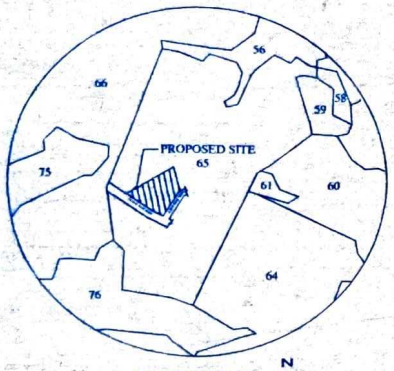
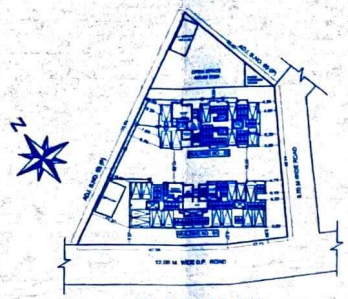


LOCATION PLAN
SCALE : 1:5000



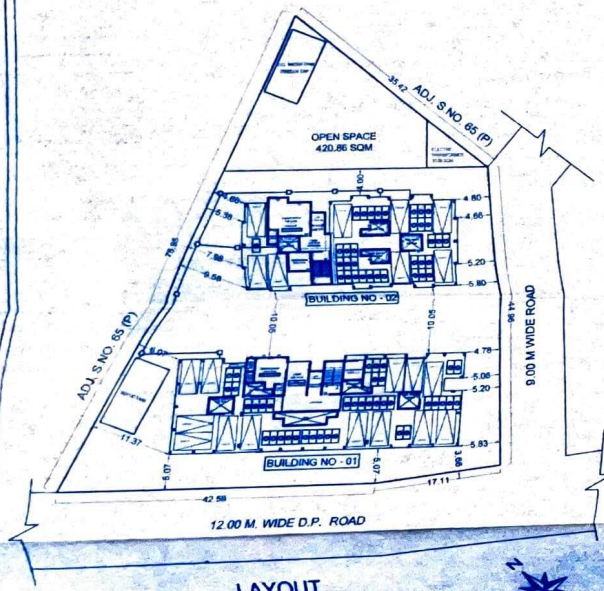
BLOCK PLAN
SCALE : 1:1000

PARKING REQUIREMENTS

PARKING SPACE		NUMBER OF TENAMENTS	PARKING REQUIRED (A)		PARKING ADDITION 5% VISITOR PARKING (B)		PARKING REQUIRED AS PER 8.2.2 TABLE No 8(C)=0.4 (A+B)X0.4)		PARKING PROVIDED	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT.		46	23	115	01	06	24 X 0.4 =9.60 SAY=10	121 X 0.4 = 48.40 SAY=48	10	48
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.		44	22	44	01	02	23 X 0.4 =9.20 SAY=09	46 X 0.4 = 18.40 SAY=18	10	18
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF		202.76 SQ.MT.	06	18	--	--	06 X 0.4 = 2.40 SAY=02	18 X 0.4 = 7.20 SAY=07	02	07
DIMENSION FOR VEHICAL CAR = 2.5x4.5 SCOOTER = 1.0x2.0	TOTAL	84	47	189	03	09	21	80	22	73

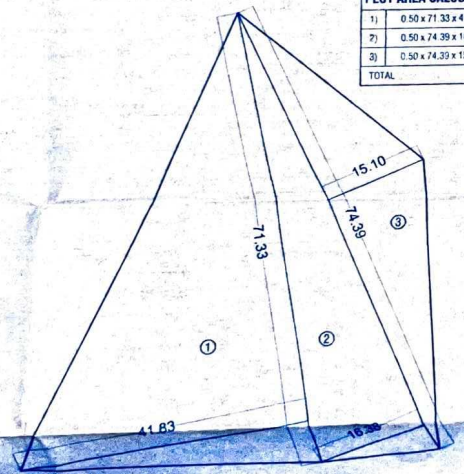
SUMMARY

BLDG NO.	LOWER GROUND	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	TOTAL
01	225.61	70.88	499.03	499.03	499.03	499.03	499.03	499.03	-------	3299.67
02	--	67.04	377.03	377.03	377.03	377.03	377.03	377.03	377.03	2706.25
TOTAL	225.61	146.92	876.06	876.06	876.06	876.06	876.06	876.06	377.03	6005.92

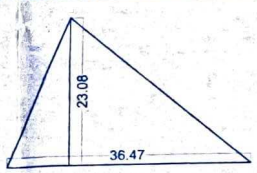


LAYOUT
SCALE : 1:500

PLOT AREA CALCULATION			
1)	0.50 x 71.33 x 41.83	=	1491.86 SQ.MT.
2)	0.50 x 74.39 x 16.38	=	609.25 SQ.MT
3)	0.50 x 74.39 x 15.10	=	561.64 SQ.MT.
TOTAL		=	2662.75 SQ.MT.

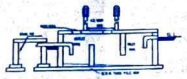


PLOT AREA DIAGRAM
SCALE : 1:500



OPEN SPACE AREA DIAGRAM
SCALE : 1:500

OPEN SPACE AREA CALCULATION			
1)	0.50 x 36.47 x 23.08	=	420.86 SQ.MT
TOTAL		=	420.86 SQ.MT.



SECTION OF SEPTIC TANK

SECTION OF COMPOUND WALL

PLAN OF SEPTIC TANK

SECTION OF U/G SUCTION TANK

AREA STATEMENT

1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
(a)	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	2700.00 SQ.MT
(b)	AS PER MEASUREMENT SHEET	2662.75 SQ.MT
(c)	AS PER SITE	2662.75 SQ.MT
2.	DEDUCTIONS FOR	
(a)	AREA UNDER 9.00 MTR. W. EXISTING ROAD	NIL
(b)	ANY D.P. RESERVATION AREA	NIL
	TOTAL (A+B)	NIL
3	BALANCE AREA OF PLOT (1-2)	2662.75 SQ.MT
4.	AMENITY SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	NIL
(b)	ADJUSTMENT OF 2(B), IF ANY-	NIL
(c)	BALANCE PROPOSED-	NIL
5.	NET PLOT AREA (3-4(C))	2662.75 SQ.MT
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
(a)	REQUIRED-	270.00 SQ.MT
(b)	PROPOSED-	420.88 SQ.MT
7	INTERNAL ROAD AREA	NIL
8.	PLOTABLE AREA (IF APPLICABLE)	NIL
9	BUILT UP AREA OF WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.NO. 5 X 1.10) (2662.75 X 1.10)	2929.02 SQ.MT
10	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.30)	798.82 SQ.MT
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/ TDD ZONE	NIL
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	NIL
11	IN- SITU FSI / TDR LOADING	NIL
(a)	IN-SITU AREA AGAINST D.P.ROAD [2.0X SR.NO.2(A)], IF ANY	NIL
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR.NO. 4(B) AND /OR (C)]	NIL
(c)	TDR AREA-	NIL
(d)	TOTAL IN-SITU/ TDR LOADING PROPOSED (11(A)+(B)+(C))	NIL
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO 7	NIL
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	--
(a)	[9+10(B)+11(D)]OR [2 WHICHEVER IS APPLICABLE	3727.84 SQ.MT
(b)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES	
	RESIDENTIAL = 3502.23 X 0.60 = 2101.33 SQ.MT.	2281.81 SQ.MT
	COMMERCIAL = 225.61 X 0.80 = 180.48 SQ.MT.	
(c)	TOTAL ENTITLEMENT (A+B)	6009.65 SQ.MT.
14.	MAXIMUM UTILIZATION LIMIT OF FSI (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)	6009.65 SQ.MT.
15.	TOTAL BUILTUP-AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17B)	
(a)	EXISTING BUILT-UP AREA.	NIL
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	6005.92 SQ.MT
(c)	TOTAL (A+B)	6005.92 SQ.MT.
16.	F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	2.25
17	AREA OF INCLUSIVE HOUSING ,IF ANY	NIL

SHEET NO. 01 (LAYOUT) 01 / 03

STAMPS OF APPROVAL OF PLANS:

जा.क्र. ६० दि. ८/४/२०२१ अन्वये देण्यात आलेल्या बांधकाम परवानगी मधिल अटी व शर्तिस अधिन राहुन सदरच्या आराखड्या प्रमाणे अमणास बांधकाम परवानगी देण्यात येत आहे.

नगरपंचायत मुरबाड, जिल्हा ठाणे
स्वाक्षरी 11/03/2021

सहाय्यक नगररचनाकार
मुरबाड नगरपंचायत,मुरबाड

मुख्याधिकारी
मुरबाड नगरपंचायत,मुरबाड

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON S.NO.65/4/2. AT VILLAGE - MURBAD, TAL - MURBAD, DIST.- THANE.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 15/09/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership/ P.F Scheme records/ Land Record Department/City Survey Records

Signature of Architect/Licensed Engineer/ Structural Engineer/Supervisor

CERTIFICATE

Building Plan:
This is to certify that, I have inspected the Proposed Land & Certificate that, there is no any high tension Electric wire or low tension Domestic line, high tension Electric Tower Over the proposed land & along the periphery of proposed Land. No Canal, Nalla & River across & along the periphery of proposed land. The slope of proposed land is ± level of 1.5 metre. Also I have measured width of Existing Road, which is on WEST & SOUTH side of proposed land. The width of Existing Road is 12.00 & 9.00 Mtr.

OWNERS DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority, I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

OWNERS NAME AND SIGNATURE

MR. MOHAN ATMARAM SASE

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY	LICENSE NO. OF LICENSED ENGINEER
	R-0183-00	AS STATED	P.G.K.	M.V.S.	MURBAD/ENGG/0001/2022

NAME & SIGN OF ENGINEER

MADAN V. SOKANDE & ASSOCIATES
Consulting Engineer & Planner
Sai Prasad Apartment, Opp. Devdarshan
Hos. Soc. Mhasa Road, Murbad,
Tal-Murbad, Dist-Thane- 421 401.
Mob. 9049448003

MADAN V. SOKANDE ENGINEER Lic. No. MUNLR-0/2022 MURBAD