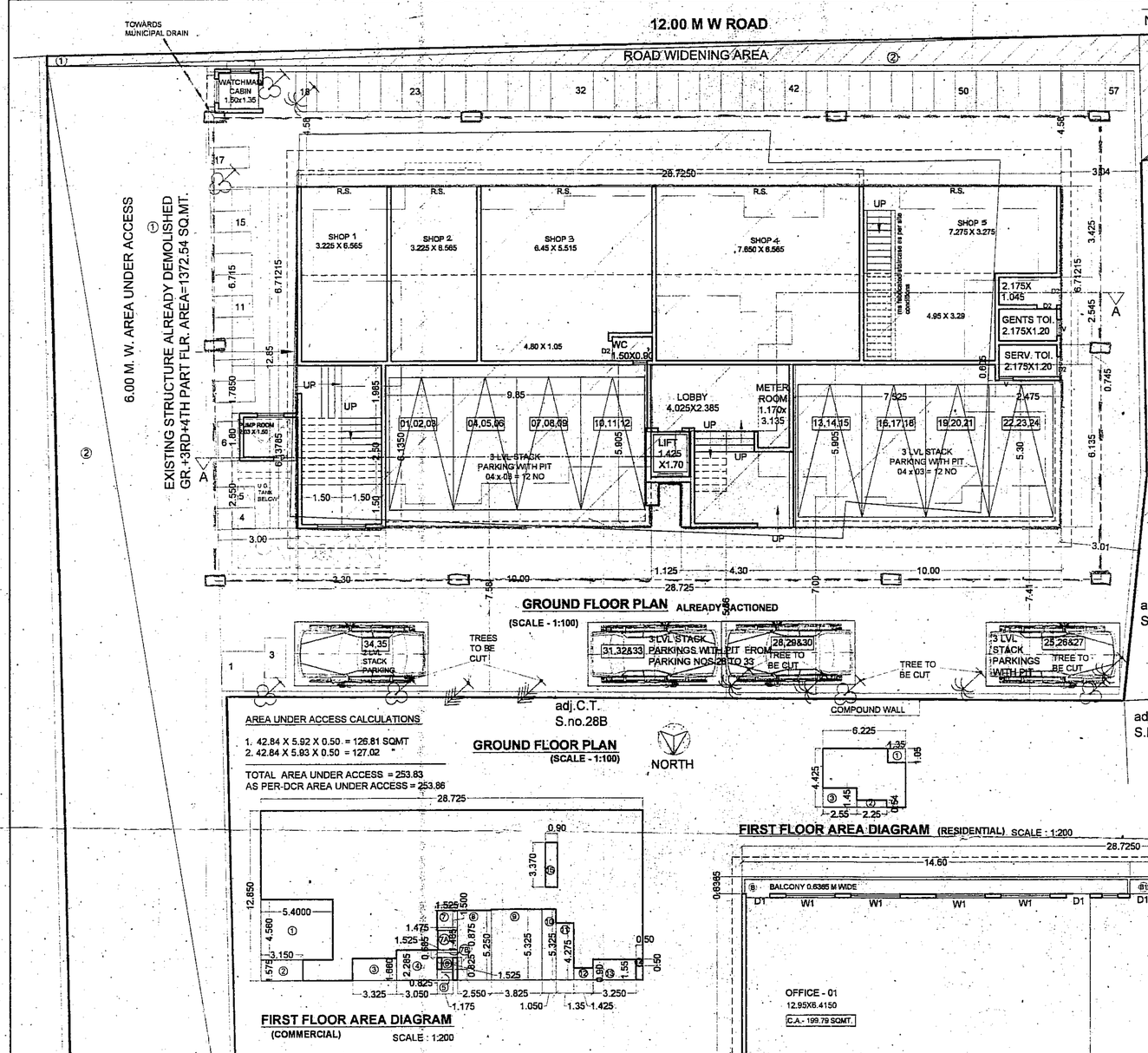


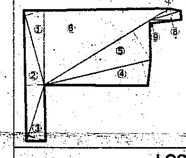
A	AREA STATEMENT	SQMT.
1	AREA OF PLOT	
	a) AS PER P.R.CARD	1195.60
	b) AS PER "P"LINE ON TILR	1161.61
	c) PLOT AREA CONSIDERED FOR THIS PROPOSAL	1161.61
2	DEDUCTIONS FOR,	
	a) AREA UNDER 12Mtr.ROAD (AREA AS PER SEPARATE P.R.CARD OF ROAD BY TILR)	30.40
	b) ENCROACHMENT AREA	41.31
	c) AREA UNDER ACCESS	253.86
	d) TOTAL(a + b + c)	325.57
3	NET PLOT AREA (1c - 2d)	836.04
4	DEDUCTION FOR 15% RECREATIONAL GR.	NIL
5	BALANCE PLOT AREA (3-4)	836.04
6	ADDITIONS FOR FSI	
	100% ROAD SET BACK AREA (UPTO 80% ON 3 ABOVE)	30.40
7	TOTAL (5 + 6)	866.44
8	AS PER PROVISION OF (APPENDIX"R" RULE NO. 1) a) i)) (AUTHORISED BUILT UP AREA OF THE EXISTING BUILDING BEFORE YEAR 1974)	1372.54
9	F.S.I. PERMISSIBLE.	ONE
10	PERMISSIBLE B-UP AREA (6 X 7)	1372.54
11	ADDITIONAL 15% REDEVELOPMENT AREA AS PER APPENDIX"R" (ON 7 ABOVE)	205.88
12	TOTAL PERMISSIBLE B-UP AREA (8 + 9)	1578.42
13	A) PREMIUM F.S.I. (FROM TMC) (APPENDIX"N")	
	i) PERMISSIBLE 0.20 ON 3 ABOVE	167.21
	ii) TO BE PURCHASED FROM TMC ON PAYMENT OF PREMIUM	100.00
	B) TDR BY APPENDIX 'W' (ADDENDUM TO NOTIFICATION DATED 29/01/2016) 65% ON ABOVE 3	543.43
	C) LESS PREVIOUS ROAD USED IN OUR PLOT	30.40
14	BALANCE PERMISSIBLE TDR (13B-13C)	513.03
15	AREA OF TDR (PURCHASE) A) 152.00 (PURCHASE FROM D.R.C.NO.155 (SCHOOL)) B) 160.00 (PURCHASE FROM D.R.C.NO.244 (ROAD))	312.00
16	TOTAL PERMISSIBLE FLOOR AREA (12+13(All)+15) ABOVE	1990.42
17	PREVIOUS SANCTIONED AREA AS PER FSI ONE	1563.56
18	NEW PROPOSED AREA	425.23
19	TOTAL PROPOSED AREA	1988.79
20	TOTAL BALANCE AREA	1.83
21	F.S.I. CONSUMED	1.45

B.	TENEMENT STATEMENT	
1	PROPOSED AREA	1988.79
2	LESS NON RESIDENTIAL AREA.	488.10
3	AREA AVAILABLE FOR TENEMENT	1520.69
4	DENSITY OF TENEMENTS / HECTARE	250 T/ HECTARE
5	TENEMENTS PERMISSIBLE	38.00 NOS.
6	TENEMENTS PROPOSED	35 NOS.
7	TENEMENTS EXISTING	–
	TOTAL TENEMENTS ON THE PLOT	35 NOS.

C. PARKING STATEMENT

SR. NO.	CATEGORY OF FLAT AREA		PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	BUILT-UP AREA BELOW 35.00 SQMT.		–	10 NOS	NIL
2	BUILT-UP AREA ABOVE 35 TO 50 SQMT.		1 PARKING PER 2 FLATS	14 NOS	7.0 NOS
3	BUILT-UP AREA BETN. 50 TO 75 SQMT.		1 PARKING PER 1 FLAT	11 NOS	11 NOS
4	BUILT-UP AREA ABOVE 75.00 SQMT.		2 PARKING PER 1FLATS	NIL	NIL
5	VISITORS (10% OF REQ. RESIDENTIAL PARKING.)				1.8 NOS
6	COMMERCIAL	SHOPPING	PER 25 SQMT 1 PARKING	186.06 / 25 = 7.44 NOS SAY 8.00	8.00 + 6.00
		OFFICE	PER 50 SQMT 1 PARKING	282.04 / 50 = 5.64 NOS SAY 6.00	14.00 NOS
7	TOTAL REQUIRED FOUR WHEELER PARKING				34 NOS
TOTAL PROVIDED FOUR WHEELER PARKING					35.00 NOS
TOTAL REQUIRED TWO WHEELER (FOR RESIDENTIAL)					34 NOS.
TOTAL REQUIRED TWO WHEELER (FOR COMMERCIAL)					22.85 SAY 23 NOS.
TOTAL REQUIRED TWO WHEELER(COMMERCIAL+RESIDENTIAL)					57 NOS.
TOTAL PROVIDED TWO WHEELER(COMMERCIAL+RESIDENTIAL)					57 NOS.

PLOT AREA CALCULATION



PLOT AREA CALCULATION
1. 25.07 X 6.48 X 0.50 = 81.23 SQMT
2. 42.76 X 6.16 X 0.50 = 131.70 "
3. 19.46 X 5.90 X 0.50 = 57.40 "
4. 35.85 X 8.04 X 0.50 = 143.31 "
5. 40.43 X 11.08 X 0.50 = 223.98 "
6. 47.81 X 20.69 X 0.50 = 494.59 "
7. 10.53 X 1.83 X 0.50 = 9.63 "
8. 10.53 X 2.87 X 0.50 = 14.64 "
9. 10.19 X 1.01 X 0.50 = 5.14 "
TOTAL PLOT AREA = 1161.82

LOCATION PLAN

PROFORMA - B

DATE & STAMP OF APPROVAL OF PLANS.

Plans are approved Subject to conditions Prescribed in Permit No. VP_SO2/01/20114
TMC/TD-DP/TPS/ 2043/17 Dated 16/01/17

Deputy Engineer (TDD)

Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सूचनानुसार बांधकाम न करणे याचे निर्देश ~~निर्गमित~~ करणे आवश्यक त्या आवश्यकता न घेता बांधकाम करू करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

CONTENT OF SHEET.

BLOCK PLAN,LOCATION PLAN,GR.FL.,1ST FL. PLAN & AREA LINE DIAGRAMS WITH CALCULATIONS,(PLOT AREA, ENCROACHMENT AREA, AREA UNDER ACCESS & ROAD WIDEING AREA CALCULTIONS), U.G. TANK, COMPOUND WALL,STACK PARKING& C.B. THROUGH SECTION

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 2/04/2014, AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGN OF REGISTERED ARCHITECT.

NOTES

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN RED DOTTED.
- EXISTING WORK TO BE RETAINED SHOWN IN YELLOW.
- EXTERNAL & INTERNAL WALLS ARE 0.15 M. THICK.
- THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION AND APPROVAL.

SUMMARY

FLOORS	B/UP AREA (SQMT.) PREV. SANCT. COMM.	PREV. SANCT. RESI.	NEW PROPOSED COMM.	NEW PROPOSED RESI.	EXCESS BALC. AREA (SQMT.) COMM.	EXCESS BALC. AREA (SQMT.) RESI.	TOTAL AREA (SQMT.)
GR.FL	187.72		186.06		NIL		186.06
1ST	197.52	46.20	265.47	21.22	5.03	0.18	291.90
2ND		231.84		242.39	NIL	0.76	243.15
3RD		234.33		243.93	NIL	0.60	244.53
4TH		230.47		245.02	NIL	0.49	245.51
5TH		227.98		243.41	NIL	0.65	244.06
6TH		174.235		246.76	NIL	0.32	247.08
7TH				247.48	NIL	27.04	274.52
TOTAL			451.53	1490.21	36.01		1977.75
AS PER PRE-DCR			451.53	1490.26	47.00		1988.79

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING TIKA NO.15, C.T.S. NO.28/C, AT PACHPAKHADI, THANE (W)

SIGN OF OWNER

M/S. MAHESH BORKAR
CIVIL ENGINEERS & CONTRACTORS
(P.A.HOLDER)

SIGN. OF ARCHITECT.

NAME OF ARCHITECT.

Archit Consultants...
ARCHITECT & INT. DESIGNER.
B/2 AAKANKSHA
RAVI IND. ROAD
PANCHPAKHADI , THANE (W)
THANE 400602.
PH : 5367246 , 5427739

DRG. NO.: DATE: SCALE: DRN BY: