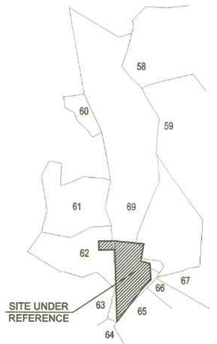
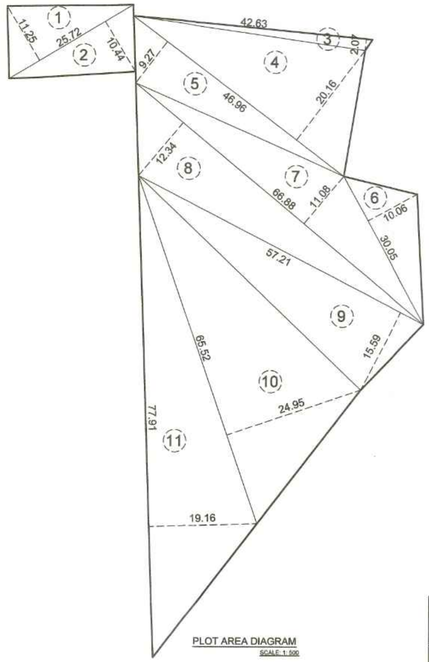


GOOGLE IMAGE



LOCATION PLAN
SCALE: 1:4000



PLOT AREA DIAGRAM
SCALE: 1: 500

PLOT AREA STATEMENT
ADDITIONS :-

1.	0.5 X	25.72 X	11.25	=	144.67	S.MT.
2.	0.5 X	25.72 X	10.44	=	134.26	S.MT.
3.	0.5 X	42.63 X	2.07	=	44.12	S.MT.
4.	0.5 X	46.96 X	20.16	=	473.36	S.MT.
5.	0.5 X	46.96 X	9.27	=	217.66	S.MT.
6.	0.5 X	30.05 X	10.06	=	151.15	S.MT.
7.	0.5 X	66.88 X	11.08	=	370.51	S.MT.
8.	0.5 X	66.88 X	12.34	=	412.65	S.MT.
9.	0.5 X	57.21 X	15.59	=	445.95	S.MT.
10.	0.5 X	65.52 X	24.95	=	817.36	S.MT.
11.	0.5 X	77.91 X	19.16	=	746.38	S.MT.
TOTAL ADDITIONS =					3958.07	S.MT.
TOTAL ADDITIONS =					3958.07	S.MT.
NET AREA = 3958.07				=	3958.07	S.MT.

PROPOSED BUILTUP AREA STATEMENT SUMMARY

BLDG NO. (1)	TYPE (2)	NO. OF FLOOR	HEIGHT OF BLDG	GR FLOOR (SQ.MT)	1st FLOOR SQ.MT (4)	2nd FLOOR SQ.MT (5)	3rd FLOOR SQ.MT (6)	4th FLOOR SQ.MT (7)	5th FLOOR SQ.MT (8)	6th FLOOR SQ.MT (9)	7th FLOOR SQ.MT (10)	8th FLOOR SQ.MT (11)	9th FLOOR SQ.MT (12)	10th FLOOR SQ.MT (13)	11th FLOOR SQ.MT (14)	12th FLOOR SQ.MT (15)	13th FLOOR SQ.MT (16)	14th FLOOR SQ.MT (17)	15th FLOOR SQ.MT (18)	16th FLOOR SQ.MT (19)	TOTAL SQ.MT (20= 4+5+6 7+8+9+10+11+12 +13+14+15+16 +17+18+19)	PROP. STILT (21)	TOTAL CONST. AREA (22=11+12)
1	—	S+15	48.80		389.41	389.41	389.41	389.41	389.41	389.41	389.41	344.61	389.41	389.41	389.41	389.41	389.41	344.61	389.41	344.61	6096.16	389.41	6485.57
2	—	S+7	23.85		327.43	327.43	327.43	327.43	327.43	327.43	327.43										2292.01	327.43	2619.44
BUNGALOW		G+1	6.70	75.39	47.85											NOS. OF UNITS 2 (75.39 + 47.85 = 123.24 X 2)					246.48		246.48
CLUB HOUSE		G+1	7.60	115.54	104.14																219.68		219.68
TOTAL				190.93	868.83	716.84	716.84	716.84	716.84	716.84	716.84	344.61	389.41	389.41	389.41	389.41	389.41	344.61	389.41	344.61	8854.33	716.84	9571.17

PARKING AREA STATEMENT:

SR. NO.	OCCUPANCY	ONE PARKING SPACE FOR EVERY	NO. OF TENAMENTS	NON CONGESTED AREA (REQUIRED)				PROVIDED PARKING	
				CAR	SCOOTER	VISITOR PARKING CAR	VISITOR PARKING SCOOTER	CAR	SCOOTER
1	RESIDENTIAL & MULTI FAMILY RESIDENTIAL	FOR EVERY TENEMENTS HAVING CARPET EQUAL TO OR ABOVE 80 SQ.MT BUT LESS THAN 150.0 SQ.MT	02	02	02	0.10	0.10		
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET EQUAL TO OR ABOVE 40.0 SQ.MT BUT LESS THAN 80.00 SQ.MT	69	34.50	69	1.72	3.45		
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT BUT MORE THAN 30.00 SQ.MT	66	33	66	1.65	3.30		
	TOTAL		137	69.50	137	3.47	6.85	45	48

TOTAL FOUR WHEELER PARKING REQUIRED = 72.97 X 0.40 = 29.19 NOS. SAY 29 NOS.
TOTAL TWO WHEELER PARKING REQUIRED = 143.85 NOS. SAY 144 NOS.

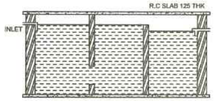
COMPOSITE = 96 / 6 = 16 CAR
TWO WHEELERS = 48 Nos.
FOUR WHEELERS PROVIDED = 29 + 16 = 45 NOS.
TWO WHEELERS PROVIDED = 48 Nos.

PLOT AREA STATEMENT :

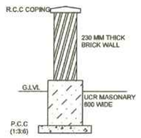
S. NO.	AREA(SQ.MT)
S.NO 69 /2 (P)	3700
S.NO62 / PLOT No.8	255
TOTAL	3955



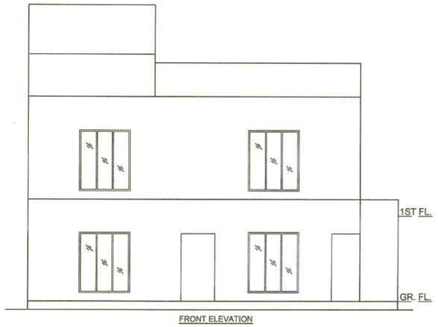
RAIN WATER HARVESTING TANK



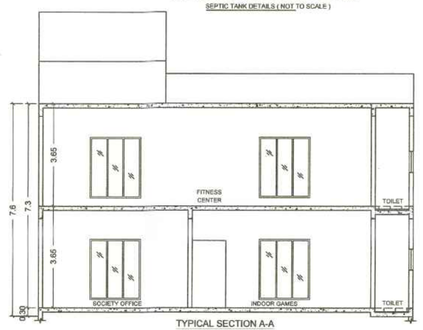
SEPTIC TANK DETAILS (NOT TO SCALE)



COMPOUND DETAIL



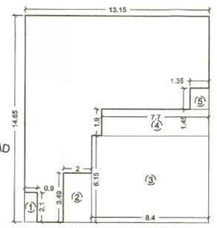
FRONT ELEVATION



TYPICAL SECTION A-A
SCALE: 1:100



BLOCK PLAN
SCALE: 1:500



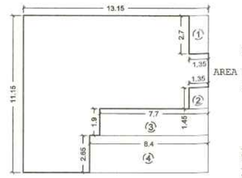
BUILT UP (P Line) AREA DIAGRAM
CLUB HOUSE (GROUND FLOOR)
SCALE: 1:200

P LINE AREA STATEMENT : GROUND FLOOR

AREA OF BLOCK [ABCD] = 13.15 X 14.65 = 192.65 S.MT

STANDARD DEDUCTIONS :-

1.	0.90 X	2.10	=	1.89 S.MT
2.	2.00 X	3.49	=	6.98 S.MT
3.	8.40 X	6.15	=	51.66 S.MT
4.	7.70 X	1.90	=	14.63 S.MT
5.	1.35 X	1.45	=	1.95 S.MT
TOTAL DEDUCTIONS =				77.11 S.MT.
NET AREA = 192.65 - 77.11			=	115.54 S.MT.



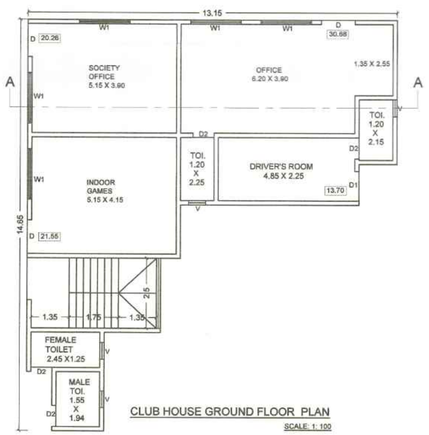
BUILT UP (P Line) AREA DIAGRAM
CLUB HOUSE (1ST FLOOR)
SCALE: 1:200

P LINE AREA STATEMENT :1ST FLOOR

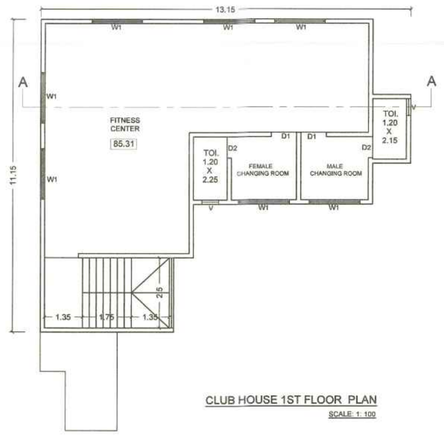
AREA OF BLOCK [ABCD] = 13.15 X 11.15 = 146.62 S.MT

STANDARD DEDUCTIONS :-

1.	1.35 X	2.70	=	3.64 S.MT
2.	1.35 X	1.45	=	1.95 S.MT
3.	7.70 X	1.90	=	14.63 S.MT
4.	2.65 X	8.40	=	22.26 S.MT
TOTAL DEDUCTIONS =				42.48 S.MT.
NET AREA = 146.62 - 42.48			=	104.14 S.MT.



CLUB HOUSE GROUND FLOOR PLAN
SCALE: 1: 100



CLUB HOUSE 1ST FLOOR PLAN
SCALE: 1: 100

STAMP OF APPROVAL OF PLAN

1/4

या कार्यालयाचे पत्र क्र. विशे/रेखांकन/बांप./मौ.शाहापूर/ सा.शाहापूर. सलंग्ने/ई.नि.८..... दि.०१/०२/२०२५

मंथील अटी व शर्तींना अधीन राहून .....रेंगाने

दुरुस्ती दर्शविल्या प्रमाणे.....विलंबार.....बापरासाठी

नकाशांना मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे दि.०१/०२/२०२५ रोजीचे दुरुस्ती दर्शविल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र क्र. म.न.र.प./ तात्रि /बांप्र/ ४६९८ दि.१२/१२/२०२४ मध्ये घातून दिलेल्या अटी प्रमाणे बांधकाम परवाना देण्यात येत आहे.

महाराष्ट्र शासन — ग्रामविकास विभाग — जय हो ग्रामपंचायत सशक्तीकरण अभियान

ग्रामपंचायत शाहापूर

सहायक नगर रचनाकार
शाहापूर नगरपंचायत

मुख्याधिकारी व नियोजन अधिकारी
शाहापूर नगरपंचायत

AREA STATEMENT	शाहापूर AREA IN SQ.MT.
1. AREA OF PLOT (Minimum area of a,b & c to be considered)	
(a) As per ownership document (7/12, CTS extract)	3955.00
(b) As per measurement sheet	3958.07
(c) As per site	3958.07
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P.Road widening Area/service Road	
(b) Any D.P. Reservation	
TOTAL (a+b+C+d)	NIL
3. BALANCE AREA OF PLOT (1-2)	3955.00
4. AMENITY SPACE, IF APPLICABLE	NIL
REQUIRED	
ADJUSTED OF 2 (b) IF ANY	
BALANCED PROPOSED	
5. NET AREA OF PLOT = (3-4 (c))	3955.00
6. RECREATION OPEN SPACE, IF APPLICABLE	NIL
REQUIRED	
PROPOSED	
7. INTERNAL ROAD	
8. PLOTABLE AREA	
9. BUILTUP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 x basic FSI) 1.10	4350.50
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	1186.50
(a) Maximum Permissible Premium FSI - based on road width /TOD Zone	1186.50
(b) Proposed FSI on payment of premium 0.30	1186.50
11. In-situ FSI / TDR Loading	
(a) In Situ area against D.P. Road [2.0 x Sr, No.2 (a)] , if any	
(b) In Situ area against amenity space , if handed over	
(c) T.D.R. Area	
(d) Total in situ / T.D.R. loading proposed (11 (a+b+c))	NIL
12. Addition of FSI area under Chapter No.7	
13. Total entitlement of FSI in proposed	5537.00
(a) i) [9+ 10(b) + 11(d)] or whichever is applicable	5537.00
(b) Ancillary FSI AREA UPTO 60% OR 80% WITH PAYMENT CHARGES i) Residential Area = 5537.00 X 0.60 = 3322.20 ii) Commercial Area =	3322.20
(c) Total entitlement (a + b)	8859.20
14. Maximum utilization limit of FSI (building potential Permissible on Road width ((as per regulation No.6.1 or 6.2 or 6.3 or6.4 as applicable) x 1.6)	
15. Total Builtup Area in proposal (excluding area at S.No.17b)	8859.20
(a) Existing Builtup Area	
(b) Proposed Builtup Area (as per P- Line)	8854.33
(c) Total (a+b)	8854.33
16. F.S.I. consumed (15 / 13) (should not be more than S.No.14 above)	0.99

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING S.NO.69 / 2(P) & S.NO.62, PLOT NO.8, VILLAGE SHAHAPUR, TALUKA SHAHAPUR, DIST: THANE.

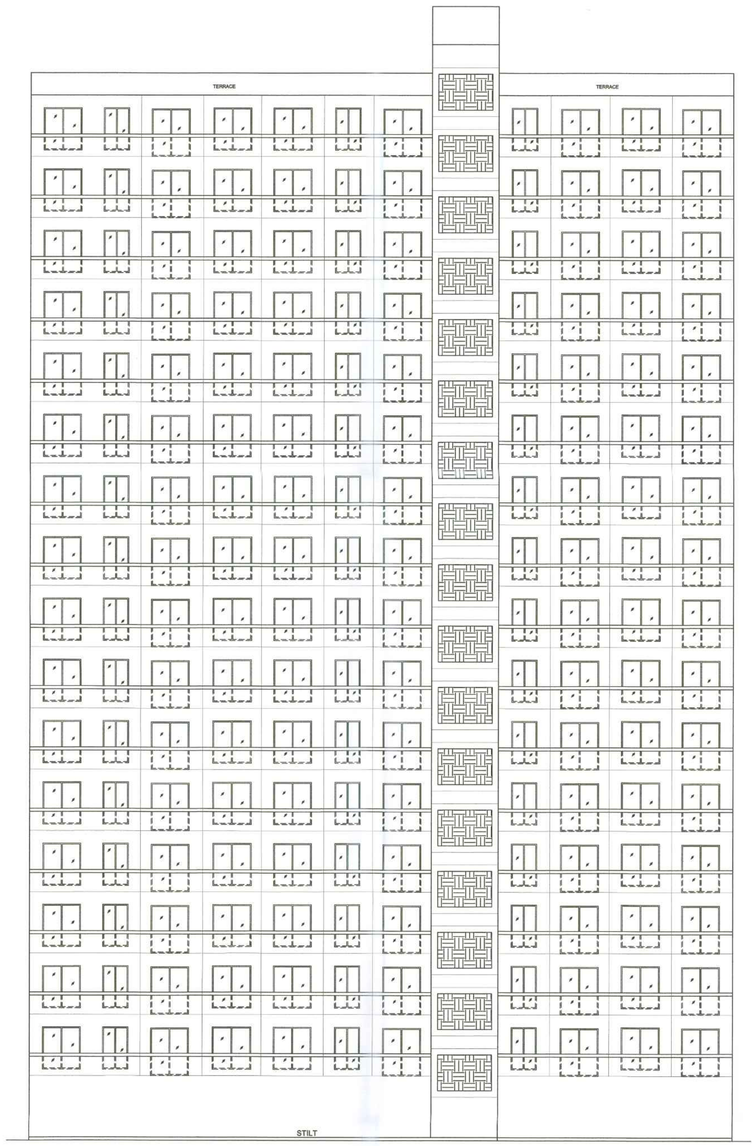
NAME & SIGNATURE OF OWNER

Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

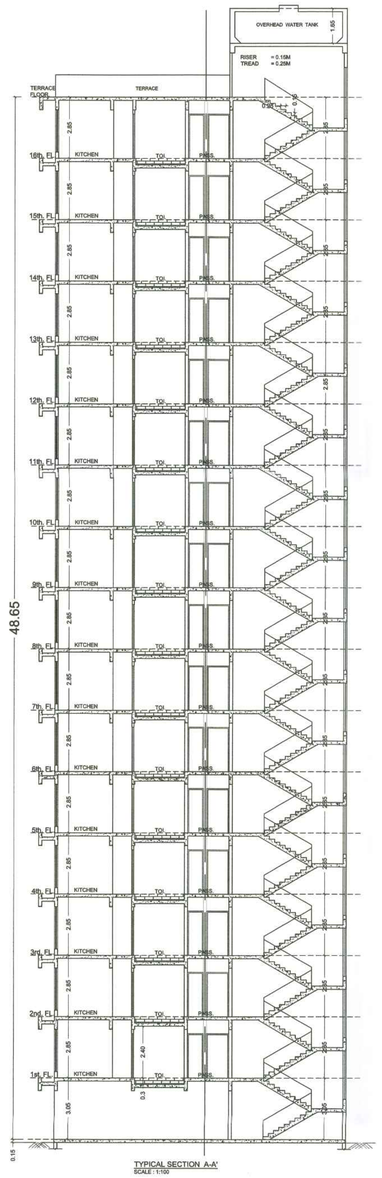
Smt. KALYANI SHIVAJI GORALE
(P.O.A HOLDER)

NAME & SIGNATURE OF ARCHITECT / ENGINEER

KARAN MAHENDRA SHARMA
STATE / R/ 2023/ APL / 05633



FRONT ELEVATION
SCALE: 1:100



TYPICAL SECTION A-A'
SCALE: 1:100



SCHEDULE OF DOORS & WINDOWS:

TYPE	SCHDULE OF DOOR & WINDOW	SIZES
D	T.W. PANELLED DOOR	1.05 X 2.10
D1	T.W. PANELLED DOOR	0.90 X 2.10
D2	T.W. FLUSH DOOR	0.75 X 2.10
W	T.W. GLAZED WITH ALLUMINUM	1.80 X 2.30
W1	T.W. GLAZED WITH ALLUMINUM	1.80 X 2.00
W2	T.W. GLAZED WITH ALLUMINUM	1.20 X 2.00
R.C.	R.C.C. JALLI	2.00 X 2.40
V	LOUVERED VENTILATOR	0.60 X 0.75

VENTILATION AREA STATEMENT

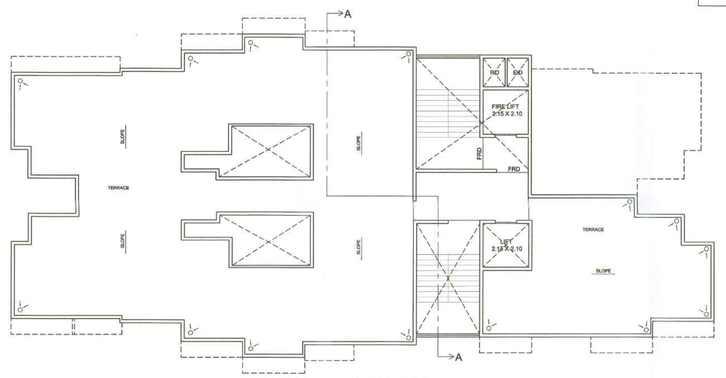
ROOM TYPE	ROOM AREA IN SQ. MT	VENTILATION AREA IN SQ. MT	
	PROPOSED	REQUIRED	PROPOSED
LIVING	12.04	1.20	4.14
BED ROOM	9.21	0.92	3.60
BED ROOM	8.52	0.85	3.60
KITCHEN	5.62	0.56	2.40
TOILET	2.88	0.29	0.45
TOILET	2.52	0.25	0.45

FORM OF STATEMENT 3
[Sr. No.9 (g)]
Area details of Apartment

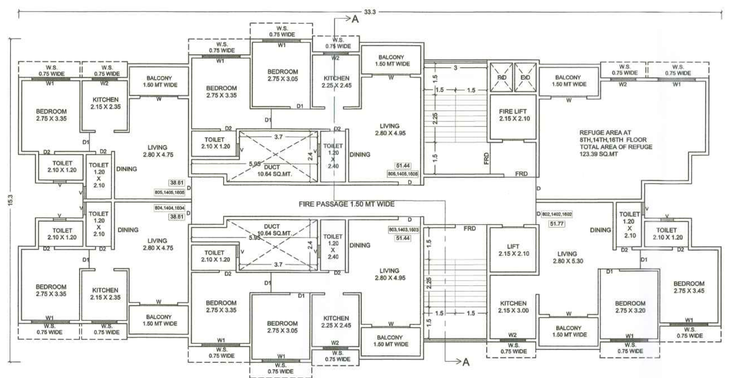
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1	1ST TO 16TH FLOOR	101,201,301,401,501,601,701, 801,901,1001,1101,1201,1301,1501	38.61 SQ.MT.	3.78	NIL
		102,202,302,402,502,602,702,802,902 1002,1102,1202,1302,1402,1502,1602	51.77 SQ.MT.	3.78	NIL
		103,203,303,403,503,603,703,803,903 1003,1103,1203,1303,1403,1503,1603	51.44 SQ.MT.	3.78	NIL
		104,204,304,404,504,604,704,804,904 1004,1104,1204,1304,1404,1504,1604	38.61 SQ.MT.	3.78	NIL
		105,205,305,405,505,605,705,805,905 1005,1105,1205,1305,1405,1505,1605	38.61 SQ.MT.	3.78	NIL
		106,206,306,406,506,606,706,806,906 1006,1106,1206,1306,1406,1506,1606	51.44 SQ.MT.	3.78	NIL

FORM OF STATEMENT 2
[Sr. No.9 (a)]
Proposed Building

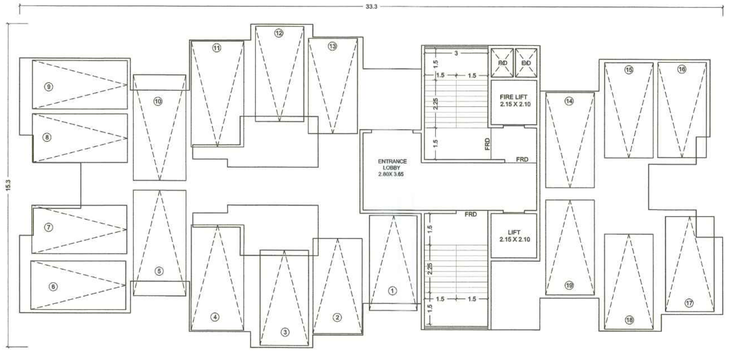
Building No.	Floor No.	Total Built-up Area of Floor, as per outer Construction Line
(1)	(2)	(3)
1	STILT FLOOR	NIL
	1ST FLOOR	369.41 SQ.MT.
	2ND FLOOR	369.41 SQ.MT.
	3RD FLOOR	369.41 SQ.MT.
	4TH FLOOR	369.41 SQ.MT.
	5TH FLOOR	369.41 SQ.MT.
	6TH FLOOR	369.41 SQ.MT.
	7TH FLOOR	369.41 SQ.MT.
	8TH FLOOR	344.61 SQ.MT.
	9TH FLOOR	369.41 SQ.MT.
	10TH FLOOR	369.41 SQ.MT.
	11TH FLOOR	369.41 SQ.MT.
	12TH FLOOR	369.41 SQ.MT.
	13TH FLOOR	369.41 SQ.MT.
	14TH FLOOR	344.61 SQ.MT.
	15TH FLOOR	369.41 SQ.MT.
	16TH FLOOR	344.61 SQ.MT.
	TOTAL	6086.16 SQ.MT.



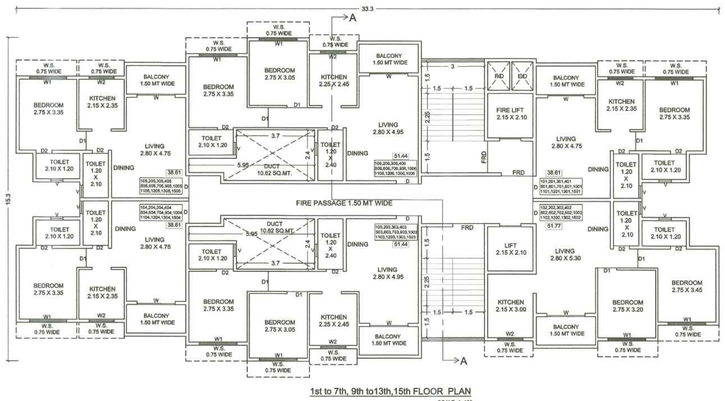
TERRACE FLOOR PLAN
SCALE: 1: 100



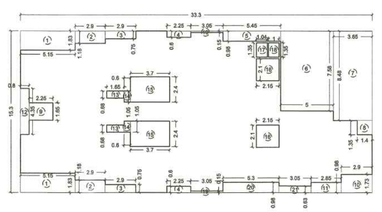
8th,14th & 16th FLOOR PLAN
SCALE: 1:100



STILT FLOOR PLAN
SCALE: 1: 100



1st to 7th, 9th to13th,15th FLOOR PLAN
SCALE: 1:100



P-LINE AREA DIAGRAM (8th,14th &16th FLOOR)
SCALE: 1:100

P LINE AREA STATEMENT :
8th,14th,16th FLOOR

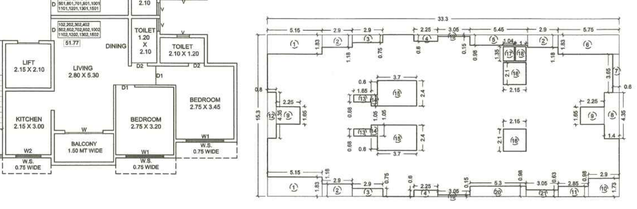
AREA OF BLOCK [ABCD] = 33.30 X 15.30 = 509.49 S.MT.

STANDARD DEDUCTIONS :-

1.	5.15 X	1.83 X 2	=	18.85 S.MT.
2.	2.90 X	1.18 X 2	=	6.84 S.MT.
3.	2.90 X	0.75 X 2	=	4.35 S.MT.
4.	2.25 X	0.60 X 2	=	2.70 S.MT.
5.	5.45 X	0.98	=	5.34 S.MT.
6.	5.03 X	7.58	=	37.90 S.MT.
7.	3.65 X	8.48	=	30.95 S.MT.
8.	1.40 X	1.35	=	1.89 S.MT.
9.	2.25 X	1.65	=	3.71 S.MT.
10.	2.90 X	1.73	=	5.02 S.MT.
11.	2.85 X	0.98	=	2.79 S.MT.
12.	0.80 X	4.35	=	3.48 S.MT.
13.	1.65 X	0.68 X 2	=	2.24 S.MT.
14.	0.60 X	1.05 X 3	=	1.92 S.MT.
15.	2.70 X	2.40 X 2	=	17.76 S.MT.
16.	2.15 X	2.10 X 2	=	9.03 S.MT.
17.	1.04 X	1.35	=	1.40 S.MT.
18.	1.00 X	1.35	=	1.35 S.MT.
19.	3.05 X	0.15 X 2	=	0.91 S.MT.
20.	5.30 X	0.98	=	5.19 S.MT.
21.	3.05 X	0.63	=	1.92 S.MT.
				164.88 S.MT.

TOTAL DEDUCTIONS = 164.88 S.MT.

NET AREA = 509.49 - 164.88 = 344.61 S.MT.



BUILTUP (P Line) AREA DIAGRAM (1st to 7th, 9th to13th &15th FLOOR)
SCALE: 1:200

P LINE AREA STATEMENT :
1st TO 7th,9th To 13th,15th FLOOR

AREA OF BLOCK [ABCD] = 33.30 X 15.30 = 509.49 S.MT.

STANDARD DEDUCTIONS :-

1.	5.15 X	1.83 X 2	=	18.85 S.MT.
2.	2.90 X	1.18 X 2	=	10.27 S.MT.
3.	2.90 X	0.75 X 2	=	4.35 S.MT.
4.	2.25 X	0.60 X 2	=	2.70 S.MT.
5.	5.45 X	0.98	=	5.34 S.MT.
6.	5.03 X	1.83	=	10.92 S.MT.
7.	2.85 X	0.98	=	2.79 S.MT.
8.	1.40 X	4.35	=	6.09 S.MT.
9.	1.65 X	0.68 X 2	=	2.24 S.MT.
10.	2.90 X	1.73	=	5.02 S.MT.
11.	2.85 X	0.98	=	2.79 S.MT.
12.	0.80 X	4.35	=	3.48 S.MT.
13.	1.65 X	0.68 X 2	=	2.24 S.MT.
14.	0.60 X	1.05 X 3	=	1.92 S.MT.
15.	2.70 X	2.40 X 2	=	17.76 S.MT.
16.	2.15 X	2.10 X 2	=	9.03 S.MT.
17.	1.04 X	1.35	=	1.40 S.MT.
18.	1.00 X	1.35	=	1.35 S.MT.
19.	3.05 X	0.15 X 2	=	0.91 S.MT.
20.	5.30 X	0.98	=	5.19 S.MT.
21.	3.05 X	0.63	=	1.92 S.MT.
				120.08 S.MT.

TOTAL DEDUCTIONS = 120.08 S.MT.

NET AREA = 509.49 - 120.08 = 389.41 S.MT.

STAMP OF APPROVAL OF PLAN

2/4

BUILDING NO.1

या कार्यालयाचे पत्र क्र. विशे/बे.अांकन/बीपा/जो...NIL/UP...
सर्व.....R...1.8.2025 सर्वसाधारे/...E.1.8.C...., R...9.1.1.0.2.2025
नमुतील अटी व शर्तीना अधीन राहून .....रेखाने
दुरुस्ती दर्शविण्या प्रमाणे.....Rectified..... बाधरासाठी
मकाशीत मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे

दिनांक ..... रोजचे दुरुस्ती
पत्रानुसार प्रस्तावे या कार्यालय प्रमाणपत्र
क्र. सा.न.र./ गशवि/बांप .SE05.
दि. 21.05.2026 अन्वये पात्रात निर्देशना आहे
प्रस्तावे कार्यालय प्रमाणपत्र देण्यात येत आहे.

सहायक नगर रचनाकार
शहापूर नगरपंचायत
शहापूर

मुख्याधिकारी व नियोजन अधिकारी
शहापूर नगरपंचायत
शहापूर

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING S.NO.69/2(P) & S.NO.62, PLOT NO.8, VILLAGE SHAHAPUR, TALUKA SHAHAPUR, DIST: THANE.

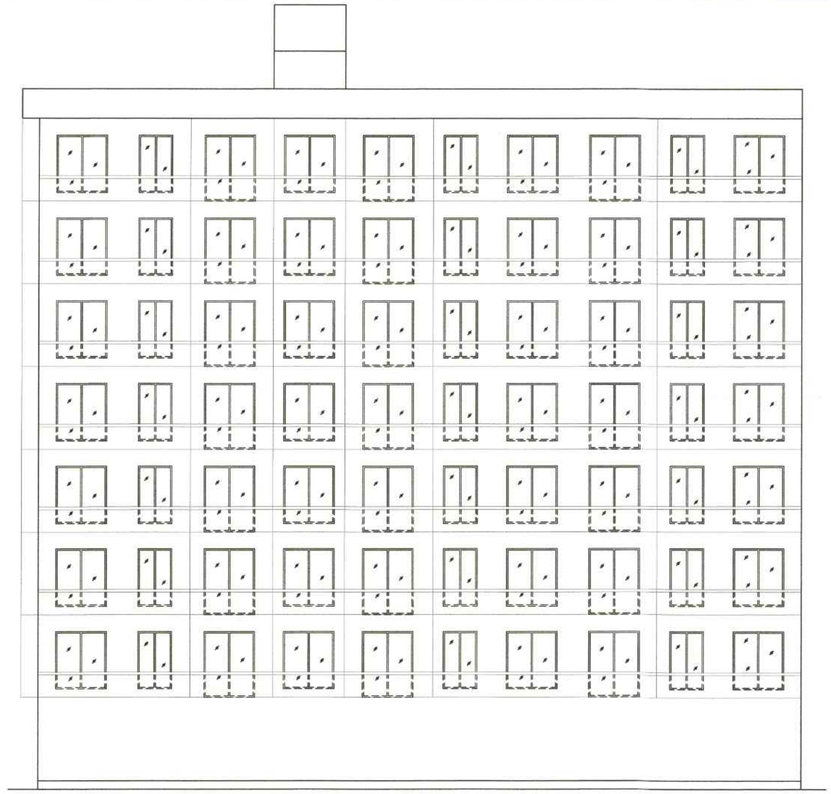
NAME & SIGNATURE OF OWNER

Owner's Declaration :-
I / We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans.
Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

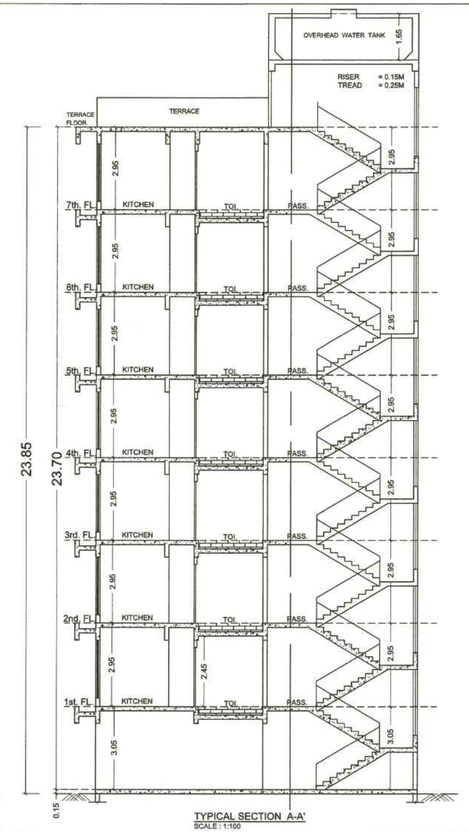
Smt. KALYANI SHIVAJI GORALE
(P.O.A HOLDER)

NAME & SIGNATURE OF ARCHITECT/ENGINEER

KARAN MAHENDRA SHARMA
STATE / R / 2023 / APL / 05533



FRONT ELEVATION
SCALE: 1:100



TYPICAL SECTION A-A'
SCALE : 1:100

FORM OF STATEMENT 3
[Sr. No.9 (g)]

Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
2	1ST to 7TH FLOOR	101,201,301,401,501,601,701	35.68 SQ.MT.	3.78	NIL
		102,202,302,402,502,602,702	35.82 SQ.MT.	3.78	NIL
		103,203,303,403,503,603,703	36.33 SQ.MT.	3.78	NIL
		104,204,304,404,504,604,704	44.46 SQ.MT.	3.78	NIL
		105,205,305,405,505,605,705	48.21 SQ.MT.	3.78	NIL
		106,206,306,406,506,606,706	48.21 SQ.MT.	3.78	NIL

VENTILATION AREA STATEMENT

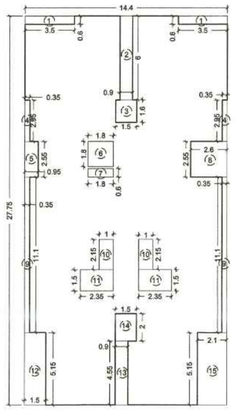
ROOM TYPE	ROOM AREA IN SQ. MT	VENTILATION AREA IN SQ. MT	
	PROPOSED	REQUIRED	PROPOSED
LIVING	12.04	1.20	4.14
BED ROOM	9.21	0.92	3.60
BED ROOM	9.15	0.91	3.60
KITCHEN	5.62	0.56	2.40
TOILET	2.88	0.29	0.45
TOILET	2.40	0.24	0.45

SCHEDULE OF DOORS & WINDOWS:

TYPE	SCHDULE OF DOOR & WINDOW	SIZES
D	T.W. PANELLED DOOR	1.05 X 2.10
D1	T.W. PANELLED DOOR	0.90 X 2.10
D2	T.W. FLUSH DOOR	0.75 X 2.10
W	T.W. GLAZED WITH ALLUMINUM	1.80 X 2.15
W1	T.W. GLAZED WITH ALLUMINUM	1.20 X 2.15
W2	T.W. GLAZED WITH ALLUMINUM	1.80 X 2.15
R.C.	R.C.C. JALLI	2.00 X 2.40
V	LOUVERED VENTILATOR	0.60 X 0.75

FORM OF STATEMENT 2
[Sr. No.9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of Floor, as per outer Construction Line
(1)	(2)	(3)
2	STILT FLOOR	NIL
	1ST FLOOR	327.43 SQ.MT.
	2ND FLOOR	327.43 SQ.MT.
	3RD FLOOR	327.43 SQ.MT.
	4TH FLOOR	327.43 SQ.MT.
	5TH FLOOR	327.43 SQ.MT.
	6TH FLOOR	327.43 SQ.MT.
	7TH FLOOR	327.43 SQ.MT.
	TOTAL	2292.01 SQ.MT.



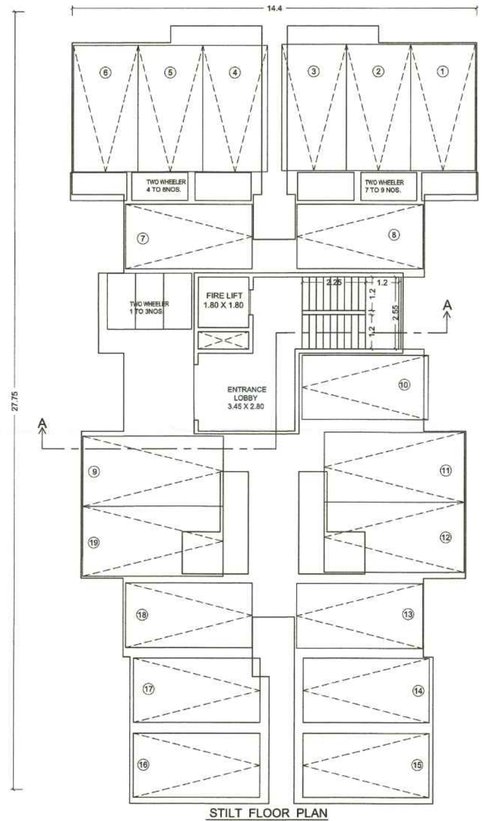
BUILTUP (P Line) AREA DIAGRAM
(1ST TO 7TH FLOOR)
SCALE: 1: 200

P LINE AREA STATEMENT : 1ST TO 7TH FLOOR

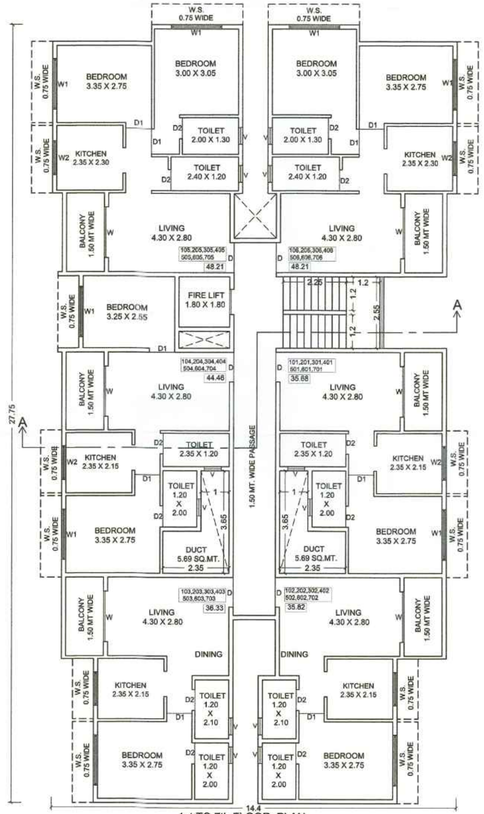
AREA OF BLOCK [ABCD] = 14.40 X 27.75 = 399.60 S.MT.

STANDARD DEDUCTIONS :-

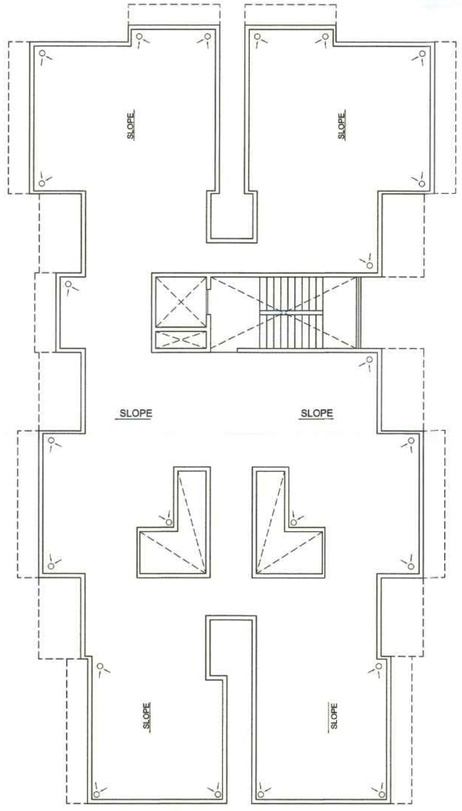
1.	3.50 X 0.60 X 2	=	4.20 S.MT.
2.	0.90 X 6.00	=	5.40 S.MT.
3.	1.50 X 1.60	=	2.40 S.MT.
4.	0.35 X 2.95 X 2	=	2.06 S.MT.
5.	0.95 X 2.55	=	2.42 S.MT.
6.	1.80 X 1.80	=	3.24 S.MT.
7.	1.80 X 0.60	=	1.08 S.MT.
8.	2.60 X 2.55	=	6.63 S.MT.
9.	0.35 X 11.10 X 2	=	7.77 S.MT.
10.	1.00 X 2.15 X 2	=	4.30 S.MT.
11.	2.35 X 1.50 X 2	=	7.05 S.MT.
12.	1.50 X 5.15	=	7.72 S.MT.
13.	4.55 X 0.90	=	4.09 S.MT.
14.	1.50 X 2.00	=	3.00 S.MT.
15.	2.10 X 5.15	=	10.81 S.MT.
			72.17 S.MT.
TOTAL DEDUCTIONS =			72.17 S.MT.
NET AREA = 399.60 - 72.17 =			327.43 S.MT.



STILT FLOOR PLAN
SCALE: 1: 100



1st TO 7th FLOOR PLAN
SCALE: 1: 100



TERRACE FLOOR PLAN
SCALE: 1: 100

STAMP OF APPROVAL OF PLAN

3/4

BUILDING NO.2

या कार्यालयाचे पत्र क्र. नरे/रेखांकन/बांप./मौ...शहापूर... ता...शहापूर... ससंलाने/...६८५/..., दि. 21/10/2025 मधील अटी व शर्तीना अधीन राहून .....रंगाने दुरुस्ती दर्शविल्या प्रमाणे.....रहिवास..... वापरासाठी नकाशांना मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे

दिपाली रंगाने दुरुस्ती दर्शविल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र क्र. शा.न.पं./ नरपि/बांप ४८०९ दि.13/12/25 मध्ये घालून दिलेल्या अटि प्रमाणे बांधकाम परवाना देण्यात येत आहे.

सहाय्यक नगर रचनाकार
शहापूर नगरपंचायत
शहापूर

मुख्याधिकारी व नियोजन अधिकारी
शहापूर नगरपंचायत
शहापूर

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING S.NO.69/2(P) & S.NO.62, PLOT NO.8, VILLAGE SHAHAPUR, TALUKA SHAHAPUR, DIST: THANE.

NAME & SIGNATURE OF OWNER

Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Smt. KALYANI SHIVAJI GORALE
(P.O.A HOLDER)

NAME & SIGNATURE OF ARCHITECT / ENGINEER

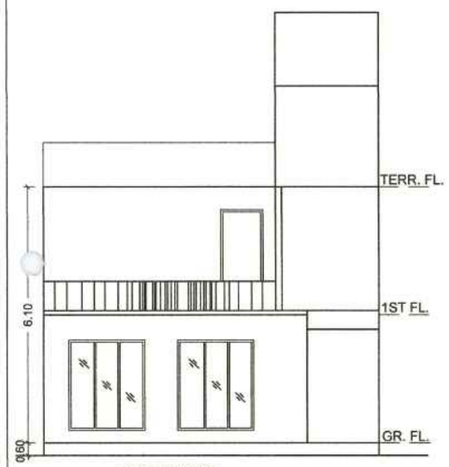
KARAN MAHENDRA SHARMA
STATE / R / 2023 / APL / 05633

FORM OF STATEMENT 3 [Sr. No.9 (g)]					
Area details of Apartment					
BUNGALOW NO.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1 & 2	GROUND FLOOR	001,002	69.40 SQ.MT.	NIL	NIL
	1ST FLOOR	001,002	43.73 SQ.MT.	NIL	

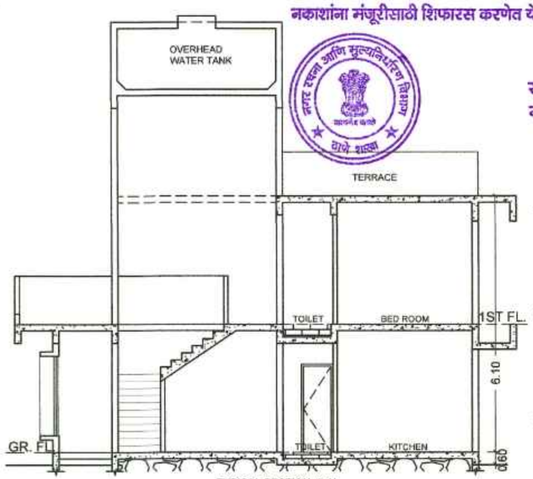
या कार्यालयाचे पत्र क्र. बिशे/रेखांकन/बांप./मौ...शहापूर... ता..शहापूर... ससंठाणे/...६५१८..., दि..०१/०२/२०२५ मधील अटी व शर्तींना अधीन राहून .....रंगाने दुरुस्ती दर्शविल्या प्रमाणे...रहिवास.....वापरासाठी नकाशांना मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे

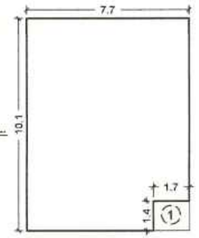
FORM OF STATEMENT 2 [Sr. No.9 (a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of Floor, as per outer Construction Line
(1)	(2)	(3)
BUNGALOW NO.1 & 2	GROUND FLOOR	75.39 SQ.MT.
	1ST FLOOR	47.85 SQ.MT.
	TOTAL	123.24 SQ.MT.
TOTAL NOS. OF UNITES -2 = 123.24 X 2 =		246.48 SQ.MT.



FRONT ELEVATION
SCALE: 1:100



TYPICAL SECTION A-A'
SCALE: 1:100



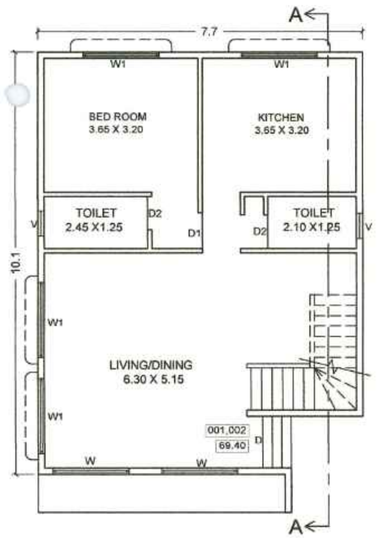
BUILT UP (P Line) AREA DIAGRAM
(GROUND FLOOR)
SCALE: 1: 200

P LINE AREA STATEMENT : GROUND FLOOR

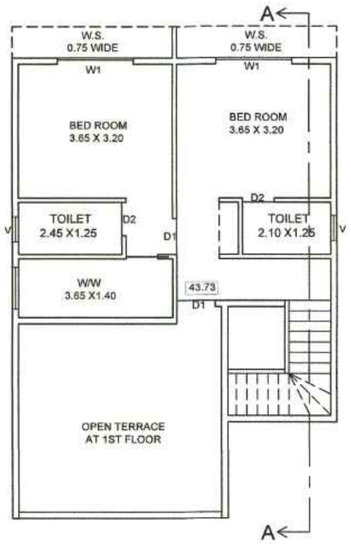
AREA OF BLOCK [ABCD] = 7.70 X 10.10 = 77.77 S.MT

STANDARD DEDUCTIONS :-

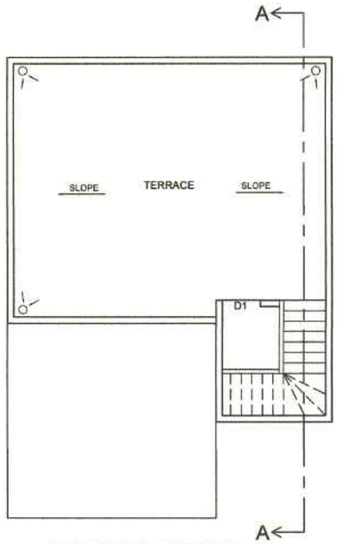
1. 1.70 X 1.40	=	2.38 S.MT
TOTAL DEDUCTIONS =		2.38 S.MT.
NET AREA = 77.77 - 2.38 =		75.39 S.MT.



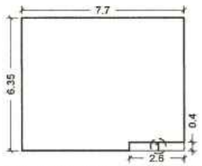
GROUND FLOOR PLAN
SCALE: 1: 100



1ST FLOOR PLAN
SCALE: 1: 100



TERRACE FLOOR PLAN
SCALE: 1: 100



BUILT UP (P Line) AREA DIAGRAM
(1ST FLOOR)
SCALE: 1: 200

P LINE AREA STATEMENT : 1ST FLOOR

AREA OF BLOCK [ABCD] = 6.35 X 7.70 = 48.89 S.MT

STANDARD DEDUCTIONS :-

1. 2.60 X 0.40	=	1.04 S.MT
TOTAL DEDUCTIONS =		1.04 S.MT.
NET AREA = 48.89 - 1.04 =		47.85 S.MT.

STAMP OF APPROVAL OF PLAN 4/4

BUNGALOW NO.1 & 2

दिलेल्या रंगाने दुरुस्ती दाखविल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र क्र. श.न.प./ नरचि/ बांध 2605 दि.६/३/२०२५ मध्ये धरून दिलेला अटि प्रमाणे बांधकाम परवाना देण्यात येत आहे.

सहाय्यक नगर रचनाकार
शहापूर नगरपंचायत
शहापूर

मुख्याधिकारी व नियोजन अधिकारी
शहापूर नगरपंचायत
शहापूर

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING S.NO.69/2(P) & PLOT NO.8, S.NO.62, VILLAGE SHAHAPUR, TALUKA SHAHAPUR, DIST: THANE.

NAME & SIGNATURE OF OWNER

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Smt. KALYANI SHIVAJI GORALE
(P.O.A HOLDER)

NAME & SIGNATURE OF ARCHITECT / ENGINEER

KARAN MAHENDRA SHARMA
STATE / R/ 2023/ APL / 05633