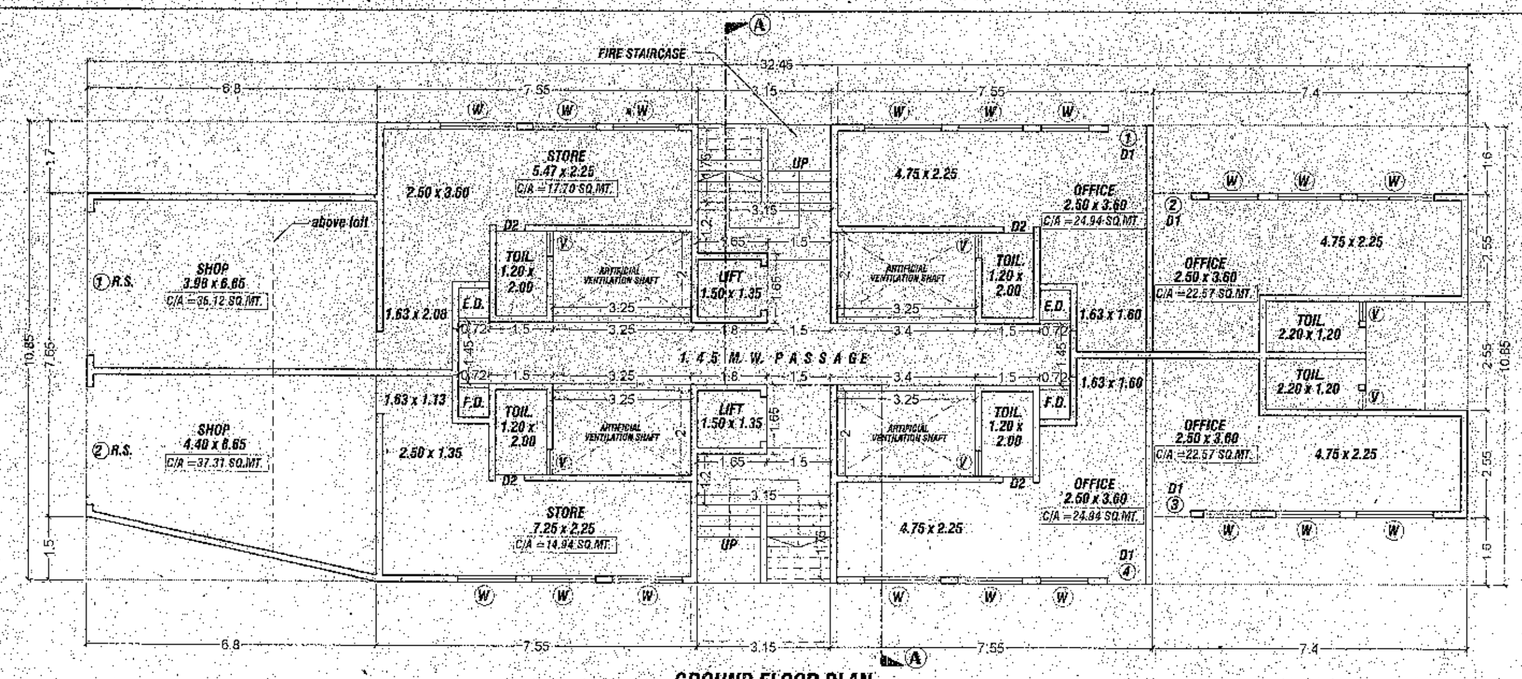
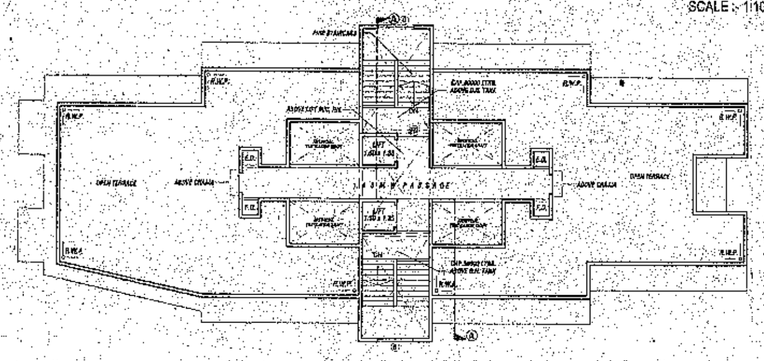


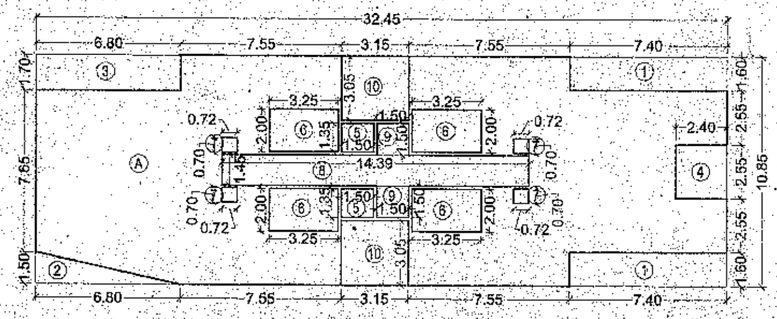
GROUND FLOOR PLAN

SCALE :- 1:100 BLDG.- A



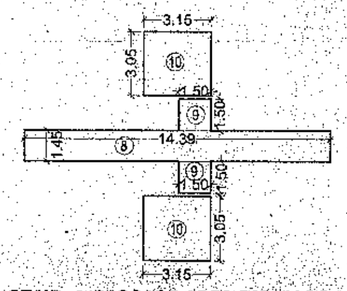
TERRACE FLOOR PLAN

SCALE :- 1:200 BLDG.- A.



AREA LINE DIAGRAM

GROUND FLOOR PLAN (RESI.) SCALE :- 1:200 BLDG.- A

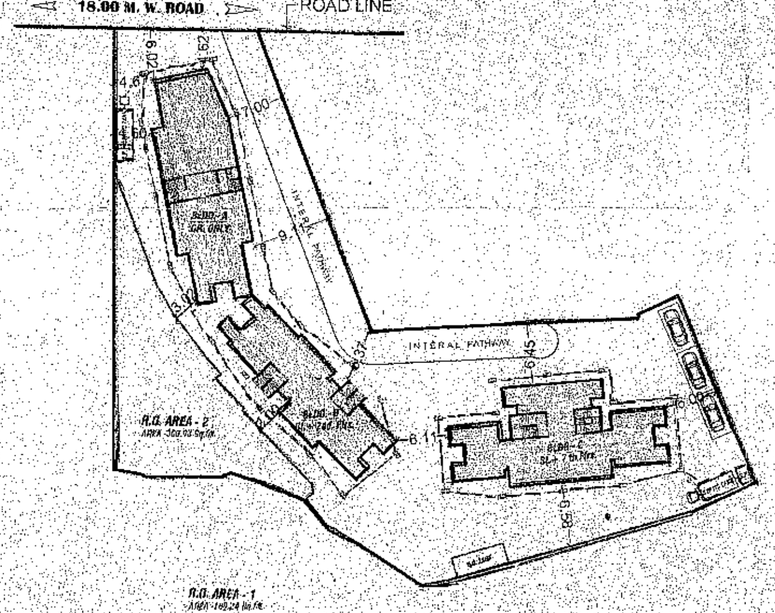


STAIR. & PASSAGE AREA DIG. BLDG.- A

STILT FLOOR (RESI.) SCALE :- 1:200

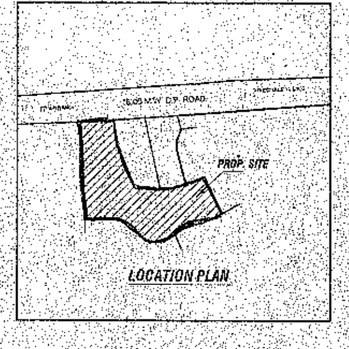
LIFT AREA DIG. (BLDG.-A)

STILT FLOOR (RESI.) SCALE :- 1:200



BLOCK PLAN

SCALE :- 1:500



LOCATION PLAN

BUILT UP AREA CALCULATION

GROUND FLOOR (BLDG - A)

A	32.45	X 10.85	X 1 NO	=	352.08	SQ.MT.
		TOTAL ADDITION		=	352.08	SQ.MT. (X)

DEDUCTIONS

1	7.40	X 1.60	X 2 NOS	=	23.68	SQ.MT.
2	6.80	X 1.50	X 0.5	=	5.10	SQ.MT.
3	6.80	X 1.70	X 1 NO	=	11.56	SQ.MT.
4	2.40	X 2.55	X 1 NO	=	6.12	SQ.MT.
5	1.50	X 1.35	X 2 NOS	=	4.05	SQ.MT.
6	3.25	X 2.00	X 4 NOS	=	26.00	SQ.MT.
7	0.72	X 0.70	X 4 NOS	=	2.02	SQ.MT.
8	14.39	X 1.45	X 1 NO	=	20.86	SQ.MT.
9	1.50	X 1.50	X 2 NOS	=	4.50	SQ.MT.
10	3.15	X 3.05	X 2 NOS	=	19.21	SQ.MT.
		TOTAL DEDUCTION		=	123.10	SQ.MT. (Y)
TOTAL BUILT UP AREA [X - Y]				=	228.98	SQ.MT.

PARKING STATEMENT BLDG.-A

NO. OF TENEMENT

FLOOR	(COMM.) 80 SQ.MT./PARKING	REQ. PARKING
GR.	228.98	3.00
TOTAL		3.00
10 % VISITOR		
TOTAL REQUIRED PARKING		3 NOS.
TOTAL PROVIDED PARKING		3 NOS.

B/U AREA SUMMARY BLDG.- A

FLOOR	COMM. AREA	TOTAL AREA
GR. FL.	228.98	228.98
TOTAL	228.98	228.98
	TOTAL AREA =	228.98 SQ.MT.

STAIRCASE & PASSAGE AREA STATEMENT (BLDG - A)

FLOOR	RESIDENTIAL	
	STAIRCASE & PASS.	FIRE STAIR.
GR.. FL.	4.05 34.97	9.61
TOTAL	39.02	9.61
	TOTAL AREA =	48.63 SQ.MT.

FREE AREA STATEMENT

PERMISSIBLE AREA = 2126 SQ.MT. x 20 % = 425.00 SQ.MT.

STAIRCASE & PASSAGE AREA STATEMENT

TYPE OF BLDG.	PROPOSED	TOTAL
BLDG.-A Gr. Fl.	= 48.63 SQ.MT.	48.63 SQ.MT.
BLDG.- B St.+ 2nd Fl.	LIFT = 20.85 42.92 x 2 nd Fl. = 62.84 SQ.MT.	153.94 SQ.MT.
BLDG.- C St.+ 7th Fl.	LIFT = 50.18 46.28 x 7 th Fl. = 323.96 SQ.MT.	374.14 SQ.MT.
TOTAL AREA	537.52 SQ.MT.	576.71 SQ.MT.
TOTAL STAIR & PASS. AREA	576.71 SQ.MT.	(B)

TOTAL BALC. FREE AREA & STAIRCASE PASS. AREA = 576.71 sq.mt.

576.71 - 425.00 = 151.71 sq.mt.

ADD IN B/U AREA = 151.71 sq.mt.

FIRE STAIRCASE AREA CALCULATION

GROUND FLOOR (BLDG - A)

1	3.15	X 3.05	X 1 NO	=	9.61	SQ.MT.
TOTAL BUILT UP AREA				=	9.61	SQ.MT.

STAIRCASE AREA CALCULATION

GROUND FLOOR (BLDG -A)

1	3.15	X 3.05	X 1 NO	=	9.61	SQ.MT.
TOTAL BUILT UP AREA				=	9.61	SQ.MT.

PASSAGE AREA CALCULATION

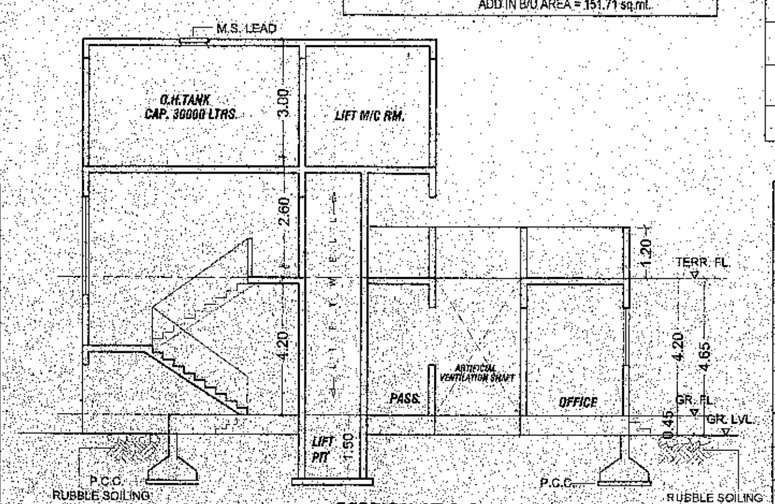
GROUND FLOOR (BLDG - A)

8	14.39	X 1.45	X 1 NO	=	20.86	SQ.MT.
9	1.50	X 1.50	X 2 NOS	=	4.50	SQ.MT.
TOTAL BUILT UP AREA				=	25.36	SQ.MT.
TOTAL STAIR. & PASS. AREA				=	34.97	SQ.MT.

LIFT AREA CALCULATION

GROUND FLOOR (BLDG - A)

10	1.50	X 1.35	X 2 NO	=	4.05	SQ.MT.
TOTAL BUILT UP AREA				=	4.05	SQ.MT.
TOTAL STAIR. & PASS. LIFT. AREA				=	48.63	SQ.MT.

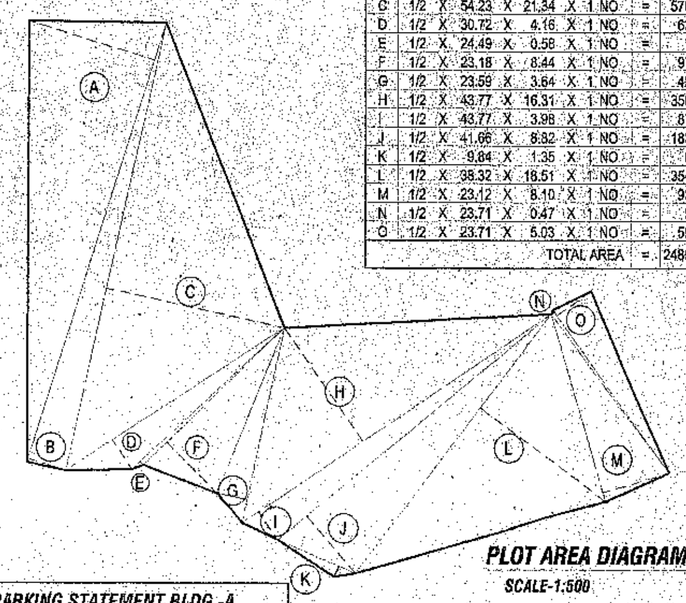


SECTION AT A-A

SCALE :- 1:100 BLDG.- A

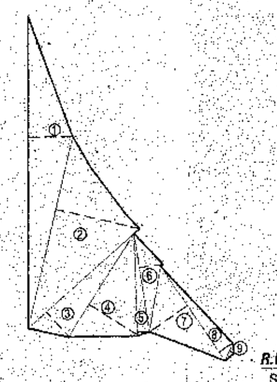
PLOT AREA CALCULATION

A	1/2	X 54.47	X 15.45	X 1 NO	=	420.78	SQ.MT.
B	1/2	X 54.47	X 4.64	X 1 NO	=	126.37	SQ.MT.
C	1/2	X 54.23	X 21.34	X 1 NO	=	578.63	SQ.MT.
D	1/2	X 30.72	X 4.16	X 1 NO	=	63.90	SQ.MT.
E	1/2	X 24.49	X 0.58	X 1 NO	=	7.10	SQ.MT.
F	1/2	X 23.18	X 8.44	X 1 NO	=	97.82	SQ.MT.
G	1/2	X 23.59	X 3.64	X 1 NO	=	42.93	SQ.MT.
H	1/2	X 43.77	X 16.31	X 1 NO	=	356.94	SQ.MT.
I	1/2	X 43.77	X 3.98	X 1 NO	=	87.10	SQ.MT.
J	1/2	X 41.66	X 8.82	X 1 NO	=	183.72	SQ.MT.
K	1/2	X 9.84	X 1.35	X 1 NO	=	6.64	SQ.MT.
L	1/2	X 38.32	X 18.51	X 1 NO	=	354.68	SQ.MT.
M	1/2	X 23.12	X 8.10	X 1 NO	=	93.64	SQ.MT.
N	1/2	X 23.71	X 0.47	X 1 NO	=	5.57	SQ.MT.
O	1/2	X 23.71	X 5.03	X 1 NO	=	59.63	SQ.MT.
			TOTAL AREA		=	2485.42	SQ.MT.



PLOT AREA DIAGRAM.

SCALE-1:500



R.G. AREA CALC.

SCALE :- 1:500

R.G. AREA STATEMENT

R.G. AREA REQUIRED = 2450 X 15 % = 367.50 sq.mt

R.G. AREA -1

1	1/2	X 36.78	X 5.15	X 1 NO	=	94.71	SQ.MT.
2	1/2	X 23.22	X 10.07	X 1 NO	=	116.91	SQ.MT.
3	1/2	X 16.74	X 4.00	X 1 NO	=	33.48	SQ.MT.
4	1/2	X 14.45	X 6.80	X 1 NO	=	49.13	SQ.MT.
5	1/2	X 12.09	X 1.45	X 1 NO	=	8.77	SQ.MT.
6	1/2	X 11.73	X 2.80	X 1 NO	=	16.42	SQ.MT.
7	1/2	X 13.55	X 5.48	X 1 NO	=	37.13	SQ.MT.
8	1/2	X 13.55	X 1.87	X 1 NO	=	12.67	SQ.MT.
9	1/2	X 2.24	X 0.63	X 1 NO	=	0.71	SQ.MT.
			R.G. AREA		=	369.93	SQ.MT.

PLOT AREA AS PER 7/12 EXTRACT

S.NO.	Area As Per 7/12 Extract	Area As Per Agreement
S.No.110 H.NO. 9 (PT.)	1150.00	1050.00
S.No.110 H.NO. 9 (PT.)	1150.00	1050.00
S.No.110 H.NO. 9 (PT.)	350.00	350.00
TOTAL AREA =	2650.00	2450.00

SOC. OFFICE & METER RM.

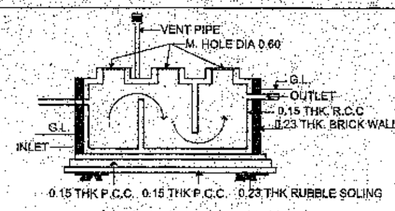
FLOOR	TOTAL AREA
BLDG.-A	—
BLDG.-B	27.39
BLDG.-C	30.95
TOTAL AREA =	58.34 SQ.MT.

PARKING & TENEMENT STATEMENT

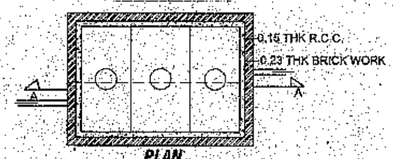
BLDG. NAME	REQ. PARKING	TENEMENT	PROP. PARKING
BLDG.- A Gr.Fl	3 Nos	—	3 Nos
BLDG.- B St.+ 2nd Flrs.	1 Nos	12 Nos	8 Nos
BLDG.- C St.+ 7th Flrs.	1 Nos	56 Nos	10 Nos
TOTAL	5 Nos	68 Nos	21 Nos
TOTAL PROP. TENEMENT = 68 nos.			
OPEN PARKING			
TOTAL PROP. PARKING			21 Nos

B/U AREA STATEMENT

BLDG. NAME	AREA STATEMENT	TOTAL
BLDG. - A Gr.Fl. (Comm. bldg.)	228.98 Sq.mt.(Comm.)	228.98 Sq.mt.
BLDG. - B St.+ 2nd Flrs. (Resi. bldg.)	304.04 Sq.mt.(Resi.)	304.04 Sq.mt.
BLDG. - C St.+ 7th Flrs. (Resi. bldg.)	1414.70 Sq.mt.(Resi.)	1414.70 Sq.mt.
TOTAL AREA		1947.72 Sq.mt.
ADD. AREA IN BUILT UP		= 151.71 Sq.mt.
EXCESS. BALC.		= —
TOTAL PROP. AREA		= 2099.43 Sq.mt.



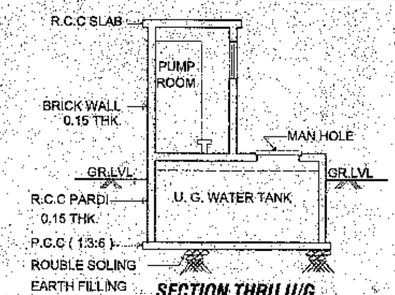
SECTION AT- AA



PLAN

SEPTIC TANK

SCALE :- N.T.S.

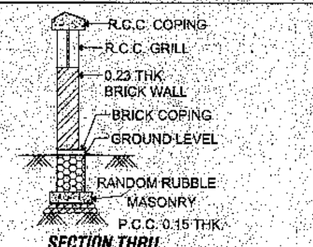


SECTION THRU U/G WATER TANK

(SCALE - N.T.S.)

SCHEDULE OF DOOR'S & WINDOW'S BLDG.- A

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.10	T.W. PANELLED DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	— WITH VENTILATOR
W	1.80 x 2.00	ALU. SLIDING WINDOWS
W1	1.50 x 2.00	ALU. SLIDING WINDOWS
W2	1.20 x 2.00	—— DO ——
G	0.60 x 0.75	ALU. LOUVERED VENTILATOR
W3	1.20 x 1.20	R.C.C CEMENT JALI



SECTION THRU

COMPOUND WALL

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 3-12-2012 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS 2450.00 sq.mt. MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS.

SIGNATURE OF LICENSED ARCHITECT

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.
- DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED
- ROAD LINE SHOWN IN GREEN
- R.G. AREA SHOWN IN GREEN
- EXIST. STRU. TO BE DEMOLISHED
- EXIST. ROAD SHOWN THUS

CONTENT OF SHEET

1/3

BLOCK PLAN, PLOT AREA DIA. & CALC., R.G. AREA CALC., SCHEDULE OF DOOR & WINDOW, B/U AREA & FREE AREA STATEMENT, LOCATION PLAN

STAMP OF APPROVAL BY B.N.S.M.C.BHIWANDI

कमेलमाप पत्र क्र.- बा. प्र. क्र.(27/2015-2016)

जा. क्र. न. र. वि. 3127 दिनांक 31/10/2015 शर्तीना

अधिन राहुन व दिलेल्या रंगाने दुरुस्ती सुचविला प्रमाणे

बांधकाम / विकास परवानगी मंजुर

मा. आयुक्त यांचे मंजूरी नुसार

सहायक संचालक, नगररचना
भिवंडी निजामपुर शहर मनपा, भिवंडी

PROFORMA-1

A.		AREA STATEMENT		SQ.MT.
	1	AREA OF THE PLOT AS PER 7 / 12 EXTRACT		2650.00
		AREA OF THE PLOT AS PER AGREEMENT		2450.00
		AREA OF THE PLOT △ METHOD		2485.42
	2	DEDUCTION FOR		
	a	ROAD SET BACK AREA 20.00 M.W. D.P. ROAD		-
	b	EXIST. ROAD		-
	c	ANY RESERVATION		-
		TOTAL (a+b+c)		-
	3	BALANCE AREA OF PLOT (1 - 2)		2450.00
	4	NOT IN POSSESSION		-
	5	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)		325.00
	6	NET AREA OF THE PLOT (3 - 4 - 5)		2125.00
	7	ADDITIONS FOR FLOOR SPACE INDEX APPX.		-
	8	TOTAL AREA (6 + 7)		2125.00
	9	TOTAL PERMISSIBLE AREA		2125.00
	10	EXITING FLOOR AREA		-----
	11	PROPOSED AREA	Comm.= 228.98 Resi.= 1718.74	1947.72
	12	EXCESS BALCONY AREA TAKEN IN FLOOR		-----
	13	ADD ADDITIONAL B/U AREA		151.71
	14	TOTAL BUILT-UP AREA PROP. (11 +12 + 13)		2099.43
B		BALCONY AREA STATEMENT		
	i)	PERMISSIBLE BALCONY AREA PER FLOOR		AS SHOWN IN DETAIL
	ii)	PROPOSED BALCONY AREA PER FLOOR		
	iii)	EXCESS BALCONY PER FLOOR		
	iv)	TOTAL EXCESS BALCONY AREA		
C		TENAMENT STATEMENT		
	i)	PROPOSED AREA (ITEM A: 14 ABOVE)		2099.43
	ii)	LESS DEDUCTION OF COMM. AREA (SHOP ETC.)		151.71
	iii)	AREA AVAILABLE FOR TENEMENT ((i) MINUS (ii))		1847.12
		(DENSITY OF TENAMENT/HECTARE) 350/H		
	iv)	TENEMENT PERMISSIBLE		68
	v)	TENEMENT PROPOSED		68
	vi)	TENEMENT EXISTING		-----
		TOTAL TENEMENTS ON THE PLOT		68
D		PARKING STATEMENT		
	i)	PARKING REQUIRED BY REGULATION FOR CAR		5
	ii)	PARKING REQUIRED BY REGULATION FOR SCOOTER		-----
	iii)	PARKING PROPOSED FOR CAR		24
	iv)	PARKING PROPOSED FOR SCOOTER		-----

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S.NO.110 H.No. 9 (PT.) AT TEMGHAR BHIWANDI THANE

For :- M/s. LAABH BUILDERS & DEVELOPERS

SIGNATURE & ADDRESS OF OWNERS

6,Bhupali CHS,2nd Floor, Next to Neela Paramjee Eye Hospital Ram Maruti Road Thane - (W) - 400602

Mr. Pralhad Devkishan Daga (P.O.A. Holder)

For :- M/s. LAABH BUILDERS & DEVELOPERS

NORTH LINE	SIGNATURE OF ARCHITECT
N	A. V. DESAI COUNCIL OF ARCHITECTURE REGN. NO. CA/94/17923

JOB NO	DRG.NO.	SCALE	DATE	DRN.BY	CHK.BY
343	DL/MUN/03	AS SHOWN	1-01-16	MOHSIN	ASHA

A.V.DESAI
Q.B.ARCH.A.I.A.
Tel. (off) : 2582 18 98
(Fax) : 2580 29 97
Mobile : 9821346171
akruti consultant
• ARCHITECT • INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI RESIDENCY
NEAR LANDMARK, KAJUWADI, THANE-400604