

Report Generated On :27/05/25 (APP version:1.3.60-Live , before payment)
Town Planning Department

Ownership Report(Table1)

Village	S No/H No,Khasara No, Gut No,C S No, F P No	Holders as per Record of rights	Area as per Record of rights	Class of land	Easement rights, if any	ULC Details, if any.	Regd POA holder, if any
MEHRUN	5960		519.6				NA

Project Code	DDMCJ-25-ENTRY-57688	Case Type	Revised
Project Name	SAMARTHA CONSTROWELL PVT LTD PARTNER ABHISHEK SHANTARAM PATIL	Old Approval No.	DDMCJ-25-ENTRY-57688
		Sanctioned layout No.	DDMCJ-22-ENTRY-24087
		Type Of Plot/Layout	Sanction Layout/Sub Division
Name of Services	Revised Building Permission	Non confirming.	NA
Type of Development	Detached	Implementation Agency	Private
Type Of Proposal	Mixed	Scheme Name	
Location	Non-Congested		
Zone	Residential Zone - (R1)		
Administrative Ward No.			
Zone Number	SHIVAR 4		
Ward Name	Meharun Shivar		
City Specific Area	NA	Proposed FSI components	
Reservation Area Affected	NO	Proposed Area in SqM	
Road Width	9.000	Additional FSI As Per Chapter No. 7	0.000
No. Of Building	1	Incentive FSI for Green Building	0.000
		Incentive FSI for Redevelopment	NA
		Incentive FSI for PPL	NA
		Prorata	No
Building Name		Building Category	Building Sub Category
SAMARTH CONTSROWELL PVT LTD		Mixed	apartment houses
SAMARTH CONTSROWELL PVT LTD		Mixed	Shops

C.S. No, Gut No, S No/H No, Khasara No	Zone Name	Zone Usages Name
5960	Residential Zone - (R1)	Any residences

Technical Person Name	YASH PANKAJ SHETH
Contact Number	8888876983
Site Address	PLOT NO 135 S.NO 436/1/A CTS NO.5960 JALGAON
1.Technical Person Type	Architect
Individual Owner	Abhishek Shantaram Patil
Contact Number	9766973333
Postal Address	samarth plot no 49, gat no 413,meharun lake,Jalgaon,Jalgaon,Maharashtra-425002
Structural Engineer Name	Sagar Vinod Bhavsar

Is plot affected by DP/RP road/s	No	DP/RP road width/s	NA
Is plot affected by Reservations	No	Name of Reservation/s	No
Is plot affected by CRZ	No	CRZ Zone	NA
Is plot affected by Chemical zone (only in case of Thane)	-	100m belt / 150 m low density zone	-
Is plot affected by flood lines	No	Red flood line/ Blue flood line	NA
Is plot affected by Restricted/Prohibited Area	No	Details	NA
Total 0.0000.0000.0000.0000.000			

Proforma – I: Area Statement (At Right Hand top Corner of Plans)	
AREA STATEMENT	
1. Area of plot/Land or area of plot of sanction layout or plot regularised under Gunthewari Act (Minimum area of a, b, c to be considered)	519.487
(a) As per ownership document (7/12, CTS extract)	519.600
(b) as per TILR or City Survey measurement sheet	519.600
(c) as per Demarcated drawing area	519.487

Floor Name	Stair Use	StairCase Area	No.of Flights	Riser Height			Riser No.On Flights		Stair Width		Tread Width		MidLanding Depth		FloorLanding Depth		Head Room Height		Status
				Min Req.	Max per.	Prop	Max per.	Prop	Min Req.	Prop	Min per.	Prop	Min Req.	Prop	Min Req.	Prop	Min Req.	Prop	

TYPICAL 1 TO 8 FLOOR	NORMAL	8.006	2	0.100	0.190	0.132	30	19	1.200	1.200	0.250	0.250	1.200	1.260	1.200	1.242	2.100	0.000	OK
GROUND FLOOR	NORMAL	8.006	2	0.100	0.190	0.179	30	24	1.200	1.200	0.250	0.250	1.200	1.260	1.200	1.242	2.100	0.000	OK

Building Wise FSI Detail (Table 4s)

Building	No. of Same Building	Proposed						Bal	Terr	Lift	Stair	Duct	Liftwell	Vent.Shaft	Other deduction	TOT.FSI
		Resi.	Comm.	Ind.	Edu.	Ins.	Mez.	Prop.	Prop.							
SAMARTH CONTSROWELL PVT LTD	1	1565.648	195.649	0.000	0.000	0.000	0.000	0.000	0.000	46.242	0.000	30.151	0.000	0.000	0.000	1731.146
Total	1	1565.648	195.649	0.000	0.000	0.000	0.000	0.000	0.000	46.242	0.000	30.151	0.000	0.000	0.000	1731.146

Building Floor Wise FSI Detail (Table 4t)

◦ Building : SAMARTH CONTSROWELL PVT LTD

Total Tenement : 8

Floor Name	No. of Same Floor	Proposed						Bal	Terr	Lift	Stair	Duct	LIFTWELL	VENT.SHAFT	Other deduction	TOT.FSI
		Resi.	Comm.	Ind.	Edu.	Ins.	Mez.	Prop.	Prop.							
TYPICAL 1 TO 8 FLOOR	8	1565.648	0.000	0.000	0.000	0.000	0.000	0.000	0.000	40.640	0.000	27.520	0.000	0.000	0.000	1538.128
GROUND FLOOR	1	0.000	195.649	0.000	0.000	0.000	0.000	0.000	0.000	5.602	0.000	2.631	0.000	0.000	0.000	193.018
Total	9	1565.648	195.649	0.000	0.000	0.000	0.000	0.000	0.000	46.242	0.000	30.151	0.000	0.000	0.000	1731.146

Carpet area checks (Table 5g)

Building Name	Floor Name	Carpet Name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
SAMARTH CONTSROWELL PVT LTD	GROUND FLOOR	shop	1	195.706	0.000	0.000	0.000	195.706
SAMARTH CONTSROWELL PVT LTD	TYPICAL 1 TO 8 FLOOR	1;2;3;4;5;6;7	7	195.706	0.000	0.000	0.000	195.706

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	scooter		car	scooter	Transport Vehicle/Ambulance/MiniÂ Bus
Total	-	-	-	-	-	0.000	0.000	-

Parking Check As Per Multiplying Factor 0.600

Building Name	Required			Proposed			Status
	car	scooter	Transport Vehicle/Ambulance/MiniÂ bus	car	scooter	Transport Vehicle/Ambulance/MiniÂ bus	
Total	0	0	0	2	6	0	OK

Total Height (Table 4a)

Building	Height		Status
	Perm	Prop	
SAMARTH CONTSROWELL PVT LTD	70.000	23.900	OK

Fire lift

Building Name	Required		Proposed		Status
	No.of Lift	Lift Area	No.of Lift	Lift Area	
SAMARTH CONTSROWELL PVT LTD	1	1.400	2	6.124	OK

MINIMUM REQUIREMENTS FOR FIRE FIGHTING INSTALLATION

BUILDING NAME	OCCUPANCY	FIRE RULE	FIRE EXTINGUISHER	FIRST AID HOSE REEL	WET RISER	DOWN COMER	YARD HYDRANT	SPRINKLER	FIRE ALARM	SMOKE DETECTOR AND ALARM	UNDERGROUND WATER STORAGE TANK	TERRACE TANK	UNDER V STOR
SAMARTH CONTSROWELL PVT LTD	apartment houses	0	0	0	0	0	0	0	0	0	0	0	

Summary (Table 5)

Name	Perm./Reqd.	Proposed	Status
Plot Area	80.000	519.487	-
Plot Width	6.000	35.949	-
Access Road	12.000	9.000	OK
FSI DETAILS			
Residential	0.000	1538.128	-
Commercial	0.000	193.018	-
Industrial	0.000	0.000	-
Educational Area	0.000	0.000	-
Institutional Area	0.000	0.000	-
Refuse Area	-	0.000	-
Mezzanine	-	0.000	-
AR Handover FSI	-	0.000	-
Inclusive	-	0.000	-

Total Other Deduction	-	0.000	-
Total FSI Area	1731.151	1731.146	OK

Rain water Harvesting

Permissible	Proposed	Status
1	1	OK

Plinth Check (Table 4i)

Building Name	Plinth(Basement Floor)	Plinth Height Required	Plinth Height Proposed	Plinth Area(Sqm)	Status
SAMARTH CONTSROWELL PVT LTD	LOWER BASEMENT	0.900	0.900	298.321	OK

Water Requirement

Building Name	Water Tank	Requirement	OCCUPANT LOAD CALCULATION				Consumption per day (lit)	Required Capacity (lit)	Proposed Capacity (lit)	Status
			Tnmts/Area	Total builtup area(TOT FSI.)	Occupant Load Floor Area in sq.m per person	Number of Person				
SAMARTH CONTSROWELL PVT LTD	OverHead	Residential	0.000	1538.128	12.500	0	35.000	0.000	-	-
	Total							0.000	0.000	OK
	Underground		NA					NA	0.000	--

Sanitation Check (Table 4r)

Building Name	Use	No of Person/No of Tenant	Male	Female	W.C Required	W.C Propose	Bath Required	Bath Propose	Urinals Required	Urinals Propose	Status
SAMARTH CONTSROWELL PVT LTD (apartment houses)	Residential	0	1	1	0	40	0	40	0	0	OK
SAMARTH CONTSROWELL PVT LTD (Shops)	Common Toilet	19	13	6	2	2	0	2	1	1	OK
SAMARTH CONTSROWELL PVT LTD (Shops)	Public Toilet	1	1	0	0	0	0	0	0	0	OK
Total		20	15	7	2	42	0	42	1	1	

Premium & charges calculation. (Table 9)

Scrutiny Officers Note:

I have verified the drawing/s submitted and found in order. I have also checked all the input parameter, DP remarks, surveyor's report with site inspection and scrutiny details which are not covered in this scrutiny. Also I have verified P-line on drawing and confirmed that all staircase balcony ,double height terraces are covered in it. I have also rectified draft permission/C.C. for its input parameters and conditions.

Disclaimer :This scrutiny is done on input based software but the final approval lies with concerned Officer/Authority.

Conditions

S No	Conditions
1	The land vacated in a 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.
5	This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.

6	Information Board to be displayed at the site till Occupation Certificate.
7	If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8	All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9	Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10	Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11	Permission for cutting of the tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12	registered agreement regarding reservation development should be submitted prior to comencement of work.Such agreement part of this permission.
13	Registered transfered deed for transfer of constructed amenity/area in favour of Authority shall be executed after completion of the amenity and before handing over possession to the authority. No occupancy certificate will be granted to the owner share unless the amenity transfer to the authority.