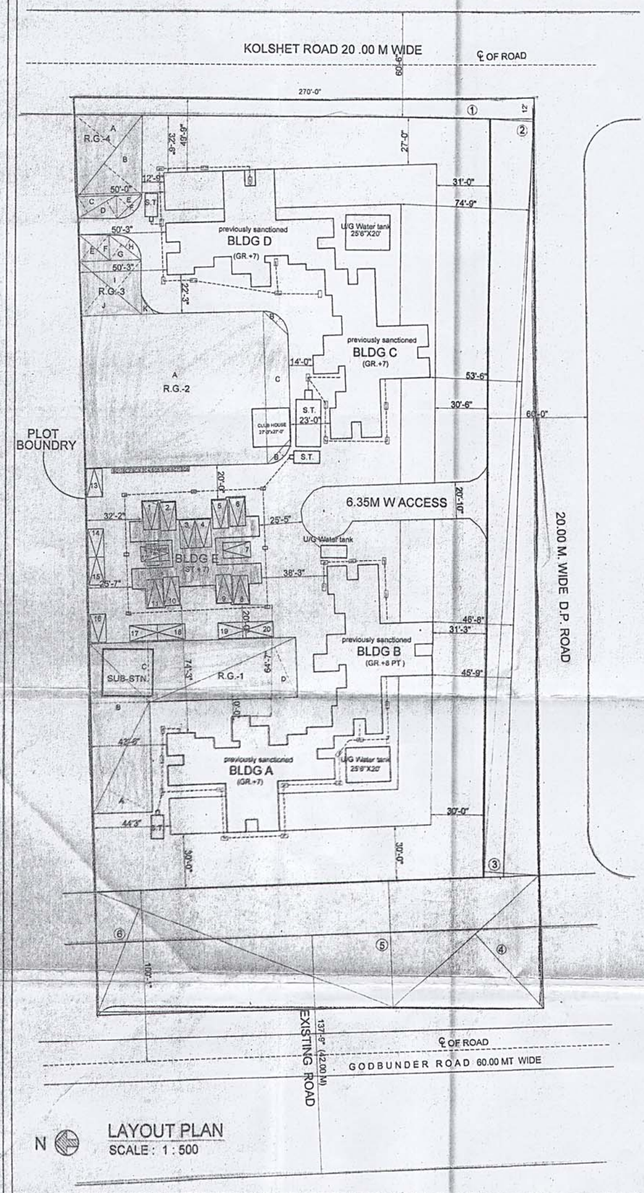


LAYOUT PLAN
SCALE : 1 : 500

NOTES

PLOT BOUNDARY SHOWN IN	=	THICK BLACK
PROPOSED WORK " "	=	RED FILLED
DRAINAGE LINE " "	=	RED DOTTED
PROPOSED GARDEN " "	=	GREEN FILLED
D.P. ROAD LINE " "	=	GREEN DOTTED
EXIST. COMPOUND WALL	=	
PLOT NOT IN POSSESSION	=	PINK FILLED
EXISTING ROAD	=	THICK GREEN
EXISTING STRUCTURE	=	

GUT.NO. & H.NO.	AREA UNDER ROAD	AREA UNDER RESI. ZONE
GUT.NO.32 & H.NO.1(PT)	1811.40 SQ.MT.	9264.41 SQ.MT.
GUT.NO.32 & H.NO.1(PT)	1206.80 SQ.MT.	
GUT.NO.32 & H.NO.1(PT)	275.91 SQ.MT.	
TOTAL AREA	3294.11 SQ.MT.	9264.41 SQ.MT.
AREA OF PLOT :	12558.52 SQ.M.	

FLOOR B/UP AREA SUMMARY

FLOORS	PREVIOUSLY SANCTIONED AS PER TMC / TDD 2955 BLDG. TYPE A&B	BLDG. TYPE C&D	SHOPS	PROPOSED BLDG BLDG. TYPE E
GROUND FLR AREA	498.12 SQ.MT.	507.83 SQ.MT.	235.65 SQ.MT.	
FIRST FLOOR AREA	598.13 SQ.MT.	598.13 SQ.MT.	56.20 SQ.MT.	242.80 SQ.MT.
SECOND FLR AREA	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
THIRD FLOOR AREA	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
FOURTH FLR PLAN	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
FIFTH FLOOR PLAN	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
SIXTH FLOOR PLAN	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
SEVENTH FLR PLAN	598.13 SQ.MT.	598.13 SQ.MT.	—	242.80 SQ.MT.
EIGHT FLOOR PLAN	110.80 SQ.MT.	—	—	—
EXCESS BALC	80.78 SQ.MT.	—	—	—
TOTAL AREA	4874.61 SQ.MT.	4694.74 SQ.MT.	291.85 SQ.MT.	1699.60 SQ.MT.

TOTAL PROPOSED AREA = 11560.80 SQ.MT.

STAIRCASE AREA STATEMENT

BLDG TYPE	AREA	NO. OF FLOORS	TOTAL
BLDG.E	12.225SQ.FT.	(ST + 7UP)	97.80 SQ.MT.

TENEMENT STATEMENT

BLDG. TYPE	NO.OF FLR.	NO. OF BLDG.	NO. OF TENEMENTS PROPOSED
BLDG. A & B	(GR.. + 8UP)	1 NOS.	79 NOS.
BLDG. C & D	(GR.. + 7UP)	1 NOS.	98 NOS.
BLDG. E	(ST. + 7UP)	1 NOS.	20+8 = 28 NOS.
TOTAL NO. OF TENEMENT PROPOSED			177+28=205 NOS.

PLOT AREA DIAGRAM
SCALE : 1 : 500

AREA UNDER '60.00 M. W. KOLSHET ROAD

1)	0.50	X	(10'-0" +12'-0")	X	270'-0"	=	2970.00 SQ.FT.
			TOTAL AREA			=	2970.00 SQ.FT. 275.91 SQ.MT.

AREA UNDER '20.00 M. W. ROAD

2)	0.50	X	433'-0"	X	27'-0"	=	5845.50 SQ.FT.
3)	0.50	X	433'0"	X	33'-0"	=	7144.50 "
			TOTAL AREA			=	12990.00 SQ.FT. 1206.80 SQ.MT.

AREA UNDER 'GHODBUNDER ROAD

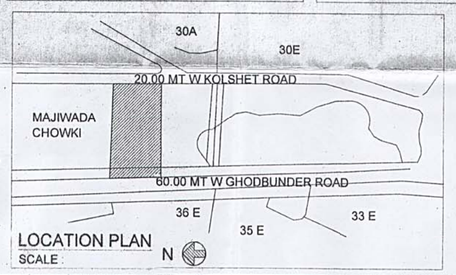
4)	0.50	X	115'-3"	X	60'-0"	=	3457.50 SQ.FT.
5)	0.50	X	260'-0"	X	75'-0"	=	9750.00 "
6)	0.50	X	187'-4"	X	67'-2"	=	6291.10 SQ.FT.
			TOTAL AREA			=	19498.00 SQ.FT. 1811.40 SQ.MT.

TOTAL AREA UNDER ROAD = 32457.80 SQ.FT. 3294.11 SQ.MT.

PLOT AREA CALCULATION

AREA UNDER "RESIDENTIAL ZONE"

1)	0.50	X	457'-0"	X	205'-0"	=	46842.50 SQ. FT
2)	0.50	X	457'-0"	X	209'-10"	=	47946.84 "
3)	0.50	X	231'-3"	X	42'-8"	=	4933.66 "
			NET AREA OF PLOT			=	99722.10 SQ.FT. (9264.40 SQ.MT.)



LOCATION PLAN
SCALE :

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. 2000/140.....
TMC/TD-DP/TPS 1/37.....Dated 23/08/2018

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

THE CITY OF THANE MUNICIPAL CORPORATION

सावधान

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम थांबवणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५३ अनुसार दंडनीय गुन्हा आहे. त्यासाठी जास्तीत जास्त २ वर्ष कैद व रु. 100% दंड होऊ शकतो"

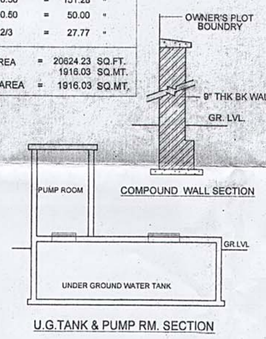
PARKING STATEMENT TYPE E

DISCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
AS PER OLD RULES (STILT + 5TH. FLR.) 2 TENEMENTS HAVING CARPET AREA ABOVE 45 SQ.MT. TO 70 SQ.MT. 1 NO. PARKING FOR EACH	20 NOS.	10 NOS.
AS PER NEW RULES (6TH + 7TH. FLR.) 1 TENEMENTS HAVING B/UP AREA ABOVE 50 SQ.MT. TO 75 SQ.MT. 1 NO. PARKING FOR EACH	08 NOS.	08 NOS.
VISITORS 10 %		2 NOS.
TOTAL PARKING REQUIRED FOR BLDG TYPE E		20 NOS.
TOTAL PARKING PROVIDED		20 NOS.
TOTAL SCOOTER PARKING REQUIRED		08 NOS.
TOTAL SCOOTER PARKING PROVIDED		08 NOS.

R.G. AREA STATEMENT

R.G. REQUIRED = 20% OF NET PLOT AREA = 9264.41 X 20% = 1852.88 SQ.MT.

1) A)	72'-6"	X	30'-6"	X	1.00	=	1105.625	"
B)	99'-0"	X	34'-6"	X	1.00	=	1707.75	"
C)	119'-9"	X	35'-9"	X	1.00	=	2140.53	"
D)	93'-0"	X	33'-3"	X	1.00	=	1546.125	"
						=	6500.03	SQ.FT.
2) A)	104'-9"	X	87'-9"	X	1.00	=	9191.81	"
B)	20'-0"	X	4'-6"	X	2/3 X 2.00	=	120.00	"
C)	0.50		(61'-0"+89'-0")		X 14'-3"	=	1068.75	"
3) E)	23'-0"	X	11'-9"	X	0.50	=	135.12	SQ.FT.
F)	21'-3"	X	11'-0"	X	0.50	=	116.87	"
G)	23'-9"	X	11'-6"	X	0.50	=	136.56	"
H)	23'-9"	X	5'-9"	X	2/3	=	91.04	"
I)	46'-9"	X	23'-9"	X	0.50	=	555.15	"
J)	46'-9"	X	23'-6"	X	0.50	=	549.31	"
K)	7'-6"	X	11'-0"	X	0.50	=	41.25	"
4) A)	59'-9"	X	30'-6"	X	0.50	=	911.18	SQ.FT.
B)	59'-9"	X	28'-0"	X	0.50	=	836.50	"
C)	25'-9"	X	11'-0"	X	0.50	=	141.62	"
D)	25'-9"	X	11'-9"	X	0.50	=	151.28	"
E)	10'-0"	X	10'-0"	X	0.50	=	50.00	"
F)	10'-0"	X	4'-2"	X	2/3	=	27.77	"
			TOTAL R.G. AREA			=	20624.23 SQ.FT. 1916.03 SQ.MT.	
			TOTAL R.G. PROVIDED AREA			=	1916.03 SQ.MT.	



COMPOUND WALL SECTION

U.G.TANK & PUMP RM. SECTION

PROFORMA - B

CONTENT OF SHEET

LAYOUT PLAN, AREA CALCULATIONS, SUMMARY, TENEMENT STATEMENT, PARKING STATEMENT, U/G. TANK & PUMP ROOM & COMPOUND WALL SECTION ETC.

PROFORMA- A

			AREA STATEMENT	SQ.MT
A	1		AREA OF PLOT	12558.52
	2		DEDUCTIONS FOR	
		a	ROAD AQUISITION AREA	3294.11
	3		NET GROSS AREA OF PLOT (1-2a)	9264.41
	4		DEDUCTIONS FOR	
		b	RECREATION GROUND AS PER REGULATION 54 (15%)	1389.66
	5		NET AREA OF PLOT (3-4b)	7874.75
	6		F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP	
		+	AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	ONE
	7		PERMISSIBLE AREA (5X6)	7874.75
	8		ADDITION FOR F.A.R.(TOTAL BUILT-UP AREA) PURPOSE	
		c	100% OF SET-BACK AREA OR 40% OF NET PLOT AREA	3294.11
		d	30% T.D.R. PURCHASED ON PAYMENT PREMIUM 30% OF 9264.41 = 2779.32 SQ.MT. T.D.R. UTILISED = 395.00 SQ.MT.	395.00
		e	TOTAL (c+d)	3689.11
	10		PERMISSIBLE TOTAL FLOOR AREA (7+8e)	11563.86
	11		PROPOSED AREA	1699.60
			EXISTING AREA	9861.20
	12		TOTAL PROPOSED + EXISTING AREA	11560.80
			TOTAL BUILT-UP AREA CONSUMED (B/7)	0.999
B			TENEMENT STATEMENT	
			NET AREA OF PLOT ITEM A (7) ABOVE	11563.86
			LESS DEDUCTION OF NON-RESIDENTIAL AREA .	291.85
		a	AREA OF TENEMENTS (a-b)	11272.01
		b	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	282 NOS
		c	DENSITY 250/ HECT	
		d	TOTAL TENEMENT	
	10		PROPOSED	177 NOS
	11		EXISTING	28 NOS
		e	TENEMENTS PROPOSED	205 NOS
			TOTAL TENEMENT (d+e)	
C			PARKING STATEMENT	
		a	PARKING REQUIRED BY REGULATION	20 NOS
		b	TOTAL PARKING PROVIDED	20 NOS

REVISION	DESCRIPTION	DATE	SIGNATURE
01	------	2-10-2015	

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

AMENDED LAY-OUT PLAN FOR PROPOSED BUILDING ON PLOT BEARING GUT. NO 32,H. NO. 1 (PT)& 2(PT) AT VILLAGE-CHITALSAR- MANPADA TALUKA & DISTRICT - THANE

NAME OF OWNER

FOR, For DIWALI DEVELOPERS

DIWALI DEVELOPERS Partner

ARCHITECTS NAME AND ADDRESS

TRUE COPY

10 FOLDS ARCHITECTS & CONSULTANTS
G - 2, A WING DEV CORPORA,
EASTERN EXPRESS HIGHWAY,
CADBURY JUNCTION, KHOPAT
THANE (WEST).

10 FOLDS
ARCHITECTS & CONSULTANTS
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Thane (W) 400 601. Tel. : 022-41008682 / 83 / 84
Email : 10foldsarchitects@gmail.com