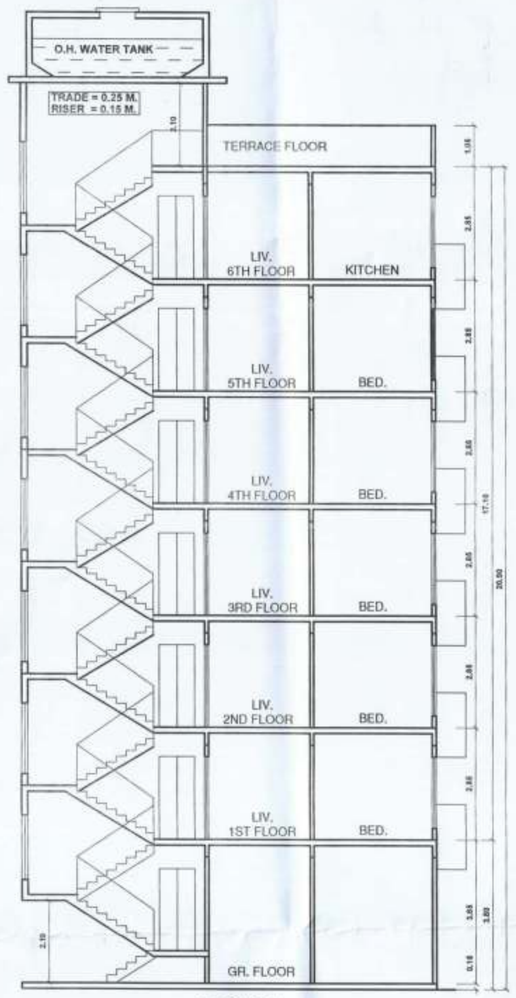
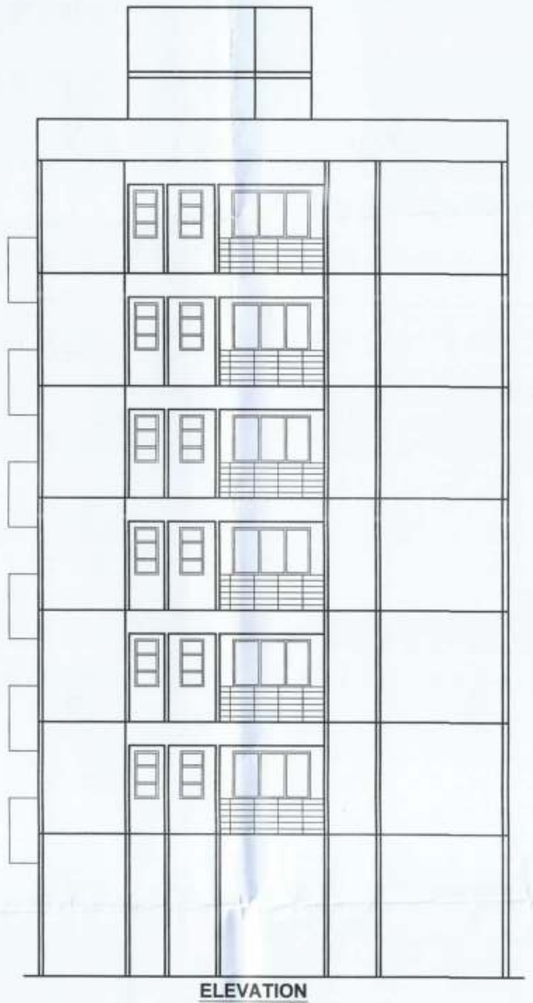
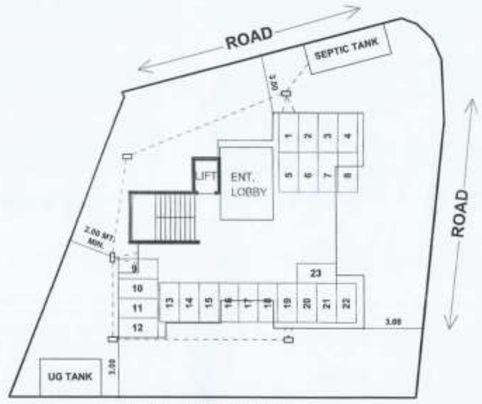


SECTION
SCALE 1 : 100



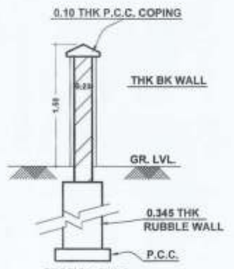
ELEVATION
SCALE 1 : 100



PARKING PLAN
SCALE 1 : 200

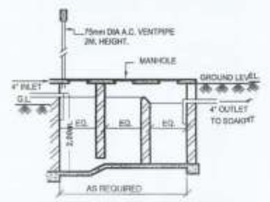
PARKING STATEMENT									
USER	CATEGORY IN M2.		AREA/NO OF FLATS PROPOSED	NOS. OF PARKS REQD. as per rule		NOS. OF PARKS PROPOSED as per rule			
				CAR	SCOOTER	CAR	SCOOTER		
RESI.	2 Tenements Having With Each Tenement C.A. Less than 30 sq.mt.		18 Nos.	00	36	00	36		
	TOTAL		18 Nos.	00	36	00	36		
5% ADD. PARKING FOR VISITORS		TOTAL REQUIRED PARKING		PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.8C) 0.6 OF TOTAL PARKING (RESIDENTIAL + COMMERCIAL)					
CAR	SCOOTER	CAR	SCOOTER	TOTAL		REQ. AS PER FACTOR			
00	02	00	38	CAR	SCOOTER	CAR	SCOOTER		
TOTAL				00	38	00	23		

BLOCK PLAN
SCALE 1 : 200

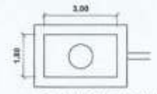


SECTION THRO. COMPOUND WALL
SCALE :- 1 : 100

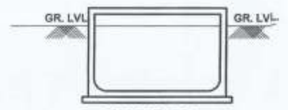
BUILT UP AREA STATEMENT	
FLOOR	BUILT UP AREA IN SQ.MT
GROUND FLR.	9.05
FIRST FLR.	98.02
SECOND FLR.	98.02
THIRD FLR.	98.02
FOURTH FLR.	98.02
FIFTH FLR.	98.02
SIXTH FLR.	83.79
TOTAL	582.94



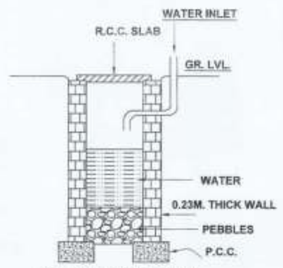
SEPTIC TANK SECTION
SCALE 1: 100



PLAN OF RAIN WATER HARVESTING
SCALE - NTS



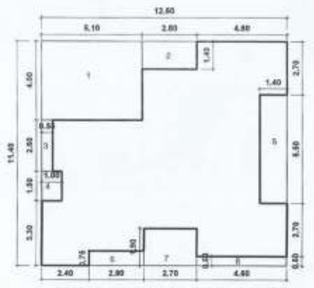
SECTION THRO. U/G.TANK
SCALE :- 1 : 100



SECTION OF RAIN WATER HARVESTING
SCALE 1 : 100

AREA DIAG. OF GR. FLR.
SCALE - 1: 200

AREA CALCULATION :								
GR./STILT FLOOR								
A	2.70	X	3.35	X	1	=	9.05	SQ.MT.
TOTAL GR./STILT FLR. AREA						=	9.05	SQ.MT.

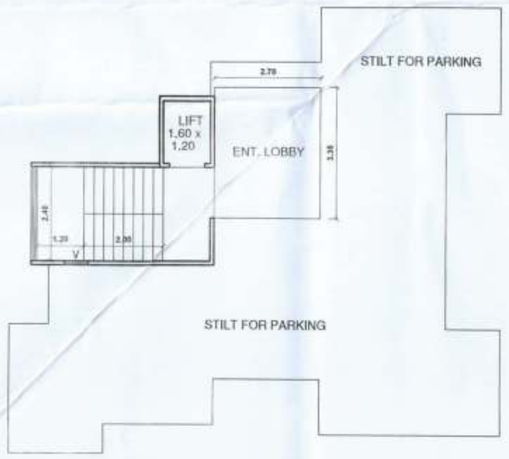


AREA DIAG. OF 1ST TO 5TH FLR.
SCALE - 1: 200

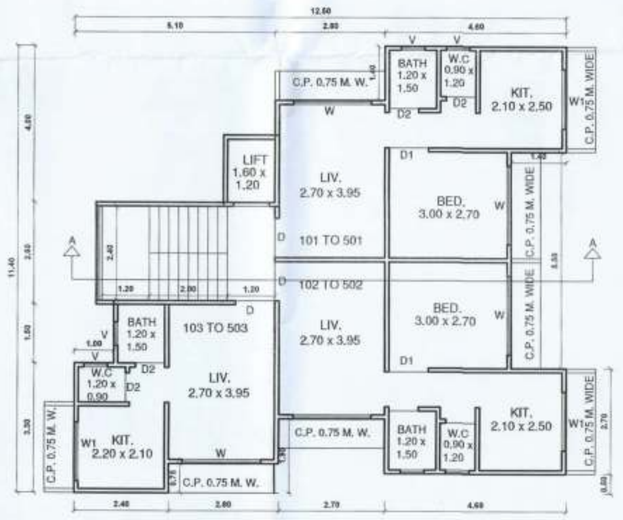
AREA CALCULATION :								
TYPICAL (1ST TO 5TH) FLOOR								
A	12.50	X	11.40	X	1	=	142.50	SQ.MT.
TOTAL ADDITIONS						=	142.50	SQ.MT.
DEDUCTIONS:								
1	5.10	X	4.00	X	1	=	20.40	SQ.MT.
2	2.80	X	1.40	X	1	=	3.92	SQ.MT.
3	0.55	X	2.60	X	1	=	1.43	SQ.MT.
4	1.00	X	1.50	X	1	=	1.50	SQ.MT.
5	1.40	X	5.50	X	1	=	7.70	SQ.MT.
6	2.80	X	0.75	X	1	=	2.10	SQ.MT.
7	2.70	X	1.90	X	1	=	5.13	SQ.MT.
8	4.60	X	0.50	X	1	=	2.30	SQ.MT.
TOTAL DEDUCTIONS						=	44.48	SQ.MT.
PROPOSED B/UP AREA OF EACH TYPICAL FLR.								
142.50	-		44.48			=	98.02	SQ.MT.

AREA DIAG. OF 6TH FLR.
SCALE - 1: 200

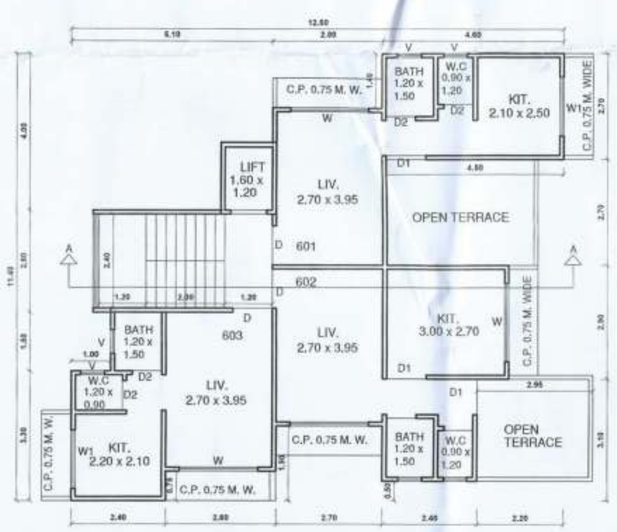
AREA CALCULATION :								
6TH FLOOR								
A	12.50	X	11.40	X	1	=	142.50	SQ.MT.
TOTAL ADDITIONS						=	142.50	SQ.MT.
DEDUCTIONS:								
1	5.10	X	4.00	X	1	=	20.40	SQ.MT.
2	2.80	X	1.40	X	1	=	3.92	SQ.MT.
3	0.55	X	2.60	X	1	=	1.43	SQ.MT.
4	1.00	X	1.50	X	1	=	1.50	SQ.MT.
5	4.50	X	2.70	X	1	=	12.15	SQ.MT.
6	1.40	X	2.90	X	1	=	4.06	SQ.MT.
7	2.20	X	3.10	X	1	=	6.82	SQ.MT.
8	2.40	X	0.50	X	1	=	1.20	SQ.MT.
9	2.70	X	1.90	X	1	=	5.13	SQ.MT.
10	2.80	X	0.75	X	1	=	2.10	SQ.MT.
TOTAL DEDUCTIONS						=	58.71	SQ.MT.
PROPOSED B/UP AREA OF EACH TYPICAL FLR.								
142.50	-		58.71			=	83.79	SQ.MT.



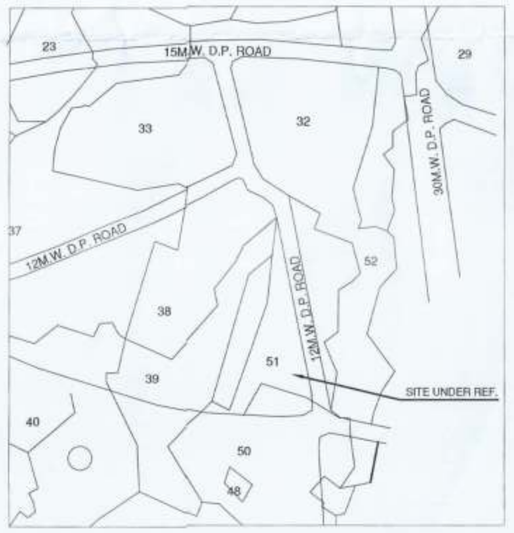
GROUND FLOOR PLAN
SCALE 1 : 100



TYPICAL (1ST TO 5TH) FLOOR PLAN
SCALE 1 : 100



6TH FLOOR PLAN
SCALE 1 : 100



LOCATION PLAN
SCALE - NTS

STAMP OF APPROVAL OF PLANS

उल्हासनगर महानगरपालिका
दाखविण्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र
क्र. मुख्यअ/जरवि/बां/ 01469-2022
दि. 24/09/2022 अन्वये घालून दिलेल्या अटी प्रमाणे बांधकाम परवाना देण्यात येत आहे.

सहायक नगर रचनाकार
मुख्यअधिकारी
मुख्यअधिकारी मुख्यनियोजन अधिकारी
उल्हासनगर महानगरपालिका उल्हासनगर

PROFORMA I

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	332.00
	(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	332.00
	(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)	---
3	BALANCE AREA OF PLOT (1-2)	332.00
4	AMENITY SPACE (IF APPLICABLE)	---
	(A) REQUIRED	---
	(B) ADJUSTMENT OF 2(B),IF ANY	---
	(C) BALANCE PROPOSED	---
4A	ADDITION OF AREA FOR F.S.I. , IF ANY	---
	(A)	---
	(B)	---
	(C) ANY RESERVATION	---
5	NET PLOT AREA(3+4 (A))	332.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(A) REQUIRED	---
	(B) PROPOSED	---
7	INTERNAL ROAD AREA	---
8	PLOTABLE AREA(IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5XBASIC F.S.I.) 332.00 x 1.10	365.20
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	---
	(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE	---
	(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	---
	(C) 10.00 SQ. MT. FOR EACH TENEMENT AGAINST REDEVELOPMENT SCHEME	---
11	IN-SITU F.S.I./T.D.R. LOADING	---
	(A) IN -SITU AREA AGAINST D.P. ROAD /2.0 X SR.NO.2(A).IF ANY	---
	(B) IN -SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C))	---
	(C) T.D.R. AREA	---
	(D) TOTAL IN-SITU/T.D.R. LOADING PROPOSED (11 (A)+(B)+(C))	---
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7 10.00 SQ. MT. FOR EACH TENEMENT AGAINST REDEVELOPMENT SCHEME	---
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	---
	(A) (9+10(B)+11D OR 12 WHICHEVER IS APPLICABLE.	365.20
	(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	---
	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES. (365.20 X 60%) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES.	219.12
	TOTAL ANCILLARY	219.12
	(C) TOTAL ENTITLEMENT (A+B)	584.32
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.3) X 1.6)	3.36
15	TOTAL BUILT UP AREA IN PROPOSAL(EXCLUDING AREA AT SR.NO..17B)	
	(A) EXISTING BUILT- UP AREA	---
	(B) PROPOSED RESEDINTIAL BUILT- UP AREA(AS PER P-LINE)	582.94
	PROPOSED COMMERCIAL BUILT- UP AREA(AS PER P-LINE)	---
	TOTAL PROPOSED BUILT- UP AREA(AS PER P-LINE)	582.94
	(C) TOTAL (A+B)	582.94
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.58
17	AREA FOR INCLUSIVE HOUSING ,IF ANY	---
	(A) REQUIRED (20% OF SR.NO.5)	---
	(B) PROPOSED	---

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ON PLAN ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STARTED IN DOCUMENTS OF OWNERSHIP/ T.P SCHEME RECORDS/ LAND RECORDS / CITY SURVER RECORDS

PRAMOD V. PATIL (DIPLOMA ENGINEER)

OWNER'S DECLARATION –

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.

MR.. PRASHANT TUKARAM BAEET

DESCRIPTION OF PROPOSAL AND PROPERTY

RESIDENTIAL BUILDING SITUATED ON LAND BEARING , S.NO. 51 HISSA .NO. 2/A/26, PLOT NO. 26 AT VILLAGE - SHIRGAON, TAL- AMBARNATH, DIST -THANE.

SHRI. PRASHANT TUKARAM BAEET (P.A. HOLDER)

OWNER'S SIGN	ENGINEER'S SIGN	
	PRAMOD V. PATIL ENGINEER SHOP NO. 2, OM SAI NANDAN, CO. OP. SOC, SHIV GANGA NAGAR, AMBERNATH (E).	
	DRAWN BY	SCALE	DATE
	AISHWARYA	AS NOTED	24/12/2021

PATH - SERVER / P / PRASHANT BAEET / SHIRGAON / M.D. 24122021