

16. F.S.I Consumed (15/13) (should not be more than serial no. 14 above.)

17. Area of Inclusive Housing ,if any

(a) Required (20% of sr.no.5)

NIL

(b) Proposed

NIL

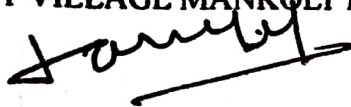
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22/10/2022 and the dimension of sides etc. of plot stated on plan are as measured on site and the area so worked out is tallies with the area stated in document of ownership/T.P.Act.

signature of licensed engineer

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL & RESIDENTAL BUILDING ON LAND BEARING.
S.NO.84/9 AT VILLAGE MANKOLI TALUKA-BHIWANDI, DIST-THANE.




FOR MR.MAHADEV BALIRAM GHARAT & OTHER



NAME & SIGNATURE OF OWNER

1) POA. MR. MAYUR ABHIMANYU TANDEL



SIGNATURE OF ENGINEER

JOB NO.	1	CHECKED BY
DRG. NO.	1	
SCALE	AS SHOWN	
DRAWN BY		
NORTH		
		



NAIK & ASSOCIATES
ARCHITECTS & ENGINEERS
H.NO-78, GROUND FLOOR, KARIVALI VILLAGE
BHIWANDI 421 302 DIST, THANE.

6. Required- 10%	108.00 SQ.MT
7. Internal Road Area	NIL
8. Plottable Area (if applicable)	NIL
9. Buildup area of with reference to Basic F.S.I as per front road width (sr.no. 5xbasic FSI) (1080.00 X 1.43)	1544.40 SQ.MT
10. Addition of FSI on payment of premium	NIL
(a) Maximum permissible premium FSI- Based on road width/ TOD zone	NIL
(b) Proposed FSI on payment of premium. 000	—
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 Ancillary - 0.60	926.64 SQ.MT
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)]or 12 whichever is applicable	2471.04 SQ.MT
(b) Ancillary area FSI upto 60% with payment of charges	—
(c) Total entitlement (a+b)	2471.04 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	—
15. Total Builtup-Area In Proposal.(excluding area at sr.no.17b)	
(a) Existing Built-up Area.	—
(b) Proposed Built-up Area (as per P-line)	2465.58 SQ.MT.
(c) Total (a+b)	2465.58 SQ.MT.
16. F.S.I Consumed (15/13) (should not be more than serial no. 14 above.)	—
17. Area of Inclusive Housing ,if any	
(a) Required (20% of sr.no.5)	NIL
(b) Proposed	NIL

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22/10/2022

STAMP FOR APPROVAL

PLANS APPROVED (.....NOS OF DRAWINGS)
 WHICH ARE TO BE READ ALONG WITH
 COMMENCEMENT CERTIFICATE / AMENDED
 COMMENCEMENT CERTIFICATE ISSUED UPTO
 PLINTH LEVEL BEARING

NO. SROT/BSNA/2802/BP/mankoli-10/2118/2021
 DATE 22/12/2021

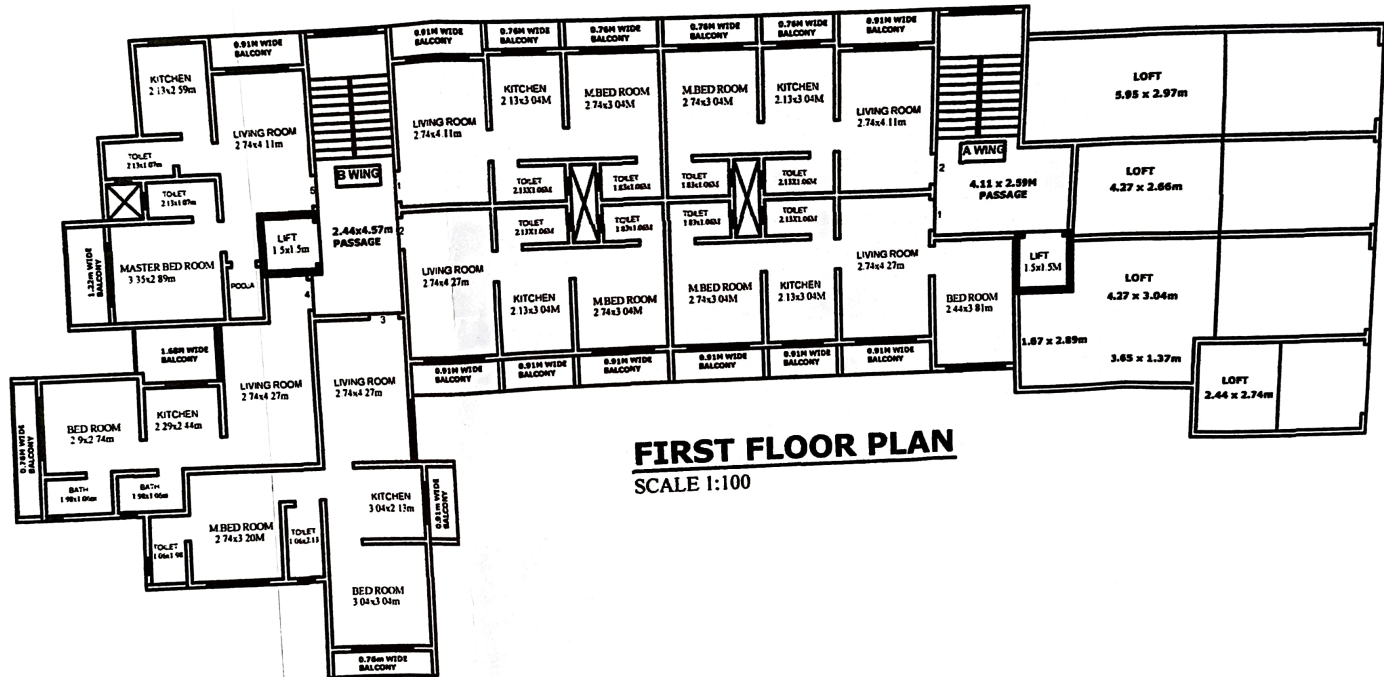
AND THE CONDITIONS MENTIONED THEREIN

Amit Kumar

Planner,
 Planning Division
 MMRDA

**AREA STATEMENT**

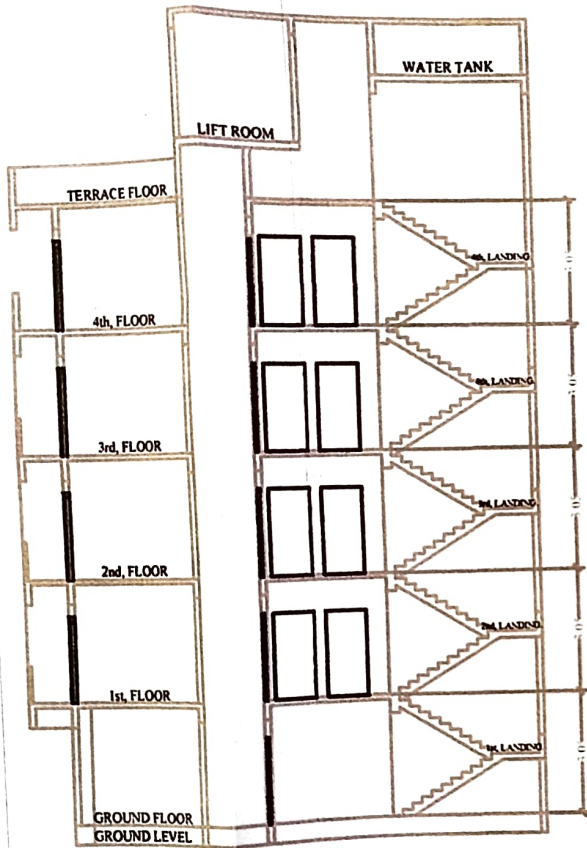
1. Area of Plot	1080.00 SQ.MT
(a) As per ownership document (7/12 CTS extract)	1080.00 SQ.MT
(b) as per measurement sheet	1080.00 SQ.MT
(c) as per site	1080.00 SQ.MT
2. Deductions for	
(a) Proposed D.P. road	NIL
(b) Any D.P. Reservation Area	NIL
Total (a+b)	1080.00 SQ.MT
3. Balance area of plot (1-2)	1080.00 SQ.MT
4. Amenity Space (if applicable)	
(a) Required-	NIL
(b) Adjustment of 2(b), if any-	NIL
(c) Proposed-	
5. Net Plot Area (3-4(c))	1080.00 SQ.MT
6. Recreational Open Space (if applicable)	
(a) Required- 10%	108.00 SQ.MT
7. Internal Road Area	NIL
8. Platable Area (if applicable)	NIL
9. Building area of with reference to Basic F S I	



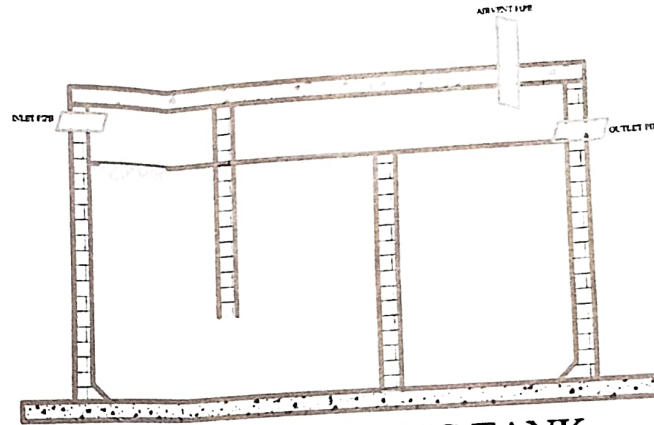
FIRST FLOOR PLAN
SCALE 1:100

AREA CALCULATION

NO	DESCRIPTION
1	GROUND FLOOR AREA - 436.18SQ.M
2	FIRST FLOOR AREA - 486.80SQ.M
3	SECOND FLOOR AREA - 514.20 SQ.M
4	THIRD FLOOR AREA - 514.20 SQ.M
5	FOURTH FLOOR AREA - 514.20 SQ.M
TOTAL BUILTUP AREA - 2465.58 SQ.M	



SECTION
SCALE 1:100



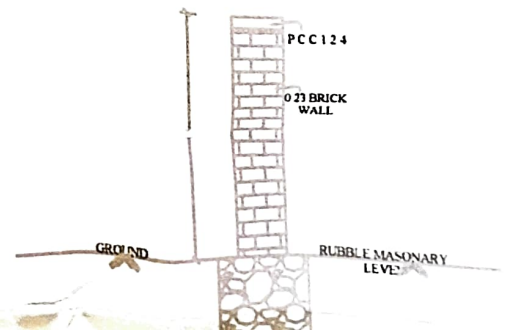
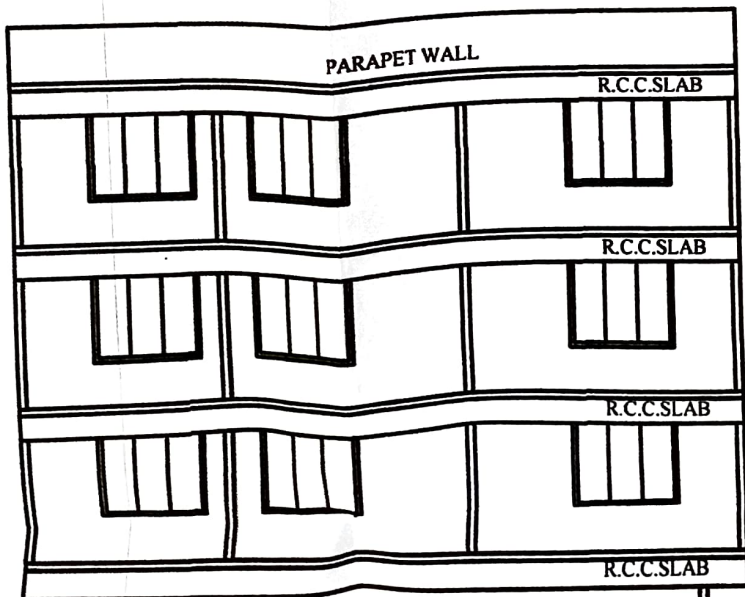
SECTION OF SEPTIC TANK

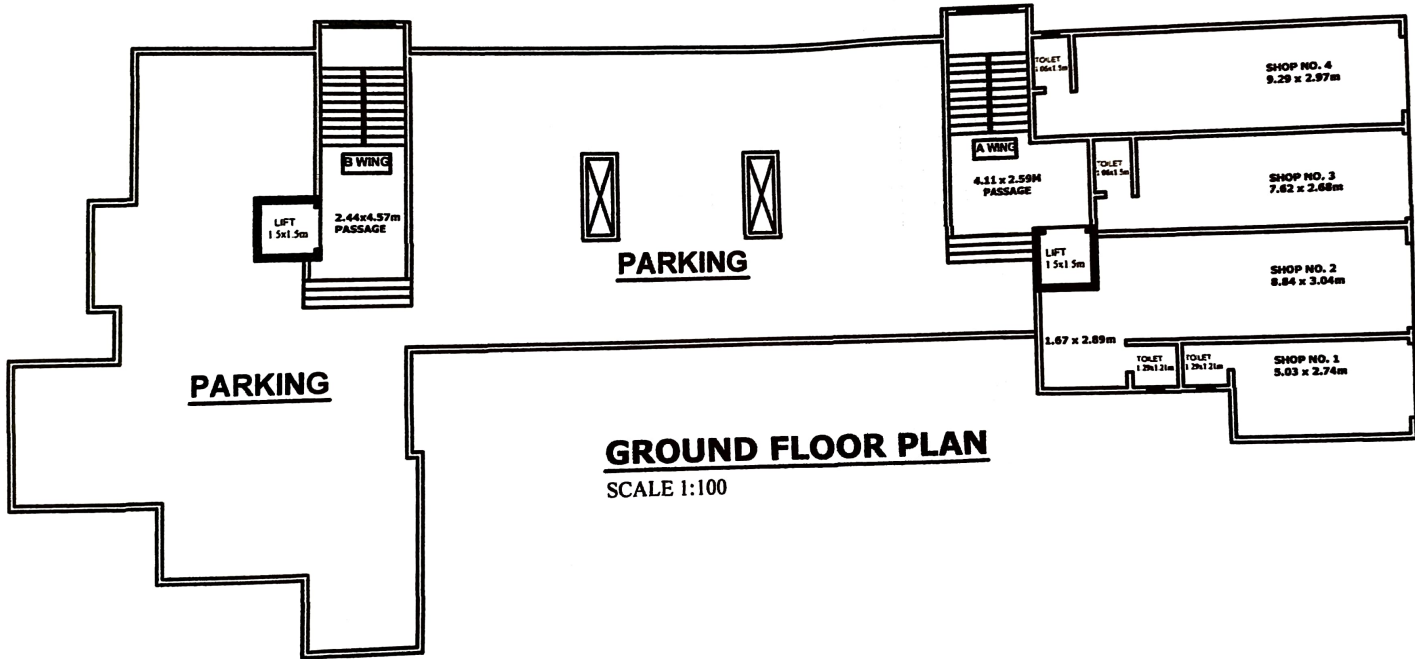


SEPTIC TANK PLAN AT TOP

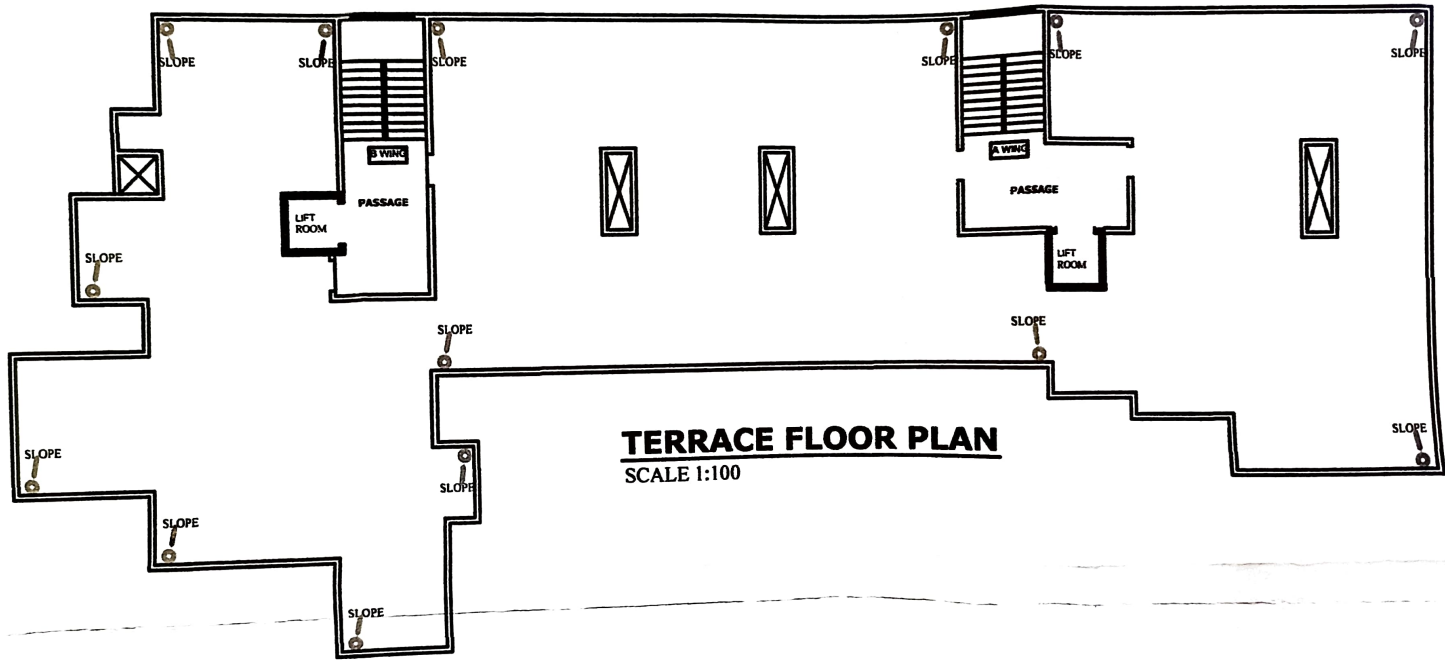


SEPTIC TANK PLAN AT BASE

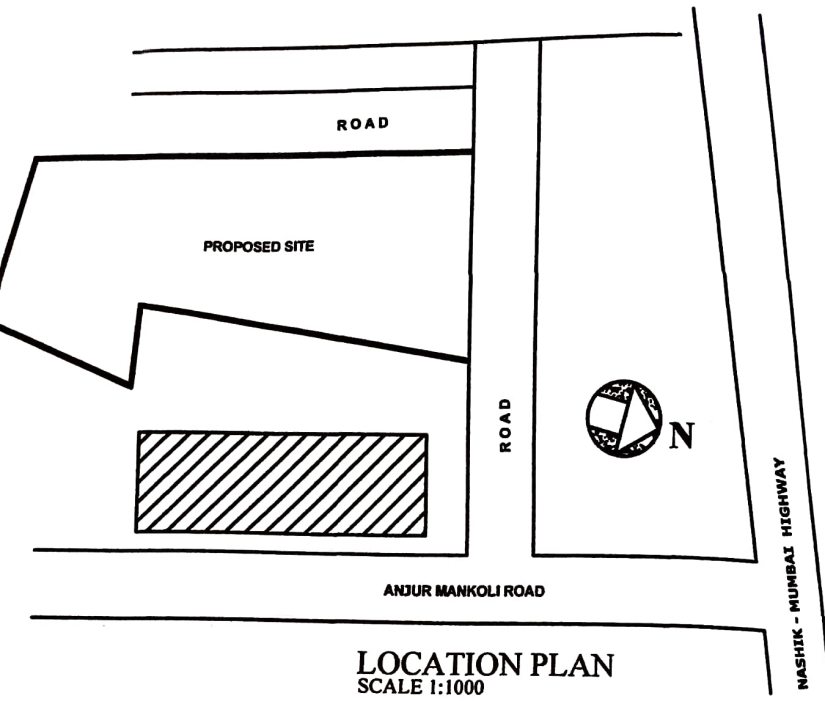




GROUND FLOOR PLAN
SCALE 1:100

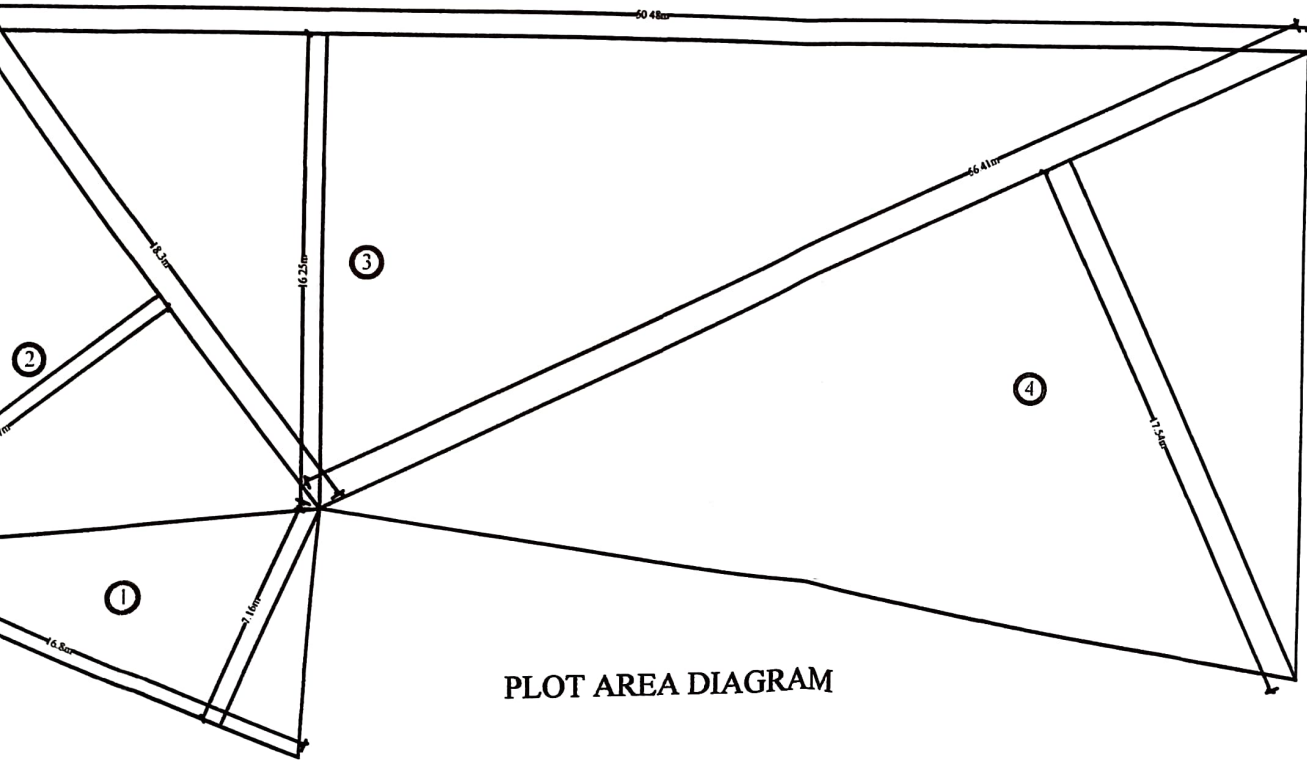


TERRACE FLOOR PLAN
SCALE 1:100



SCHEDULE OF DOOR & WINDOWS

NO	SIZE	DESCRIPTION
D	1.00M X 2.21M	MAIN DOOR
D1	0.76M X 1.82M	INTERNAL DOOR
W	1.52M X 1.52M	ALU.SLIDING WINDOW
V	0.51M X 0.60M	VANTILATOR



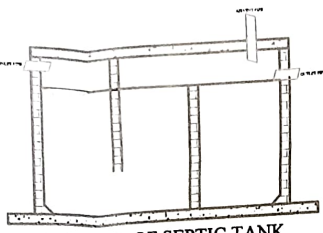
SR.NO	SIZE	AREA IN SQ.MT
1	16.80M X 07.16M X 0.5M	060.144
2	18.30M X 12.57M X 0.5M	115.015
3	50.48M X 16.25M X 0.5M	410.150
4	56.41M X 17.54M X 0.5M	494.690
TOTAL		1080.00 SQ.MT

G.L.

STAMP FOR APPROVAL

PLANS APPROVED FOR.....NOS OF DRAWINGS.....
 WHICH HAVE TO BE READ ALONG WITH
 COMMENCEMENT CERTIFICATE / AMENDED
 COMMENCEMENT CERTIFICATE ISSUED UP TO
 PLUMB LEVEL BEARING
 NO. SRO7 / BSNM / 2802 / BP / monkol / 14 / 218 / 2021
 DATE 22 / 12 / 2021
 AND THE CONDITIONS MENTIONED THEREIN

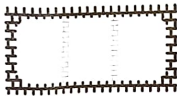
Ambarish
 Planner
 Planning Division
 MUMPDA



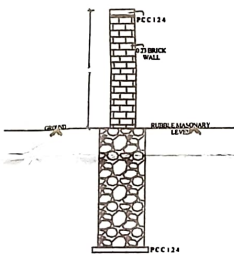
SECTION OF SEPTIC TANK



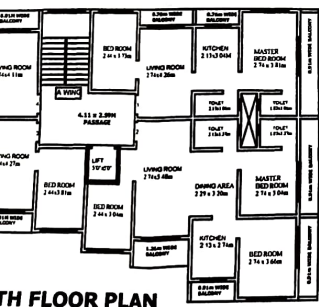
SEPTIC TANK PLAN AT TOP



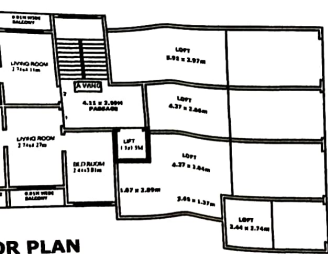
SEPTIC TANK PLAN AT BASE



SECTION OF COMPOUND WALL



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENT	
1. Area of Plot	1080.00 SQ.MT
(a) As per ownership document (7/12 CTS extract)	1080.00 SQ.MT
(b) as per measurement sheet	1080.00 SQ.MT
(c) as per site	1080.00 SQ.MT
2. Deductions for	
(a) Proposed D.P. road	NIL
(b) Any D.P. Reservation Area	NIL
Total (a+b)	1080.00 SQ.MT
3. Balance area of plot (1-2)	1080.00 SQ.MT
4. Amenity Space (if applicable)	
(a) Required-	NIL
(b) Adjustment of 2(b), if any-	NIL
(c) Proposed-	
5. Net Plot Area (3-4(c))	1080.00 SQ.MT
6. Recreational Open Space (if applicable)	
(a) Required- 10%	108.00 SQ.MT
7. Internal Road Area	NIL
8. Plottable Area (if applicable)	NIL
9. Buildup area of with reference to Basic F.S.I (as per front road width (sr.no. 5x basic FSI) (1080.00 X 1.43)	1544.40 SQ.MT
10. Addition of FSI on payment of premium	NIL
(a) Maximum permissible premium FSI- Based on road width/ TOD zone	NIL
(b) Proposed FSI on payment of premium. 000	—
11. In- situ FSI / TDR loading	NIL
(a) In-situ area against D.P. road [2.Dx 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 Ancillary - 0.60	926.64 SQ.MT
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	2471.04 SQ.MT
(b) Ancillary area FSI upto 60% with payment of charges	—
(c) Total entitlement (a+b)	2471.04 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 1.8 or 1.8	—
15. Total Built-up Area In Proposal (excluding area at sr.no.17b)	
(a) Existing Built-up Area.	—
(b) Proposed Built-up Area (as per P-line)	2465.58 SQ.MT.
(c) Total (a+b)	2465.58 SQ.MT.
16. F.S.I Consumed (15/13) (should not be more than serial no. 14 above.)	—
17. Area of Inclusive Housing ,if any	
(a) Required (20% of sr.no.5)	NIL
(b) Proposed	NIL

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22/10/2022 and the dimension of sides etc. of plot stated on plan are as measured on site and the area so worked out is tallies with the area stated in document of ownership/T.P.Act.

signature of licensed engineer

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON LAND BEARING S.NO.84/9 AT VILLAGE MANKOLI TALUKA-BHIWANDI, DIST-THANE.

FOR MR. MAHADEV BALIRAM GHARAT & OTHER

NAME & SIGNATURE OF OWNER

1) PDA. MR. MAYUR ABHIMANYU TANDEL

(Signature)

SIGNATURE OF ENGINEER

JOB NO.	1	CHECKED BY
DRG. NO.	1	
SCALE	AS SHOWN	
DRAWN BY		
NORTH		

(Signature)

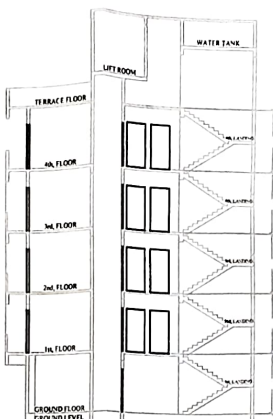
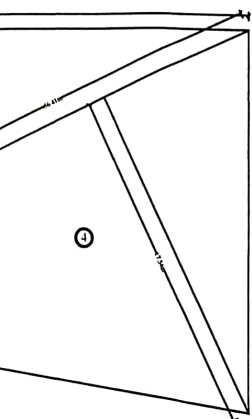
NAIK & ASSOCIATES
 ARCHITECTS & ENGINEERS
 H.NO-78, GROUND FLOOR, KARIVALI VILLAGE
 BHIWANDI 421 302 DIST, THANE.

SCHEDULE OF DOOR & WINDOWS

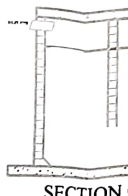
NO	SIZE	DESCRIPTION
D	1.00M X 2.21M	MAIN DOOR
D1	0.76M X 1.82M	INTERNAL DOOR
W	1.52M X 1.52M	ALU.SLIDING WINDOW
V	0.51M X 0.60M	VANTILATOR

AREA CALCULATION

NO	DESCRIPTION
1	GROUND FLOOR AREA - 436.18SQ.M
2	FIRST FLOOR AREA - 486.80SQ.M
3	SECOND FLOOR AREA - 514.20 SQ.M
4	THIRD FLOOR AREA - 514.20 SQ.M
5	FOURTH FLOOR AREA - 514.20 SQ.M
TOTAL BUILTUP AREA - 2465.58 SQ.M	



SECTION SCALE 1:100



SECTION

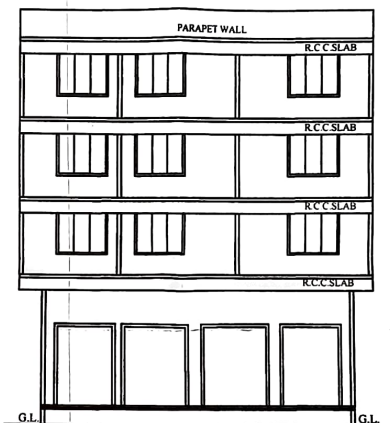


SEPTIC TAN



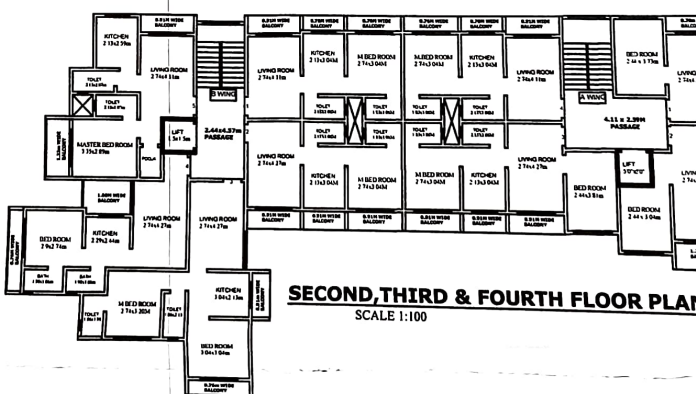
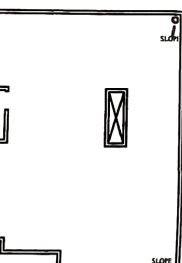
SEPTIC TANK

N SQ.MT
4
5
10
0
0 SQ.MT

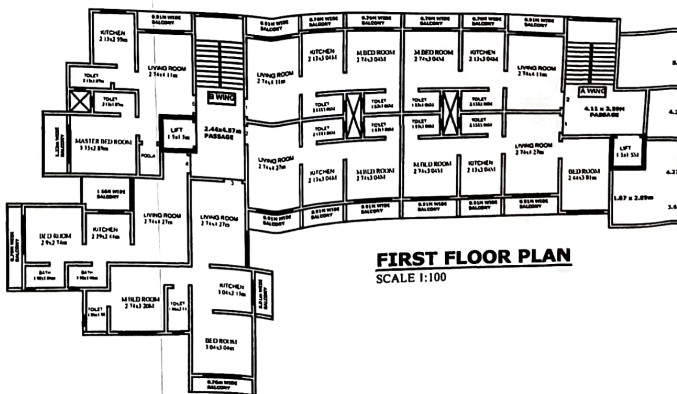
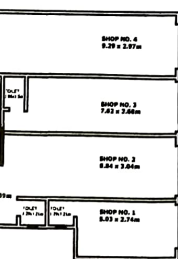


SECTION SCALE 1:100

SECTION O

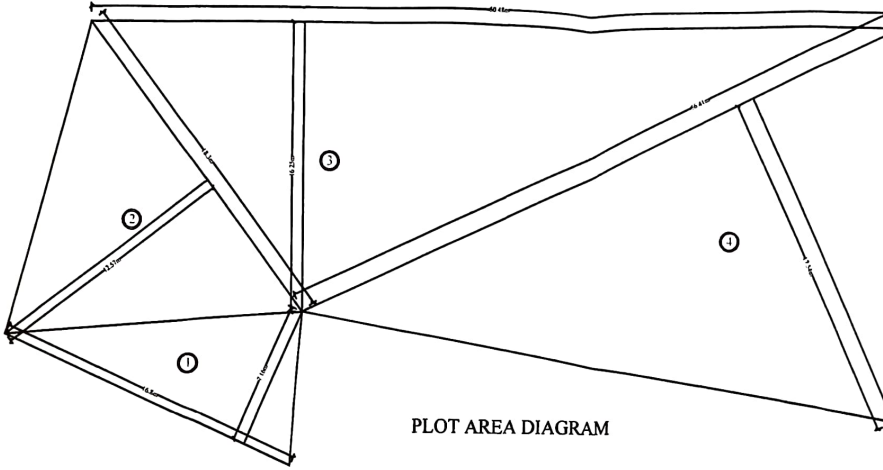
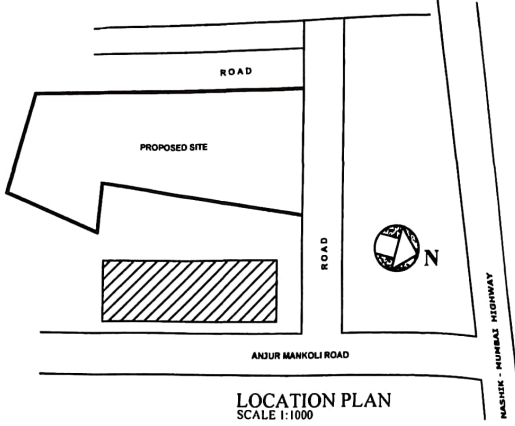


SECOND, THIRD & FOURTH FLOOR PLAN SCALE 1:100

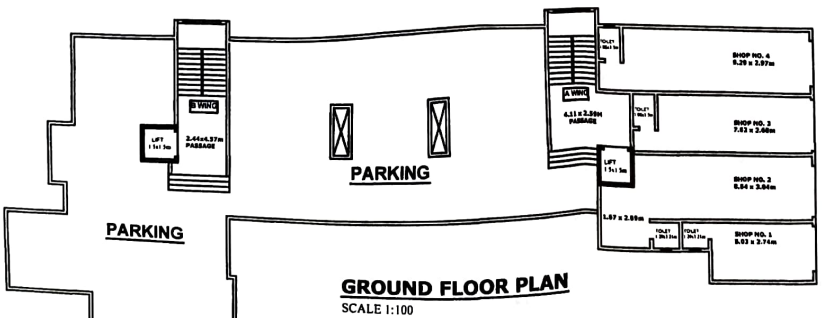
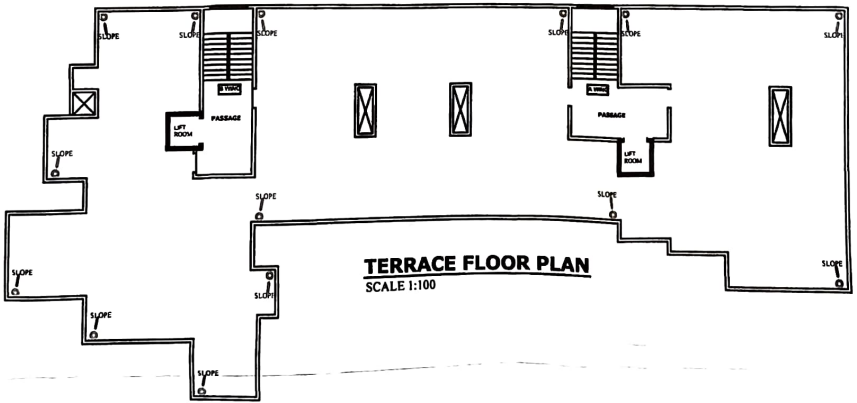


FIRST FLOOR PLAN SCALE 1:100

NO	SIZE
D	1.00M X 2.21M
D1	0.76M X 1.82M
W	1.52M X 1.52M
V	0.51M X 0.60M



SR.NO	SIZE	AREA IN SQ.MT
1	16.80M X 07.16M X 0.5M	060.144
2	18.30M X 12.57M X 0.5M	115.015
3	50.48M X 16.25M X 0.5M	410.150
4	56.41M X 17.54M X 0.5M	494.690
TOTAL		1080.00 SQ.MT

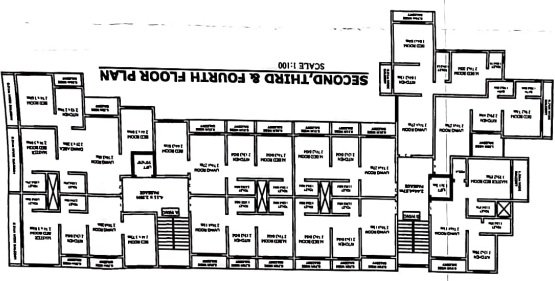
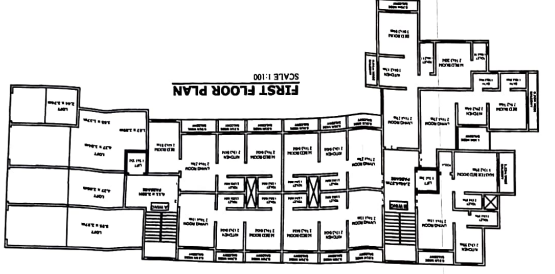


11000 GROUND FLOOR PLAN
 ARCHITECTS & ENGINEERS
 MALIK & ASSOCIATES
 11000 GROUND FLOOR PLAN
 NO. 11000
 DATE: 20/11/2022
 DRAWN BY: ASHWIN
 CHECKED BY: [Signature]
 SIGNATURE OF ENGINEER
 FROM MANUFACTURER, BUILDING MATERIALS & OTHERS
 NAME & SIGNATURE OF OWNER
 DESCRIPTION OF PROPOSAL & PROPERTY
 Signature of licensed engineer

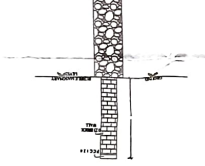
CERTIFICATE OF AREA
 The certified that the plot under reference was surveyed by me on 22/10/2022 and the dimensions on plan are as indicated on the and the area so worked out is tabular with the area stated in documents of ownership if it Act.

SR.NO	DESCRIPTION	AREA IN SQ.MT
1	18.30M X 07.16M X 0.5M	060.144
2	18.30M X 12.57M X 0.5M	115.015
3	50.45M X 18.29M X 0.5M	470.150
4	56.11M X 17.24M X 0.5M	494.850
TOTAL		1080.00 SQ.MT

STAMP FOR APPROVAL
 MUNICIPAL ENGINEER
 MUNICIPAL CORPORATION
 MUNICIPAL ENGINEER
 MUNICIPAL CORPORATION
 MUNICIPAL ENGINEER
 MUNICIPAL CORPORATION



SECTION OF COMPOUND WALL



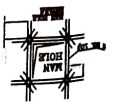
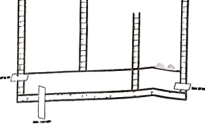
SEPTIC TANK PLAN AT BASE



SEPTIC TANK PLAN AT TOP



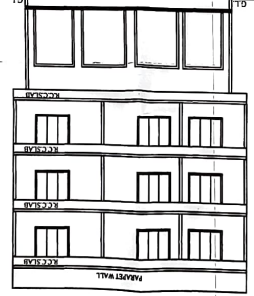
SECTION OF SEPTIC TANK



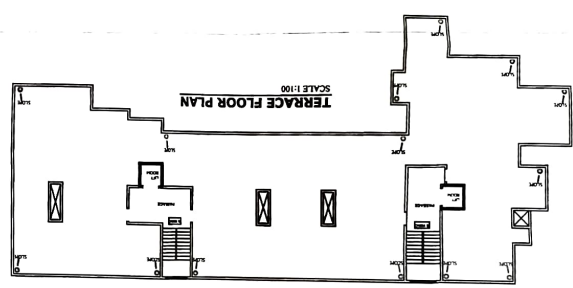
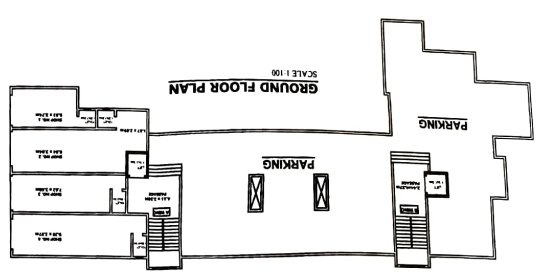
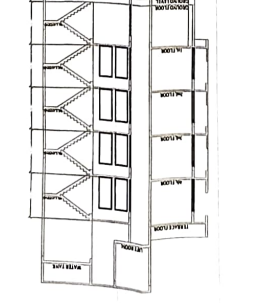
AREA CALCULATION

NO	DESCRIPTION	AREA
1	FIRST FLOOR AREA	416.1850 M
2	SECOND FLOOR AREA	416.8950 M
3	THIRD FLOOR AREA	514.2050 M
4	FOURTH FLOOR AREA	514.2050 M
5	TOTAL FLOOR AREA	1862.3900 M
6	TOTAL BUILT UP AREA	2465.59 SQ.M

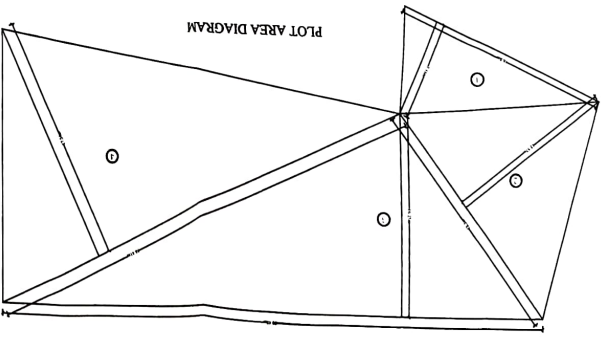
SECTION SCALE 1:100



SECTION SCALE 1:100



SR.NO	SIZE	AREA IN SQ.MT
1	18.30M X 07.16M X 0.5M	060.144
2	18.30M X 12.57M X 0.5M	115.015
3	50.45M X 18.29M X 0.5M	470.150
4	56.11M X 17.24M X 0.5M	494.850
TOTAL		1080.00 SQ.MT



SCHEDULE OF DOOR & WINDOWS

NO	DESCRIPTION	SIZE
D	MAIN DOOR	1.50M X 2.21M
DI	INTERNAL DOOR	0.76M X 1.82M
W	ALU SLIDING WINDOW	1.52M X 1.52M
V	VANILATOR	0.51M X 0.80M

