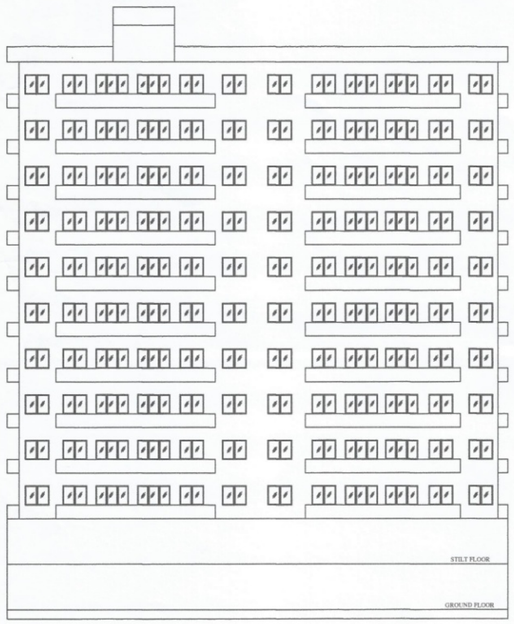
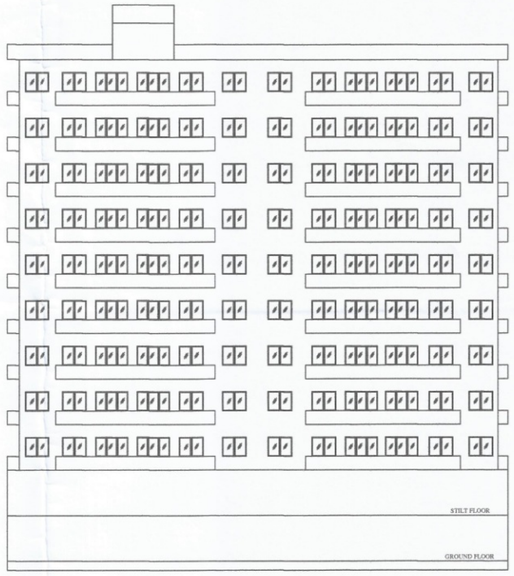
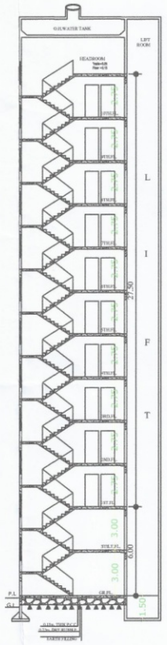


ELEVATION
SCALE-1:200 [B1,B2]



ELEVATION
SCALE-1:200 [A1,A2]



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



LOCATION PLAN.

DATE & STAMP OF APPROVAL.

मंजुरी
बांधकाम नकाशे मंजुरी
रंगाने : त्री दाखविल्याप्रमाणे
व बांधकाम प्रारंभ प्रमाणपत्र, ठा. उमपा/नरवि/वांप
२०१२२/२८८ दि. २३/१२/२०२२
मध्ये घालुन दिलेल्या अटिप्रमाणे.

मा. आयुक्त उ.म.न.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-1 ,DIST.-THANE.

NAME & SIGNATURE OF THE ARCHITECTS/ENGG.

Shivani S. Savale

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

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

NAME & SIGNATURE OF THE OWNERS

SHRI . GURUMUKHSINGH G. PANJWANI.& OTHERS

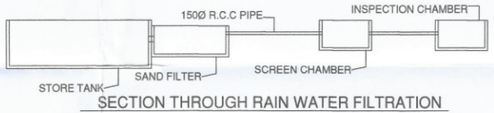


SECTION THRO.' COMPOUND WALL.
SCALE 1:100

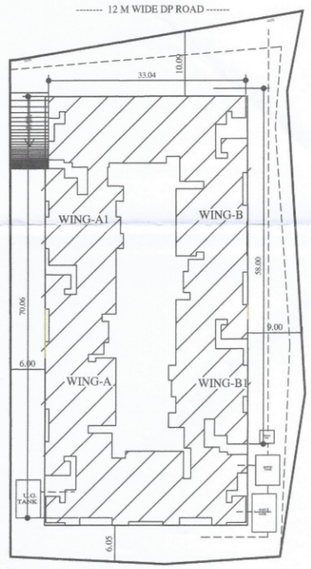
PLOT AREA STATEMENT
A] 0.50 x 47.96 x12.66 = 303.58 Sq.m
B] 0.50 x 67.311 x30.35 = 1021.45 Sq.m
C] 0.50 x 92.95 x16.63 = 772.87 Sq.m
D] 0.50 x 92.95 x17.40 = 808.66 Sq.m
E] 0.50 x 78.92 x23.97 = 945.85 Sq.m
F] 0.50 x 82.06 x 1.16 = 47.59 Sq.m
TOTAL PLOT AREA = 3900.00 Sq.m



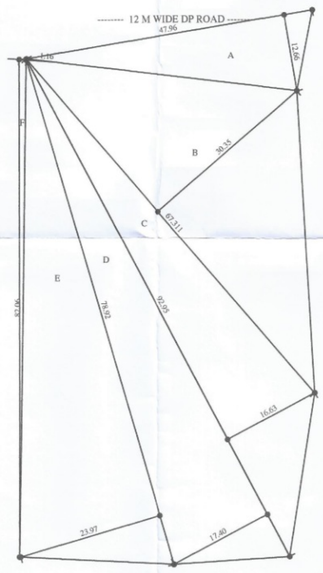
STAIRCASE DETAILS
scale 1:20



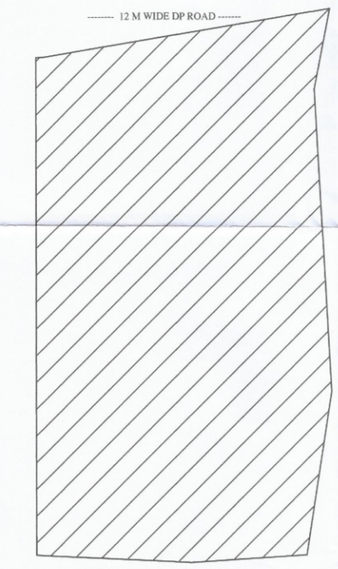
SECTION THROUGH RAIN WATER FILTRATION
RAIN WATER HARVESTINGL



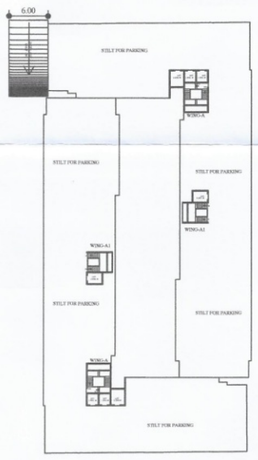
SITE PLAN
SCALE-1:500.



PLOT AREA DIAGRAM
SCALE-1:500.

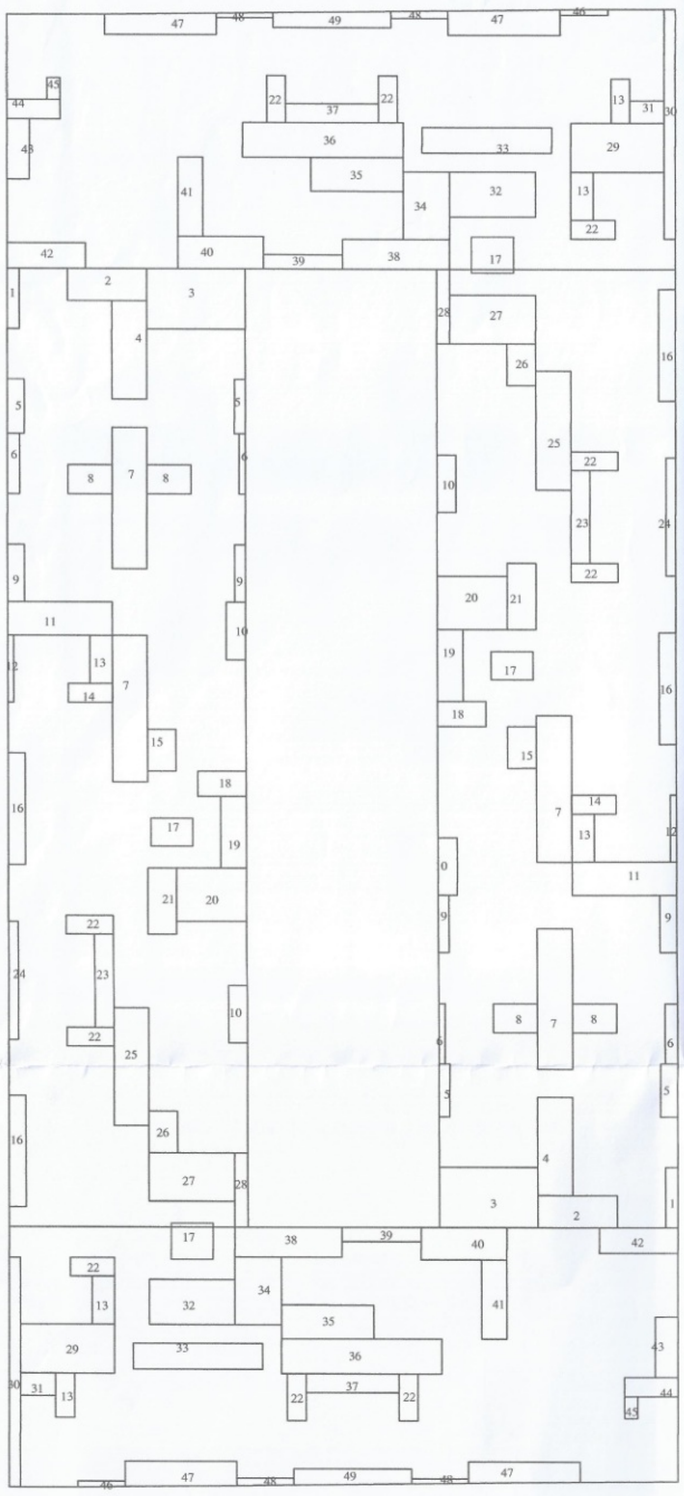


BLOCK PLAN
SCALE-1:500.



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



AREA DIAGRAM
SCALE-1:200,WING-A,A1 &B,B1

AREA STATEMENT [TY.FL.]

1]32.00 x 58.00 = 1856.00 SQ.MT.

DEDUCTION

1] 0.60	x 2.90 x 1 =	1.74 SQ.MT.
2] 3.80	x 1.55 x 1 =	5.89 SQ.MT.
3] 4.75	x 2.90 x 1 =	13.77 SQ.MT.
4] 1.70	x 4.75 x 1 =	8.07 SQ.MT.
5] 0.81	x 2.60 x 2 =	4.21 SQ.MT.
6] 0.60	x 2.90 x 2 =	3.48 SQ.MT.
7] 1.90	x 8.00 x 2 =	30.40 SQ.MT.
8] 2.21	x 1.50 x 2 =	6.63 SQ.MT.
9] 0.90	x 2.75 x 2 =	4.95 SQ.MT.
10] 1.00	x 2.75 x 2 =	5.50 SQ.MT.
11]5.00	x 1.60 x 1 =	8.00 SQ.MT.
12] 0.50x	3.50 x 1 =	1.75 SQ.MT.
13] 1.07x	2.30 x 3 =	7.38 SQ.MT.
14] 2.13 x	0.90x 1 =	1.91 SQ.MT.
15]1.40	x 2.00 x 1 =	2.80 SQ.MT.
16] 1.00	x 5.35 x 2 =	10.70 SQ.MT.
17] 2.00	x 1.75 x 2 =	7.00 SQ.MT.
18]2.35	x 1.20 x 1 =	2.78 SQ.MT.
19] 2.25	x 3.45 x 1 =	7.76 SQ.MT.
20] 3.35	x 2.55 x 1 =	8.54 SQ.MT.
21] 1.40	x 3.20x 1 =	4.48 SQ.MT.
22] 2.25	x 0.90x5 =	10.12 SQ.MT.
23] 1.20	x 6.00x 1 =	7.20 SQ.MT.
24] 0.75	x 5.65 x 1 =	4.23 SQ.MT.
25] 1.90	x 6.00 x 1 =	11.40 SQ.MT.
26]1.40	x 2.00 x1=	2.80 SQ.MT.
27] 4.10	x 3.00 x1 =	12.30 SQ.MT.
28] 0.75	x 3.60 x 1 =	2.70 SQ.MT.
29] 4.90	x 2.45 x 1 =	12.00 SQ.MT.
30] 0.70	x 11.00x 1 =	7.70 SQ.MT.
31] 1.90	x 1.10 x 1 =	2.09 SQ.MT.
32] 4.25	x 2.30 x 1 =	9.77 SQ.MT.
33]6.60	x 1.25x 1 =	8.25 SQ.MT.
34] 2.25	x 3.25 x 1 =	7.31 SQ.MT.
35] 4.45	x 1.65 x 1 =	7.34 SQ.MT.
36] 7.80	x 1.90x 1 =	14.82 SQ.MT.
37] 4.45	x 1.20 x 1 =	5.34 SQ.MT.
38] 5.15	x 1.50x 1 =	7.72 SQ.MT.
39] 3.80	x 0.75 x 1 =	2.85 SQ.MT.
40] 4.10	x 1.55 x 1 =	6.35 SQ.MT.
41] 1.20	x 3.95 x 1 =	4.74 SQ.MT.
42] 3.75	x 1.25 x 1 =	4.68 SQ.MT.
43] 1.10	x 2.90 x 1 =	3.19 SQ.MT.
44] 2.56	x 0.95 x 1 =	2.43 SQ.MT.
45] 0.90	x 1.20 x 1 =	1.08 SQ.MT.
46] 2.27	x 0.30 x 1 =	0.68 SQ.MT.
47] 5.35	x 1.25 x 2 =	13.37 SQ.MT.
48] 2.75	x 0.75 x 2 =	4.12 SQ.MT.
49] 5.65	x 0.90 x 1 =	5.08 SQ.MT.
50] 21.40	x 46.93 x 1 =	1004.30 SQ.MT.

TOTAL DED. AREA = 1333.70 SQ.MT.

TOTAL FL.AREA =1856.00-1333.70
= 522.30x 2 = 1044.60 SQ.MT.



AREA DIAGRAM
SCALE-1:200

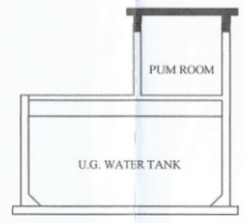
AREA STATEMENT [GR.FL.]

1] 3.10	x 3.10 =	9.61SQ.MT.
2] 2.00	x 1.30 =	2.60 SQ.MT.
3] 3.56	x 3.23 =	11.49 SQ.MT.
4] 3.95	x 1.85 =	7.30 SQ.MT.
5] 2.22	x 2.60 =	5.77 SQ.MT.

DEDUCTION

A] 2.00 x 1.85 x 2 = 7.40 SQ.MT.

TOTAL AREA =36.77- 7.40
= 29.37x2=58.74 SQ.MT.



PUMP ROOM U.G. TANK DETAIL

AREA CALC. REFUGE AREA
ON 8TH FLOOR

A] TOTAL AREA= 104.87 SQ.M
B] TOTAL AREA= 91.85 SQ.M
TOTAL AREA= 196.72 SQ.M
TOTAL AREA= 196.72 x 2 SQ.M
TOTAL AREA= 393.44 SQ.M

AREA CALC. REFUGE AREA
ON 10TH FLOOR

TOTAL AREA= 149.68 SQ.M

मंजुरी

बांधकाम नकाशे मंजुरी

.....रुपाने रु. ली दाखविल्याप्रमाणे
व बांधकाम प्रारंभ प्रमाणपत्र क्र. उमवा/नरवि/बांप
९७७/२-२/२८८ दि. २२.१२.२०२२
मध्ये घलुन विलेल्या अटिप्रमाणे.

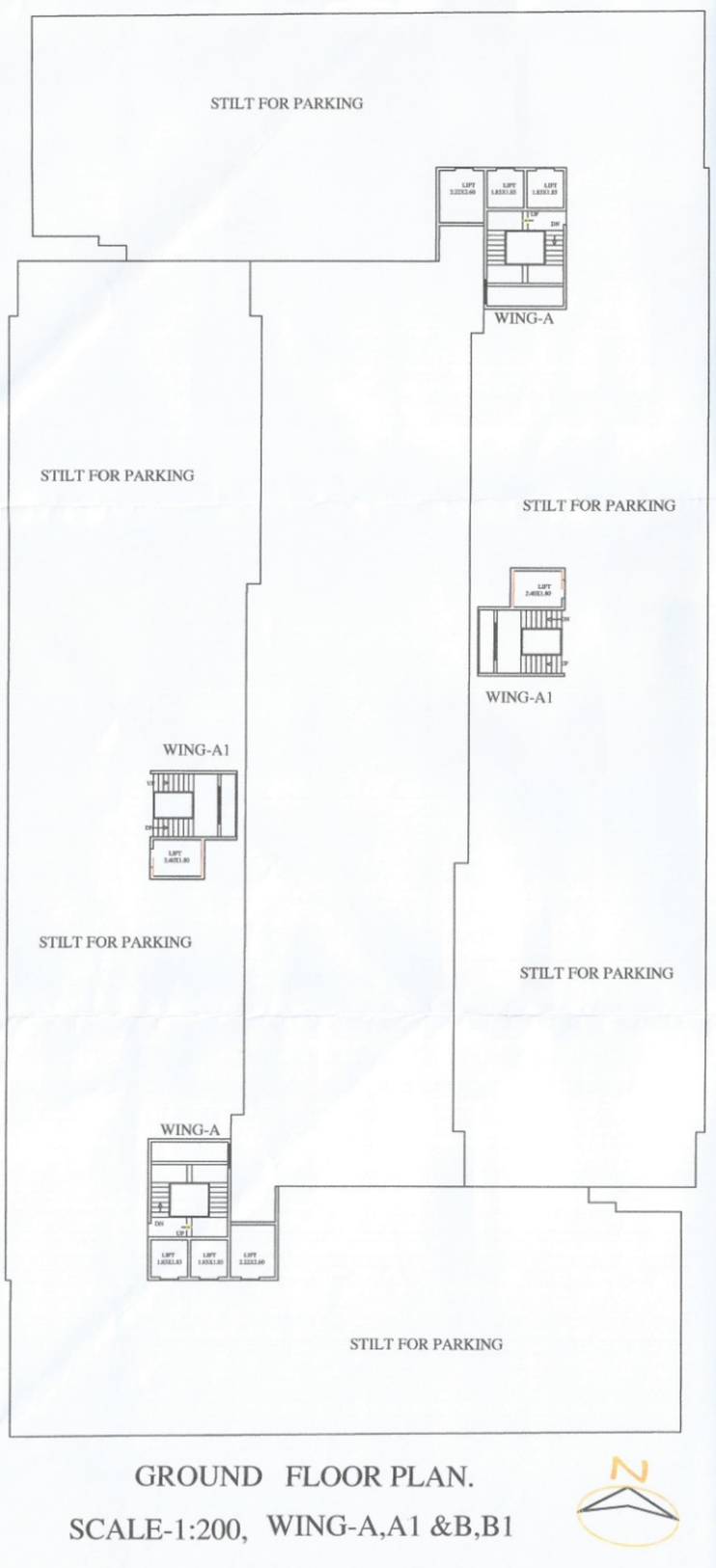
कनिष्ठ अभियंता
नगररचना विभाग
उल्हासनगर महानगरपालिका.

सहाय्यक संचालक नगररचना
उल्हासनगर महानगरपालिका



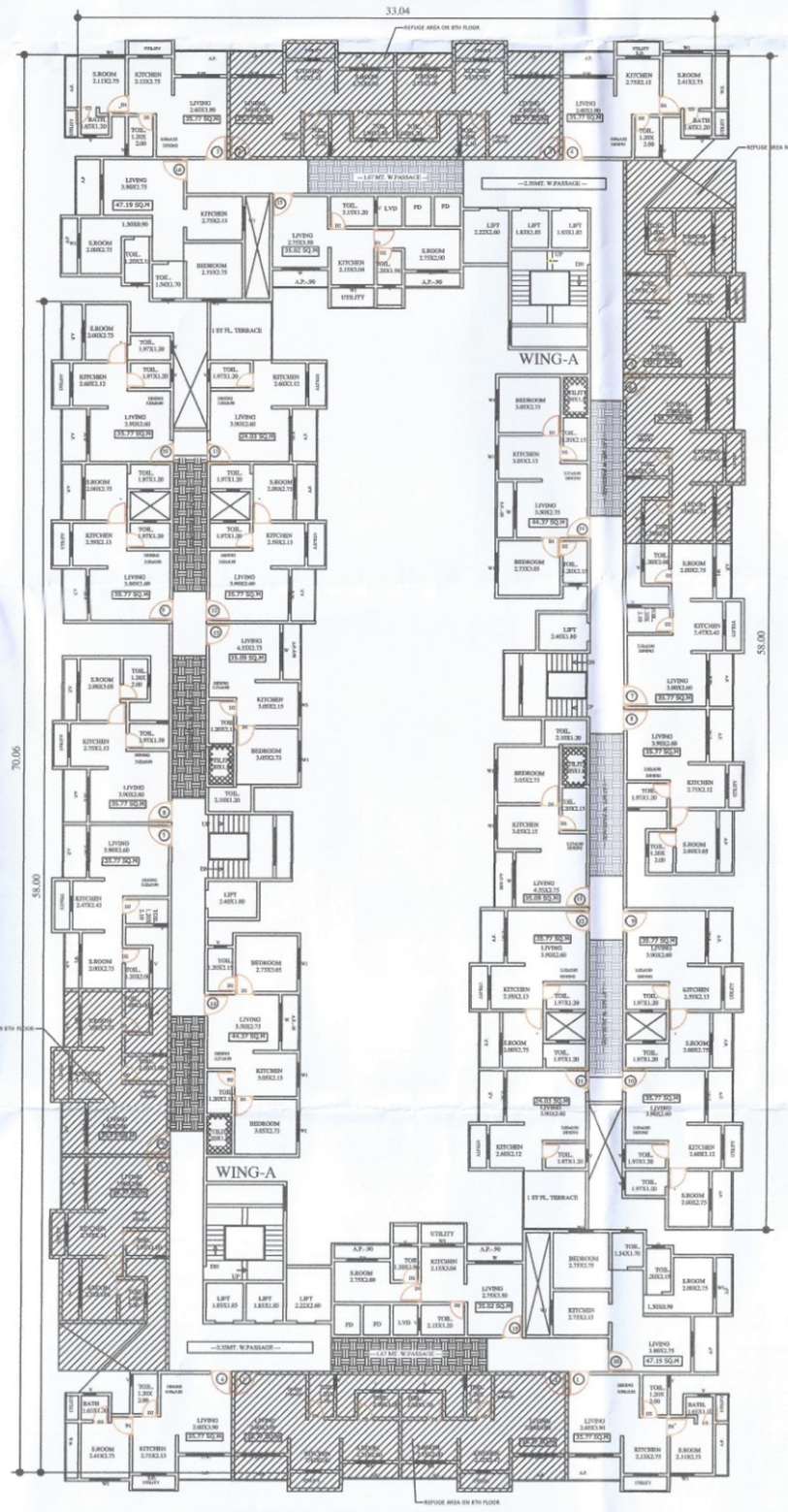
SOLAR WATER HEATER

-------- 12 M W DP ROAD -------



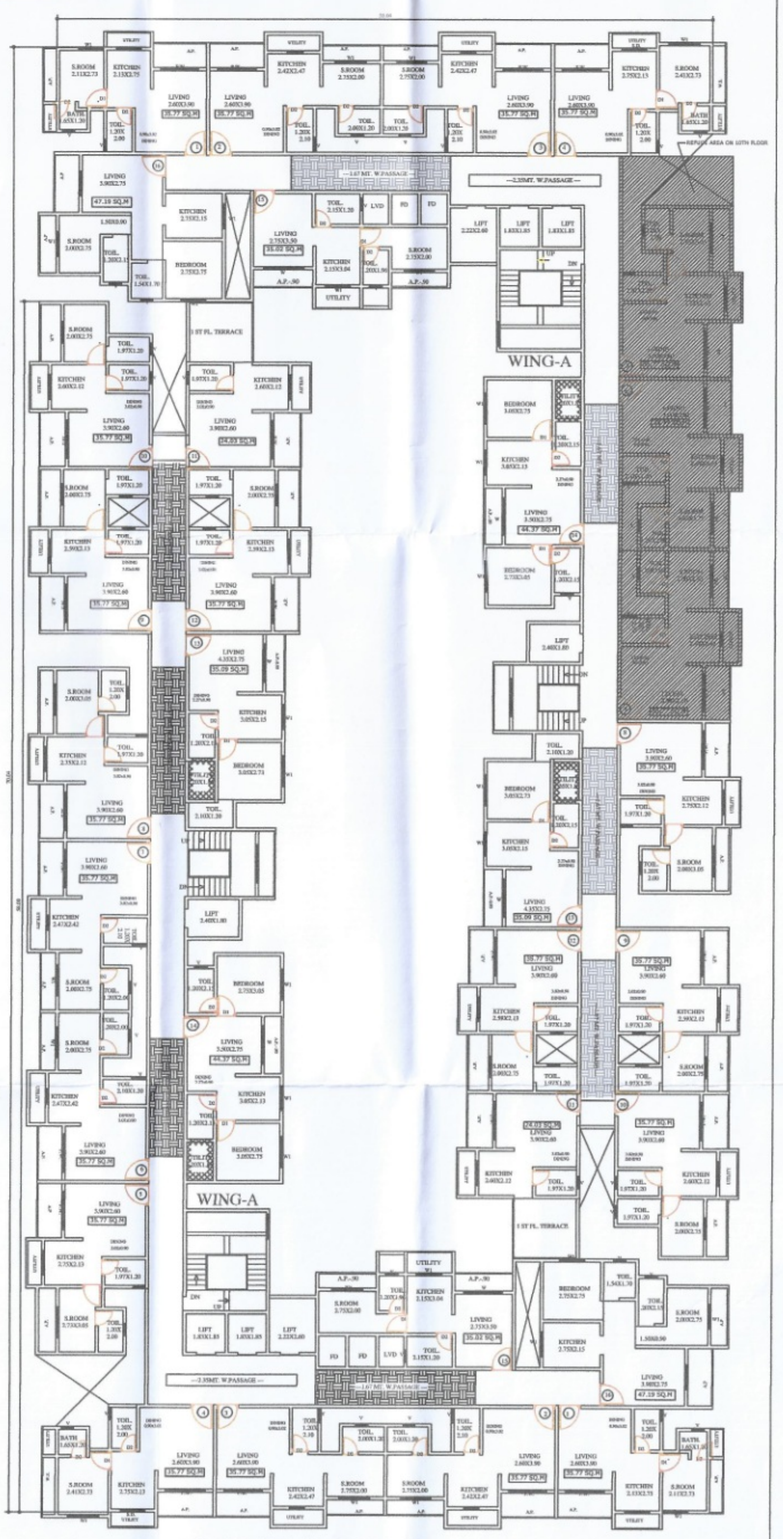
GROUND FLOOR PLAN.

SCALE-1:200, WING-A,A1 &B,B1



TYPICAL FLOOR PLAN.
(1ST TO 9TH.FL)
SCALE-1:200,WING-A,A1 &B,B1

-------- 12 M W DP ROAD -------



TENTH FLOOR PLAN.
SCALE-1:200,WING-A,A1 &B,B1