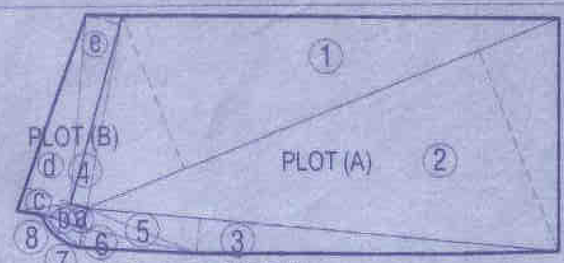


PLOT AREA DIAGRAM
SCALE 1:500

PLOT(A) AREA CALCULATION
1. 53.17 X 17.07 X 0.50 = 453.81 SQ.MT.
2. 53.17 X 22.40 X 0.50 = 595.50 SQ.MT.
3. 49.75 X 3.84 X 0.50 = 95.52 SQ.MT.
4. 20.27 X 1.73 X 0.50 = 17.53 SQ.MT.
5. 12.52 X 2.10 X 0.50 = 13.15 SQ.MT.
6. 12.22 X 2.03 X 0.50 = 12.40 SQ.MT.
7. 5.31 X 1.75 X 0.50 = 4.65 SQ.MT.
8. 5.31 X 0.68 X 0.67 = 2.42 SQ.MT.
TOTAL = 1194.98 SQMT. (A)
PLOT(B)(ENCROACHMENT CALCULATION AREA)
a. 2.79 X 1.33 X 0.50 = 1.86 SQ.MT.
b. 3.35 X 1.95 X 0.50 = 3.27 SQ.MT.
c. 5.61 X 1.07 X 0.50 = 3.00 SQ.MT.
d. 21.49 X 4.99 X 0.50 = 53.62 SQ.MT.
e. 20.19 X 3.60 X 0.50 = 36.34 SQ.MT.
TOTAL = 98.09 SQMT. (B)
TOTAL = A+B
1194.98+98.09 = 1293.07 SQMT

PARKING AREA STATEMENT (4-WHEELER)			
S.NO.	DESCRIPTION	NO. OF Ts.	PARKING BY
A	PARKING REQUIRED FOR RESIDENCES AS PER TABLE No. 6(B) (a,b)		
1	FOR FLAT AREA BELOW 35/SQ.M	24	NIL	NIL
2	FOR FLAT AREA BTwn 35-50/Sq.m	75	38	38
3	FOR FLAT AREA BETwn 50-75/Sq.m	21	21	21
4	FOR FLAT AREA ABOVE 75/Sq.M	NIL	NIL	NIL
5	TOTAL PARKING REQUIRED FOR RESIDENTIAL	120		59
B	PARKING REQUIRED FOR COMMERCIAL AS PER TABLE No. 6 (10)			
1	FOR SHOPPING/ DEPT> STORE & OTHER COMM. AREA UPTO 400/SQ.M	7		7
2	TOTAL PARKING REQUIRED FOR COMMERCIAL	7		7
C	VISITOR PARKING REQUIRED AS PER TABLE No. 6 (B) (c)			
	10% VISITOR PARKING - A (5)		6	6
D	TOTAL PARKING REQUIRED (A+B+C)			72
E	TOTAL PARKING PROVIDED			72
	PARKING AREA STATEMENT (2- WHEELER)			
S.NO.	DESCRIPTION			
1	PARKING REQUIRED			120
2	PARKING PROVIDED			120

STAIRCASE & PASSAGE AREA SUMMARY			
SR.NO	FLOOR	COMM. AREA IN SQ. MT.	RESI. AREA IN SQ. MT.
1	GROUND (COMM.) FLOOR	103.03	
2	1ST FLOOR	-	103.37
3	2ND FLOOR	-	103.37
4	3rd FLOOR	-	103.37
5	4th FLOOR	-	103.37
6	5th FLOOR	-	103.37
7	6th FLOOR	-	103.37
8	7th FLOOR (REFUGE)	-	103.37
9	8th FLOOR	-	103.37
10	9th FLOOR	-	103.37
11	10th FLOOR	-	103.37
12	11th FLOOR	-	103.37
13	12th FLOOR (REFUGE)	-	103.37
14	13th FLOOR	-	103.37
15	14th FLOOR	-	103.37
16	15th FLOOR	-	103.37
17	16th FLOOR	-	103.37
18	17th FLOOR (REFUGE)	-	103.37
19	18th FLOOR	-	103.37
20	19th FLOOR	-	103.37
21	20th FLOOR	-	103.37
22	21st FLOOR	-	103.37
23	22nd FLOOR (REFUGE)	-	103.37
24	23RD FLOOR	-	103.37
25	24TH FLOOR	-	103.37
26	25TH FLOOR PART	-	103.77
	TOTAL	103.03	2584.65
	TOTAL AREA		2687.68

SUMMARY OF BUILT UP AREA						
SR.NO	FLOOR	COMM. AREA IN SQ. MT.	RESI. AREA IN SQ. MT.	TOTAL FLATS	TOTAL SHOPS	HT. OF BLDG
1	PLINTH	-	-	-	-	0.60
2	GROUND (COMM.) FLOOR	170.32	-	-	15	4.20
3	1ST FLOOR	-	208.25	5	-	2.90
4	2ND FLOOR	-	208.25	5	-	2.90
5	3rd FLOOR	-	208.25	5	-	2.90
6	4th FLOOR	-	208.25	5	-	2.90
7	5th FLOOR	-	208.25	5	-	2.90
8	6th FLOOR	-	208.25	5	-	2.90
9	7th FLOOR (REFUGE)	-	163.63	4	-	2.90
10	8th FLOOR	-	208.25	5	-	2.90
11	9th FLOOR	-	208.25	5	-	2.90
12	10th FLOOR	-	208.25	5	-	2.90
13	11th FLOOR	-	208.25	5	-	2.90
14	12th FLOOR (REFUGE)	-	163.63	4	-	2.90
15	13th FLOOR	-	208.25	5	-	2.90
16	14th FLOOR	-	208.25	5	-	2.90
17	15th FLOOR	-	208.25	5	-	2.90
18	16th FLOOR	-	208.25	5	-	2.90
19	17th FLOOR (REFUGE)	-	163.63	4	-	2.90
20	18th FLOOR	-	208.25	5	-	2.90
21	19th FLOOR	-	208.25	5	-	2.90
22	20th FLOOR	-	208.25	5	-	2.90
23	21st FLOOR	-	208.25	5	-	2.90
24	22nd FLOOR (REFUGE)	-	163.63	4	-	2.90
25	23RD FLOOR	-	208.25	5	-	2.90
26	24th FLOOR	-	208.25	5	-	2.90
27	25th FLOOR PART	-	163.46	4	-	2.90
	TOTAL	170.32	4982.98	120	15	77.30
	TOTAL AREA		5153.30			

CONSTRUCTION AREA (IN SQ.MT.)											
SR NO.	FLOORS	MUN.BUILT-UP AREA(COMM.)	MUN.BUILT-UP AREA(RESI.)	PROVIDED BAL AREA	CUB	STAIR-CASE	PASSAGE	LIFT	REFUGE AREA	TOTAL	HEIGHT OF BLDG.
1	PLINTH	-	-	-	-	-	-	-	-	0.00	0.60
2	GROUND FLOOR(COMM.)	170.32	-	-	-	49.56	53.47	15.81	-	289.16	4.20
	SOCIETY OFFICE,VIDEO ROOM,METER ROOM,D.G.SET,TRANSFORMER, TOILET & ENTRANCE LOBBY									122.44	
3	1ST FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
4	2ND FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
5	3RD FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
6	4TH FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
7	5th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
8	6th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
9	7th FLOOR (REFUGE)	-	163.63	13.19	11.35	48.49	54.88	15.81	60.68	368.03	2.90
10	8th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
11	9th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
12	10th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
13	11th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
14	12th FLOOR (REFUGE)	-	163.63	13.19	11.35	48.49	54.88	15.81	60.68	368.03	2.90
15	13th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
16	14th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
17	15th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
18	16th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
19	17th FLOOR (REFUGE)	-	163.63	13.19	11.35	48.49	54.88	15.81	60.68	368.03	2.90
20	18th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
21	19th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
22	20th FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
23	21st FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
24	22nd FLOOR (REFUGE)	-	163.63	13.19	11.35	48.49	54.88	15.81	60.68	368.03	2.90
25	23RD FLOOR	-	207.96	21.08	14.59	48.49	54.88	15.81	-	362.81	2.90
26	24th FLOOR	-	207.96	21.08	14.59	48.50	54.88	15.81	-	362.82	2.90
27	25th FLOOR PART	-	163.25	16.53	11.11	48.49	54.88	15.81	-	310.07	2.90
28	L.M.R									29.19	-
	TOTAL	170.32	4976.97	490.89	348.31	1261.82	1425.47	411.06	242.72	8479.19	77.30

SHEET NO. 01/04
BLDG NO-22 N

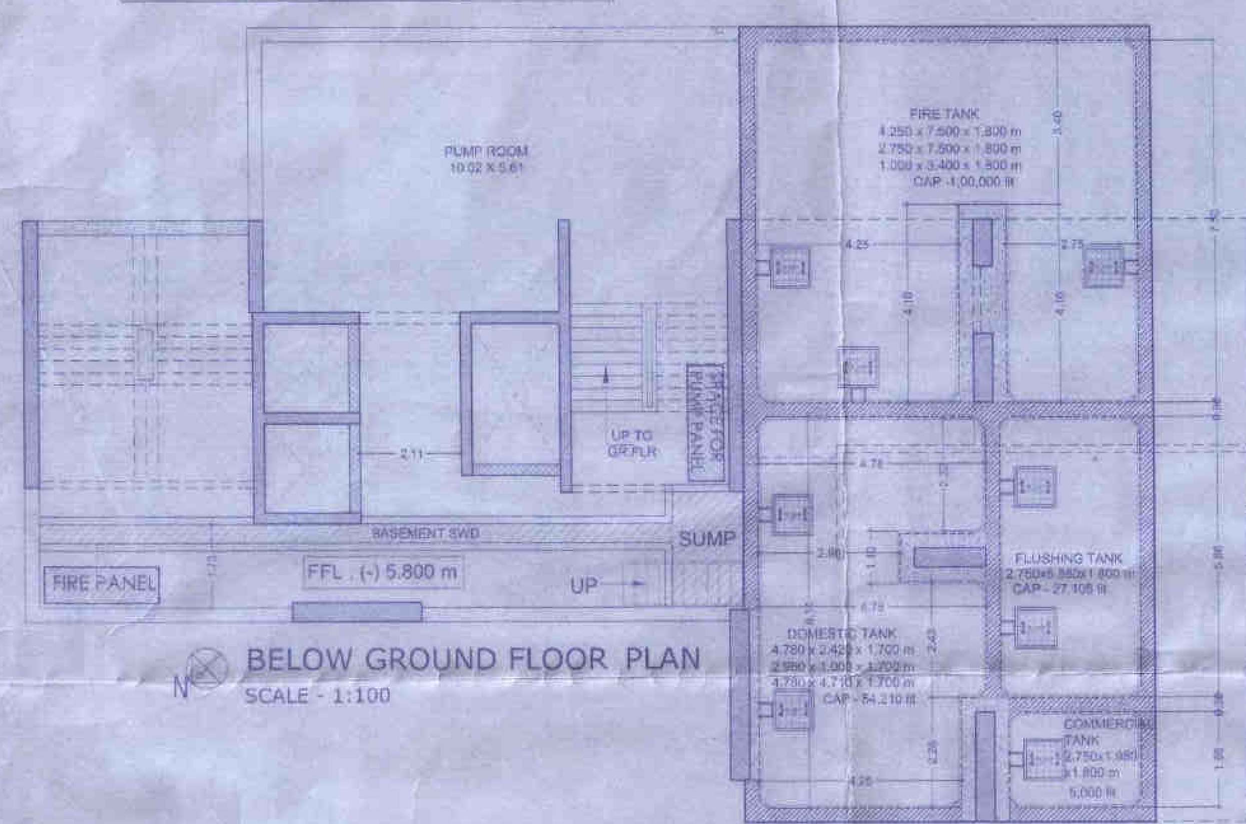
CONTENT OF SHEET:
GROUND FLOOR PLAN,(COMM.) COMM. AREA DIAGRAM WITH CALCULATION,BUILT UP AREA SUMMARY,CONSTRUCTION AREA SUMMARY,PARKING AREA STATEMENT, STAIRCASE & PASSAGE AREA DIAGRAM & CALCULATION,PLOT AREA CALCULATION,SITE PLAN & LOCATION PLAN ETC. & PROFORMA

STAMP OF APPROVAL OF PLANS

Amended
Plans are approved Subject to conditions
Prescribed in Permit No. VP S04/0070/15
TMC/TD-DP/TPS/2552/18 dated 27/3/2018

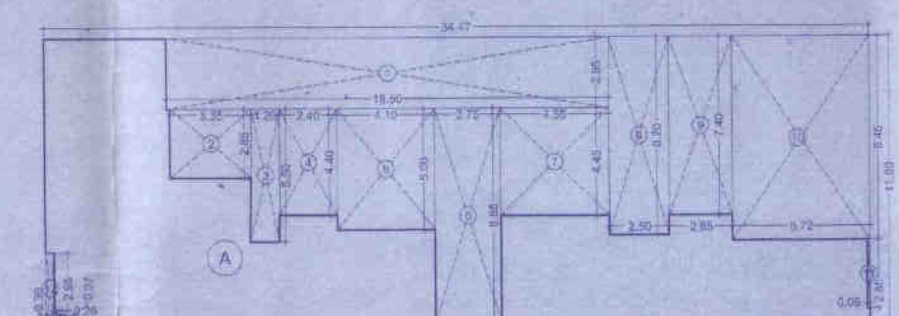
Executive Engineer (TDD)
Asstt. Director of Town Planning
Thane Municipal Corporation
The City of Thane

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

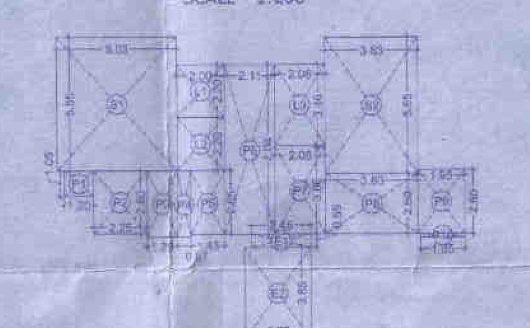


BELOW GROUND FLOOR PLAN
SCALE - 1:100

STAIRCASE & PASSAGE AREA CALCULATION FOR GROUND FLOOR			
LIFT AREA CALCULATION			
L1	2.00 X 2.20 X 1 NO	=	4.40 SQ.MT
L2	2.00 X 2.20 X 1 NO	=	4.40 SQ.MT
L3	2.08 X 3.38 X 1 NO	=	7.03 SQ.MT
TOTAL LIFT AREA PER FL.		=	15.81 SQ.MT Y1
STAIRCASE AREA CALCULATION			
S1	5.03 X 5.55 X 1 NO	=	27.92 SQ.MT
S2	3.83 X 5.65 X 1 NO	=	21.64 SQ.MT
TOTAL STAIRCASE AREA PER FL.		=	49.56 SQ.MT Y2
COMMON PASSAGE AREA CALCULATION			
P1	1.20 X 1.05 X 1 NO	=	1.26 SQ.MT
P2	2.25 X 2.60 X 1 NO	=	5.85 SQ.MT
P3	1.28 X 2.75 X 1 NO	=	3.52 SQ.MT
P4	0.57 X 2.75 X 1 NO	=	1.57 SQ.MT
P5	1.43 X 2.65 X 1 NO	=	3.79 SQ.MT
P6	2.11 X 7.04 X 1 NO	=	14.85 SQ.MT
P7	2.08 X 3.66 X 1 NO	=	7.61 SQ.MT
P8	3.83 X 2.50 X 1 NO	=	9.58 SQ.MT
P9	1.95 X 2.65 X 1 NO	=	5.17 SQ.MT
P10	1.86 X 0.15 X 1 NO	=	0.28 SQ.MT
TOTAL COMMON PASSAGE AREA		=	53.47 SQ.MT Y3
ENTRANCE LOBBY AREA CALCULATION			
E1	2.45 X 0.55 X 1 NO	=	1.35 SQ.MT
E2	2.75 X 3.85 X 1 NO	=	10.59 SQ.MT
TOTAL ENTRANCE LOBBY AREA		=	11.94 SQ.MT Y4
TOTAL STAIRCASE & PASSAGE AREA(Y2+Y3)		=	103.03 SQ.MT



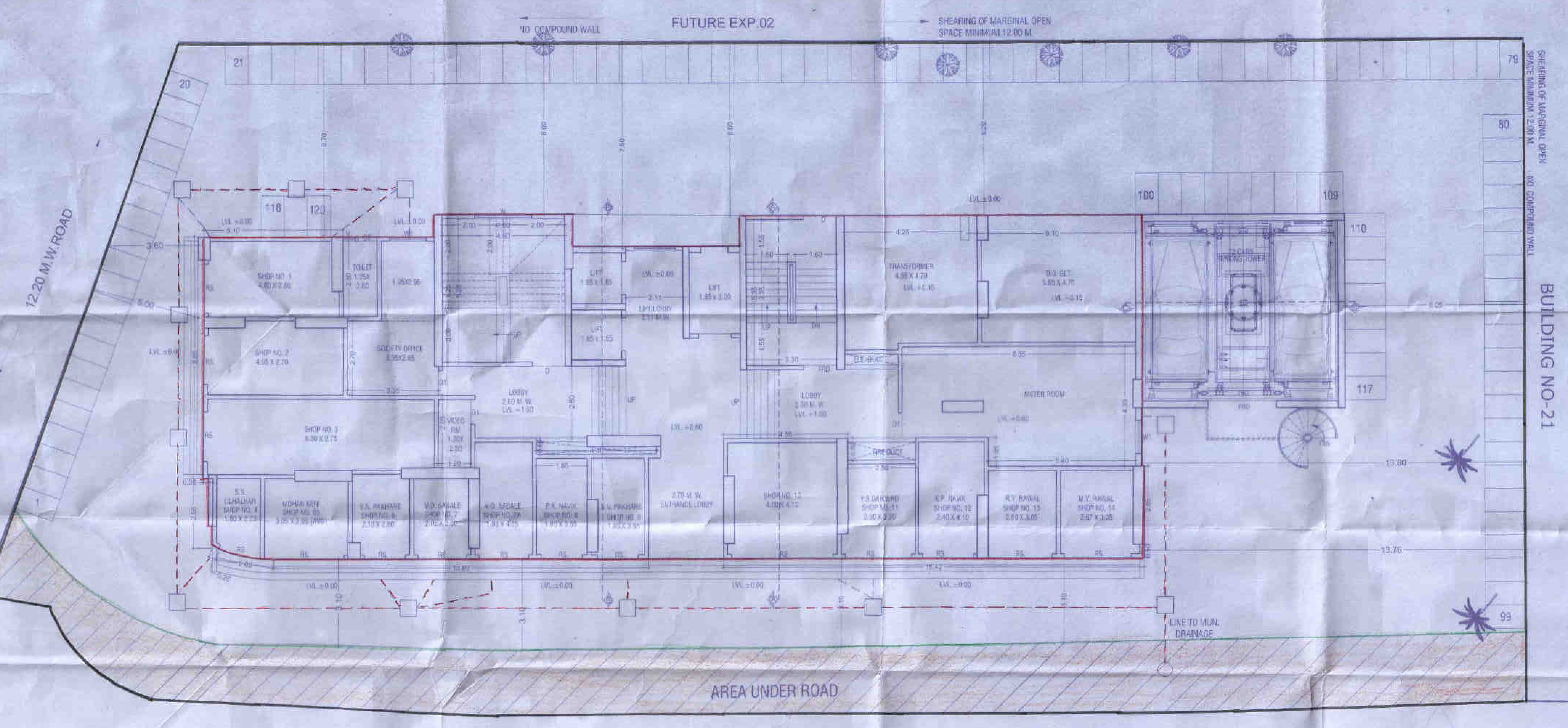
GROUND FLOOR AREA DIAGRAM FOR COMMERCIAL
SCALE - 1:200



GROUND FLOOR AREA DIAGRAM FOR STAIRCASE, PASSAGE, LIFT & ENTRANCE LOBBY
SCALE - 1:200

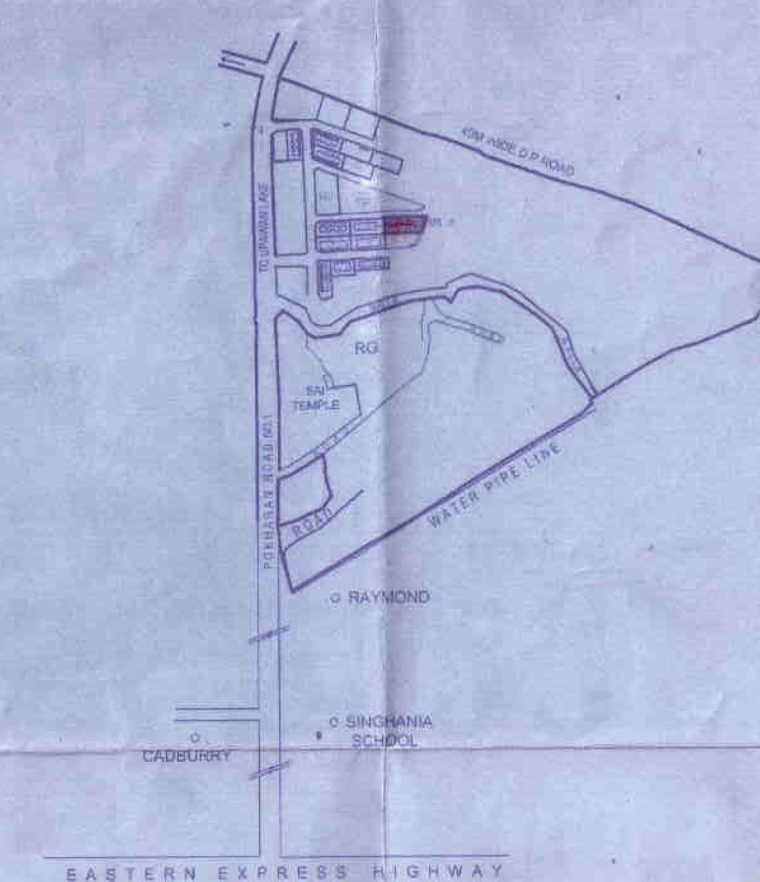
BUILT UP AREA CALCULATION FOR GROUND FLOOR COMMERCIAL			
A	34.47 X 11.80 X 1 NO	=	406.75 SQ.MT
	TOTAL ADDITION	=	406.75 SQ.MT.X
DEDUCTIONS			
1	18.50 X 2.95 X 1 NO	=	54.57 SQ.MT
2	3.35 X 2.85 X 1 NO	=	9.54 SQ.MT
3	1.20 X 5.50 X 1 NO	=	6.60 SQ.MT
4	2.40 X 4.40 X 1 NO	=	10.56 SQ.MT
5	4.10 X 5.00 X 1 NO	=	20.39 SQ.MT
6	2.75 X 8.85 X 1 NO	=	24.34 SQ.MT
7	4.55 X 4.45 X 1 NO	=	20.25 SQ.MT
8	2.50 X 8.20 X 1 NO	=	20.50 SQ.MT
9	2.65 X 7.40 X 1 NO	=	19.60 SQ.MT
10	5.72 X 8.45 X 1 NO	=	48.32 SQ.MT.
11	2.85 X 2.85 X 1 NO	=	0.26 SQ.MT.
12	0.35 X 2.85 X 1 NO	=	1.03 SQ.MT.
13	1/2 X 2.26 X 0.37 X 1 NO	=	0.42 SQ.MT
14	1/2 X 0.39 X 0.28 X 1 NO	=	0.05 SQ.MT
	TOTAL DEDUCTION	=	236.43 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]		=	170.32 SQ.MT.X1

SCHEDULE OF OPENINGS			
S.N.	OPENING	SIZE	SPECIFICATIONS
1	D0	1.20 X 2.10	T.W. FRAME FULLY PANELLED DOOR
2	D	1.05 X 2.10	T.W. FRAME FULLY PANELLED DOOR
3	D1	0.90 X 2.10	T.W. FRAME FULLY PANELLED DOOR
4	D2	0.75 X 2.10	T.W. FRAME FLUSH DOOR
5	FRD	0.90 X 2.10	T.W. FRAME FIRE RATED DOOR
6	W	2.10 X 2.20	GLAZED ALLUMINIUM SLIDING WINDOW
7	W1	1.50 X 1.20	GLAZED ALLUMINIUM SLIDING WINDOW
8	V	0.75 X 0.90	ALLUMINIUM FRAME LOUVERED GLASS VENTILATOR

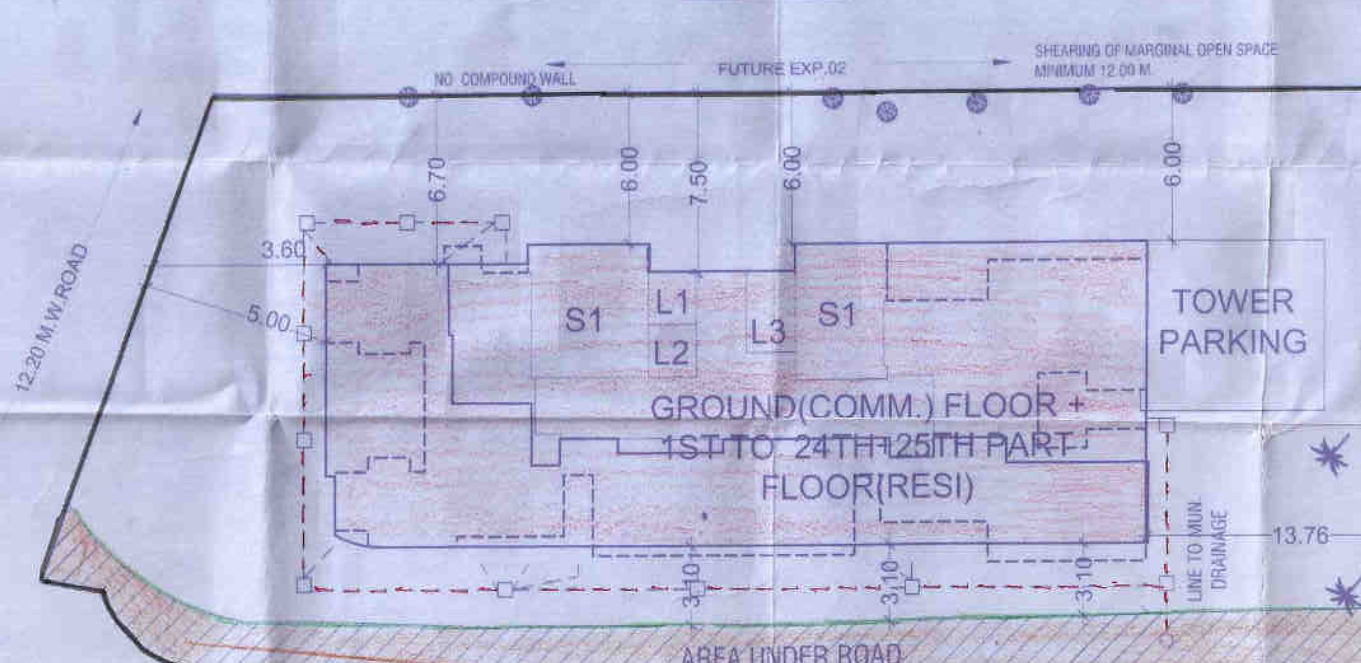


GROUND FLOOR PLAN
SCALE - 1:100

PROPOSED12.00 M.W.ROAD



LOCATION PLAN
SCALE- N.T.S



SITE PLAN
SCALE - 1: 500

PROPOSED12.00 M.W.ROAD

PROFORMA-I				
SR. No.		DESCRIPTION	AREA IN SQ.MTRs. SUB-TOTAL	TOTAL
1		PLOT AREA		
		PLOT AREA AS PER MHADA	1,087.71	1,087.71
		PLOT AREA AS PER TRIANGULATION	1,293.07	
2		DEDUCTIONS:-		
	a	ROAD SET BACK	128.97	128.97
	b	PROPOSED ROAD	0.00	
	c	RESERVATIONs IF AN	0.00	
3		BALANCE PLOT AREA (1-2)		958.74
4		15% DEDUCTABLE R.G		0.00
5		NET PLOT AREA (3-4)		958.74
6		ADDITIONs FOR F.S.I		0.00
7		TOTAL (5+6)		958.74
8		PERMISSIBLE F.S.I	AS PER MHADA NOC	
9		PERMISSIBLE B.U.A		
	a	AS PER MHADA NOC No. CO/KB/AA/NOC 1612/2014	4,879.28	5,162.69
	b	ENCROACHMENT B.U.A	74.59	
	c	15% INCENTIVE B.U.A AS PER APPENDIX 'R'	208.82	
10		PROPOSED B.U.A		5,153.30
11		BALANCE B.U.A		9.38
B		BALCONY STATEMENT	REFER TABLE	
	1	PERMISSIBLE BALCONY AREA		
	2	PROPOSED BALCONY AREA		
	3	EXCESS BALCONY AREA		
	4	TOTAL EXCESS BALCONY AREA		
C		TENAMENT STATEMENT		
	1	PROPOSED AREA VIDE ITEM NO. 10		5,153.30
	2	LESS DEDUCTION OF NON-RESIDENTIAL (SHOPS ETC.)	170.32	
	3	AREA AVAILABLE FOR TENAMENTS	4,982.98	
	4	TENAMENTS PERMISSIBLE	249	
	5	TENAMENTS PROPOSED	120	
	6	TENAMENTS EXISTING	NIL	
	7	TOTAL TENAMENT PROPOSED	120	
D		CARPARKING		
	1	COVERED GARAGES PERMISSIBLE	NIL	
	2	COVERED GARAGES PROPOSED	NIL	
	3	PARKING REQUIRED BY REGULATIONS	72	
	4	TOTAL PARKING PROVIDED	72	
E		TRANSPORT VEHICLE PARKING		
	1	SPACE REQUIRED FOR TRANSPORT VEHICLE BY REGULATIONS	NIL	
	2	TOTAL NO.s OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	NIL	

CERTIFICATE OF AREA
Certified that I have surveyed the plot under reference on ___ and that the dimensions of sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is ___ sq.mt. and tallies with the area stated in the document of Ownership / Town Planning Scheme records.

PROFORMA II

अध्यक्ष
श्री संदेश को. ऑपरेटिव्ह हौसींग सोसा. लि. ठाणे
वर्तक नगर ठाणे

सचिव
श्री संदेश को. ऑपरेटिव्ह हौसींग सोसा. लि. ठाणे
वर्तक नगर ठाणे

REV	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT :
PROPOSED REDEVELOPMENT OF SHREE SANDESH CO.OP HSG. SOC. LTD. (BUILDING NO. 22 NEW) PART OF HOUSING LAY-OUT OF VARTAK NAGAR ON LAND BEARING S.NO. 206 & 209, AT VIL-MAJIWADA, THANE

SCALE : 1:100
DATE :
DRAWN BY : RUFI
CHECKED BY
APPROVED BY : AR.RAHAJAN

ARCHITECT :
design consortium
architects & interior designer
Ground Floor, Mitbhavan Apartment, Near Tulsidham, Manpada Bhakti Colony, Service Road, Eastern Express Highway, Thane - 400602
Tel No. 25333985 / 9920482588
Email Id:- info@dcspl.com
Website:- www.dcspl.com