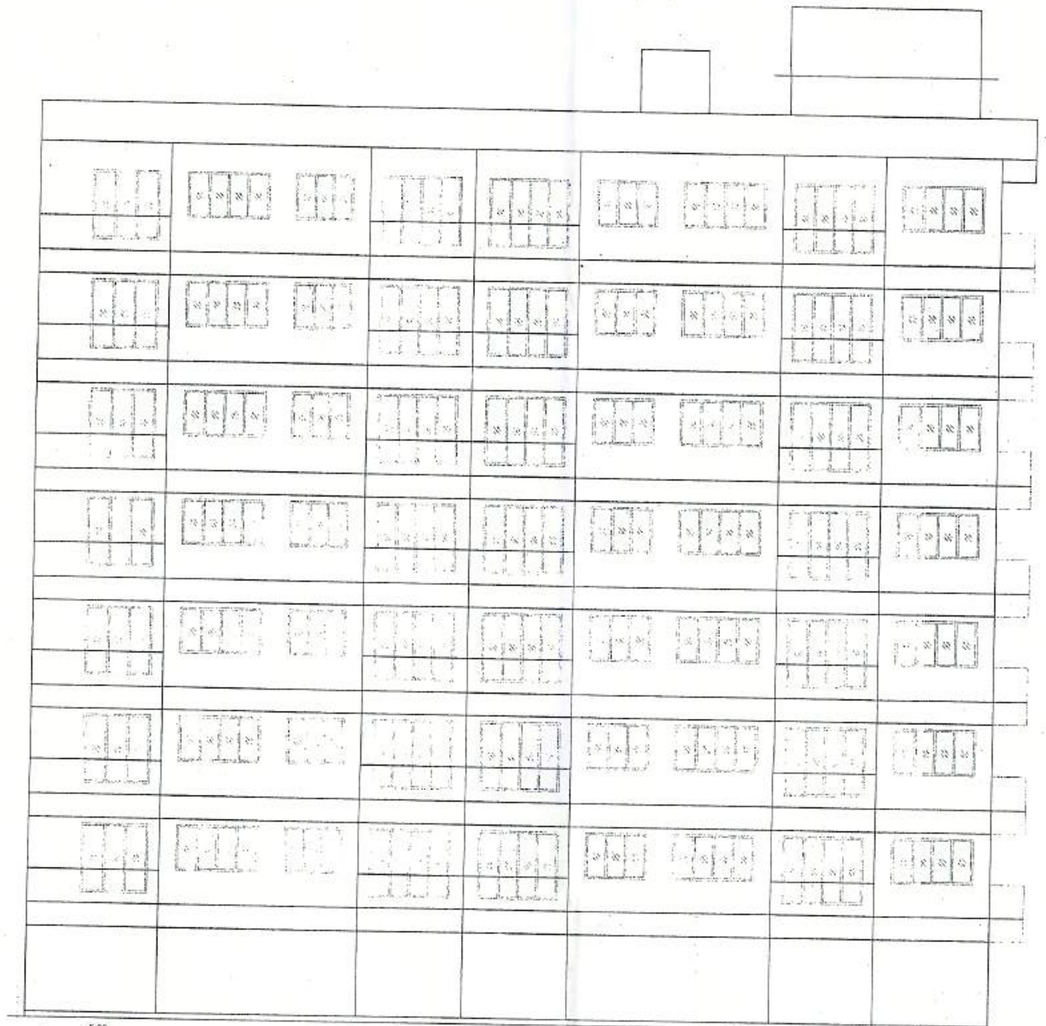
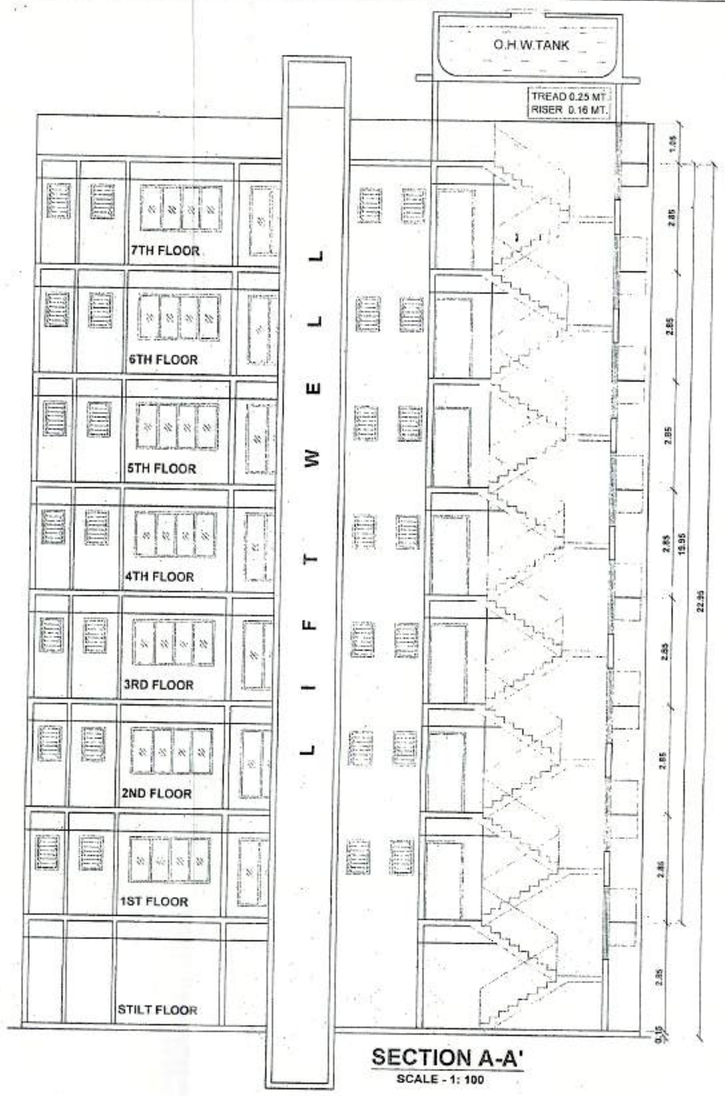


ELEVATION PLAN
SCALE - 1: 100



SECTION A-A'
SCALE - 1: 100

T.D.R. FORMULA FOR CALCULATION IN SQ.MTR. D.R.C. NO. 32 YEAR 2018

X = (Rg / Rr) x Y
X = (8820 / 11240) x 220.00
X = 0.784 x 220
Y = 172.48

PROPOSED 172.48 SQ.MTR.
USE 172.00 SQ.MTR.

BUILT UP AREA STATEMENT IN SQ.MT.

FLOOR	BUILT UP AREA
GROUND FLR.	53.57
FIRST FLR.	249.40
SECOND FLR.	249.40
THIRD FLR.	249.40
FOURTH FLR.	249.40
FIFTH FLR.	249.40
SIXTH FLR.	249.40
SEVENTH FLR.	249.40
TOTAL	1799.37

PARKING STATEMENT

USER	CATEGORY IN M2.	AREA/NO OF FLATS PROPOSED	NOS. OF PARKS REQD. as per rule		NOS. OF PARKS PROPOSED as per rule	
			CAR	SCOOTER	CAR	SCOOTER
RESI.	2 Tenements Having With Each Tenement C.A.upto 40 TO 80 sq.mt.	07 Nos.	04	18	04	18
RESI.	2 Tenements Having With Each Tenement C.A.upto 30 TO 40 sq.mt.	21 Nos.	11	21	11	21
RESI.	2 Tenements Having With Each Tenement C.A.Less Than 30 sq.mt.	14 Nos.	00	28	00	28
	TOTAL	42 Nos.	15	67	15	67

COMM. CAR PARKING STATEMENT

USER	CATEGORY IN M2.	AREA PROPOSED IN SQ.MT.	NOS. OF PARKS REQD. as per rule		NOS. OF PARKS PROPOSED as per rule	
			CAR	SCOOTER	CAR	SCOOTER
COMM.	C.A. 100.00 sq.mt.	-------	00	00	00	00
TOTAL					15	67

5% ADD. PARKING FOR VISITORS		TOTAL REQUIRED PARKING		PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.8C) 0.6 OF TOTAL PARKING	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
01	03	16	70	09	42
TOTAL				09	42

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

अंबरनाथ नगर-परिषद

बांधकाम नकाशे मंजूरी

रेगाये दूरूस्ती दाखविण्यासाठी व बांधकाम
प्रारंभ पत्र क्र. अं.न.प./नरवि/बांप/ 29-22/9052/2236/1997
दि. 24/12/2020 मध्ये घालून दिलेल्या अटी प्रमाणे
आता पर्यंत एकुण मंजुरी दिलेले क्षेत्र ..... चौ.मी.

मुख्याधिकारी तथा नियोजन अधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	576.08
2	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P.Road widening	---
	(b) Any D.P. Reservation area	---
	TOTAL (a+b)	---
2A	ENCROACHMENT AREA	---
3	Balance area of Plot (1-(2+2A))	576.08
4	Amenity Space (if applicable)	
	(a) Required	---
	(b) Adjustment of 2(b), if any	---
	(c) Balance Proposed	---
5	NET PLOT AREA (3-4 (C))	576.08
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. 5xbasic FSI) 1.10 X 576.08	633.69
10	Addition of FSI on payment of premium (a) Maximum permissible premium FSI-based on road width / TOD Zone. 576.08 X 0.30 = 172.82 (b) Proposed FSI on payment of premium. (C) for each tenement against redevelopment scheme 15 X 10 = 150.00	172.82 172.82 150.00
11	IN-SITU FSI / TDR LOADING	
	(a) In-situ area against D.P.road [2.0 x Sr.no.2(a)], if any	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No.4(b) and / or (c)]	----
	(c) TDR area	172.82
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	172.00
12	Additional FSI area under Chapter No.7	----
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	1128.51
	(b) Ancillary Area FSI UPTO 60% OR 80% with payment of charges. Ancillary Area FSI UPTO 60% with payment of charges.(1128.51 x 60%)= 677.09 PART	670.86
	Part used 670.85 Sq. Mtr.	----
	(c) Total entitlement (a+b)	1799.37
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)x1.6 or 1.8)	--
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') Proposed Residential Built-up Area(as per 'P line') Proposed Commercial Built-up Area(as per'P line')	1799.37 -- --
	(c) Total (a+b)	1799.37
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	
17	Area for Inclusive Housing, if any	--
	(a) Required (20% of Sr.No.5)	--
	(b) proposed	--

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON 20/11/2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN 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./C.T.S RECORDS

SIGN. OF ENGINEER

OWNER'S DECLARATION -

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute 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.

SIGN. OF OWNER'S

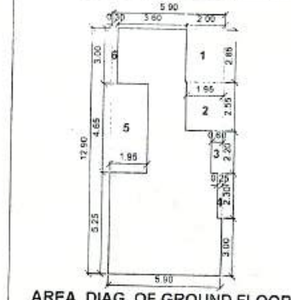
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON S.NO.33, H.NO. 6/15, C.T.S. NO. 8973, AT. VILLAGE - VADAVLI, TAL- AMBARNATH, DIST. THANE

FOR : M/S. MORESHWAR CO.OP. HSG. SOC. LTD.
M/S. ABIR ENTERPRISES
PROPRIETOR SHRI. AJAY S. MOHORIKAR

OWNER'S SIGN	ENGINEER'S SIGN
	PRAMOD V. PATIL ENGINEER SHOP NO. 2, OM SAI NANDANVAN, CO. OP. SOC, SHIV GANGA NAGAR, AMBERNATH (E)

DRAWN BY	SCALE	DATE
MAHESH	AS NOTED	12/11/2021



AREA DIAG. OF GROUND FLOOR
SCALE 1: 200

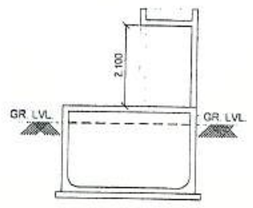
AREA CAL. OF GROUND FLOOR

A. 5.80 x 12.90 x 1 = 76.11 SQ.MT.
DEDUCTION
1. 2.00 x 2.85 x 1 = 5.70 SQ.MT.
2. 1.95 x 2.55 x 1 = 4.97 SQ.MT.
3. 0.60 x 2.20 x 1 = 1.32 SQ.MT.
4. 0.25 x 2.30 x 1 = 0.58 SQ.MT.
5. 1.95 x 4.65 x 1 = 9.07 SQ.MT.
6. 0.30 x 3.00 x 1 = 0.90 SQ.MT.
TOTAL = 22.54 SQ.MT.
BUILT UP AREA = 53.57 SQ.MT.

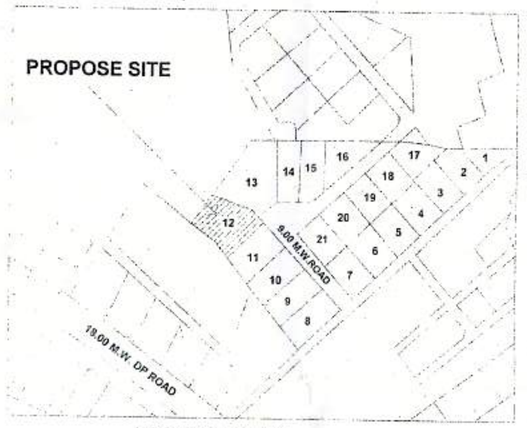
PLOT AREA DIAG.
SCALE 1: 200

PLOT AREA CAL.

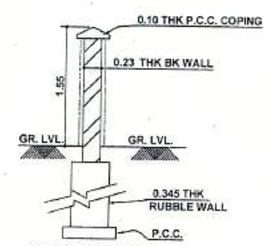
ADDITION
1. 27.92 x 11.56 x 0.50 = 161.38 SQ.MT.
2. 29.27 x 12.54 x 0.50 = 183.62 SQ.MT.
3. 34.17 x 7.43 x 0.50 = 126.94 SQ.MT.
4. 34.17 x 8.67 x 0.50 = 148.13 SQ.MT.
5. 8.85 x 2.79 x 0.50 = 12.35 SQ.MT.
TOTAL = 632.32 SQ.MT.
PLOT AREA = 632.32 SQ.MT.



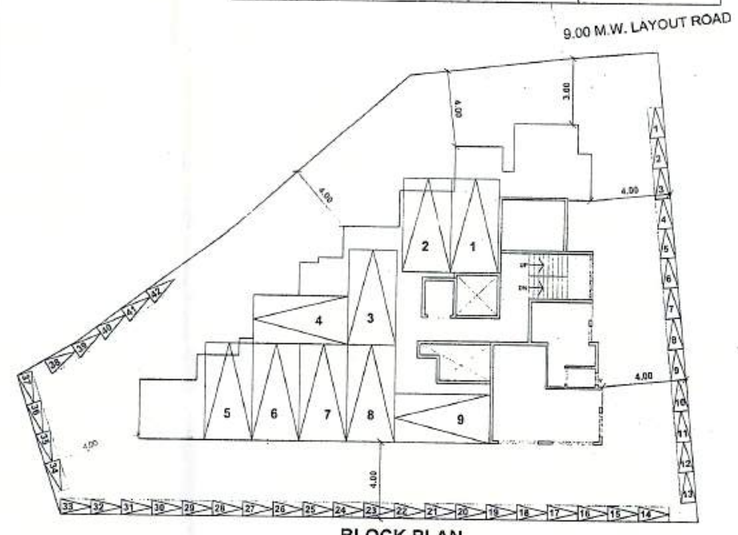
SECTION THRO.
PUMP RM.& U/G.TANK
SCALE :- 1 : 100



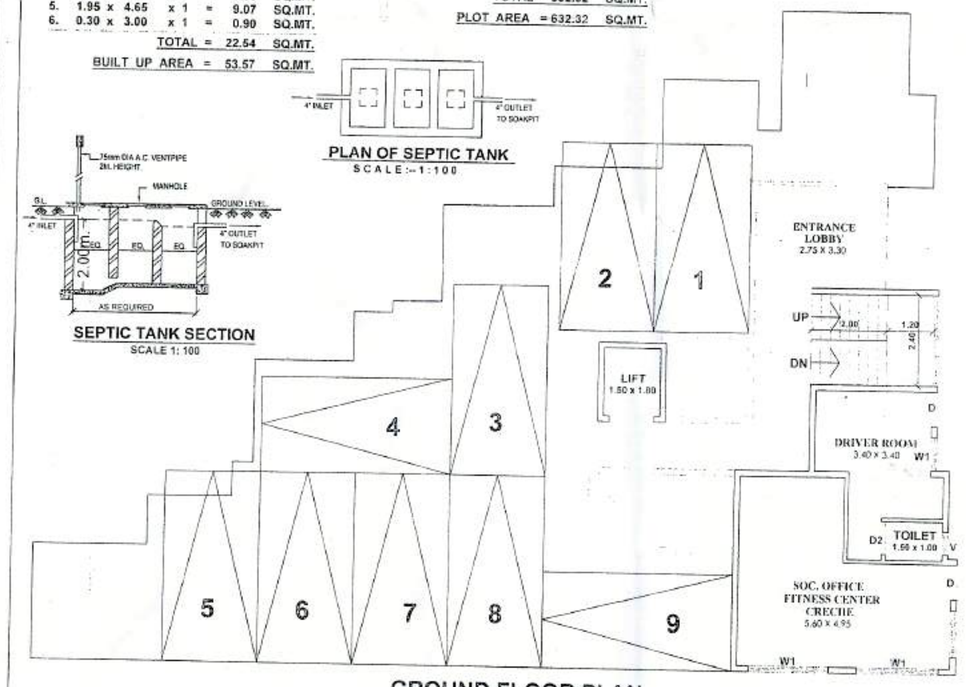
LOCATION PLAN
SCALE - N.T.S



SECTION THRO.
COMPOUND WALL
SCALE :- 1 : 100



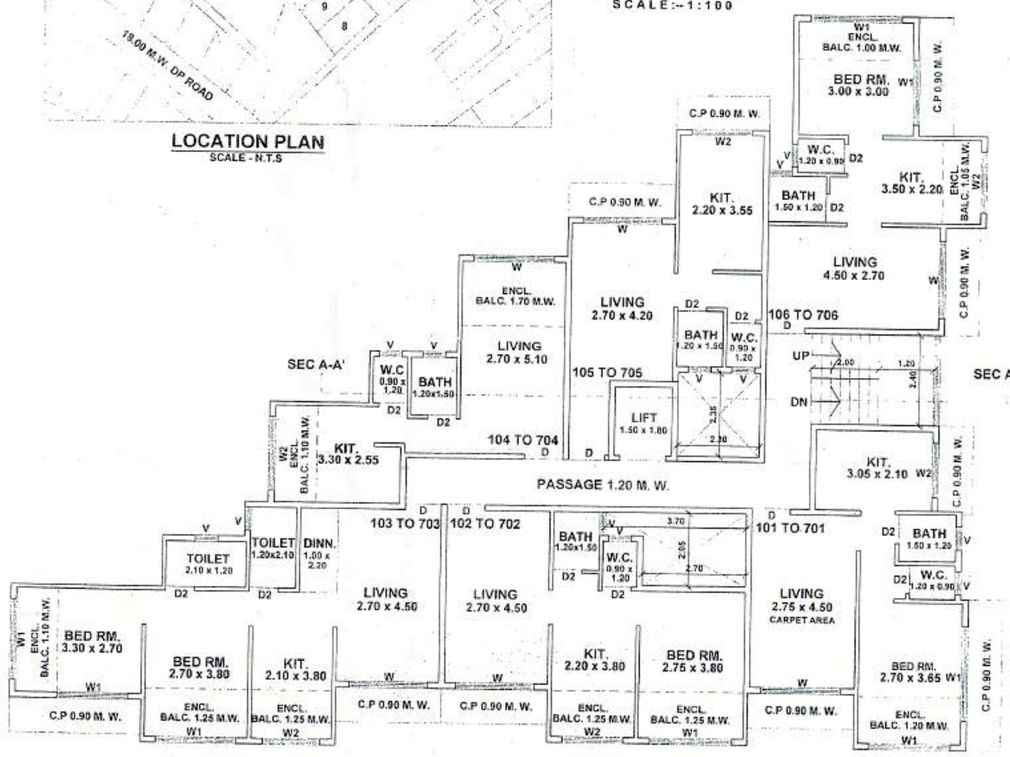
BLOCK PLAN
SCALE - 1: 200



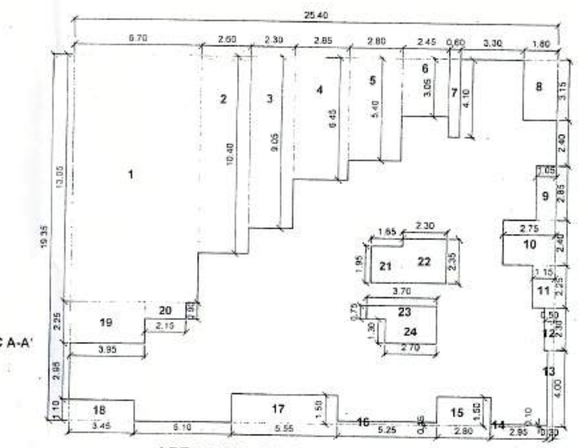
GROUND FLOOR PLAN
SCALE - 1: 100

SEPTIC TANK SECTION
SCALE 1: 100

PLAN OF SEPTIC TANK
SCALE :- 1 : 100



FIRST TO SEVENTH FLOOR PLAN
SCALE - 1: 100



AREA DIAG. OF 1ST TO 7TH FLOOR
SCALE 1: 200

AREA CAL. OF 1ST TO 7TH FLOOR

A. 25.40 x 19.35 x 1 = 491.49 SQ.MT.
DEDUCTION
1. 6.70 x 13.05 x 1 = 87.44 SQ.MT.
2. 2.60 x 10.40 x 1 = 27.04 SQ.MT.
3. 2.30 x 9.05 x 1 = 20.82 SQ.MT.
4. 2.85 x 6.45 x 1 = 18.38 SQ.MT.
5. 2.60 x 5.40 x 1 = 15.12 SQ.MT.
6. 2.45 x 3.05 x 1 = 7.47 SQ.MT.
7. 0.60 x 4.10 x 1 = 2.46 SQ.MT.
8. 1.80 x 3.15 x 1 = 5.67 SQ.MT.
9. 1.05 x 2.85 x 1 = 2.99 SQ.MT.
10. 2.75 x 2.40 x 1 = 6.60 SQ.MT.
11. 1.15 x 2.25 x 1 = 2.59 SQ.MT.
12. 0.50 x 2.30 x 1 = 1.15 SQ.MT.
13. 0.30 x 4.00 x 1 = 1.20 SQ.MT.
14. 2.95 x 0.10 x 1 = 0.30 SQ.MT.
15. 2.80 x 1.50 x 1 = 4.20 SQ.MT.
16. 5.25 x 0.15 x 1 = 0.79 SQ.MT.
17. 5.55 x 1.50 x 1 = 8.33 SQ.MT.
18. 3.45 x 1.10 x 1 = 3.80 SQ.MT.
19. 3.95 x 2.25 x 1 = 8.89 SQ.MT.
20. 2.15 x 0.90 x 1 = 1.94 SQ.MT.
21. 1.65 x 1.95 x 1 = 3.22 SQ.MT.
22. 2.30 x 2.35 x 1 = 5.40 SQ.MT.
23. 3.70 x 0.75 x 1 = 2.78 SQ.MT.
24. 2.70 x 1.30 x 1 = 3.51 SQ.MT.
TOTAL = 242.09 SQ.MT.
BUILT UP AREA = 249.40 SQ.MT.