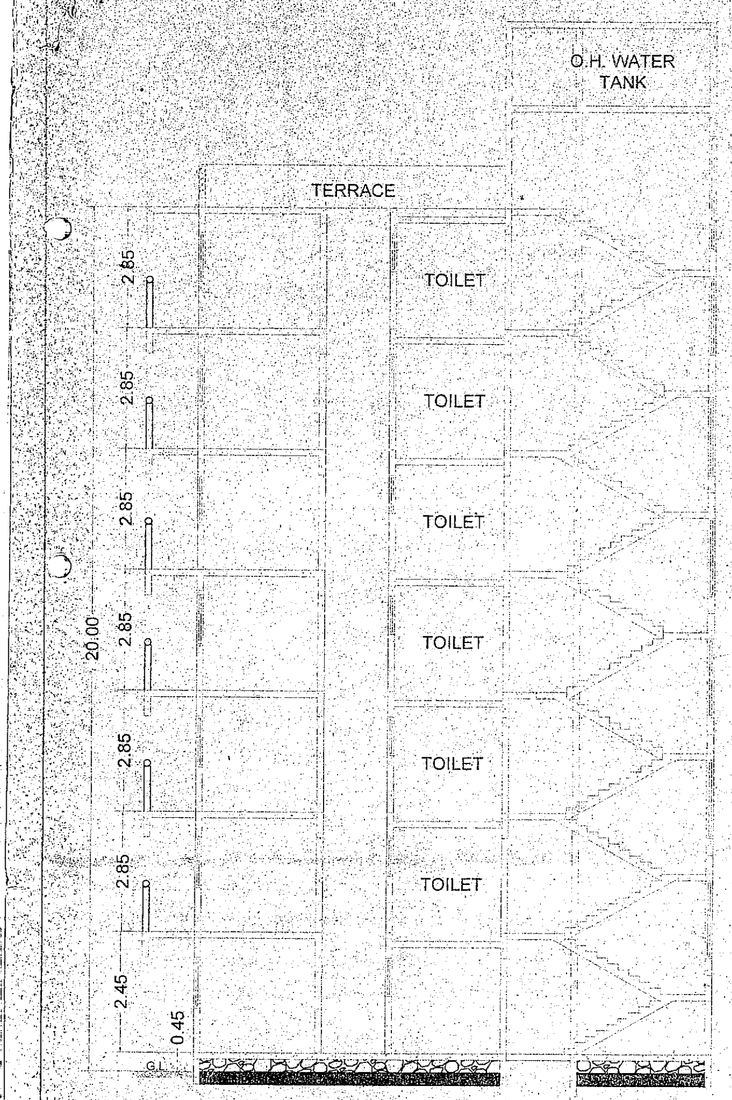
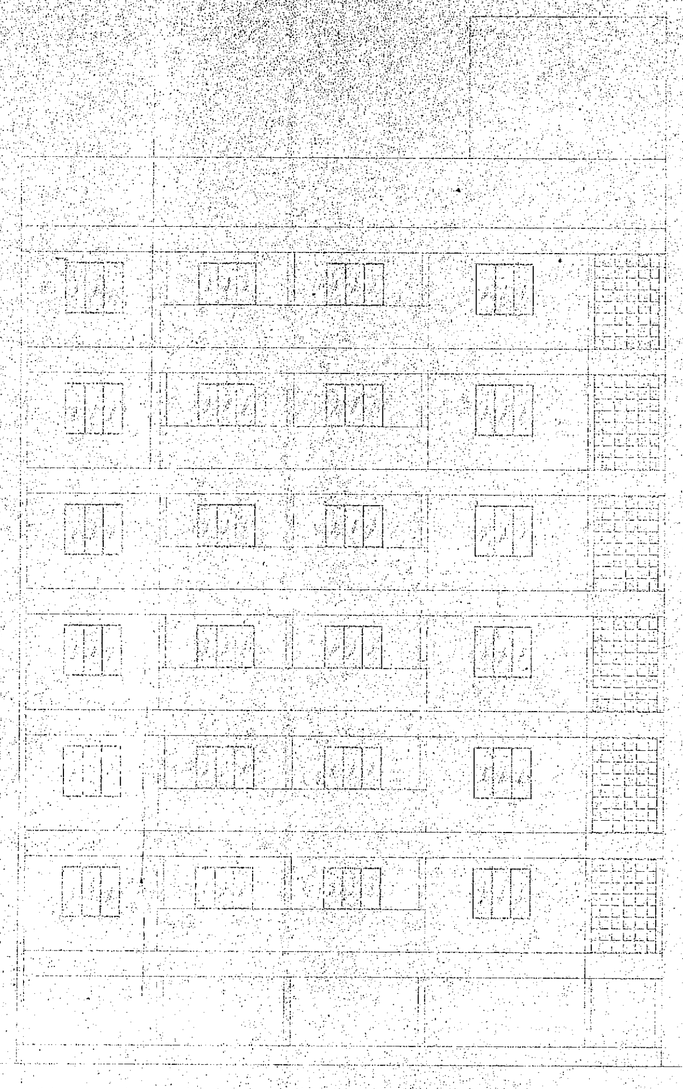
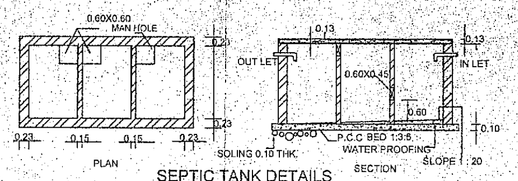


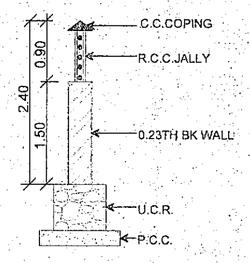
SECTION A-A
SCALE 1:100

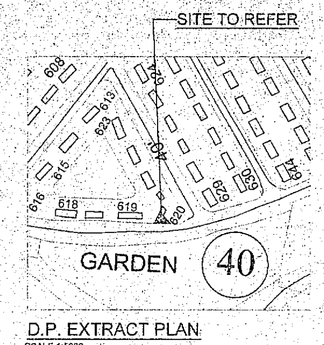


FRONT ELEVATION
SCALE 1:100

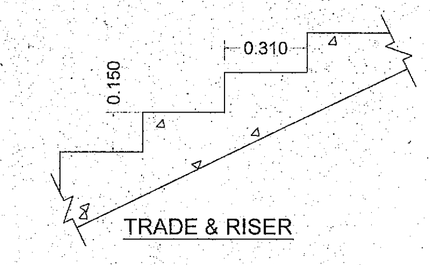


SEPTIC TANK DETAILS





D.P. EXTRACT PLAN
SCALE 1:5000



TRADE & RISER

PLOT AREA CALCULATION

1 = 0.50 x29.34 x 19.42 = 284.90

NET PLOT AREA = 284.90 SQ.MT.

01

PLINTH & BUILT UP AREA STATEMENT

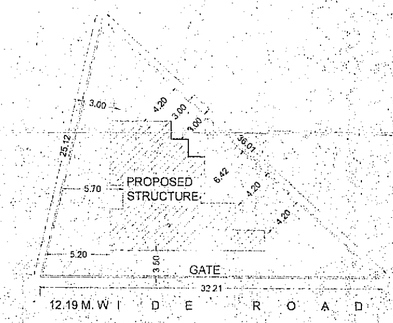
AREA OF THE PLOT AS PER CD = 284.90 SQ.MT.

PROPOSED PLINTH ARAE = 47.46 SQ.MT.

PROPOSED BUILT UP AREA

FIRST FLOOR	= 47.46	= 284.76 SQ.MT.
SECOND FLOOR	= 47.46	
THIRD FLOOR	= 47.46	
FOURTH FLOOR	= 47.46	
FIFTH FLOOR	= 47.46	
SIXTH FLOOR	= 47.46	

PROPOSED BUILT UP AREA = 284.76 SQ.MT.



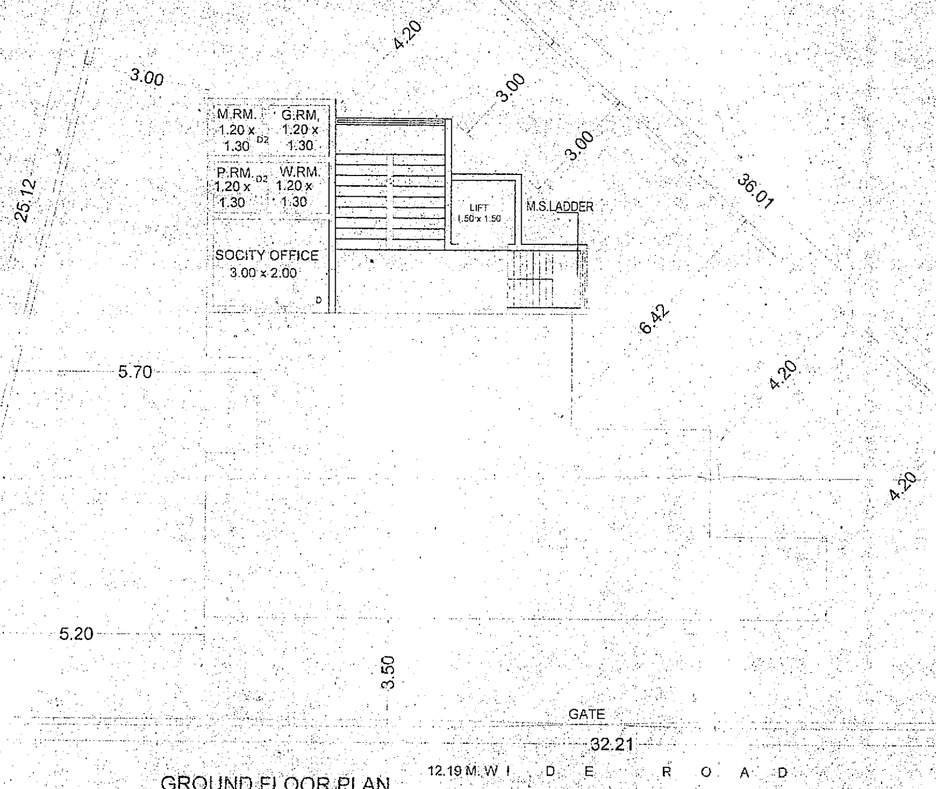
SITE PLAN
SCALE 1:500

BALCONY AREA STATEMENT

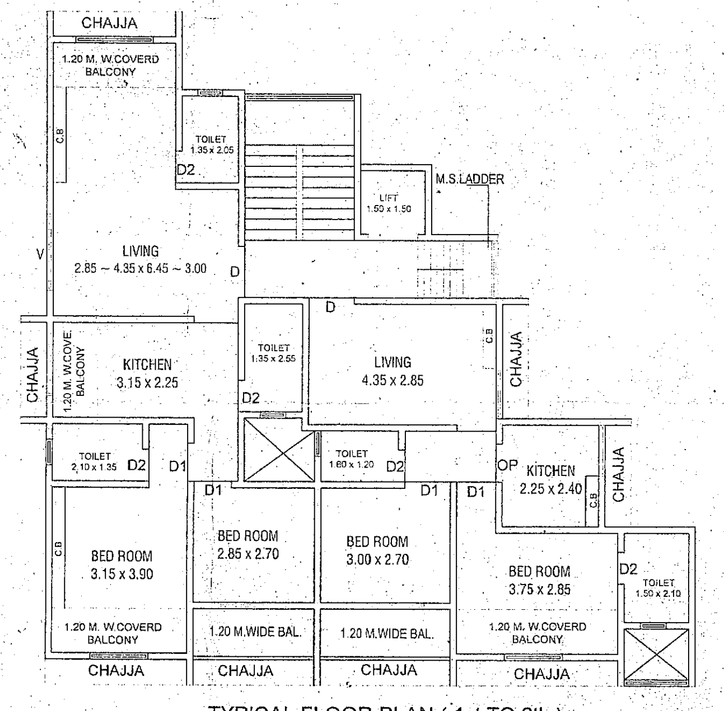
FLOOR	PERM:AREA÷10% OF B/U	PROP. AREA	EXCESS AREA
FIRST	04.74	04.54	NIL
SECOND	04.74	04.54	NIL
THIRD	04.74	04.54	NIL
FOURTH	04.74	04.54	NIL
FIFTH	04.74	04.54	NIL
SIXTH	04.74	04.54	NIL
	TOTAL		NIL

STAIRCASE & LOBBY AREA STATEMENT

FLOOR	AREA / SQ.MT.
GROUND	10.71
FIRST	13.68
SECOND	13.68
THIRD	13.68
FOURTH	13.68
FIFTH	13.68
SIXTH	13.68
TOTAL	92.79

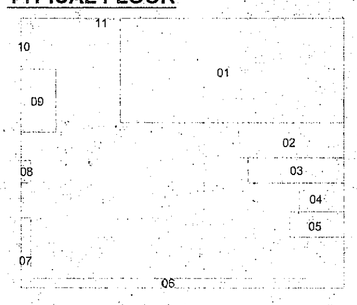


GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FLOOR PLAN (1st TO 6th)
SCALE 1:100

LINE DIAGRAM & AREA CALCULATION OF TYPICAL FLOOR



A	13.70 x 10.75	= 147.27 SQ.MT
DEDUCTION		
01	11.15 x 05.95	= 66.34
02	04.99 x 01.65	= 08.23
03	04.50 x 01.20	= 05.40
04	02.10 x 01.35	= 02.83
05	02.55 x 01.20	= 03.06
06	12.90 x 00.45	= 05.80
07	00.45 x 03.30	= 01.48
08	0.45 x 01.05	= 00.47
09	01.65 x 03.00	= 04.95
10	00.45 x 02.40	= 01.08
11	01.65 x 00.05	= 00.08
12	00.30 x 00.30	= 00.09
TOTAL DEDUCTION		= 99.81 SQ.MT.
TOTAL NET AREA		= 47.46 SQ.MT.

STAMP OF APPROVAL OF PLAN

मंजुरी
बांधकाम नकाशे मंजुरी
.....रस्ते दुरुस्ती दाखविल्याप्रमाणे
बांधकाम प्रारंभ प्रमाणपत्र व उपग्रा/नरवि/झोप
२८/१५४/२०११ दि. ०९.०३.२०१८
मध्ये घालून दिलेल्या अटीप्रमाणे.

मा. अति. आयुक्त उ. म. पा. यांच्या मान्यतेने

कनिष्ठ अभियंता
नगर रचना विभाग
उल्हासनगर महानगरपालिका

नगर रचनाकार
उल्हासनगर महानगरपालिका

	D	E	
A	PROFORMA - I		4
	AREA STATEMENT		SQ.MT.
1	AREA OF THE PLOT		284.90
2	DEDUCTIONS FOR		
	a) ROAD ACQUISITION AREA (Set back area)		
	b) PROPOSED ROAD	N/A	
	c) ANY RESERVATION		
	TOTAL (a+b+c)		
3	NET GROSS AREA OF PLOT (1 - 2)		284.90
4	DEDUCTION FOR		
	a) RECREATION GROUND AS PER RULE NO. 11.3.1		
	b) INTERNAL ROADS	N/A	
	c) TOTAL (a+b)		
5	NET AREA OF PLOT (3 - 4 c)		284.90
6	ADDITION FOR F.A.R 2 (a)		
	(TOTAL BUILT UP AREA) 2 (b)	N/A	
	PURPOSE + FOR ROAD 2 (c)		
7	TOTAL AREA (5+6)		284.90
8	F.A.R. PERMISSIBLE		1.00
9	PERMISSIBLE FLOOR AREA (7x8)		284.90
10	EXISTING FLOOR AREA		NIL
11	PROPOSED FLOOR AREA		284.76
12	EXCESS BALCONY AREA TAKEN IN F.A.R.		NIL
	(AS PER B (c) BELOW)		—
13	TOTAL BUILT UP AREA PROPOSED (10+11+12)		284.76
14	F.A.R. CONSUMED (13/7)		0.99
B	BALCONY AREA STATEMENT		3
	a) PERMISSIBLE BALCONY AREA PER FLOOR	AS GIVEN	
	b) PROPOSED BALCONY AREA PER FLOOR		
	c) EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
	a) NET AREA OF ITEM A (7) ABOVE		284.90
	b) LESS DEDUCTIONS OF NON RESIDENTIAL AREA		NIL
	c) AREA OF TENEMENTS (a-b)		284.76
	d) TENEMENTS PERMISSIBLE		12 NOS
	e) TENEMENTS PROPOSED		12NOS.
	f) TENEMENTS EXISTING		NIL
	g) TOTAL TENEMENTS (e+f)		12NOS.
D	PARKING STATEMENT		
	a) PARKING REQUIRED BY RULE	REQUIRED	PROVIDED
	CAR/SCOOTER/MOTOR CYCLE	12/24	12/24
	CYCLE		
	OUTSIDERS		

NOTES

BOUNDARY OF PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN IN RED
B DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN DOTTED GREEN
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW
RECREATION SHOWN IN GREEN WASH HATCHED
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
EXISTING WORK BLUE
DRAINAGE RED DOTTED

SCHEDULE OF DOORS/WINDOWS 2

D - 1000 X 2000
D1 - 900 X 2000
D2 - 750 X 2000
W - 1800 X 1200
W1 - 1350 X 1200
W2 - 900 X 1200
V - 600 X 900
RS - ROLLING SHUTTER

PROFORMA - II

CONTENTS OF SHEET

FLOOR PLANS,ELEVATION,SECTION,DETAILS OF CORNICE,TREAD & RISER, COMPOUND WALL SEPTIC TANK, SITE PLAN, LOCATION PLAN, AREA CALCULATION,COVERED BALCONY STATEMENT, STAIRCASE & LOBBY STATEMENT,CONDONATION STATEMENT ETC.

NAME OF OWNER

MR.ANIL BHAWANDAS PAMNANI

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

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

P. H. HOTWANI
Licensed Engineer
Engineer/Structural Engineer

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STRUCTURE ON BLOCK NO.C-620, ROOM NO. 1239,

C T S NO 23894, ULHAS NAGAR - 4.

JOB No.	DATE	DRG. No.	SCALE	DRAWN BY	CHECKED BY
		M-1	AS GIVEN		

HOTWANI & ASSOCIATES
Shop No. 182-183, 1st Floor,
Station Road, Ulhasnagar- 421003.

P. H. HOTWANI
Licenced Engineer
ULBC Lic. No. 01/14