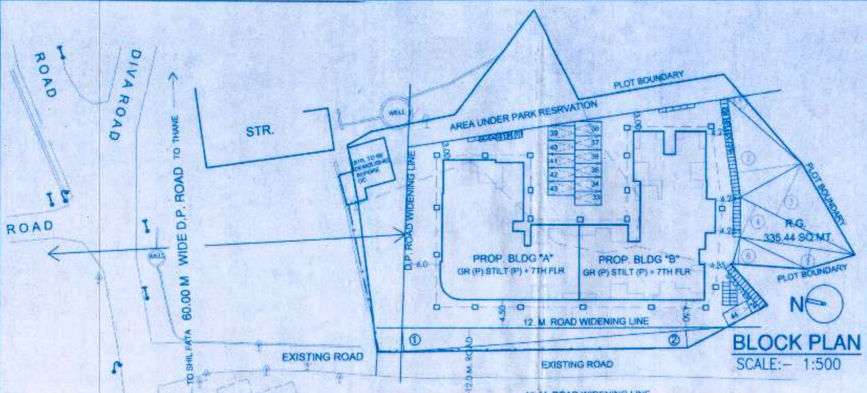


BLOCK PLAN
SCALE:– 1:500

SUMMARY	BLDG 'A'		BLDG 'B'	
	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL
GROUND FLOOR AREA	352.34 SQ.MT.		131.69 SQ.MT.	
FIRST FLOOR AREA	283.75 SQ.MT.	69.78 SQ.MT.		280.36 SQ.MT.
SECOND FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
THIRD FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
FOURTH FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
FIFTH FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
SIXTH FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
SEVENTH FLOOR AREA		270.75 SQ.MT.		280.36 SQ.MT.
TOTAL FLOOR AREA	636.09 SQ.MT.	1694.28 SQ.MT.	131.69 SQ.MT.	1962.52 SQ.MT.
EXCESS BALCONY AREA		2.28 SQ.MT.		
TOTAL FLOOR AREA	636.09 SQ.MT.	1696.56 SQ.MT.	131.69 SQ.MT.	1962.52 SQ.MT.
TOTAL AREA	2332.65 SQ.MT		2094.21 SQ.MT	
TOTAL BUILT UP AREA	4426.86 SQ.MT.			

TOTAL BUILT UP WITH STAIRCASE, BALCONY						NO. OF TENENT	BLDG. HEIGHT
BLDG.	FLOOR AREA	STAIR.	BAL.	C.B.	TOTAL		
A	2332.65	314.57	167.05	72.94	2887.21	44 NOS	24.45 M
B	2887.21	353.05	189.63	54.18	3484.07	63 NOS	24.45 M
TOTAL	5219.86	667.62	356.68	127.12	6371.28	107 NOS	

PARKING STATEMENT BLDG - "A" - "B"

PARKING STATEMENT		UNIT/ REQ. PARK.	PROP./REQ.	PARK. REQ.
TYPE	AREA IN SQ.MT.			
RESIDENTIAL	UP TO 35	NIL	47	NIL
	35 TO 50	2:1	54/2	27
	50 TO 75	1:1	6/1	6
	ABOVE 75	1:2	NIL	0
TOTAL				33
VISITOR 10%				03
SHOP	25 SQ.MT/25:1	UP TO 400	400/25	16
	50 SQ.MT/50:1	ABOVE 400	367.78/50	7
LOADING				
REQUIRED PARKING				59
PROVIDED PARKING	STILT PARKING	32		59
	OPEN PARKING	27		
SCOOTER REQUIRED				104
SCOOTER PROVIDE				104

TOTAL BUILT UP (F.S.I+NON F.S.I)	APPROVED AREA	PROPOSED AREA	ADDITIONAL AREA
	4455.00 SQ.MT.	6371.28 SQ.MT.	1916.28 SQ.MT.

USER	APPROVED SQ.MT.	PROPOSED SQ.MT.	TOTAL SQ.MT.
COMMERCIAL (636.09+131.69)	767.78	---	767.78
RESIDENTIAL (1696.56+1121.44)	2818.00	841.08	3659.08
TOTAL	3585.78	841.08	4426.86

AREA UNDER 12.0 M. ROAD					
1	1/2	X 54.82	X 3.97	=	108.82 SQ.MT.
2	1/2	X 54.82	X 2.93	=	80.31 SQ.MT.
AREA CALCUL. OF S.NO. 1/5/B				=	189.13 SQ.MT.

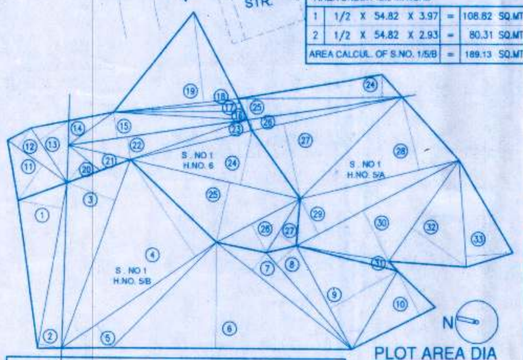
R.G. AREA CALCULATIONS					
1	1/2	X 16.48	X 1.96	=	16.15 SQ.MT.
2	1/2	X 16.41	X 10.93	=	89.68 SQ.MT.
3	1/2	X 21.49	X 9.57	=	102.83 SQ.MT.
4	1/2	X 21.49	X 5.90	=	63.40 SQ.MT.
5	1/2	X 19.48	X 3.56	=	34.67 SQ.MT.
6	1/2	X 12.62	X 4.55	=	28.71 SQ.MT.
TOTAL R.G. AREA PROPOSED				=	336.44 SQ.MT. X
TOTAL R.G. AREA REQUIRED				=	334.79 SQ.MT.

STAIRCASE AREA STATEMENT			BALCONY AREA STATEMENT	
FLOOR	BLDG 'A'	BLDG 'B'	BLDG 'A'	BLDG 'B'
GROUND	18.63 SQ.MT.	12.68 SQ.MT.	---	---
1ST	42.35 SQ.MT.	50.92 SQ.MT.	9.25 SQ.MT.	27.09 SQ.MT.
2ND	42.35 SQ.MT.	50.92 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
3RD	42.35 SQ.MT.	50.92 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
4TH	42.35 SQ.MT.	50.92 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
5TH	42.35 SQ.MT.	50.92 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
6TH	42.35 SQ.MT.	50.92 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
7TH	41.84 SQ.MT.	34.85 SQ.MT.	26.30 SQ.MT.	27.09 SQ.MT.
TOTAL	314.57 SQ.MT.	353.05 SQ.MT.	167.05 SQ.MT.	189.63 SQ.MT.
TOTAL	667.62 SQ.MT.		356.68 SQ.MT.	

1ST TO 7TH FLOOR FLAT AREA STATEMENT (BLDG 'B')	
FLAT NO	FLAT AREA
1	25.52 SQ.MT.
2	36.38 SQ.MT.
3	36.19 SQ.MT.
4	32.36 SQ.MT.
5	22.16 SQ.MT.
6	26.71 SQ.MT.
7	21.19 SQ.MT.
8	34.11 SQ.MT.
9	34.11 SQ.MT.

2ND TO 7TH FLOOR FLAT AREA STATEMENT (BLDG 'A')	
FLAT NO	FLAT AREA
1	34.16 SQ.MT.
2	33.82 SQ.MT.
3	31.83 SQ.MT.
4	52.29 SQ.MT.
5	36.37 SQ.MT.
6	38.30 SQ.MT.
7	34.63 SQ.MT.

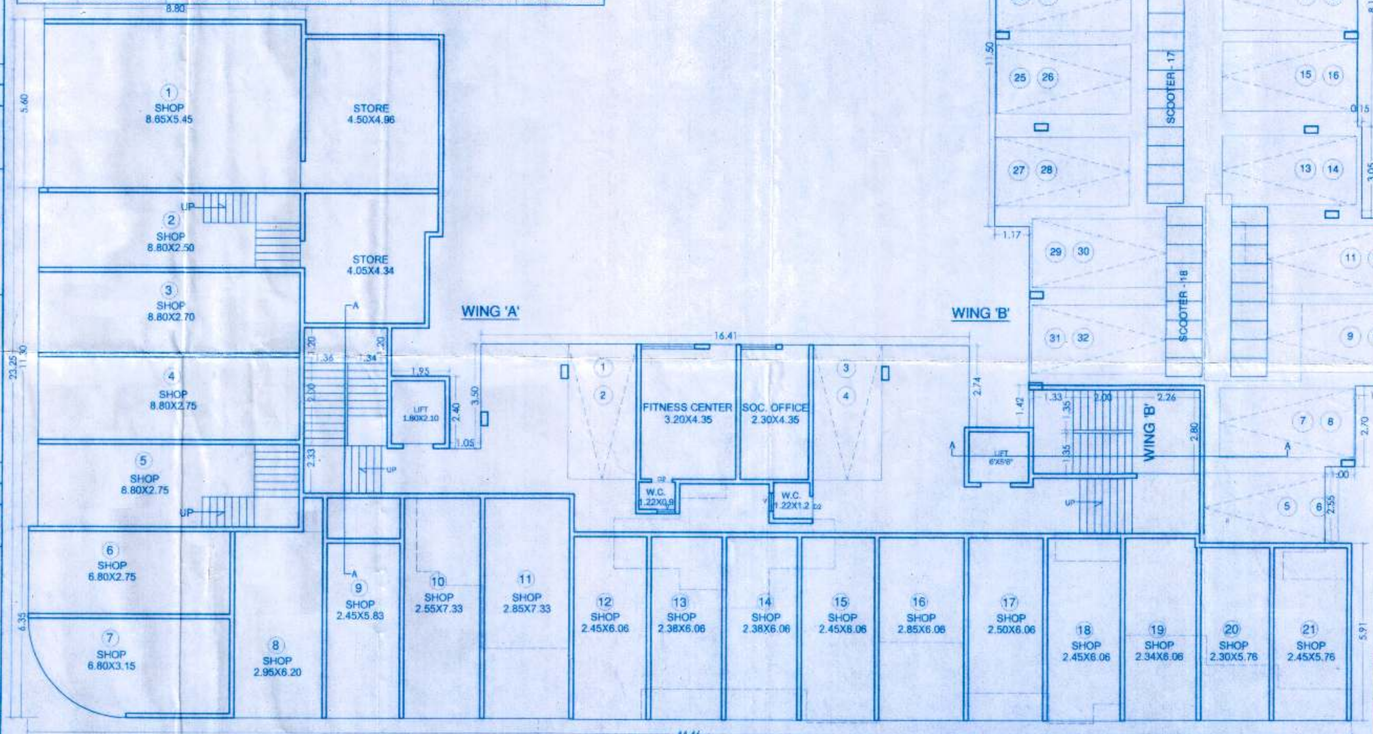
1ST FLOOR FLAT AREA STATEMENT (BLDG 'A')	
FLAT NO	FLAT AREA
1	34.16 SQ.MT.
2	33.82 SQ.MT.



PLOT AREA DIA
SCALE:– 1:500

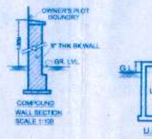
AREA CALCULATION OF S.NO. 1/5/B						
1	1/2	X 27.95	X 7.55	=	105.51 SQ.MT.	ROAD AREA 161.07 SQ.MT.
2	1/2	X 27.95	X 3.976	=	55.56 SQ.MT.	
3	1/2	X 33.36	X 8.60	=	143.45 SQ.MT.	
4	1/2	X 31.37	X 19.39	=	304.13 SQ.MT.	
5	1/2	X 31.37	X 4.67	=	73.25 SQ.MT.	
6	1/2	X 40.18	X 17.67	=	354.99 SQ.MT.	NET PLOT 1170.43 SQ.MT.
7	1/2	X 28.84	X 3.80	=	54.80 SQ.MT.	
8	1/2	X 21.57	X 4.53	=	48.87 SQ.MT.	
9	1/2	X 19.62	X 12.96	=	127.14 SQ.MT.	
10	1/2	X 15.60	X 8.18	=	63.80 SQ.MT.	
AREA CALCUL. OF S.NO. 1/5/B				=	1331.50 SQ.MT.	X
AREA CALCULATION OF S.NO. 1/6						
11	1/2	X 12.17	X 7.16	=	43.56 SQ.MT.	ROAD AREA 99.98 SQ.MT.
12	1/2	X 12.17	X 3.91	=	23.79 SQ.MT.	
13	1/2	X 10.86	X 6.01	=	32.63 SQ.MT.	
14	1/2	X 9.39	X 3.19	=	14.98 SQ.MT.	RESERVATION 278.13 SQ.MT.
15	1/2	X 30.37	X 4.38	=	66.51 SQ.MT.	
16	1/2	X 22.49	X 1.41	=	15.86 SQ.MT.	
17	1/2	X 21.85	X 1.31	=	14.31 SQ.MT.	
18	1/2	X 21.00	X 0.80	=	8.40 SQ.MT.	
19	1/2	X 21.02	X 15.04	=	158.07 SQ.MT.	
20	1/2	X 6.77	X 5.00	=	16.93 SQ.MT.	NET PLOT 454.75 SQ.MT.
21	1/2	X 10.63	X 2.93	=	15.57 SQ.MT.	
22	1/2	X 30.37	X 3.81	=	57.85 SQ.MT.	
23	1/2	X 21.03	X 1.91	=	20.08 SQ.MT.	
24	1/2	X 29.21	X 9.25	=	135.10 SQ.MT.	
25	1/2	X 29.21	X 10.14	=	148.09 SQ.MT.	
26	1/2	X 15.83	X 5.32	=	42.11 SQ.MT.	
27	1/2	X 10.51	X 3.62	=	19.02 SQ.MT.	
TOTAL AREA OF PLOT				=	832.86 SQ.MT.	
AREA CALCULATION OF S.NO. 1/5/B						
24	1/2	X 27.49	X 3.73	=	51.27 SQ.MT.	RESERVATION 99.70 SQ.MT.
25	1/2	X 27.49	X 3.523	=	48.43 SQ.MT.	
26	1/2	X 26.18	X 1.87	=	24.48 SQ.MT.	NET PLOT 801.10 SQ.MT.
27	1/2	X 25.75	X 12.74	=	164.03 SQ.MT.	
28	1/2	X 27.39	X 12.42	=	170.09 SQ.MT.	
29	1/2	X 30.76	X 6.59	=	101.35 SQ.MT.	
30	1/2	X 30.76	X 9.47	=	145.65 SQ.MT.	
31	1/2	X 17.57	X 1.21	=	10.63 SQ.MT.	
32	1/2	X 20.45	X 11.22	=	114.72 SQ.MT.	
33	1/2	X 17.695	X 7.93	=	70.16 SQ.MT.	
TOTAL AREA OF S.NO. 1/5/B				=	900.80 SQ.MT.	X
TOTAL AREA OF PLOTS				=	3065.16 SQ.MT.	

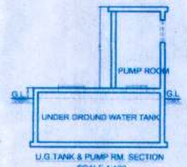
S. NO./ H. NO.	AS PER 7/12 EXTRACT	AS PER TRIANGULATION	AREA TAKEN FOR PROPOSAL	AREA UNDER D.P. ROAD	AREA UNDER RESERVATION	NET AREA OF PLOT
S.No. 1/5/A	900.00 SQ.MT.	2232.30 SQ.MT.	900.00 SQ.MT.	---	99.70 SQ.MT.	800.30 SQ.MT.
S.No. 1/5/B	1330.00 SQ.MT.		1330.00 SQ.MT.	161.07 SQ.MT.	---	1168.93 SQ.MT.
S.No. 1/6	830.00 SQ.MT.	832.86 SQ.MT.	830.00 SQ.MT.	99.98 SQ.MT.	278.13 SQ.MT.	451.89 SQ.MT.
TOTAL	3060.0 SQ.MT.	3065.16 SQ.MT.	3060.00 SQ.MT.	261.05 SQ.MT.	377.83 SQ.MT.	2421.12 SQ.MT.



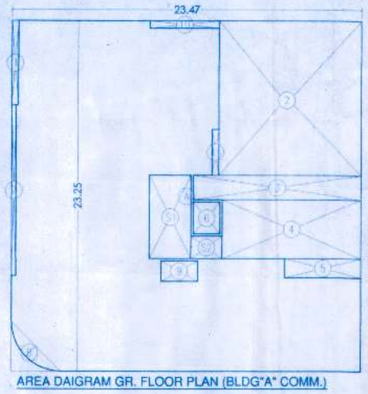
GROUND FLOOR PLAN (BLDG "A") SCALE - 1:100

GROUND FLOOR PLAN (BLDG "B") SCALE - 1:100





U.G.TANK & PUMP RM. SECTION
SCALE 1:100



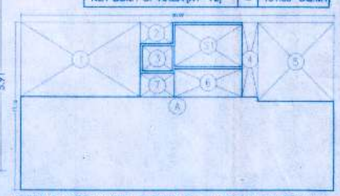
AREA DAIGRAM GR. FLOOR PLAN (BLDG"A" COMM.)



GENERAL 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 BLUE.
- EXTERNAL WALLS ARE 0.15 M. THICK.
- INTERNAL WALLS ARE 0.10 M. THICK.
- THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION AND APPROVAL.

BUILT UP AREA CALC. GR.FLR. (BLDG "A" COMM.)					
A	23.47	X 23.25	=	545.68 SQ.MT.	
B	2.40	X 1.45	=	3.48 SQ.MT.	
TOTAL ADDITION			=	549.16 SQ.MT.	X
DEDUCTIONS					
1	0.46	X 5.60	=	2.58 SQ.MT.	
2	9.57	X 10.24	=	98.00 SQ.MT.	
3	11.27	X 1.63	=	18.37 SQ.MT.	
4	9.32	X 3.90	=	36.35 SQ.MT.	
5	5.12	X 1.27	=	6.50 SQ.MT.	
6	1.80	X 2.10	=	3.78 SQ.MT.	
7	0.30	X 11.30	=	3.39 SQ.MT.	
8	1/2	X 4.67 X0.97	=	2.26 SQ.MT.	
9	2.45	X 1.35	=	3.31 SQ.MT.	
10	4.65	X 0.49	=	2.28 SQ.MT.	
11	0.45	X 3.05	=	1.37 SQ.MT.	
TOTAL DEDUCTION			=	178.19 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)			=	370.97 SQ.MT.	X1
STAIRCASE & LIFT AREA					
S1	2.80	X 5.53	=	15.48 SQ.MT.	
S2	2.10	X 1.50	=	3.15 SQ.MT.	
TOTAL STAIR. AREA			=	18.63 SQ.MT.	Y2
NET BUILT UP AREA (X1 - Y2)			=	352.34 SQ.MT.	

BUILT UP AREA CALC. GR.FLR (BLDG "B" COMM.)					
A	20.99	X 11.16 X 1NO	=	234.25 SQ.MT.	
TOTAL ADDITION			=	234.25 SQ.MT.	X
DEDUCTIONS					
1	7.99	X 4.95 X 1NO	=	39.55 SQ.MT.	
2	2.16	X 1.40 X 1NO	=	3.00 SQ.MT.	
3	2.01	X 1.68 X 1NO	=	3.35 SQ.MT.	
4	1.05	X 4.95 X 1NO	=	5.20 SQ.MT.	
5	5.11	X 5.25 X 1NO	=	26.82 SQ.MT.	
6	4.53	X 1.85 X 1NO	=	8.38 SQ.MT.	
7	2.31	X 1.55 X 1NO	=	3.58 SQ.MT.	
TOTAL DEDUCTION			=	89.88 SQ.MT.	Y1
TOTAL BUILT UP AREA (X – Y1)			=	144.37 SQ.MT.	X1
STAIRCASE AREA					
S1	4.53	X 2.80 X 1NO	=	12.68 SQ.MT.	
TOTAL STAIR. AREA			=	12.68 SQ.MT.	Y2
NET BUILT UP AREA (X1 - Y2)			=	131.69 SQ.MT.	



AREA DAIGRAM GR. FLOOR PLAN (BLDG "B" COMM.)

STAMP OF APPROVAL OF PLAN
1/2

TRUE COPY

TRUE COPY OF APPROVED PLAN BY MUNICIPAL CORPORATION OF THE CITY OF THANE VIDE THEIR PERMISSION NO. VP/ KDMC/ TDD/ 2769/18 DT. 12/08/2018 AND 94/18/15

VINAY PATIL & ASSOCIATES
ARCHITECTS • VALUERS • INTERIOR DESIGNERS
9, NAVNATH PRASAD, OPP. GHANTALI MANDIR, GHANTALI MANDIR ROAD, NAUPADA, THANE - 400 602.

PROFORMA-A

A		AREA STATEMENT	SQ.MTS.
1		AREA OF PLOT	
	a)	AS PER 7/12 EXTRACT	3060.00
	b)	AS PER TRIANGULATION	3065.16
	c)	AREA OF PLOT CONSIDER FOR PROPOSAL	3060.00
2		DEDUCTION FOR	
	a)	AREA UNDER 60.0 M. D.P. ROAD	261.05
	b)	PROPOSED ROAD	189.13
	c)	ANY RESERVATION (PARK-1)	377.83
	d)	TOTAL DEDUCTION	828.01
3		NET AREA OF PLOT (1c-2d)	2231.99
4		DEDUCT RECREATIONAL AREA @ 15% = 334.79	
5		BALANCE AREA OF PLOT	2125.00
6		PERMISSIBLE TDR 1.40 (2231.99X1.40) = 3124.78 sq.mt.	
7		ADD AREA UNDER ROAD+RESERVATION	828.01
8		30% ADDITIONAL PREMIUM F.S.I. ON NET PLOT (2231.99X30%)	669.59
9		D.R.C. No. 240(RESER.) [490.05 X 10,000/- / 8300/-] = 590.42 sqmt.	590.42
10		D.R.C. No. 240(RESER.) [82.00 X 16,300/- / 5900/-] = 226.54 sqmt.	226.54
11		TOTAL (5+7+8+9+10)	4439.56
12		PERMISSIBLE F.S.I	ONE
13		PERMISSIBLE FLOOR AREA	4439.56
14		PROPOSED FLOOR AREA	4426.86
15		EXCESS BALCONY AREA	---
16		TOTAL BUILT UP AREA	4426.86
17		BALANCE BUILT UP AREA	12.70
18		F.S.I CONSUMED	0.99
B		BALCONY AREA STATEMENTS	
	a	PERMISSIBLE BALCONY AREA	
	b	PROPOSED BALCNY AREA	AS SHOWN
	c	EXCESS BALCONY AREA	
C		TENEMENT STATEMENTS	
	a	NET AREA OF PLOT (4439.56-767.78)	3671.78
	b	TENEMENT PERMISSIBLE (3671.78/33.33)	110 NOS.
	c	TENEMENT PROPOSED	99 NOS.
D		PARKING STATEMENTS	
	a	PARKING REQUIRED	58 NOS.
	b	PARKING PROVIDED	58 NOS.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCESURVEYED BY ME ON AND THE DIMENSION 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 DOCUMENT OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO. 1/5/A, 1/5/B, 1/5/D, 1/5/E, 1/6/A, 1/6/B & 1/6/C AT VILLAGE DAWALE, THANE. FOR

MR. BHAGWAT KAMTHE

MR. MILIND KAMBALE

FOR ,M/S SHREE KULSWAMI DEVELOPERS.

NAME AND SIGNATURE OF OWNERS/P.A.H

NAME & SIGNATURE OF ARCHITECT

DRAWING BY	
CHECKED BY	
SHEET NO.	1/2
DATE	

VINAY PATIL & ASSOCIATES
ARCHITECTS * VALUERS * INTERIOR DESIGNERS
9, NAVNATH PRASAD, OPP. GHANTALI MANDIR, GHANTALI MANDIR ROAD NAUPADA, THANE - 400 602
PHONE :- O - 2544 8389 R - 2560 0395