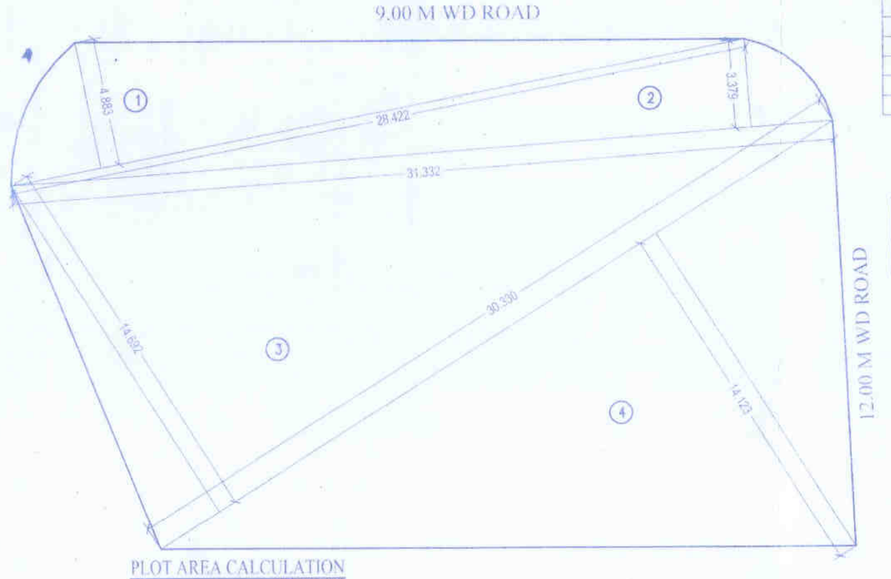
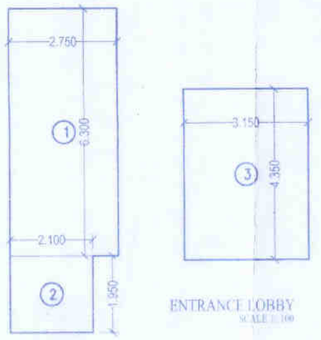


PLOT AREA CALCULATION
SCALE 1: 150

PLOT NO 399					
1	1/2 X	28.422 X 4.883	X 1 NO	=	69.392 SQ.MT.
2	1/2 X	31.332 X 3.379	X 1 NO	=	52.935 SQ.MT.
3	1/2 X	30.330 X 14.692	X 1 NO	=	222.604 SQ.MT.
4	1/2 X	30.230 X 14.123	X 1 NO	=	214.175 SQ.MT.
		TOTAL ADDITION		=	559.306 SQ.MT.

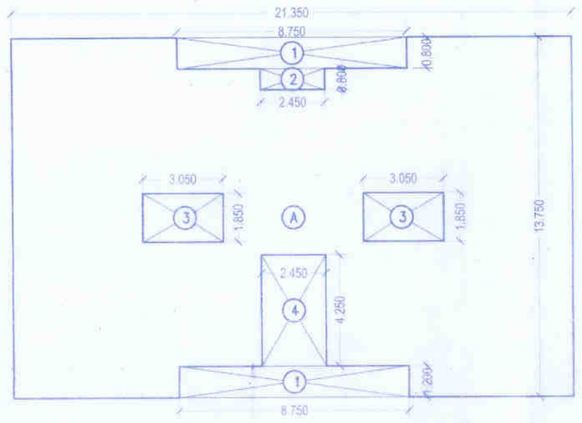
BUILT UP AREA CALCULATION

GROUND FLOOR					
1	2.750	X 6.300 X 1 NO		=	17.325 SQ.MT.
2	2.100	X 1.950 X 1 NO		=	4.095 SQ.MT.
		TOTAL ADDITION		=	21.420 SQ.MT.



ENTRANCE LOBBY
SCALE 1:100

GR. FLOOR AREA DIAGRAM
SCALE 1:100



PARKING REQ. FOR RESI. : NON-CONGESTED AREA(TABLE-8, SR NO 1(C))

TENEMENTS SIZE B.UP AREA	TOTAL TENEMENTS PROPOSED	required parking ratio (1ECS for every 100 sq.mt. for comm.		REQ. No. OF PARKING SPACES		PROPOSED PARKING SPACES	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
for every two tenements with each tenement having carpet area equal to or above 40 sq.mt. but less than 60 sq.mt.	28	1	5	14	70	14	-
MULTIPLICATION ON FACTORS 0.7 FOR MWR REGION						14 X 0.7 = 9.80	
ADD 5% VISITOR PARKING RESI. USE						9.80 X 5% = 0.49	
ROUND PARKING						9.80 + 0.49 = 10.29 proposed car - 10 nos	

BUILT UP AREA CALCULATION

ENTRANCE LOBBY					
3	3.150	X 4.350	X 1 NO	=	13.703 SQ.MT.
		TOTAL ADDITION		=	14.963 SQ.MT.

BUILT UP AREA CALCULATION

TYPICAL FLOOR					
A	21.350	X 13.750	X 1 NO	=	293.563 SQ.MT.
		TOTAL ADDITION		=	293.563 SQ.MT.

DEDUCTIONS

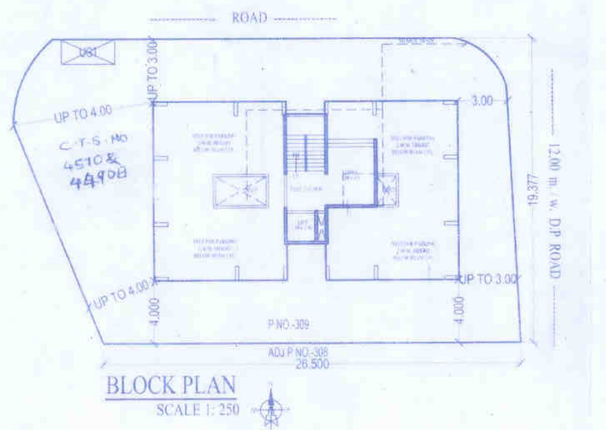
1	8.750	X 1.200	X 2 NOS	=	21.000 SQ.MT.
2	2.450	X 0.800	X 1 NO	=	1.960 SQ.MT.
3	3.050	X 1.850	X 2 NOS	=	11.285 SQ.MT.
4	2.450	X 4.250	X 1 NO	=	10.413 SQ.MT.
		TOTAL DEDUCTION		=	44.658 SQ.MT.
		TOTAL BUILT UP AREA (X - Y)		=	248.905 SQ.MT.

PARKING AREA STATEMENT

BLDG NAME	REQUIRED	PROVIDED
STILT	10 nos	10 nos

CARPET AREA STATMENT

1st TO 7th FLOOR	
OFFICE NO.	AREA IN SQ.MT.
FLAT NO.	AREA IN SQ.MT.
101	51.66
102	51.66
103	51.66
104	51.66



BLOCK PLAN
SCALE 1: 250

SUMMARY

FLOOR	BUILT UP AREA
GROUND	21.420
1ST	248.905
2ND	248.905
3RD	248.905
4TH	248.905
5TH	248.905
6TH	248.905
7TH	248.905
TOTAL	1763.76 SQ.M

TENEMENT SUMMARY

FLOOR	TENEMENT Nos	SHOP/OFFICE
GROUND		
1ST	4	-
2ND	4	-
3RD	4	-
4TH	4	-
5TH	4	-
6TH	4	-
7TH	4	-
TOTAL	28	

TOTAL BUILT UP AREA = 1763.76 SQ.M
LOBBY = 14.963
TOTAL AREA TOWARDS FSI = 1778.72

Form of Statement 1
[Sr. No. 8 (a) (ii)]
Existing Building to be retained

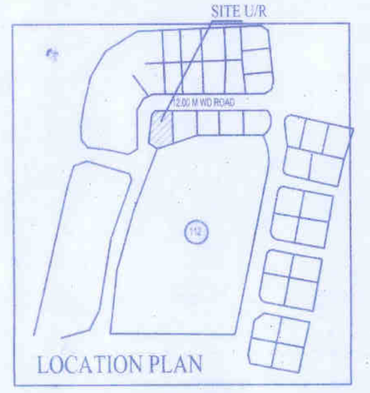
Existing Bldg no.	Floor No.	Plinth area	Total Floor Area of Existing Building	User/Occupancy of Floors
(1)	(2)	(3)	(4)	(5)

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

Building no.	Floor No.	Total Built-up area of floor, as per outer construction line
(1)	(2)	(4)
1	ST + 7TH	1778.72

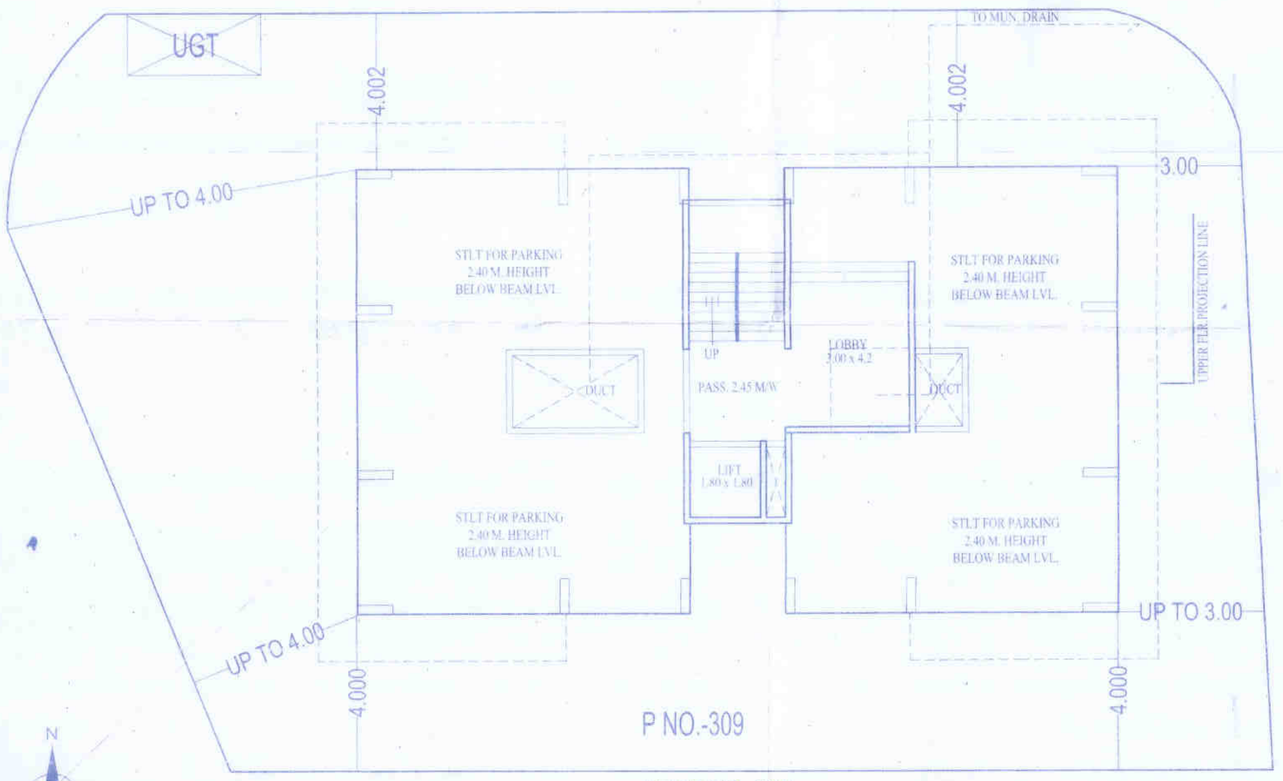
Form of Statement 3
[Sr. No. 9 (g)]
Area Details of Apartment

Building no.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony Attached to Apartment	Area of Double height terrace attached to flat
1	2	3	4	5	6



TDR PURCHASING STATEMENT

PURCHASED TDR FROM
VILLAGE- KOHOJKHUNTAVALI
(REG.NO:- 4600/2020 , DT- 09/07/2020)
AS PER D.C.R RULL NO. 37.11
R. R. DATE - 2019 - 2020
R.G = S.NO. 23, H.NO.2, C.T.S. No 64/1
KOHOJKHUNTAVALI.
VIBHAG NO. 1/2 =ON YEAR 2019 - 2020 , RS 8820.00/M
PURCHASED TDR - 351.00 sq mt
CARTIFICATE NO. 045
R.R = C.T.S NO 4510, 4490B ,KANSAI
VIBHAG NO. 8/28 =ON YEAR 2019-2020 , RS 9210.00/M
R.G. = 8820.00 , R.R = 9210.00 ,Y = 351.00 SQ.MT.
$X = \frac{RG}{RR} \times Y \quad \frac{8820.00}{9210.00} \times 351.00 = 336.13$ sq mt
= 336.13 sq mt (T.D.R. AS PER RATIO)



1ST TO 7TH FLOOR PLAN
SCALE 1: 100

ROAD

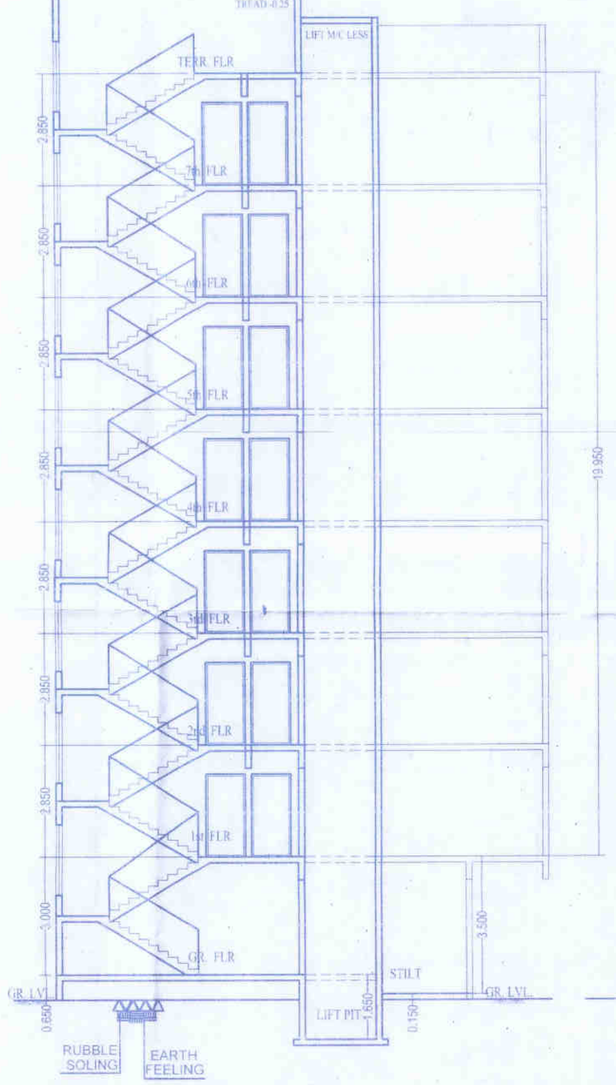
SECTION OF SEPTIC TANK
SCALE 1:50

PLAN OF SEPTIC TANK
SCALE 1:50

N
W E
S

LAYOUT WITH STILT/ GR. FLOOR PLAN
SCALE 1: 100

12.00 m. / w. D.P. ROAD



SECTION A A
SCALE 1: 100

SECTION THROUGH UNDER GROUND TANK

FRONT ELEVATION
SCALE 1: 150

SIGNATURE OF OWNER / P.O.A. HOLDER

SHRI. JAGDISH RAMA BHANJAN.

STAMP OF APPROVAL OF PLAN

CONTENTS OF SHEET — FLOOR PLANS, SECTION , ELEVATION, BLOCK PLAN , AREA DAI. & STATEMENT, PARKING AREA, LOCATION PLAN.

अंबरनाथ नगरपरिषद

बांधकाम नकाशे मंजूरी

रंगाचे बूकसी दाखल्याप्रमाणे व बांधकाम

प्रारंभ पत्र क्र. अं.न.प. / नरपरि / बांप / 20-21/924 ते 1907/42

दि. 21/03/2022 मध्ये जोडून दिलेल्या अटी प्रमाणे

आता पर्यंत एकूण मंजूरी दिलेले क्षेत्र ..... चौ.मी.

महाराष्ट्र नगररचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा विशेष शाखाधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

AREA STATEMENTS		SQ.MT
1.	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	559.30
	(b) as per measurement sheet	--
	(c) as per site	--
2.	Deduction for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	--
	(b) Any D.P. Reseravtion area	--
	(Total a+b)	--
3.	Balance area of plot (1+2)	559.30
4.	Amenity Space (if applicable)	
	(a) Required -	--
	(b) Adjustment of 2(b), if any -	--
	(c) Balance Proposed -	--
5.	Net Plot Area (3-4 (c))	559.30
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. 5 x basic FSI) 12.00 mt wd dp = 559.30 x 1.10 = 615.23	615.23
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	0.30
	(b) Proposed FSI on payment of premium. 559.30 x 0.30% = 167.79	167.79
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 Spase if handed over (2.00 or 1.85 x sr. No 4 (b) and / or (c)).	--
	(c) TDR area 559.30 x 0.60% = 335.58	335.58
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	335.58
12.	Additional FSI area under Chapter No.7	--
13.	Total entitlement of FSI in proposal	
	(a) (9+10(b)+11(d)) or 12 whichever is applicable.	1118.60
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges. 1118.60x 60% = 671.16	671.16
	(c) Total entitlement (a+b)	1789.76
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}	3.20
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')	1778.72
	(c) Total (a+b)	1778.72
16.	F.S.I. Consumed (15/13) (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	--

*CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed by me on _____ 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 Department / City Survey reccords.

Signature of Architect / Licenced Engineer / Structural Engineer / Supervisor.

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.

owner (s) name signature
SHRI. JAGDISH RAMA BHANJAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESI. BLDG. ON PLOT NO. 309, CTS.NO. 4510, 4490 B
AT. SURYODAYA CO. OP. SOC. , TAL. AMBARNATH, DIST.-THANE.
FOR. 2 SMT. PADMA M. SHASTRI & OTHERS
P.O.A. HOLDER - INJWAR REALITY,
THROUGHT ITS PARTNER - SHRI. JAGDISH R. BHANJAN.
SHRI. PRADEEP N. CHAVAN.

NAME & SIGNATURE OF ENGINEER

PRAMOD S. KAMBLE
(B.E. CIVIL) AMIE.
GR. FL. OMKARPRABHA ,
OPP. VADVALI MARKET , B. CABIN RD,
AMBERNATH (E) .
LICENSED No. AMC-CATAM/2020/APL/00042

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY