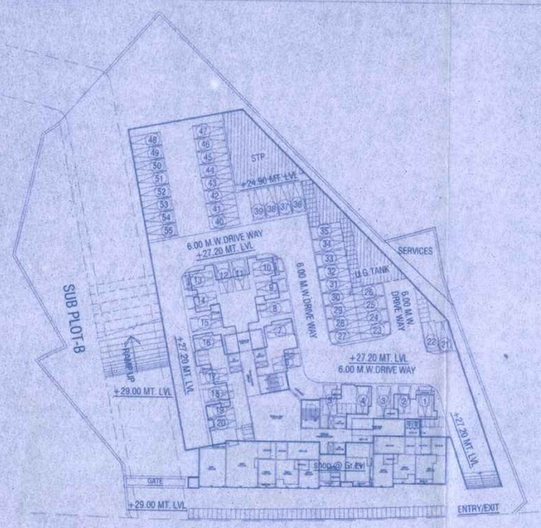
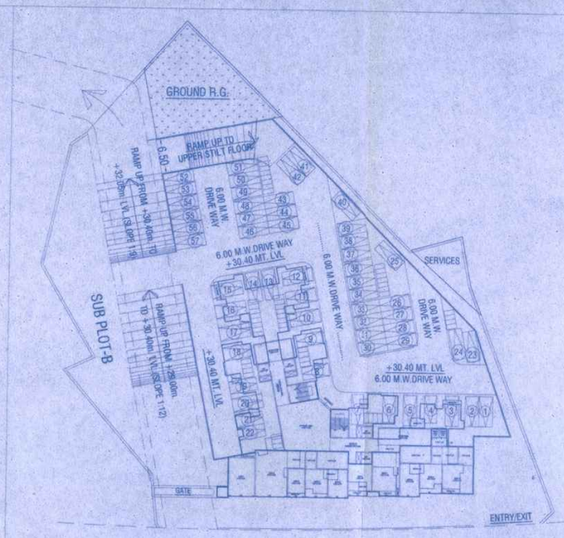


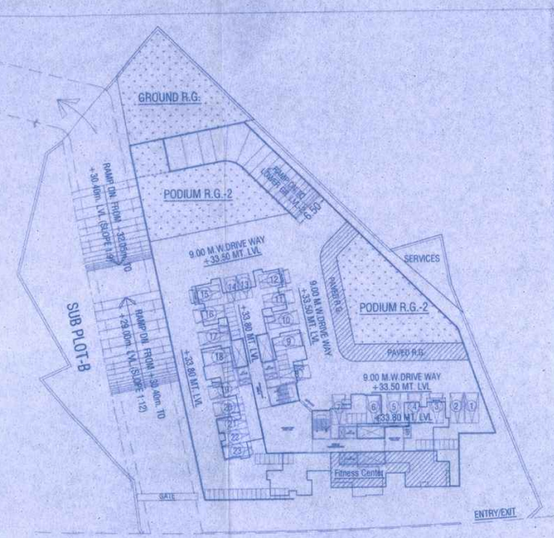
LOWER GROUND LVL-1 PLAN (+27.20 MT. LVL)
SCALE - 1:500

40.00 M. WIDE D.P. ROAD



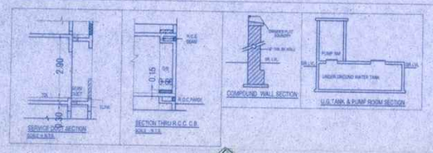
LOWER GROUND LVL-2 PLAN (+30.40 MT. LVL)
SCALE - 1:500

40.00 M. WIDE D.P. ROAD



UPPER STILT FLOOR PLAN (+33.80 MT. LVL)
SCALE - 1:500

40.00 M. WIDE D.P. ROAD



BUILT-UP AREA SUMMARY

BLDG. NOS.	FLOORS	RESI. AREA	COMM. AREA	BLDG. NO.	TOTAL B/UP AREA	NO. OF TENEMENT
1	GR.FLR. +UPP.STILT.+1st TO 14th FLR. [WING-A] & LOW.GR LVL-1 + LOW.GR.LVL-2 +UPPER STILT+ 1st TO 4th FLOOR [WING-B]	4673.94	372.10	1	5046.04 sq.mt.	88 NOS.

STAIRCASE AREA SUMMARY

BLDG. NOS.	FLOORS	STAIRCASE AREA.	BLDG. NO.	TOTAL STAIRCASE AREA
1	GR.FLR. + UPP.STILT + 1st TO 14th FLOOR [WING-A] & LOW.GR LVL-1 + LOW.GR LVL-2 + UPPER STILT+ 1st TO 4th FLOOR [WING-B]	2425.56	1	2425.56 sq.mt.

FITNESS CENTER AREA STATEMENT

PERMISSIBLE FITNESS CENTER AREA 2% OF PROPOSED BUILT-UP AREA
PROPOSED BUILT-UP AREA = 5046.04 sq.mt. X 2% = 100.92 SQ.MT.

FITNESS CENTER B/UP AREA STATEMENT

FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
UPPER STILT FLOOR	100.92 SQ.MT.	108.31 SQ.MT.	7.39 SQ.MT.

PLOT AREA SUMMARY

S.NO.	AREA AS PER 7/12	AREA AS PER △ METHOD	AREA CONSIDERED FOR F.S.I.	AREA UNDER R-ZONE	AREA UNDER 40.00 M.W.ROAD	AREA UNDER SUB PLOT-B
S.NO. - 20/1	2740.00	2268.04	2268.04	1928.04	----------	340.00
S.NO. - 20/2B	4080.00	4240.00	4080.00	3010.00	1080.00	150.00
TOTAL AREA	6820.00	6508.04	6348.04	4938.04	1080.00	490.00

PARKING STATEMENT :-

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 35.00 SQ.MT. NO PARKING	----------	----------
2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	36 NOS.	18 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	52 NOS.	52 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKINGS SPACE FOR 1 TENEMENTS	------	------
10% VISITORS PARKING		07 NOS.
TOTAL CAR PARKING REQUIRED (RESI.)		77 NOS. (A)
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	88 NOS.	88 NOS. (B)
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25 SQ.MT. TOTAL COMM. AREA = 372.10 sq.mt.	372.10 / 25	15 NOS. (C)
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	372.10 /20	19 NOS. (D)
TOTAL CAR PARKING REQ [A+C] = 92 NOS		
TOTAL CAR PARKING PROP. = 115 NOS.		LOW.GR.LVL-1 = 55 NOS. LOW.GR.LVL-2 = 57 NOS. UPPER STILT FLR. = 23 NOS.
TOTAL SCOOTER PARKING REQ [B+D] = 107 NOS.		
TOTAL SCOOTER PARKING PROP. = 172 NOS.		

R.G. AREA CALCULATION :-

20% R.G. AREA REQ. OF NET PLOT - (4778.04 X 20% = 955.61 sq.mt.)
33% R.G. AREA REQ. OF GROUND R.G. -(955.61 X 33% = 315.35 sq.mt.)

GROUND R.G.-1 AREA CALCULATION

ADDITION:-								
1	22.27	X	6.02	X	0.50	X 1	=	67.03 SQ.MT.
2	24.46	X	20.35	X	0.50	X 1	=	248.88 SQ.MT.
TOTAL GROUND R.G.-1 AREA							=	315.91 SQ.MT.

PODIUM R.G.-1 AREA CALCULATION

ADDITION:-								
1	8.59	X	4.29	X	0.50	X 1	=	18.43 SQ.MT.
2	17.90	X	6.03	X	0.50	X 1	=	53.97 SQ.MT.
3	19.36	X	5.70	X	0.50	X 1	=	55.15 SQ.MT.
4	21.47	X	3.45	X	0.50	X 1	=	37.15 SQ.MT.
5	4.22	X	0.53	X	2/3	X 1	=	1.50 SQ.MT.
6	25.77	X	9.77	X	0.50	X 1	=	125.89 SQ.MT.
TOTAL PODIUM R.G.-1 AREA							=	292.12 SQ.MT.

PODIUM R.G.-2 AREA CALCULATION

ADDITION:-								
1	3.74	X	0.46	X	2/3	X 1	=	1.15 SQ.MT.
2	6.89	X	1.06	X	0.50	X 1	=	4.71 SQ.MT.
3	23.09	X	4.27	X	0.50	X 1	=	49.30 SQ.MT.
4	27.98	X	17.65	X	0.50	X 1	=	246.93 SQ.MT.
5	3.82	X	0.69	X	2/3	X 1	=	1.77 SQ.MT.
6	21.87	X	2.53	X	0.50	X 1	=	30.95 SQ.MT.
7	20.63	X	5.65	X	0.50	X 1	=	58.28 SQ.MT.
TOTAL PODIUM R.G.-2 AREA							=	393.09 SQ.MT.
TOTAL R.G. AREA PROPOSED (GR+POD)							=	1001.12 SQ.MT.

S.NO. - 20/2B AREA CALCULATION

AREA UNDER R-ZONE

ADDITION:-								
1	62.78	X	20.86	X	0.50	X 1	=	654.80 SQ.MT.
2	12.78	X	7.00	X	0.50	X 1	=	44.73 SQ.MT.
3	67.86	X	11.23	X	0.50	X 1	=	381.04 SQ.MT.
4	74.04	X	39.84	X	0.50	X 1	=	1474.94 SQ.MT.
5	74.04	X	2.27	X	0.50	X 1	=	84.03 SQ.MT.
6	72.14	X	9.35	X	0.50	X 1	=	337.26 SQ.MT.
7	9.64	X	0.31	X	0.50	X 1	=	1.50 SQ.MT.
a	70.43	X	0.90	X	0.50	X 1	=	31.70 SQ.MT.
TOTAL ADDITION AREA							=	3010.00 SQ.MT.

AREA UNDER SUB PLOT-B

ADDITION:-								
1	24.18	X	6.58	X	0.50	X 1	=	79.54 SQ.MT.
2	25.03	X	5.63	X	0.50	X 1	=	70.46 SQ.MT.
TOTAL ADDITION AREA							=	150.00 SQ.MT.

AREA UNDER 40.00 M WIDE D.P. ROAD

ADDITION:-								
i	25.64	X	9.42	X	0.50	X 1	=	120.77 SQ.MT.
ii	22.28	X	16.11	X	0.50	X 1	=	179.45 SQ.MT.
iii	18.84	X	1.40	X	0.50	X 1	=	13.19 SQ.MT.
iv	26.12	X	6.63	X	0.50	X 1	=	86.59 SQ.MT.
v	34.14	X	18.08	X	0.50	X 1	=	308.63 SQ.MT.
vi	34.14	X	7.00	X	0.50	X 1	=	119.49 SQ.MT.
vii	44.78	X	11.25	X	0.50	X 1	=	251.88 SQ.MT.
TOTAL 40.00 M.WIDE D.P. ROAD (2)							=	1080.00 SQ.MT.
TOTAL S.NO. - 20/2A & 20/2B AREA							=	4240.00 SQ.MT.

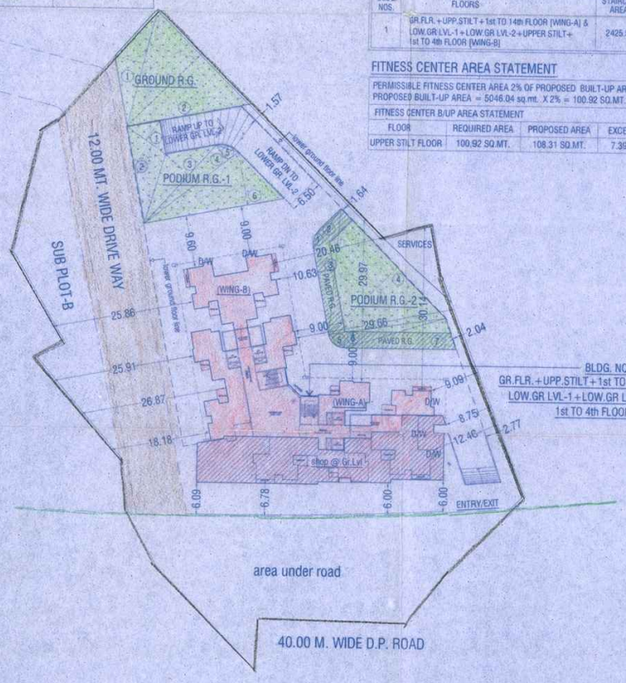
S.NO. - 20/1 AREA CALCULATION

AREA UNDER R-ZONE

ADDITION:-								
1	61.59	X	48.31	X	0.50	X 1	=	1487.69 SQ.MT.
2	61.59	X	14.30	X	0.50	X 1	=	440.35 SQ.MT.
TOTAL ADDITION AREA							=	1928.04 SQ.MT.

AREA UNDER SUB PLOT-B

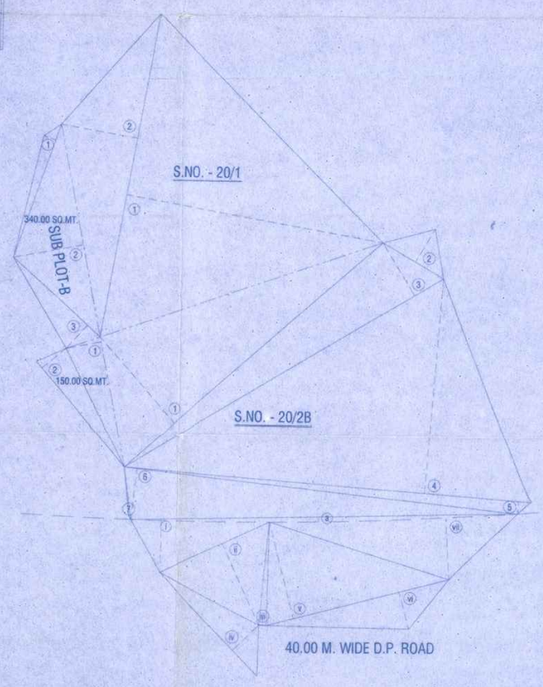
ADDITION:-								
1	39.73	X	3.37	X	0.50	X 1	=	66.94 SQ.MT.
2	39.59	X	10.93	X	0.50	X 1	=	216.36 SQ.MT.
3	21.56	X	5.26	X	0.50	X 1	=	56.70 SQ.MT.
TOTAL ADDITION AREA							=	340.00 SQ.MT.
TOTAL S.NO. - 20/1 AREA							=	2268.04 SQ.MT.



BLDG. NO -1
GR.FLR. + UPP.STILT + 1st TO 14th FLOOR [WING-A] & LOW.GR LVL-1 + LOW.GR LVL-2 + UPPER STILT + 1st TO 4th FLOOR [WING-B]

40.00 M. WIDE D.P. ROAD

LAYOUT PLAN
SCALE - 1:500



40.00 M. WIDE D.P. ROAD

PLOT AREA DIAGRAM
SCALE - 1:500

P-1

CONTENT OF SHEET

1/4

LAYOUT PLAN, PLOT ARE DIAGRAM & CALCULATION, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G. TANK.

STAMP OF APPROVAL OF PLANS

Amended

Plans are approved Subject to conditions
Prescribed in Permit No. VP/ CHW/ 423/ 516
TMC/TD-DP/TPS/ 1802/16 Dated 12/5/16

Deputy Engineer (TDD) — Executive Engineer (TDD) 09.5.16.
Thane Municipal Corporation
The City of Thane

नकाशा मंजूर

"मंजूर नकाशानुसार बांधकाम व जमीन वापर विकास नियंत्रण नियमावलीनुसार आकारणी व पाणीपुरवठा न घेता बांधकाम परवानगी, महापालिका प्राधिकृत व नगर रचना अधिनियमाचे कलम ५४ अनुसार दस्तऐवज सुरुवात आहे. त्यातील बाबींचे पालन ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

PROFORMA- A

A		AREA STATEMENT	SQ.MT
1	a	AREA OF PLOT (AS PER 7/12)	6820.00
	b	AREA OF PLOT (AS PER TRIANGULATION METHOD)	6508.04
	c	AREA OF CONSIDERED (1a)	6348.04
2		DEDUCTIONS FOR :-	
	a	AREA UNDER 40.00 M. WIDE ROAD	1080.00
	b	AREA UNDER SUB PLOT-B	490.00
	c	TOTAL AREA (a+b)	1570.00
3		NET AREA OF PLOT (1c-2c)	4778.04
4		DEDUCTION FOR 15% RECREATIONAL GROUND (REG.54)	716.71
5		BALANCE AREA OF PLOT (3-4)	4061.33
6		F.A.R. PERMISSIBLE AS PER APPENDIX `B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	1.00
7		TOTAL PERMISSIBLE AREA (5X6)	4061.33
8		ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	
	a	AREA UNDER 40.00 M. WIDE ROAD	1080.00
9		TOTAL PERMISSIBLE BUILT-UP AREA (7+8a)	5141.33
10		TOTAL PROPOSED BUILT-UP AREA (ADD:- EXCESS FITNESS CENTER AREA) (5046.04 sq.mt. + 7.39 sq.mt.)	5053.43
11		TOTAL PROPOSED AREA (AS PER AUTO-DCR REPORT)	5055.67
12		TOTAL BALANCE AREA (9-11)	85.66
13		TOTAL F.S.I. CONSUMED	0.9833
B		TENEMENT STATEMENT	
14	a	PROPOSED AREA (ITEM A -9 ABOVE)	5141.33
	b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	372.10
15	c	AREA AVAILABLE FOR TENEMENTS (a-b)	4769.23
16		TENEMENTS PERMISSIBLE (AS PER APPENDIX `N') DENSITY 250/ HECT	118 NOS.
17		TOTAL PROPOSED TENEMENT	88 NOS.
C		PARKING STATEMENT	
18	a	CAR PARKING REQUIRED BY REGULATION	92 NOS.
	b	TOTAL CAR PARKING PROVIDED	115 NOS.
19	a	SCOOTER PARKING REQUIRED BY REGULATION	107 NOS.
	b	TOTAL SCOOTER PARKING PROVIDED	172 NOS.

CERTIFICATE OF AREA

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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON PLOT BEARING S.NO.- 20/1, S.NO. 20/2B, AT VILLAGE - WADAVLI, TAL.-DIST.- THANE

NAME OF OWNER

FOR,

M/s. SAI PUSHP ENTERPRISES

ARCHITECTS NAME AND ADDRESS

acipl
archetype consultants (i) pvt. ltd.
701, devcorporq, eastern express highway,
cadbury junction, khopat, thane (w) - 400 601
t: 022-25420661 f: 022-25366868
www.archetypeconsultants.net

LOCATION PLAN
SCALE - N.T.S.

\\Archerver\Municipal data backup 24.11.11\P-PUNAWADI\PANAMBI PHASE-1\MUNICIPAL\M CONE KS\MUNICIPAL DRAWING NO- 5.dwg