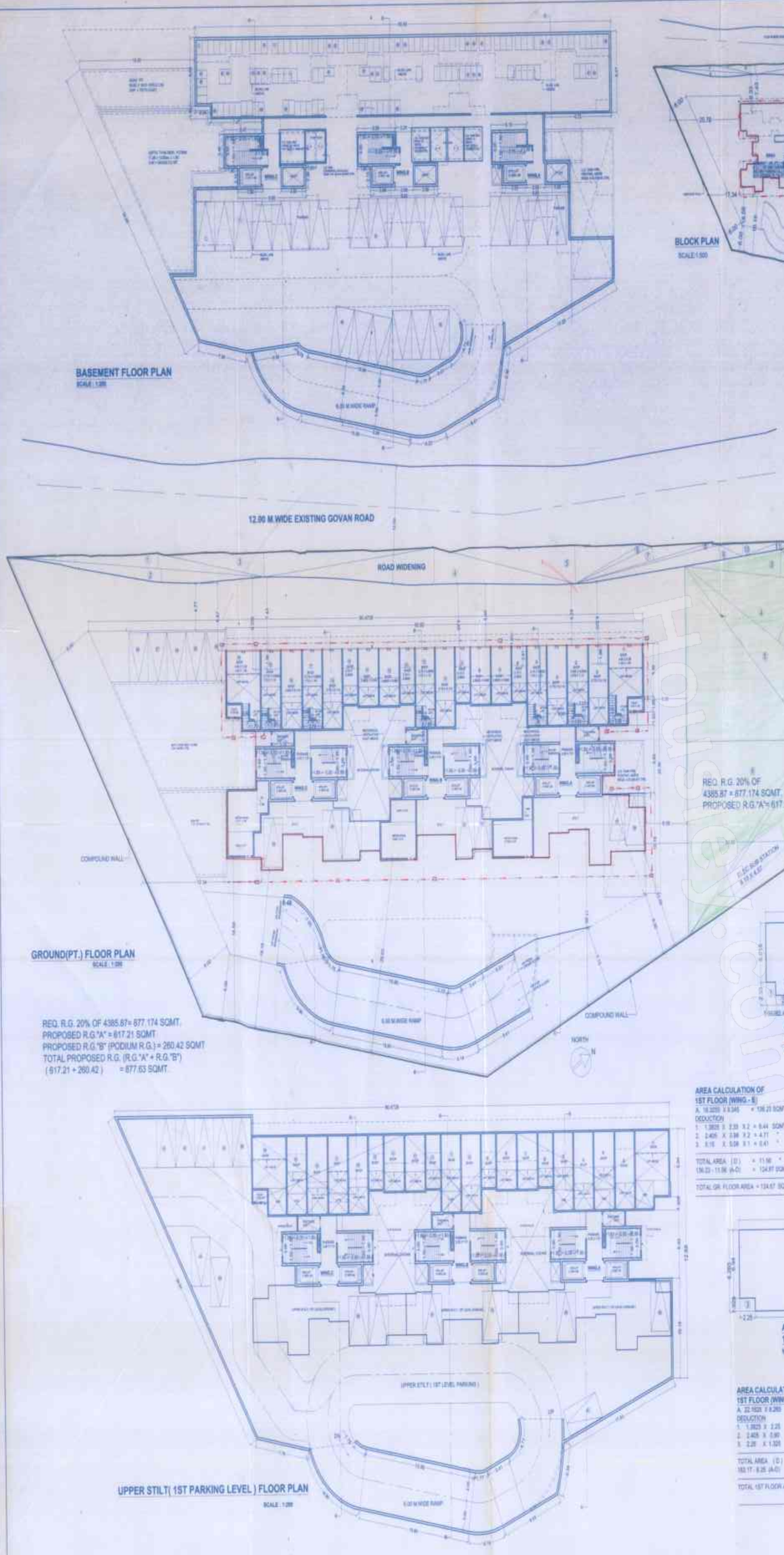
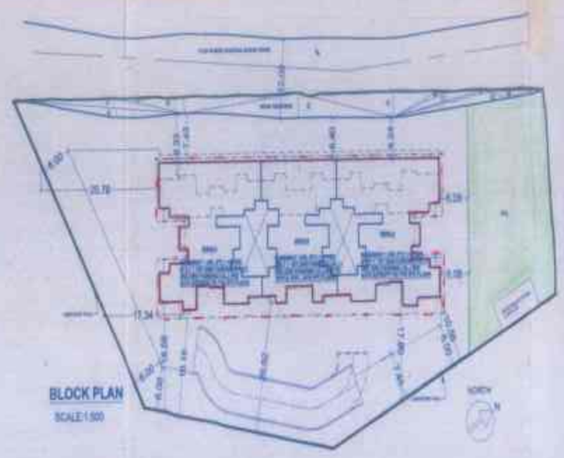




ROAD CALCULATION

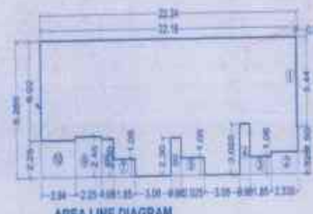
1.	36.34	X 1.00	X 0.50	= 26.16 SQMT.
2.	36.34	X 1.27	X 0.50	= 34.88 "
3.	36.19	X 2.48	X 0.50	= 48.69 "
4.	40.00	X 3.73	X 0.50	= 84.84 "
5.	37.91	X 3.85	X 0.50	= 54.82 "
6.	11.69	X 0.88	X 0.50	= 5.87 "
7.	20.19	X 1.45	X 0.50	= 14.64 "
8.	21.10	X 0.50	X 0.50	= 5.27 "
9.	34.43	X 1.88	X 0.50	= 19.30 "
10.	9.11	X 1.34	X 0.50	= 6.10 "
11.	7.38	X 0.84	X 0.50	= 3.09 "

TOTAL AREA = 294.13 SQMT.

R.G. "A" AREA CALCULATION

1.	5.40	x 1.82	x 1 x 0.50	= 3.69 SQMT.
2.	4.29	x 3.54	x 1 x 0.50	= 7.58 "
3.	17.10	x 2.80	x 1 x 0.50	= 24.07 "
4.	20.33	x 7.26	x 1 x 0.50	= 73.70 "
5.	25.45	x 5.15	x 1 x 0.50	= 65.52 "
6.	37.66	x 15.15	x 1 x 0.50	= 141.30 "
7.	26.64	x 1.00	x 1 x 0.50	= 13.42 "
8.	26.24	x 5.22	x 1 x 0.50	= 68.48 "
9.	22.23	x 2.38	x 1 x 0.50	= 26.45 "

TOTAL = 617.21 SQMT.



AREA CALCULATION OF GR. FLOOR (WING - A)

A. 22.24 X 8.295 = 183.61 SQMT

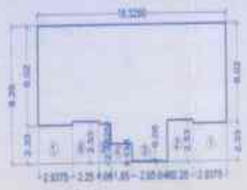
DEDUCTION

1.	0.08	X 5.44	= 0.44	SQMT
2.	3.30	X 1.325	= 3.09	"
3.	1.88	X 1.20	= 1.88	"
4.	6.90	X 3.055	= 2.75	"
5.	3.025	X 1.25	= 2.13	"
6.	0.90	X 2.30	= 2.07	"
7.	1.80	X 1.25	= 1.34	"
8.	1.05	X 2.30	= 2.42	"
9.	2.25	X 2.40	= 5.51	"
10.	2.94	X 2.25	= 6.62	"

TOTAL AREA (D) = 28.93 "

183.17 - 28.93 (A-D) = 154.68 SQMT.

TOTAL GR.FLOOR AREA (WING - A) = 154.68 SQMT



AREA CALCULATION OF GR. FLOOR (WING - B)

A. 16.325 X 8.38 = 136.81 SQMT

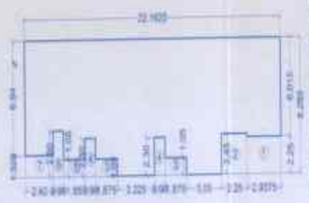
DEDUCTION

1.	2.6075	X 2.30 X 2	= 12.00	SQMT
2.	2.25	X 2.53	= 5.69	"
3.	12.60	X 0.08	= 0.21	"
4.	1.05	X 1.155	= 2.15	"
5.	1.05	X 2.3625	= 2.50	"
6.	2.29	X 2.53	= 5.80	"

TOTAL AREA (D) = 28.36 "

136.31 - 28.36 (A-D) = 108.43 SQMT

TOTAL GR.FLOOR AREA (WING - B) = 108.43 SQMT



AREA CALCULATION OF GR. FLOOR (WING - C)

A. 22.1625 X 8.295 = 183.17 SQMT

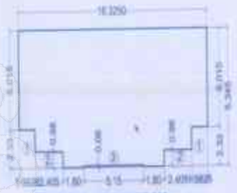
DEDUCTION

1.	2.6075	X 2.25	= 6.61	SQMT
2.	2.25	X 2.40	= 5.31	"
3.	1.675	X 1.05 X 2	= 3.84	"
4.	0.90	X 2.30 X 2	= 4.14	"
5.	1.68	X 1.05	= 1.84	"
6.	0.90	X 2.80	= 2.52	"
7.	2.40	X 1.325	= 3.18	"

TOTAL AREA (D) = 27.44 "

183.17 - 27.44 (A-D) = 155.73 SQMT

TOTAL GR.FLOOR AREA (WING - C) = 155.73 SQMT



AREA CALCULATION OF 1ST FLOOR (WING - A)

A. 22.2425 X 8.295 = 185.61 SQMT

DEDUCTION

1.	0.08	X 5.44	= 0.44	SQMT
2.	2.33	X 1.40	= 3.26	"
3.	14.32	X 0.08	= 1.15	"
4.	2.405	X 0.98	= 2.36	"
5.	1.3025	X 2.53	= 3.23	"

TOTAL AREA (D) = 10.43 "

185.61 - 10.43 (A-D) = 175.18 SQMT

TOTAL 1ST FLOOR AREA (WING - A) = 175.18 SQMT

BAL.AREA STATEMENT (FOR 1ST FLOOR)(WING - A)

B)	11.075	X 1.20	X 1	= 13.29 SQMT
B1)	11.0875	X 1.20	X 1	= 13.305 "

TOTAL BALC. PROPO. = 26.595 SQMT

TOTAL BALC.PERMI. (10% OF 175.18 SQMT) = 17.52 SQMT

EXCESS BALC. = 9.075 SQMT.

TOTAL AREA (175.18+ 9.075) = 184.255 SQMT

TOTAL 1ST FLOOR AREA(WING - A) = 184.255 SQMT

AREA CALCULATION OF 1ST FLOOR (WING - B)

A. 16.325 X 8.38 = 136.81 SQMT

DEDUCTION

1.	1.3025	X 2.53 X 2	= 6.44	SQMT
2.	2.405	X 0.98 X 2	= 4.71	"
3.	0.16	X 5.08 X 1	= 0.81	"

TOTAL AREA (D) = 11.96 "

136.23 - 11.96 (A-D) = 124.27 SQMT

TOTAL GR. FLOOR AREA = 124.27 SQMT

BAL.AREA STATEMENT (FOR 1ST FLOOR)(WING - B)

B) 8.1625 X 1.20 X 2 = 19.59 SQMT

TOTAL BALC. PROPO. = 19.59 SQMT

TOTAL BALC.PERMI. (10% OF 124.27 SQMT) = 12.47 SQMT

EXCESS BALC. = 7.12 SQMT

TOTAL AREA (124.27 + 7.12) = 131.39 SQMT

TOTAL 1ST FLOOR AREA = 131.39 SQMT

AREA CALCULATION OF 1ST FLOOR (WING - C)

A. 22.1625 X 8.295 = 183.17 SQMT

DEDUCTION

1.	1.3025	X 2.25	= 3.11	SQMT
2.	2.405	X 0.90	= 2.16	"
3.	2.25	X 1.325	= 2.98	"

TOTAL AREA (D) = 8.25 "

183.17 - 8.25 (A-D) = 174.92 SQMT

TOTAL 1ST FLOOR AREA (WING - C) = 174.92 SQMT

BAL.AREA STATEMENT (FOR 1ST FLOOR)(WING - C)

B)	11.075	X 1.20	X 1	= 13.29 SQMT
B1)	11.0875	X 1.20	X 1	= 13.305 "

TOTAL BALC. PROPO. = 26.595 SQMT

TOTAL BALC.PERMI. (10% OF 174.92 SQMT) = 17.49 SQMT

EXCESS BALC. = 9.105 SQMT

TOTAL AREA (174.92+ 9.105) = 184.03 SQMT

TOTAL 1ST FLOOR AREA(WING - C) = 184.03 SQMT

PROFORMA - A

A	AREA STATEMENT	SQMT.
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	4680.00
2	DEDUCTIONS FOR	-
	(a) ROAD WIDENING	294.13
	(b) ANY RESERVATION	NIL
	(c) TOTAL (a+b)	294.13
3	NET PLOT AREA	4385.87
4	DEDUCTION FOR 15% R.G.	657.88
5	BALANCE AREA	3727.99
6	ADDITION ROAD AREA	294.13
	TOTAL (5 + 6)	4022.12
7	F.S.I. PERMISSIBLE	ONE
8	PERMISSIBLE BUILT UP AREA (B X 7)	4022.12
9	PROPOSED BUILT UP AREA	3962.385
10	BALANCE AREA	59.735
11	F.S.I. CONSUMED	0.985

B	BALCONY AREA STATEMENT	
1	PERM. BALC. AREA PER FLOOR.	AS PER SEPARATE TABLE
2	PROP. BALC. AREA PER FLOOR.	
3	EXCESS BALC. AREA PER FLOOR.	
4	TOTAL EXCESS BALC. FOR ALL FLOORS.	

C	TENEMENT STATEMENT	
1	PROPOSED AREA (ITEM A -12 ABOVE)	3962.385
2	LESS NON RESIDENTIAL AREA.	916.715
3	AREA AVAILABLE FOR TENEMENT	3045.67
4	DENSITY OF TENEMENTS / HECTARE	300 TI HECTARE
5	TENEMENTS PERMISSIBLE	91 NOS.
6	TENEMENTS PROPOSED	74 NOS
7	TENEMENTS EXISTING	–
8	TOTAL TENEMENTS ON THE PLOT	74 NOS.

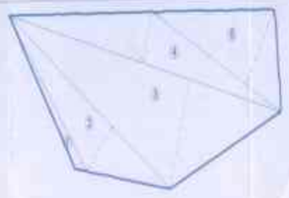
D PARKING STATEMENT

SR. NO.	CATEGORY OF FLAT AREA	PARKING NORMS	NO. OF FLATS	REQ. PARKING
1	BUILT UP AREA BELOW 30.00 SQMT.	NIL	NIL	NIL
2	BUILT UP AREA ABOVE 30 TO 50 SQMT.	1 PARKING PER 2 FLATS	57	29 NOS.
3	BUILT UP AREA BETN. 50 TO 75 SQMT.	1 PARKING PER 1 FLATS	17	17 NOS.
4	BUILT UP AREA ABOVE 75.00 SQMT.	2 PARKING PER 1FLATS	NIL	NIL
5	COMMERCIAL 416.84 + 500.275 +916.715	1 PARKING PER 25 SQMT.	(UPTO 400 SQMT. + 1 NOS. 416.715 - 400.00 = 916.715 - 400.00 = 516.715 / 25 = 20.686 NOS)	20.686NOS
6	VISITORS (10% OF REQ. PARKING)			8 NOS.
7	TOTAL REQUIRED PARKING			77.69 NOS SAY 78 NOS
8	TOTAL PROVIDED PARKING			78 NOS.
9	TOTAL REQUIRED TWO WHEELER (FOR RESIDENTIAL)			74 NOS.
10	TOTAL PROVIDED TWO WHEELER (FOR COMMERCIAL)			48 NOS.
11	TOTAL REQUIRED TWO WHEELER			120 NOS.
12	TOTAL PROVIDED TWO WHEELER			120 NOS.

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.10	T.W. PANELLED DOOR
D1	0.90 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 1.95	T.W. GLAZED DOOR
W	1.80 X 1.20	ALU. GLAZED WINDOW
W	1.80 X 1.20	ALU. GLAZED WINDOW
W1	1.50 X 1.20	ALU. GLAZED WINDOW
W2	1.15 X 1.20	ALU. GLAZED WINDOW
W3	0.90 X 1.20	ALU. GLAZED WINDOW
V	0.60 X 0.60	LOUVERED WINDOW

PLOT AREA CALCULATION



SCALE - 1:1000

PLOT AREA CALCULATION

1.	60.07	X 3.865	X 0.50	= 113.82 SQMT
2.	67.25	X 17.34	X 0.50	= 756.26 "
3.	121.14	X 34.22	X 0.50	= 2072.71 "
4.	121.14	X 16.09	X 0.50	= 974.57 "
5.	60.52	X 20.74	X 0.50	= 817.50 "

TOTAL PLOT AREA = 4735.85 SQMT

PROFORMA - B

CONTENT OF SHEET.

GR(PT) FLOOR ,UPPER FLOOR, 1ST FLOOR, (2ND PARKING FLOOR)& GR.&1ST FLOOR AREA DIAGRAM & CALCULATION ,BLOCK PLAN, LOCATION PLAN, PLOT AREA TRIANGULATION, COMPOUND WALL SECTION, C.B. SECTION, U.G. & SEPTIC TANK SECTION.

DATE & STAMP OF APPROVAL OF PLANS.

Plans are approved Subject to conditions Prescribed in Permit No. VP/566/00/37/09 TMC/TD-Dept/No. 3701/13 Dated 21/03/2013

Deputy Engineer (TDD) — Executive Engineer (TDD)

Thane Municipal Corporation
The City of Thane

सावधानी

"मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीतील तरतुदीचा भंग न होता बांधकाम व वेळ मर्यादेत बांधकाम करणे, बांधकाम पूर्ण झाल्यानंतर भोगवटा प्रमाणपत्र घेणे आवश्यक आहे अन्यथा महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाची कलम ५२ नुसार दंडात्मक कार्यवाही करण्यात येईल."

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 07/01/2008, 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 LICENSED ARCHITECT.

NOTES

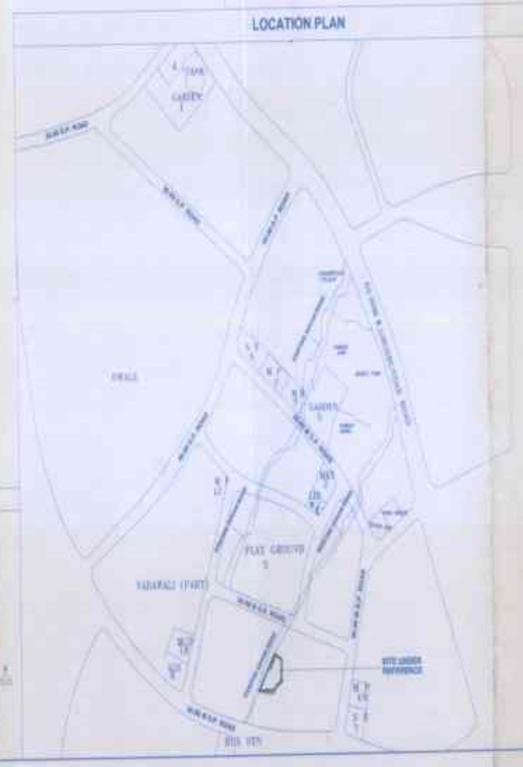
- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN RED DOTTED.
- EXISTING WORK TO BE RETAINED SHOWN IN BLUE.
- EXTERNAL & INTERNAL WALLS ARE 0.15 M. THICK.
- THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION AND APPROVAL.

SUMMARY

FLOORS	WING "A" AREA (SQMT.)	WING "B" AREA (SQMT.)	WING "C" AREA (SQMT.)	TOTAL AREA (SQMT.)
GR.FL	154.68	108.43	155.73	418.84
1ST	184.255	131.79	184.03	500.075
2ND	151.729	73.330	36.949	211.010
3RD	207.24	147.08	206.85	561.17
4TH	207.24	147.08	206.85	561.17
5TH	78.125	147.08	149.885	375.09
6TH	36.985	147.08	85.305	269.39
7TH	36.985	147.08	36.845	220.69
8TH		110.805		110.805
9TH		147.08		147.08
10TH		147.08		147.08
11TH		147.08		147.08
12TH		147.08		147.08
13TH		73.48		73.48
14TH		73.48		73.48
TOTAL	1057.405	1853.04	1051.34	3962.385 SQMT

TOTAL PERMISSIBLE AREA	= 4022.12 SQMT
TOTAL PROPOSED AREA	= 3962.385 SQMT
TOTAL BALANCE AREA	= 59.735 SQMT
F.S.I. CONSUMED	= 0.985

LOCATION PLAN



DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING S.NO. 28 , AT BORIWADE, DIST. & TALUKA - THANE FOR SHRI. NIMISH M. VORA

NAME & SIGN OF OWNER

SHREE CONSTRUCTION CO. THROUGH M/S. KAVYA BUILDCON PVT.LTD.

SHRI. NIMISH M. VORA
(DIRECTOR)
(P.A. HOLDER)

SIGN. OF ARCHITECT.

NAME OF ARCHITECT.

ANIRUDDHA KURLEKAR

Archit Consultants...
ARCHITECT & INT. DESIGNER.
8/2 AKASHDIPA
SAYE DIS. ROAD,
ANDHERI(WEST) - THANE (W)
THANE 400601
PH. 5341234 , 5427234

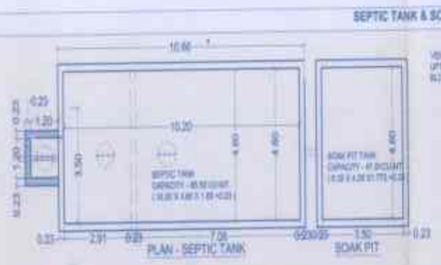
DRG. NO.	DATE	SCALE	DRN BY
ROA - 01	08/01/2013	AS SHOWN	AMITA

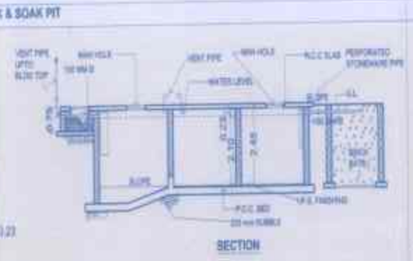
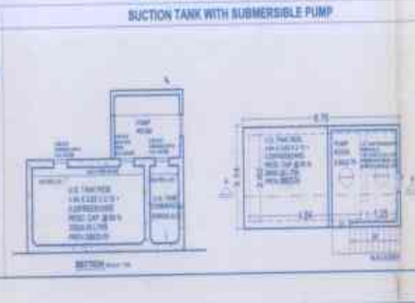
SEC. THRO' COMPO. WALL

SCALE 1:50

SEC. THRO' C.B.

SEPTIC TANK & SOAK PIT





SUCTION TANK WITH SUBMERSIBLE PUMP