FIFTH & SIXTH FLOOR PLAN SCALE - 1/100



FOURTH FLOOR PLAN SCALE - 1/100

BUILT UP AREA CALCULATION FOR THIRD FLOOR (RESI.)			
A	34.85	x 14.40	x 1 No = 501.84 Sq.mt.
TOTAL ADDITION			= 501.84 Sq.mt. (✓)
DEDUCTIONS			
1	0.60	x 3.05	x 1 No = 1.83 Sq.mt.
2	3.30	x 1.55	x 1 No = 5.11 Sq.mt.
3	3.50	x 0.30	x 1 No = 1.05 Sq.mt.
4	3.35	x 1.15	x 1 No = 3.85 Sq.mt.
5	2.15	x 5.15	x 2 No = 22.14 Sq.mt.
6	2.90	x 0.30	x 1 No = 0.87 Sq.mt.
7	3.20	x 1.35	x 1 No = 4.32 Sq.mt.
8	3.50	x 0.70	x 1 No = 2.45 Sq.mt.
9	3.35	x 1.50	x 1 No = 5.02 Sq.mt.
10	0.60	x 3.00	x 1 No = 1.80 Sq.mt.
11	4.85	x 1.30	x 1 No = 6.30 Sq.mt.
12	5.95	x 0.85	x 1 No = 5.06 Sq.mt.
13	3.60	x 0.75	x 1 No = 2.70 Sq.mt.
14	1.80	x 5.00	x 1 No = 9.00 Sq.mt.
15	5.65	x 0.55	x 1 No = 3.11 Sq.mt.
16	3.05	x 3.20	x 1 No = 9.76 Sq.mt.
17	4.55	x 3.00	x 1 No = 13.65 Sq.mt.
18	4.00	x 5.00	x 1 No = 20.00 Sq.mt.
19	3.55	x 3.00	x 1 No = 10.65 Sq.mt.
20	3.15	x 3.20	x 1 No = 10.08 Sq.mt.
21	3.50	x 0.75	x 1 No = 2.62 Sq.mt.
22	0.30	x 3.65	x 1 No = 1.09 Sq.mt.
23	2.60	x 1.35	x 1 No = 3.51 Sq.mt.
24	5.20	x 0.80	x 1 No = 4.16 Sq.mt.
25	4.80	x 1.30	x 1 No = 6.24 Sq.mt.
26	3.20	x 0.45	x 1 No = 1.44 Sq.mt.
27	1.85	x 2.00	x 2 No = 7.40 Sq.mt.
28	2.60	x 0.85	x 1 No = 2.21 Sq.mt.
TOTAL DEDUCTION			= 167.42 Sq.mt. (✓)
TOTAL BUILT UP AREA [x - Y]			= 334.42 Sq.mt.

BUILT UP AREA CALCULATION FOR 4TH, 5TH & 6TH FLOOR (RESI.)			
A	34.85	x 14.40	x 1 No = 501.84 Sq.mt.
TOTAL ADDITION			= 501.84 Sq.mt. (✓)
DEDUCTIONS			
1	0.60	x 3.05	x 1 No = 1.83 Sq.mt.
2	3.30	x 1.55	x 1 No = 5.11 Sq.mt.
3	3.50	x 0.30	x 1 No = 1.05 Sq.mt.
4	3.35	x 1.15	x 1 No = 3.85 Sq.mt.
5	2.15	x 5.15	x 2 No = 22.14 Sq.mt.
6	2.90	x 0.30	x 1 No = 0.87 Sq.mt.
7	3.20	x 1.35	x 1 No = 4.32 Sq.mt.
8	3.50	x 0.70	x 1 No = 2.45 Sq.mt.
9	3.35	x 1.50	x 1 No = 5.02 Sq.mt.
10	0.60	x 3.00	x 1 No = 1.80 Sq.mt.
11	4.85	x 1.30	x 1 No = 6.30 Sq.mt.
12	5.95	x 0.85	x 1 No = 5.06 Sq.mt.
13	3.60	x 0.75	x 1 No = 2.70 Sq.mt.
14	1.80	x 5.00	x 1 No = 9.00 Sq.mt.
15	5.65	x 0.55	x 1 No = 3.11 Sq.mt.
16	3.05	x 3.20	x 1 No = 9.76 Sq.mt.
17	4.55	x 3.00	x 1 No = 13.65 Sq.mt.
18	4.00	x 5.00	x 1 No = 20.00 Sq.mt.
19	3.55	x 3.00	x 1 No = 10.65 Sq.mt.
20	3.15	x 3.20	x 1 No = 10.08 Sq.mt.
21	3.50	x 0.75	x 1 No = 2.62 Sq.mt.
22	0.30	x 3.65	x 1 No = 1.09 Sq.mt.
23	2.60	x 1.35	x 1 No = 3.51 Sq.mt.
24	5.20	x 0.80	x 1 No = 4.16 Sq.mt.
25	4.80	x 1.30	x 1 No = 6.24 Sq.mt.
26	3.20	x 0.45	x 1 No = 1.44 Sq.mt.
27	1.85	x 2.00	x 2 No = 7.40 Sq.mt.
28	2.60	x 0.85	x 1 No = 2.21 Sq.mt.
TOTAL DEDUCTION			= 169.38 Sq.mt. (✓)
TOTAL BUILT UP AREA [x - Y]			= 332.45 Sq.mt.

SIGNATURE & ADDRESS OF OWNERS

Office No. 1 to 5, Horizon Heights, Opp Mahalaxmi Tower, Kasarvadoli, G.B. Road Thane (W.)

Shri. MOHAN B. SHINDE For: M/s. MAJESTIC HORIZON BHUMI DEVELOPERS (Towards)

NORTH LINE SIGNATURE OF ARCHITECT

AS PER LAYOUT A.V. DESAI COUNCIL OF ARCHITECTURE REGN. NO.: CA/94/17923

JOB No	DRG. No.	SCALE	DATE	DRN. BY	CHK. BY	APP. BY
415	OB/MUN/03	AS SHOWN	29.03.2023	DIPESH	MOHSIN	DESAI

A.V. DESAI Tel: (off) : 25821898 (Fax) : 25802997

akroti consultants ARCHITECTS + ENGINEERS + INTERIOR DESIGNERS JAYDEEP EMPHASIS, PLOT No. A-8, UNIT No. 101, M.I.D.C. ROAD, NEXT TO HOTEL GOPALSHAM, WAGLE ESTATE, THANE (W), 400504. EMAIL : avdesai@akroticonsultants.com, Mob. No. 9821246171

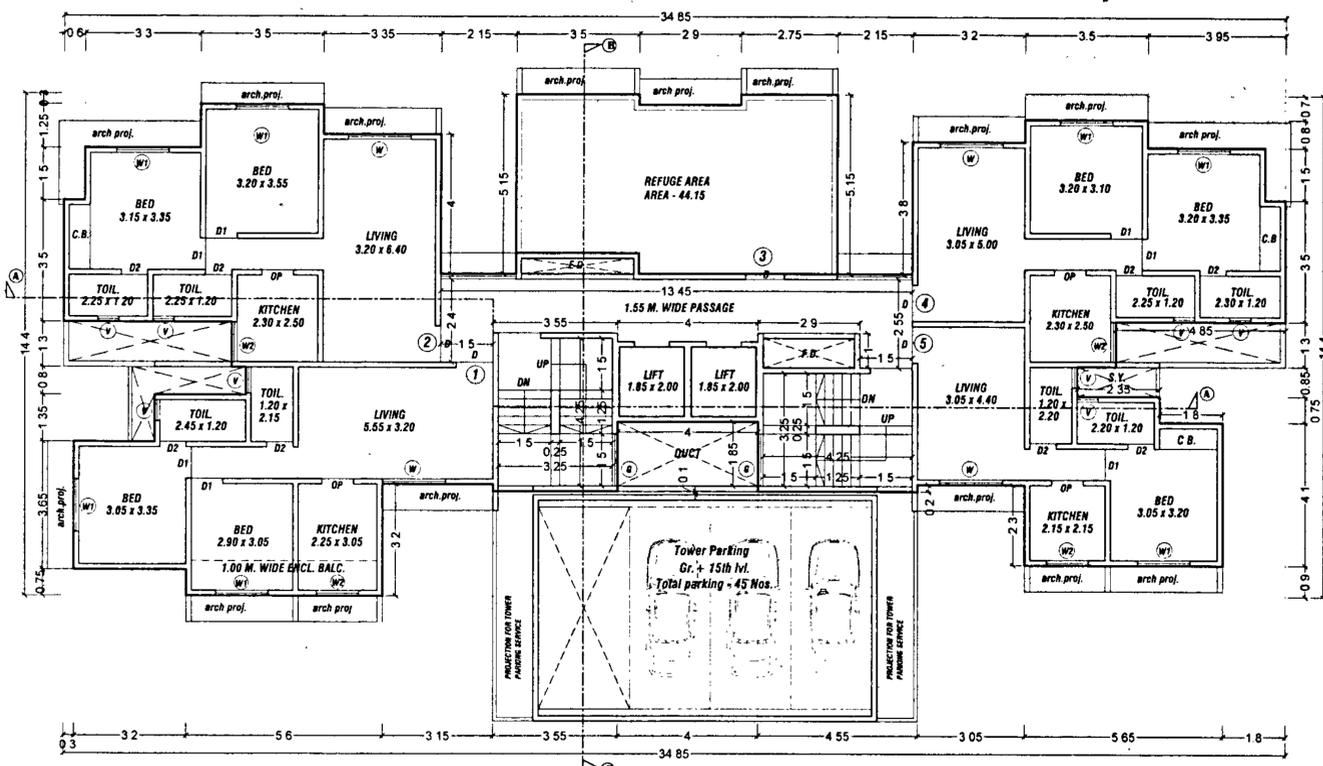
PROPOSED BUILDING ON LAND BEARING S. No. 110, H. No. 4/A/1 AT PATLIPADA, S. V. RD., THANE (W), 400 607
7TH FLOOR & 8TH FLOOR PLAN, BUILT UP AREA CALCULATION
P-LINE AREA DIAGRAM, TOWER PARKING PLAN & SECTION

STAMP OF APPROVAL BY T.M.C.

I am approved Subject to conditions Prescribed in Permit No. VP... 8057/02/15/22, TMC/TD-DP/TP/... Dated: 22.11.2023
Deputy Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

मजूर नकारावुसार बांधकाम न करणे वरून विकास नियंत्रण निवमावलीनुसार आवश्यक परवानग्या न घेता बांधकाम थापर करणे, म्हासत प्रादेशिक व नगर रचना अधिनियमाचे कलम अनुसार दखलपात्र मुन्हा आहे. स्वतासी जास्तो कास्त १ वर्षे कैद व र. १०००/- दंड होऊ शकतो



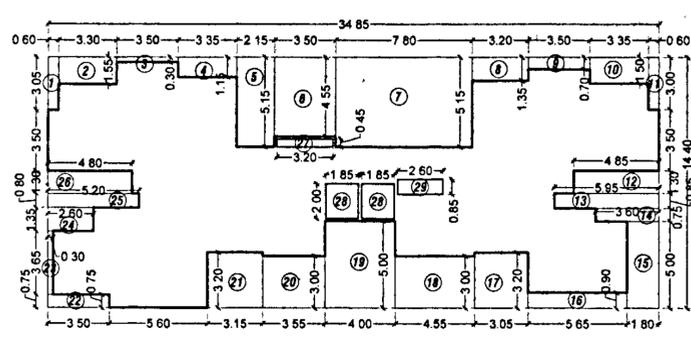
SEVENTH (REFUGE) FLOOR PLAN
SCALE - 1:100

7TH FLOOR REFUGE AREA CALCULATION

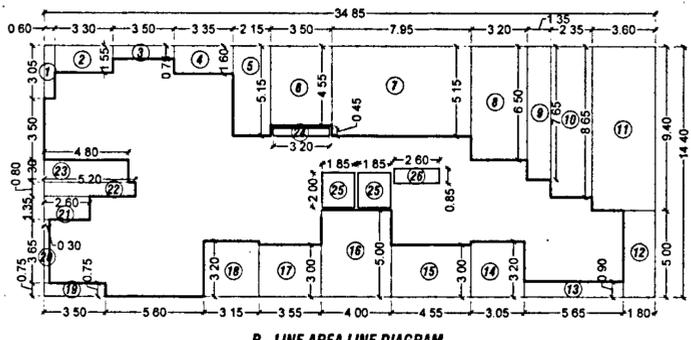
TYP. FL. AREA = 332.45 + 288.29 + 329.37 = 950.11 / 12.50 = 76.01
Required Area = 74.33 x 0.3 = 22.80 sq mt
Provided Area = 44.15 sq mt
Hence Balance Area to be Consider in FSI =
Permissible Refuge Area = 13.35 x 2 = 55.60 sq mt
Excess Refuge Area = NIL

12TH FLOOR REFUGE AREA CALCULATION

TYP. FL. AREA = 329.37 + 226.78 = 556.15 / 12.50 = 44.49
Required Area = 44.49 x 0.3 = 13.35 sq mt
Provided Area = 44.15 sq mt
Hence Balance Area to be Consider in FSI =
Permissible Refuge Area = 13.35 x 2 = 26.70 sq mt
Excess Refuge Area = 44.15 - 26.70 = 17.45 sq mt.



P - LINE AREA LINE DIAGRAM
7TH (Refuge) FLOOR (RESI.)
SCALE - 1:200



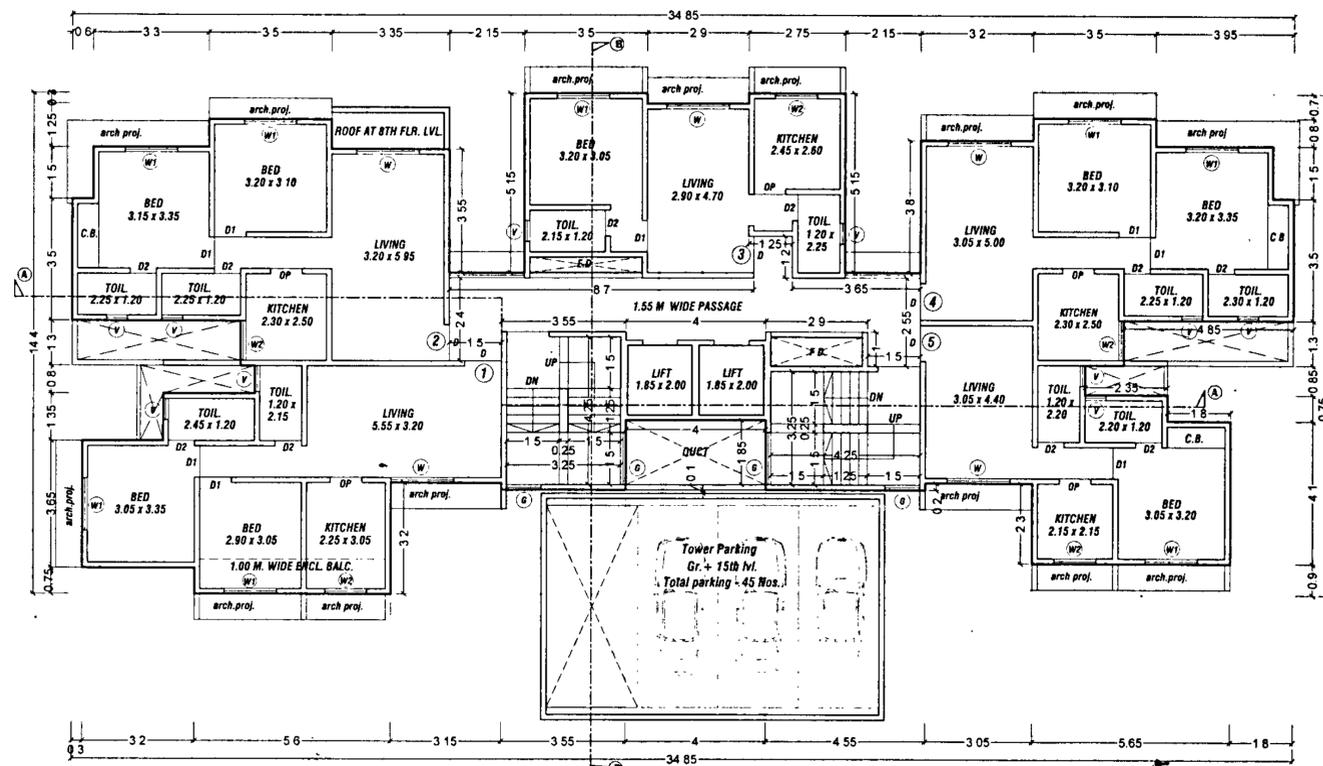
P - LINE AREA LINE DIAGRAM
12TH PT (Refuge) FLOOR (RESI.)
SCALE - 1:200

BUILT UP AREA CALCULATION FOR 7TH REFUGE FLOOR (RESI.)

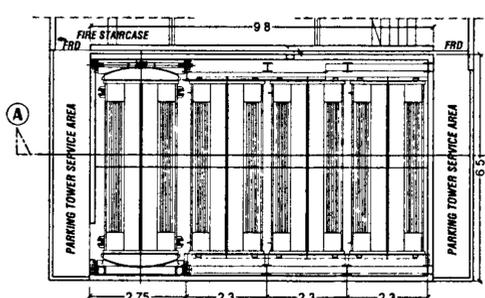
A	34.85 x 14.40 x 1 No	=	501.84 Sq.mt.
TOTAL ADDITION = 501.84 Sq.mt. (X)			
DEDUCTIONS			
1	0.60 x 3.05 x 1 No	=	1.83 Sq.mt.
2	3.30 x 1.55 x 1 No	=	5.11 Sq.mt.
3	3.50 x 0.30 x 1 No	=	1.05 Sq.mt.
4	3.35 x 1.15 x 1 No	=	3.85 Sq.mt.
5	2.15 x 5.15 x 1 No	=	11.07 Sq.mt.
6	3.50 x 4.55 x 1 No	=	15.93 Sq.mt.
7	7.80 x 5.15 x 1 No	=	40.17 Sq.mt.
8	3.20 x 1.35 x 1 No	=	4.32 Sq.mt.
9	3.50 x 0.70 x 1 No	=	2.45 Sq.mt.
10	3.35 x 1.50 x 1 No	=	5.02 Sq.mt.
11	0.60 x 3.00 x 1 No	=	1.80 Sq.mt.
12	4.85 x 1.30 x 1 No	=	6.30 Sq.mt.
13	5.95 x 0.85 x 1 No	=	5.06 Sq.mt.
14	3.80 x 0.75 x 1 No	=	2.70 Sq.mt.
15	1.80 x 5.00 x 1 No	=	9.00 Sq.mt.
16	5.65 x 0.90 x 1 No	=	5.08 Sq.mt.
17	3.05 x 3.20 x 1 No	=	9.76 Sq.mt.
18	4.55 x 3.00 x 1 No	=	13.65 Sq.mt.
19	4.00 x 5.00 x 1 No	=	20.00 Sq.mt.
20	3.55 x 3.00 x 1 No	=	10.65 Sq.mt.
21	3.15 x 3.20 x 1 No	=	10.08 Sq.mt.
22	3.50 x 0.75 x 1 No	=	2.62 Sq.mt.
23	0.30 x 3.85 x 1 No	=	1.09 Sq.mt.
24	2.60 x 1.35 x 1 No	=	3.51 Sq.mt.
25	5.20 x 0.80 x 1 No	=	4.16 Sq.mt.
26	4.80 x 1.30 x 1 No	=	6.24 Sq.mt.
27	3.20 x 0.45 x 1 No	=	1.44 Sq.mt.
28	1.85 x 2.00 x 2 No	=	7.40 Sq.mt.
29	2.60 x 0.85 x 1 No	=	2.21 Sq.mt.
TOTAL DEDUCTION = 213.55 Sq.mt. (Y)			
TOTAL BUILT UP AREA (x - y) = 288.29 Sq.mt.			

BUILT UP AREA CALCULATION FOR 12TH PT. REFUGE FLOOR (RESI.)

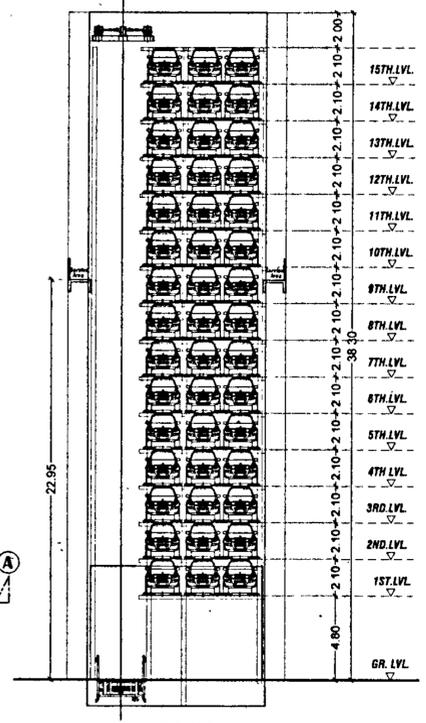
A	34.85 x 14.40 x 1 No	=	501.84 Sq.mt.
TOTAL ADDITION = 501.84 Sq.mt. (X)			
DEDUCTIONS			
1	0.60 x 3.05 x 1 No	=	1.83 Sq.mt.
2	3.30 x 1.55 x 1 No	=	5.11 Sq.mt.
3	3.50 x 0.75 x 1 No	=	2.63 Sq.mt.
4	3.35 x 1.60 x 1 No	=	5.36 Sq.mt.
5	2.15 x 5.15 x 1 No	=	11.07 Sq.mt.
6	3.50 x 4.55 x 1 No	=	15.93 Sq.mt.
7	7.95 x 5.15 x 1 No	=	40.94 Sq.mt.
8	3.20 x 6.50 x 1 No	=	20.80 Sq.mt.
9	1.35 x 7.65 x 1 No	=	10.33 Sq.mt.
10	2.35 x 8.65 x 1 No	=	20.33 Sq.mt.
11	3.50 x 9.40 x 1 No	=	32.90 Sq.mt.
12	1.80 x 5.00 x 1 No	=	9.00 Sq.mt.
13	5.85 x 0.90 x 1 No	=	5.27 Sq.mt.
14	3.05 x 3.20 x 1 No	=	9.76 Sq.mt.
15	4.55 x 3.00 x 1 No	=	13.65 Sq.mt.
16	4.00 x 5.00 x 1 No	=	20.00 Sq.mt.
17	3.55 x 3.00 x 1 No	=	10.65 Sq.mt.
18	3.15 x 3.20 x 1 No	=	10.08 Sq.mt.
19	3.50 x 0.75 x 1 No	=	2.62 Sq.mt.
20	0.30 x 3.85 x 1 No	=	1.09 Sq.mt.
21	2.60 x 1.35 x 1 No	=	3.51 Sq.mt.
22	5.20 x 0.80 x 1 No	=	4.16 Sq.mt.
23	4.80 x 1.30 x 1 No	=	6.24 Sq.mt.
24	3.20 x 0.45 x 1 No	=	1.44 Sq.mt.
25	1.85 x 2.00 x 2 No	=	7.40 Sq.mt.
26	2.60 x 0.85 x 1 No	=	2.21 Sq.mt.
TOTAL DEDUCTION = 275.06 Sq.mt. (Y)			
TOTAL BUILT UP AREA (x - y) = 226.78 Sq.mt.			



EIGHT FLOOR PLAN
SCALE - 1:100



TOWER PARKING PLAN
SCALE - 1:100 45 NOS. PARKING



SECTION A-A
SCALE - 1:200

SIGNATURE & ADDRESS OF OWNERS
Office No. 1 to 5, Horizon Heights, Opp Mahalaxmi Tower, Kasarvadoli, G.B. Road Thane (W.)

Shri. MOHAN B. SHINDE
For: M/s. MAJESTIC HORIZON BHUMI DEVELOPERS (Towards)

SIGNATURE OF ARCHITECT
AS PER LAYOUT
A.V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO.: CA/94/17923

JOB No	DRG. No.	SCALE	DATE	DRN. BY	CHK. BY	APP. BY
415	DB/MUN/04	AS SHOWN	29.03.2023	DIPESH	MOHSIN	DESAI

A.V. DESAI
32, MALI, 110

akroti consultants
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS
JAYDEEP EMPHASIS PLOT No. A-8, UNIT No. 101, M.L.C. ROAD, NEXT TO HOTEL GOPALASRAM, WAGLE ESTATE, THANE (W), 400604
EMAIL - akroticonsultants@gmail.com, Mch. No. 9821346171

Tel. (off) : 25821898
(Fax) : 25802997

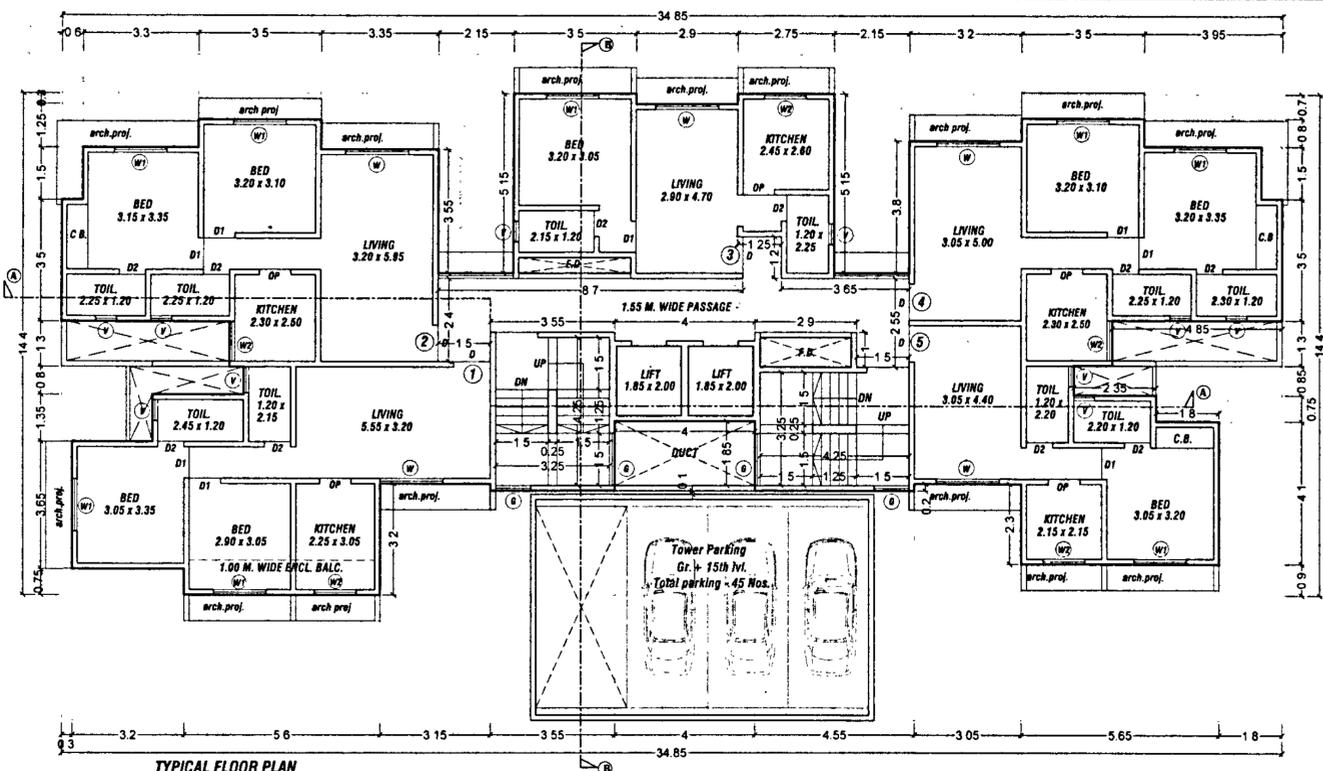
PROPOSED BUILDING ON LAND BEARING S No. 110, H. No. 4/A/1 AT PATLIPADA, S. V. RD., THANE (W), 400 607
 TYPICAL FLOOR & 12TH PT. FLOOR PLAN, FRONT ELEVATION SECTION AT A-A SECTION AT B-B

STAMP OF APPROVAL BY T.M.C.

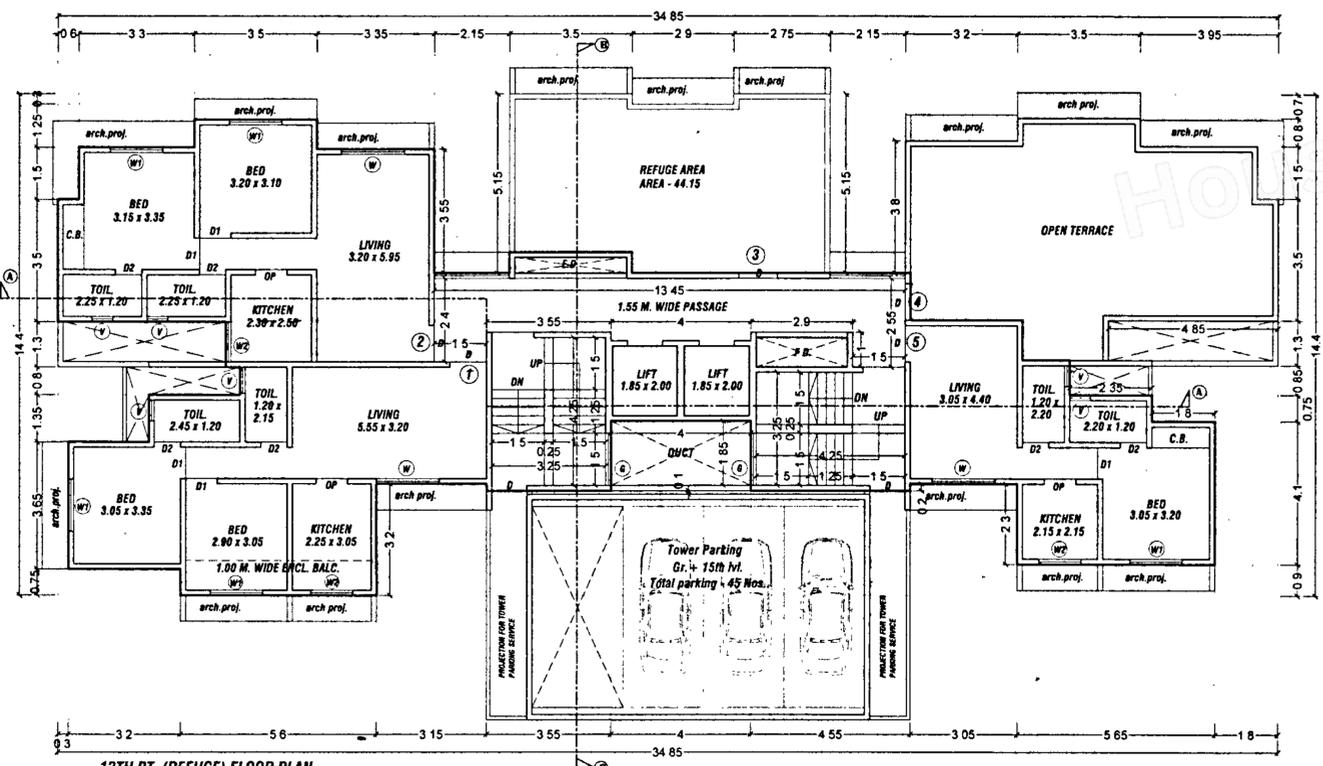
Plans are approved Subject to conditions prescribed in Permit No. V.P. 2257/2015/3.2.3. TMC/TP-DP/TP/1445/23. Dated: 23.16.2023
 Deputy Engineer (TDD) Executive Engineer (TDD)
 The Municipal Corporation The City of Thane

सावधान

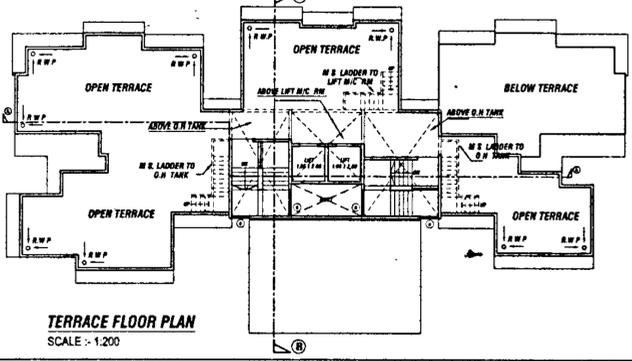
भूत नकारात्मक बांधकाम न करणे तसेच विकास नियंत्रण विभागातील सुधार आदेशक त्या परवानक्या न देता बांधकाम संपन्न करणे, महाराष्ट्र प्रादेशिक व नगर स्थान अधिनियमाचे कलम 42 अनुसार दखलपात्र मुन्स आहे. स्वतःसाठी जास्तरीस कार्या ३ वर्षे वैध व र. ५०००/- वर होऊ शकतो



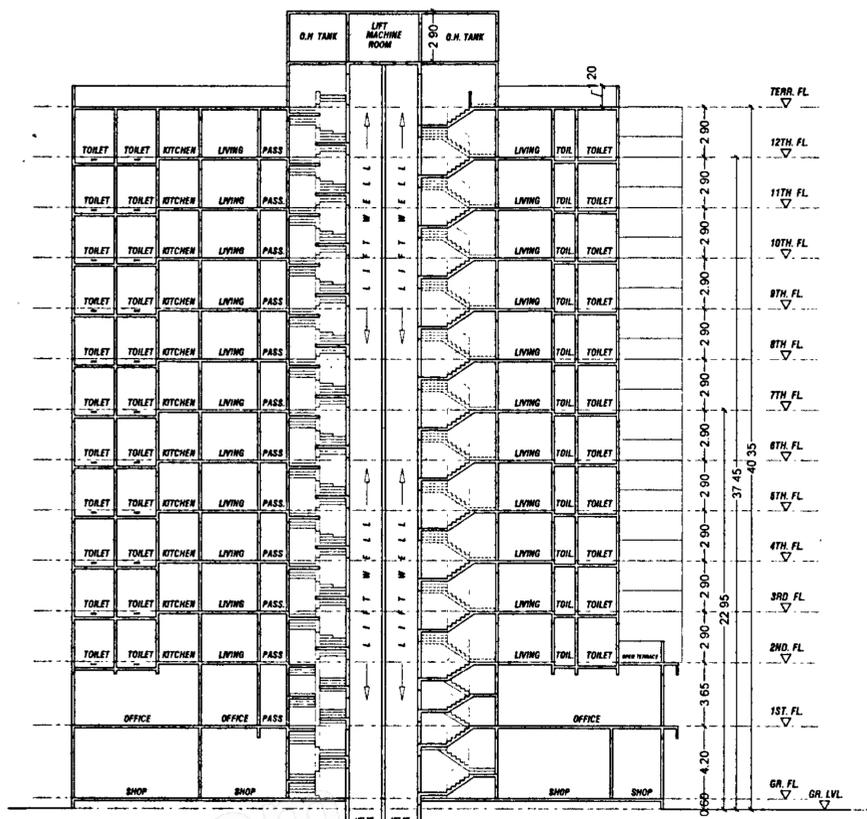
TYPICAL FLOOR PLAN (9th to 11th floor) SCALE - 1:100



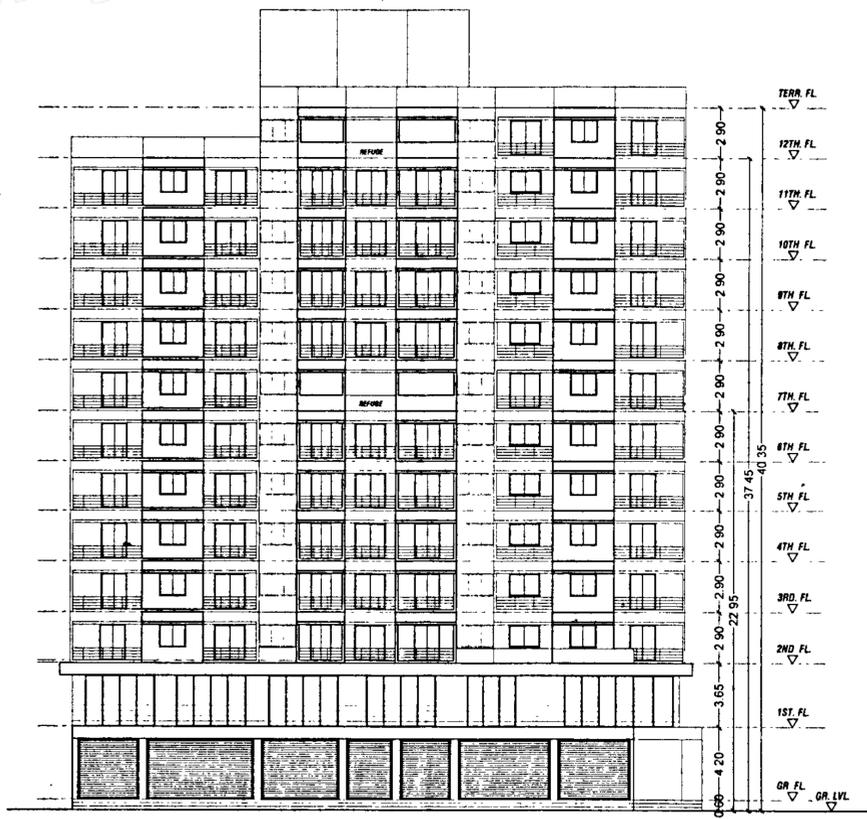
12TH PT. (REFUGE) FLOOR PLAN SCALE - 1:100



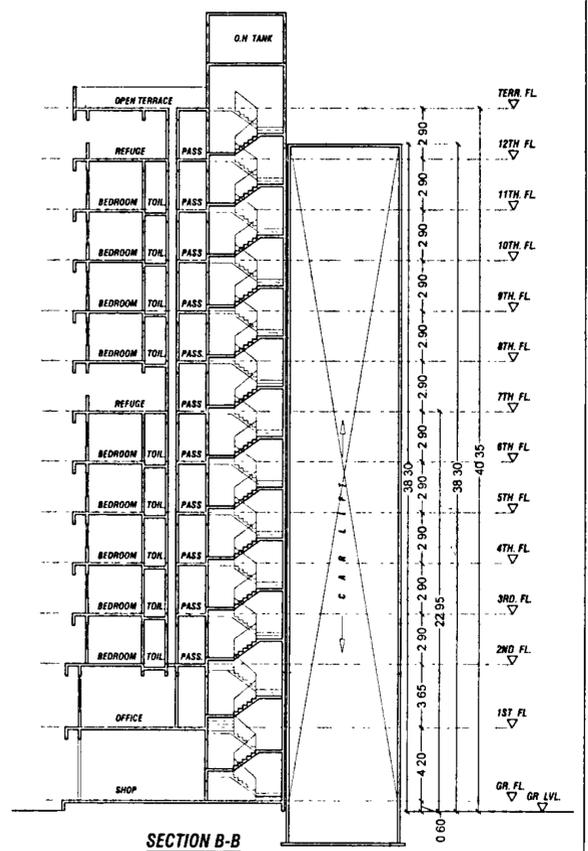
TERRACE FLOOR PLAN SCALE - 1:200



SECTION A-A SCALE - 1:200



FRONT ELEVATION SCALE - 1:200



SECTION B-B SCALE - 1:200

SIGNATURE & ADDRESS OF OWNERS

Office No.: 1 to 5, Horizon Heights, Opp Mahalaxmi Tower, Kasarvadoli, G.B. Road Thane (W.)

Shri. MOHAN B. SHINDE
 For: M/s. MAJESTIC HORIZON BHUMI DEVELOPERS (Towards)

NORTH LINE SIGNATURE OF ARCHITECT

AS PER LAYOUT
 A. V. DESAI
 COUNCIL OF ARCHITECTURE
 REGN. NO.: CA/94/17923

JOB No	DRG. No.	SCALE	DATE	DRN. BY	CHK. BY	APP. BY
415	DB/MUN/05	AS SHOWN	29.03.2023	DIPESH	MOHSIN	DESAI

AS PER LAYOUT

akruti consultants
 ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS
 JAYDEEP EMPHASIS PLOT No. A-8 UNIT No. 101, MIDC ROAD, NEXT TO HOTEL GOPALASHRAM WAGLE ESTATE, THANE (W), 400694
 EMAIL: akshayshinde@gmail.com Mob. No. 9821346171

Tel. (off): 25821898
 (Fax): 25802997