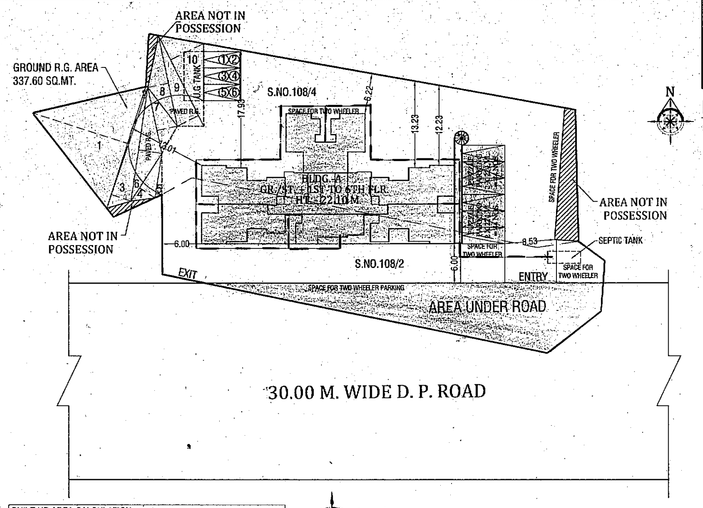
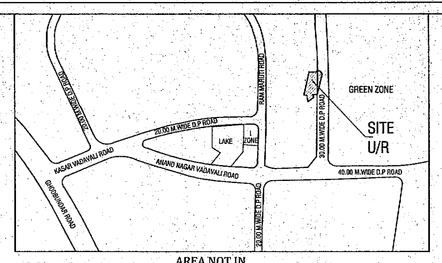
S.NO.	S. NO. H. NO.	AREA AS PER 7/12 EXTRACT (1)	AREA AS PER Δ METHOD (2)	AREA CONSIDER AS PER AGGREMENT (3)	AREA UNDER 30.00 M. D.P.RD (4)	AREA UNDER NOT IN POSSESSION (5)	NET AREA CONSI. FOR PROPOSAL (3-(4+5)
1	108/2	1010.00 SQ.MT.	1023.47 SQ.MT.	1009.99 SQ.MT.	340.00 SQ.MT.	0.00 SQ.MT.	669.99 SQ.MT.
2	108/4	1610.00 SQ.MT.	1621.57 SQ.MT.	1610.00 SQ.MT.	0.00 SQ.MT.	68.00 SQ.MT.	1542.00 SQ.MT.
TOTAL		2620.00 SQ.MT.	2645.04 SQ.MT.	2619.99 SQ.MT.	340.00 SQ.MT.	68.00 SQ.MT.	2211.99 SQ.MT.



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE - N.T.S.

AREA CALCULATION OF R. G.									
REQUIRED R.G. AREA = 2212 x 15% = 331.80 SQ.MT.									
ADDITION (A)									
1	19.40	X	15.14	X	0.5	=	146.86	SQ.MT.	
2	19.46	X	0.32	X	0.5	=	3.11	SQ.MT.	
3	19.46	X	3.13	X	0.5	=	30.45	SQ.MT.	
4	8.69	X	2.81	X	0.5	=	12.21	SQ.MT.	
5	6.87	X	0.97	X	0.5	=	3.33	SQ.MT.	
6	17.54	X	3.60	X	0.5	=	31.57	SQ.MT.	
7	10.28	X	3.19	X	0.5	=	16.40	SQ.MT.	
8	14.12	X	3.20	X	0.5	=	22.59	SQ.MT.	
9	15.45	X	3.58	X	0.5	=	27.66	SQ.MT.	
10	15.45	X	5.62	X	0.5	=	43.41	SQ.MT.	
TOTAL PROVIDED R. G. AREA						=	337.60	SQ.MT.	

TWO WHEELER PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
- 1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT (PROP. TENAM.=42 NOS.)	42 NOS.	42 NOS.
1 TWO WHEELER PARKING SPACE FOR EVERY 20.00 SQ. MT. COMM. B/U AREA 194.85/20		10 NOS.
PARKING REQUIRED 2 WHEELER		52 NOS.
PARKING PROVIDED IN STILT = 12 PARKING PROVIDED IN OPEN = 118 (PER PARKING PROPOSED AREA = 1.25 SQ.MT.)		130 NOS.

PARKING STATEMENT

SUBCRIPTION	TENEMENTS	PARKING
- PARKING SPACE NOT REQD FOR TENEMENT HAVING B/U AREA BELOW 35.00 SQ.MT.	-----	-----
- 1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/U AREA ABOVE 35.00 SQ. MT. UP TO 50 SQ.MT.	18 NOS.	09 NOS.
- 1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/U AREA ABOVE 50.00 SQ. MT.BUT NOT EXCEED 75 SQ.MT.	24 NOS.	24 NOS.
- 2 PARKING SPACE FOR TENEMENT WITH B/U AREA EXCEEDING 75 SQ.MTS.	-----	-----
- COMMERCIAL AREA 1 PARKING SPACE FOR EVERY 25.00 SQ.MT OF FLOOR AREA UP TO 400.00 SQ.MT. AND EXCEEDING 400.00 SQ.MT. B/U AREA FOR EVRY 50.00 SQ.MT. 194.85/25 = 8 NOS.	194.85 SQ.MT.	8 NOS.
10 % FOR VISITORS		4 NOS.
PARKING REQUIRED		45 NOS.
STACK PARKING PROVIDED IN STILT = 18 STACK PARKING PROVIDED IN OPEN = 06 PARKING PROVIDED IN PARKING TOWER = 88		112 NOS.

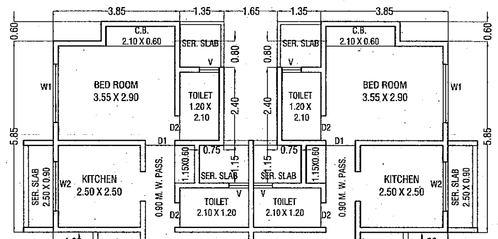
B/U AREA SUMMARY

FLOOR	B/UP AREA		ST. AREA		TENAMENT
	COMM.	RESI.	OTHER STR.	FIRE STR.	
GR./ST. FLR.	194.85	0.00	47.59	18.33	0 NOS.
1ST FLOOR		348.39	57.80	17.04	7 NOS.
2ND FLOOR		348.39	57.80	17.04	7 NOS.
3RD FLOOR		348.39	57.80	17.04	7 NOS.
4TH FLOOR		348.39	57.80	17.04	7 NOS.
5TH FLOOR		348.39	57.80	17.04	7 NOS.
6TH FLOOR		348.39	57.80	17.04	7 NOS.
TOTAL	194.85	2090.34	394.39	120.57	42 NOS.
TOTAL AREA - 194.85 + 2090.34 + 394.39 + 120.57 = 2800.15					

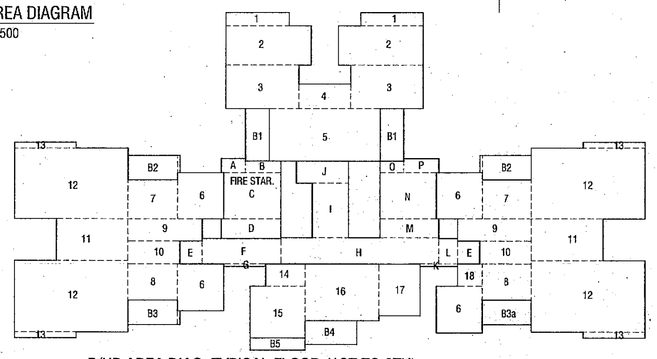
BUA	OTHER STAIR	FIRE STAIR	BALCONY AREA	C.B. AREA	STILT AREA	SOC. OFF. / METER RM.	CONST. AREA
194.85	47.59	18.33	0.00	0.00	91.50	24.09	376.36
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
348.39	57.80	17.04	34.80	13.83	0.00	0.00	471.86
2285.19	**394.39**	**120.57**	**208.80**	**82.98**	**91.50**	**24.09**	**3207.52**

STAIRCASE AREA CALCULATION (FIRE ESCAPE)									
TYPICAL FLOOR (1ST TO 6TH)									
ADDITION									
A	1.48	X	0.85	X	1	=	1.26	SQ.MT.	
B	2.16	X	0.70	X	1	=	1.51	SQ.MT.	
C	3.48	X	2.85	X	1	=	9.92	SQ.MT.	
D	3.63	X	1.20	X	1	=	4.36	SQ.MT.	
TOTAL						=	17.04	SQ.MT.	

BUILT UP AREA CALCULATION									
TYPICAL FLOOR (1ST TO 6TH)									
ADDITION									
1	3.85	X	0.80	X	2	=	6.16	SQ.MT.	
2	5.20	X	2.40	X	2	=	24.96	SQ.MT.	
3	4.45	X	2.55	X	2	=	23.59	SQ.MT.	
4	3.15	X	1.50	X	1	=	4.73	SQ.MT.	
5	6.75	X	3.20	X	1	=	21.60	SQ.MT.	
6	2.80	X	2.85	X	4	=	31.92	SQ.MT.	
7	3.00	X	2.40	X	2	=	14.40	SQ.MT.	
8	3.00	X	2.20	X	2	=	13.20	SQ.MT.	
9	4.50	X	1.35	X	2	=	12.15	SQ.MT.	
10	3.15	X	1.40	X	2	=	8.82	SQ.MT.	
11	4.35	X	2.55	X	2	=	22.19	SQ.MT.	
12	6.90	X	4.35	X	4	=	120.06	SQ.MT.	
13	3.75	X	0.35	X	4	=	5.25	SQ.MT.	
14	2.40	X	1.35	X	1	=	3.24	SQ.MT.	
15	3.35	X	3.15	X	1	=	10.55	SQ.MT.	
16	4.50	X	3.45	X	1	=	15.53	SQ.MT.	
17	2.55	X	3.15	X	1	=	8.03	SQ.MT.	
18	1.50	X	1.35	X	1	=	2.03	SQ.MT.	
TOTAL					1	=	348.39	SQ.MT.	
BALCONY AREA CALCULATION									
10% BALCONY PERM.						=	34.84	SQ.MT.	
B1	1.45	X	3.20	X	2	=	9.28	SQ.MT.	
B2	3.00	X	1.50	X	2	=	9.00	SQ.MT.	
	0.15	X	1.05	X	2	=	0.32	SQ.MT.	
B3	3.00	X	1.50	X	1	=	4.50	SQ.MT.	
	0.15	X	0.85	X	1	=	0.13	SQ.MT.	
B3A	3.00	X	1.50	X	1	=	4.50	SQ.MT.	
B4	3.15	X	1.45	X	1	=	4.57	SQ.MT.	
B5	3.35	X	0.75	X	1	=	2.51	SQ.MT.	
TOTAL					1	=	34.80	SQ.MT.	
EXCESS BALCONY AREA						=	0.00	SQ.MT.	
TOTAL BUILT UP AREA						=	348.39	SQ.MT.	

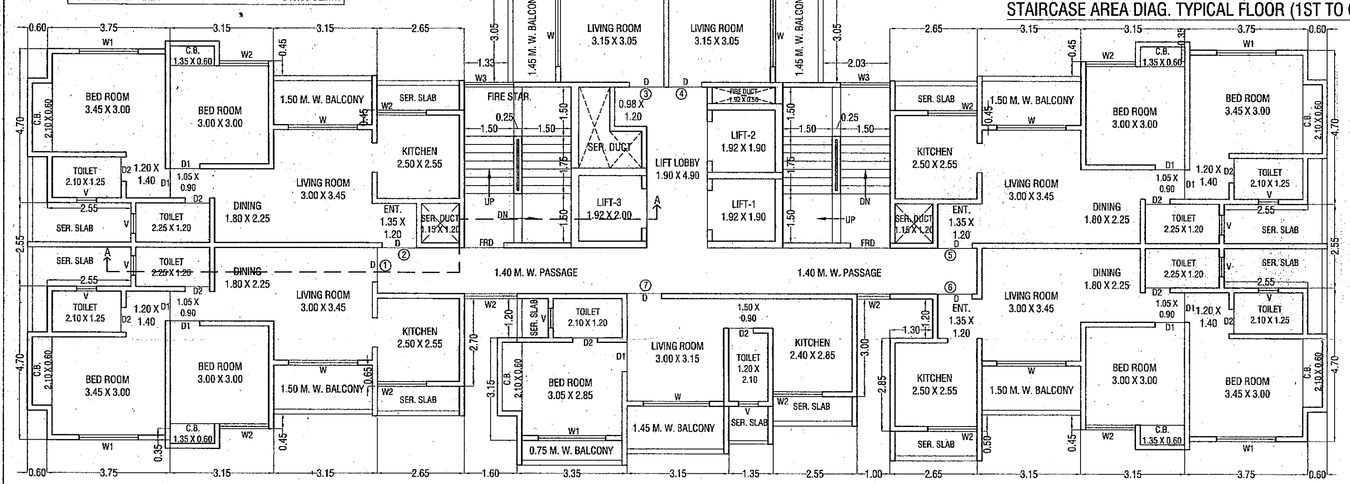


PLOT AREA DIAGRAM
SCALE - 1:500

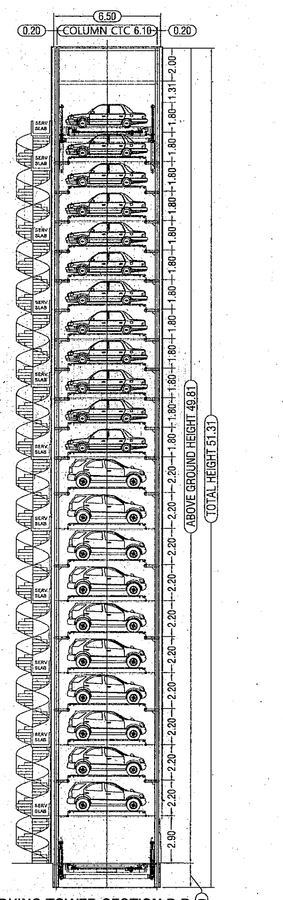


B/UP AREA DIAG. TYPICAL FLOOR (1ST TO 6TH) SCALE 1:200
STAIRCASE AREA DIAG. TYPICAL FLOOR (1ST TO 6TH) SCALE 1:200

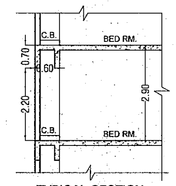
STAIRCASE AREA CALCULATION									
TYPICAL FLOOR (1ST TO 6TH)									
ADDITION									
E	1.35	X	1.40	X	2	=	3.78	SQ.MT.	
F	4.78	X	1.55	X	1	=	7.41	SQ.MT.	
G	2.55	X	0.15	X	1	=	0.38	SQ.MT.	
H	9.67	X	1.60	X	1	=	15.47	SQ.MT.	
I	2.20	X	3.35	X	1	=	7.37	SQ.MT.	
J	3.18	X	1.35	X	1	=	4.29	SQ.MT.	
K	2.30	X	0.15	X	1	=	0.35	SQ.MT.	
L	1.15	X	1.55	X	1	=	1.78	SQ.MT.	
M	3.63	X	1.15	X	1	=	4.17	SQ.MT.	
N	3.46	X	2.85	X	1	=	9.92	SQ.MT.	
O	1.45	X	0.70	X	1	=	1.02	SQ.MT.	
P	2.18	X	0.85	X	1	=	1.85	SQ.MT.	
TOTAL						=	57.80	SQ.MT.	



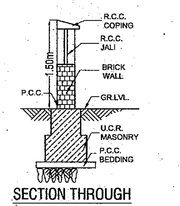
TYPICAL FLOOR PLAN (1ST TO 6TH)
SCALE - 1:100



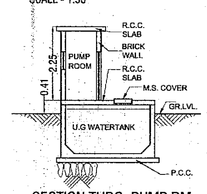
PARKING TOWER SECTION D:D
SCALE - 1:200



TYPICAL SECTION THROUGH C.B.
SCALE - 1:100



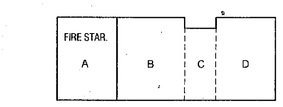
SECTION THROUGH COMPOUND WALL
SCALE - 1:50



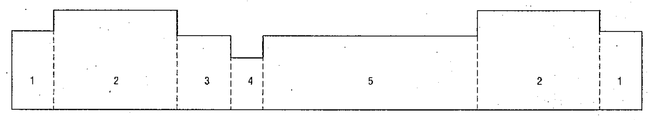
SECTION THRO. PUMP RM.
SCALE - 1:100

PLOT AREA CALCULATION									
S. NO. 108/4 (AREA UNDER RESIDENTIAL ZONE)									
ADDITION (A)									
1	19.40	X	15.14	X	0.5	=	146.86	SQ.MT.	
2	19.46	X	0.32	X	0.5	=	3.11	SQ.MT.	
3	19.46	X	3.13	X	0.5	=	30.45	SQ.MT.	
4	17.54	X	4.53	X	0.5	=	39.73	SQ.MT.	
5	4.83	X	0.26	X	0.5	=	0.63	SQ.MT.	
6	16.50	X	4.87	X	0.5	=	40.18	SQ.MT.	
7	22.30	X	3.38	X	0.5	=	37.69	SQ.MT.	
8	66.00	X	16.43	X	0.5	=	542.19	SQ.MT.	
9	65.89	X	0.43	X	0.5	=	14.17	SQ.MT.	
10	67.83	X	18.17	X	0.5	=	616.24	SQ.MT.	
11	67.83	X	2.35	X	0.5	=	79.70	SQ.MT.	
12	6.46	X	0.81	X	0.5	=	2.62	SQ.MT.	
TOTAL (A)						=	1553.57	SQ.MT.	—(1)
S. NO. 108/4 (AREA UNDER NOT IN POSSESSION)									
ADDITION (A)									
A	8.17	X	1.42	X	0.5	=	5.80	SQ.MT.	
B	8.17	X	0.32	X	0.5	=	1.31	SQ.MT.	
C	3.82	X	1.57	X	0.5	=	3.00	SQ.MT.	
D	6.94	X	1.09	X	0.5	=	3.78	SQ.MT.	
E	1.70	X	0.42	X	0.5	=	0.36	SQ.MT.	
F	20.07	X	1.65	X	0.5	=	16.56	SQ.MT.	
G	20.10	X	3.70	X	0.5	=	37.19	SQ.MT.	
TOTAL AREA (A)						=	68.00	SQ.MT.	—(2)
S. NO. 108/2 (AREA UNDER RESIDENTIAL ZONE)									
ADDITION (A)									
13	10.83	X	2.14	X	0.5	=	11.37	SQ.MT.	
14	61.14	X	3.39	X	0.5	=	103.63	SQ.MT.	
15	61.14	X	2.59	X	0.5	=	79.18	SQ.MT.	
16	57.08	X	1.75	X	0.5	=	49.95	SQ.MT.	
17	57.58	X	12.07	X	0.5	=	347.50	SQ.MT.	
18	57.58	X	3.19	X	0.5	=	91.84	SQ.MT.	
TOTAL AREA (A)						=	683.47	SQ.MT.	—(3)
S. NO. 108/2 (AREA UNDER 30.00 M. W. D.P. ROAD)									
ADDITION (A)									
19	60.76	X	10.64	X	0.5	=	323.24	SQ.MT.	
20	13.79	X	2.43	X	0.5	=	16.75	SQ.MT.	
TOTAL AREA (A)						=	340.00	SQ.MT.	—(4)

AS PER Δ METHOD TOTAL PLOT AREA (1+2+3+4) = 2645.04 SQ.MT.



STAIRCASE AREA DIAG.
GROUND / STILT FLOOR SCALE 1:200

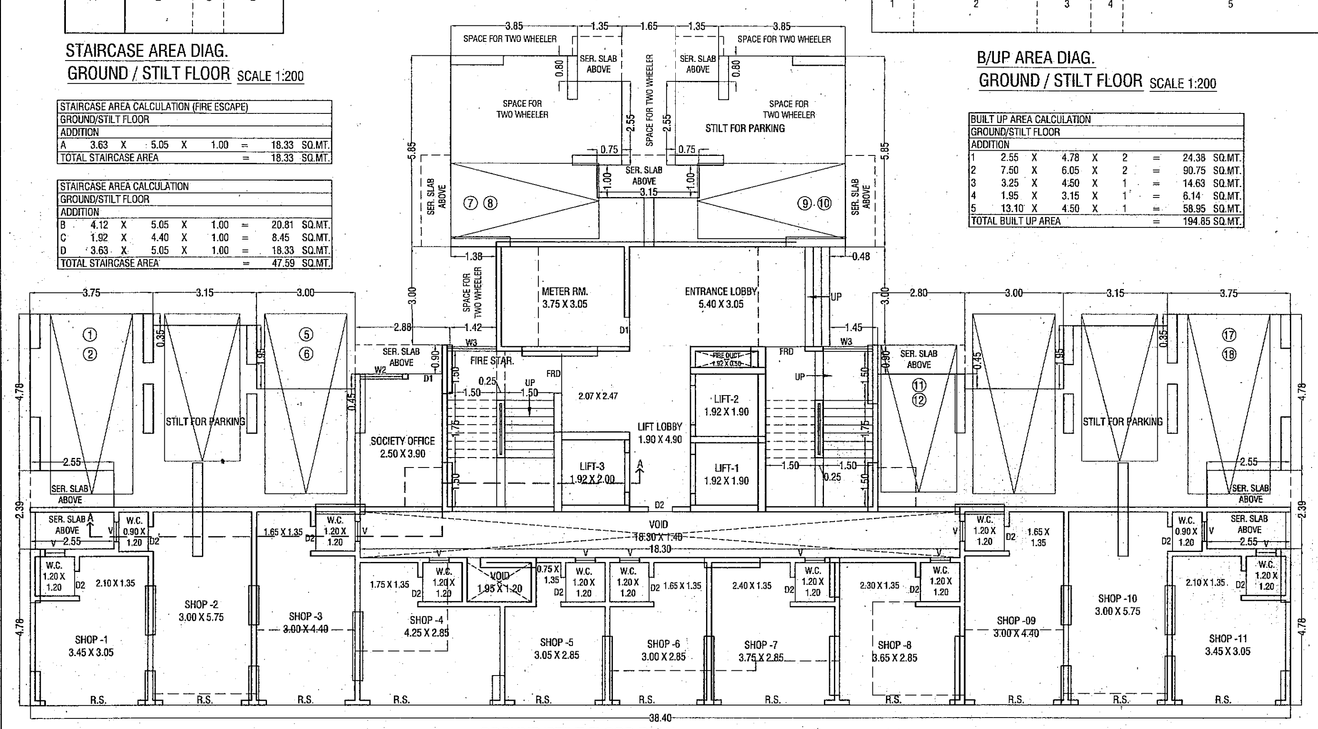


B/UP AREA DIAG.
GROUND / STILT FLOOR SCALE 1:200

STAIRCASE AREA CALCULATION (FIRE ESCAPE)									
GROUND/STILT FLOOR									
ADDITION									
A	3.63	X	5.05	X	1.00	=	18.33	SQ.MT.	
TOTAL STAIRCASE AREA						=	18.33	SQ.MT.	

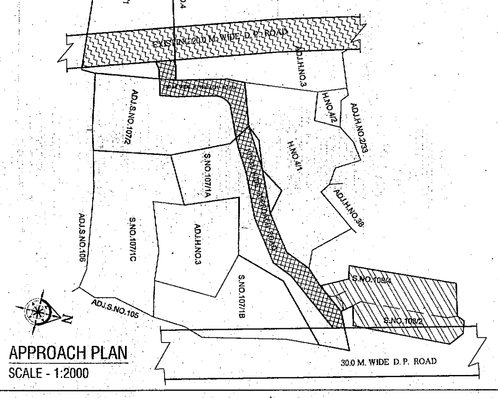
STAIRCASE AREA CALCULATION									
GROUND/STILT FLOOR									
ADDITION									
B	4.12	X	5.05	X	1.00	=	20.81	SQ.MT.	
C	1.92	X	4.40	X	1.00	=	8.45	SQ.MT.	
D	3.63	X	5.05	X	1.00	=	18.33	SQ.MT.	
TOTAL STAIRCASE AREA						=	47.59	SQ.MT.	

BUILT UP AREA CALCULATION									
GROUND/STILT FLOOR									
ADDITION									
1	2.55	X	4.78	X	2	=	24.38	SQ.MT.	
2	7.50	X	6.05	X	2	=	90.75	SQ.MT.	
3	3.25	X	4.50	X	1	=	14.63	SQ.MT.	
4	1.95	X	3.15	X	1	=	6.14	SQ.MT.	
5	13.10	X	4.50	X	1	=	58.95	SQ.MT.	
TOTAL BUILT UP AREA						=	194.85	SQ.MT.	

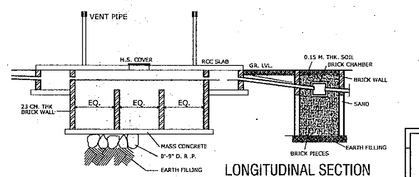


GROUND/STILT FLOOR PLAN
SCALE - 1:100

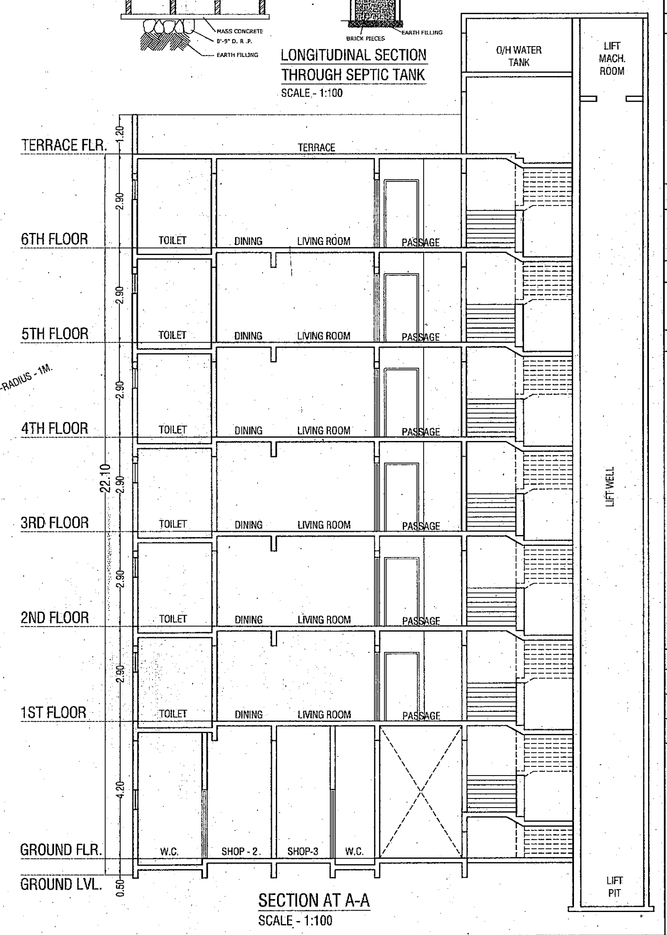
MULTILEVEL PARKING TOWER PLAN
SCALE - 1:200 NO. OF PARKING - 88 NOS.



APPROACH PLAN
SCALE - 1:2000



LONGITUDINAL SECTION THROUGH SEPTIC TANK
SCALE - 1:100



SECTION AT A-A
SCALE - 1:100

BLDG. "A" 1/1

CONTENT OF SHEET

STAMP OF APPROVAL OF PLANS

GROUND/STILT FLOOR PLAN, TYPCAL FLOOR PLAN (1ST TO 6TH), BUILT UP AREA DIAGRAM & CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, BLDG. & PARKING TOWER SECTION, B/U AREA SUMMARY, U/G. TANK & PUMP ROOM, PARKING STATEMENT.

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S06/0275/18
TMC/TD-DP/TPS/ 2799/18 Dated 12/09/2018
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्याबाबतीत जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

PROFORMA - I		
A)	AREA STATEMENT FOR PLOT	SQ.MT.
1.	AREA OF THE PLOT AS PER 7/12 EXTRACT	2620.00
	AREA OF THE PLOT AS PER AGGREMENT	2619.99
	AREA CONSIDER FOR PROPOSAL	2619.99
2.	DEDUCTION FOR	----
a.	AREA UNDER 30.0 M. W. ROAD	340.00
b.	AREA UNDER NOT IN POSSESSION	68.00
	TOTAL (a+b)	408.00
3.	BALANCE PLOT AREA (1-2)	2211.99
4.	DEDUCTION FOR	
a.	DEDUCTION 15% RECREATIONAL GROUND OF ITEM '3'	0.00
5.	NET AREA OF THE PLOT (3 - 4)	2211.99
5a.	NET PLOT AREA CONSIDER FOR PROPOSAL AS PER RULE NO. 54(3)	**2125.00**
6.	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1.40 OF THE NET AREA VIDE ITEM	
6a.	5 ABOVE i.e. of 2211.99 x 1.40)= **3096.79 SQ.MT.**	
6b.	LESS 20% SLUM AREA RATIO =(3096.79x20%) = 619.36 SQ.MT.	
6c.	BALANCE T.D.R./D.R. AREA TO BE PURCHASE (6a-6b)=2477.44	
6d.	AVIAL. D.R. AREA OF ITEM (2a) =(340.00x2.00) = 680.00 SQ.MT. TOTAL AVAIL. OWN D. R. AREA **= 680.00 SQ.MT.**	680.00
6e.	BALANCE T.D.R./D.R. AREA TO BE PURCHACE (6c-6d) **= 1797.44 SQ.MT.**	
6f.	0.30 PERMISSIBLE ADDITIONAL PREMIUM FSI [2211.99x 0.30] **= 663.60SQ.MT.**	
7.	TOTAL AREA (5a + 6d)	2805.00
8.	F.S.I. PERMISSIBLE	1.00
9.	PERMISSIBLE B/U AREA (7 x 8)	2805.00
10.	PROPOSED B/U AREA	2800.15
11.	BALANCE F.S.I. AREA (9-10)	4.85
B)	TENEMENT STATEMENT	
a)	NET AREA OF PLOT ITEM A (10) ABOVE	2800.15
b)	LESS DEDUCTION OF NON-RESIDENTIAL AREA	194.85
c)	AREA OF TENEMENTS (a-b)	2605.30
d)	TENEMENTS PERMISSIBLE 250/HECT.	
e)	TOTAL TENEMENT PERMISSIBLE	65
f)	TOTAL TENEMENT PROPOSED	42
C)	PARKING STATEMENT	
a)	PARKING REQUIRED BY REGULATION (CAR)	45
b)	TOTAL CAR PARKING PROVIDED	112
c)	PARKING REQUIRED BY REGULATION(SCOOTER)	52
c)	TOTAL PARKING PROVIDED (SCOOTER)	130

SCHEDULE OF DOOR & WINDOWS

DOORS
D 1.05 x 2.10M. T.W. PANELLED DOOR
D1 0.90 x 2.10M. T.W. PANELLED DOOR
D2 0.75 x 2.10M. T.W. PANELLED DOOR
FRD 1.20 x 2.10M. T.W. PANELLED DOOR

WINDOWS
W 2.10 x 1.80M. AL.GLAZED/SLIDING WINDOW
W1 1.80 x 1.35M. AL.GLAZED/SLIDING WINDOW
W2 1.50 x 1.35M. AL.GLAZED/SLIDING WINDOW
V 0.60 x 0.60M. LOUVERED GLASS VENTILATOR
W3 STAIRCASE R.C.C. GRILL

GENERAL NOT'S

PROPOSED WORK SHOWN IN PINK.
BOUNDARY OF THE PLOT SHOWN IN BLACK.
DRAINAGE LINE SHOWN IN RED DOTTED.
STRUCTURE WOULD BE R.C.C. FRAME.
ALL EXT. WALLS ARE 20 CM THK. CONC.
ALL INT. WALLS ARE 15 CM THK.BRICK.
ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.
SULPRUS LAND SHOWN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING LAYOUT ON THE LAND BEARING S.NO. 108/4,108/2 AT VILLAGE KASAR VADAVALI TAL. & DIST. THANE (W)

CERTIFICATE OF AREA

REFERENCE ON ———— AND THAT THE CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER DIMENSIONS OF THE SIDES ,ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2620.00 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

NAME OF THE OWNERS

M/S. ANAND SQUARE & M/S. ACE SIGNATURE HOMES LLP

1) M/S. ANANT SQUARE

MR. RAMESH VELJI SHAH — MR. GAURAV DHIRAJ DEDHIA

2) M/S. ACE SIGNATURE HOMES LLP

PARTNER GAURAV DHIRAJ DEDHIA
(P.O.A. HOLDER OF OWNER NAVNATH HENDER TURE & OTHERS)

SCALE	DRAWN BY	CHECKED BY
1:100	PRAKASH	AR. S.G.
DATE	JOB NO.	DRAWING NO.
26.02.18		

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