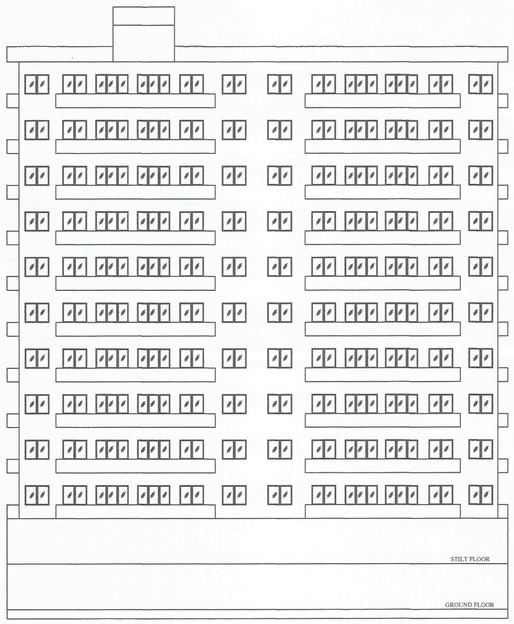
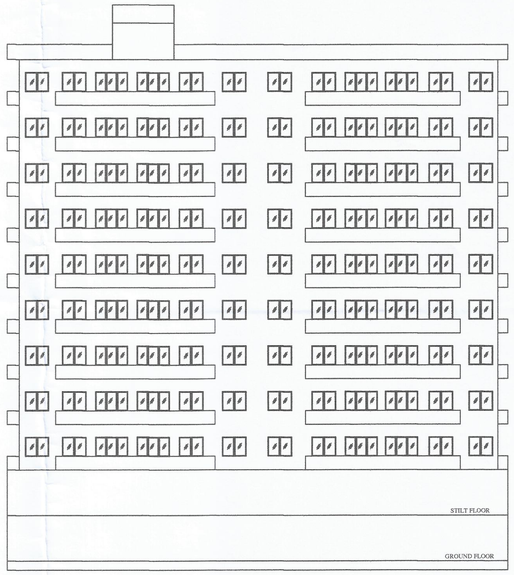
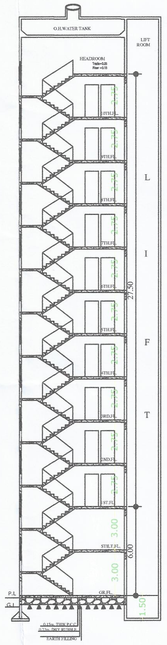


ELEVATION
SCALE-1:200 [B1,B2]



ELEVATION
SCALE-1:200 [A1,A2]



SEC AT A'-A'
SCALE-1:200



LOCATION PLAN.

DATE & STAMP OF APPROVAL.

मंजुरी
बांधकाम नकाशे मंजुरी
.....रंगाने : त्ती दाखविल्याप्रमाणे
व बांधकाम प्रारंभ प्रमाणपत्र क्र. उमपा/नरवि/बांप
२०१९१२२/१४८८ दि.२३/१२/२०१९
मध्ये घालुन दिलेल्या अटिप्रमाणे.

मा आयुक्त उ म पा यांच्या मान्यतेने

कनिष्ठ अभियंता
नगररचना विभाग
उल्हासनगर महानगरपालिका

सहाय्यक संचालक नगररचना
उल्हासनगर महानगरपालिका

SCHEDULE OF PARKING

OCCUPANCY	NO.	CAR	SCOOTER
TENEMENTS >40 SQ.M	280	140	240
>55 SQ.M	40	20	80
TOTAL	320	160	320
MULTIPLYING FACTOR 0.6		160 x0.6=96	320x0.6= 192
ADDITIONAL 5%		8.00	9.60
TOTAL		104	202

-:BUILT-UP AREA STATEMENT:-

FLOOR	WING-A,A1 &B,B1	AREA IN SQ.MT.
B.U. AREA OF GROUND FLOOR	29.37 x 2	58.74 SQ.M.
B.U.AREA OF FIRST FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF SECOND FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF THIRD FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF FOURTH FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF FIFTH FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF SIXTH FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF SEVENTH FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF EIGHTH FLOOR	1044.60-393.44	651.16 SQ.M
B.U. AREA OF NINETH FLOOR	522.30 x 2	1044.60 SQ.M.
B.U. AREA OF TENTH FLOOR	1044.60-149.68	894.92 SQ.M.
TOTAL BUILT-UP AREA		9961.62 SQ.M.

SCHEDULE OF DOORS & WINDOW

SR.N	TYPE	DESCRIPTION	SIZE (WxH)
1	D1	WIN. FLUSH DOOR	0.90x2.10
2	D2	WIN. FLUSH DOOR	0.75x1.85
3	W	ALU. SLIDING WIN.	1.80x1.20
4	W1	ALU. LOUVERED	0.90x1.20
5	V	ALU. LOUVERED	0.60x0.75

AREA STATEMENT

Stamps of Approval of Plans:

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	3900.00
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	
(b) AS PER MEASUREMENT SHEET	
(c) AS PER SITE	
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P.ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING.	
(b) ANY D.P. RESERVATION AREA	
TOTAL (a + b)	3900.00
3. BALANCE AREA OF PLOT (1 - 2)	
4. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -	
(b) ADJUSTMENT OF 2(b), IF ANY -	
(c) BALANCE PROPOSED -	
5. NET PLOT AREA (3 - 4c)	3900.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -	
(b) PROPOSED -	
7. INTERNAL ROAD AREA	
8. POTABLE AREA (IF APPLICABLE)	
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sr.No. 5xbasic FSI) 3900x1.10	4290.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH / TOD ZONE	
(b) PROPOSED FSI ON PAYMENT OF PREMIUM 50%	1950.00
11. IN-SITU FSI / TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0x Sr.No.2(a)],if any	NILL
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	NILL
(c) TDR AREA	
(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a+b+c))	NILL
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) REDEVELOPEMENT AREA FOR TENEMENT	
(b) [9 + 10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE	6240.00
(c) ANCILLARY AREA FSI UPTO 60%OR 80% WITH PAYMENT OF CHARGES 6240x60%	3744.00
(d) TOTAL ENTITLEMENT (a + b)	9984.00
TOTAL ENTITLEMENT (a + b)	
14. MAXIMUM UTILIZATION LIMIT OF F.S.I.(building potential) PERMISSIBLE AS PER ROAD WIDTH [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	
15.TOTAL BUILT-UP AREA IN PROPOSAL.(excluding area at Sr.No17b)	
(a) EXISTING BUILT-UP AREA.	
(b) PROPOSED BUILT-UP AREA (as per 'P-line')	9961.62
(c) TOTAL (a + b)	9961.62
16.F.S.I CONSUMED(15/13) (should not be more than serial No.14 above)	
17. AREA FOR INCLUSIVE HOUSING , IF ANY	
(a) REQUIRED (20% OF SR.NO.5)	
(b) PROPOSED	

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS 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 OF OWNERSHIP/T.P.SCHEME RECORDS /LAND RECORDS DEPTT/CITY SURVEY RECORDS.

ARCHITECTS /ENGG SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

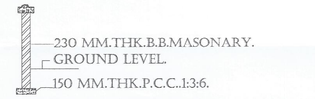
PROPOSED RES. BUILDING AT S. NO.178[P] ,MOUJE -SHAHAD, ULHASNAGAR-I ,DIST.-THANE.

NAME & SIGNATURE OF THE ARCHITECTS/ENGG.

Shivani S. Savale

Shivani LIC NO-04/21

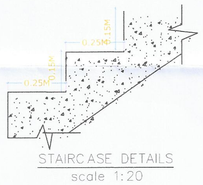
SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS
Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421 002.



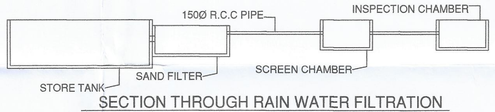
SECTION THRO.' COMPOUND WALL.
SCALE 1:100

PLOT AREA STATEMENT

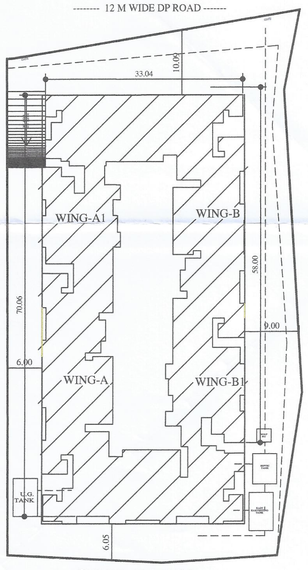
A] 0.50 x 47.96 x12.66 = 303.58 Sq.m
B] 0.50 x 67.311 x30.35 = 1021.45 Sq.m
C] 0.50 x 92.95 x16.63 = 772.87 Sq.m
D] 0.50 x 92.95 x17.40 = 808.66 Sq.m
E] 0.50 x 78.92 x23.97 = 945.85 Sq.m
F] 0.50 x 82.06 x 1.16 = 47.59 Sq.m
TOTAL PLOT AREA = 3900.00 Sq.m



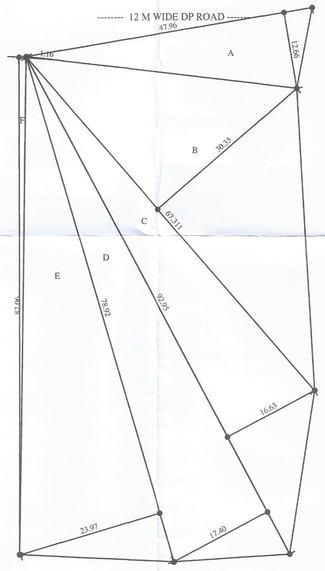
STAIRCASE DETAILS
scale 1:20



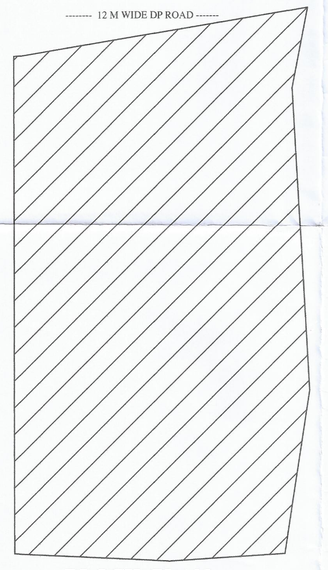
SECTION THROUGH RAIN WATER FILTRATION
RAIN WATER HARVESTINGL



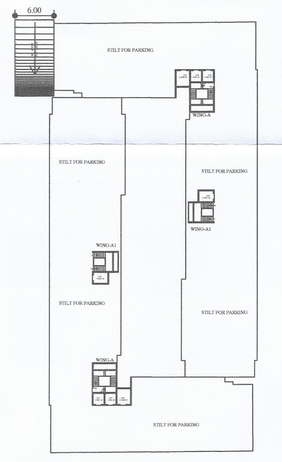
SITE PLAN
SCALE-1:500.



PLOT AREA DIAGRAM
SCALE-1:500.



BLOCK PLAN
SCALE-1:500.



STILT FLOOR PLAN.
SCALE-1:500,WING-A,A1 &B,B1

NOTE- W.S & E.P NOT MORE THAN 0.75 M
AND A.P. NOT MORE THAN 1.35 M

	N		DRG. NO.
SCALE 1 =100		DRN.BY:	CHK.BY:

NAME & SIGNATURE OF THE OWNERS

SHRI . GURUMUKHSINGH G. PANJWANI.& OTHERS