PROFORMA -"A" SHEET NO.1/9

NOTES

1 BOUNDARY OF PLOT AS PER SITE PLAN SHOWN IN	THICK BLACK
2 R. G. LINE SHOWN IN	GREEN FILLED
3 D.P. ROAD WIDENING LINE SHOWN IN	GREEN
4 PROPOSED WORK SHOWN IN	RED FILLED
5 DRAINAGE LINE SHOWN IN	RED DOTTED
6 PROPOSED RECREATION GROUND SHOWN IN	GREEN FILLED
7 PLOT NOT IN POSSESSION SHOWN IN	BLUE FILLED
8 EXISTING STRUCTURE TO BE RETAINED SHOWN IN	YELLOW
9 EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN	YELLOW PATCH

10 ALL EXTERNAL AND INTERNAL WALLS ARE 0.23 CM THK
11 SHEAR WALLS INCLUDING LIFT ARE 0.23 CM THK
12 THE DRAWINGS ARE COMMENTS AS PER OWNER'S SUGGESTIONS AND APPROVAL

SCHEDULE OF DOORS & WINDOW

D1	1.00 X 2.10	M.S. ROLLING SHUTTER
D2	1.00 X 2.10	F.W. SANKALI DOOR
D3	0.75 X 2.10	
D4	0.90 X 2.10	
D5	0.75 X 1.50	
W1	2.10 X 1.50	S.W. GLAZED WINDOW
W2	1.00 X 1.20	
W3	2.40 X 1.20	
W4	2.10 X 1.20	
W5	2.00 X 0.60	ALU. EXPANDED WINDOW

TREE STATEMENT

		AREA IN SQ.MT
C1	AREA OF PLOT	10666.00
C2	2	
	3	
	TOTAL (C2 + C3)	
	NET AREA OF PLOT (C1 - C4)	
D4	R. G. 25.0 FOR NET PLOT AREA	
C5	REQUIRED OPE SPACE 17.00 OF C1	
D6	TWO SHOP BELLS	
	TREES PLANTED BELOW C2	

LOCATION PLAN
SCALE = NTS

TEMPORARY STRUCTURE AREA UNDER SHOP (BLDG- C)
SCALE = 1:500

BLOCK PLAN
SCALE = 1:500

PLOT AREA DIAGRAM
SCALE = 1:500

R.G. AREA DIAGRAM SUB PLOT -B
SCALE = 1:500

R.G. AREA DIAGRAM SUB PLOT -A
SCALE = 1:500

R.G. AREA DIAGRAM SUB PLOT -B
SCALE = 1:500

SUB DIVISION AREA STATEMENT

VILLAGE	C.T.S. NO. AS PER 7/12	AREA UNDER 40 M R.D.P. ROAD	AREA UNDER R.G.	BALANCE PLOT	10% AMENITY OPEN SPACE SUB PLOT-C	NET PLOT	SUB DIVISION	Plot Allotment As Per Allotment Holding Scheme	TOTAL AREA AS PER SUB PLOT-B	AREA CONSIDER FOR SUBDIVISION APPROVAL
MAJIWADE	C.T.S. NO. 342 (PT)	1388.00	1413.95	71.03	940.92	9402.72				
							SUB PLOT A	As per Building Development Scheme	6347.34	7275.83
							SUB PLOT B	As per Building Development Scheme	2113.50	2187.15

PARKING STATEMENT SUB PLOT - A

TWO WHEELER

	TENEMENTS	PARKING
1 TWO WHEELER PARKING SPACE FOR TENEMENT	188 NOS	188 NOS
ONE PARKING SPACE FOR EVERY 30 SQ.MT. OF SHOP SPACE UP TO 4,000 SQ.MT.		28 NOS
TOTAL	188 NOS	216 NOS
PARKING REQUIRED		208 NOS
PARKING PROVIDED		216 NOS

PARKING STATEMENT SUB PLOT - B

TWO WHEELER

	TENEMENTS	PARKING
1 TWO WHEELER PARKING SPACE FOR TENEMENT	193 NOS	193 NOS
TOTAL	193 NOS	193 NOS
PARKING REQUIRED		193 NOS
PARKING PROVIDED		193 NOS

PARKING STATEMENT

FOUR WHEELER

	TOTAL TENEMENTS	PARKING	PARKING LOCATION	PARKING NOS
1 PARKING SPACE FOR EVERY TENEMENT (PARKING AREA 2.5 X 5.0 = 12.5 SQ.MT.)	70	35		
2 PARKING SPACE FOR EVERY 100 SQ.MT. OF SHOP SPACE (BUILT UP AREA 100 SQ.MT. OR PART THEREOF)	125	125		
TOTAL		160 NOS		160 NOS
PARKING REQUIRED		160 NOS		160 NOS
PARKING PROVIDED		23 NOS	GROUND	23 NOS
				1 NOS
				2 NOS
			GROUND	159 NOS
				209 NOS
				209 NOS
				422 NOS

BUILT-UP AREA SUMMARY

BLDG. NO.	FLOOR	AREA IN SQ.MT. (RESIDENTIAL)	AREA IN SQ.MT. (COMMERCIAL)	TOTAL AREA IN SQ.MT.	REQUIRED STANDARD COMMON AREA	PROPOSED COMMON AREA	TOTAL AREA IN SQ.MT.
SUB PLOT A BLDG. A	BASEMENT						
	STILT						
	1ST TO 7TH						
	TOTAL						
SUB PLOT A BLDG. B	BASEMENT						
	STILT						
	1ST TO 7TH						
	TOTAL						
SUB PLOT A BLDG. C	GROUND						
	1 UNDER STRUCTURE AREA OUT OF						
TOTAL SUB PLOT A BUILT UP AREA							
SUB PLOT B BLDG. E							
TOTAL SUB PLOT B BUILT UP AREA							
TOTAL BUILT UP AREA							

STAIRCASE AREA SUMMARY

BLDG. NO.	FLOOR	AREA IN SQ.MT. TOTAL STAIRCASE AREA
SUB PLOT A BLDG. A	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. B	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. C	GROUND	
TOTAL SUB PLOT A STAIRCASE AREA		
SUB PLOT B BLDG. E		
TOTAL SUB PLOT B STAIRCASE AREA		
TOTAL SUB PLOT B STAIRCASE AREA		

CONSTRUCTION AREA SUMMARY

BLDG. NO.	FLOOR	AREA IN SQ.MT.
SUB PLOT A BLDG. A	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. B	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. C	GROUND	
TOTAL SUB PLOT A CONSTRUCTION AREA		
SUB PLOT B BLDG. E		
TOTAL SUB PLOT B CONSTRUCTION AREA		
TOTAL SUB PLOT B CONSTRUCTION AREA		
TOTAL SUB PLOT B CONSTRUCTION AREA		
TOTAL SUB PLOT B CONSTRUCTION AREA		

TENEMENTS STATEMENT

BLDG. NO.	FLOOR	AREA IN SQ.MT.
SUB PLOT A BLDG. A	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. B	BASEMENT	
	STILT	
	1ST TO 7TH	
SUB PLOT A BLDG. C	GROUND	
TOTAL SUB PLOT A TENEMENTS		
SUB PLOT B BLDG. E		
TOTAL SUB PLOT B TENEMENTS		
TOTAL SUB PLOT B TENEMENTS		

STAMP OF APPROVAL OF PLANS

Amended
Plans are approved subject to conditions
Prescribed in Permit No. V.P. 6004/0104/17
TMC/TD-DYTP/CC/0.63.2016 Date 19/08/18

Deputy Engineer (TCD)
Thane Municipal Corporation
The City of Thane

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIG. & AREA CALC., R.G. AREA DIG. & AREA CALC., BUILT-UP AREA SUMMARY, TENEMENT STATEMENT, CONSTRUCTION AREA SUMMARY, PARKING AREA STATEMENT, SUB DIVISION AREA STATEMENT, SEPTIC TANK SECTION & COMPOUND WALL SECTION ETC

A) AREA STATEMENT

		SQ. MTS
01	AREA AS PER 7/12 GAON	10666.00
02	DEDUCTION FOR	
	1 AREA UNDER 40 M WIDE R.D.P. ROAD	1413.95
	2 PROPOSED 9.00 M WIDE ACCESS ROAD AS PER SANCTIONED PLAN	71.03
	TOTAL (1 + 2)	1484.98
03	BALANCE NET AREA	9403.02
04	10% AMENITY OPEN SPACE	940.30
05	NET AREA OF PLOT (3 - 4)	9462.72

B) SUB DIVISION AREA STATEMENT

SUB DIVISION AREA		9462.72	
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			
13			
14			

B) TENEMENT STATEMENT

01	PROPOSED AREA FOR TENEMENT (PASSED)	6374.16	18191.69
02	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP TERRACE SITE, SALES OFFICE ETC.)		1495.27
03	BALANCE AREA (1 - 2)	6374.16	16696.42
04	TENEMENTS PERMISSIBLE AS PER APPENDIX IV	6374.16	16696.42
05	DENSITY 250 PER HECTARE = (10000 / 300) = 33.33 16696.42 / 33.33 = 501 NOS		191 NOS / 501 NOS
06	PERMISSIBLE TENEMENTS	191 NOS	191 NOS
07	EXISTING TENEMENTS	—	—
08	PROPOSED TENEMENTS	188 NOS	188 NOS
09	TOTAL TENEMENT	188 NOS	188 NOS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
& THE BOUNDARY LINES OF SUBDIV. ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE &
THE AREA SO WORKED OUT TO BE 6374.16 "THE AREA STATED INCLUDES OWNERSHIP"

SIGNATURE OF THE LICENCED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON THE PLOT BEARING C.T.S. NO. 342 (PT)
SUB PLOT 2 OF VILLAGE MAJIWADE, TALUKA & DISTRICT - THANE

NAME & SIGN. OF OWNER

For XLO MACHINE TOOLS LIMITED
Authorised Signatories

FOR
XLO MACHINE TOOLS LTD

SUB NO.	
TRACE NO.	
SCALE	
DATE	30.12.2017
DRAWN BY	KAMAL
CHECKED BY	B. JOSHI

JOSHI DESHAWARE ASSOCIATES
ARCHITECTS & ENGINEERS