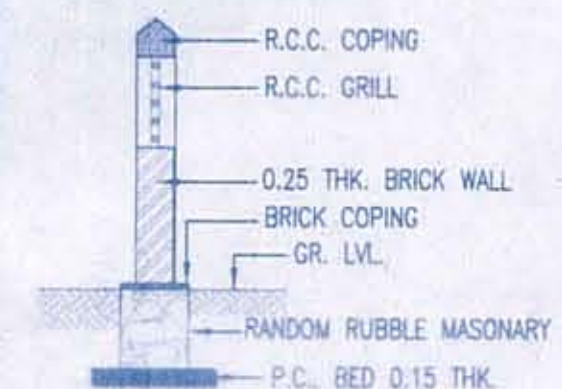
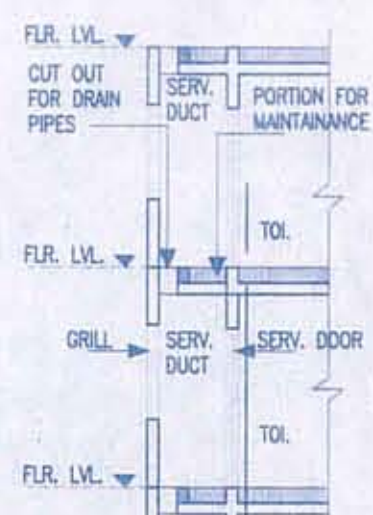


PLOT AREA DIAGRAM
SCALE- 1:500



SECTION THRU.
COMPOUND WALL
SCALE- 1:50



SERVICE DUCT
SECTION

PLOT AREA CALCULATION (GROSS)

1) AREA UNDER EXISTING ROAD :- (CH. NO. - 129/A)

ER1) 0.5 X (1.50+3.25) X 19.50 = 46.31
 ER2) 0.5 X 14.75 X 1.50 = 11.06
 ER3) 0.5 X 6.25 X 1.00 = 3.12
 ER4) 0.5 X 8.00 X 2.75 = 11.00
TOTAL AREA UNDER EXISTING ROAD = 71.49

2) AREA UNDER 20.0 M W ROAD :- (CH. NO. - 129/A)

R1) 0.5 X 12.50 X 0.50 = 3.12
 R2) 0.5 X 19.50 X 6.25 = 60.93
 R3) 0.5 X 11.25 X 5.00 = 28.12
TOTAL AREA UNDER 20.0 M W ROAD = 92.17

3) AREA UNDER NET PLOT :- (CH. NO. - 129/A)

P1) 0.5 X (4.25+1.00) X 8.50 = 22.31
 P2) 0.5 X 19.50 X 2.00 = 19.50
 P3) 0.5 X 4.75 X 1.50 = 3.56
 P4) 0.5 X 3.50 X 1.25 = 2.18
 P5) 0.5 X (2.50+0.75) X 11.50 = 18.66
 P6) 0.5 X 9.25 X 3.25 = 15.03
 P7) 0.5 X 9.00 X 1.75 = 7.87
 P8) 0.5 X 9.00 X 1.00 = 4.50
 P9) 0.5 X 5.50 X 0.75 = 2.06
 P10) 0.5 X 9.25 X 5.00 = 23.12
 P11) 0.5 X 9.00 X 2.75 = 12.37
 P12) 0.5 X 9.00 X 3.50 = 15.75
 P13) 0.5 X 5.00 X 1.25 = 3.12
 P14) 0.5 X 6.00 X 0.50 = 1.50
 P15) 0.5 X 6.00 X 2.50 = 7.50
 P16) 0.5 X 5.75 X 2.75 = 7.80
 P17) 0.5 X 11.00 X 4.25 = 23.37
 P18) 0.5 X (3.75+7.00) X 16.50 = 88.68
 P19) 0.5 X (5.00+6.75) X 14.75 = 96.63
 P20) 0.5 X 12.25 X 10.00 = 61.25
 P21) 0.5 X (4.75+4.50) X 14.00 = 64.75
 P22) 0.5 X 13.50 X 1.25 = 8.43
 P23) 0.5 X 14.50 X 4.50 = 32.62
 P24) 0.5 X 6.25 X 2.50 = 7.81
 P25) 0.5 X 9.75 X 4.15 = 14.00
 P26) 0.5 X 9.50 X 3.00 = 9.75
 P27) 0.5 X (0.75+2.25) X 5.75 = 8.62
 P28) 0.5 X 11.00 X 1.50 = 8.25
TOTAL AREA UNDER NET PLOT (CH. NO. - 129/A) = 581.13

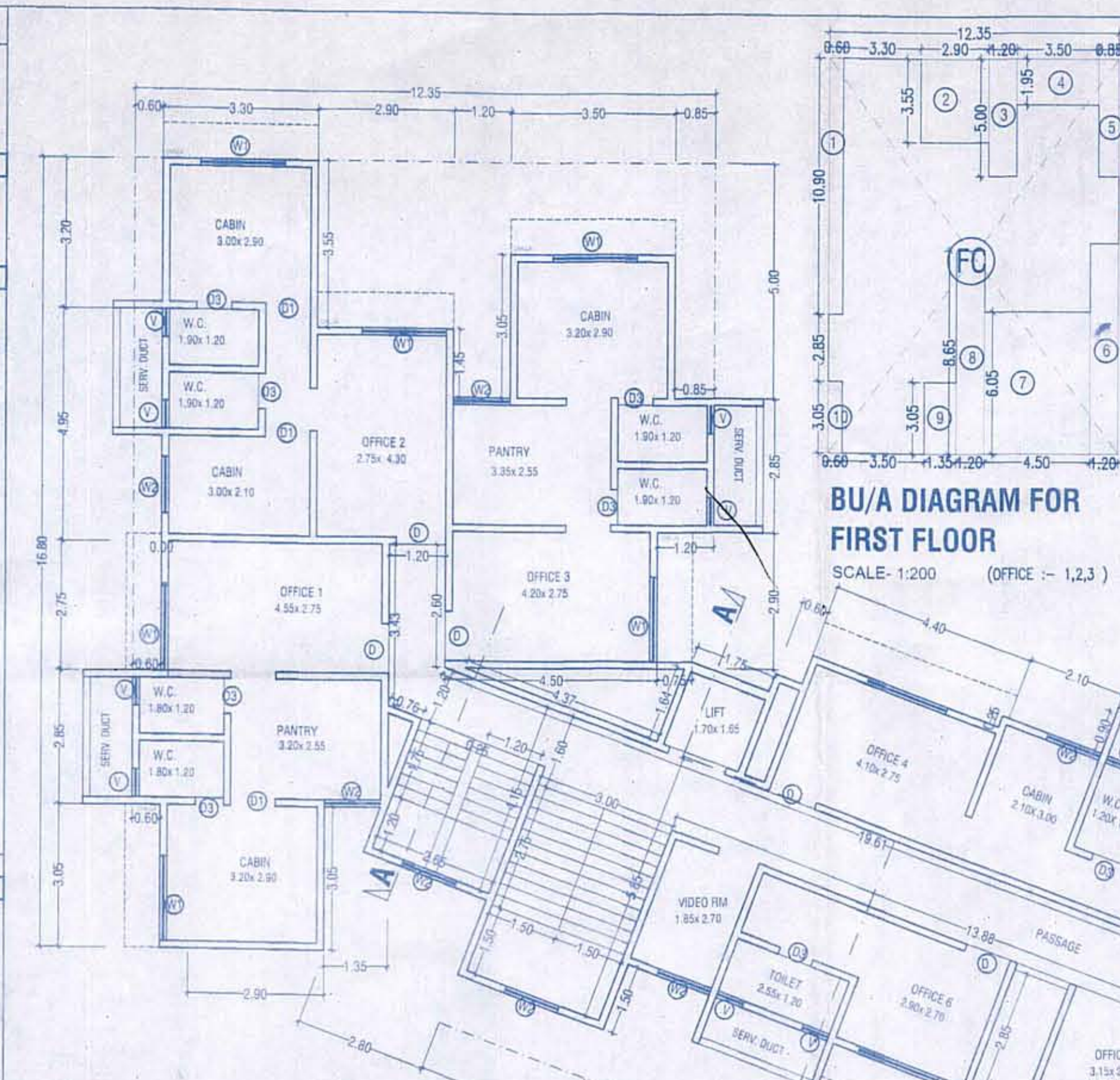
3) AREA UNDER NET PLOT :- (CH. NO. - 128)

PA) 0.5 X (2.50+1.25) X 7.50 = 14.06
 PB) 0.5 X 3.00 X 1.25 = 1.87
 PC) 0.5 X (2.00+1.00) X 9.25 = 13.87
 PD) 0.5 X 10.00 X 1.25 = 2.18
 PE) 0.5 X 10.50 X 7.00 = 36.75
 PF) 0.5 X (7.25+2.00) X 11.00 = 50.87
 PG) 0.5 X 6.25 X 1.00 = 3.12
 PH) 0.5 X 4.75 X 2.00 = 4.75
 PI) 0.5 X (2.50+3.00) X 9.75 = 15.81
 PJ) 0.5 X 3.50 X 1.00 = 1.75
TOTAL AREA UNDER NET PLOT (CH. NO. - 128) = 145.03

4) AREA NOT IN POSSESSION :- (CH. NO. - 129/A)

NP1) 0.5 X 14.50 X 0.50 = 3.62
 NP2) 0.5 X 13.50 X 3.75 = 25.31
 NP3) 0.5 X (2.25+1.00) X 8.25 = 15.40
 NP4) 0.5 X (4.00+2.50) X 13.50 = 43.87
TOTAL AREA NOT IN POSSESSION = 88.20

TOTAL PLOT AREA (GROSS) :- = 976.02



BU/A DIAGRAM FOR
FIRST FLOOR
SCALE- 1:200 (OFFICE :- 1,2,3)

BUILT-UP AREA CALCULATION

FIRST FLOOR 'COMMERCIAL' OFFICE No. - 1,2,3

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
FC	1 X	1 X	18.80	12.38	= 207.48

DEDUCTIONS

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
1	1 X	1 X	10.90	0.90	= 6.54
2	1 X	1 X	2.90	3.55	= 10.29
3	1 X	1 X	1.20	5.00	= 6.00
4	1 X	1 X	3.50	1.95	= 6.82
5	1 X	1 X	0.85	5.00	= 4.25
6	1 X	1 X	1.20	8.90	= 10.74
7	1 X	1 X	4.50	6.05	= 27.22
8	1 X	1 X	1.20	8.65	= 10.38
9	1 X	1 X	1.35	3.05	= 4.11
10	1 X	1 X	0.60	3.05	= 1.83

TOTAL B/U AREA (COMMERCIAL - FIRST FLOOR)

B/U AREA FOR FLAT No. 1,2,3	B/U AREA FOR FLAT No. 4,5,6	TOTAL B/U AREA FOR FIRST FLOOR
= 119.30	= 101.56	= 220.86

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D1	1.00 X 2.40	T.W. FLUSHED DOOR
D2	1.50 X 2.40	PANELLED DOOR
D3	0.75 X 2.40	ALUMINIUM GLAZED DOOR
W1	1.20 X 1.50	T.W. GLAZED OPENABLE WINDOW
W2	2.40 X 1.50	T.W. GLAZED SLIDING WINDOW
W3	1.80 X 1.50	T.W. GLAZED SLIDING WINDOW
V	0.60 X 0.90	ALUMINIUM LOUVERED VENTILATOR

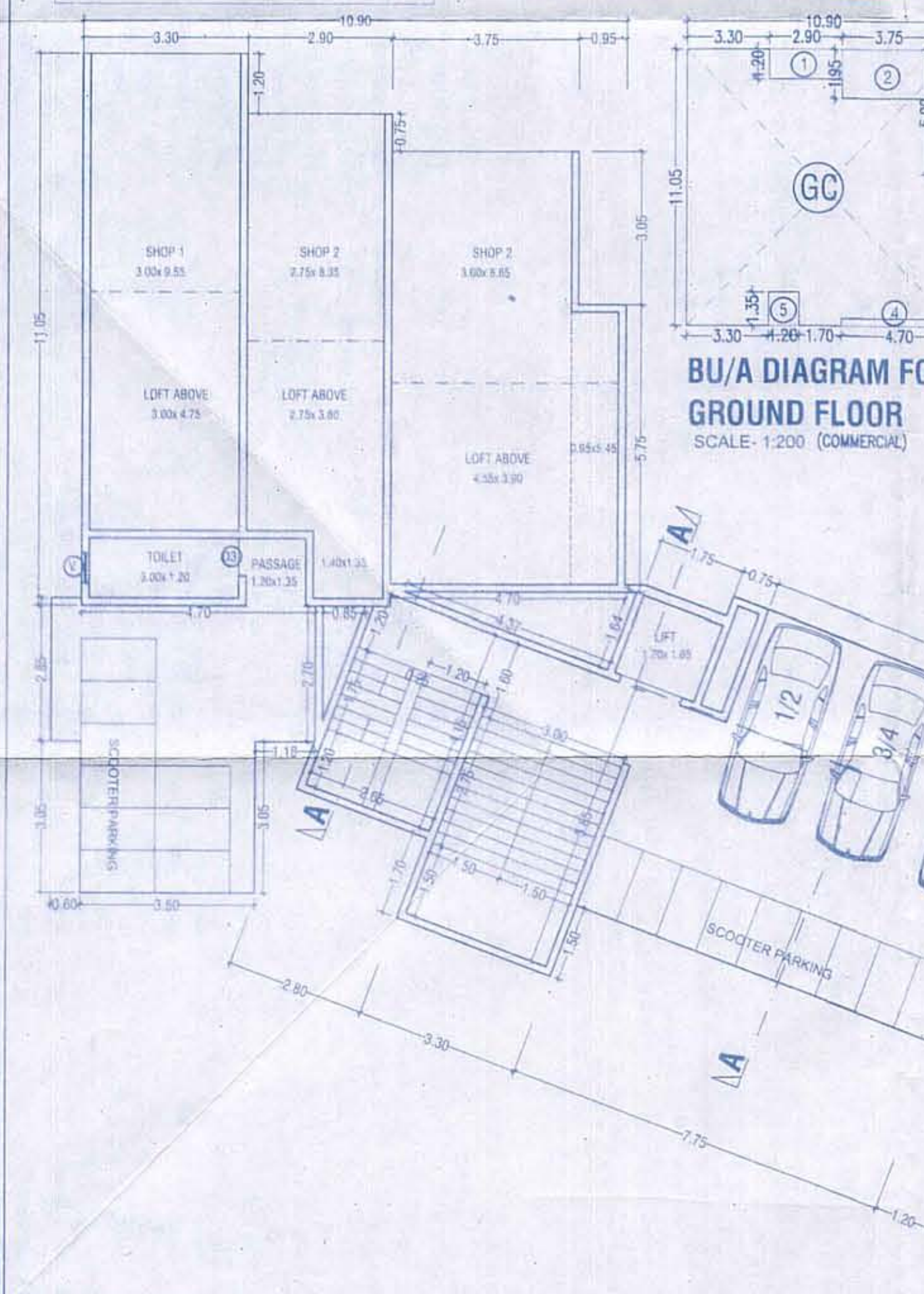


FIRST FLOOR PLAN (COMMERCIAL)
SCALE- 1:100

GENERAL NOTES

- * ALL DIMENSIONS ARE SHOWN IN METRIC.
- * EXTERNAL WALL 0.15 THK. & INTERNAL WALL 0.15 THK.
- * BOUNDARY OF THE PLOT SHOWN IN THICK BLACK.
- * PROPOSED WORK SHOWN IN PINK WASH.
- * DRAINAGE LINE SHOWN IN RED DOTTED.
- * THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION & APPROVAL.
- * EXISTING BUILDING TO BE DEMOLISHED SHOWN IN YELLOW HATCHED.
- * AREA UNDER ROAD SHOWN IN BROWN.

	AREA AS PER RECORD	AREA AS PER TRIANGULATION	AREA CONSIDERED FOR F.S.I.	AREA UNDER EXISTING ROAD	AREA UNDER 20.0M W.D.P. ROAD	AREA UNDER NOT IN POSSESSION
CH.No. 128	144.10	145.03	144.00	0.00	0.00	0.00
CH.No. 129/A	816.80	830.99	816.50	71.49	92.17	86.20
TOTAL	960.80	976.02	960.80	71.49	92.17	86.20



GROUND FLOOR PLAN (COMMERCIAL)
SCALE- 1:100

BUILT-UP AREA CALCULATION

GROUND FLOOR- 'COMMERCIAL' (SHOP)

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
GC	1 X	1 X	10.90	11.05	= 120.44

DEDUCTIONS

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
1	1 X	1 X	2.90	1.20	= 3.48
2	1 X	1 X	3.75	1.95	= 7.31
3	1 X	1 X	0.95	5.00	= 4.75
4	1 X	1 X	4.70	0.30	= 1.41
5	1 X	1 X	1.20	1.35	= 1.62

TOTAL B/U OF GROUND FLOOR (COMMERCIAL) = 101.87

BU/A DIAGRAM FOR
TYPICAL FLOOR
SCALE- 1:200 (1st & 2nd OFFICE No.- 4,5,6)

BUILT-UP AREA CALCULATION

FIRST & SECOND FLOOR 'COMMERCIAL' (OFFICE No. 4,5,6)

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
FSC	1 X	1 X	18.66	10.40	= 194.06

DEDUCTIONS

FIG. MARKED	NO.	MUL.	LENGTH	BREADTH	AREA
1	1 X	1 X	4.25	0.25	= 1.06
2	1 X	1 X	0.52	7.10	= 3.69
3	1 X	1 X	11.88	1.50	= 17.82
4	1 X	1 X	6.26	5.40	= 33.80
5	1 X	1 X	2.15	1.35	= 2.90
6	1 X	1 X	3.05	0.85	= 2.59
7	1 X	1 X	10.40	2.60	= 27.04
8	1 X	1 X	1.25	3.00	= 3.75

TOTAL = 92.30
TOTAL B/U OF FIRST & SECOND FLOOR (OFFICE No. 4,5,6) = 101.56

AREA DIAGRAM OF EXISTING
STRUCTURES
(TO BE DEMOLISHED)

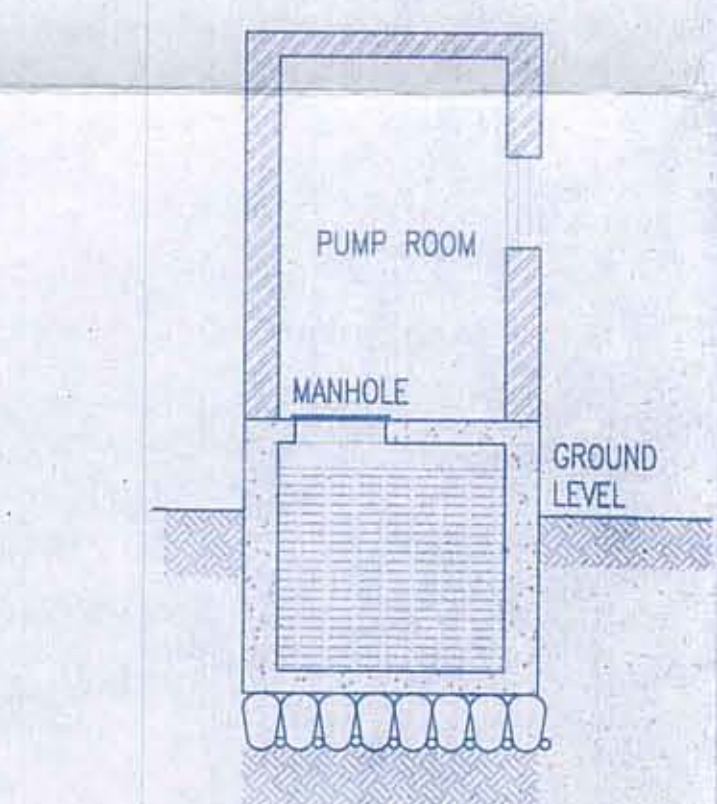
3) EXISTING STRUCTURE AREA :- (CH. NO. - 128 TO BE DEMOLISHED)

EX1) 0.5 X (2.50+1.25) X 7.50 = 14.06
EX2) 0.5 X 3.00 X 1.25 = 1.87
EX3) 0.5 X (2.00+1.00) X 9.25 = 13.87
EX4) 0.5 X 10.00 X 1.25 = 2.18
EX5) 0.5 X 10.50 X 7.00 = 36.75
EX6) 0.5 X (7.25+2.00) X 11.00 = 50.87
EX7) 0.5 X 6.25 X 1.00 = 3.12
EX8) 0.5 X 4.75 X 2.00 = 4.75
EX9) 0.5 X (2.50+3.00) X 9.75 = 15.81
EX10) 0.5 X 3.50 X 1.00 = 1.75

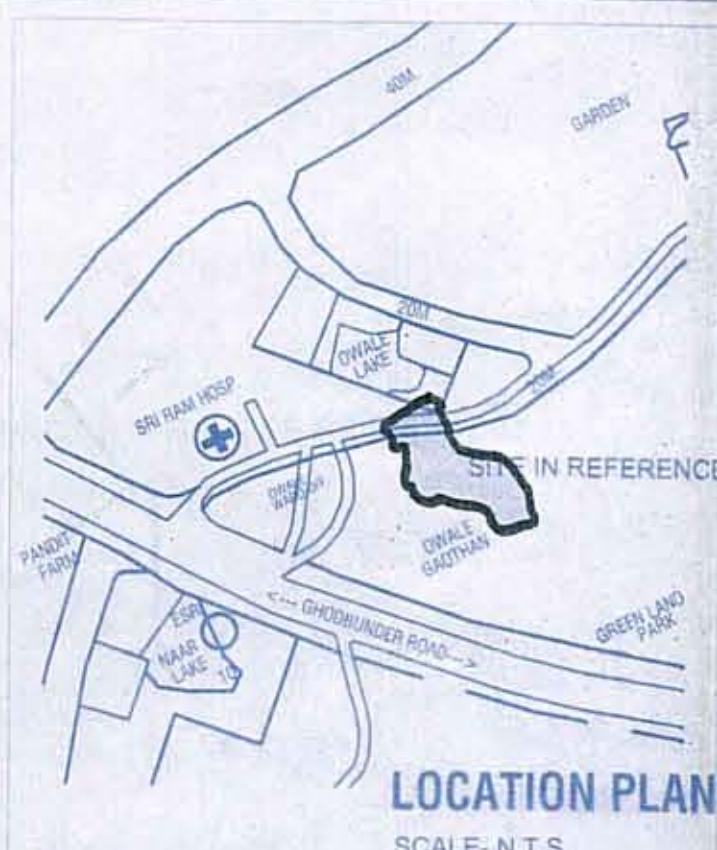
TOTAL AREA UNDER EXISTING STRUCTURE (CH. NO. - 128) = 145.03



BLOCK PLAN
SCALE- 1:500



SECTION THRU 'U.G.T.'
SCALE- 1:50



LOCATION PLAN
SCALE- N.T.S.

CONTENT OF SHEET 1/3

F.S.I. - 2.00

STAMP OF APPROVAL BY T.M.C.

Plans are approved Subject to conditions Prescribed in Permit No. V.P. SEC. 106/2017 TMCTD-DP/TSP/2159/17 Dated: 26/12/2017

Deputy Engineer (TDD)
Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

संस्था
मंगूर नगरपालिका बंधुवाम न करणी तसेच विकार निरोधन विभागमंगूर तालुक्यक त्या परामर्शानुसार नदी बांधकाम घाट करणी, महाराष्ट्र प्रदक्षिक व नगर रचना अधिनियमानुसार ५२ अनुसार दखलपात्र शुल्का आदे. ल्यासाठी प्रारंभिक काळ ३ रवें किं व र. ५०००/- देव होवू शकता

PROFORMA-1

A	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT (144.00 + 816.80)	960.80
2	DEDUCTION FOR (a) Road Set-back area (20.0 M W ROAD) (b) Proposed Road / Existing Road (c) Area Under Encroachment	71.49
	TOTAL (a+b+c)	249.86
3	Balance area of plot (1 minus 2)	710.94
4	Deduction for recreational ground (15%)	0.00
5	Net area of plot (3 minus 4)	710.94
6	Additions for FLOOR SPACE INDEX	92.17
7	TOTAL AREA (5+6)	803.11
8	Addition for F.S.I. area under road as per Govt. Not dated 29.01.15 & 02.05.16	401.55
9	TOTAL F.S.I. AREA (7a+7b+8c+8d)	1204.66
10	Permissible Floor Area FOR COMM. (7b + 8c)	1898.37
11	Existing Floor area (commercial)	0.00
12	Proposed area	1695.96
13	Excess balcony area taken in F.S.I. (As Per B(iii) Below)	0.00
14	Total Built-up area proposed	1695.96
15	F.S.I. BALANCE	2.41
16	Permissible balcony area per floor	
17	Proposed balcony area per floor	
18	Excess balcony per floor	
19	Total excess balcony area for all floors	
20	Tenements permissible (Density of tenements/hectare)	38.00
21	Tenements Proposed	33.00
22	Tenements Existing	
23	Total Tenements On The Plot	33.00
24	Parking Required by Regulations For Car/Scooter/Motor Cycle Outsiders (Visitors)	
25	Covered Garages Permissible	
26	Covered Garages Proposed	
27	Total Parking Provided.	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITES, 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 TOWN PLANNING SCHEME RECORDS

PROPOSED DEVELOPMENT ON LAND BEARING CHALTA NO. 128 & 129/A, T.M.C. OF THANE, TAL & DIST. THANE

SIGNATURE OF REGISTERED ARCHITECT

SIGNATURE OF OWNERS

REV. DATE

ADDRESS OF OWNERS

OFFICE No. 1, HORIZON HEIGHTS COMMERCIAL 2nd FLOOR, OPPOSITE MAHAAXMI TOWER, KASARWADIWALLI, THANE.

JOB. NO.

DRWG. NO.

SCALE

DATE

DEALT BY

CHKD. BY

SE/ MU/ 01 AS SHOWN

21.12.16

SAN

arson

SIGNATURE OF ARCHITECT

MANAV CONSULTANTS
architects & interior designers
401, 4th floor, Nishinagar C.H.S. Ltd, Behind Gurukul society, Panchsheel, Thane (W) - 400087