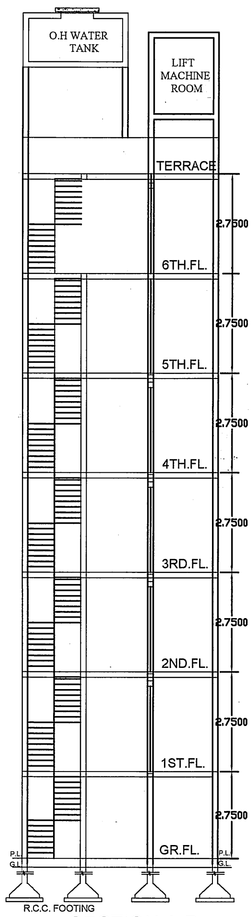
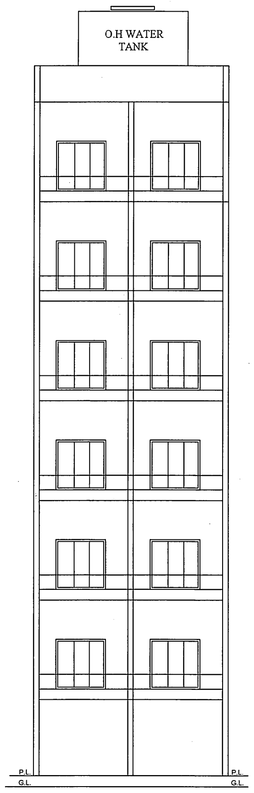
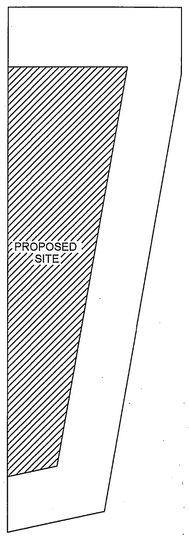


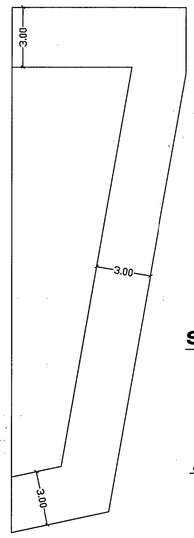
SECTION A-B



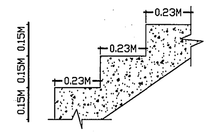
ELEVATION



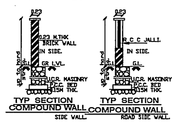
SITE PLAN

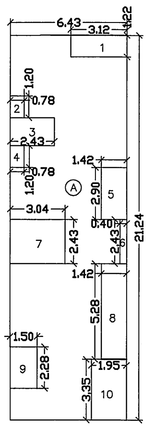


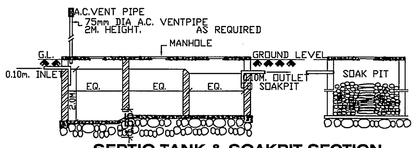
BLOCK PLAN



STAIRCASE DETAILS.
scale 1:20







SEPTIC TANK & SOAKPIT SECTION

GROUND FLOOR							
1	3.19	X	2.43	X	1	=	7.7517
TOTAL DEDUCTION							7.7517

FIRST TO FOURTH FLOOR							
A	6.430	X	21.240			=	136.5732
TOTAL ADDITION							136.57
DEDUCTION							
1	3.12	x	1.22	X	1	=	3.8064
2	0.78	X	1.2	X	1	=	0.936
3	2.43	X	1.55	X	1	=	3.7665
4	0.78	X	1.2	X	1	=	0.936
5	1.42	X	2.9	X	1	=	4.118
6	0.4	X	2.43	X	1	=	0.972
7	2.43	X	3.04	X	1	=	7.3872
8	1.42	X	5.28	X	1	=	7.4976
9	1.5	X	2.28	X	1	=	3.42
10	1.95	X	3.35	X	1	=	6.5325
TOTAL DEDUCTION							39.3722
TOTAL BUILT UP AREA							97.198

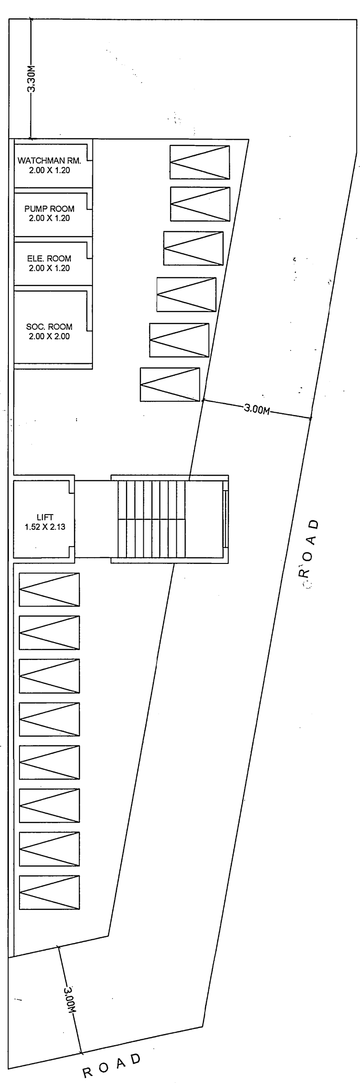
CARPET AREA STATEMENT				
FLOOR	UPTO 35Sqm	35-45 Sqm	45-99 Sqm	
GROUND	—		—	
FIRST	—	1 NO'S.	1 NO'S.	
SECOND	—	1 NO'S.	1 NO'S.	
THIRD	—	1 NO'S.	1 NO'S.	
FOURTH	—	1 NO'S.	1 NO'S.	
FIFTH	—	1 NO'S.	1 NO'S.	
SIXTH	—	1 NO'S.	1 NO'S.	
TOTAL	—	6 NO'S.	6 NO'S.	
TOTAL NOS. OF FLATS = 12 NO'S.				

TENEMENT STATEMENT				
FLOOR	SHOP	1RM/KIT	2 RM/KIT	3 RM/KIT
GROUND	—	—	—	—
FIRST	—	1 NO'S.	1 NO'S.	—
SECOND	—	1 NO'S.	1 NO'S.	—
THIRD	—	1 NO'S.	1 NO'S.	—
FOURTH	—	1 NO'S.	1 NO'S.	—
FIFTH	—	1 NO'S.	1 NO'S.	—
SIXTH	—	1 NO'S.	1 NO'S.	—
TOTAL	—	6 NO'S.	6 NO'S.	—
TOTAL NOS. OF SHOPS = —				
TOTAL NOS. OF FLATS = 12				

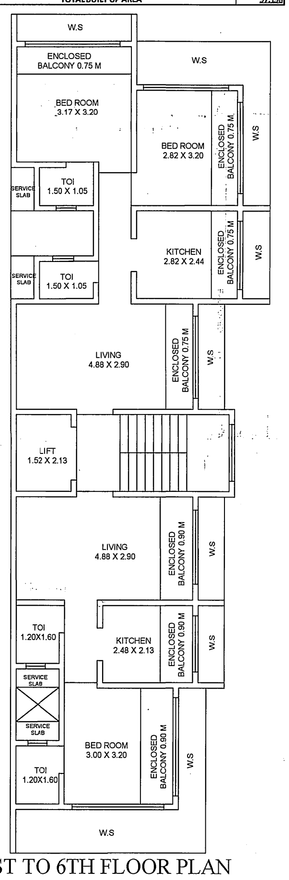
1) PARKING READ :- LESS THAN 40 SQ.M BUT MORE 30 SQ.M
2) PARKING READ :- LESS THAN 80 SQ.M BUT MORE 150 SQ.M

CAR	SCOOTER	CYCLE
1 no.	2 no.	—
NO. OF TENEMENTS		12 NO'S.
CAR	SCOOTER	CYCLE
8 no.	40 no.	—

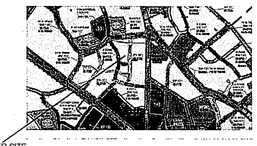
TOTAL FLATS BELOW 40SQ.M TO 60 SQ.M 5Q.M. =6 NO'S
TOTAL FLATS BETWEEN 60 TO 150 SQ.M. = 6 NO'S



GROUND FLOOR PLAN
SCALE 1:100



1ST TO 6TH FLOOR PLAN



LOCATION PLAN

FLOOR	BUILT UP AREA
GROUND FLOOR	07.75 SQMT.
FIRST FLOOR	97.19 SQMT.
SECOND FLOOR	97.19 SQMT.
THIRD FLOOR	97.19 SQMT.
FOURTH FLOOR	97.19 SQMT.
FIFTH FLOOR	97.19 SQMT.
SIXTH FLOOR	97.19 SQMT.
TOTAL BUILT UP AREA	= 590.89 SQMT.

DATE & STAMP OF APPROVAL.

मंजुरी
बांधकाम नकाशे मंजुरी
..... यांचे ..... नकाशाचे
व बांधकाम प्रारंभ
जा.क्र.- ६४१९६/१११
..... २०/१२/२०२१
मध्ये धातुन दिलेल्या अटीवर.

कनिष्ठ अभियंता
नगररचना विभाग
उल्हासनगर महानगरपालिका

नगररचनाकार
उल्हासनगर महानगरपालिका

PROJECT

PROPOSED BUILDING ON LAND S.NO 177(A) 2/B1150, CTS NO30307 SHEET NO 58
ULHASNAGAR 421003 DIST,THANE.

AREA STATEMENT	
1 AREA OF PLOT	251.27
(A) AS PER OWNERSHIP DOCUMENT (7/12CTS EXTRACT)	251.27
(B) AS PER PROPERTY CARD	251.27
(C) AS PER SITE	
2 DEDUCTIONS	
(A) PROPOSED DP./DP. WIDENING AREA	
(B) ANY DP. RESERVATION AREA	
(TOTAL A+B)	
3 PLOT AREA OF (1-2)	251.27
4 AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED	
(B) ADJUSTMENT OF 2(B) IF ANY	
(C) BALANCE PROPOSED	
5 NET PLOT AREA (3-4(C))	
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 1 251.27 X 1.10	276.39
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM 50%	93.00
11 IN-SITU FSI/TDR LOADING	
(A) IN-SITU AREA AGAINST DP. ROAD	
12 ADDITIONAL FSI AREA UNDER CHAPTER	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) [9+10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	369.39
(B)ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES	221.63
(C) TOTAL ENTITLEMENT (A+B)	591.02
14 TOTAL BUILT-UP AREA IN PROPOSAL	
(A) EXISTING BUILT-UP AREA	
(B) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	590.89
(C) TOTAL (A+B)	
15 F.S.I. CONSUMED (15/13)	
(A) REQUIRED	
(B) PROPOSED	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH. THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS /LAND RECORDS DEPTT/CITY SURVEY RECORDS

ARCHITECTS /ENGG SIGN

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EWECUTE 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.

P/H PRAKASH PANDEY

ARCH./ LIC.ENGG.

Ar. SHARAD JOGLEKAR
B. Arch, Dip Arch; A.I.I.A.
(Govt Approved Valuer)
Architect & Interior Designer
CA/84/8004/A-5943/GAT-I-555