



THANE MUNICIPAL CORPORATION, THANE

REGULATION
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. १ : Basement + Lower Ground + Ground + १st floor + २nd to १७th floor + १८th floor (Pt).

V. P. No. S05/0008/08

TMC / TDD / 2176/17

Date: 5/5/2017

To, Shri / Smt. १० फोल्डस् आर्किटेक्टस् अँड कन्सल्टंटस् (Architect)

मे. पंकज सिल्क मिल्कचे भागीदार श्री. पंकज व्ही. गुप्ता व श्रीमती आशाराणी गुप्ता (मालक)
Shri. मे. राजलक्ष्मी डेव्हलपर्सचे भागीदार श्री. मेहुल वसाविडा व इतर (कु.मु.) (Owners)

With reference to your application No. १३६५ dated २८/०४/२०१७ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village बाळकुम Sector No. ५ Situated at Road/Street खालील प्रमाणे S. No./C.S.T. No./F.P. No. खालील प्रमाणे

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

नविन स.क्र. १०४/१७, जुना स.क्र. २३५/बी.

- ५) सी.एन.पुर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- ६) सी.एन.पुर्वी जागेवर विहित नमून्यातील माहिती फलक दर्शनी बाजूस लावणे आवश्यक व तो अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- ७) सी.एन.पुर्वी प्रस्तावांतर्गत मंजूरी नुसार काम करणार असल्याबाबतचे तसेच तद्नंतर दर तीन महिन्यांनी जागेवरील परीस्थितीनुसार कामाबाबतचे विकासक व वा.वि. यांचे हमीपत्र सादर करणे आवश्यक.
- ८) जोत्यापुर्वी टी.आय.एल.आर. कडील हद्द कायम मोजणी नकाशांनुसार भुखंड हद्दवरील कुंपण भिंत बांधणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

TRUE COPY

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Architect

Municipal Corporation of
the city of, Thane.

- ९) सदरची परवानगी मंजूर सुधारीत विकास आराखडा व मंजूर विकास नियंत्रण नियमावलीमधील तरतुदींच्या अनुषंगाने देण्यात येत आहे. विविध शासकीय विभागांच्या परवानगी प्रमाणपत्रांमध्ये नमुद केलेल्या तसेच इतर आवश्यक परवानग्या प्राप्त करणे विकासक यांचेवर बंधनकारक राहिल.
- १०) जोत्यापुर्वी व वापर परवान्यापुर्वी नियोजित इमारतीची संरचना IS Code १८९३ व ४३६२ मधील भुंकंपरोधक तरतुदीनुसार केली असल्याबाबतचे आर.सी.सी. तज्ञांचे स्टॅबिलीटी प्रमाणपत्र सादर करणे आवश्यक.
- ११) जोत्यापुर्वी डी.पी. नुसार नियोजित रस्त्याखालील व सुविधा भुखंडाखालील क्षेत्र ठामपाच्या नावे केल्याचे स्वतंत्र ७/१२ उतारे सादर करणे आवश्यक.
- १२) जोत्यापुर्वी Surface Drain चे काम पुर्ण करणे व कामाच्या पुर्णत्वाबाबत स्टॉर्म वॉटर ड्रेनेज विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- १३) वापर परवान्यापुर्वी अग्निशमन विभागाकडील अंतिम नाहरकत दाखला सादर करणे आवश्यक.
- १४) वापर परवान्यापुर्वी Mechanical Parking च्या कामाच्या पुर्णत्वाबाबत व त्याच्या फिटनेस बाबत संबंधित पुरवठादाराचा दाखला सादर करणे आवश्यक.
- १५) वापर परवान्यापुर्वी Organic Waste Disposal System राबविणे बंधनकारक राहिल.
- १६) वापर परवान्यापुर्वी Change of Scheme करिता Basic FSI च्या ५% सदनिका ठाणे महानगर पालिकेकडून बांधकाम मुल्याचा दर घेऊन हस्तांतरीत करणे आवश्यक आहे.
- १७) वापर परवान्यापुर्वी वृक्षा, पाणी व ड्रेनेज विभागाचे नाहरकत दाखले सादर करणे आवश्यक.
- १८) वापर परवान्यापुर्वी रेन वॉटर हार्वेस्टिंग व सोलार सिस्टीम कार्यान्वित करणे आवश्यक.
- १९) वापर परवान्यापुर्वी उद्वाहन बाबत संबंधित विभागाकडील अनुज्ञाप्री प्रमाणपत्र सादर करणे आवश्यक.
- २०) वापर परवान्यापुर्वी एन.ए. बाबतचे शुल्क शासनाकडे भरणे केल्याचा जिल्हाधिकारी कार्यालयाचा दाखला सादर करणे आवश्यक.
- २१) LBT बाबत विकासकांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- २२) Mechanical Parking बाबत विकासकांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- २३) EWS/LIG/MIG सदनिकांमध्ये त्रयस्थ हक्क प्रस्थापित करण्यात येणार नाही याबाबतचे विकासकांचे हमीपत्र त्यांचेवर बंधनकारक राहिल.
- २४) स्त्री कामगारांच्या संख्येबाबत विकासकांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- २५) भुखंडाचे मालकी हक्काबाबत/हद्दीबाबत काही वाद निर्माण झाल्यास त्यास विकास कर्ते पुर्णपणे जबाबदार राहतील. ठामपा त्यास जबाबदार राहणार नाही.
- २६) बांधकामास ठामपा पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- २७) नियमानुसार आवश्यक ती शुल्के वेळोवेळी भरणे आवश्यक.
- २८) नविन इमारतीच्या ठिकाणी आतील बाजूस रिफ्युज परिया तसेच इमारतीचे समोरील रस्त्यांचे चित्रीकरण करण्यास सी.सी.टि.व्ही. यंत्रणा कार्यान्वित ठेवणे आवश्यक व वापर परवाना अदा करणेपूर्वी सदरची यंत्रणा सुरळीतपणे कार्यान्वित ठेवणेची जबाबदारी बांधकामचे कालावधीत विकासक व बांधकाम पुर्णत्वांतर संबंधीत गृहनिर्माण संस्थेवर राहिल.

TRUE COPY


 Architect

सावधान

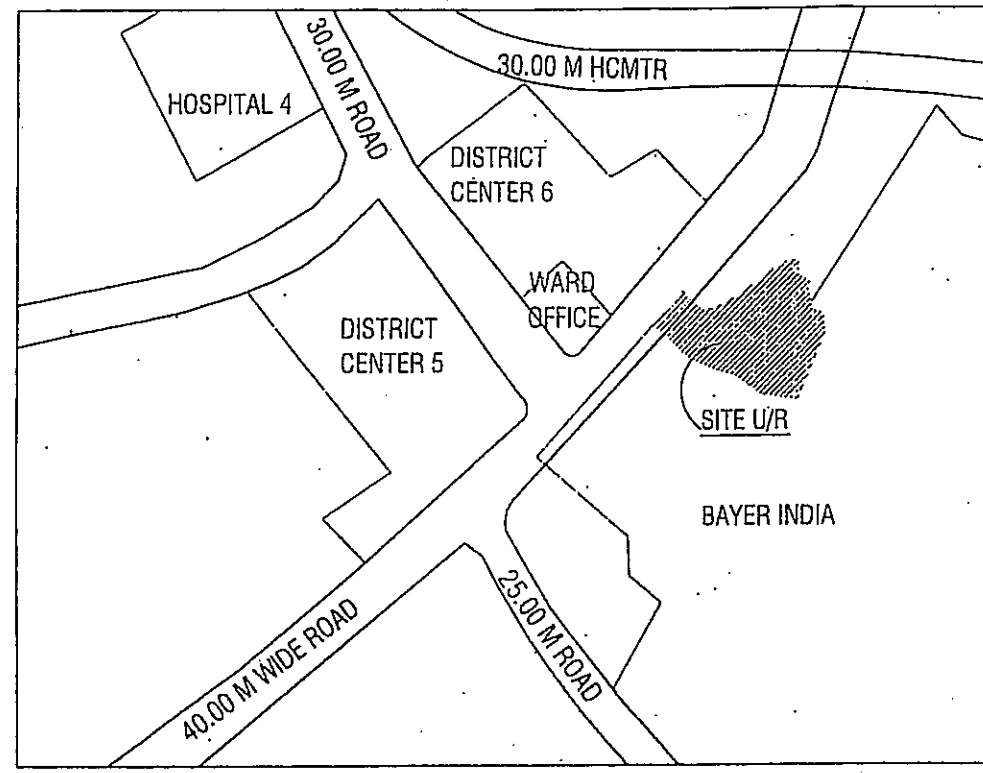
"मंजूर नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण अधिनियमाबाबत आवश्यक त्या परवानग्या व जेस बांधकाम करणे करणे, महासत्ता प्रादेशिक व राज्य सरकार अधिनियमांचे अन्वय ५२ अनुसार दखलापत्र घ्या आहे. त्यासाठी जास्त जास्त ३ वर्षे वेळ व रु. ५०००/- वंद होऊ शकतो."



Your's faithfully,


 05/05/12
 (Munl/Patl)
 कार्यकारी अभियंता,

शहर विकास विभाग,
 Municipal Corporation of
 The City of Thane.



LOCATION PLAN
SCALE: 1:100

PARKING STATEMENT (SALE COMPONENT)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
BELOW 35 SQ.MT. TENEMENT B/UP AREA NOT REQUIRED PARKING (RENTAL HOUSING TENEMENT)	-----	-----
2 TENEMENTS HAVING B/UP AREA ABOVE 35 TO 50 SQ.MT.	62 NOS.	31 NOS.
1 PARKING SPACE FOR EACH.		
1 TENEMENTS HAVING B/UP AREA ABOVE 50 TO 75 SQ.MT.	98 NOS.	98 NOS.
1 PARKING SPACE FOR EACH.		
1 TENEMENTS HAVING B/UP AREA ABOVE 75 SQ.MT.	-----	-----
2 PARKING SPACE FOR EACH.		
10% VISITORS PARKING	-----	13 NOS.
TOTAL CAR PARKING REQUIRED		142 NOS.
TOTAL CAR PARKING PROVIDED	160 NOS.	160 NOS.
TOTAL SCOOTER PARKING PROVIDED		160 NOS.

PARKING STATEMENT (AMENITY)

DESCRIPTION	NO. OF TENEMENT	NO. OF PARKING
AMENITY AREA = 453.20 SQ.MT. 100.00 SQ.MT. AREA 1 CAR PARKING SPACE FOR EACH	453.20/100	05 NOS.
TOTAL CAR PARKING PROVIDED		05 NOS.
AMENITY AREA = 453.20 SQ.MT. 20 SQ.MT. AREA 1 SCOOTER SPACE FOR EACH	453.20/20	23 NOS.
TOTAL CAR PARKING PROVIDED		23 NOS.

	SALE BLDG.	AMENITY AREA	MHADA	TOTAL PARKING PROVIDED
TOTAL CAR PARKING REQUIRED	142 NOS.	05 NOS.	14 NOS.	160 NOS.
TOTAL CAR PARKING PROVIDED	369 NOS.	05 NOS.	14 NOS.	372 NOS.
TOTAL SCOOTER PARKING REQUIRED	160 NOS.	23 NOS.	26 NOS.	209 NOS.
TOTAL SCOOTER PARKING PROVIDED	296 NOS.	23 NOS.	26 NOS.	345 NOS.

PLOT AREA SUMMARY

OLD S. NO./ H. NO.	NEW S. NO./ H. NO.	AREA AS PER 7/12	AREA AS PER CAL.	AREA CONSIDER FOR F.S.I.
235-B(PT)	140-17	7324.00 SQ.MT.	7364.81 SQ.MT.	7324.00 SQ.MT.
TOTAL AREA		7324.00 SQ.MT.	7364.81 SQ.MT.	7324.00 SQ.MT.

REQUIRED AMENITY AREA = 632.56 X 5% = 331.13 SQ.MT.
CONSTRUCTED AMENITY AREA = 453.20 SQ.MT.

SALE COMPONENT BUILT-UP AREA STATEMENT

BLDG. NOS.	NO. OF FLOORS	BUILT-UP AREA	STAIRCASE AREA	NO. OF TENEMENT
BLDG. NO.1	BASE-1+LOWER GROUND+ GROUND+1ST+ 2ND TO 18TH FLOORS	8372.72 SQ.MT	4413.21 SQ.MT	160 NOS.
	TOTAL AREA	8372.72 SQ.MT	4413.21 SQ.MT	160 NOS.
AMENITY AREA	PROPOSED IN BLDG. NO.-1.(GRD. FLR.)	453.20 SQ.MT	-----	NOT ADD. IN F.S.I.

R.G. AREA CALCULATION:

20% REQUIRED PHYSICAL R.G. AREA OF 6291.43 SQ.MT.
6291.43 X 0.20 = 1258.29 SQ.MT.
33% R.G. REQUIRED ON GROUND LVL.
1258.29 X 0.33 = 415.23 SQ.MT.

R.G. AREA CALCULATION

R.G.-1

NO.	DESCRIPTION	AREA
1	12.36 X 4.43 X 0.5	27.38 SQ.MT
2	7.55 X 3.02 X 0.5	11.40 SQ.MT
3	18.38 X 4.96 X 0.5	38.09 SQ.MT
4	16.37 X 4.15 X 0.5	33.97 SQ.MT
5	4.44 X 0.67 X 0.67	1.99 SQ.MT
6	16.37 X 4.50 X 0.5	36.83 SQ.MT
7	16.09 X 11.96 X 0.5	96.22 SQ.MT
8	20.05 X 0.08 X 0.5	81.00 SQ.MT
9	20.36 X 14.82 X 0.5	142.72 SQ.MT
10	20.36 X 6.51 X 0.5	66.27 SQ.MT
TOTAL AREA		535.88 SQ.MT

R.G.-2

NO.	DESCRIPTION	AREA
1	14.21 X 5.22 X 0.5	37.09 SQ.MT
2	15.74 X 8.74 X 0.5	68.78 SQ.MT
3	10.90 X 3.91 X 0.5	21.51 SQ.MT
4	4.24 X 0.58 X 0.67	1.65 SQ.MT
5	11.49 X 9.44 X 0.5	54.23 SQ.MT
6	11.49 X 4.17 X 0.5	23.96 SQ.MT
TOTAL AREA		207.02 SQ.MT

R.G.-3

NO.	DESCRIPTION	AREA
1	21.09 X 12.93 X 0.5	136.35 SQ.MT
2	19.46 X 13.24 X 0.5	128.83 SQ.MT
3	19.46 X 4.98 X 0.5	48.46 SQ.MT
4	16.93 X 2.82 X 0.5	23.73 SQ.MT
TOTAL AREA		337.36 SQ.MT

R.G.-4

NO.	DESCRIPTION	AREA
1	31.32 X 2.99 X 0.5	46.82 SQ.MT
2	11.36 X 3.63 X 0.5	20.52 SQ.MT
3	10.92 X 1.33 X 0.5	7.95 SQ.MT
4	29.21 X 1.92 X 0.5	66.46 SQ.MT
5	13.51 X 2.14 X 0.5	14.56 SQ.MT
6	20.39 X 7.72 X 0.5	78.71 SQ.MT
TOTAL AREA		254.23 SQ.MT
TOTAL AREA (R.G.-1 + 2 + 3 + 4)		1334.49 SQ.MT

PROFORMA - A (FOR MHADA)

A	AREA STATEMENT	SQ.MT
1	20% NET B/UP AREA HANDED OVER TO MHADA (5569.20 X 20%)	1069.54
2	TOTAL REQUIRED B/UP AREA (1)	1069.54
3	TOTAL PROPOSED AREA (MHADA)	1107.60
B	TENEMENT STATEMENT	
4	TOTAL PROPOSED TENEMENT (MHADA)	26 NOS.

FLOOR BUILT UP SUMMARY (MHADA COMPONENT)

TYPE OF BLDG.	NO. OF FLOOR	BUILT-UP AREA	NO. OF TENEMENT
BLDG. NO.-1	2ND(PT.) TO 14TH(PT.) FLOOR	1107.60	26 NOS.
TOTAL BUILT-UP AREA		1107.60	26 NOS.

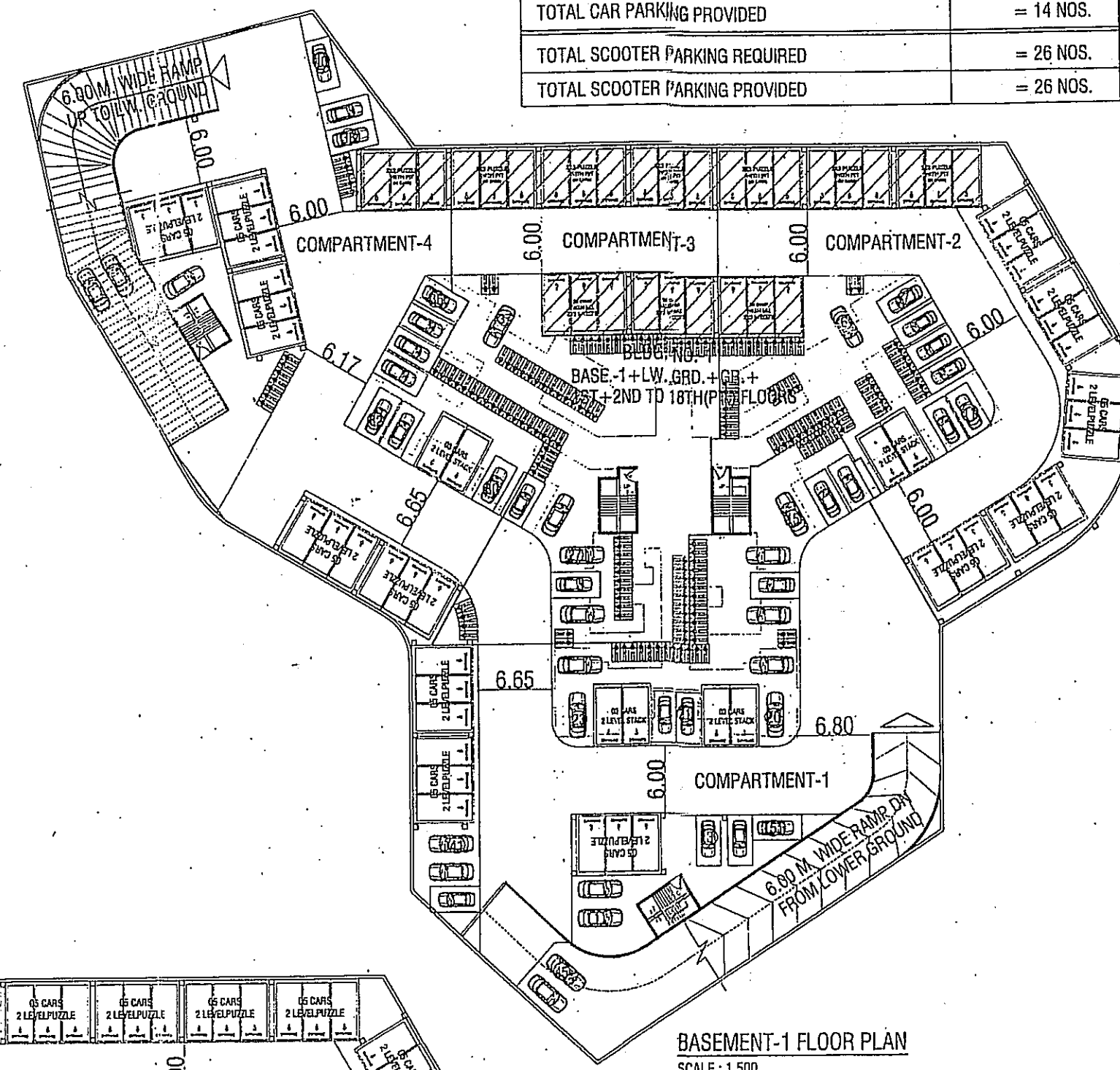
PARKING STATEMENT - (MHADA COMPONENT)

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	26 NOS.	13 NOS.
1 TENEMENTS HAVING B/UP AREA ABOVE 50.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	-----	-----
1 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. 2 PARKING SPACE FOR 1 TENEMENTS	-----	-----
10% VISITORS PARKING	-----	01 NOS.
TOTAL CAR PARKING REQUIRED (RESI.)		14 NOS.
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	26 NOS.	26 NOS.

TENEMENTS STATEMENT (MHADA COMPONENT)

BLDG. NO.	0-35 SQ.MT.	35-50 SQ.MT.	50-75 SQ.MT.	>75 SQ.MT.	TOTAL
BLDG. NO.-1	00	26	00	00	26
TOTAL	00	26	00	00	26

TOTAL CAR PARKING REQUIRED	= 14 NOS.
TOTAL CAR PARKING PROVIDED	= 14 NOS.
TOTAL SCOOTER PARKING REQUIRED	= 26 NOS.
TOTAL SCOOTER PARKING PROVIDED	= 26 NOS.



COMPARTMENTS	AREA
COMPARTMENT-1	1208.75 SQ.MTS.
COMPARTMENT-2	983.38 SQ.MTS.
COMPARTMENT-3	1166.26 SQ.MTS.
COMPARTMENT-4	1275.84 SQ.MTS.

AREA CALCULATION OF LOWER GRD. & BASE-1

ADDITION:

1	32.55 X 14.94 X 0.5 X 1	= 243.15 SQ.MT
2	33.72 X 14.35 X 0.5 X 1	= 241.94 SQ.MT
3	37.68 X 21.62 X 0.5 X 1	= 407.52 SQ.MT
4	43.13 X 18.44 X 0.5 X 1	= 397.66 SQ.MT
5	64.40 X 32.64 X 0.5 X 1	= 1051.01 SQ.MT
6	69.02 X 10.62 X 0.5 X 1	= 366.50 SQ.MT
7	69.02 X 28.71 X 0.5 X 1	= 990.78 SQ.MT
8	36.99 X 7.84 X 0.5 X 1	= 145.00 SQ.MT
9	21.46 X 4.45 X 0.67 X 1	= 63.98 SQ.MT
10	53.87 X 20.86 X 0.5 X 1	= 561.86 SQ.MT
11	53.87 X 16.21 X 0.5 X 1	= 436.62 SQ.MT
12	48.94 X 17.14 X 0.5 X 1	= 419.42 SQ.MT
TOTAL AREA		= 5325.24 SQ.MT

PROFORMA - A

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (AS PER 7/12)	7324.00
	AREA OF PLOT (AS PER TRIANGULATION)	7364.81
	AREA CONSIDERED FOR F.S.I.	7324.00
2	DEDUCTIONS FOR	
a	AREA UNDER 40.00 M. W. ROAD	426.44
b	NOT IN POSSESSION	275.00
c	TOTAL (a + b)	701.44
3	BALANCE PLOT AREA (1 - 2)	6622.56
4	LESS 5% AMENITY AREA	331.13
5	BALANCE AREA (3 - 4)	6291.43
6	DEDUCTION FOR 15% RECREATIONAL GROUND (54)	943.71
7	NET AREA OF PLOT (5 - 6)	5347.72
8	PERMISSIBLE F.S.I.	1.00
9	ADDITION FOR	
a	AREA UNDER 40.00 M. W. ROAD (426.44 X 2)	852.88
b	AREA UNDER AMENITY	331.13
c	TOTAL (a+b)	1184.01
d	AS PER G.R. DATED 2-5-2016 120% PERMISSIBLE T.D.R. OF 6291.43 X 120% = 7549.72 SQ.MT. 20% PERMISSIBLE T.D.R. OF 6291.43 X 20% = 1258.28 SQ.MT. D.R.+ T.D.R. POTENTIAL FOR UTILISATION 7549.72 + (852.88 + 331.13) = 6365.71 SQ.MT.	
e	AS PER G.R. DATED 28-8-2015 30% ADDITIONAL FSI BY PREMIUM 6291.43 X 30% = 1887.43 SQ.MT.	1887.43
f	TOTAL (c + d + e)	3071.44
10	TOTAL PERMISSIBLE B/UP AREA (7+9f)	8419.16
11	PROPOSED AREA	8372.72
12	TOTAL BUILT-UP AREA CONSUMED	0.895

TENEMENT STATEMENT

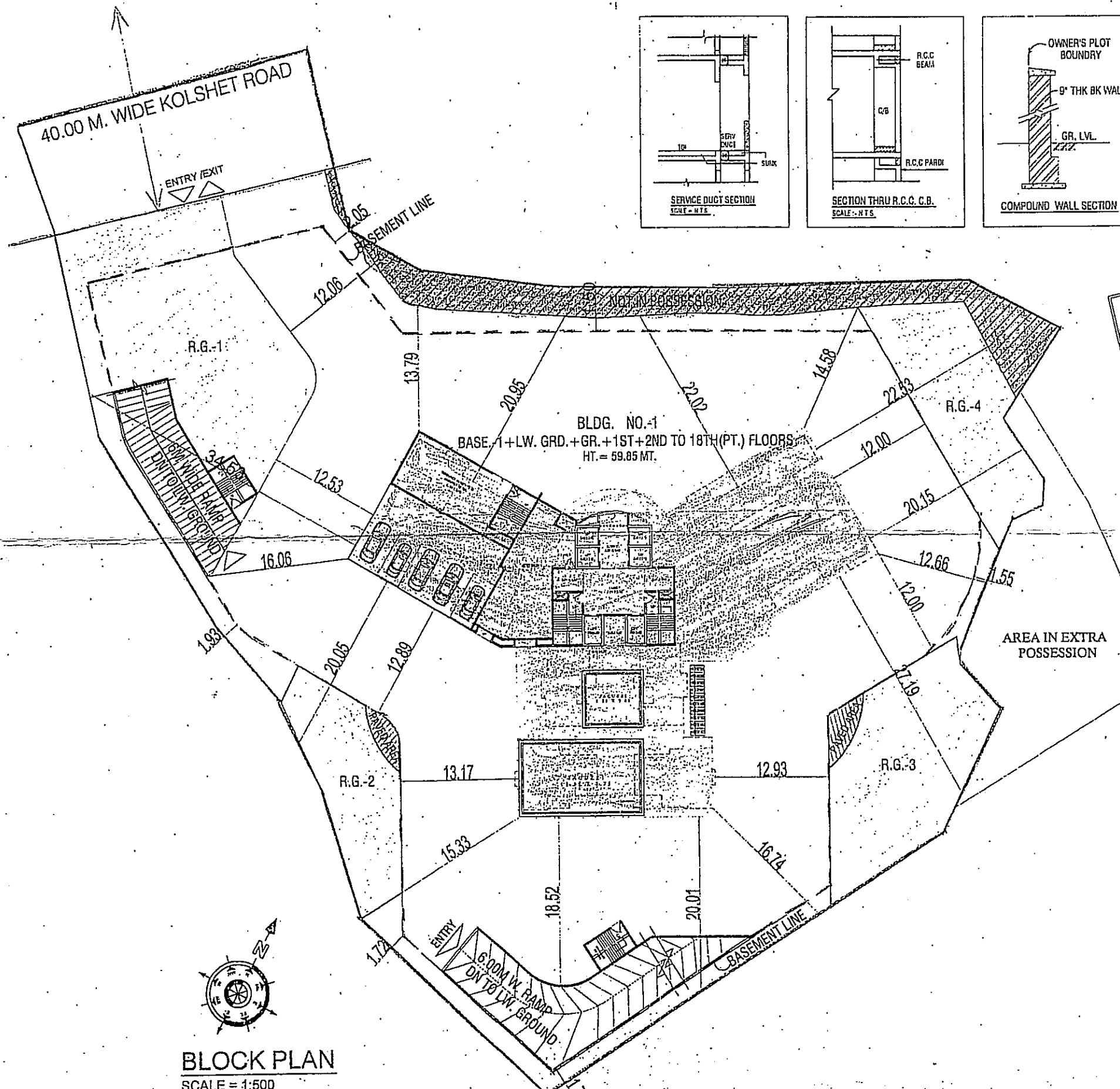
NO.	DESCRIPTION	NO. OF TENEMENT	NO. OF PARKING
13	PROPOSED BUILT-UP AREA (ITEM A-12 ABOVE)	8372.72	1107.60
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	-----	-----
c	AREA AVAILABLE FOR TENEMENTS (a-b)	8372.72	1107.60
14	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N') DENSITY (250)	209 NOS.	-----
b	TOTAL PROPOSED TENEMENT	160 NOS.	26 NOS.

SCHEDULE OF DOORS & WINDOWS

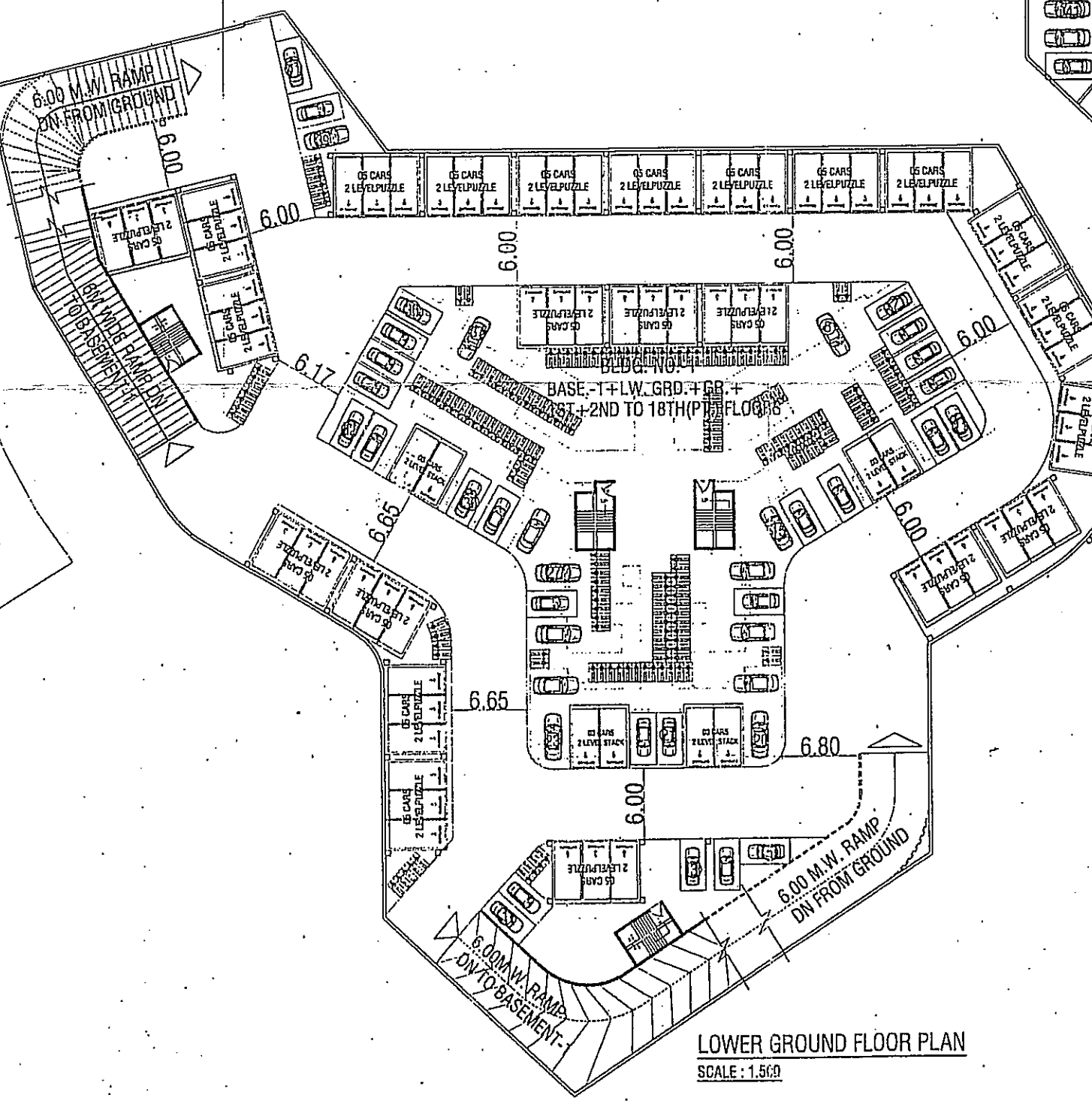
NO.	SIZE	REMARK
D	1.05 X 2.20	T.W. FRAMED MAIN DOOR
D1	0.91 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
D3	1.20 X 2.20	T.W. FRAMED FF DOOR
W	1.80 X 1.60	ALUM. FRAMED SLIDING WINDOW
W1	1.50 X 1.60	ALUM. FRAMED SLIDING WINDOW
W2	1.20 X 1.60	ALUM. FRAMED SLIDING WINDOW
W3	1.15 X 1.60	ALUM. FRAMED GLAZED WINDOW
W4	3.00 X 1.60	ALUM. FRAMED SLIDING WINDOW
W5	1.80 X 2.00	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.75 X 2.20	LOUVERED WINDOW

NOTES

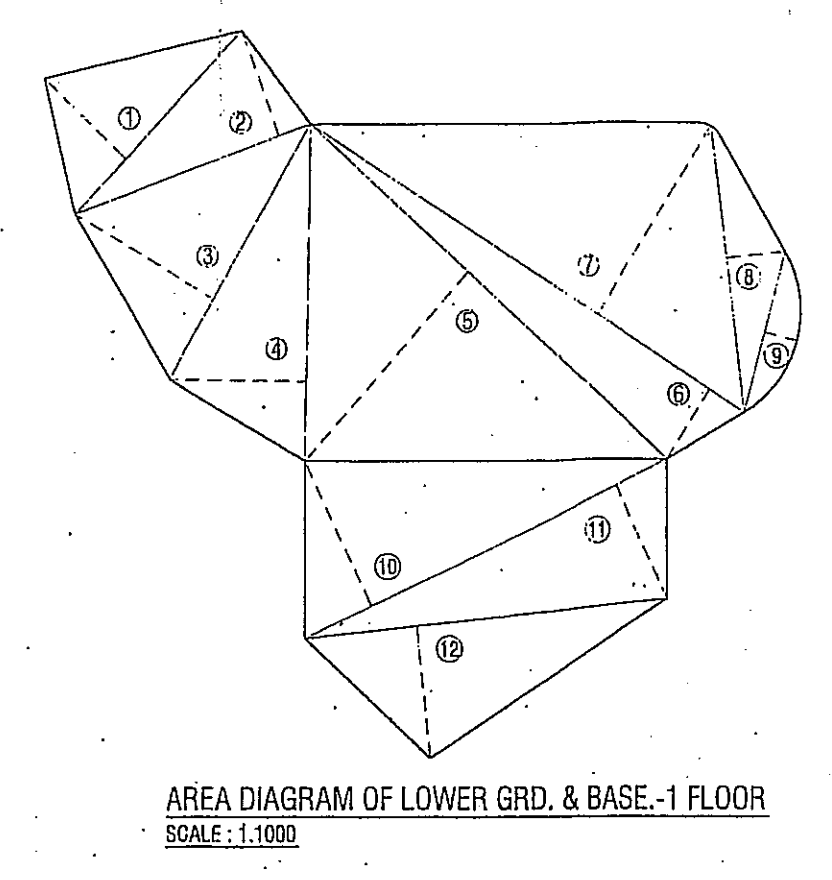
- PLOT BOUNDARY SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.
- EXISTING WORK SHOWN IN YELLOW.
- D. P. ROAD SHOWN IN BROWN.
- RECREATION GROUND SHOWN IN GREEN.



BLOCK PLAN
SCALE: 1:500



LOWER GROUND FLOOR PLAN
SCALE: 1:500



AREA DIAGRAM OF LOWER GRD. & BASE-1 FLOOR
SCALE: 1:1000

PROFORMA - II

CONTENTS OF SHEETS

LAYOUT PLAN, BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, CLUB HOUSE AREA STATEMENT, R.G. AREA CALCULATION, U. G. TANK SECTION, COMPOUND WALL SECTION, ETC.....

STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions Prescribed in Permit No. VP-505/0008/08 TMC/DT-DP/PSI-2176/17 Dated: 15/12/2017

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation The City of Thane

सावधान

भूकंप प्रतिरोधी संरचना का निर्माण करने वाले प्रकल्प, निम्नलिखित शर्तों के अधीन आदेशक द्वारा पर्यवेक्षण या सेवा प्राप्त करने पर ही, मराठवाड़ा प्रदेश के नगर रचना अधिनियम 1960 के अनुसार परमाणु सुरक्षा आदेश, ब्यासाडी धारा 17 के अन्तर्गत 23. 10.2008 के संकेत संख्या:

THE CITY OF THANE

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THAT 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 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP-TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

DESCRIPTION

PROPOSED BLDG. LAYOUT ON PLOT BEARING : OLD S.NO. - 2356pt NEW S.NO. - 104/17 AT VILLAGE - BALKUM, THANE.

NAME & SIGNATURE OF OWNERS/POAH

M/S. RAJLAXMI DEVELOPERS, 1, MAYFAIR MERIDIAN, NEAR ST. BLAISE CHURCH, CEASER ROAD, ANDHERI(W) MUMBAI-400 058., FAX. 02267232358.

ARCHITECT

TRUE COPY

10 FOLDS

ARCHITECTS & CONSULTANTS

8-101, Dev Corona, Opp. Carbury Signal, Thane (W) 400 601, Tel. : 022-41008882 / 83 / 84 Email : 10foldsarchitects@gmail.com

SCALE DRAWN BY

DATE CHECKED

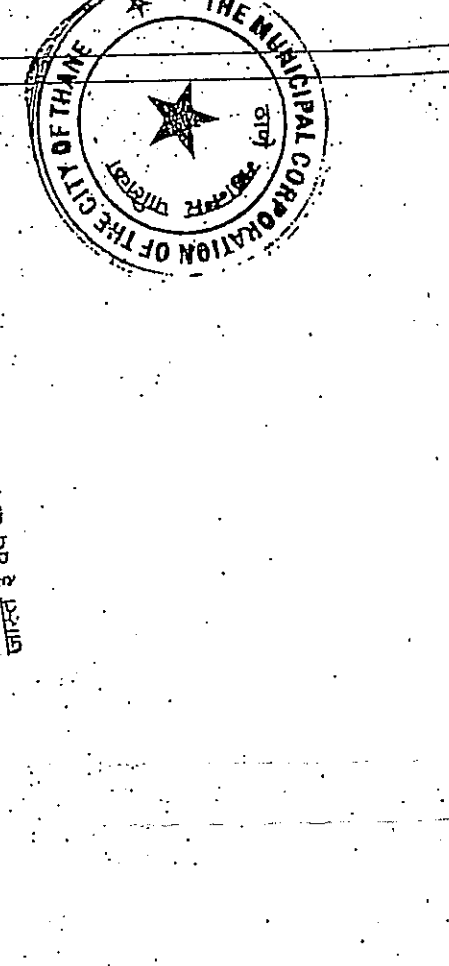
JOB NO.

PATH

CONTENTS OF SHEETS

B.D.G. NO.-1
BASE-1+1 LOWER GROUND+ 1ST+ 2ND TO 14TH(F.L) FLOORS
TYPICAL FLOOR PLAN, AREA LINE DIAGRAM, BUILT-UP AREA CALCULATION.

Plans are approved Subject to conditions
 Prescribed in Permit No. VP/100/2008/108
 THROTTLED BY THE MUNICIPAL CORPORATION, THANE
 Dated: 15/12/2017
 Municipal Engineer
 Executive Engineer
 Thane Municipal Corporation
 The City of Thane



STAMP OF RECEIPT OF PLAN

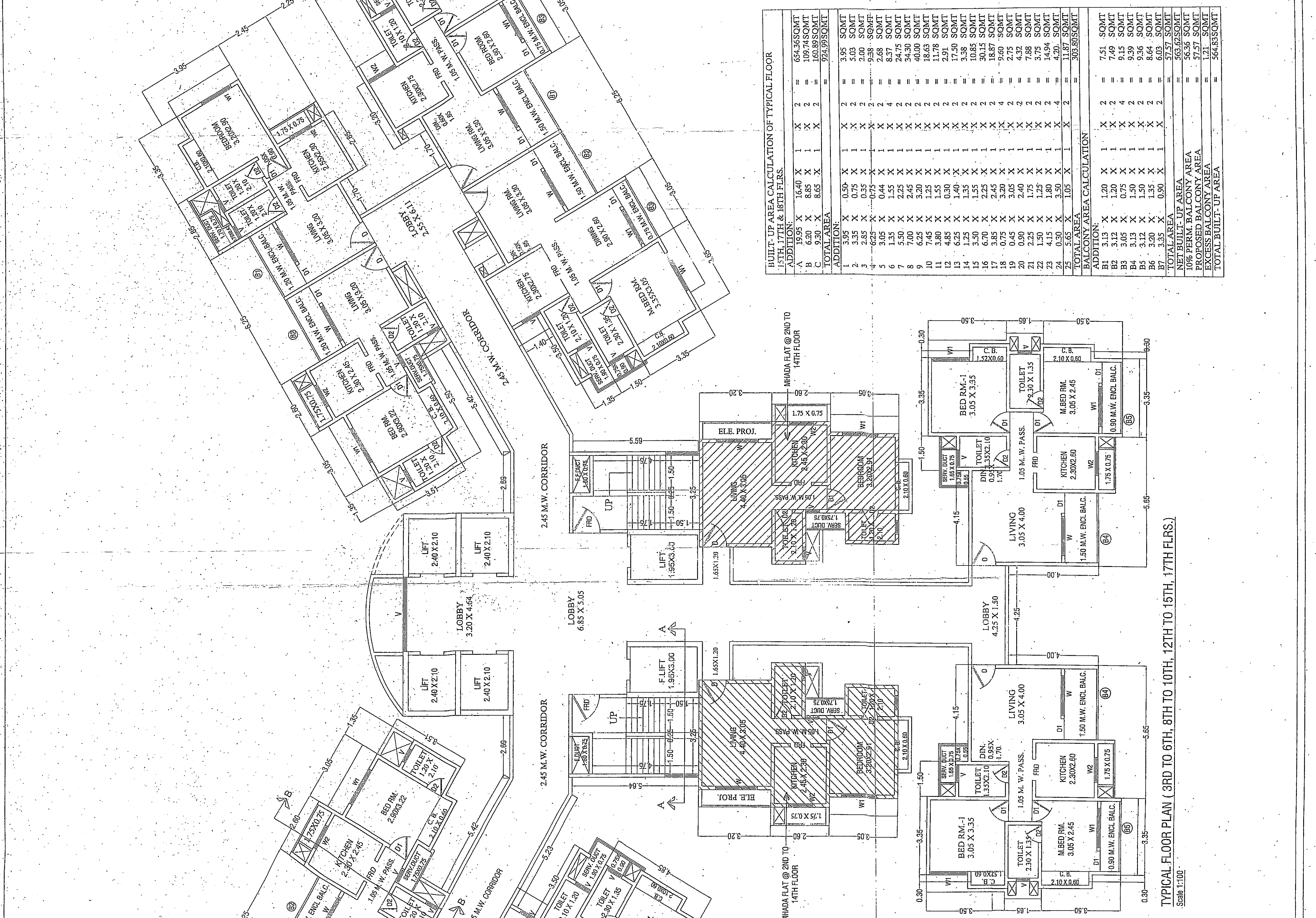
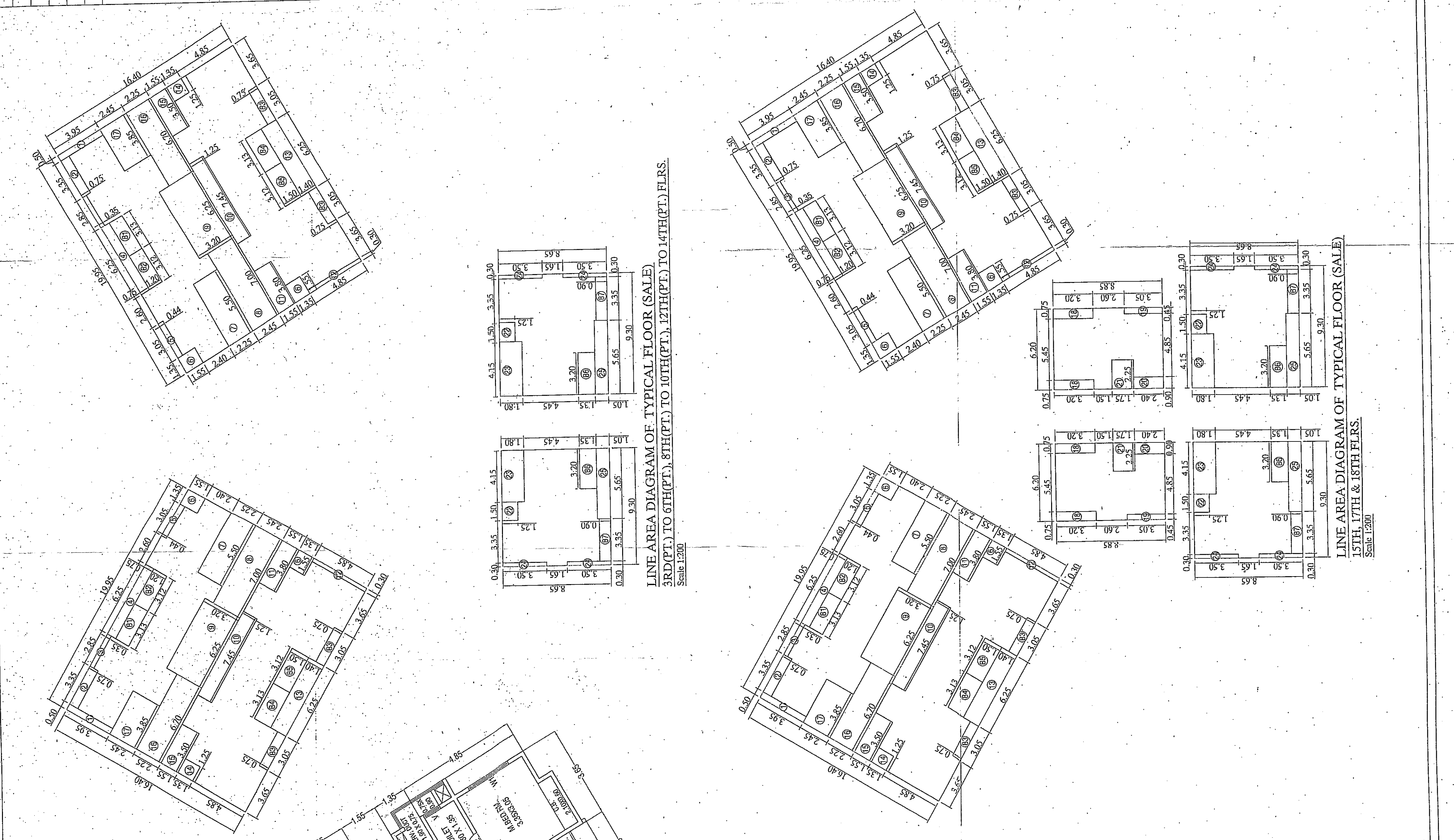
DESCRIPTION

PROPOSED BLDG. LAYOUT ON PLOT BEARING - OLD S.NO. - 2559H
 NEW S.NO. - 1047/1 AT VILAGE - BALKUM, THANE.

NAME & SIGNATURE OF OWNERS/POAH
 FOR: MRS. BALKUMI DEVELOPERS,
 MANATEE HOUSE BLDG.,
 CEASER ROAD ANDHERWADI,
 MUMBAI-400 054, FAX: 0226723258.

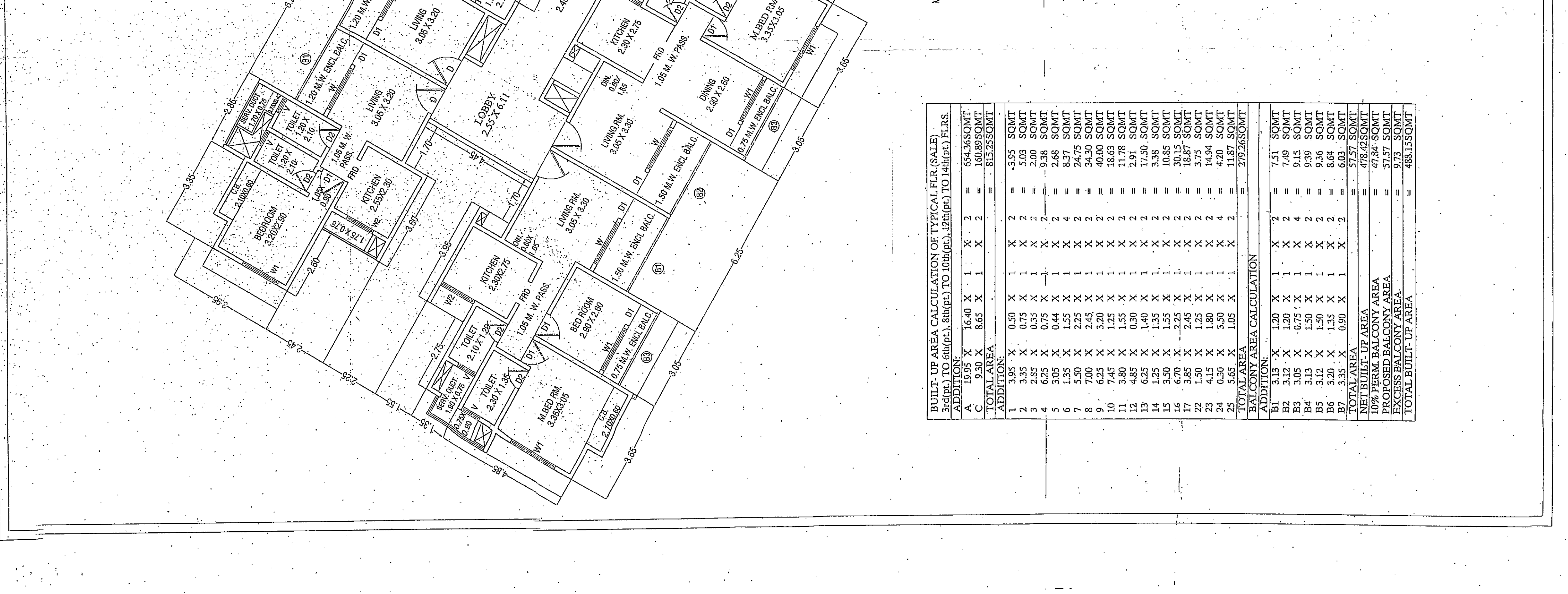
ARCHITECT
 ARCHITECTS & CONSULTANTS
 B-101, Dew Corporate, Opp. Cidbury Signal,
 Thane (W) 400 010, Phone: 022-4100662 / 83 / 84
 Email: info@architects@gmail.com

SCALE
 DATE
 JOB NO.
 PART



BUILT-UP AREA CALCULATION OF TYPICAL FLOOR (SALE) REFER TO 6TH(F.L) TO 14TH(F.L) FLRS.	
A	15.95 X 16.40 X 1 X 2 = 654.36SQMT
B	6.30 X 8.85 X 1 X 2 = 109.74SQMT
C	9.30 X 8.65 X 1 X 2 = 160.89SQMT
D	9.30 X 8.65 X 1 X 2 = 160.89SQMT
TOTAL AREA = 1085.87SQMT	
ADDITION:	
1	3.95 X 0.95 X 1 X 2 = 3.95 SQMT
2	3.35 X 0.75 X 1 X 2 = 3.03 SQMT
3	3.35 X 0.75 X 1 X 2 = 3.03 SQMT
4	6.25 X 0.75 X 1 X 2 = 9.38 SQMT
5	3.05 X 0.44 X 1 X 4 = 5.36 SQMT
6	1.35 X 2.25 X 1 X 2 = 6.08 SQMT
7	5.50 X 2.25 X 1 X 2 = 24.75 SQMT
8	7.00 X 2.45 X 1 X 2 = 34.30 SQMT
9	7.45 X 1.25 X 1 X 2 = 11.78 SQMT
10	7.45 X 1.25 X 1 X 2 = 11.78 SQMT
11	3.80 X 1.55 X 1 X 2 = 2.91 SQMT
12	4.85 X 1.40 X 1 X 2 = 3.03 SQMT
13	6.25 X 1.40 X 1 X 2 = 3.03 SQMT
14	1.25 X 1.35 X 1 X 2 = 0.85 SQMT
15	3.50 X 2.25 X 1 X 2 = 15.75 SQMT
16	6.70 X 2.25 X 1 X 2 = 15.08 SQMT
17	3.85 X 2.45 X 1 X 2 = 18.87 SQMT
18	4.15 X 1.80 X 1 X 2 = 4.20 SQMT
19	4.15 X 1.80 X 1 X 2 = 4.20 SQMT
20	3.65 X 1.05 X 1 X 2 = 3.17 SQMT
21	3.65 X 1.05 X 1 X 2 = 3.17 SQMT
TOTAL AREA = 272.26SQMT	
ADDITION:	
B1	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B2	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B3	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B4	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B5	3.12 X 1.50 X 1 X 2 = 9.36 SQMT
B6	3.20 X 1.35 X 1 X 2 = 8.64 SQMT
B7	3.30 X 0.95 X 1 X 2 = 6.27 SQMT
B8	3.30 X 0.95 X 1 X 2 = 6.27 SQMT
TOTAL AREA = 67.82SQMT	
NET BUILT-UP AREA = 1085.87SQMT	
10% PERM. BALCONY AREA = 108.587SQMT	
EXCESS BALCONY AREA = 12.17 SQMT	
TOTAL BUILT-UP AREA = 1206.635SQMT	

BUILT-UP AREA CALCULATION OF TYPICAL FLOOR (SALE) REFER TO 6TH(F.L) TO 14TH(F.L) FLRS.	
A	15.95 X 16.40 X 1 X 2 = 654.36SQMT
B	6.30 X 8.85 X 1 X 2 = 109.74SQMT
C	9.30 X 8.65 X 1 X 2 = 160.89SQMT
D	9.30 X 8.65 X 1 X 2 = 160.89SQMT
TOTAL AREA = 1085.87SQMT	
ADDITION:	
1	3.95 X 0.95 X 1 X 2 = 3.95 SQMT
2	3.35 X 0.75 X 1 X 2 = 3.03 SQMT
3	3.35 X 0.75 X 1 X 2 = 3.03 SQMT
4	6.25 X 0.75 X 1 X 2 = 9.38 SQMT
5	3.05 X 0.44 X 1 X 4 = 5.36 SQMT
6	1.35 X 2.25 X 1 X 2 = 6.08 SQMT
7	5.50 X 2.25 X 1 X 2 = 24.75 SQMT
8	7.00 X 2.45 X 1 X 2 = 34.30 SQMT
9	7.45 X 1.25 X 1 X 2 = 11.78 SQMT
10	7.45 X 1.25 X 1 X 2 = 11.78 SQMT
11	3.80 X 1.55 X 1 X 2 = 2.91 SQMT
12	4.85 X 1.40 X 1 X 2 = 3.03 SQMT
13	6.25 X 1.40 X 1 X 2 = 3.03 SQMT
14	1.25 X 1.35 X 1 X 2 = 0.85 SQMT
15	3.50 X 2.25 X 1 X 2 = 15.75 SQMT
16	6.70 X 2.25 X 1 X 2 = 15.08 SQMT
17	3.85 X 2.45 X 1 X 2 = 18.87 SQMT
18	4.15 X 1.80 X 1 X 2 = 4.20 SQMT
19	4.15 X 1.80 X 1 X 2 = 4.20 SQMT
20	3.65 X 1.05 X 1 X 2 = 3.17 SQMT
21	3.65 X 1.05 X 1 X 2 = 3.17 SQMT
TOTAL AREA = 272.26SQMT	
ADDITION:	
B1	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B2	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B3	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B4	3.13 X 1.20 X 1 X 2 = 7.51 SQMT
B5	3.12 X 1.50 X 1 X 2 = 9.36 SQMT
B6	3.20 X 1.35 X 1 X 2 = 8.64 SQMT
B7	3.30 X 0.95 X 1 X 2 = 6.27 SQMT
B8	3.30 X 0.95 X 1 X 2 = 6.27 SQMT
TOTAL AREA = 67.82SQMT	
NET BUILT-UP AREA = 1085.87SQMT	
10% PERM. BALCONY AREA = 108.587SQMT	
EXCESS BALCONY AREA = 12.17 SQMT	
TOTAL BUILT-UP AREA = 1206.635SQMT	



LINE AREA DIAGRAM OF TYPICAL FLOOR (SALE) 15TH, 17TH & 18TH FLRS. Scale 1:200