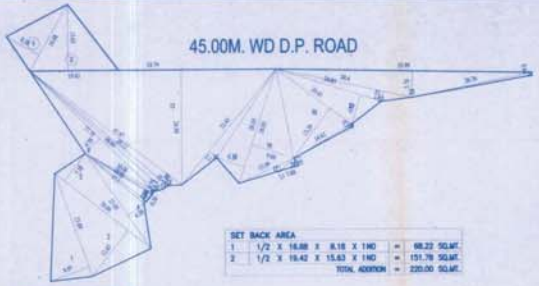
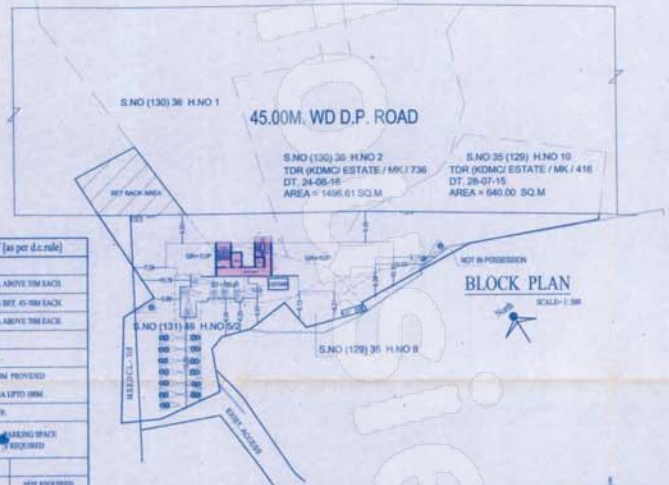


SET BACK AREA							
1	1/2	X	16.88	X	8.18	X 1NO	= 68.22 SQ.MT.
2	1/2	X	19.42	X	15.63	X 1NO	= 151.78 SQ.MT.
						TOTAL ADDITION	= 220.00 SQ.MT.

PLOT AREA CALCULATION

ADDITIONS								
1	1/2	X	23.89	X	8.97	X 1NO	=	107.15 SQ.MT.
2	1/2	X	29.66	X	12.63	X 1NO	=	168.36 SQ.MT.
3	1/2	X	26.66	X	7.38	X 1NO	=	98.38 SQ.MT.
4	1/2	X	25.05	X	4.28	X 1NO	=	53.61 SQ.MT.
5	1/2	X	16.88	X	0.78	X 1NO	=	6.58 SQ.MT.
6	1/2	X	17.1	X	1.83	X 1NO	=	15.65 SQ.MT.
7	1/2	X	17.1	X	0.36	X 1NO	=	3.08 SQ.MT.
8	1/2	X	17.21	X	0.59	X 1NO	=	5.06 SQ.MT.
9	1/2	X	37.79	X	4.8	X 1NO	=	90.92 SQ.MT.
10	1/2	X	30.88	X	1.95	X 1NO	=	30.12 SQ.MT.
11	1/2	X	39.12	X	1.24	X 1NO	=	24.25 SQ.MT.
12	1/2	X	43.47	X	1.83	X 1NO	=	40.02 SQ.MT.
13	1/2	X	53.76	X	24.98	X 1NO	=	671.54 SQ.MT.
14	1/2	X	32.43	X	2.17	X 1NO	=	35.19 SQ.MT.
15	1/2	X	28.05	X	6.38	X 1NO	=	63.23 SQ.MT.
16	1/2	X	28.05	X	9.88	X 1NO	=	138.21 SQ.MT.
17	1/2	X	13.09	X	1.23	X 1NO	=	8.05 SQ.MT.
18	1/2	X	3.88	X	1.81	X 1NO	=	3.51 SQ.MT.
19	1/2	X	20.43	X	13.39	X 1NO	=	136.78 SQ.MT.
20	1/2	X	14.62	X	0.5	X 1NO	=	3.66 SQ.MT.
21	1/2	X	24.05	X	6.62	X 1NO	=	79.81 SQ.MT.
22	1/2	X	30.4	X	2.24	X 1NO	=	34.05 SQ.MT.
23	1/2	X	55.89	X	5.76	X 1NO	=	161.25 SQ.MT.
24	1/2	X	26.76	X	0.64	X 1NO	=	8.56 SQ.MT.
						TOTAL ADDITION	=	1991.14 SQ.MT.

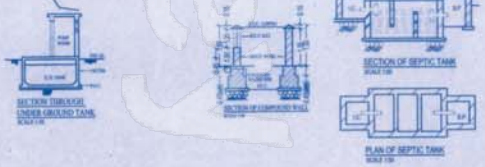
S.NO. & H.NO	AS PER 7/12	P.O.A. HOLDER
S.NO (131) 49 H.NO 5/2	1140.00	1140.00
S.NO (130) 36 H.NO 1	2990.00	200.00
S.NO (129) 35 H.NO 9	150.00	150.00
S.NO (130) 36 H.NO 2	2780.00	250.00
S.NO 35 (129) H.NO 10	1040.00	400.00
TOTAL	8100.00	2140.00

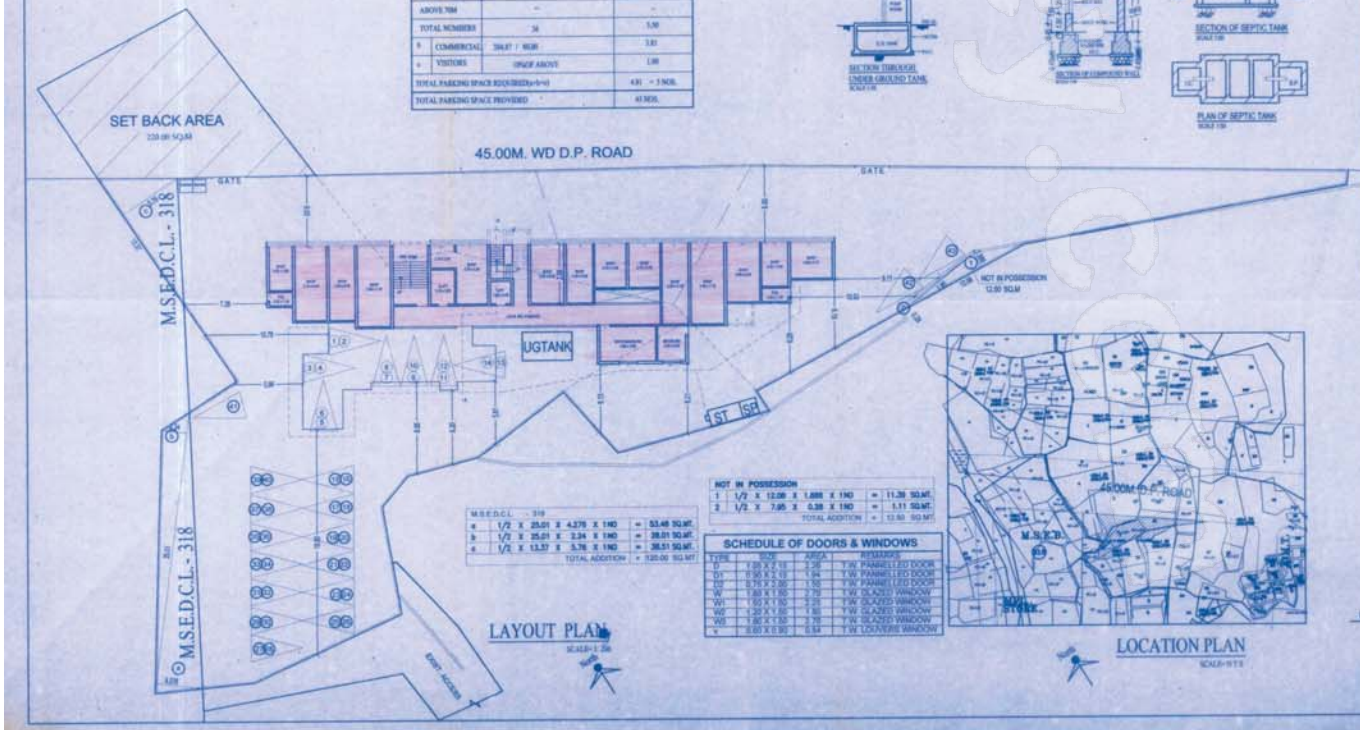


BLOCK PLAN

SCALE= 1:500

PARKING AREA STATEMENT [as per d.c.rule]			
RESIDENTIAL	ONE PARKING SPACE FOR EVERY		
	a	45TENEMENT HAVING CARPET AREA ABOVE 75M EACH.	
	b	25TENEMENT HAVING CARPET AREA BET. 45-90M EACH.	
	c	15TENEMENT HAVING CARPET AREA ABOVE 75M EACH.	
COMMERCIAL	ONE PARKING SPACE FOR EVERY		
	a	80M IN OF FLOOR AREA UPTO 800M .	
	b	160M IN OF FLOOR AREA ABOVE 800M PROVIDED THAT NO PARKING FOR FLOOR AREA UPTO 100M .	
VISITORS	10%OF THE NUMBER STIPULATED ABOVE.		
a	RESIDENTIAL	TENEMENT STATEMENT	PARKING SPACE REQUIRED
	CARPET AREA	NUMBER OF TENEMENT	
	BELOW 25M	16	NOT REQUIRED
	BET. 25-45M	16	4.50
	BET. 45-70M	2	1.00
	ABOVE 70M	-	-
	TOTAL NUMBERS	34	5.50
b	COMMERCIAL	200.07 / 80.00	3.00
c	VISITORS	10%OF ABOVE	1.00
TOTAL PARKING SPACE REQUIRED(a+b+c)			4.50 = 5 NOS.
TOTAL PARKING SPACE PROVIDED			40 NOS.





M.S.E.D.C.L. - 318								
a	1/2	X	25.01	X	4.275	X 1NO	=	53.46 SQ.MT.
b	1/2	X	25.01	X	2.34	X 1NO	=	29.21 SQ.MT.
c	1/2	X	13.37	X	5.76	X 1NO	=	38.51 SQ.MT.
						TOTAL ADDITION	=	120.00 SQ.MT.

NOT IN POSSESSION								
1	1/2	X	12.08	X	1.886	X 1NO	=	11.38 SQ.MT.
2	1/2	X	7.95	X	0.28	X 1NO	=	1.11 SQ.MT.
						TOTAL ADDITION	=	12.50 SQ.MT.

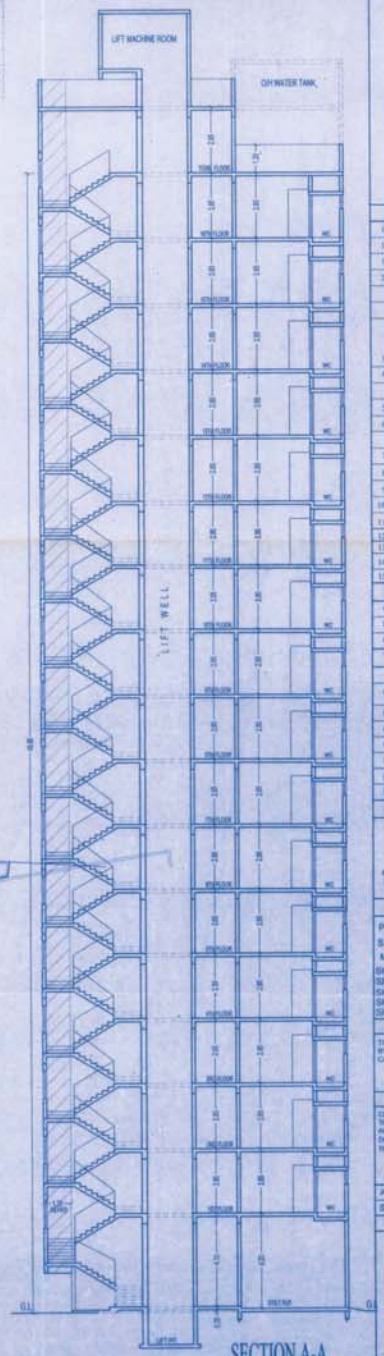
LAYOUT PLAN

SCALE= 1:250

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS
D	1.00 X 2.10	2.10	T.W. PANNELLED DOOR
D1	0.90 X 2.10	1.94	T.W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.50	2.70	T.W. GLAZED WINDOW
W1	1.50 X 1.50	2.25	T.W. GLAZED WINDOW
W2	1.20 X 1.50	1.80	T.W. GLAZED WINDOW
W3	1.80 X 1.50	2.70	T.W. GLAZED WINDOW
v	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW

LOCATION PLAN

SCALE= 1:1000



SECTION A-A

SCALE = 1:150

STAMP OF APPROVAL OF PLAN

SHEET No 1 OF 3

महापालिका संरचनाकार

AREA STATEMENT			SQ.MT
1	AREA OF PLOT		2140.00
1a	NOT IN POSSESSION	12.50 REMARK	12.50
1b	NET AREA OF PLOT		2127.50
2	DEDUCTION FOR		NIL
	a EXISTING ROAD		
	b PROPOSED ROAD(SET-BACK AREA)	0.0 REMARK	220.00
	c ANY RESERVATION	RESERVED FOR 0.0 REMARK	120.00
	d TOTAL AREA (a+b+c)		340.00
3	BALANCED AREA OF PLOT		1787.50
4	DEDUCTION FOR RECREATION GROUND		NIL
	INTERNAL ROAD		
5	NET AREA OF PLOT		1787.50
6	ADDITION FOR F.S.I. (2a) set back area 220.00 x 2.10		462.00
	(2b) reservation 120.00 x 2.10		252.00
7	TOTAL AREA		2501.50
8	F.S.I. PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE		
10	PERMISSIBLE FLOOR AREA		2501.50
11	EXISTING FLOOR AREA		
12	PROPOSED FLOOR AREA		2319.50
13	EXCESS BALCONY AREA		NIL
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)		2319.50
15	F.S.I. CONSUMED		0.90

BALCONY AREA STATEMENT		
a	PERMISSIBLE BALCONY AREA	REFER BALC AREA STATEMENT
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT		
a	PROPOSED AREA	2320.50
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	304.87
c	AREA OF TENEMENT (a+b)	2014.63
d	TENEMENT PERMISSIBLE	20 Nos
f	TENEMENT PROPOSED	20 Nos
g	TENEMENT EXISTING	NIL
h	TOTAL NO.OF TENEMENT	20 Nos

NAME & SIGNATURE OF OWNER

M/S. SHEN BILDCON MR. YASHESH VELAN (P.A. HOLDER)

M/S. SHEN BILDCON MR. RAJESH P. VELAN (P.A. HOLDER)

MEGHRAJ D. TUPANGE (OWNER)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO (131) 49 H.NO 5/2 S.NO (130) 36 H.NO 1(PT), 2(PT), S.NO (129) 35 H.NO- 9 10(PT), MOUJE - SHIVAJI NAGAR , TAL-KALYAN. DIST.-THANE.

SHRI. VIJAY B. MHATRE & OTHERS
SMT. SHANTABAI .B. BHOIR & OTHERS
SHRI. BABLI S. MHATRE & OTHERS
SHRI. MEGHRAJ D. TUPANGE
SHRI. MADUKAR S. MHATRE & OTHERS

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO REGLENCE OF THE STANDARDS

ENGINEER SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 10-03-16 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA DO WORKED OUT AS 2139.50 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD CITY SURVEY RECORDLAND RECORD DEPARTMENT

SIGN OF OWNER/P.O.A HOLDER

SIGN OF ARCHITECT

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SH-26	1	AS STATED	KARTHIK	KARTHIK	04 - 05 -2016

NAME & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES