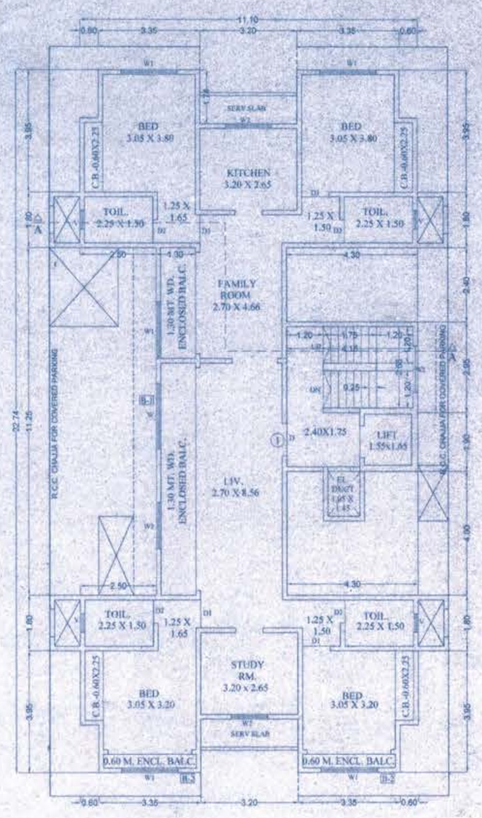
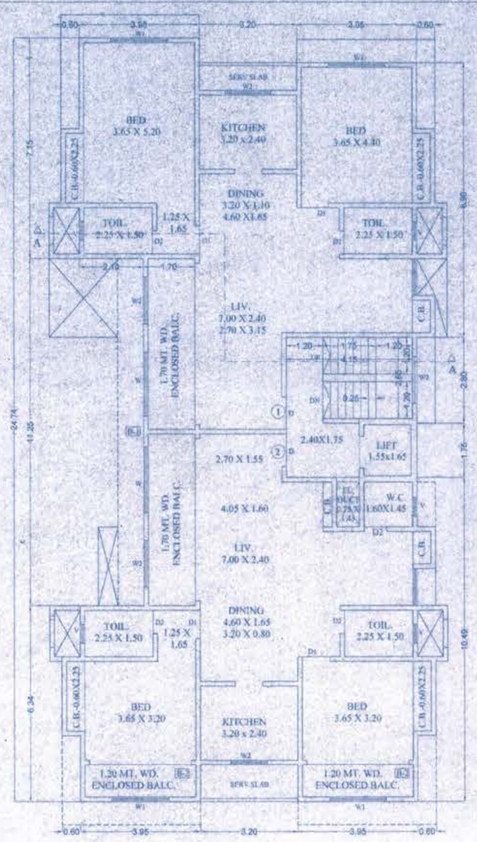
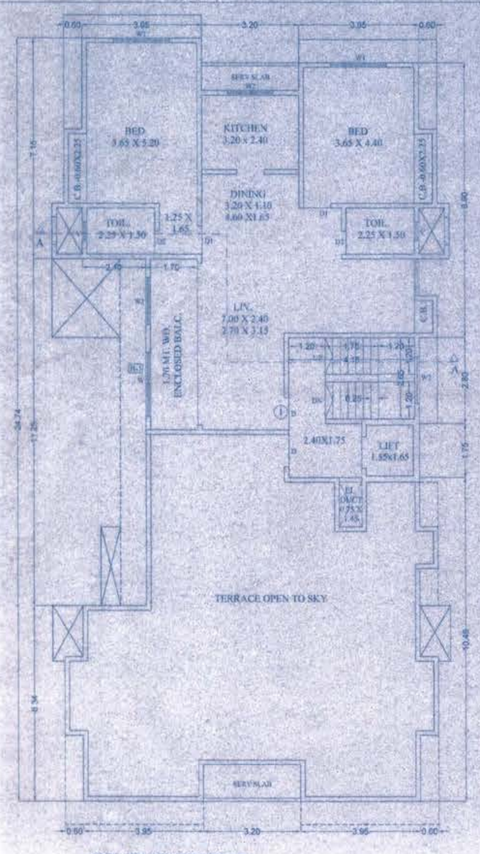


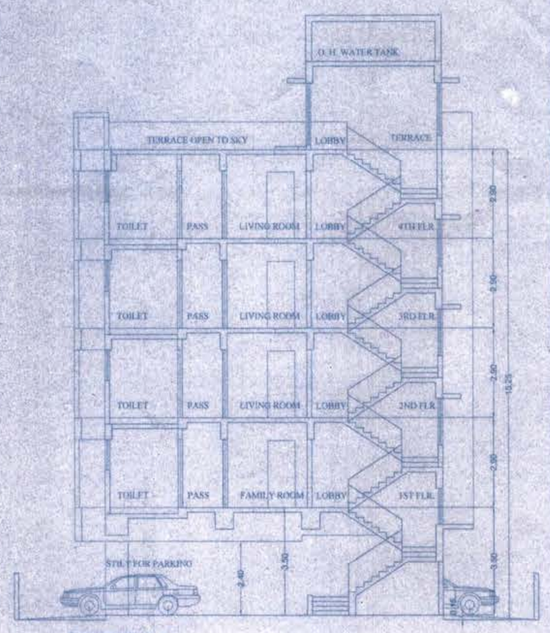
1ST FLOOR PLAN
SCALE = 1:100



2ND & 3RD FLOOR TYPICAL PLAN
SCALE = 1:100



4TH -PT. FLOOR PLAN
SCALE = 1:100



SECTION A-A
SCALE 1:100

PROFORMA – II

1/1

CONTENT OF SHEET

BLDG : A - STILT + 4TH-PT. FLOOR

PLOT AREA DIGRAM, STILT+ TYPICAL FLOOR PLAN , BLOCK PLAN , AREA DIAGRAMS , AREA CALC. , SECTIONS , SUMMARY , ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S021/0194/17
TMC/TD-OP/TPS/227/17 Dated 23/08/2017

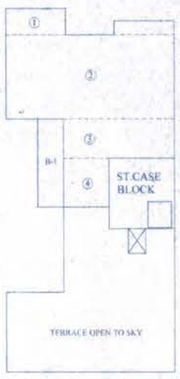
Deputy Engineer (TDD)
(Juni Patil) 23-8-17
Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"नकाशा मंजूर नकाशाप्रमाणे बांधकाम न करणे, तसेच विकास नियंत्रण नियमावलीतील उल्लंघन व त्या परवानगीचा न घेता अंशतः बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. व्यवसायी आर्कीटेक्ट ३ वर्ष तेव्हा व रु. ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

DIAG. OF 1ST FLR.
SCALE = 1:200

DIAG. OF 2ND & 3RD FLR.
SCALE = 1:200



DIAG. OF 4TH-PT. FLR.
SCALE = 1:200

AREA CALC. OF 1ST FLOOR	
ADDITIONS:	
1) 3.35 X 3.95 X 2 =	26.46 SQ.MT.
1a) 3.35 X 3.35 X 2 =	22.44 SQ.MT.
2) 3.20 X 2.21 X 2 =	14.14 SQ.MT.
3) 11.10 X 1.80 X 2 =	39.96 SQ.MT.
4) 3.00 X 11.25 X 1 =	33.75 SQ.MT.
FLOOR AREA	= 136.75 SQ.MT.
EXCESS BALC. AREA	= 4.98 SQ.MT.
NET FLR. B/UP AREA	= 141.73 SQ.MT.
BALC. AREA CALCULATION (1ST FLR.)	
10% PERMISSIBLE AREA	
136.75 X 10%	= 13.67 SQ.MT.
PROPOSED BALCONY	
B1) 1.30 X 11.25 X 1 =	14.63 SQ.MT.
B2) 3.35 X 0.60 X 2 =	4.02 SQ.MT.
TOTAL AREA	= 18.65 SQ.MT.
EXCESS BAL. AREA	= 4.98 SQ.MT.

AREA CALC. OF 2ND & 3RD TYPC. FLR.	
ADDITIONS:	
1) 3.95 X 1.70 X 1 =	6.71 SQ.MT.
2) 11.10 X 5.45 X 1 =	60.49 SQ.MT.
3.95 X 0.90 X 1 =	3.55 SQ.MT.
3) 7.30 X 2.55 X 1 =	18.61 SQ.MT.
4) 3.00 X 4.55 X 1 =	13.65 SQ.MT.
5) 4.25 X 4.15 X 1 =	17.64 SQ.MT.
6) 1.15 X 2.55 X 1 =	2.93 SQ.MT.
7) 1.90 X 4.15 X 1 =	7.88 SQ.MT.
8) 11.10 X 5.35 X 1 =	57.16 SQ.MT.
TOTAL AREA	= 188.62 SQ.MT.
EXCESS BALC. AREA	= 9.74 SQ.MT.
NET TYPC. FLR. B/UP AREA	= 198.36 SQ.MT.
BALC. AREA CALCULATION (2ND & 3RD FLR.)	
10% PERMISSIBLE AREA	
188.62 X 10%	= 18.86 SQ.MT.
PROPOSED BALCONY	
B1) 1.70 X 11.25 X 1 =	19.12 SQ.MT.
B2) 3.95 X 1.20 X 2 =	9.48 SQ.MT.
TOTAL AREA	= 28.60 SQ.MT.
EXCESS BAL. AREA	= 9.74 SQ.MT.

AREA CALC. OF 4TH-PT. FLR.	
ADDITIONS:	
1) 3.95 X 1.70 X 1 =	6.71 SQ.MT.
2) 11.10 X 5.45 X 1 =	60.49 SQ.MT.
3.95 X 0.90 X 1 =	3.55 SQ.MT.
3) 7.30 X 2.55 X 1 =	18.61 SQ.MT.
4) 3.00 X 3.15 X 1 =	9.45 SQ.MT.
NET TYPC. FLR. B/UP AREA =	98.81 SQ.MT.
BALC. AREA CALCULATION (4TH-PT. FLR.)	
10% PERMISSIBLE AREA	
98.81 X 10%	= 9.88 SQ.MT.
PROPOSED BALCONY	
B1) 1.70 X 5.70 X 1 =	9.69 SQ.MT.
TOTAL AREA	= 9.69 SQ.MT.
EXCESS BAL. AREA	= NIL SQ.MT.

CONSTRUCTION AREA (BLDG.-A)

FLOOR	STILT	B/UP AREA	BALC.AREA	C.B.	STAIRCASE	TOTAL
STILT FLOOR	188.51	----	----	----	21.58	210.09
1ST FLOOR	----	141.73	13.67	5.76	18.30	179.46
2ND FLOOR	----	198.36	18.86	8.38	17.12	242.72
3RD FLOOR	----	198.36	18.86	8.38	17.12	242.72
4TH-pt FLOOR	----	98.81	9.69	3.87	17.12	129.49
TOTAL AREA	188.51	637.26	61.08	26.39	91.24	1004.48
TOTAL CONSTRUCTION AREA = SAY 1005.00 SQ.MT.						

BUILT-UP AREA SUMMARY

FLOOR	B/UP AREA	STAIRCASE	TENEMENTS
GROUND FLOOR	...	21.58	... NOS.
1ST. FLOOR	141.73	18.30	01 NOS.
2ND. FLOOR	198.36	17.12	02 NOS.
3RD. FLOOR	198.36	17.12	02 NOS.
4TH-PT. FLOOR	98.81	17.12	01 NOS.
TOTAL B/UP AREA	637.26	91.24	06 NOS.

AREA DIAG. OF ST.CASE
SCALE = 1:200

ST.CASE AREA CALCULATIONS:-

STILT FLOOR	
1) 4.45 X 4.85 X 1 =	21.58 SQ.MT.
TOTAL AREA =	21.58 SQ.MT.
1ST FLOOR	
1). 4.30 X 4.85 X 1 =	20.85 SQ.MT.
LESS-a 1.55 X 1.65 X 1 =	2.55 SQ.MT.
TOTAL AREA =	18.30 SQ.MT.
2ND TO 4TH FLOOR	
1) 4.55 X 1.65 X 1 =	7.50 SQ.MT.
2) 0.75 X 4.70 X 1 =	3.52 SQ.MT.
3) 1.90 X 4.55 X 1 =	8.65 SQ.MT.
TOTAL =	19.67 SQ.MT.
LESS-a 1.55 X 1.65 X 1 =	2.55 SQ.MT.
TOTAL AREA =	17.12 SQ.MT.

PARKING STATEMENT		
DISCRIPTIONS	NO. OF TENE.	NO. OF PARKING
1 PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/UP AREA ABOVE 55 SQ.MT. UPTO 50 SQ.MT.	------	------
2 PARKING FOR EACH : 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT.	6 NOS.	12 NOS.
TOTAL PARKING		
VISITORS 10 %	------	01 NOS.
TOTAL CAR PARKING REQ.	------	13 NOS.
TOTAL CAR PARKING PROV.	------	22 NOS.
1 TWO WHEELER PARKING SPACE FOR EVERY TENEMENT	06 NOS.	06 NOS.
TOTAL SCOOTER PARKING PROV.		12 NOS.

PROFORMA- A

A		AREA STATEMENT	SQ.MT.
	1	AREA OF PLOT AREA AS PER P.R. CARD	576.10
		AREA OF PLOT AREA AS PER ⏢ METHOD	576.52
		PLOT AREA CONSIDER FOR PROPOSAL	576.10
	2	DEDUCTIONS FOR:	
		AREA UNDER ROAD	------
	3	BALANCE AREA (1-2)	576.10
	4	DEDUCTIONS FOR:	
		RECREATION GROUND AS PER D.C. REGULATION 58(18%)	------
	5	NET AREA OF PLOT (3-4)	576.10
	6	ADDITIONS FOR	
	a	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 85% OF THE BALANCE AREA VIDE ITEM 3 ABOVE i.e. of 576.10 SQ.MT. AS PER GOVT. CIRCULAR DT. 02/06/2016 i) 576.10x 65% = 374.46 SQ.MT. TDR ii) 374.46 x 20% = 74.89 SQ.MT. FOR SRA iii) TDR AREA TO BE PURCHASE (ai - ai) = 299.57 SQ.MT.	------
	b	ADDITIONAL 20% F.SI. AVAILABLE BY PREMIUM i.e. 576.10 X 20% = 115.22 SQ.MT.	------
	c	15% AREA PERMISSIBLE OF REDEVELOPMENT (AS PER APEDX-R) 576.10 X 15% = 86.41 SQ.MT.	86.41
	7.	TOTAL AREA (5+6a)	662.51
	8.	F.S.I. PERMISSIBLE	ONE
	9.	PERMISSIBLE B/UP AREA (7 X 8)	662.51
	10.	PROPOSED B/UP AREA	637.26
	11.	TOTAL F.S.I. CONSUMED	0.99
B		TENEMENT STATEMENT	
	a	PROPOSED AREA (ITEM A-10 ABOVE)	637.26
	b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	------
	c	AREA OF TENEMENTS (a-b)	637.26
	d	TENEMENTS PERMISSIBLE 450/HECT.	
	e	TOTAL TENEMENT PERMISSIBLE	29 NOS.
	f	TOTAL TENEMENT PROPOSED	------
	g	EXISTING TENEMENTS PROPOSED	------
	h	TOTAL TENEMENT PROPOSED	06 NOS.
C		PARKING STATEMENT	
	a	PARKING REQUIRED BY REGULATION (CAR)	13 NOS.
	b	TOTAL CAR PARKING PROVIDED	22 NOS.
	c	PARKING REQUIRED BY REGULATION (SCOOTER)	06 NOS.
	d	TOTAL PARKING PROVIDED (SCOOTER)	12 NOS.

REVISION	DESCRIPTION	DATE	SIGNATURE

SCHEDULE OF DOOR & WINDOWS DOORS

D 1.05 x 2.10M. T.W. PANELLED DOOR
D1 0.91 x 2.10M. T.W. PANELLED DOOR
D2 0.75 x 2.10M. T.W. PANELLED DOOR

WINDOWS

W 2.10 x 1.50M. AL.GLAZED/SLIDING WINDOW
W1 1.80 x 1.50M. AL.GLAZED/SLIDING WINDOW
W2 1.50 x 1.50M. AL.GLAZED/SLIDING WINDOW
W3 1.00 x 1.20M. AL.GLAZED/SLIDING WINDOW
V 0.60 x 0.75M. LOUVERED GLASS VENTILATOR
W4 STAIRCASE R.C.C. GRILL

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 576.10 S.M. 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

PROPOSED RESIDENTIAL BLDG. ON THE LAND BEARING TIKA NO. 15 C.T.S. NO.28B AT DIST. THANE (W)

NAME OF THE DEVELOPER / OWNER

SMT. KUSUMAKAR S. GHISE & OTHERS (OWNER)

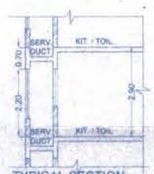
FOR, B. R. Karpenter

M/S VENUS REALTORS (P.O.A. HOLDERS/DEVELOPER)

	DATE	DWG.NO.	SIGNED BY
SCALE AS SHOWN	27.06.2017		NAME INITIALS For scapes
	DRAWN BY	CHECKED BY	
	VIJAY	AR. S.G.	

scapes architects interiors

A: scapes earth, gupte cottage, opp. bhakti mandir, panchpakhadi, thane (w)-400602
T: +91 22 2538 5855
F: +91 22 2534 1014
E: mail@scapesearth.com
W: www.scapesearth.com



TYPICAL SECTION THROUGH SERV. DUCT
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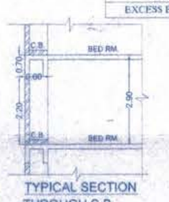

TYPICAL SECTION THROUGH C.B.
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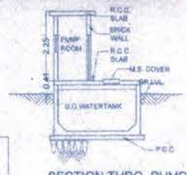

SECTION THRO. PUMP RM.
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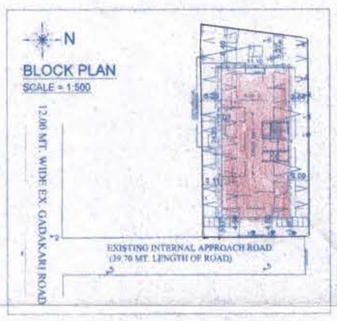
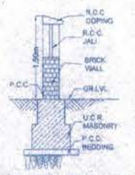


BLOCK PLAN
SCALE = 1:500



SECTION THROUGH COMPOUND WALL
SCALE = 1:50

PLOT AREA CALCULATIONS:-
SCALE 1:500

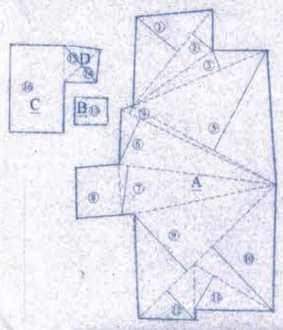
C.T.S.NO.:- 28/B ADDITIONS : (R-ZONE)	
1) 38.55 X 14.56 X 0.50 =	280.64 SQ.MT.
2) 38.55 X 15.35 X 0.50 =	295.88 SQ.MT.
TOTAL AREA	= 576.52 SQ.MT.
A : EX. STRUCTURE AREA CALC:-	
1) 8.22 X 3.58 X 0.5 =	14.71 SQ.MT.
2) 8.22 X 1.72 X 0.5 =	7.06 SQ.MT.
3) 9.56 X 1.33 X 0.5 =	6.35 SQ.MT.
4) 10.68 X 7.40 X 0.5 =	39.52 SQ.MT.
5) 11.31 X 0.51 X 0.5 =	2.88 SQ.MT.
6) 11.31 X 3.29 X 0.5 =	18.60 SQ.MT.
7) 10.43 X 3.20 X 0.5 =	16.69 SQ.MT.
8) 2.92 X 3.26 X 1 =	9.52 SQ.MT.
9) 12.57 X 5.10 X 0.5 =	32.05 SQ.MT.
10) 7.44 X 5.78 X 0.5 =	21.50 SQ.MT.
11) 6.01 X 2.54 X 0.5 =	7.63 SQ.MT.
12) 5.13 X 2.60 X 0.5 =	6.69 SQ.MT.
TOTAL AREA	= 183.20 SQ.MT.
183.20 X 3 (GR. + 2NND)FLR.	= 549.60 SQ.MT ------(A)
B,C&D : EX. STRUCTURE AREA CALC:-	
13) 2.18 X 1.74 X 1 =	3.79 SQ.MT.
14) 3.17 X 1.44 X 0.5 =	2.28 SQ.MT.
15) 3.17 X 1.76 X 0.5 =	2.79 SQ.MT.
16) 3.56 X 5.69 X 0.5 =	10.12 SQ.MT.
TOTAL AREA	= 18.98 SQ.MT.---(B)

TOTAL EX. STRUCTURE AREA (A+B) = 568.58

CONTENT OF SHEET

BLOCK PLAN,
LOCATION PLAN,
PLOT AREA CALCULATIONS,
PARKING STATEMENT,
R.G. AREA CALCULATIONS.

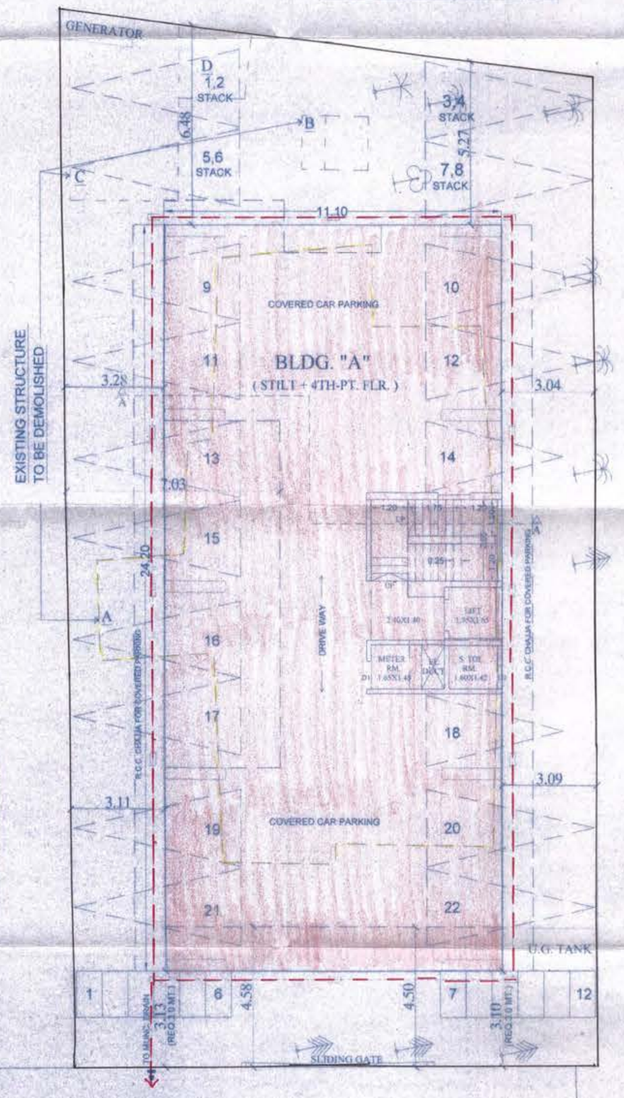
PROPOSED WORK SHOWN IN PINK.
BOUNDARY OF THE PLOT SHOWN IN BLACK.
DRAINAGE LINE SHOWN IN RED DOTTED.
EX. STRUCTURE SHOWN IN YELLOW DOTTED
ALL EXT. WALLS ARE 15 CM & 23 CM THK. CONC.
ALL INT. WALLS ARE 15 CM THK. BRICK.
ALL DRAWINGS & DESIGNS ARE AS PER OWNER'S SUGGESTIONS & APPROVAL.



EXISTING STRUCTURE AREA DIAGRAM
SCALE 1:200

12.00 MT. WIDE EXISTING GADAKARI ROAD

EXISTING INTERNAL APPROACH ROAD
(39.70 MT. LENGTH OF ROAD)



N STILT FLOOR PLAN
SCALE = 1:100