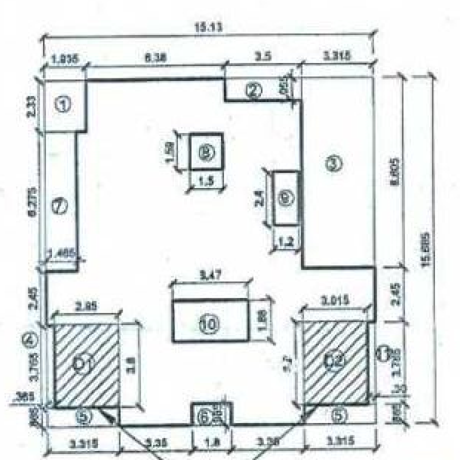
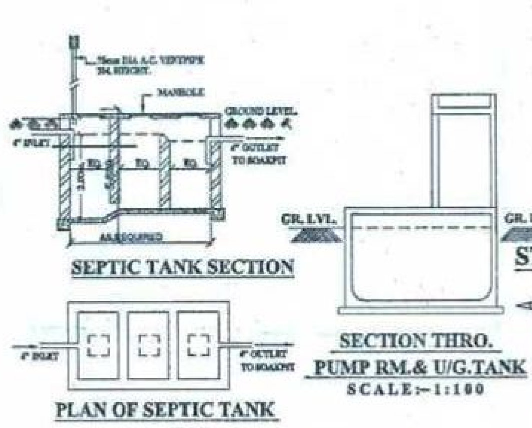


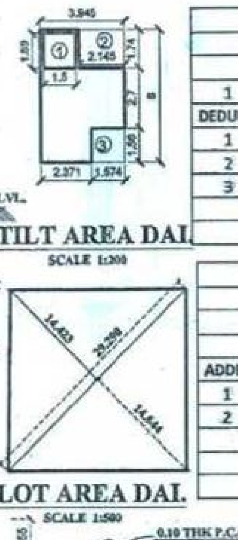
AREA DIA. 1ST TO 6TH TYPICAL FLOOR										
SCALE 1:200										
AREA CAL. 1ST TO 6TH TYPICAL FLOOR										
1	15.130	X	15.685	X	1	NOS.	=	237.314	SQ.MT.	
DEDUCTION										
1	1.935	X	2.330	X	1	NOS.	=	4.509	SQ.MT.	
2	3.500	X	1.055	X	1	NOS.	=	3.693	SQ.MT.	
3	3.315	X	8.605	X	1	NOS.	=	28.526	SQ.MT.	
4	0.365	X	3.765	X	1	NOS.	=	1.374	SQ.MT.	
5	3.315	X	0.865	X	2	NOS.	=	5.735	SQ.MT.	
6	1.800	X	0.985	X	1	NOS.	=	1.773	SQ.MT.	
7	1.465	X	6.275	X	1	NOS.	=	9.193	SQ.MT.	
8	1.500	X	1.590	X	1	NOS.	=	2.385	SQ.MT.	
9	1.200	X	2.400	X	1	NOS.	=	2.880	SQ.MT.	
10	3.470	X	1.880	X	1	NOS.	=	6.524	SQ.MT.	
11	0.300	X	3.375	X	1	NOS.	=	1.013	SQ.MT.	
						TOTAL	=	67.81	SQ.MT.	
B/UP AREA OF 1ST TO 6TH FLOOR							=	169.50	SQ.MT.	
DEDUCTION ON 7TH FLOOR										
D1	2.950	X	3.800	X	1	NOS.	=	11.200	SQ.MT.	
D2	3.015	X	3.800	X	1	NOS.	=	11.400	SQ.MT.	
TOTAL							=	22.60	SQ.MT.	
B/UP AREA OF 7TH FLOOR							=	146.90	SQ.MT.	



SEPTIC TANK SECTION

PLAN OF SEPTIC TANK

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

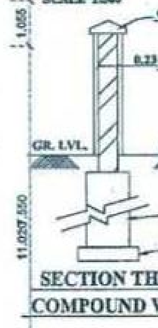


STILT AREA DAI
SCALE 1:200

PLOT AREA DAI
SCALE 1:500

AREA DIA.STILT FLOOR									
SCALE 1:200									
AREA CAL. STILT FLOOR									
1	3.945	X	6.000	X	1	NOS.	=	23.67	SQ.MT.
DEDUCTION									
1	1.500	X	1.590	X	1	NOS.	=	2.385	SQ.MT.
2	2.145	X	1.740	X	1	NOS.	=	3.732	SQ.MT.
3	1.574	X	1.560	X	1	NOS.	=	2.455	SQ.MT.
						TOTAL	=	8.57	SQ.MT.
B/UP AREA OF STILT FLOOR							=	15.10	SQ.MT.

PLOT AREA DIA.										
SCALE 1:500										
PLOT AREA CAL.										
ADDITION:										
1	29.290	X	14.423	X	0.5	X	1	NOS.	=	211.225 SQ.MT.
2	29.290	X	14.644	X	0.5	X	1	NOS.	=	214.461 SQ.MT.
									=	SQ.MT.
							TOTAL		=	425.69 SQ.MT.
		TO SAY							=	435.10 SQ.MT.



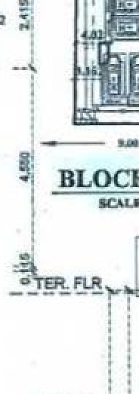
SECTION THRO. COMPOUND WALL

D.R.C.NO. AMC/TDP/TDR/37/ 2018 - 2019 / D. :05/12/2018
S.NO. 115 H. NO 5A & 5B, VILLAGE CHIKHLOLI
AMBERNATH (W) GENERATING YEAR = 2018
A.S.R. RATE IN GENERATING YEAR = 8140.00
RECEIVING PLOT VALUE IN GENERATING YEAR = 2018-2019
SURYODAY CO.OP. HSG. SCO. PLOT NO.243 , C.T.S. NO 4047/42 ,AT VILLAGE KANSAI AMBERNATH (E)
A.S.R. RATE IN GENERATING YEAR = 9210.00
PURCHASE AREA FROM ABOVE MENTION
USE T.D.R.AREA AS VALUE BASE = 145.00 SQ.MT.
FORMULA

$X = \frac{R.G.}{R.R.} \times Y$

$130.53 = \frac{8140}{9210} \times 145.00 = 128.15$

AREA TO BE CALCULATED FOR F.S.I.
PURPOSE AS PER VALUE BASE
DEDUCTION AREA FROM D.R.C. CERTIFICATE = 145.00 SQ. MT.



BLOCK PLAN
SCALE 1:500

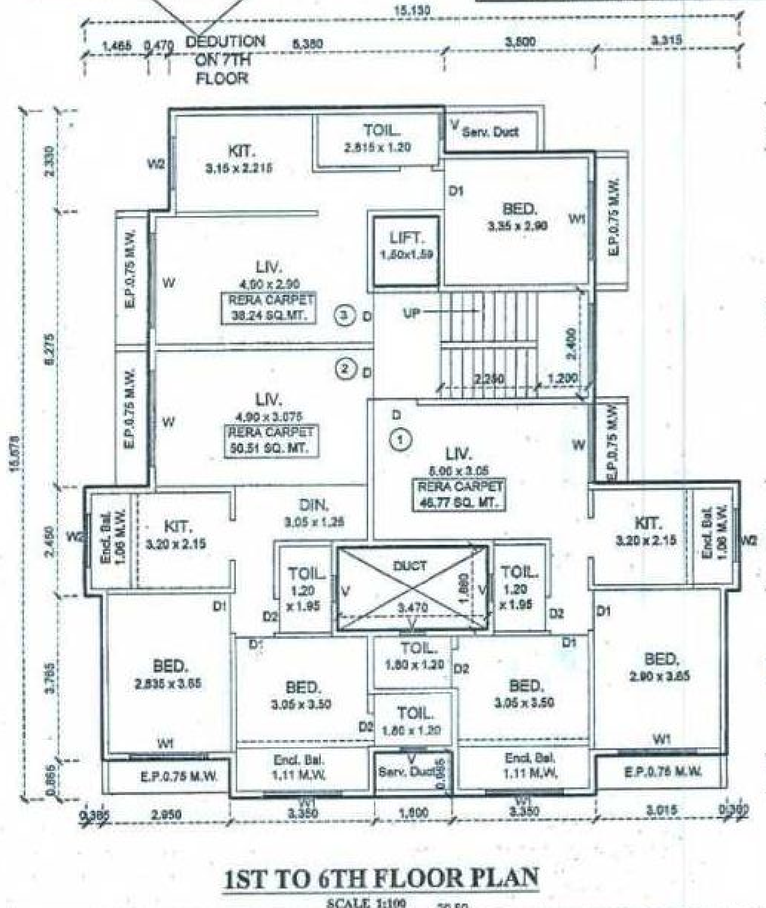
SCHEDULE OF OPENINGS

S.N.	OPENING	SIZE	SPECIFICATIONS
1	D	1.05 X 2.10	T.W. FRAME FULLY PANELED DOOR
2	D1	0.90 X 2.10	T.W. FRAME FULLY PANELED DOOR
3	D2	0.75 X 2.10	T.W. FRAME FLUSH DOOR
4	W	1.80 X 2.10	GLAZED ALLUMINIUM SLIDING WINDOW
5	W1	1.80 X 1.20	GLAZED ALLUMINIUM SLIDING WINDOW
6	W2	1.20 X 1.20	GLAZED ALLUMINIUM OPENABLE WINDOW
7	V	0.90 X 0.90	ALLUMINIUM FRAME LOUVERED GLASS VENTILATOR

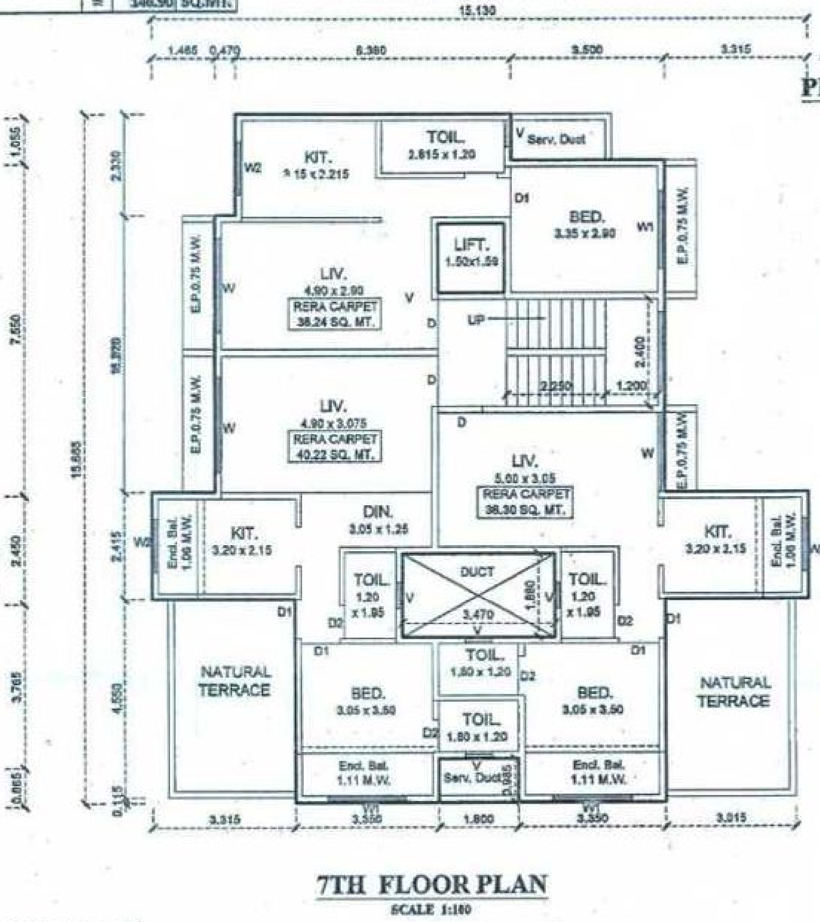
PARKING STATEMENT

PARKING REQD. FOR RESIDENTIAL & commercial AS PER TABLE NO. 8B

SR. NO.	OCCUPANCY	ONE PARKING SPACE FOR EVERY	NO. OF TENEMEN	FOR NON CONGESTED AREA CAR	SCOOTER
1	RESIDENTIAL	2 Tenements having carpet up area less than 40 Sq. mt & more than 30	9	4.5	9
		2 Tenements having carpet up area in between 40 Sq. mt TO 80 Sq. mt.	12	6	30
2	TOTAL		21	10.5	39
3	ADD 5% VISITORS PARKINGS			0.525	2
4	TOTAL PRKING FOR RESIDENTIAL			11.025	41
7	TOTAL NO OF PARKINGS REQUIRED AS PER MULTYPLYING FACTOR (0.7)			8	29
8	TOTAL NO OF PARKINGS PROVIDED			14	34



1ST TO 6TH FLOOR PLAN
SCALE 1:100



7TH FLOOR PLAN
SCALE 1:100

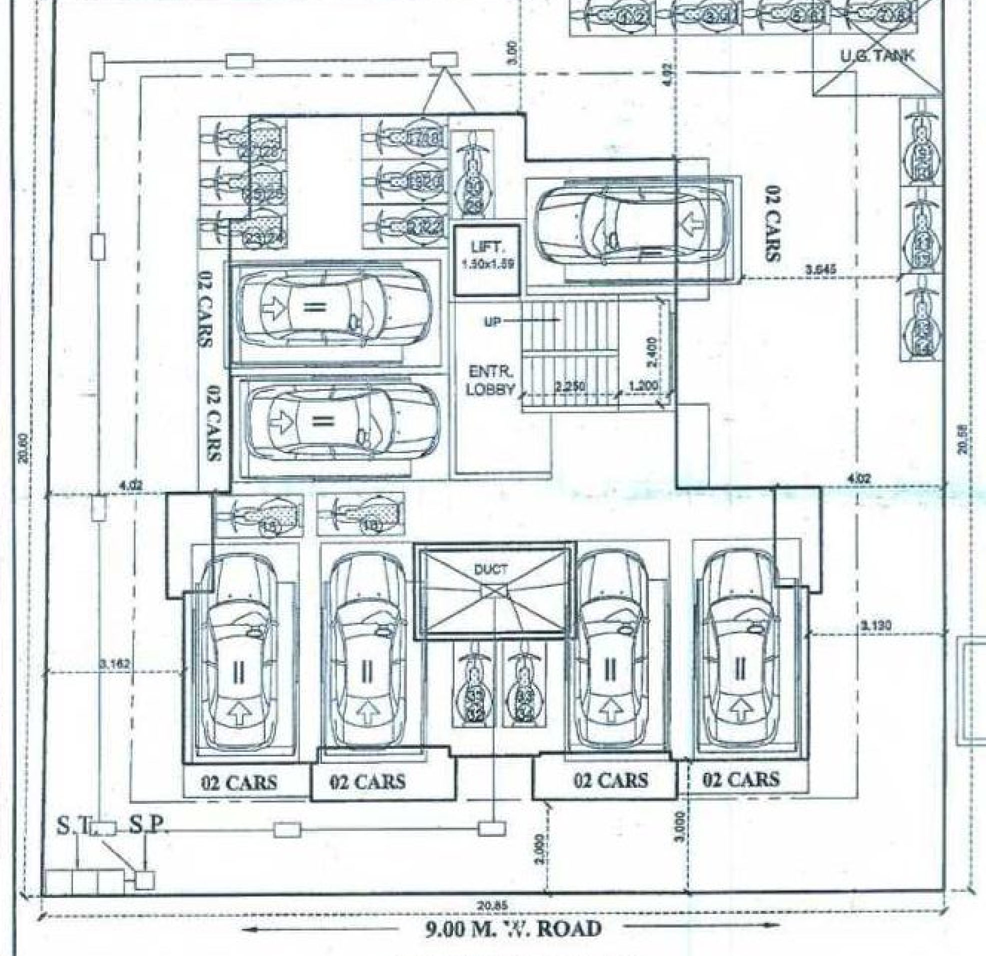
PROPOSED SITE

LOCATION PLAN
SCALE 1:2500

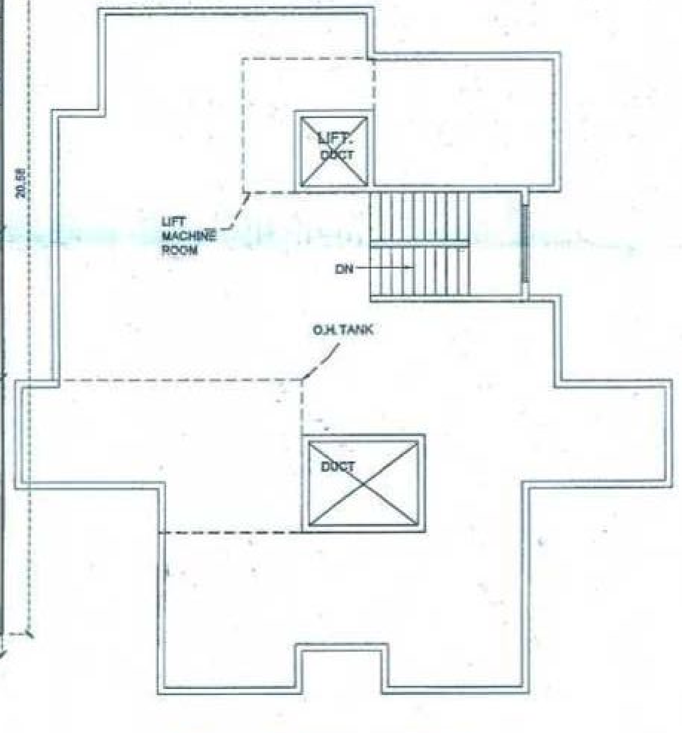
BUILTUP SUMMARY SQ. MT.	
GROUND FLOOR	15.1
1ST FLOOR	169.50
2ND FLOOR	169.50
3RD FLOOR	169.50
4TH FLOOR	169.50
5TH FLOOR	169.50
6TH FLOOR	169.50
7TH FLOOR	146.90
TOTAL	1179.00

COMPUTATION OF WATER STORAGE TANK CAPACITY

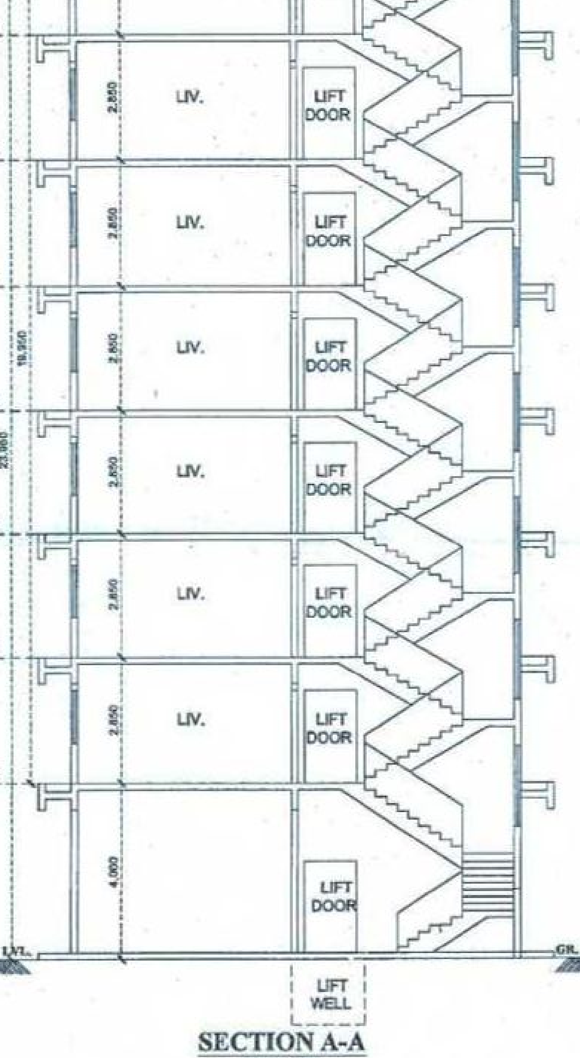
1	PROPOSED NO. OF FLATS	21 Nos.
2	TOTAL POPULATION	105 Nos.
3	WATER REQUIREMENT PERPERSON / DAY	135 Litrs
4	TOTAL WATER REQUIREMENT	14175 Litrs
5	REQUIRED CAPACITY OF OVERHEAD TANK	7087.5 Litrs
6	REQUIRED CAPACITY OF UG TANK	14175 Litrs
7	PROPOSED CAPACITY OF OVERHEAD TANK	7087.5 Litrs
8	PROPOSED CAPACITY OF UG TANK	14175 Litrs



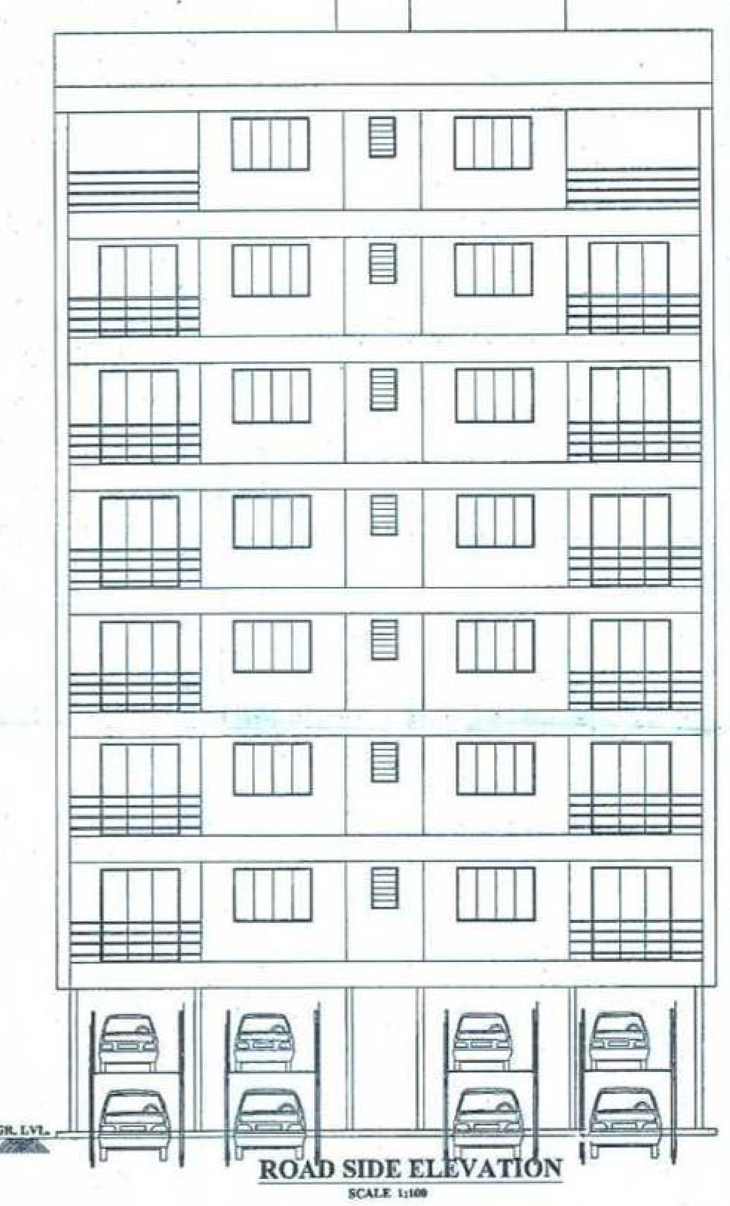
STILT FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100



ROAD SIDE ELEVATION
SCALE 1:100

STAMP OF APPROVAL OF PLANS | **SHEET NO. 1/1**

बांधकाम नकाशे मंजूरी
अंबरनाथ नगरपरिषद, अंबरनाथ
दि. 29/02/2021
Adval
मुख्याधिकारी तथा नियोजन प्राधिकारी अंबरनाथ नगरपरिषद, अंबरनाथ

AREA STATEMENT AS PER UDCR

1		Area of plot (Minimum area of a, b, c to be considered)	
	(a)	As per ownership document (7/12, CTS extract)	435.1
	(b)	As per measurement sheet	
	(c)	As per site	
2		Deductions for	
	(a)	D. P. Road S.NO 12 H.NO.5A & H.No. 5B	0
	(b)	Sub Plot-A	0
		(Total a+b)	0
3		Balance area of plot (1-2)	435.1
4		Amenity Space (if applicable)	0
	(a)	Required -	0
	(b)	Adjustment of 2(b), if any -	0
	(c)	Balance Proposed -	0
5		Net Plot Area [3-4 (a)]	435.1
6		Recreational Open Space (if applicable)	0
	(a)	Required -	0
	(b)	Proposed -	0
7		Internal Road Area	0
8		Plotable area (if applicable)	0
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) (435.10 x 1.1)	478.61
10		Addition of FSI payment of premium.	
	(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0
	(b)	Proposed FSI on payment of premium (435.10 x 0.3)	130.53
11		In-situ FSI/TDR loading	
	(a)	In-situ area against D.P. Road [2.0 x Sr. No. 4(a)], if any	0
	(b)	In-situ area against amenity space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0
	(c)	TDR Area (Sr. No. 3 X 0.3) (435.10 x 0.3)	130.53
	(d)	Purchase T.D.R.	0.00
	(e)	Total in-situ/TDR loading proposed	128.15
12		Additional FSI area under Chapter No. 7	
13		Total entitlement of FSI in the proposal	
	(a)	[9+10(b)+11(e)] whichever is applicable.	737.29
	(b)	Ancillary Area FSI upto 80% with payment of charges for Commercial	0.00
	(c)	Ancillary Area FSI upto 60% with payment of charges for Residential	442.37
	(d)	Total Ancillary Area FSI with payment of charges (13a + 13b)	442.37
	(e)	Total entitlement (13a + 13c)	1179.66
14		Maximum utilization limit of F.S.I. (building potential) permissible as pe	2.711
15		Total Built-up Area in proposal. (excluding area at Sr. No 17 b)	
	(a)	Existing Built-up Area.	
	(b)	Proposed Built-up Area (as per 'P-line')	1179.00
	(c)	Total (a + b)	1179
16		F.S.I. Consumed (15(C)/5)	2.71
17		Floor area balance (13(e)-15(c))	0.66

1. PLOT BOUNDARY SHOWN IN BLACK
2. EXISTING WORK SHOWN IN GREEN
3. PROPOSED WORK SHOWN IN RED
4. DRAINAGE LINE SHOWN IN DOTTED RED
5. ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
6. ALL EXT. WALLS ARE 0.15M AND INT. WALLS ARE 0.115 M THK.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON 12/12/2018 AND THE DIMN. OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ TP SCHEME RECORDS/LAND RECORDS DEPTT./C.T.S RECORDS.

SIGN. OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT 243, C.T.S. NO. 4047/ 42, SURYODAY CO-OP. HSG. SOC. AT VILLAGE - KANSAI , AMBERNATH (E)
FOR : SHRI CHARANJITSINGH GULZARSINGH PENTHALIA
SHRI DEVESH KISHORE DEMBLA (OWNER)
M/S. SAI CONSTRUCTIONS
MR. KISHOR JAYANTILAL DESAI,(P.O.A. HOLDER)

OWNER'S SIGN	ARCHITECT'S SIGN
	AKHIL DESAI ENGINEER SHOP NO. 3, SOHAM APT., SANT RAMDAS ROAD MULUND (E), MUMBAI-81 desaiakhil20@yahoo.com

NORTH	SHEET NO.	DRG. NO.	DRG. BY.	CHKD. BY.	SCALE	DATE
	1	-	SWATI	ULAHAS	AS NOTED	20.10.2021