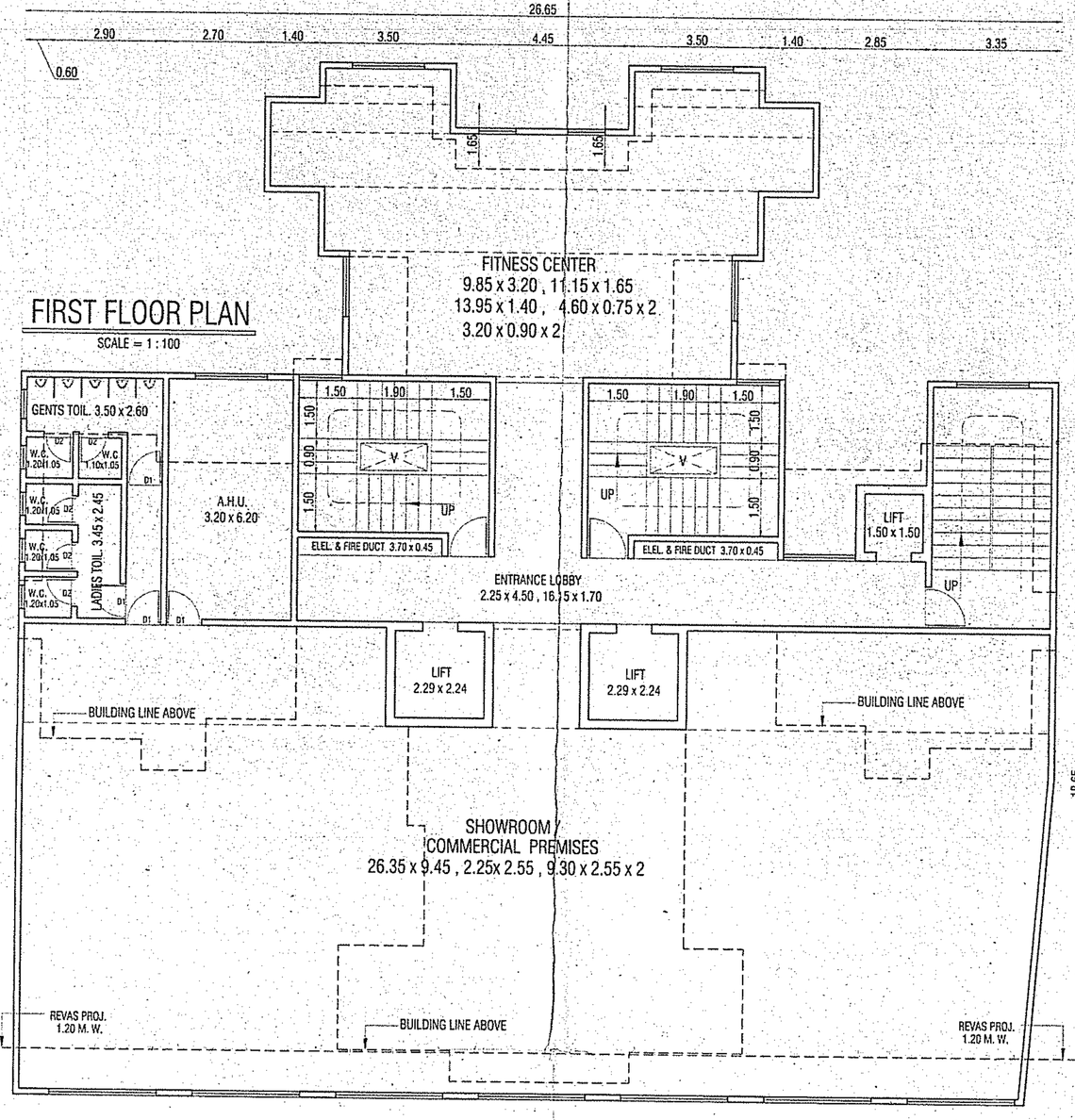
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST FLOOR PLAN

SCALE = 1 : 100

SUC.TANK & PUMP RM.

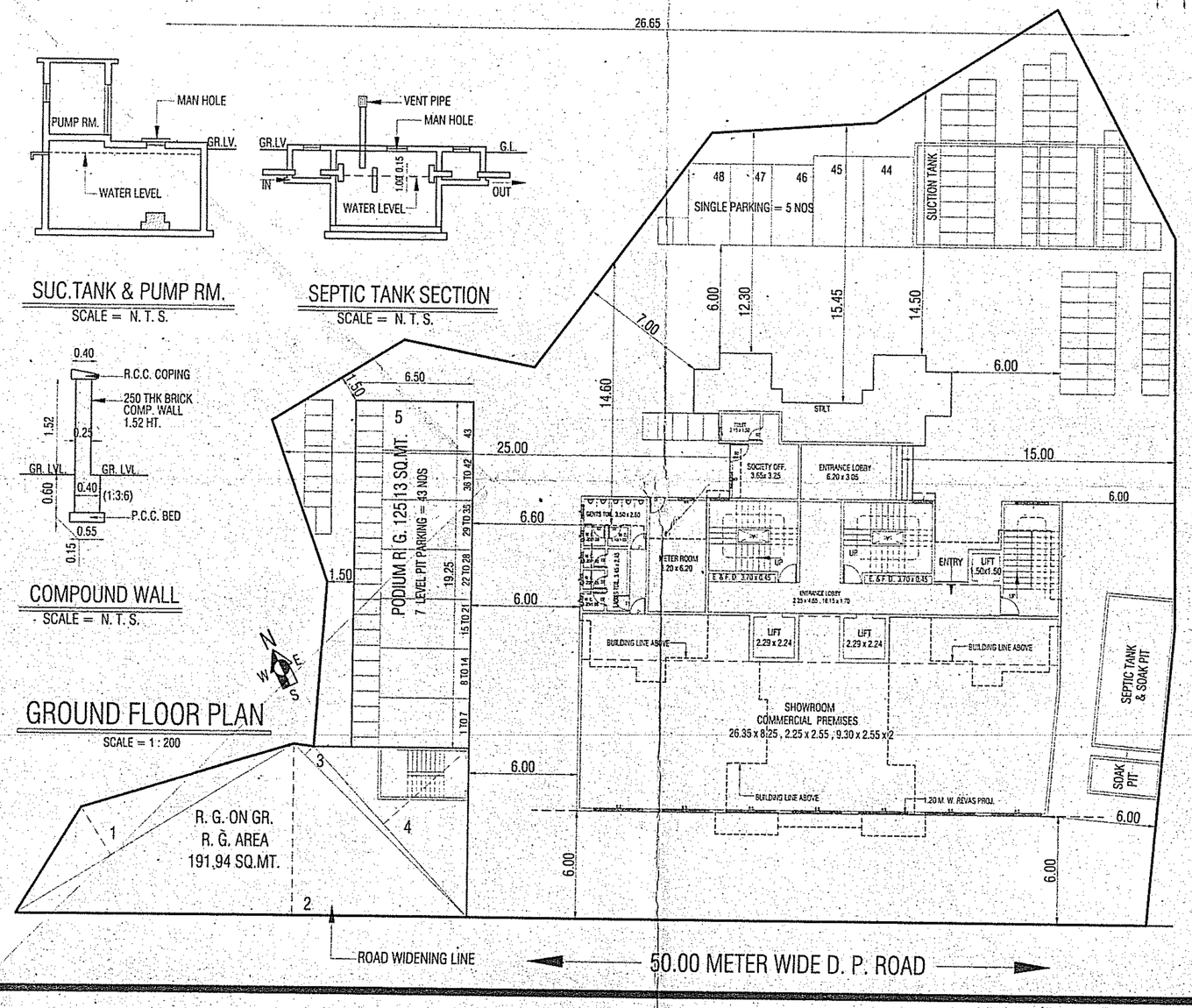
SCALE = N. T. S.

SEPTIC TANK SECTION

SCALE = N. T. S.

COMPOUND WALL

SCALE = N. T. S.

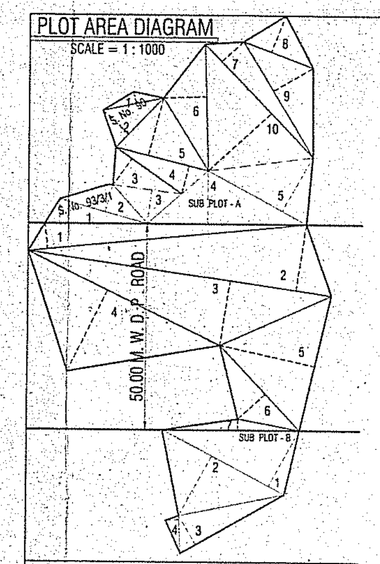


GROUND FLOOR PLAN

SCALE = 1 : 200

PLOT AREA DIAGRAM

SCALE = 1 : 1000



S. No. 90 SUB PLOT- A AREA CALC.						
01)	14.82	X	2.92	X 1/2 =	21.64 SQ.MT.	
02)	16.54	X	8.42	X 1/2 =	69.63	,,
03)	19.39	X	7.83	X 1/2 =	75.91	,,
04)	22.76	X	6.97	X 1/2 =	79.32	,,
05)	22.76	X	11.47	X 1/2 =	164.67	,,
06)	30.76	X	10.15	X 1/2 =	156.11	,,
07)	37.63	X	7.03	X 1/2 =	132.27	,,
08)	17.73	X	9.47	X 1/2 =	83.95	,,
09)	32.64	X	10.99	X 1/2 =	179.36	,,
10)	37.63	X	20.40	X 1/2 =	383.83	,,
TOTAL				=	1346.69	,,

S. No. 93 / 3 / 1 SUB PLOT- B AREA CALC.						
01)	33.00	X	15.35	X 1/2 =	253.28 SQ.MT.	
02)	33.00	X	16.50	X 1/2 =	272.25	,,
03)	28.50	X	8.20	X 1/2 =	116.85	,,
04)	8.04	X	4.00	X 1/2 =	16.08	,,
TOTAL				=	656.45	,,

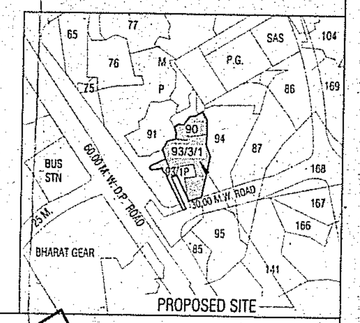
TREE STATEMENT		
01	NET AREA OF THE PLOT	5175.22
02	AREA UNDER 50.00 M. W. D. P. ROAD	2510.95
03	SUB PLOT -B	658.66
04	TOTAL (2 + 3)	3169.61
05	SUB PLOT - A (1 -- 4)	2005.61
06	R. G. 15 % FOR NET PLOT AREA	300.84
07	1 TREE EVERY 15.00 SQ.MT. OF R. G. AREA	20 NOS
08	EXISTING TREES	
09	TREES PLANTED BEFOR O.C.	

GROUND R. G. AREA CALCULATION						
01)	18.00	X	3.15	X 1/2 =	28.35 SQ.MT.	
02)	25.00	X	9.50	X 1/2 =	118.75	,,
03)	13.60	X	0.70	X 1/2 =	4.76	,,
04)	12.525	X	6.40	X 1/2 =	40.08	,,
TOTAL				=	191.94	,,

S. No. 93 / 3 / 1 SUB PLOT- A AREA CALC.						
01)	24.66	X	5.92	X 1/2 =	72.99 SQ.MT.	
02)	22.90	X	6.75	X 1/2 =	77.29	,,
03)	16.56	X	8.29	X 1/2 =	68.64	,,
04)	37.88	X	12.96	X 1/2 =	245.46	,,
05)	26.83	X	15.00	X 1/2 =	201.23	,,
TOTAL				=	665.61.	,,

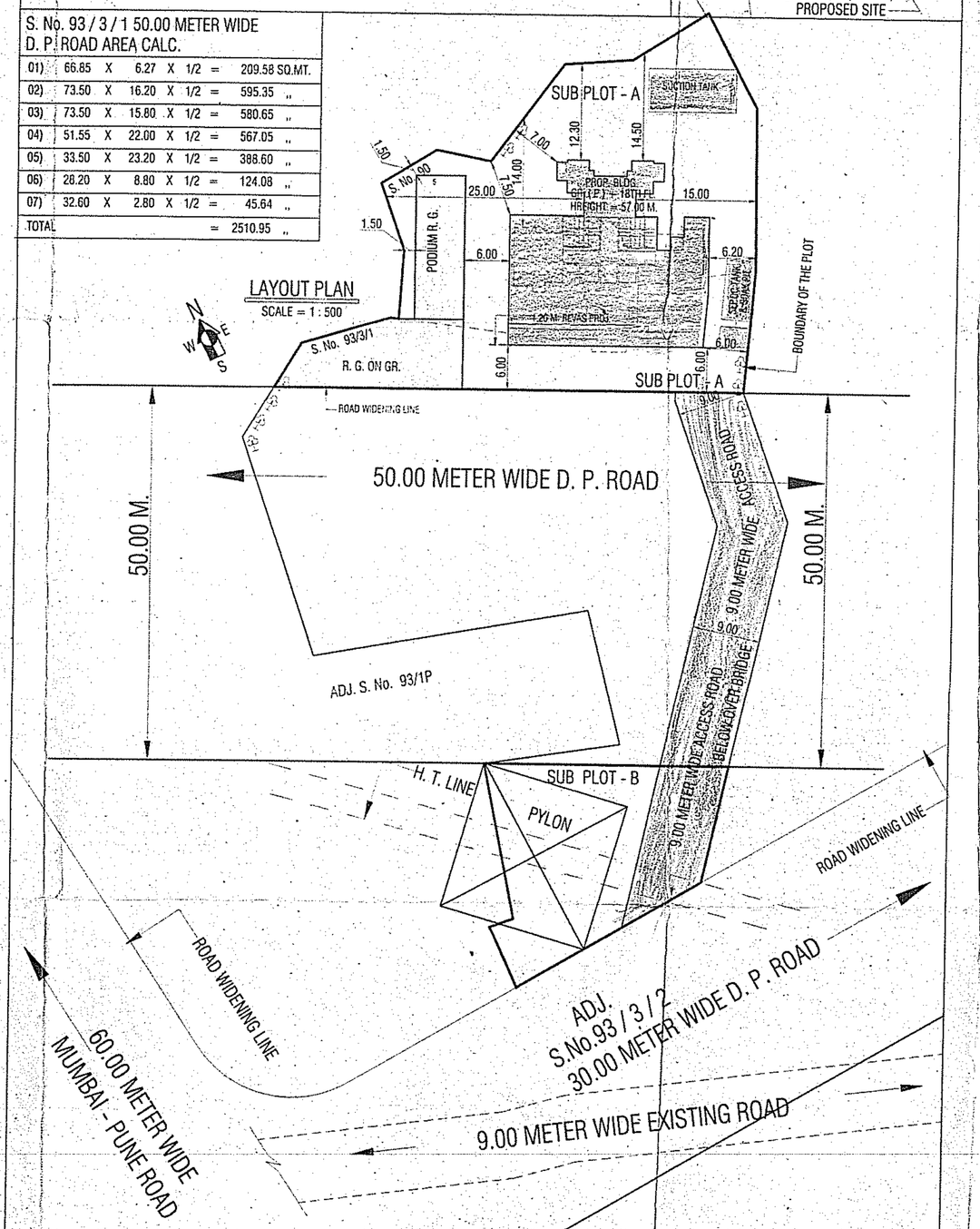
PODIUM R. G. AREA CALCULATION						
01)	6.50	X	19.25	X 1 =	125.13 SQ.MT.	
TOTAL				=	125.13	,,
REQD. R. G. 15% FOR NET PLOT				=		
2005.61 X 15%				=	300.84 SQ.MT.	
PROVIDED R.G. (GROUND R. G. + PODIUM R. G.)						
TOTAL PROVIDED R.G. 191.94 + 125.13 = 317.07						,,

S. No. 93 / 3 / 1 50.00 METER WIDE D. P. ROAD AREA CALC.						
01)	66.85	X	6.27	X 1/2 =	209.58 SQ.MT.	
02)	73.50	X	16.20	X 1/2 =	595.35	,,
03)	73.50	X	15.80	X 1/2 =	580.65	,,
04)	51.55	X	22.00	X 1/2 =	567.05	,,
05)	33.50	X	23.20	X 1/2 =	388.60	,,
06)	28.20	X	8.80	X 1/2 =	124.08	,,
07)	32.60	X	2.80	X 1/2 =	45.64	,,
TOTAL				=	2510.95	,,



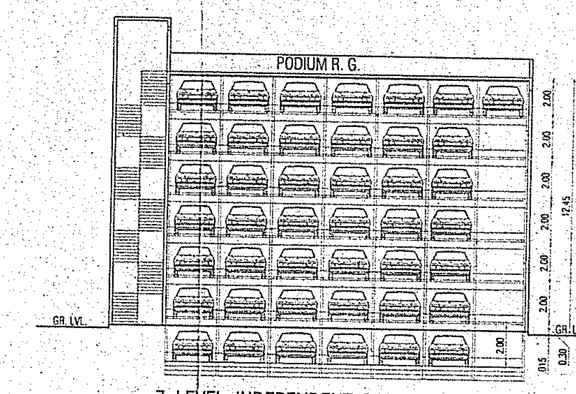
LAYOUT PLAN

SCALE = 1 : 500



CONTENTS OF SHEET

GROUND & 1ST FLOOR , LAYOUT PLAN , PLOT AREA , ROAD AREA , R.G. AREA DIAGRAM & CALCULATION , PARKING & TREE STATEMENT, PODIUM SECTION , LOCATION PLAN SUCTION TANK , SEPTIC TANK SECTION , COMPOUND WALL , NOTES & ETC.



7 LEVEL INDEPENDENT PARKING
(PIT PUZZLE PARKING)

NOTES

01	BOUNDARY OF PLOT AS PER GUT BOOK SHOWN IN	= THICK BLACK
02	R. G. LINE SHOWN IN	= GREEN FILLED
03	D.P. ROAD WIDENING LINE SHOWN IN	= GREEN
04	PROPOSED WORK SHOWN IN	= RED FILLED
05	DRAINAGE LINE SHOWN IN	= RED DOTTED
06	PROPOSED RECREATION GROUND SHOWN IN	= GREEN FILLED
07	PLOT NOT IN POSSESSION SHOWN IN	= PINK FILLED
08	EXISTING STRUCTURE TO BE RETAINED SHOWN IN	=
09	EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	= YELLOW HATCH
10	ALL EXTERNAL AND INTERNAL WALL ARE 0.15 C.M. THK.	
11	SHEAR WALLS ENCLOSING LIFT ARE 0.23 C.M. THK	
12	THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTIONS AND APROVAL	

PARKING STATEMENT FOR 4 WHEELER

RESIDENTIAL / COMMERCIAL	FLOOR	FLAT NO.	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED	PARKING LOCATION	PARKING No.
PARKING SPACE NOT REQUIRED FOR TENEMENTS HAVING AREA BELOW 35 OO SQ.MT.	2nd FL. TO 18th FL.		48 NOS	NIL	NIL		
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING BUILT UP AREA ABOVE 35 UP TO 50 SQ.MT.	2nd FL.	203 / 205	48 NOS	24 NOS	24 NOS	PODIUM PUZZLE PARKING	1 = 203 , 205
		204 / 206					2 = 204 , 206
	3rd FL.	303 / 305					3 = 303 , 305
		304 / 306					4 = 304 , 306
	4th FL.	403 / 405					5 = 403 , 405
		404 / 406					6 = 404 , 406
	5th FL.	503 / 505					7 = 503 , 505
		504 / 506					8 = 504 , 506
	6th FL.	603 / 605					9 = 603 , 605
		604 / 606					10 = 604 , 606
	7th FL.	703 / 705					11 = 703 , 705
		704 / 706					12 = 704 , 706
	8th FL.	803 / 805					13 = 803 , 805
		804 / 806					14 = 804 , 806
	9th FL.	903 / 905					15 = 903 , 905
		904 / 906					16 = 904 , 906
	10th FL.	1003 / 1005					17 = 1003 , 1005
		1004 / 1006					18 = 1004 , 1006
	11th FL.	1103 / 1105					19 = 1103 , 1105
		1104 / 1106					20 = 1104 , 1106
	12th FL.	1203 / 1205					21 = 1203 , 1205
		1204 / 1206					22 = 1204 , 1206
	13th FL.	1303 / 1305					23 = 1303 , 1305
		1304 / 1306					24 = 1304 , 1306
	14th FL.	1403 / 1405					
		1404 / 1406					
	15th FL.	1503 / 1505					
		1504 / 1506					
	16th FL.	1603 / 1605					
		1604 / 1606					
	17th FL.	1703 / 1705					
		1704 / 1706					
	18th FL.	1803 / 1805					
		1804 / 1806					
10 % FOR VISITORS				3 NOS	3 NOS	OPEN SPACE	46 TO 48
COMMERCIAL FOR SHOWING 1 CAR PARKING SPACE FOR EVERY 25 SQ. MT. IN OF FL. AREA UP TO 400.00 SQ.MT. GR. FL. ,ASEA =310.07 SQ.MT.	COMM. PERMISES = COMMERCIAL			12 NOS	12 NOS	PODIUM PUZZLE PARKING	27 TO 38
COMMERCIAL = PRIVATE OFFICE GOVERNMENT,SEMIPUBLIC & PRIVATE OFFICE 1 CAR PARKING SPACE FOR EVERY 50 SQ.MT. OF OFFICE SPACE UP TO 1000 SQ.MT. 1ST FL. AREA =341.27 SQ.MT.	COMMERCIAL			7 NOS	7 NOS	PODIUM PUZZLE PARKING	39 TO 43
						OPEN SPACE	44 TO 45
TOTAL					2 NOS	PODIUM PUZZLE PARKING	25 & 26
TOTAL			96 NOS	46 NOS	48 NOS		

PARKING STATEMENT FOR 2 WHEELER

RESIDENTIAL / COMMERCIAL	FL. / FLATS No.	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED	PARKING LOCATION	PARKING No.
ONE 2 WHEELER PARKING SPACE FOR EVERY TENEMENTS SHALL BE COMPULSORY TOTAL NOS OF TENET	2ND TO 18TH	96 NOS	96 NOS	96 NOS	OPEN SPACE	1 TO 96
COMMERCIAL FOR SHOWING / COMM. PERMISES = ONE TWO WHEELER PARKING SPACE FOR EVERY 20.00 SQ.MT. OF FLOOR AREA SHALL BE PROVIDED TOTAL COMMERCIAL AREA = 310.07 / 20 = 16 NOS			16 NOS	16 NOS	OPEN SPACE	97 TO 112
COMMERCIAL = PRIVATE OFFICE ONE TWO WHEELER PARKING SPACE FOR EVERY 100 SQ.MT. OF OFFICE SPACE SHALL BE PROVIDED TOTAL COMMERCIAL AREA = 341.27 / 100 = 3 NOS			3 NOS	3 NOS	OPEN SPACE	113 TO 115
		96 NOS	115 NOS	115 NOS		

STAMP OF APPROVAL OF PLANS

1 / 2

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. - 509/2013/12
TMC/TD-DP/TPS/ 2358/12 Dated 31/11/2013

Deputy Engineer (TDD) 6(11)14
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे संबंध विकास नियंत्रण नियमावलीप्रमाणे आवश्यक त्या परवानग्या ह्या योजना ऑप्रमाण वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ प्रमाणे दंडात्मक गुन्हा आहे. त्याप्रमाणे जास्तीत जास्त ६ वर्ष कैद व रु. ५०००/- पर्यंत दंड होवू शकतो."

A) AREA STATEMENT

				AREA IN SQ.MT.
01	a	AREA AS PER 7/12	S.No. 90 = 1340.00 S.No. 93 / 3 / 1 = 3850.00	5190.00
	b	AREA OF THE PLOT AS PER TRINGULATION	S.No. 90 = 1345.69 S.No. 93 / 3 / 1 = 3835.22	5181.91
	c	AREA CONSIDER FOR (MINIMUM)	S.No. 90 = 1340.00 S.No. 93 / 3 / 1 = 3835.22	5175.22
02		DEDUCTIONS FOR : -		
	a	AREA UNDER 50.00 M. W. D. P. ROAD		2510.95
	b	SUB PLOT -B		658.66.
	c	TOTAL AREA (2a + 2b)		3169.61
03		NET AREA OF THE PLOT / SUB PLOT - A (1c --- 2c)	5175.22 -- 3169.61 = 2005.61	2005.61
04		DEDUCTIONS FOR : -		
	a	RECREATION GROUND AS PER D.C. REGULATION 58 15%		NIL
05		NET AREA OF PLOT (3 --- 4a)		2005.61
06		ADDITIONS FOR F. A. R. (TOTAL BUILT - UP AREA) PROPOSE		
		PERMISSIBLE DR / TDR 140% OF NET PLOT AREA 2005.61 x 140% = 2807.85		2807.85
		PERM. T.D.R. TO BE LOADED FROM S. R. A. 2807.85 x 20% = 561.57		561.57
		PERM. T.D.R. TO LOADED FROM OPEN MARKET 2807.85 -- 561.57 = 2246.28		2246.28
	a	(AS PER T.P.S. - 1813/0067/CR-122/M CORP / KONKON DIV / 12 / U -13 REGULATION No. 4.1.1 THE D. R. ENLITLED WILL BE 2.00 TIMES OF ROAD AREA SURENDERED. I.E. 2510.95 x 2.00 = 5021.90 ------- A ADDITION FOR F.S.I. AREA UNDER ROAD AS PER GOVT. NOT DATED 29/01/2016 & 02/05/2016 PERMISSIBLE TDR / DR 2510.95 x 0.20 = 502.19 ------- B A + B = 5021.90 + 502.19 = 5524.09 OUT OF WHICH 2246.28 SQ.MT. AREA IN USED AS D. R. FOR CURRENT PROPOSAL AND REMAINING 3277.81 SQ.MT.)		2246.28
07		ADDITION 0.30 F.S.I. (BY PAYMENT OF PREMIUM) AS PER GOVT. NOTIFICATION No.. TSP-1214/450/CR88/14/UD-12 (2005.61 x 30 % = 601.68)		592.68
08		TOTAL AREA (5 + 6a + 7)	2005.61 + 2246.28 + 592.68	4844.57
09		FLOOR SPACE INDEX (F. S. I.) PERMISSIBLE		1.00
10		TOTAL PERMISSIBLE FLOOR AREA (10 X 11)		4844.57
11		EXISTING BUILT UP AREA		N I L
12		PROPOSED BUILT UP AREA	COMM. = 651.31 , RESI. = 3999.37 , EXCESS BALC. = 193.43	4844.11
13		TOTAL BUILT UP AREA		4844.11
14		BALANCE AREA		0.46
15		F.S.I CONSUMED (13/11)		0.99

B) TENEMENT STATEMENT

01	PERMISSIBLE AREA (ITEM A - 10 ABOVE)	4844.57
02	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	651.31
03	BALANCE AREA (1 --- 2)	4193.26
04	TENEMENTS PERMISSIBLE (AS PER APPENDIX-N)	
05	DENSITY 300PER HECTARE = (10000 / 300 = 33.33)	
06	PERMISSIBLE TENEMENTS	1 2 6 NOS
07	EXISTING TENEMENTS	N I L
08	PROPOSED TENEMENTS	9 6 NOS
09	TOTAL TENEMENT	9 6 NOS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & THE DIMENTIONS OF SIDES . ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNIERSHIP

SIGNATURE OF THE LICENCED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL COMPLEX ON THE PLOT BEARING S. No. 90 , 93 / 3 / 1 P AT
VILLAGE :-KAUSA DISTRICT :- THANE FOR : SHRI. ASLAM SURME & OTHERS

NAME & SIGN. OF OWNER / P. O . H.

MR. ASLAM HASANMIYA SURME
MR. MOHAMMAD JAFAR KHAN NASIR KHAN
MR. ALTAF AHMED SAFAT AHMED SHEKH
MR. ABDUS SALAM MOHAMMAD SAMI KHAN
MR. AADIL SIDDIQ KHAN

SIGNATURE

JOB No.	:
DRAWING No.	:
SCALE	: 1 : 100
DATE	: 08-08-2016
DRAWN BY	: MEERA
CHECKED BY	: BHUSHAN SIR

JOSHI DESHAWARE
ASSOCIATES
ARCHITECTS . PLANNERS
A-2/1, A.Wing, 8th floor, Ashar IT Park, Near Agriculture Office, Road No. 16Z, Wagle Industrial Estate, Thane (W) 400 604.
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