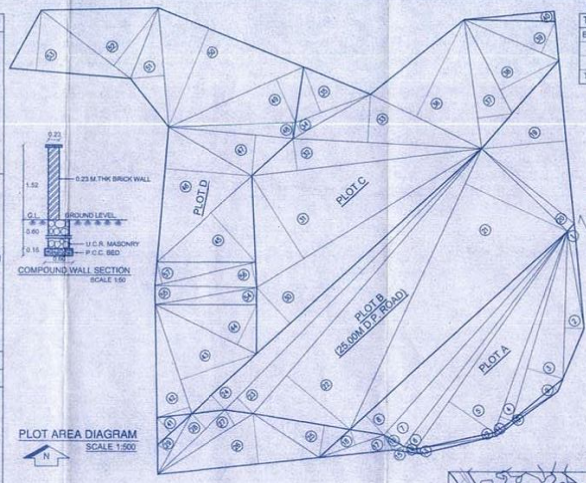
						SQ.MT.
X	1.55	X	1 NO	=	17.24 SQ.MT.	NET PLOT 998.50
X	4.09	X	1 NO	=	63.62 SQ.MT.	
X	7.60	X	1 NO	=	158.38 SQ.MT.	
X	2.66	X	1 NO	=	60.10 SQ.MT.	
X	11.41	X	1 NO	=	319.70 SQ.MT.	
X	2.31	X	1 NO	=	65.81 SQ.MT.	
X	4.77	X	1 NO	=	137.88 SQ.MT.	
X	5.67	X	1 NO	=	175.77 SQ.MT.	
X	1.53	X	1 NO	=	10.67 SQ.MT.	AREA NOT IN POSSESSION 103.94
X	0.78	X	1 NO	=	6.19 SQ.MT.	
X	1.34	X	1 NO	=	3.03 SQ.MT.	
X	0.89	X	1 NO	=	7.85 SQ.MT.	
X	1.25	X	1 NO	=	11.02 SQ.MT.	
X	1.03	X	1 NO	=	1.93 SQ.MT.	
X	1.40	X	1 NO	=	4.15 SQ.MT.	
X	2.28	X	1 NO	=	5.56 SQ.MT.	
X	3.49	X	1 NO	=	27.24 SQ.MT.	
X	3.64	X	1 NO	=	26.30 SQ.MT.	
OTAL PLOT A				=	1102.44 SQ.MT.	
NDER 25.00M D.P. ROAD)					SQ.MT.	
X	17.79	X	1 NO	=	308.30 SQ.MT.	NET PLOT 2119.29
X	2.15	X	1 NO	=	26.93 SQ.MT.	
X	23.67	X	1 NO	=	775.19 SQ.MT.	
X	17.56	X	1 NO	=	647.44 SQ.MT.	
X	4.79	X	1 NO	=	184.85 SQ.MT.	
X	4.26	X	1 NO	=	176.56 SQ.MT.	
X	6.93	X	1 NO	=	71.14 SQ.MT.	AREA NOT IN POSSESSION 365.13
X	10.67	X	1 NO	=	182.46 SQ.MT.	
X	3.83	X	1 NO	=	45.90 SQ.MT.	
X	4.36	X	1 NO	=	43.01 SQ.MT.	
X	3.09	X	1 NO	=	22.62 SQ.MT.	
OTAL PLOT B				=	2484.42 SQ.MT.	
					SQ.MT.	
X	10.30	X	1 NO	=	330.63 SQ.MT.	NET PLOT 2014.42
X	20.60	X	1 NO	=	573.09 SQ.MT.	
X	6.85	X	1 NO	=	166.80 SQ.MT.	
X	10.18	X	1 NO	=	202.38 SQ.MT.	
X	2.67	X	1 NO	=	24.96 SQ.MT.	
X	10.34	X	1 NO	=	87.01 SQ.MT.	
X	22.83	X	1 NO	=	298.27 SQ.MT.	
X	7.35	X	1 NO	=	100.99 SQ.MT.	
X	13.72	X	1 NO	=	152.57 SQ.MT.	
X	7.20	X	1 NO	=	77.72 SQ.MT.	
X	2.17	X	1 NO	=	20.64 SQ.MT.	AREA NOT IN POSSESSION 20.64
TAL PLOT C				=	2035.06 SQ.MT.	



PLOT AREA DIAGRAM
SCALE 1:500

AREA NOT IN POSSESSNIO (PLOT D)							
41	1/2	X	9.79	X	4.34	X 1 NO	= 21.24 SQ.MT.
42	1/2	X	24.30	X	7.21	X 1 NO	= 87.60 SQ.MT.
43	1/2	X	24.30	X	17.07	X 1 NO	= 207.40 SQ.MT.
44	1/2	X	23.88	X	9.35	X 1 NO	= 111.64 SQ.MT.
45	1/2	X	27.10	X	14.08	X 1 NO	= 190.78 SQ.MT.
46	1/2	X	28.64	X	18.49	X 1 NO	= 264.77 SQ.MT.
47	1/2	X	26.45	X	8.70	X 1 NO	= 115.06 SQ.MT.
48	1/2	X	26.83	X	3.263	X 1 NO	= 43.77 SQ.MT.
49	1/2	X	31.14	X	10.01	X 1 NO	= 155.86 SQ.MT.
50	1/2	X	33.15	X	22.41	X 1 NO	= 371.45 SQ.MT.
51	1/2	X	25.19	X	7.19	X 1 NO	= 90.56 SQ.MT.
52	1/2	X	23.68	X	15.40	X 1 NO	= 182.34 SQ.MT.
53	1/2	X	25.56	X	12.77	X 1 NO	= 163.20 SQ.MT.
54	1/2	X	21.84	X	3.60	X 1 NO	= 39.31 SQ.MT.
55	1/2	X	21.61	X	4.04	X 1 NO	= 43.65 SQ.MT.
56	1/2	X	21.92	X	5.26	X 1 NO	= 57.64 SQ.MT.
57	1/2	X	21.92	X	4.74	X 1 NO	= 51.95 SQ.MT.
TOTAL PLOT D							= 2198.22 SQ.MT.

AREA NOT IN POSSESSION 21.24
REMAINING PLOT 1984.43
AREA TO USE FOR ACCESS PURPOSE 192.55

LOCATION PLAN
SCALE 1:10000

S.NO. 154/1 - PLOT AREA CALCULATION TABLE					
AS PER 7/12 EXTRACT	AS PER TRIANGULATION	SUB PLOT	SUB PLOT AREA FOR PROPOSAL	AREA NOT IN POSSESSION	NET AREA OF PLOT
7890.00 SQ.MT.	7820.14 SQ.MT.	PLOT A	1102.44 SQ.MT.	103.94 SQ.MT.	998.50 SQ.MT.
		PLOT B (25.00M D.P. ROAD)	2484.42 SQ.MT.	365.13 SQ.MT.	2119.29 SQ.MT.
		PLOT C	2035.06 SQ.MT.	20.64 SQ.MT.	2014.42 SQ.MT.
		PLOT D (NON BUILDABLE)	2198.22 SQ.MT.	21.24 SQ.MT.	2176.98 SQ.MT.
		TOTAL	7820.14 SQ.MT.	510.95 SQ.MT.	7309.19 SQ.MT.

PLOT "A" & "C"

AREA SUMMARY OF BLDG "A", "B" & "C"			
WING	COMM. AREA	RESI. AREA	TOTAL
A	354.30	1268.64	1622.94
B	351.65	1264.56	1616.21
C	337.77	1220.34	1558.11
TOTAL	1043.72	3753.54	4797.26

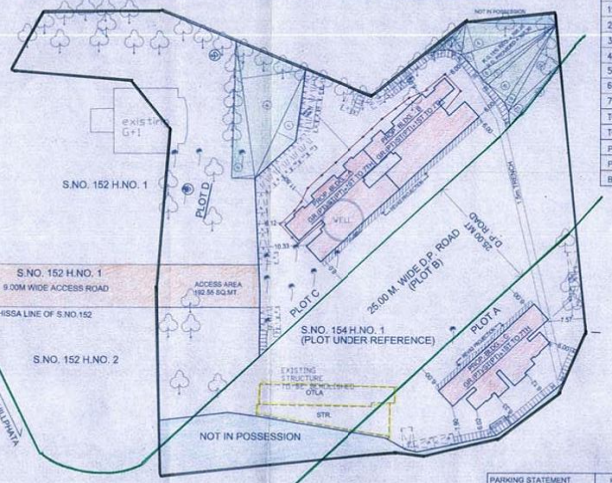
1ST FLOOR - BUILT UP AREA CALC. - BLDG C (COMM.)							
A	27.15	X	11.05	X	1 NO	=	300.01 SQ.MT.
					TOTAL ADDITION	=	300.01 SQ.MT. X
DEDUCTIONS							
1	4.25	X	0.30	X	1 NO	=	1.28 SQ.MT.
2	3.10	X	5.60	X	2 NOS	=	34.72 SQ.MT.
3	3.05	X	1.75	X	2 NOS	=	10.68 SQ.MT.
4	2.25	X	1.85	X	2 NOS	=	8.33 SQ.MT.
5	3.05	X	0.55	X	1 NO	=	1.68 SQ.MT.
6	1.00	X	4.65	X	1 NO	=	4.65 SQ.MT.
7	2.90	X	0.55	X	1 NO	=	1.60 SQ.MT.
8	1.45	X	1.50	X	2 NOS	=	4.35 SQ.MT.
9	1.55	X	1.70	X	2 NOS	=	5.27 SQ.MT.
					TOTAL DEDUCTION	=	72.56 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	227.45 SQ.MT. X1

GR. FLOOR - BUILT UP AREA CALC. - BLDG C (COMM.)							
A	27.15	X	4.40	X	1 NO	=	119.46 SQ.MT.
					TOTAL ADDITION	=	119.46 SQ.MT. X
DEDUCTIONS							
1	10.05	X	1.35	X	1 NO	=	13.57 SQ.MT.
2	4.25	X	3.05	X	1 NO	=	12.96 SQ.MT.
3	1.45	X	1.50	X	2 NO	=	4.35 SQ.MT.
					TOTAL DEDUCTION	=	30.88 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	88.58 SQ.MT. X1

PLOT C - BLDG "A" & "B"					
TOTAL BUILT UP WITH STAIRCASE, BALCONY & C.B					
BLDG	SHOP AREA	FLOOR AREA	BAL.	C.B.	TOTAL
A	327.62	1301.21	98.04	34.56	1761.43
B	322.55	1295.93	73.92	34.56	1726.96
TOTAL	650.17	2597.14	171.96	69.12	3488.39

NO. OF TENENT	BLDG. HEIGHT
24 NOS	24.95 M
24 NOS	24.95 M
48 NOS	

PLOT A - BLDG "C"							
TOTAL BUILT UP WITH STAIRCASE, BALCONY & C.B							
BLDG C	SHOP AREA	FLOOR AREA	BAL.	C.B.	TOTAL	NO. OF TENENT	BLDG. HEIGHT
TOTAL	337.77	1220.34	92.15	40.14	1690.41	24 NOS	24.95 M



LAYOUT PLAN
SCALE 1:500

15% R.G. CALCULATION							PLOT D
a	1/2	X	29.26	X	4.84	X 1 NO	= 70.81 SQ.MT.
b	1/2	X	29.26	X	13.83	X 1 NO	= 202.33 SQ.MT.
c	1/2	X	25.38	X	4.46	X 1 NO	= 56.60 SQ.MT.
						TOTAL ADDITION	= 329.74 SQ.MT.
						15% R.G. PERMISSIBLE OF 2198.22	= 329.73 SQ.MT.
						15% R.G. PROVIDED	= 329.74 SQ.MT.

15% R.G. CALCULATION							PLOT C
1	1/2	X	10.87	X	0.93	X 1 NO	= 5.05 SQ.MT.
2	1/2	X	8.15	X	1.51	X 1 NO	= 6.15 SQ.MT.
3	1/2	X	6.85	X	2.78	X 1 NO	= 9.52 SQ.MT.
4	1/2	X	20.95	X	6.17	X 1 NO	= 64.63 SQ.MT.
5	1/2	X	20.95	X	4.92	X 1 NO	= 51.54 SQ.MT.
6	1/2	X	19.57	X	1.78	X 1 NO	= 17.42 SQ.MT.
7	1/2	X	19.57	X	1.28	X 1 NO	= 12.52 SQ.MT.
8	1/2	X	19.77	X	4.94	X 1 NO	= 48.83 SQ.MT.
9	1/2	X	20.83	X	1.68	X 1 NO	= 17.50 SQ.MT.
10	1/2	X	20.83	X	4.46	X 1 NO	= 46.53 SQ.MT.
11	1/2	X	17.05	X	2.21	X 1 NO	= 18.84 SQ.MT.
12	2/3	X	17.05	X	0.42	X 1 NO	= 4.77 SQ.MT.
						TOTAL ADDITION	= 305.30 SQ.MT.
						15% R.G. PERMISSIBLE OF 2014.42	= 305.26 SQ.MT.
						15% R.G. PROVIDED	= 305.30 SQ.MT.

PLOT C - BLDG "A" & "B"			
FLAT AREA STATEMENT	BLDG 'A'	BLDG 'B'	
FLAT NO 1 & 2	49.87 SQ.MT.	49.87 SQ.MT.	
FLAT NO 3 & 4	34.66 SQ.MT.	34.96 SQ.MT.	

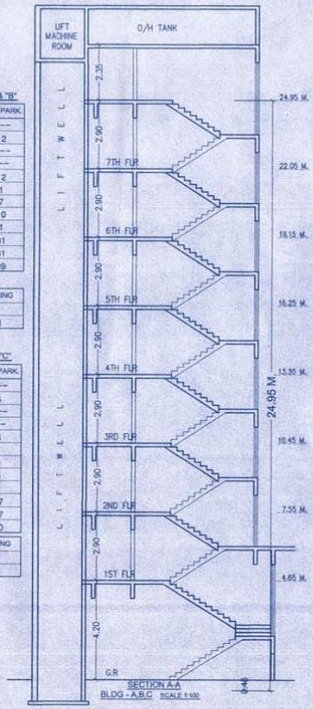
PLOT A - BLDG "C"	
FLAT AREA STATEMENT	BLDG 'C'
FLAT NO 1 & 2	49.98 SQ.MT.
FLAT NO 3 & 4	34.29 SQ.MT.

STAIRCASE AREA CALCULATION BLDG C							
1	4.25	X	3.80	X	1 NO	=	16.15 SQ.MT.
2	6.85	X	2.15	X	1 NO	=	14.30 SQ.MT.
3	3.25	X	4.80	X	1 NO	=	15.60 SQ.MT.
					TOTAL ADDITION	=	46.05 SQ.MT. X

BALCONY AREA CALCULATION BLDG C 2ND TO 7TH FLOOR							
B1	3.20	X	0.60	X	2 NOS	=	3.84 SQ.MT.
B2	2.90	X	0.80	X	2 NOS	=	4.64 SQ.MT.
B3	2.75	X	1.25	X	2 NOS	=	6.88 SQ.MT.
					TOTAL ADDITION	=	15.36 SQ.MT. X
					TOTAL AREA 15.36 X 6FLR		92.16 SQ.MT.

AREA SUMMARY	PLOT C				PLOT A
	BLDG A		BLDG B		BLDG C
	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL / RESIDENTIAL
SHOP FLOOR AREA	84.83 SQ.MT.	32.33 SQ.MT.	84.14 SQ.MT.	32.33 SQ.MT.	88.58 SQ.MT. / 31.75 SQ.MT.
1ST FLOOR AREA	242.79 SQ.MT.		238.41 SQ.MT.		227.45 SQ.MT.
2ND FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
3RD FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
4TH FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
5TH FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
6TH FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
7TH FLOOR AREA		211.48 SQ.MT.		210.60 SQ.MT.	204.22 SQ.MT.
TOTAL FLOOR AREA	327.62 SQ.MT.	1301.21 SQ.MT.	322.55 SQ.MT.	1295.93 SQ.MT.	316.03 SQ.MT. / 1257.07 SQ.MT.
TOTAL FLOOR AREA	1628.83 SQ.MT.		1618.48 SQ.MT.		1573.10 SQ.MT.
PROPOSED AREA	3247.31 SQ.MT.				1573.10 SQ.MT.
PERMI. AREA	4331.00 SQ.MT.				2146.77 SQ.MT.
BALANCE AREA	1083.69 SQ.MT.				589.63 SQ.MT.

U.G.TANK & PUMP RM. SECTION
SCALE 1:100



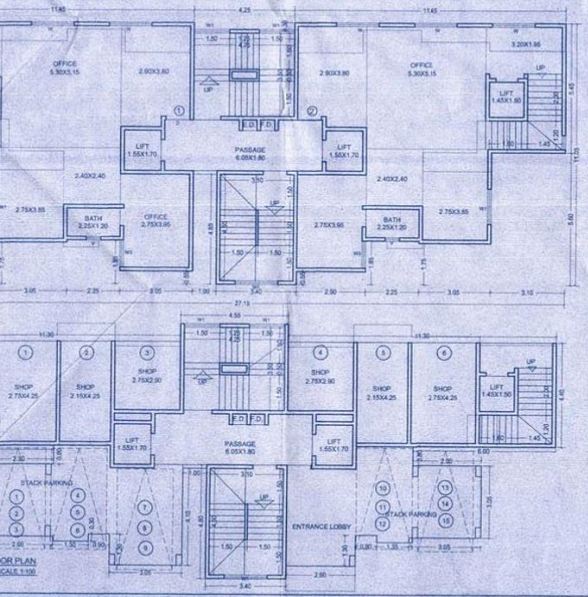
SECTION A-A
BLDG - A,B,C SCALE 1:100

PLOT C - BLDG "A" & "B"			
PARKING STATEMENT	RATIO	PROP. FLAT	REQ. PARK.
AREA BELOW 35 SQMT	NOT REQUIRED	24	----
AREA 35--50 SQMT	2:1	24	12
AREA 50--75 SQMT	1:1	----	----
AREA ABOVE 75 SQMT	1:2	----	----
TOTAL		48	12
10% VISITORS			1
SHOP AREA	PROP AREA/25	188.97/25	7
OFFICE AREA	PROP AREA/50	481.20/50	10
LOADING UNLOADING			1
TOTAL			31
TOTAL PARKING REQUIRED			31
TOTAL PARKING PROVIDED			39

TWO WHEELER PARKING STATEMENT	PARKING
TOTAL PARKING REQUIRED(RESI. 48 + 33 COMM.)	81
TOTAL PARKING PROVIDED	81

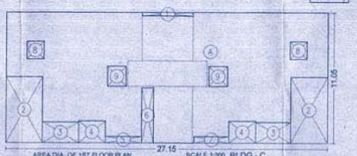
PLOT C - BLDG "C"			
PARKING STATEMENT	RATIO	PROP. FLAT	REQ. PARK.
AREA BELOW 35 SQMT	NOT REQUIRED	12	----
AREA 35--50 SQMT	2:1	12	6
AREA 50--75 SQMT	1:1	----	----
AREA ABOVE 75 SQMT	1:2	----	----
TOTAL		24	6
10% VISITORS			1
SHOP AREA	PROP AREA/25	88.58/25	4
OFFICE AREA	PROP AREA/50	227.45/50	5
LOADING UNLOADING			1
TOTAL			17
TOTAL PARKING REQUIRED			17
TOTAL PARKING PROVIDED			20

TWO WHEELER PARKING STATEMENT	PARKING
TOTAL PARKING REQUIRED(RESI. 24 + 16 COMM.)	40
TOTAL PARKING PROVIDED	41

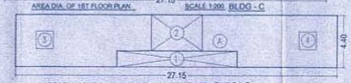


OR PLAN
SCALE 1:100

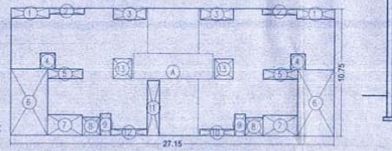
AREA DIA. OF STAIRACSE PLAN.
BLDG - C SCALE 1:200



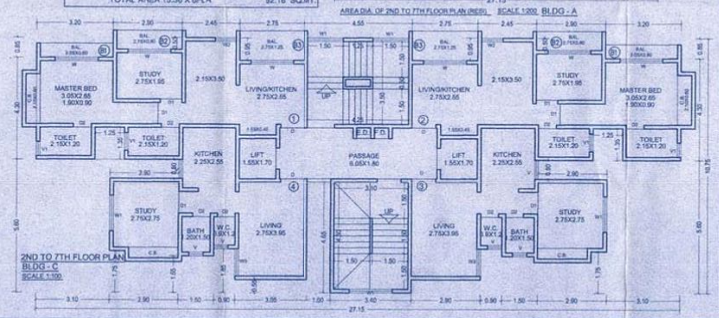
AREA DIA. OF 1ST FLOOR PLAN.
SCALE 1:200 BLDG - C



AREA DIA. OF GROUND FLOOR PLAN.
SCALE 1:200 BLDG - C



AREA DIA. OF 2ND TO 7TH FLOOR PLAN (RESI).
SCALE 1:200 BLDG - A



2ND TO 7TH FLOOR PLAN
BLDG - C
SCALE 1:100

2ND TO 7TH - BUILT UP AREA CALCULATION - BLDG C							
A	27.15	X	10.75	X	1 NO	=	291.86 SQ.MT.
					TOTAL ADDITION	=	291.86 SQ.MT. X
DEDUCTIONS							
1	3.20	X	0.85	X	2 NOS	=	5.44 SQ.MT.
2	2.90	X	0.50	X	2 NOS	=	2.90 SQ.MT.
3	2.75	X	0.95	X	2 NOS	=	5.23 SQ.MT.
4	1.25	X	1.35	X	2 NOS	=	3.38 SQ.MT.
5	2.90	X	0.80	X	2 NOS	=	4.64 SQ.MT.
6	3.10	X	5.60	X	2 NOS	=	34.72 SQ.MT.
7	2.90	X	1.75	X	2 NOS	=	10.15 SQ.MT.
8	1.50	X	1.55	X	2 NOS	=	4.65 SQ.MT.
9	0.90	X	1.85	X	2 NOS	=	3.33 SQ.MT.
10	2.90	X	0.55	X	1 NO	=	1.60 SQ.MT.
11	1.00	X	4.65	X	1 NO	=	4.65 SQ.MT.
12	3.05	X	0.55	X	1 NO	=	1.68 SQ.MT.
13	1.55	X	1.70	X	2 NOS	=	5.27 SQ.MT.
					TOTAL DEDUCTION	=	87.64 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	204.22 SQ.MT. X1

STAMP OF APPROVAL OF PLAN

Plans are approved
Prescribed in Permit
TMC/TD-DP/TPS/2-5

Deputy Engineer
(TDO)
Thane Mu
The

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

PROFORMA-A

A		AREA STATEMENT	
	1	AREA OF PLOT	
	a)	AS PER 7/12 EXTRACT	
	b)	AS PER TRIANGULATION	
	c)	AREA OF PLOT CONSIDER FOR PROPOSAL	
	2	DEDUCTION FOR	
	a)	AREA UNDER 25.00M D.P. ROAD	
	b)	PROPOSED ROAD	
	c)	AREA NOT IN POSSESSION UNDER 25.00M D.P. ROAD	
	d)	PLOT D	
	e)	TOTAL DEDUCTION	
	3	TOTAL GROSS NET AREA OF PLOT (1c--2d)	
		SUB PLOT AREA	
	4	AREA OF PLOT	
	5	NOT IN POSSESSION	
	6	NET AREA OF PLOT	
	7	DEDUCT RECREATIONAL AREA @ 15% (PHY)	
	8	BALANCE AREA OF PLOT	
	9	PERMISSIBLE AREA TDR (MAX 1.15%)	
	a)	FSI COMPONENT PERMI. ON BAL. PLOT (4)	
	b)	BUILT UP AREA PERMISSIBLE	
	10	ADDITIONS FOR FSI 2.00 OF 2s (2119.29X2.00)	
	a)	2.00 OF 2a	
	b)	100% OF 2b	
	c)	100% OF 2c	
	d)	TDR (DRC NO. _____)	
	e)	WITH PREMIUM AREA	
	f)	TOTAL (a TO e)	
	g)	TOTAL ADDITIONAL FSI	
	11	PERMISSIBLE F.S.I	
	12	PERMISSIBLE BUA	
	a)	PREMISSIBLE BUA OF NET PLOT	
	b)	PREMISSIBLE BUA OF ADDITION FSI	
	13	TOTAL PERMISSIBLE BUA (a+b)	
	14	PROPOSED BUA	
	15	EXISTING FLOOR AREA	
	16	BALANCE BUILT UP AREA	
	17	F.S.I CONSUMED	
B		BALCONY AREA STATEMENTS	
	a	PERMISSIBLE BALCONY AREA	
	b	PROPOSED BALCONY AREA	
	c	EXCESS BALCONY AREA	
C		TENEMENT STATEMENTS	
	a	AREA OF PLOT (A=4331.00--480.17) (B=2146.77--450.17)	
	b	TENEMENT PERMISSIBLE(A=3850.83/33.33)(B=1530.74/33.33)	
	c	TENEMENT PROPOSED	
D		PARKING STATEMENTS	
	a	PARKING REQUIRED	
	b	PARKING PROVIDED	

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFE
SURVEYED BY ME ON _____AND THE DIM
OF SIDES ETC.OF PLOT STATED ON PLAN
MEASURED ON SITE AND THE AREA SO W
OUT TALLIES WITH THE AREA STATED IN
DOCUMENT OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING
S.NO. 154/1 AT VILLAGE SHILL, THANE.
FOR,

MR. NAEEM MOHAMMED IQBAL BHATI — P.A.H.
MR. SAM — P.A.H.

NAME AND SIGNATURE OF DEVELOPERS/P

DRABLDG BY		NAME & SIGNATURE
CHECKED BY		
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