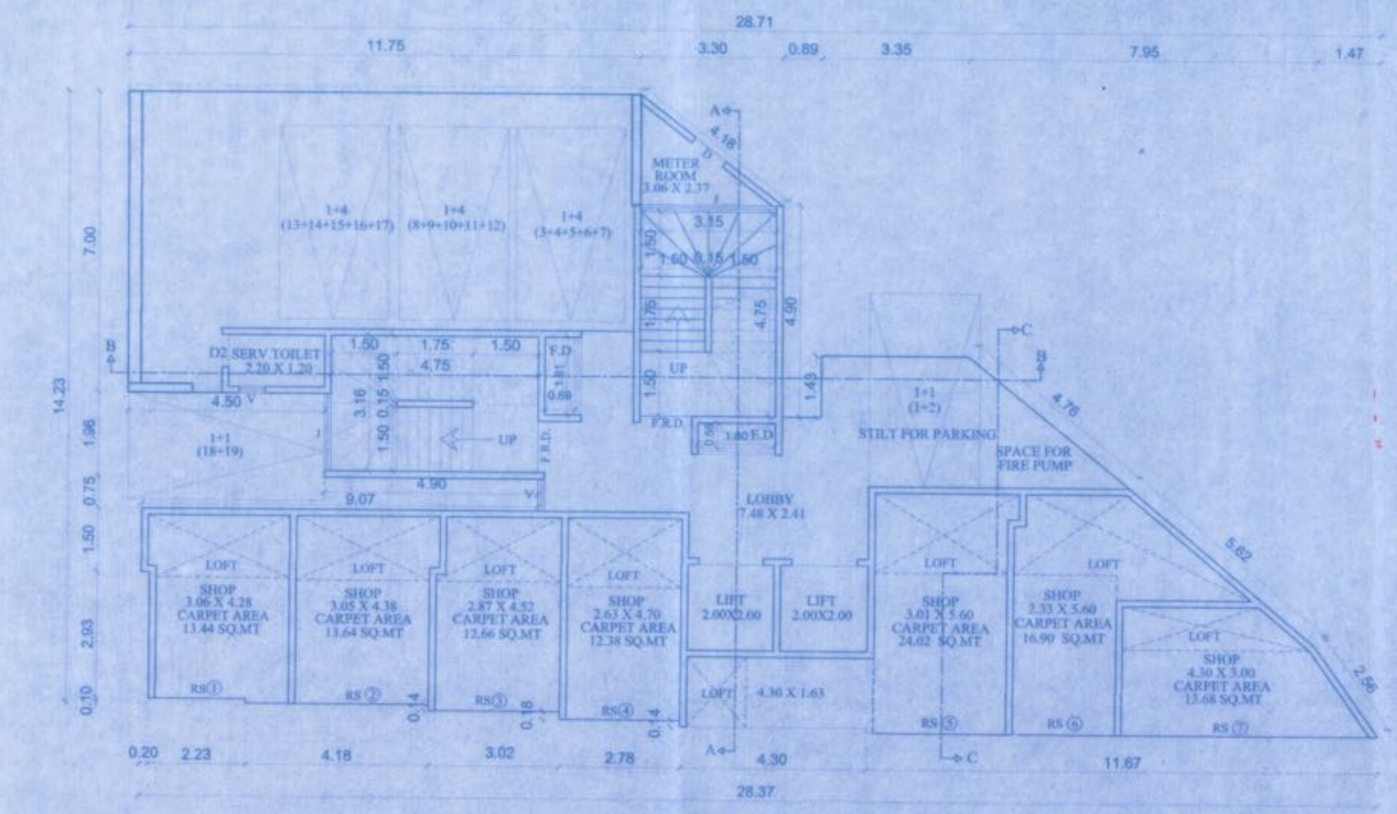


GROUND FLOOR PLAN
SCALE 1:100

BUILT UP AREA STATEMENT (PROPOSED BUILDING)				
FLOOR	BUILT UP AREA IN SQMT. (COMM.)	BUILT UP AREA IN SQMT. (RESI.)	EXCESS BALC. AREA IN SQMT.	TOTAL
GR.	117.18	-----	-----	117.18
1ST	-----	120.95	0.73	121.68
2ND	-----	119.99	1.79	121.78
3RD	-----	119.99	1.79	121.78
4TH	-----	173.97	2.24	176.21
5TH	-----	172.17	-----	172.17
6TH	-----	170.19	-----	170.19
7TH	-----	170.19	-----	170.19
8TH	-----	118.03	-----	118.03
9TH (Pt)	-----	102.80	0.05	102.85
10TH	-----	102.80	0.05	102.85
11TH	-----	102.80	0.05	102.85
12TH	-----	102.80	0.05	102.85
13TH	-----	68.05	-----	68.05
14TH (Pt)	-----	35.24	-----	35.24
TOTAL	117.18	1679.97	6.75	1803.90

TOTAL BUILT UP AREA = 1803.90 SQ.MT.

CONTENT OF SHEET (AMENDED PLAN) | 1/5

FLOOR PLAN, BUILT-UP AREA & GR. DIAGRAM.
CALCULATION, PARKING STATEMENT, BUILT-UP AREA STATEMENT

STAMP OF DATE OF RECIPT OF PLANS

Amended) Plans are approved Subject to conditions
Prescribed in Permit No. : 903/0036/18
TMC/TD-Dr/156 28/11/18 Dated 29/9/2018

Deputy Engineer (TDD) Thane Municipal Corporation The City of Thane

Executive Engineer (TDD)

सावधान
नकाशा मंजूरीच्या अनुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महारेरा प्राधिकरण व वसई रचना अधिनियमाचे कलम २१ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त) वर्ष कैद व रु. १०,०००/- दंड होऊ शकतो".

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

1/5

AREA STATEMENT			SQ.MT.
1		AREA OF THE PLOT (AS PER P.R. CARD)	953.10
2		DEDUCTION FOR	----
	a	ROAD SET BACK AREA (18.00 M.W. D. P. ROAD)	39.82
	b	PROPOSED 6.00 M. INTERNAL ROAD	4.40
	c	AREA UNDER ANCROACHMENT	----
		TOTAL (A+B)	44.22
3		BALANCE AREA OF THE PLOT (1-2)	908.88
4		DEDUCTION FOR RECREATIONAL GROUND	----
		(IF DEDUCTABLE)	----
5		NET AREA OF THE PLOT (3-4)	906.68
6		ADDITIONS FOR	
	a	ROAD SET BACK AREA (18.00 M.W. D. P. ROAD)	39.82
	b	PROPOSED 6.00 M. INTERNAL ROAD	4.40
7		TOTAL AREA (5+6)	953.10
8		ADDITIONS FOR FLOOR SPACE INDEX	----
9		FLOOR SPACE INDEX PERMISSIBLE	----
10		ADD 15% EXISTING TENANT AREA 306.09 X 15% = 46.36 SQMT.	46.36
11		PERMISSIBLE 20% ADDITIONAL FSI GOVT. NOTIFICATION 28/08/2015 & 29/01/2016 20% PAYMENT PREMIUM (908.88 x 20% = 181.77 SQ.MT) TMC	181.77
12		AS PER GR. 29/01/2016 OF TDR -MAXIMUM 90% TOR OF 908.88 SQMT. = 817.99 SQMT. OUT OF ABOVE POTENTIAL OF TDR AREA RESERVED FOR SLUM TDR SLUM TDR = 817.99 X 20% = 163.59 SQMT NOW PERMISSIBLE FOR UTILIZATION OF TDR / DR 817.99 - 163.59 = 654.40 - 44.22 = 610.17 SQ.MT.	----
13	a	TDR PURCHASRD :- DRC.NO.001(SLUM) RULE NO :- (5.3) { X = (Rg / Rr) x y } SRA / TDR / REHAB / 001 / 16 (Sector - 2) X = 215.00 x 35200 / 46500 X = 162.75 SQ.MT (utilization)	162.75
	b	TDR PURCHASRD :- DRC.NO. 254 (RESREVATION) RULE NO :- (5.3) { X = (Rg / Rr) x y } TDR / S06 / PARK -1 / 0425 / 17 (Sector - 6) X = 1586.00 x 13500 / 46500 X = 460.45 SQ.MT (utilization)	460.45
	c	TOTAL (A+ B)	623.20
14		PERMISSIBLE BUILT UP AREA (7+10+11+13c)	1804.43
15		EXISTING AREA	----
16		PROPOSED BUILT UP AREA	1803.90
17		BALANCE BUILT-UP AREA (14 - 16)	0.53

BALCONY AREA STATEMENT		
1	PERMISSIBLE BALCONY AREA PER FLOOR	AS SHOWN
2	PROPOSED BALCONY AREA PER FLOOR	
3	EXCESS BALCONY AREA PER FLOOR	
4	TOTAL EXCESS BALCONY AREA FOR ALL FLOR	

TENEMENT STATEMENT		
1	PROPOSED AREA	1803.90
2	LESS DEDUCTION FOR NON RESIDENTIL AREA (SHOP ETC.)	117.18
3	AREA AVAILABLE FOR TENEMENTS (1-2)	1686.72
4	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS HECTAR (250 / HECTOR)	42.16 NOS
5	TENEMENTS PROPOSED	31 NOS
6	TENEMENTS EXISTING	----
7	TOTAL TENEMENTS ON THE PLOT (5+6)	31 NOS

PARKING STATEMENT		
1	PARKING REQUIRED BY REGULATION FOR CAR	36
2	TOTAL PARKING PROVIDED	39
3	SCOOTER, MOTOR CYCLE, OUT SIDERS (VISITORS) REQU.	31
4	SCOOTER/MOTOR CYCLE/OUTSIDERS (VISITORS) PROV.	35

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 953.10 SQMTR. TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANING SCHEME RECORD.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING CTS NO 104, 105, 106, 107 & 108 VILLEGE NAUPADA, NEAR MENTAL HOSPITAL THANE (W) - 400 602

FOR :- SHRI MORESHWAR NATHURAM RAUT & OTHER

OWNER'S NAME, & SIGNATURE	NAME OF P.A. HOLDER & SIGNATURE
	For M/s. SONALI DEVELOPERS B.C.Chheda Proprietor FOR :- M/S. SONALI DEVELOPERS (P.A. HOLDER)

JOB. NO	DRG. NO	DATE	SCALE	DRAWN BY	CHD. BY
	1	20.02.2018	AS SHOWN	SHIGHNIK	B.D.SAT

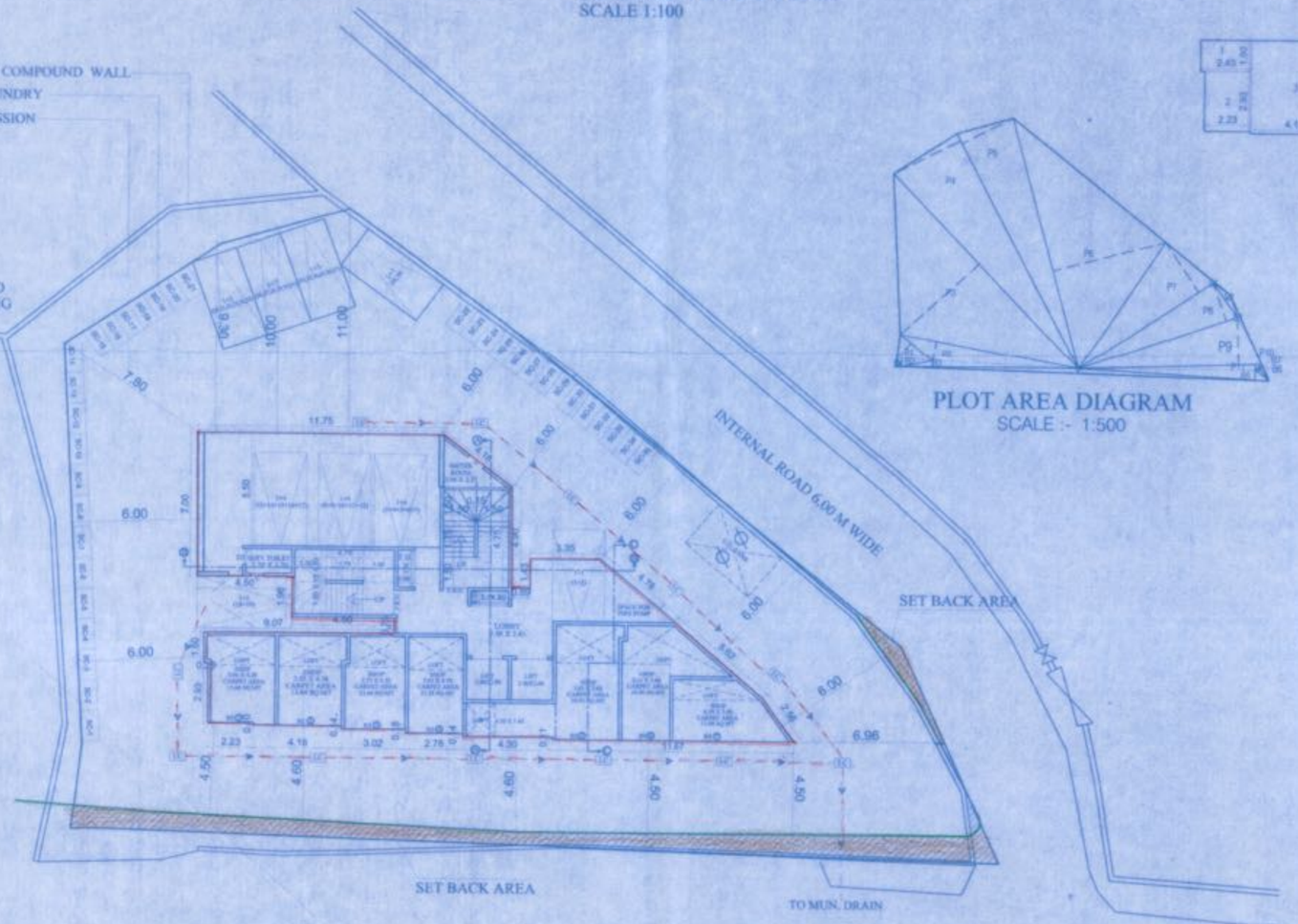
NEXSTEP CONSTRUCTION PVT.LTD.
ARCHITECT
NILESH D. SAWANT.
G-1, PRAKASH VILLA,
NEAR KAUSHALYA HOSPITAL,
GANESH WADI, PANCHPAKHADI,
THANE.(W) PHONE. 25386749.

BUILT UP DIAGRAM
GROUND FLOOR (COMMERCIAL)
SCALE 1:200

COMMERCIAL AREA CALCULATION							
1		2.43	X	1.50	=	3.65	SQ.MT
2		2.23	X	2.93	=	6.53	
3		4.18	X	4.53	=	19.48	
4		3.02	X	4.67	=	13.54	
5		2.93	X	3.21	=	9.41	
6		2.78	X	1.64	=	4.56	
7		4.30	X	1.78	=	7.65	
8		5.92	X	5.75	=	34.04	
9		4.28	X	2.09	=	8.95	
10	1/2 X	5.63	X	2.78	=	7.83	
11	1/2 X	2.56	X	1.20	=	1.54	
		TOTAL			=	117.18	SQ.MT

PARKING STATEMENT			
FLOOR	BUILTUP AREA BELOW 35 sqmt.	BUILTUP AREA ABOVE 35 BELOW 50 SQMT.	BUILTUP AREA ABOVE 50 BELOW 75 SQMT
REQ.	PARKING NOT NECESSARY	1 Parking = 2 FLAT.	1 Parking = 1 FLAT.
GR.	------	------	------
1ST	1	1	1
2ND	------	------	2
3RD	------	------	2
4TH	------	------	3
5TH	------	------	3
6TH	------	------	3
7TH	------	------	3
8TH	------	------	2
9TH (Pt)	------	1	1
10TH	------	1	1
11TH	------	1	1
12TH	------	1	1
13TH	------	------	1
14TH (Pt)	1	------	------
TOTAL FLAT	0 2 NOS	0 5 NOS	24 NOS
TOTAL PARKING	------	SAY 0 3 NOS	24 NOS

PARKING REQUIRED = 27 NOS.
COMMERCIAL = 1 PARKING FOR 25.00 SQMT.
117.18 / 25.00 = 4.68 SAY 5 PARKING
PARKING REQUIRED COMM. = 5 NOS.
TOTAL PARKING PROVIDED = RESI. + COMM
= 27 + 05 = 32 + 3.2 SAY 4 (VISITOR)
TOTAL PARKING REQUIRED = 36
TOTAL PARKING PROVIDED = 39



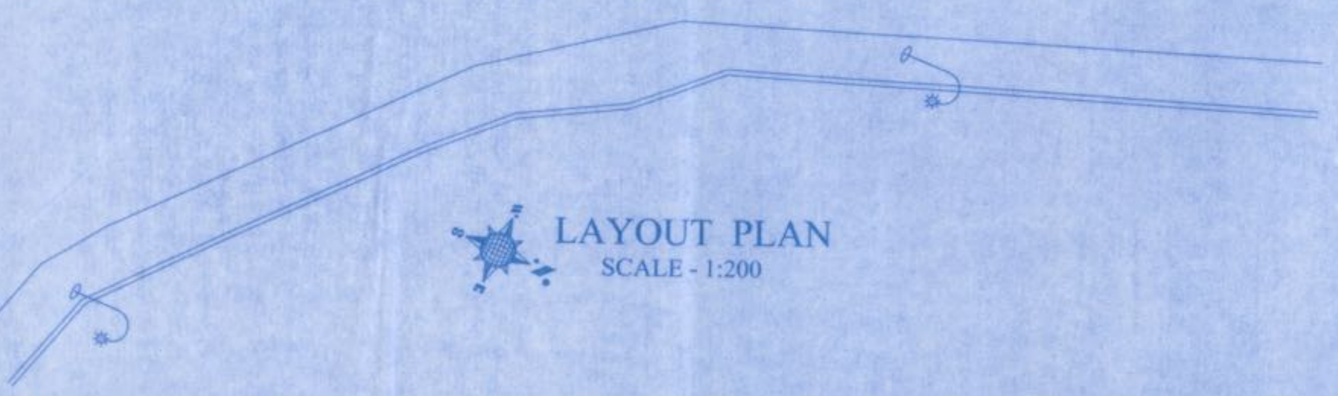
PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION							
P1	1/2 X	5.11	X	2.52	=	6.44	SQ.MT
P2	1/2 X	21.63	X	2.53	=	27.36	
P3	1/2 X	32.48	X	12.72	=	206.50	
P4	1/2 X	32.22	X	8.93	=	143.86	
P5	1/2 X	32.22	X	6.83	=	110.02	
P6	1/2 X	31.62	X	13.98	=	221.02	
P7	1/2 X	19.35	X	7.25	=	70.14	
P8	1/2 X	20.14	X	4.89	=	49.24	
P9	1/2 X	22.05	X	5.95	=	65.60	
P10	2/3 X	1.05	X	2.04	=	1.42	
P11	1/2 X	22.05	X	0.66	=	7.28	
TOTAL					=	908.88	SQ.MT. (A)

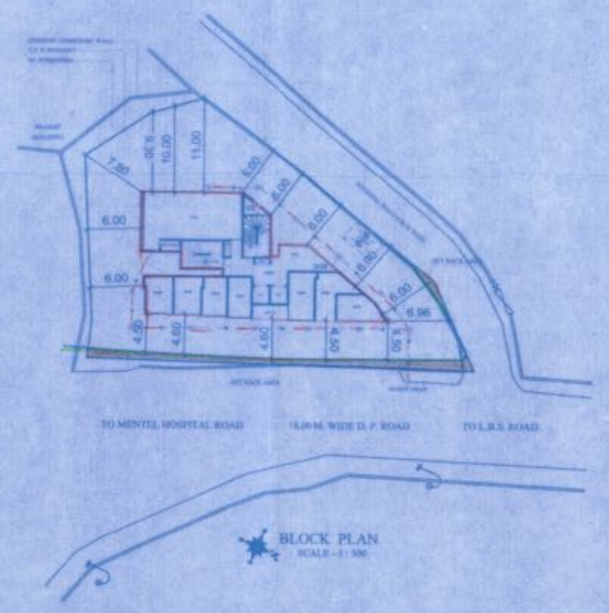
INTERNAL ROAD AREA CALCULATION							
S1	1/2 X	10.11	X	0.17	=	0.86	SQ.MT.
S2	1/2 X	5.07	X	0.86	=	2.18	
S3	1/2 X	8.01	X	0.34	=	1.36	
TOTAL					=	4.40	SQ.MT. (1)

D.P. ROAD SET BACK AREA CALCULATION							
B1	1/2 X	1.24	X	0.63	=	0.39	SQ.MT
B2	1/2 X	4.24	X	1.06	=	2.25	
B3	1/2 X	20.98	X	0.79	=	8.29	
B4	1/2 X	43.86	X	0.63	=	13.82	
B5	1/2 X	22.90	X	1.23	=	14.10	
B6	1/2 X	2.14	X	0.47	=	0.50	
B7	1/2 X	2.20	X	0.43	=	0.47	
TOTAL					=	39.82	SQ.MT. (C)

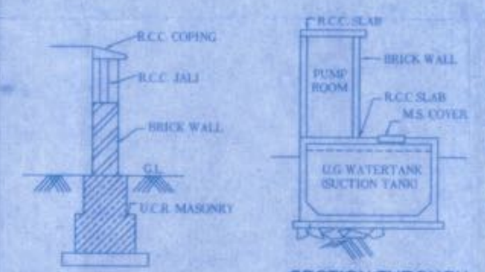
PLOT AREA CALC. = A+B+C
= 908.88 + 4.40 + 39.82
TOTAL PLOT AREA = 953.10 SQ.MT.



LAYOUT PLAN
SCALE - 1:200



BLOCK PLAN
SCALE - 1:500



SECTION THROUGH COMPOUND WALL
SCALE :- 1 : 50

SECTION THROUGH PUMP ROOM & SUCTION TANK
SCALE :- 1 : 100

LOCATION PLAN
SCALE :- N.T.S.

SCHEDULE OF DOORS AND WINDOWS

SIZE	DESCRIPTION
D 1.00 X 2.10	T.W., FRAME PANELLED DOOR
D1 0.90 X 2.10	
D2 0.75 X 2.00	T.W. FRAME PANELLED & PARTLY GLAZED
W 2.00 X 1.20	ALUMINIUM FRAME GLAZED WINDOW
W1 1.50 X 2.00	
W2 1.20 X 2.00	
W3 0.90 X 0.90	LOUVERED GLAZED WINDOW
RS 4.00 X 0.90	ROLLING SHUTTER

NOTES
* BOUNDARY OF THE PLOT AS PER C.T.S. SHOWN
* BOUNDRY OF THE PLOT AS PER SITE SHOWN IN
* PROPOSED WORK SHOWN IN RED FILLED
* EXISTING WORKTO BE DEMOLISHED SHOWN IN YELLOW
* DRAINAGE LINE SHOWN IN RED DOTTED
* SET BACK LINE SHOWN IN GREEN
* AREA UNDER ROAD WIDENING AREA SHOWN IN BURNT SEINNA
* ALL EXTERNAL AND INTERNAL WALLS 15CM THICK.