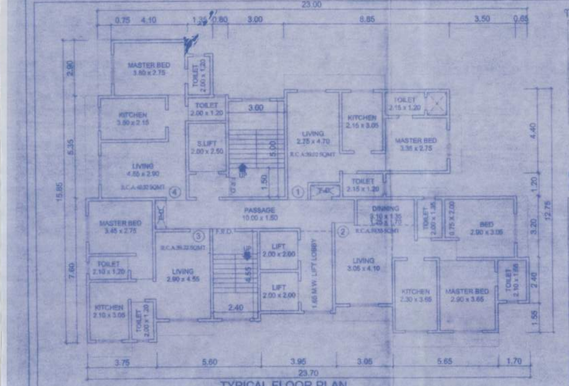
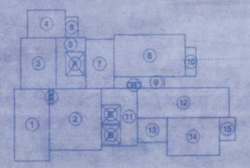
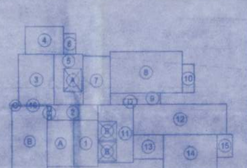


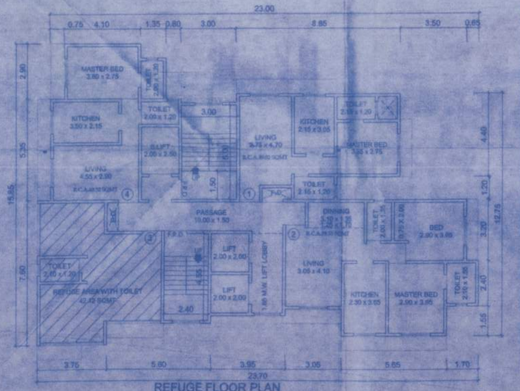
TYPICAL FLOOR PLAN
(1ST TO 7TH,9TH TO 12TH,14TH TO 17TH & 19TH FLOOR)
SCALE- 1:100



AREA DIAGRAM FOR TYPICAL FLOOR PLAN
SCALE 1:200



AREA DIAGRAM FOR REFUGE FLOOR
(8TH & 18TH FLOOR) SCALE 1:200



REFUGE FLOOR PLAN
8TH & 18TH SCALE- 1:100

TOTAL PLOT AREA STATEMENT

S.NO.	H.NO.	PLOT AREA AS PER 7/12
72	1	1010.00SQ.MT.
137	5	130.00SQ.MT.
137	7	430.00SQ.MT.
137	8	450.00SQ.MT.
TOTAL		2020.00 SQ.MT.

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1.	1.	3.75 X 7.60	28.50
2.	1.	5.80 X 6.60	38.40
3.	1.	3.80 X 5.35	20.33
4.	1.	4.10 X 2.90	11.89
5.	1.	3.20 X 5.35	17.12
6.	1.	1.35 X 2.15	2.90
7.	1.	3.00 X 5.15	15.45
8.	1.	7.65 X 4.40	33.66
9.	1.	3.35 X 1.20	6.42
10.	1.	1.20 X 3.05	3.66
11.	1.	3.80 X 6.10	23.18
12.	1.	9.60 X 3.25	31.20
13.	1.	3.20 X 2.55	8.16
14.	1.	5.65 X 3.95	22.32
15.	1.	1.70 X 2.40	4.08
TOTAL			265.75
DEDUCTION OF LIFT WELL AND DUCTS			
A.	1.	2.00 X 2.50	5.00
B.	2.	2.00 X 2.00	8.00
C.	1.	0.45 X 1.50	0.68
D.	1.	1.05 X 0.60	0.63
TOTAL DEDUCTION			14.31
TOTAL BU AREA (265.75-14.31) = 251.44 SQMT			

REFUGE AREA CALCULATION FOR REFUGE FLOOR(8TH & 18TH)

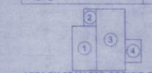
UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A.	1.	2.90 X 4.85	14.07
B.	1.	3.75 X 7.45	27.94
C.	1.	0.70 X 0.15	0.11
TOTAL			42.12

BUILT UP AREA CALCULATION FOR REFUGE FLOOR(8TH & 18TH)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1.	1.	2.70 X 4.85	13.10
2.	1.	5.80 X 1.65	9.24
3.	1.	3.80 X 5.35	20.33
4.	1.	4.10 X 2.90	11.89
5.	1.	3.20 X 5.35	17.12
6.	1.	1.35 X 2.15	2.90
7.	1.	3.00 X 5.15	15.45
8.	1.	7.65 X 4.40	33.66
9.	1.	3.35 X 1.20	6.42
10.	1.	1.20 X 3.05	3.66
11.	1.	3.80 X 6.10	23.18
12.	1.	9.60 X 3.25	31.20
13.	1.	3.20 X 2.55	8.16
14.	1.	5.65 X 3.95	22.32
15.	1.	1.70 X 2.40	4.08
16.	1.	3.05 X 0.15	0.46
TOTAL			223.65
DEDUCTION OF LIFT WELL AND DUCTS			
A.	1.	2.00 X 2.50	5.00
B.	2.	2.00 X 2.00	8.00
C.	1.	0.45 X 1.50	0.68
D.	1.	1.05 X 0.60	0.63
TOTAL DEDUCTION			14.31
TOTAL BU AREA (223.65-14.31) = 209.04 SQMT			

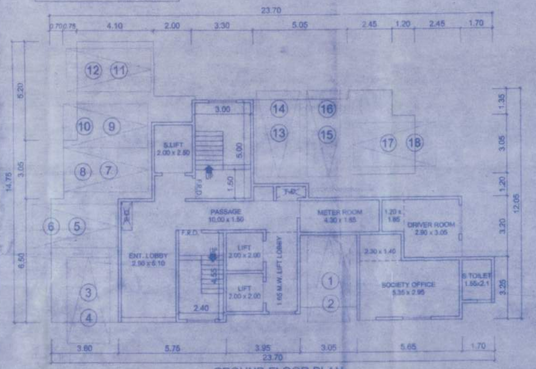
BUILT UP AREA CALCULATION FOR GROUND FLOOR

UNITS	NO OF UNITS	DIMENSION IN METER	AREA IN SQ. M
1	1	2.60 X 4.65	12.09
2	1	1.35 X 1.80	2.43
3	1	3.05 X 6.45	19.67
4	1	1.70 X 2.40	4.08
TOTAL			38.27

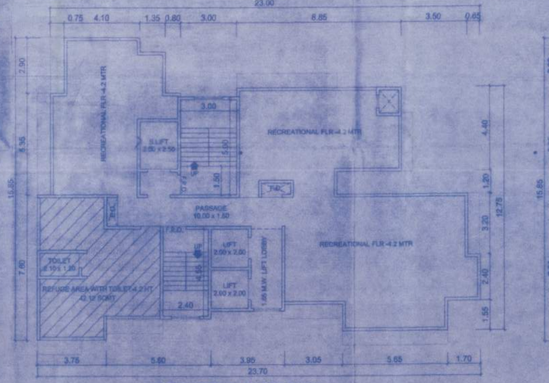


AREA DIAGRAM FOR GROUND FLOOR PLAN
SCALE- 1:200

REFUGE AREA REQUIRED
(251.14X2=502.29/12.5=40.18X0.30)
=12.05X2=24.10 SQ.MT.
REFUGE AREA PROPOSED
=42.12 SQ.MT.



GROUND FLOOR PLAN
SCALE- 1:100



RECREATIONAL FLOOR PLAN
(13TH FLOOR) SCALE- 1:100

PARKING AREA STATEMENT

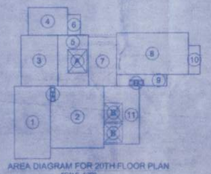
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	NO. REQUIRED AS PER CAR	NO. REQUIRED AS PER SCOOTER	REQUIRED CAR	REQUIRED SCOOTER	NO. OF CAR (TOTAL SCR)	NO.OF PARKING REQ.
150.00 & ABOVE	—	3	3	—	—	—	—
80.00 TO 150.00 SQ.MT. FOR EWS TENAMENT	—	1	1	1	—	—	—
80.00 TO 80.00 SQ.MT. IN CASE OF MHADA, SRA, MUNICIPAL HOUSING	27	1	5	18.00	54.00	54.00 x 15.41	33.91
50.00 TO 80.00 SQ.MT. FOR EWS TENAMENT	36	1	3	18.00	36.00	36/6 = 6	24.00
BELOW 50.00 SQ.MT.	—	0	4	—	—	—	—
TOTAL							57.91
ADD 5% FOR VISITORS							2.89
SUBTOTAL(REQUIRED)							
LESS DEDUCTION FOR EWS/DEL TENAMENTS	2	0	0	—	—	—	—
TOTAL							60.80
OFF STREET PARKING (50% OF TOTAL REQUIRED)							48.64
PARKING REQUIRED (ROUNDED OFF)							48.00
PARKING PROVIDED AT STILT, IN OPEN PLOT, PUZZLE PARKING-1 & PUZZLE PARKING-2 (15+7+21+15)=58							58.00

AREA UNDER 30.00 M W ROAD

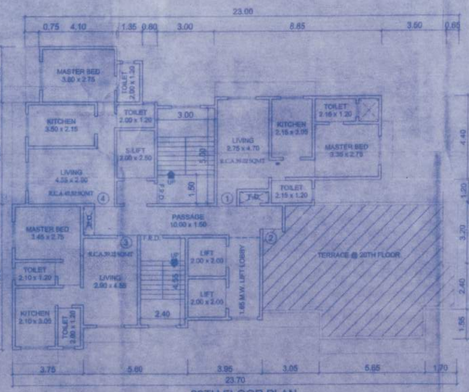
UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 14.23 x 7.01	49.80
2	1	0.5 x 14.22 x 12.11	86.13
3	1	0.5 x 18.98 x 0.77	2.19
4	1	0.5 x 18.66 x 2.93	27.34
5	1	0.5 x 12.78 x 6.46	41.28
TOTAL			211.84

BUILT UP AREA CALCULATION FOR 20TH FLOOR

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1.	1.	3.75 X 7.60	28.50
2.	1.	5.80 X 6.60	38.40
3.	1.	3.80 X 5.35	20.33
4.	1.	4.10 X 2.90	11.89
5.	1.	3.20 X 5.35	17.12
6.	1.	1.35 X 2.15	2.90
7.	1.	3.00 X 5.15	15.45
8.	1.	7.65 X 4.40	33.66
9.	1.	5.35 X 1.20	6.42
10.	1.	1.20 X 3.05	3.66
11.	1.	3.80 X 6.10	23.18
TOTAL			199.51
DEDUCTION OF LIFT WELL AND DUCTS			
A.	1.	2.00 X 2.50	5.00
B.	2.	2.00 X 2.00	8.00
C.	1.	0.45 X 1.50	0.68
D.	1.	1.05 X 0.60	0.63
TOTAL DEDUCTION			14.31
TOTAL BU AREA 199.51-14.31 = 185.20 SQMT			



AREA DIAGRAM FOR 20TH FLOOR PLAN
SCALE- 1:200

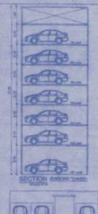


20TH FLOOR PLAN
SCALE- 1:100

2 LVL STACK PARKING SECTION

SITE UNDER REFERENCE

LOCATION PLAN
SCALE - 1:500



SECTION BARRIER TYPE

PLAN

PROPOSED B.U.A. STATEMENT

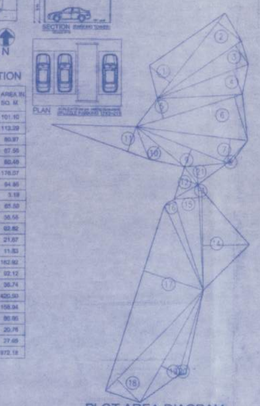
FLOOR	B.U.A.	HT.(M.)
GR. FLOOR	38.27	4.2+0.3
1ST.FLOOR	251.14	2.90
2ND.FLOOR	251.14	2.90
3RD.FLOOR	251.14	2.90
4TH.FLOOR	251.14	2.90
5TH.FLOOR	251.14	2.90
6TH.FLOOR	251.14	2.90
7TH.FLOOR	251.14	2.90
8TH.FLOOR	209.04	2.90
9TH.FLOOR	251.14	2.90
10TH.FLOOR	251.14	2.90
11TH.FLOOR	251.14	2.90
12TH.FLOOR	251.14	2.90
RECREATIONAL FLOOR WITH REFUGE AREA AT 13TH FLOOR	4.20	
14TH.FLOOR	251.14	2.90
15TH.FLOOR	251.14	2.90
16TH.FLOOR	251.14	2.90
17TH.FLOOR	251.14	2.90
18TH.FLOOR	209.04	2.90
19TH.FLOOR	251.14	2.90
20TH.FLOOR	184.90	2.90
TOTAL B.U.A.MT.	4659.49	63.80 MT.

GROSS B.U.A STATEMENT

Total b/u Area	4659.49
Still, Passage, lift, lobby, metre rm.area	225.06
RECr FLR+refuge	335.38
Total	5219.93

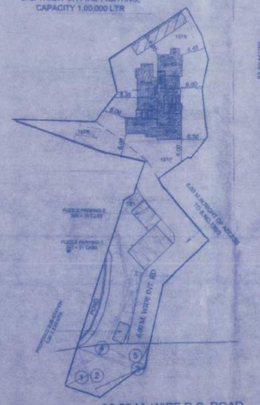
PLOT AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 28.68 x 7.05	101.10
2	1	0.5 x 28.68 x 7.92	113.39
3	1	0.5 x 28.61 x 4.04	80.97
4	1	0.5 x 28.64 x 4.02	57.56
5	1	0.5 x 29.32 x 5.46	80.68
6	1	0.5 x 29.03 x 12.01	174.07
7	1	0.5 x 29.60 x 6.36	94.06
8	1	0.5 x 7.98 x 0.51	2.03
9	1	0.5 x 23.00 x 5.08	58.42
10	1	0.5 x 18.00 x 4.43	39.86
11	1	0.5 x 27.54 x 6.84	94.02
12	1	0.5 x 9.01 x 4.81	21.67
13	1	0.5 x 27.68 x 0.85	11.83
14	1	0.5 x 26.13 x 12.47	162.82
15	1	0.5 x 27.53 x 4.42	121.72
16	1	0.5 x 25.00 x 2.83	35.74
17	1	0.5 x 61.00 x 16.40	500.50
18	1	0.5 x 30.62 x 5.81	155.94
19	1	0.5 x 13.85 x 6.12	84.80
20	1	0.5 x 23.10 x 1.79	20.78
21	1	0.5 x 11.38 x 4.86	27.69
TOTAL			1972.18



PLOT AREA DIAGRAM
SCALE-1:500

U.G. TANK FOR FIRE-FIGHTING,
CAPACITY 1,00,000 LTR



30.00 M. WIDE D.P. ROAD

N

BLOCK PLAN
SCALE 1:500

FIRE FIGHTING O.H.TANK
CAPACITY 1,00,000 LTS

LIFT M/C ROOM

O.H.W.TANK

TERRACE

20TH FL.
19TH FL.
18TH FL.
17TH FL.
16TH FL.
15TH FL.
14TH FL.
13TH FL.
RECREATIONAL FLOOR
12TH FL.
8TH FL.
4TH FL.
3RD FL.
2ND FL.
1ST FL.
GR. FL.
GL

L.F. SHAFT

SECTION
SCALE 1:100

जीएमसी एस.ई. विभागाध्यक्ष/सं/.2321/2022-23
दि.2321/2022 मंजीत अटी शर्तीं
संबंधमध्ये मंजुर मुद्दा/मुद्दांवर कार्यवाहन
नकाशे (आराखडा) मंजुर.

मा. आयुक्त छो. संभाजी नगरपालिका

सहायक संचालक नगररचना
जिल्हा - छत्रपती संभाजीनगर

-सावधान-
"मंजूर नकाशाप्रमाणे बांधकाम करावे व वरील परवाना मंजूर अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमानुसारच्या आवश्यक असलेल्या परवानाच्या मी पैसे भरल्याशिवाय काम करावे व शासन वेळोवेळी जमुन सरकार बांधकाम अनधिकृत झाले व अनधिकृत बांधकामांबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दंडात्मक कार्यवाही करेल तसेच संबंधीत नकाशे शिवाय पाय दंडात."

PROGRAMME A

NOS	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of A, B, C to be transferred)	1972.18
	(a) As per ownership document (Sy/ CTS extract) (500.00)	
	(b) As per Possession Letter (1972.18)	
	(c) As per site	
2)	DEDUCTIONS FOR	
	(a) Proposed D.P./ D.P. Rd W. Area(Service Rd.) (Vide W)	211.84
	(b) Encroachment Area	
3)	DEDUCTION AREA (TOTAL area)	211.84
4)	BALANCE PLOT AREA (2-3)	1760.34
5)	Amenity Space (if applicable)	
	(a) Recreational	
	(b) Amenity	
	(c) Adjustment of Sec. 7 area	
	(d) Recreational Space	
6)	Net Plot Area (4-5)	1760.34
7)	Permissible Open space of landowner	
	(a) Required 10% (7a-7b) (no as per reg. 2.4.2)	
	(b) Proposed	
8)	Internal Road Area	N.A.
9)	Plotable area (6-7a-8)	1760.34
10)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Between 1001 - 1.0 x 9)	1936.37
11)	Additional FSI on payment of premium	968.19
	(a) Maximum permissible premium FSI (based on road width - 1.00 Comp	—
	(b) Proposed FSI on payment of premium	—
12)	Total FSI - TDR loading	—
	(a) Maximum permissible TDR loading (based on road width - 1.00 Comp	—
	(b) Proposed TDR loading proposed FSI (50%)	—
13)	Additional FSI area under Chapter No. 7 (Vide 7.1.1(iii)(a)(b)(c)(d)) as per GR	—
14)	Total permissible FSI in the proposal	
	(a) Total permissible FSI (10+11+12+13)	2904.56
	(b) Additional FSI area under 16 scheme is applicable	—
	(c) Ancillary Area FSI upto 60% with payment of premium	1753.48
	70% chargeable area = 60% x 1.5 x 1.5 = 1.35 (2.5 x 0.6 = 1.35)	
	(d) Total permissible FSI	4573.04
15)	Area utilization of FSI in the proposal (residential / commercial)	4576.04
16)	Total Built up Area in proposal (including ancillary area) (a-(b+c))	—
	(a) Proposed Building area (incl. ancillary) No. of Jet (P-Wing)	4602.40
	(b) Total (a+b)	—
17)	F.S.I. Consumed (10+11+12+13+14) as per Vide Para under No. 16 above	—
18)	Area for residential purpose	—
	(a) Residential (Flat) Area	—
	(b) Proposed Commercial Area	—
19)	Balance (+ve/-ve) (total area - 16)	18.45

PROGRAMME B

CERTIFICATE OF AREA

DESIGNED THAT BASIC SURVEY NO./CTS NO./FP NO. UNDER REFERENCE ON THE PLOT AREA DIMENSIONS ARE ACCORDING TO THE LAND RECORDS AS PER THE LAND RECORDS AND THE AREA DIMENSIONS ARE ACCORDING TO THE LAND RECORDS AS PER THE DIMENSIONS OF THE LAND AS PER THE LAND RECORDS PROVIDED.

SIGNATURE OF THE ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDINGS ON LAND BEARING S.NO 72/1,137/5,137/7 & 137/8, AT VILLAGE-MIRA, TAL & DIST. THANA

NAME OF P.A. HOLDER: M/S API SQUARE REALTY

SIGNATURE OF P.A. HOLDER

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	25/7/2022	BASAVARAJ	SAGRIS	00

CONSULTING CIVIL ENGINEER

TEJ'S CONSULTANTS

BASAVARAJ S. GADEKAR
B.E.(CIVIL)