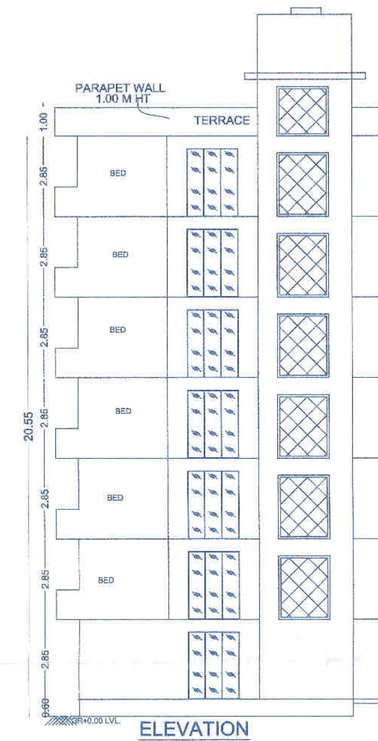
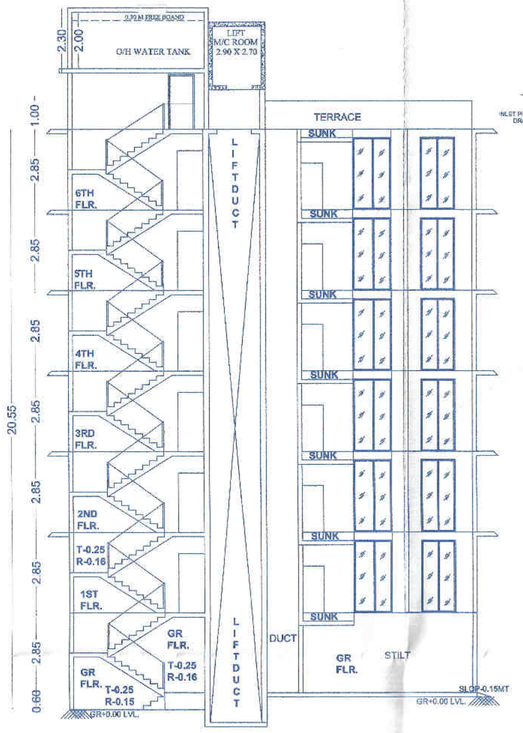


ELEVATION
SCALE:-1:100



SECTION
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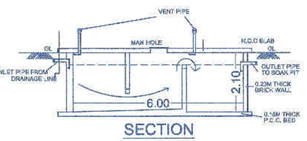


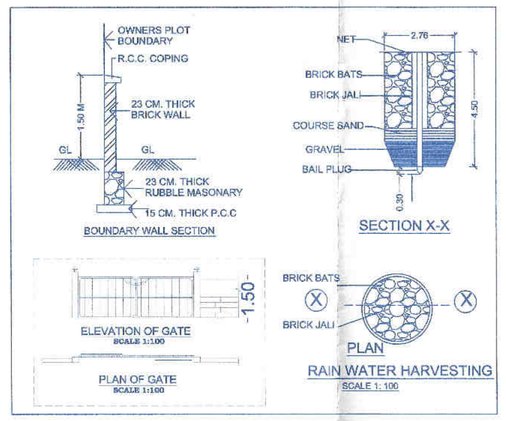
SECTION

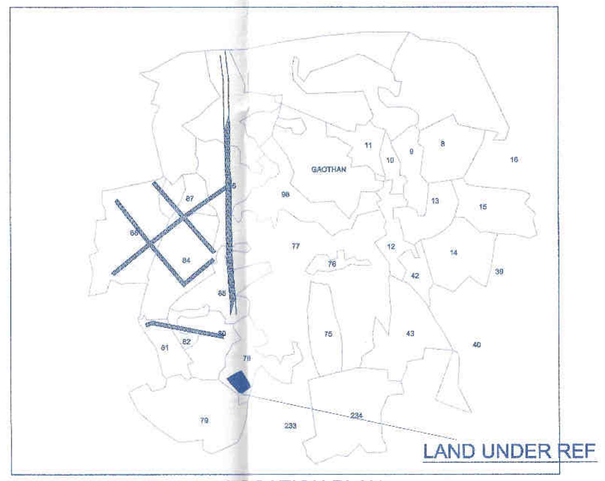
SECTION PLAN SEPTIC TANK
SCALE:-1:100

LINE PLAN SEPTIC TANK
SCALE:-1:100

SECTION PLAN O.H. WATER TANK GROUND WATER TANK
SCALE:-1:100

LINE PLAN O.H.WATER TANK GROUND WATER TANK
SCALE:-1:100





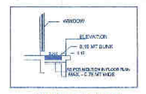
LOCATION PLAN
SCALE:-1:5000

WATER SUPPLY REQUIREMENTS						AS PER TABLE NO.12 A
SR.NO	TOTAL NO. OF FLATS	PER FLAT TENEMENT	TOTAL TENEMENT	CONSUMPTION PER HEAD PER DAY LIT.	REQUIRED WATER IN LITER	PROVIDE WATER IN LITER
1	36	5 PERSON	180	135	24300	26000.00

DRAINAGE AND SANITARY REQUIREMENTS					AS PER IS:2470(PART 1)-1985
SR.NO	TOTAL NO. OF FLATS	PER FLAT TENEMENT	TOTAL TENEMENT	RECOMMENDED SIZE OF SEPTIC TANK FOR 200 USER 1 YEAR CLEANING INTERVAL	PROVIDED SIZE OF SEPTIC TANK FOR 200 USER
1	36	5 PERSON	180	12.0X3.3X1.0 =39.60 C.M	6.0 X 3.2 X 2.1=40.32 C.M

SUMMARY OF TENEMENTS (RESIDENTIAL)						
BLDG. NO.	WING	NO. OF FLOORS	LESS THAN 30.00 SQ.MT.	30 TO 40 SQ.MT.	40 TO 80 SQ.MT.	TOTAL
1	1	STILT/GR+6TH	06	24	6	36
		TOTAL	06	24	6	36

SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE	DESCRIPTION
D	1.00X2.10	T.W.PANLED DOOR
D1	0.90X2.10	T.W.PANLED DOOR
D2	0.76X2.00	T.W PANLED DOOR
V	0.60X0.90	LOUVERED WINDOW
FW	1.80X2.10	FRENCH SLIDING WINDOW
FW1	1.20X2.10	FRENCH SLIDING WINDOW
W	1.80X1.20	SLIDING WINDOW



CHAJJA SECTION
SCALE:-1:100

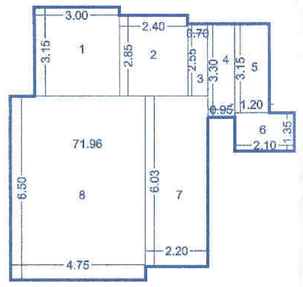
PARKING STATEMENT AS PER TABLE-8B				
SR. NO	Occupancy	Size of tenement	Parking Spaces Required Car	Scooter
1	Residential (i) Multi-Family residential	i) 40[50] 5% visitor parking (For every 100 sq.m. carpet area of each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m. CARS 1 & SCO 2 ii) additional 5% visitor parking (For every 100 sq.m. carpet area of each tenement having carpet area equal to or above 60 sq.m. but less than 90 sq.m. CARS 1 & SCO 2 iii) additional 5% visitor parking (For every two tenements with each tenement having carpet area less than 30 sq.m. CARS 0 & SCO 1	3 12 0	6 24 08
2	Mercantile (markets, departmental stores, shops and other commercial premises)	For every 100 sq.m. carpet area or built up area	0	0
		TOTAL PARKING REQUIRED AND PROVIDED	15	38
NOTE:-SCOOTER PARKING REQUIRED 50% OF CAR SPACE				
PARKING STATEMENT AS PER TABLE-8C CLAUSE NO.4				
Ulhasnagar Municipal Corporation not covered in Sr. No. 1 to 3 and 5, Metropolitan Area Development Authority / Area Development Authority/ SPA area		6.75CKS	CAR.	10.50
		38	SCOOTER	38 NOS.
In addition 5% visitor parking			0.52 CAR	1.8 SCT
TOTAL PARKING REQUIRED			11.20 CAR	37.8 NOS
TOTAL PARKING PROVIDED			11 CAR	38 NOS

STATEMENT BUILDING NO.01-ST+6TH FLOOR AREA DETAILS OF APARTMENT				
BLD. NO.	FLOOR NO.	FLAT NO.	MU.CARPET AREA OF APARTMENT	TOTAL AREA PER FLOOR SQ.MT
1	1ST TO 6TH FLAT NO.	01	42.11	192.92
		02	30.53	
		03	29.86	
		04	29.74	
		05	30.53	
		06	30.05	
Gr. FLOOR FLAT		01	42.11	FOR AMENITY BUA 45.80 SQ.MT

NOTE:- ABOVE MENTION CARPET AREA IS A MUNICIPAL CARPET AREA.

BUILDING-1	
FLOOR	FSI AREA (1) BUILT UP AREA RESI. SQ.MT. (2)
STL. FLOOR	72.89
1ST FLOOR	221.01
2ND FLOOR	266.03
3RD FLOOR	266.03
4TH FLOOR	266.03
5TH FLOOR	266.03
6TH FLOOR	266.03
L.M.R. & O.H. TANK	-
TOTAL	1624.05

AREA STATEMENT GROUND FLR			
NO.	WIDTH	LENTH	TOTAL
1	3.30	3.15	10.39
2	2.40	2.85	6.84
3	0.70	2.55	1.78
4	0.95	3.30	3.13
5	1.20	3.15	3.78
6	2.10	1.35	2.83
7	2.20	6.03	13.27
8	4.75	6.50	30.87
TOTAL AREA			72.89

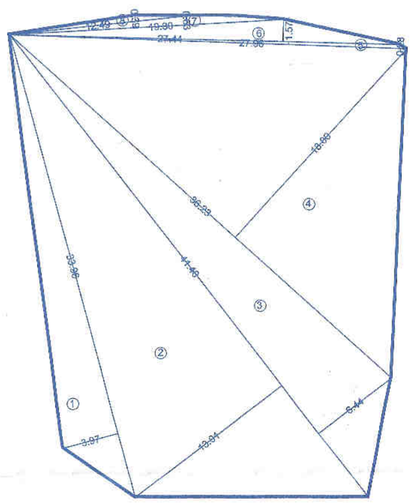


LINE DIAGRAM GROUND FLOOR
SCALE:-1:100

AREA STATEMENT 1ST TO 5TH FLR								
NO.	WIDTH	LENTH	TOTAL	9	1.95	2.25		4.38
A	22.15	16.25	359.93	10	1.90	6.60		12.54
DEDUCTION				D	0.95	1.20	2	2.28
1	0.85	3.15	2.67	D1	4.85	2.18		10.57
2	10.35	0.30	3.10	D2	1.35	1.43	2	3.86
3	5.55	0.30	1.66	D3	1.50	1.80		2.70
4	4.85	2.70	12.55	D4	6.90	2.18		15.04
5	3.30	1.20	3.96			TOTAL		
6	3.30	2.00	6.60	TOTAL AREA				93.90
7	4.85	2.40	11.16		359.93	93.90		
8	5.55	0.15	0.83			TOTAL		266.03

AREA STATEMENT 6TH FLR								
NO.	WIDTH	LENTH	TOTAL	10	5.55	0.15		0.83
A	22.15	16.95	353.29	11	1.95	2.25		4.38
DEDUCTION				12	1.90	6.60		12.54
1	4.75	2.30	10.92	D	0.95	1.20	2	2.28
2	2.20	1.13	2.49	D1	4.85	2.18		10.57
3	1.95	1.20	2.34	D2	1.35	1.43	2	3.86
4	8.95	3.60	32.22	D3	1.50	1.80		2.70
5	2.85	0.30	0.85	D4	6.90	2.18		15.04
6	4.65	2.40	11.16			TOTAL		
7	3.30	0.90	2.97	TOTAL AREA				132.91
8	3.30	2.00	6.60		353.92	132.91		
9	4.65	2.40	11.16			TOTAL		221.01

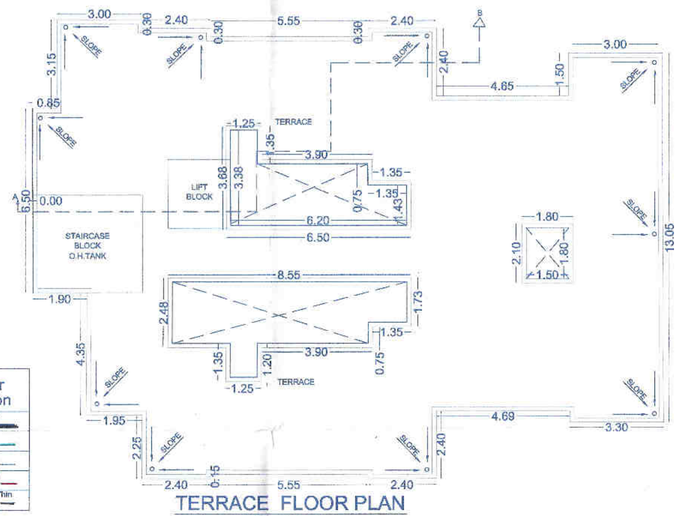
A) PLOT AREA STATEMENT		
SR.NO	DIMENSIONS	AREA (IN SQ. M.)
1	33.96 X 3.97 X 0.5	67.41 SQ.M
2	41.40 X 13.01 X 0.5	269.30 SQ.M
3	41.40 X 6.44 X 0.5	133.30 SQ.M
4	36.23 X 18.00 X 0.5	326.07 SQ.M.
5	27.96 X 0.28 X 0.5	3.91 SQ.M.
6	27.44 X 1.57 X 0.5	21.54 SQ.M.
7	19.30 X 0.63 X 0.6	6.07 SQ.M.
8	12.49 X 0.39 X 0.5	2.43 SQ.M.
TOTAL AREA =		830.03 SQ. M.
TOTAL AREA = 830.03 SQ. M.		



PLOT AREA BY TRIANGULATION
SCALE:-1:200

LEGEND:-

Sr.	Item	Colour Notation
1	Plot Line	Thick Black
2	Existing Street	Green
3	Proposed Work	Red
4	Drainage & Sewerage Work	Red Dotted
5	Water Supply Work	Black Dotted Thin



TERRACE FLOOR PLAN
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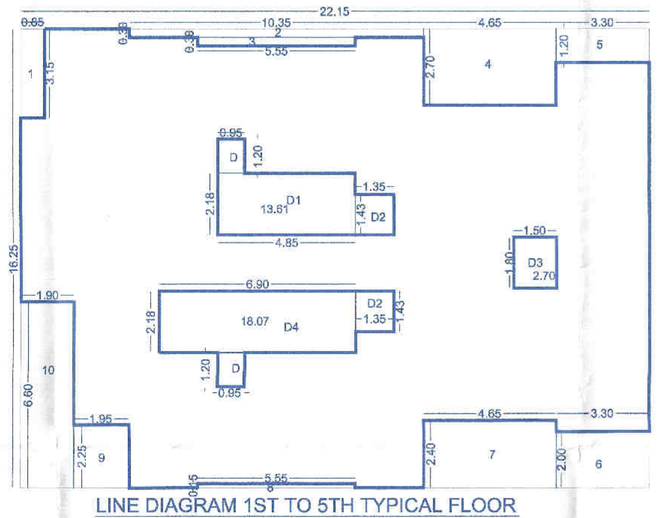
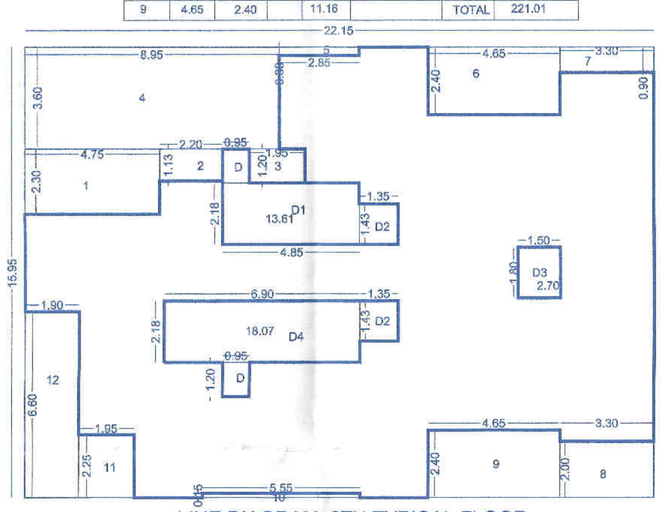
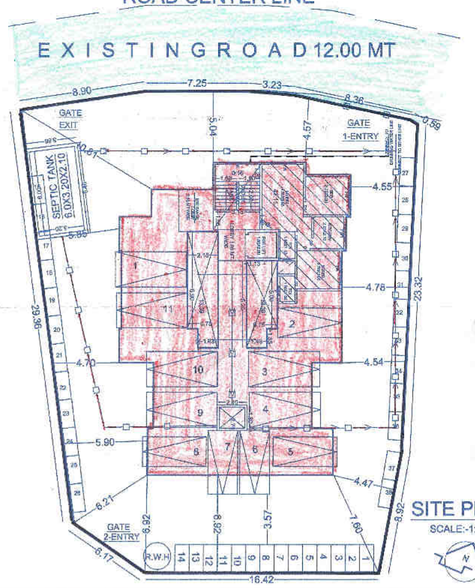


LINE DIAGRAM 1ST TO 5TH TYPICAL FLOOR
SCALE:-1:100

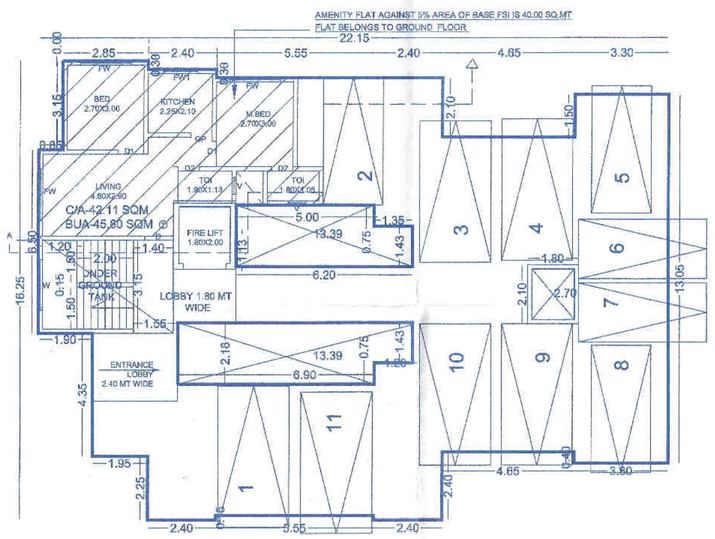


LINE DIAGRAM 6TH TYPICAL FLOOR
SCALE:-1:100

ROAD CENTER LINE



SITE PLAN
SCALE:-1:200



GROUND FLOOR PLAN
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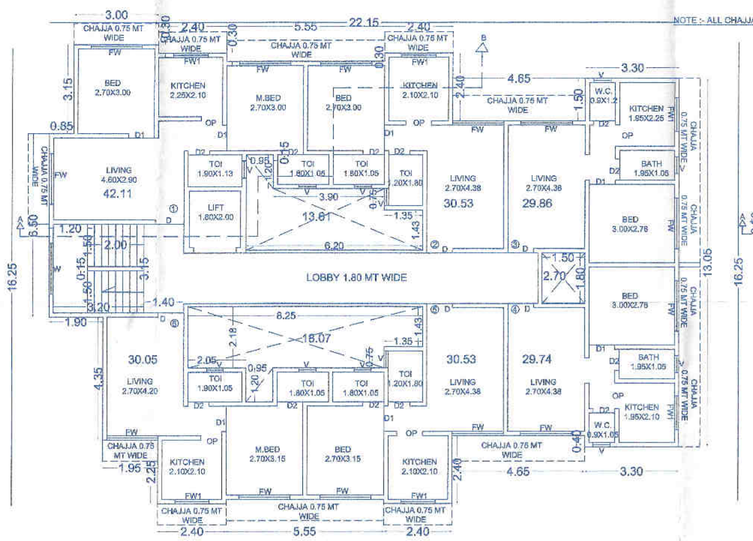
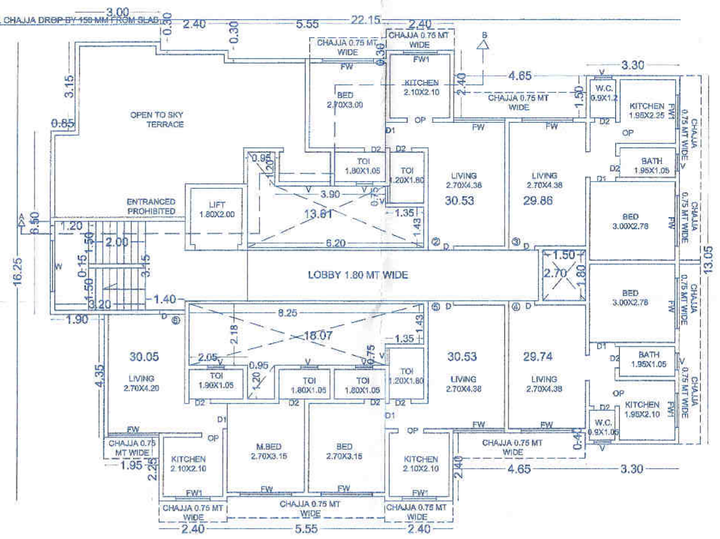


1ST TO 5TH TYPICAL FLOOR PLAN
SCALE:-1:100



6TH FLOOR PLAN
SCALE:-1:100

STAMP OF APPROVAL | 1/1

PLANS APPROVED (01...NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SRO/T/BSNA/2501/BP/ Mankoli-20/114 /2023
DATE: 02 / 02 /2024
AND THE CONDITIONS MENTIONED THEREIN.
Planner, Sub-Regional Office, Thane, MMRDA

A	AREA STATEMENT IN	SQ.MTS
1.	AREA OF PLOT (Minimum area of a, b, c to be considered)	
	a)As per ownership document (7/12, CTS extract)	730.00
	b)As per measurement sheet(TILR)	830.03
	c)As per site	830.03
2.	DEDUCTIONS FOR	
	a)Proposed D.P./D.P.Road widening Area/Service Road/ Highway widening	NIL
	b)Any D.P. Reservation area	NIL
	Total (a+b)	
3.	Balance area of plot (1-2)	730.00
4.	AMENITY SPACE (if applicable)(ABOVE 2.0 HECTOR)	
	a)Required -10% (AS PER REG.4.8.1)	00.00
	b)Adjustment of 2(b), if any -	NIL
	c)Balance Proposed	NIL
5.	NET PLOT AREA (3-4(c))	730.00
6.	RECREATIONAL OPEN SPACE (if applicable)	
	a)Required -10%	NIL
	b)Proposed -	NIL
7.	INTERNAL ROAD AREA	NIL
8.	PLOT ABLE AREA (if applicable)	730.00
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.1)	803.00
10.	Addition of FSI on payment of premium	
	a)Maximum permissible premium FSI -based on road width/TOD Zone	219.00
	b)Proposed FSI on payment of premium.(30% x Sr.No.9)	219.00
11.	In-situ FSI / TDR loading	
	a)In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No. 4(b) and/or (c))	NIL NIL
	a)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 12 whichever is applicable	1022.00
	b)Ancillary Area FSI up to 60% or-80% with payment of charges.	613.20
	c)Total entitlement (a+b)	1635.20
14.	Maximum utilization limit of F.S.I. (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]	
15.	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	a)Existing Built-up Area.	NIL
	b)Proposed Built-up Area (as per P-line)	1624.05
	c)Total (a+b)	1624.05
16.	F.S.I. Consumed (15/13C)(should not be more than serial No.14 above).	0.99
17.	Area for Inclusive Housing , If any	
	a) Required (20% of Sr.No.5)	
	b)Proposed	

Form of Statement 1
[Sr. No. 6 (a) (iii)]
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
NIL	NIL	NIL	NIL	NIL

Form of Statement 2
[Sr. No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
BUILD -1	STILT/GR PT + 6PT	1621.84 SQM

Form of Statement 3
[Sr. No. 9 (g)]
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	3	4	5	6
--	--	--	--	--	--
SHOW IN PLAN					

Note : Above statements may vary, wherever required.

NOTE : ALL DIAMENSIONS ARE IN METER

CONTENTS OF SHEET

SITE PLAN ,GROUND FLOOR PLAN , TYPICAL 1ST TO 6TH FLOOR PLAN BLD 1 GROUND FLOOR PLAN AREA CALCULATION ,TYPICAL 1ST TO 6TH FLOOR PLAN AREA CALCULATION, PLOT AREA DIAGRAM & CALCULATION , STATEMENT TOTAL PROPOSED B.U.A. AREA ,PARKING AREA CALCULATION ,PLOT AREA STATEMENT ,7/12, DOORS & WINDOWS SCHEDULE ,LENGTH,LOCATION PLAN, TERRACE PLAN,

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Development Of Residential Building On Land Bearing Survey No.78 Hissa No. 13 At .Mankoli Post Anjur, Tal- Bhiwandi, Dist- Thane.

OWNERS SIGNATURE	SIGNATURE & ADDRESS OF ARCHITECT
M/S.OM SHI SAI DEVLOPERS MRS.MEGHA GAURAV PATIL (P.O.A.H)	SHRI. SHARIGAV SURESH JOSHI (ENGINEER)
	SIGNATURE OF ENGINEER