24.40 M WIDE ALMEDA ROAD

24.40 M WIDE ALMEDA ROAD

6.00 M.W. INTERNAL ROAD

12.00 M. WIDE T.P ROAD

LAYOUT PLAN
SCALE : 1:250 SALE BLDG. & REHAB BLDG.

BLOCK PLAN
SCALE : 1:500

AREA DIAGRAM FOR GROUND R.G.1
SCALE 1:500

AREA DIAGRAM FOR GROUND R.G.2
SCALE 1:500

SALE & REHAB PLOT AREA CALCULATION
SCALE 1:500

PLOT AREA CALCULATION
SCALE : 1:500

NEXSTEP CONSULTANT
NILESH D. SAWANT
ARCHITECT
MEMBER OF INSTITUTE OF ARCHITECTS
GOVERNMENT APPROVED ARCHITECTS
THANE. 020 (M) PHONE 2536948

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT ON LAND BEARING FINAL PLOT NO.177, 178 & NO.1 ALMEDA ROAD, PANCHANANDAL, THANE (W).

OWNERS' NAME & ADDRESS

M/S. SHREE SAMARTH CO-OP. HSG. SOC. LTD.
C/O. SHRI. JAGANNATH PANDURANG PATIL
SHRI. SADASHIV PANDURANG PATIL
SHRI. VISHNU PANDURANG PATIL
SHRI. SHANTARAM PANDURANG PATIL
SHRI. SHRIPAT PANDURANG PATIL
SHRI. SHRIDHAR PANDURANG PATIL
SHRI. SHRIKANT PANDURANG PATIL
SHRI. SHRIRANG PANDURANG PATIL
SHRI. SHRIKRISHNA PANDURANG PATIL
SHRI. SHRIDHAR PANDURANG PATIL
SHRI. SHRIKANT PANDURANG PATIL
SHRI. SHRIRANG PANDURANG PATIL
SHRI. SHRIKRISHNA PANDURANG PATIL

OWNER'S NAME, ADDRESS ETC. NAME OF P.O.A HOLDER & SIGNATURE

SHRI. SHRIRANG PANDURANG PATIL
SHRI. SHRIKRISHNA PANDURANG PATIL
SHRI. SHRIDHAR PANDURANG PATIL
SHRI. SHRIKANT PANDURANG PATIL
SHRI. SHRIRANG PANDURANG PATIL
SHRI. SHRIKRISHNA PANDURANG PATIL

OPERATOR'S
M/S. SAMEER ENTERPRISES
M/S. MUKTAL SARVAN SHAHR

JOB NO.	DWG NO.	DATE	SCALE	DRAWN BY	CHD. BY
	01	03/09/2018	AS SHOWN	VARUNI	ILLAHEE

- BOUNDARY OF THE PLOT AS PER SITE SHOWN
- BOUNDRY OF THE PLOT AS PER 7/12 SHOWN IN
- PROPOSED WORK SHOWN IN RED HALED
- EXISTING WORKS TO BE DEMOLISHED SHOWN IN YELLOW
- DRAINAGE LINE SHOWN IN RED DOTTED
- SET BACK LINE SHOWN IN GREEN
- AREA UNDER ROAD WIDENED AREA SHOWN IN LIGHT BROWN
- ALL EXTERNAL AND INTERNAL WALLS 150 THICK

SECTION THROUGH FLUSH DOOR & SLIDING WINDOW
SCALE - 1:100

SECTION THROUGH U.G.R MASONRY COMPOUND WALL
SCALE - 1:100

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	DESCRIPTION	NOS.	REMARKS
D	2'-6"X6'-9"	1 PANEL FLUSH DOOR		
D1	2'-6"X6'-9"	1 PANEL FLUSH DOOR		
W	4'-0"X4'-0"	SLIDING GLASS WINDOW		
W1	2'-6"X3'-0"	-		
W2	2'-6"X3'-0"	-		
W3	2'-6"X3'-0"	-		
W4	2'-6"X3'-0"	-		
W5	2'-6"X3'-0"	-		

SALE COMMERCIAL & RESIDENTIAL BUILDING

FLOOR	SALE COMMERCIAL AREA	SALE RESIDENTIAL AREA	TOTAL
GR.	24 NOS	—	24 NOS
1ST	24 NOS	—	24 NOS
2ND	24 NOS	—	24 NOS
TOTAL	72 NOS	—	72 NOS

OFFICE PARKING STATEMENT

FLOOR	SALE OFFICE AREA	REHAB OFFICE AREA	TOTAL
GR.	—	1165.68 / 500 = 3 NOS	3 NOS
1ST	—	1165.68 / 500 = 3 NOS	3 NOS
2ND	2211.61 / 50 = 45 NOS	—	45 NOS
TOTAL	45 NOS	6 NOS	51 NOS

TOTAL COMMERCIAL PARKING = 72 NOS + 51 NOS = 123 NOS
TOTAL RESIDENTIAL PARKING = 42 NOS + 27 NOS = 69 NOS
TOTAL COMMERCIAL CUM PARKING PROVIDED (51 + 42 + 51) = 144 NOS
TOTAL COMMERCIAL PARKING + (50% (GUEST PARKING) = 39 + 130 = 169 NOS
TOTAL COMMERCIAL PARKING + RESIDENTIAL PARKING = 42 + 27 = 69 NOS

CERTIFICATE OF AREA

1	TOTAL PLOT AREA		1599.33 SQ.MTS.
2	TOTAL AREA OF RESERVATION		0.00 SQ.MTS.
3	NET PLOT AREA		1599.33 SQ.MTS.
4	TOTAL BUILT UP AREA PROPOSED		2211.61 SQ.MTS.
5	TOTAL BUILT UP AREA EXISTING		1165.68 SQ.MTS.
6	TOTAL BUILT UP AREA		3377.29 SQ.MTS.
7	F.S.I. CONSUMED		2.11
8	F.S.I. PERMISSIBLE		2.11
9	F.S.I. BALANCE		0.00

PARKING STATEMENT

1	PARKING AREA	
2	LESS DEDUCTION FOR NON RESIDENTIAL AREA	
3	DEDUCTION	
4	AREA AVAILABLE FOR TENEMENTS (1-2-3)	
5	TENEMENTS PROPOSED	
6	DENSITY OF TENEMENTS =(G1/A) (250 / HECTOR)	
7	TENEMENTS PERMISSIBLE	
8	TENEMENTS EXISTING	
9	TENEMENTS ON THE PLOT	

PARKING STATEMENT

1	TOTAL TENEMENTS ON THE PLOT	
2	TENEMENTS EXISTING	
3	TENEMENTS PROPOSED	
4	TOTAL PARKING REQUIRED	
5	SCOOTER/MOTOR CYCLE/SCOOTERETTE (BETWEEN)	
6	TOTAL PARKING PROVIDED (SCOOTER/MOTOR CYCLE/SCOOTERETTE)	
7	SCOOTER/MOTOR CYCLE/SCOOTERETTE (BETWEEN)	
8	EXCESS/DEFICIENCY PROPOSED (SCOOTER/MOTOR CYCLE/SCOOTERETTE)	

BALCONY AREA STATEMENT

1	PROPOSED BALCONY AREA PER FLOOR	
2	EXCESS BALCONY AREA PER FLOOR	
3	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	

AREA STATEMENT

	SQ.MT.	NON SALE
AREA OF PLOT	1599.33	1302.92
DEDUCTION AREA		
AREA UNDER D.P. ROAD	1346.35	
ANY AMENITIES		
NET PLOT AREA	1599.33	1302.92
AMENITIES ROAD		
AREA UNDER D.P. ROAD	1346.35	
NET AREA OF THE PLOT	1599.33	1302.92

LOCATION PLAN

CONTENT OF SHEET
LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALC.
& AREA CALC. PARKING STATEMENT, COMPONENT STATEMENT
STAMP OF DATE OF RECEIPT OF PLANS

PROFORMA - I

1 / 2 / 3

This is to certify that the Sanction Plan is the Revised Plan and the Development work shall be carried out according to this plan.

Approved subject to the conditions mentioned in the Development Permission No. SAN/ENG/DEVELOPMENT/0170 dated 14/01/2019

Executive Engineer
Thane Municipal Corporation
Thane.

TABLE SHOWING TOTAL REHAB COMPONENT

| SALE BLDG. [A-1] | | |