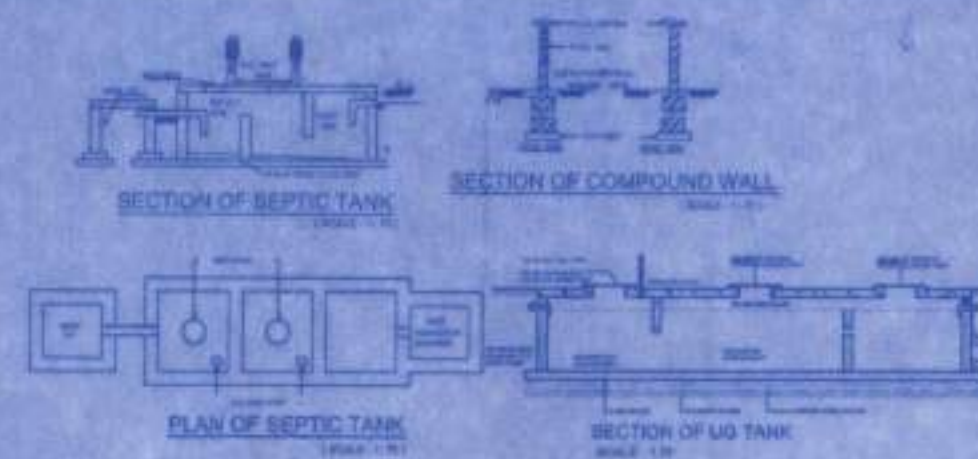


REMARKS OF ADTP, THANE.

सहायक संचालक,
नगर रचना, ठाणे.



सहायक संचालक,
नगर रचना, ठाणे.



TOTAL BUILT UP AREA STATEMENT & CONSTRUCTION AREA STATEMENT IN SQ. MT.													
BLDG. NO.	NO. OF FLOOR	HEIGHT OF BLDG.	GR. FLOOR	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	5TH. FLOOR	6TH. FLOOR	TOTAL BUP AREA	ENCL. BAL AREA	C.B. AREA	STILT AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
01	GR+PT+ST+PT+6UP	20.55	203.17	416.82	416.82	416.82	416.82	416.82	416.82	2704.09	321.24	32.40	210.39
02	GR+6UP	20.55	237.77	221.45	221.45	221.45	221.45	221.45	221.45	1586.47	144.72	25.92	-
TOTAL			440.94	638.27	638.27	638.27	638.27	638.27	638.27	4270.56	465.96	58.32	210.39

PARKING STATEMENT :

PARKING SPACE	NUMBER OF TENANTS	PARKING REQUIRED	PARKING PROVIDED
TENANTS WITH AREA UPTO 50.00 SQ.MT.	98	00	120
TENANTS WITH AREA BETWEEN 50.00 TO 100.00 SQ.MT.	00	00	00
TENANTS WITH AREA COMMERCIAL 100.00 SQ.MT.	113.48	02	06
TOTAL	98	00	126

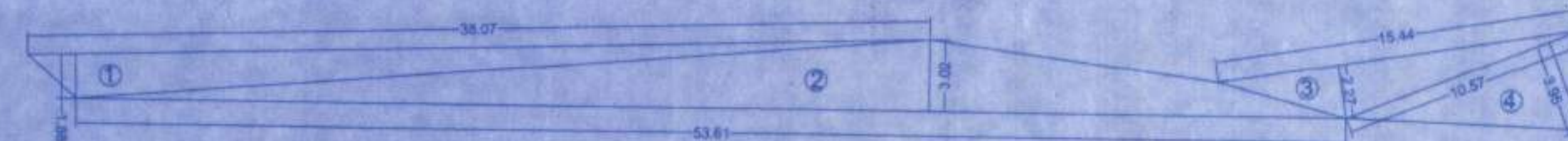
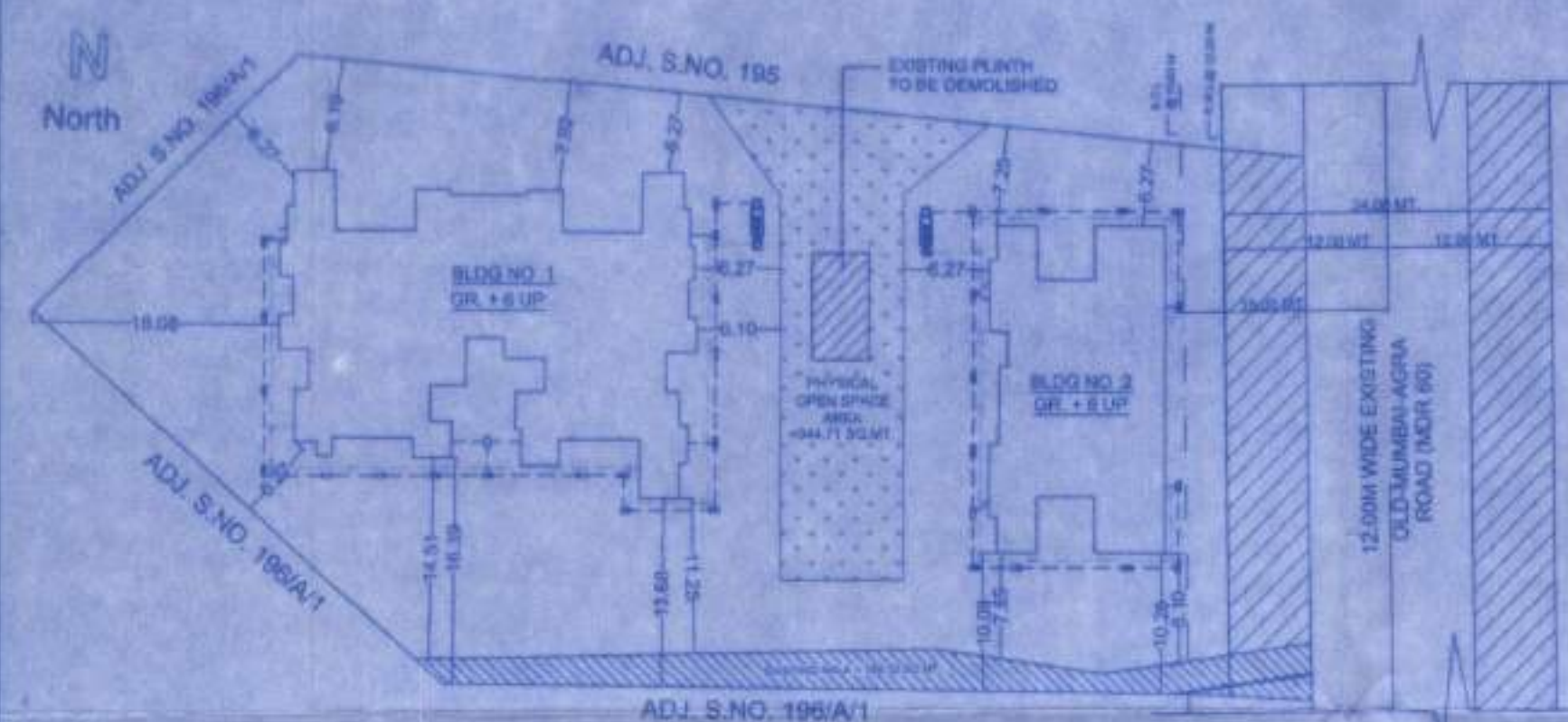
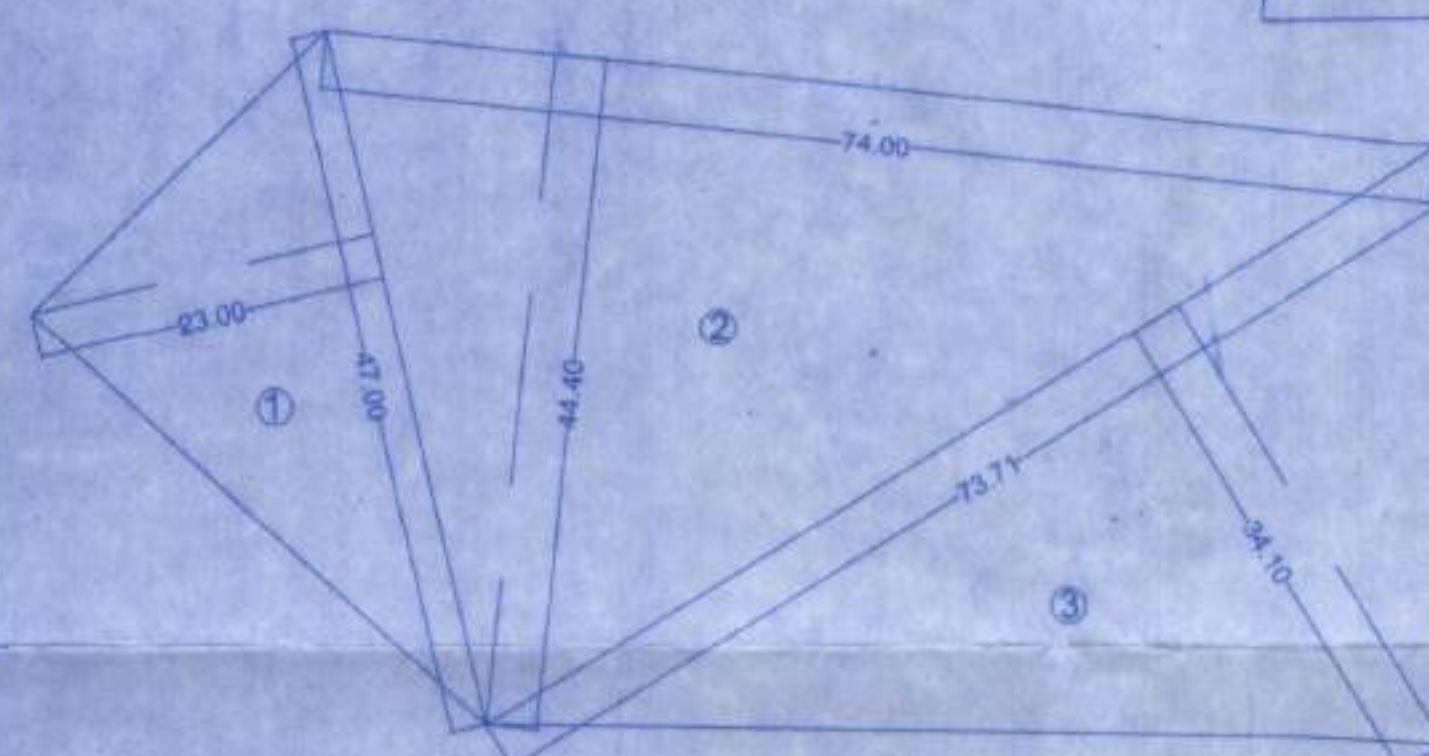
BLDG. DETAILS SUMMARY

BLDG. NO.	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIX	TOTAL
01	203.17	416.82	416.82	416.82	416.82	416.82	416.82	2704.09
02	237.77	221.45	221.45	221.45	221.45	221.45	221.45	1586.47
TOTAL	440.94	638.27	638.27	638.27	638.27	638.27	638.27	4270.56

1) PROPOSED TOTAL BUILT UP AREA	4270.56 SQ.MT.
2) PROPOSED RESIDENTIAL BUILT UP AREA	4270.56 X 0.972 = 4153.37 SQ.MT.
3) PROPOSED COMMERCIAL BUILT UP AREA	4270.56 X 0.028 = 117.19 SQ.MT.
4) PROPOSED BUILT UP AREA UNDER PREMIUM	588.83 SQ.MT.
5) PROPOSED RESIDENTIAL BUILT UP AREA UNDER PREMIUM	588.83 X 0.972 = 572.67 SQ.MT.
6) PROPOSED COMMERCIAL BUILT UP AREA UNDER PREMIUM	588.83 X 0.028 = 16.16 SQ.MT.

EXISTING NALA AREA CALCULATION
1) 5.5 X 36.07 X 1.85 X 1 = 36.78 SQ.MT.
2) 0.5 X 53.61 X 3.02 X 1 = 80.96 SQ.MT.
3) 0.5 X 15.44 X 2.27 X 1 = 17.53 SQ.MT.
4) 0.5 X 10.57 X 3.95 X 1 = 20.87 SQ.MT.
TOTAL = 155.12 SQ.MT.

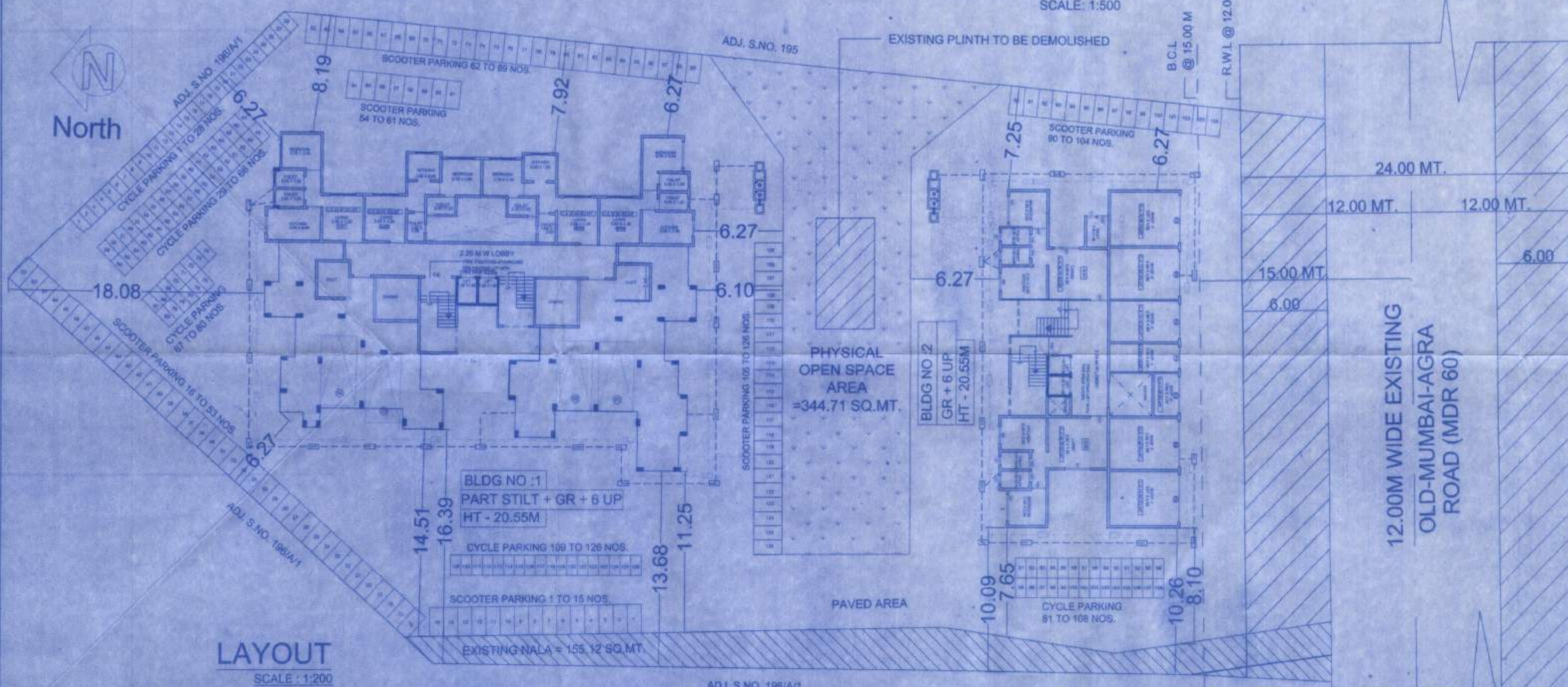
BALCONY AREA STATEMENT			
BLDG TYPE	BUILT UP AREA BLDG	PROPOSED BALCONY ENCL. BAL	EXCESS BALCONY
BUILDING 01	2704.09 SQ.MT	321.24 SQ.MT.	NIL
BUILDING 02	1586.47 SQ.MT	144.72 SQ.MT.	NIL
TOTAL	4270.56 SQ.MT	465.96 SQ.MT.	NIL

LOCATION PLAN
SCALE : 1:1000EXISTING NALA AREA
CALCULATION DIAGRAM
SCALE : 1:200BLOCK PLAN
SCALE : 1:500PLOT AREA CALCULATION DIAGRAM
SCALE : 1:500M.D.R. NO. 60 - ROAD WIDENING AREA
CALCULATION DIAGRAM SCALE : 1:200

M.D.R. NO. 60 - ROAD WIDENING AREA CALCULATION		
1)	0.5 X 36.68 X 5.79 X 1	= 106.18 SQ.MT
2)	0.5 X 36.68 X 6.03 X 1	= 110.59 SQ.MT
TOTAL		= 216.77 SQ.MT

PHYSICAL OPEN SPACE AREA CALCULATION		
1)	0.5 X 28.44 X 8.60 X 2	= 253.18 SQ.MT
2)	0.5 X 20.86 X 8.63 X 1	= 88.55 SQ.MT
3)	0.5 X 16.13 X 2.85 X 1	= 22.98 SQ.MT
TOTAL		= 344.71 SQ.MT

PLOT AREA CALCULATION		
1)	0.5 X 47.00 X 23.00 X 1	= 540.50 SQ.MT
2)	0.5 X 74.00 X 44.40 X 1	= 1642.80 SQ.MT
3)	0.5 X 73.71 X 34.10 X 1	= 1256.76 SQ.MT
TOTAL		= 3440.00 SQ.MT

LAYOUT
SCALE : 1:200

AREA STATEMENT	SQ.MT
01. AREA OF THE PLOT (AS PER 7/12)	3440.00 SQ.MT
02. DEDUCTION FOR-	
(a) MDR NO-60 WIDENING AREA	216.77 SQ.MT
(b) AREA UNDER NALA	155.12 SQ.MT
(c) ANY RESERVATION	NIL
(TOTAL a+b+c)	371.89 SQ.MT
03. GROSS AREA OF PLOT(1-2)	3068.11 SQ.MT
04. (a) DEDUCTION FOR 10% AMENITY SPACE, IF ANY	NIL
(b) AREA UNDER OPEN SPACE 10%	344.71 SQ.MT
05. NET AREA OF PLOT	3068.11 SQ.MT
06. PERMISSIBLE BUILT UP AREA (1.00X3068.11 SQ.MT.) (AS PER D.C. RULE NO- 13.3.1)	3068.11 SQ.MT
07. NORMAL F.S.I. PERMISSIBLE (1.20) + F.S.I. PERMISSIBLE WITH PAYMENT OF PREMIUM (20%)	(3681.73+613.62) 4295.35 SQ.MT
08. PERMISSIBLE BUILT UP AREA	4295.35 SQ.MT
09. EXISTING BUILT UP AREA	NIL
10. PROPOSED BUILT UP AREA	4270.56 SQ.MT
11. EXCESS BALCONY AREA	NIL
12. TOTAL BUILTUP AREA (10+11+12)	4270.56 SQ.MT
13. F.S.I. CONSUMED (13/7)	1.39 SQ.MT
14. PROPOSED BUILT UP AREA UNDER PREMIUM	588.83 SQ.MT
a. RESIDENTIAL = 572.67 SQ.MT	-
b. COMMERCIAL = 16.16 SQ.MT	-
15. PROPOSED ENCLOSED BALCONY AREA UNDER PREMIUM	465.96 SQ.MT
16. PROPOSED OPEN TERRACE AREA UNDER PREMIUM	-
17. BALCONY AREA STATEMENT	-
(a) PERMISSIBLE BALCONY AREA (TOTAL)	-
(b) PROPOSED BALCONY AREA (TOTAL)	-
(c) EXCESS BALCONY AREA (TOTAL)	-

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 Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor

Building Plan:- This is to certify that, I have inspected the proposed Land & certified that, there is no any high tension Electric wire or low tension Domestic line, high tension River across & along the periphery of proposed land. The slope of proposed land is in limit of 1:5 ratio. Also I have measured width of Existing Road, Which is on _____ Side of proposed land. The width of existing road is _____ mtrs

Form of certificate to be signed by the Architect/Licensed Engineer/ Structural Engineer/ Supervisor employed by the applicant

I, (Name _____) have been employed by the applicant as his Architect/Licensed Engineer/Structural Engineer/ Supervisor, I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statement made by the applicant who is the owner /ressee in possession of the plot as in the above front and round them to be corrected

Address _____
Email ID _____
Architect/Licensed Engineer/ Structural Engineer/ Supervisor

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPERTY AND PROPOSAL
REVISED, PROPOSED AND EXISTING PLINTH BUILDING
ON PLOT BEARING S.NO 196/A2,
AT VILLAGE VASHIND, TAL - SHAHAPUR, DIST-THANE

NAME AND SIGNATURE OF OWNER
SHRI. KRISHNA GAJANAN JADHAV

NAME AND SIGNATURE OF P.O.A.

DATE	DRG NO.	SCALE	DRAWN BY	JOB NO.	CHECKED BY
01.01.2024	M-00	AS STATED	ANJALI	760	PRADDEEP

NAME & SIGN OF ARCHITECT
PRASHANT CHAVAN
Arch. Regd. No. CA/68/22810

KALA VASTU
101, JAWA BHOLA,
WARDALI, SHIVAJI NAGAR,
THANE (W.)
PIN-400 004