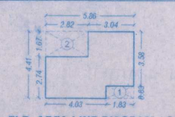
OC FOR BUILDING 'B' - GRD/STILT+1ST TO 7TH FLR

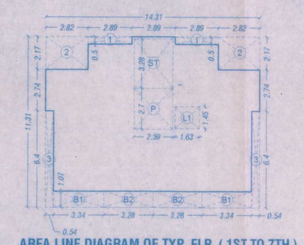


GRD. FLR. AREA LINE DIAGRAM (COMM.)

(BLOCK 'B') - FINAL PLOT NO. 372(P)
SCALE = 1:200

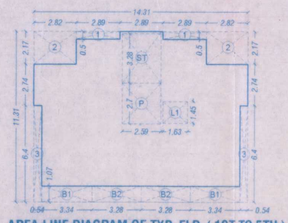
BUILT UP AREA CALCULATION FOR GRD. FLR (BLOCK 'A') - COMM.

ADDITION									
A	5.86	X	4.41	X	1 NO	=	25.84	SQ.MT.	
					TOTAL ADDITION	=	25.84	SQ.MT.	X
DEDUCTIONS									
1	1.63	X	0.93	X	1 NO	=	1.52	SQ.MT.	
2	2.82	X	1.67	X	1 NO	=	4.71	SQ.MT.	
					TOTAL DEDUCTION	=	6.23	SQ.MT.	Y
					TOTAL BUILT UP AREA (X - Y)	=	19.61	SQ.MT.	



AREA LINE DIAGRAM OF TYP. FLR. (1ST TO 7TH)

(BLOCK 'B') - FINAL PLOT NO. 372(P)
SCALE = 1:200



AREA LINE DIAGRAM OF TYP. FLR. (1ST TO 5TH)

(BLOCK 'A') - FINAL PLOT NO. 372(P)
SCALE = 1:200

BUILT UP AREA CALCULATION FOR TYPICAL FLR (BLOCK 'B') - 1ST TO 7TH FLOOR (BLOCK 'A') - 1ST TO 5TH FLOOR

ADDITION									
A	14.31	X	11.31	X	1 NO	=	161.85	SQ.MT.	
					TOTAL ADDITION	=	161.85	SQ.MT.	X
DEDUCTIONS									
1	2.89	X	0.90	X	2 NOS	=	2.89	SQ.MT.	
2	2.82	X	2.17	X	2 NOS	=	12.24	SQ.MT.	
3	0.54	X	6.40	X	2 NOS	=	6.91	SQ.MT.	
					TOTAL DEDUCTION	=	22.04	SQ.MT.	Y1

BALCONY AREA CALCULATION

ADDITION									
B1	3.34	X	1.07	X	2 NOS	=	7.15	SQ.MT.	
B2	3.28	X	1.07	X	2 NOS	=	7.02	SQ.MT.	
TOTAL BALCONY AREA PER FLOOR						=	14.17	SQ.MT.	Y2
TOTAL BUILT UP AREA [X - (Y1 + Y2)]						=	125.64	SQ.MT.	X1

STAIR. & PASS. AREA CALCULATION

ADDITION									
S1	2.89	X	3.28	X	1 NO	=	9.50	SQ.MT.	
P1	2.89	X	2.18	X	1 NO	=	6.99	SQ.MT.	
TOTAL STAIR. & PASS. AREA PER FLOOR						=	13.49	SQ.MT.	Y3

LIFT AREA CALCULATION FOR

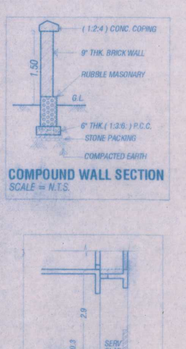
ADDITION									
L	1.63	X	1.45	X	1 NO	=	2.36	SQ.MT.	
TOTAL LIFT AREA PER FLOOR						=	2.36	SQ.MT.	Y4
NET BUILT UP AREA (X1 - (Y2 + Y4))						=	107.79	SQ.MT.	
PERMISSIBLE BALCONY AREA (10% OF NET BUILT UP AREA)						=	10.78	SQ.MT.	
PROPOSED BALCONY AREA						=	14.17	SQ.MT.	
EXCESS BALCONY AREA						=	3.39	SQ.MT.	
TOTAL BUILT UP AREA [NET BUILT UP AREA + EXCESS BALCONY AREA]						=	111.18	SQ.MT.	

PROPOSED FINAL PLOT NO. 372(P) AREA CALCULATION

ADDITION									
1	1/2	X	27.10	X	14.32	X	1 NO	=	194.04 SQ.MT.
2	1/2	X	27.10	X	9.21	X	1 NO	=	124.75 SQ.MT.
3	1/2	X	22.80	X	5.13	X	1 NO	=	58.48 SQ.MT.
4	1/2	X	28.13	X	13.34	X	1 NO	=	187.62 SQ.MT.
5	1/2	X	31.46	X	4.76	X	1 NO	=	74.87 SQ.MT.
6	1/2	X	31.46	X	9.04	X	1 NO	=	142.36 SQ.MT.
7	1/2	X	31.98	X	3.50	X	1 NO	=	87.95 SQ.MT.
8	1/2	X	9.61	X	3.45	X	1 NO	=	16.19 SQ.MT.
9	1/2	X	23.62	X	4.02	X	1 NO	=	47.59 SQ.MT.
10	1/2	X	16.54	X	3.90	X	1 NO	=	32.23 SQ.MT.
TOTAL 372(P) FINAL SUB PLOT AREA						=			981.32 SQ.MT.

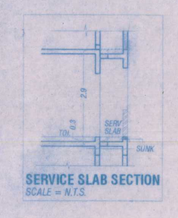
NOTES :-

- ALL DIMENSIONS ARE IN METRIC
- BOUNDARY OF PLOT SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED.
- DRAINAGE/SEWERAGE LINE SHOWN IN RED DOTTED
- PROP. ROAD LINE (D.P) SHOWN IN GREEN.
- EXISTING STRUCTURE TO BE DIMOLISHED SHOWN THUS
- COMPOUND WALL SHOWN THUS
- TREE SHOWN THUS
- LIGHT POLE SHOWN THUS



COMPOUND WALL SECTION

SCALE = N.T.S.



SERVICE SLAB SECTION

SCALE = N.T.S.

BUILT UP AREA STATEMENT (BLOCK 'A') - FINAL PLOT NO. 372(P)

SR. NO.	FLOOR	BUILT UP AREA FOR F.S.I.						
		RESI. AREA IN SQ.MT. (1)	STAIR.& PASS. IN SQ.MT. (2)	LIFT AREA IN SQ.MT. (3)	PERM. BALC. AREA IN SQ.MT. (4) =(1X10%)	PROP. BALC. AREA IN SQ.MT. (5)	EXCSS. BALC. AREA IN SQ.MT. (6) =(5 - 4)	TOTAL BUA AREA IN SQ.MT. (7) =(1 + 6)
1	STILT FLR.	0.00	15.49	2.36	0.00	0.00	0.00	0.00
2	1ST FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
3	2ND FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
4	3RD FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
5	4TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
6	5TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
	TOTAL	538.95	92.94	14.34	53.90	70.85	16.95	555.90

BUILT UP AREA STATEMENT (BLOCK 'B') - FINAL PLOT NO. 372(P)

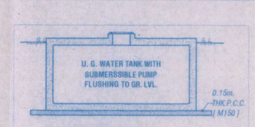
SR. NO.	FLOOR	BUILT UP AREA FOR F.S.I.						
		RESI. AREA IN SQ.MT. (1)	STAIR.& PASS. IN SQ.MT. (2)	LIFT AREA IN SQ.MT. (3)	PERM. BALC. AREA IN SQ.MT. (4) =(1X10%)	PROP. BALC. AREA IN SQ.MT. (5)	EXCSS. BALC. AREA IN SQ.MT. (6) =(5 - 4)	TOTAL BUA AREA IN SQ.MT. (7) =(1 + 6)
1	GRD FLR.	19.61	15.49	2.36	0.00	0.00	0.00	19.61
2	1ST FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
3	2ND FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
4	3RD FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
5	4TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
6	5TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
7	6TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
8	7TH FLR.	107.79	15.49	2.36	10.78	14.17	3.39	111.18
	TOTAL	754.53	123.92	18.88	75.46	99.19	23.73	797.87

SUMMARY OF FINAL PLOT NO. 372

NO.	PLOT NO.	BLDG. NAME	AREA AS PER AGREEMENT	AREA AS PER △ METHOD	EXISTING AREA
1	FINAL PLOT NO. 372(P)	CHANDAN APT.	1925.65 SQ.MT.	1925.92 SQ.MT.	1924.70 SQ.MT.
2	FINAL PLOT NO. 372(P)	KIRTIKAR SOCIETY	1065.00 SQ.MT.	1099.99 SQ.MT.	1063.32 SQ.MT.
3	FINAL PLOT NO. 372(P)	KIRTIKAR BLOCKS	935.00 SQ.MT.	981.53 SQ.MT.	
		TOTAL FINAL PLOT 372	3925.65 SQ.MT.	4007.44 SQ.MT.	

BUILT UP AREA STATEMENT FOR F.S.I. FINAL PLOT NO. 372(P)

SR. NO.	BLDG.	FLOOR	BUILT UP AREA	TENEMENT
1	BLOCK - A	STILT +5TH FLR.	555.90 SQ.MT.	10 NOS.
2	BLOCK - B	STILT +7TH FLR.	797.87 SQ.MT.	22 NOS.
	TOTAL		1353.77 SQ.MT.	32 NOS.

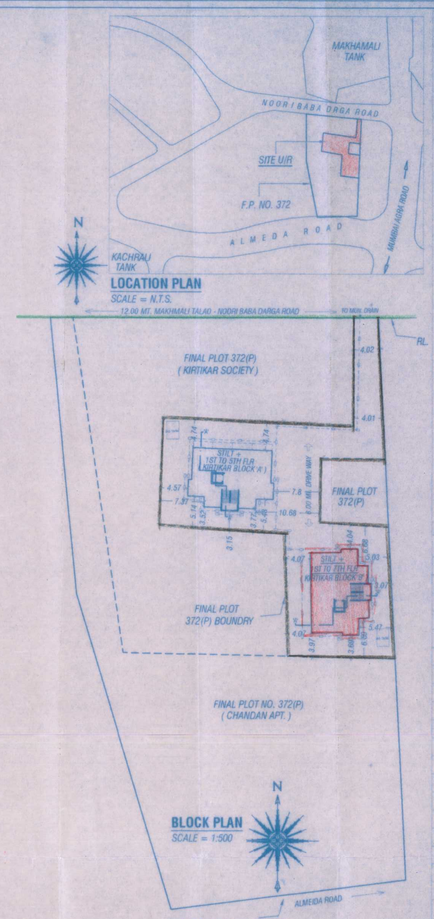


SECTION THROUGH SUCTION TANK

SCALE = N.T.S.

PARKING STATEMENT

	DESCRIPTION	BLOCK 'A' TENEMENT		BLOCK 'A' TENEMENT	
		TENEMT.	PARKING	TENEMT.	PARKING
	CAR PARKING (RESI.)				
1.	NO PARKING SPACE REQUIRED FOR TENEMENTS HAVING B/U AREA BELOW 35.00 SQ.MT.	00	00	16	00
2.	1 PARKING SPACE FOR EVERY 2 TENEMENTS HAVING BUILT UP AREA BETWEEN 35 TO 50 SQ.MT.	00	00	00	00
3.	1 PARKING SPACE FOR EVERY 1 TENEMENT HAVING BUILT UP AREA BETWEEN 50 TO 75 SQ.MT.	10.00	10.00	6.00	6.00
4.	2 PARKING SPACE FOR EVERY 1 TENEMENT HAVING BUILT UP AREA 75 SQ.MT.	00	00	00	00
5.	10% VISITOR'S PARKING		1.00		1.00
	TOTAL CAR PARKING REQUIRED		11.00		7.00
	TOTAL CAR PARKING PROVIDED		12.00		8.00
	SCOOTER PARKING				
2.	1 PARKING SPACE FOR EVERY 1 TENEMENTS		10.00		22.00
	TOTAL SCOOTER PARKING REQUIRED		10.00		22.00
	TOTAL SCOOTER PARKING PROVIDED		10.00		22.00
	CAR PARKING (COMM.) - BLOCK 'B'				
1.	1PARKING SPACE FOR EVERY 50.00 SQ.M. OFFICE AREA UPTO 1000 SQ.M. & 100 SQ.M. FOR AREA EXCEEDING 1500 SQ.M.		19.61 / 50 (sq.mt)		0.00
	TOTAL CAR PARKING REQUIRED		---		0.00
	TOTAL CAR PARKING PROVIDED		---		0.00
	SCOOTER PARKING				
1.	1PARKING SPACE FOR EVERY 20 SQ.MT. OF COMM. AREA		19.61 / 20 (sq.mt)		1.00
	TOTAL SCOOTER PARKING REQUIRED		---		1.00
	TOTAL SCOOTER PARKING PROVIDED		---		1.00

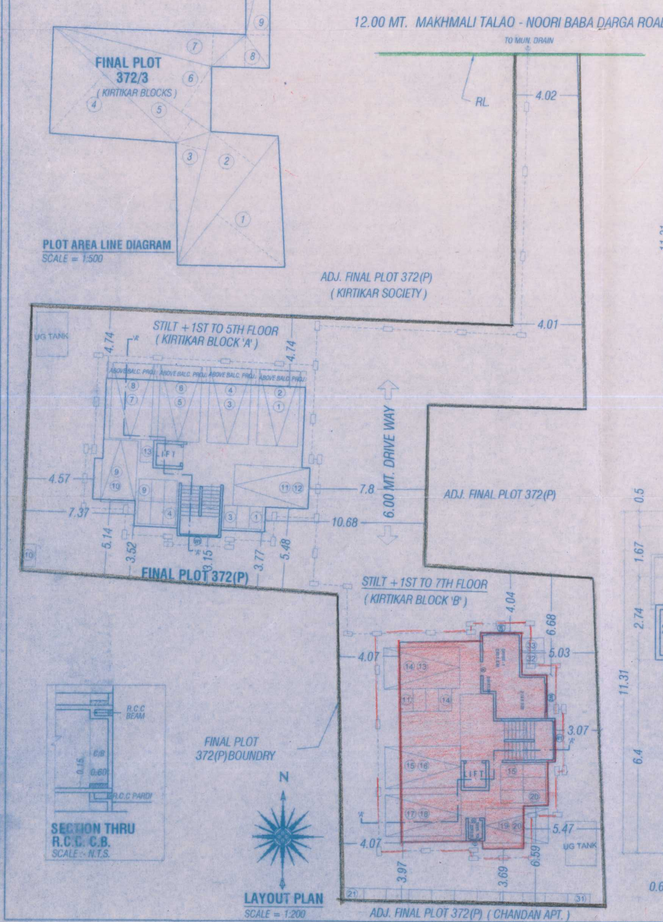


LOCATION PLAN

SCALE = N.T.S.

BLOCK PLAN

SCALE = 1:500



PLOT AREA LINE DIAGRAM

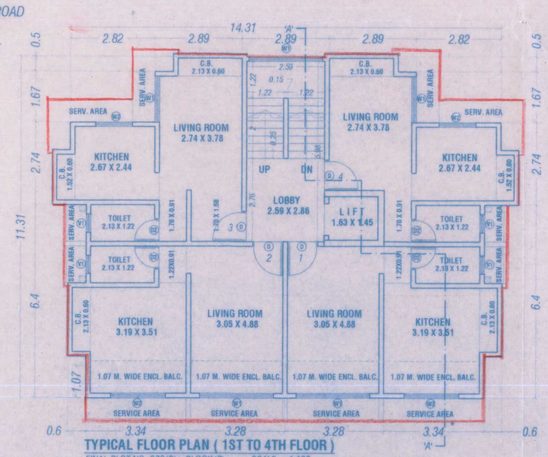
SCALE = 1:500

SECTION THRU R.C.C. C.B.

SCALE - N.T.S.

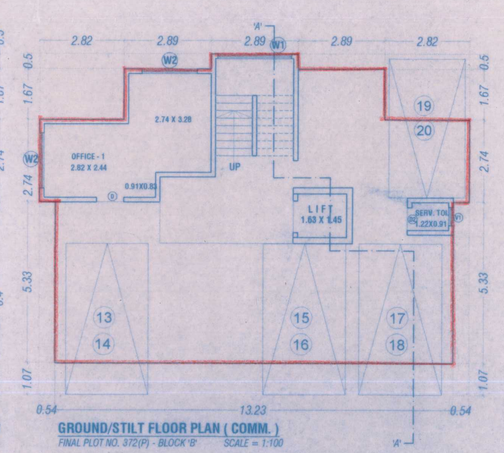
LAYOUT PLAN

SCALE = 1:200



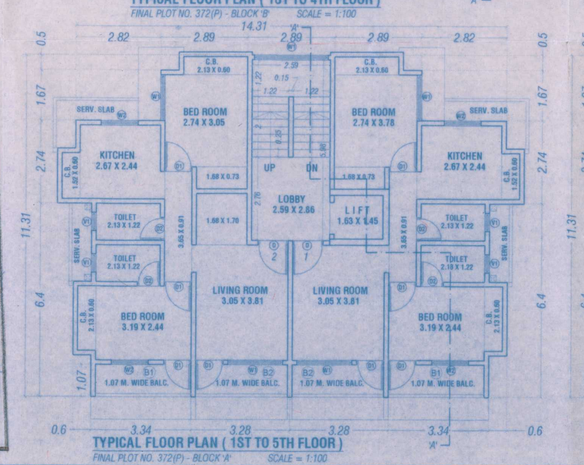
TYPICAL FLOOR PLAN (1ST TO 4TH FLOOR)

FINAL PLOT NO. 372(P) - BLOCK 'B' SCALE = 1:100



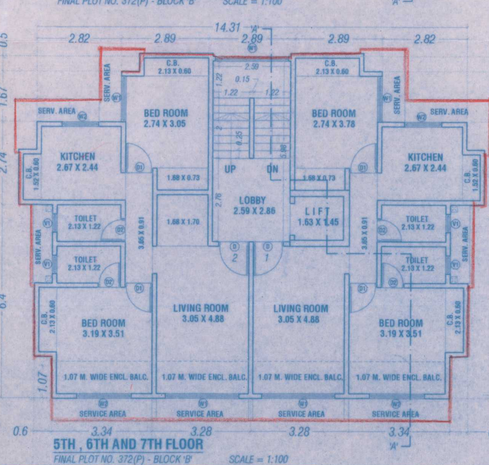
GROUND/STILT FLOOR PLAN (COMM.)

FINAL PLOT NO. 372(P) - BLOCK 'B' SCALE = 1:100



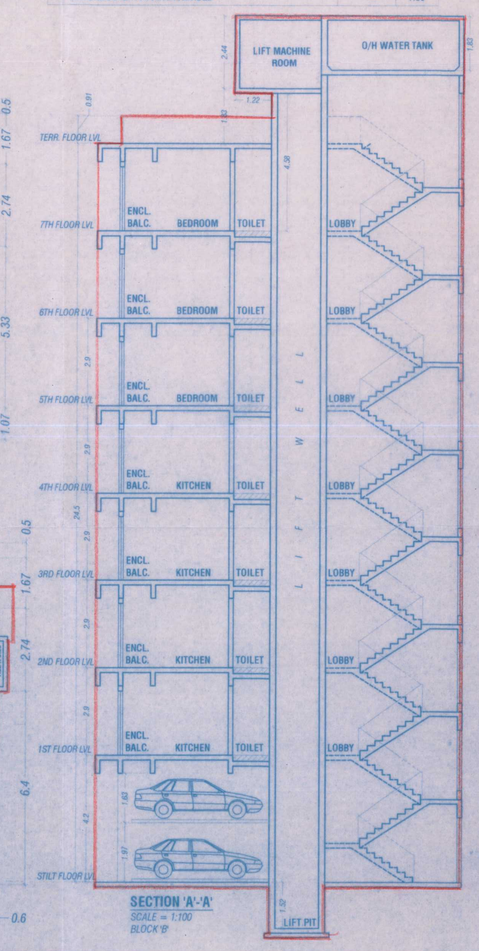
TYPICAL FLOOR PLAN (1ST TO 5TH FLOOR)

FINAL PLOT NO. 372(P) - BLOCK 'A' SCALE = 1:100



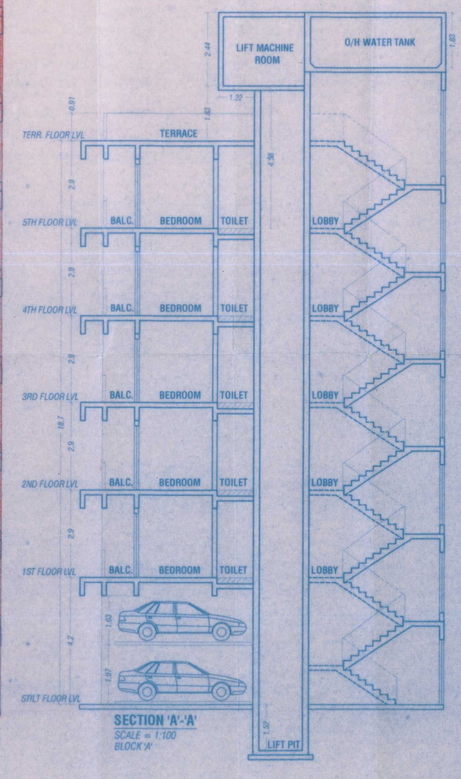
5TH , 6TH AND 7TH FLOOR

FINAL PLOT NO. 372(P) - BLOCK 'B' SCALE = 1:100



SECTION 'A'-'A'

SCALE = 1:100
BLOCK 'B'



SECTION 'A'-'A'

SCALE = 1:100
BLOCK 'A'

CONTENTS OF SHEET

1/1

STILT FLOOR PLAN,
TYPICAL FLOOR PLAN (BLOCK 'A' AND BLOCK 'B') & AREA CALCULATION,
PLOT AREA LINE DIAGRAM & AREA CALCULATION,
PARKING & BUILT UP AREA STATEMENT, SUB PLOT AREA SUMMERY,
BLOCK PLAN, LOCATION PLAN, SUMMARY, SECTION 'A'- 'A' ETC.
COMPOUND WALL SECTION, SERVICE SLAB, C.B. AND SUCTION TANK SECTION

STAMP OF APPROVAL OF PLAN

Occupation is hereby granted
Subject to conditions mentioned
in this Office Letter
No. TMC/TD-DP/TPS/OCC/1.09/17 V.P. No. S-T/0017/13
Dated .....18/09/2017. .....

18/9/17
Deputy Engineer (TDD)
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"सक्षम प्राधिकाऱ्याकडून बांधकाम न करणे" "महाराष्ट्र प्रादेशिक व नगर नियोजन अधिनियमाच्या कलम ५२ नुसार दखलपात्र गुन्हा असुन, स्थाइशाही जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

AREA STATEMENT

NO.		DESCRIPTION	SQ.MT.
1		AREA OF THE FINAL PLOT NO. 372	3925.65
2		DEDUCTION FOR	
	A	AREA OF THE FINAL PLOT NO. 372(P) - CHANDAN APT.	1925.65
	B	AREA OF THE FINAL PLOT NO. 372(P) - KIRTIKAR SOCIETY	1065.00
		TOTAL AREA OF DEDUCTION (A + B)	2990.65
3		BALANCE AREA OF THE FINAL PLOT NO. 372(P) (1 - 2)	935.00
4		AREA CONSIDERD FOR PROPOSAL	935.00
5		DEDUCTION FOR	
	A	ROAD SET BACK AREA	0.00
6		NET GROSS AREA OF THE PLOT (4-5)	935.00
7		DEDUCTION FOR	
	A	RECREATIONAL GRD. AS PER REG.58 (15%)	0.00
8		NET AREA OF THE PLOT (6-7)	935.00
9		ADDITIONS FOR F.A.R.	
	A	100% SET BACK AREA	0.00
10		TOTAL PLOT AREA (8 + 9)	935.00
11		F.S.I. PERMISSIBLE	1.00
12		ADDITIONS FOR	
	A	50% OF TENENT OCCUPIED AREA (935.00 SQ.MT. X 50% AREA) = 467.50 SQ.MT.	467.50
13		PERMISSIBLE FLOOR AREA= 10 X 11 + 12	1402.50
14		PROPOSED BUILT UP AREA	1353.77
15		BALANCE AREA (13 - 14)	48.73

TENEMENT STATEMENT

1	PERMISSIBLE FLOOR AREA	1402.50
2	DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	19.61
3	AREA OF TENAMENTS (1-2)	1382.89
4	TENAMENTS PERMISSIBLE (AS PER APENDIX 'N') DENSITY 250/H TOTAL TENAMENT	35.00 NOS.
	PROPOSED	
	EXISTING	
5	TENAMENTS PROPOSED	32 NOS.

PARKING STATEMENT

1	TOTAL CAR PARKING REQUIRED	18.00
2	TOTAL CAR PARKING PROVIDED	20.00
3	TOTAL SCOOTER PARKING REQUIRED	33.00
4	TOTAL SCOOTER PARKING PROVIDED	33.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26.03.2013 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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

FINAL PLOT NO. 372(P), T.P.S. 1,
MAKHAMALI TALAO ROAD , (NOORI BABA) THANE (W)

FOR :- SHRI. SHRIPAD DATE (PARTNER OF CHATURTHI DEVELOPERS)

SIGN. OF P.O.A.H.
SHRI. SHRIPAD DATE
(PARTNER OF CHATURTHI DEVELOPERS)

SIGN. OF ARCHITECT

NORTH	DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
N	15.09.2017	01	1 : 100	GANESH	M.T.

MAKARAND TORASKAR & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
A-101,'Royal Crown' Rajaani Wadi,,
OPP.T.M.C. hotel No. 15, Kopri, Thane (W)-400602
TEL. NO. : 022- 65064072 / 25451197
E - Mail : tarchitectdesigns @ rediffmail.com