TYPE A

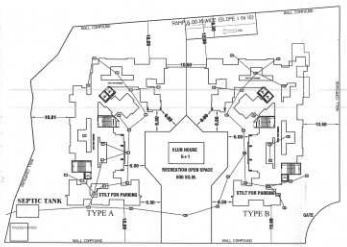
SUMMARY			
FLOOR	BUILT UP AREA	EXCESS BALC AREA	EXCESS TERRACE AREA
GROUND	553.31	1.50	0.00
1ST	553.31	1.50	0.00
2ND	553.31	1.50	0.00
3RD	553.31	1.50	0.00
4TH	553.31	1.50	0.00
5TH	553.31	1.50	0.00
6TH	553.31	1.50	0.00
7TH	553.31	1.50	0.00
8TH	526.70	0.00	0.00
9TH	553.31	1.50	0.00
10TH	553.31	1.50	0.00
TOTAL	6057.80 SQ.M	15.00 SQ.M	0.00 SQ.M

TOTAL BUILT UP AREA = 6057.80 SQ.M.
TOTAL EXCESS BALC AREA = 15.00 SQ.M.
TOTAL EXCESS TERRACE AREA = 0.00 SQ.M.
STAIRCASE AREA = 12.00 SQ.M.
LIFT AREA = 14.33 SQ.M.
TOTAL AREA = 6100.02 SQ.M.
TOTAL AREA TOWARDS FSI = 6100.02 SQ.M.

PARKING STATEMENT

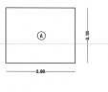
FLOOR	NO. OF TENEMENTS	CAR PARKING REQUIRED	CAR PARKING PROPOSED	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROPOSED	CYCLE PARKING REQUIRED	CYCLE PARKING PROPOSED
ABOVE 150 SQ.M.	1	1	1	4	4	4	4
50 TO 150 SQ.M.	-	-	-	-	-	-	-
UPTO 50 SQ.M.	259	-	-	324	324	324	324
TOTAL	260	-	-	328	328	328	328

SUMMARY	
TYPE	BUILT UP AREA
A	6100.02
B	5776.64
TOTAL	11876.66



LAYOUT PLAN
SCALE 1:500

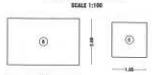
TYPE A
STAIRCASE AREA DIAGRAM
SCALE 1:100



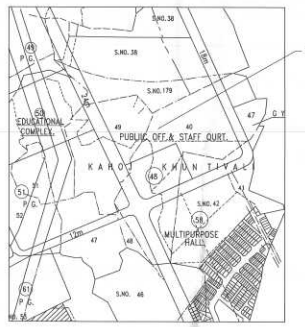
SUMMARY TERRACE AREA			
TYPE-A	TERRACE AREA	FLOORS	
1ST,3RD,5TH,7TH & 9TH FLOOR	83.81	5	384.05
2ND,4TH,6TH,8TH & 10 TH FLOOR	13.80	5	61.25
TYPE-B			
1ST FLOOR	55.60	1	55.60
3RD,5TH,7TH & 9TH FLOOR	60.20	4	241.20
2ND,4TH,6TH,8TH & 10TH FLOOR	13.80	5	69.25
TOTAL AREA			751.84 SQ.M.

STAIRCASE AREA CALCULATION						
TYPICAL FLOOR						
A	3.00	X	3.10	X	1 NO	= 12.00 SQ.MT.
					TOTAL ADDITION	= 12.00 SQ.MT. X

TYPE A
LIFT AREA DIAGRAM
SCALE 1:100

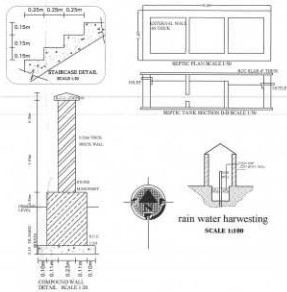


BUILT UP AREA CALCULATION						
TYPICAL FLOOR						
B	4.05	X	2.60	X	1 NO	= 10.53 SQ.MT.
C	1.35	X	1.35	X	1 NO	= 3.80 SQ.MT.
					TOTAL ADDITION	= 14.33 SQ.MT. X

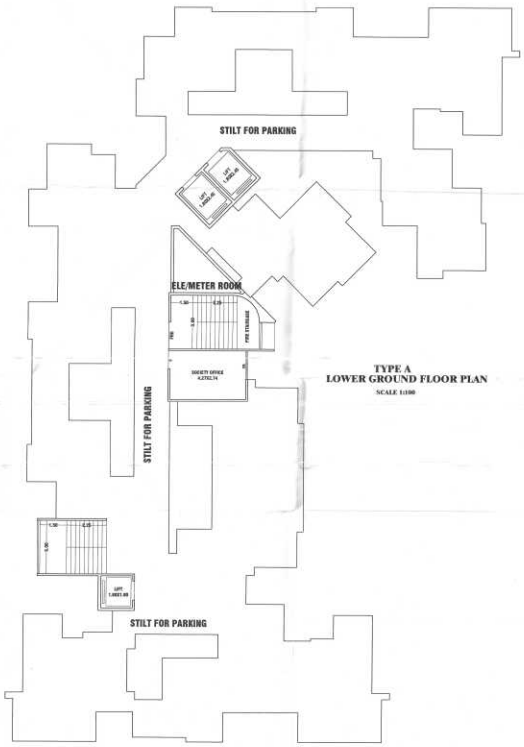


LOCATION PLAN
SCALE 1:5000

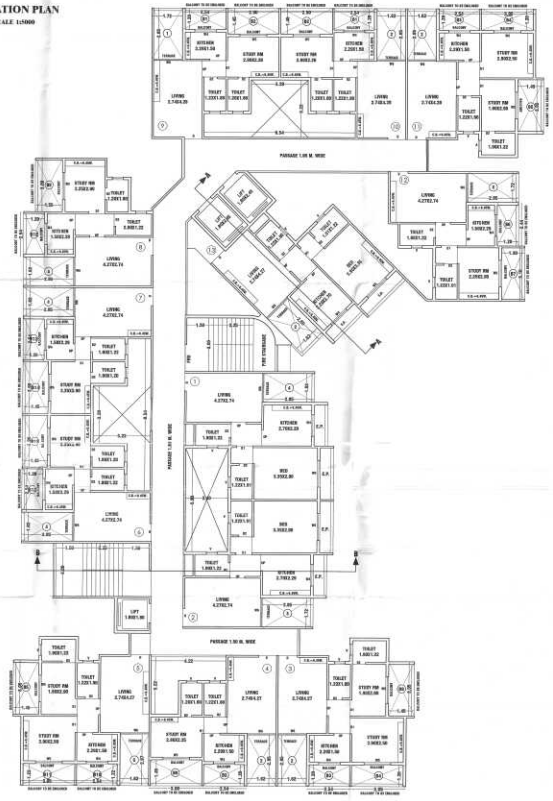
SITE PLAN
SCALE 1:5000



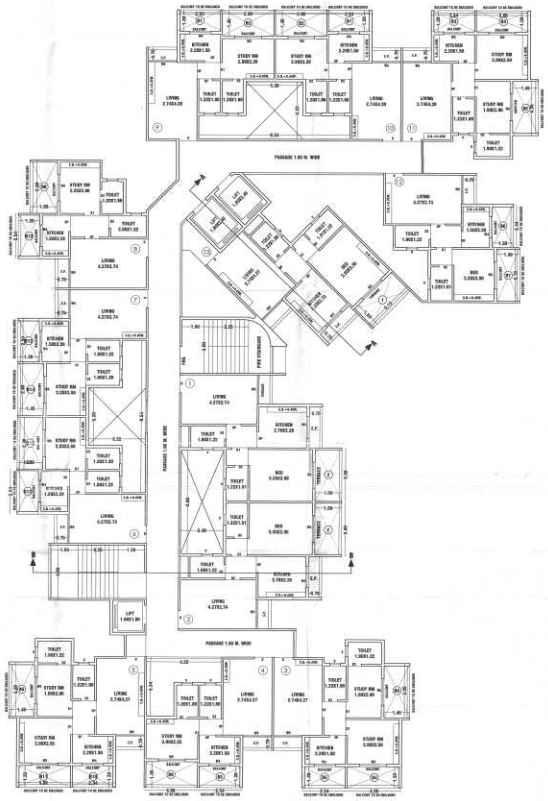
T.D.R. AREA STATEMENT		
NET PLOT AREA	5400.00 SQ.M.	
90% PERMISSIBLE T.D.R. AREA	4860.00 SQ.M.	
PURCHASE T.D.R. AREA	4860.00 SQ.M.	
UTILISED T.D.R. AREA	4860.00 SQ.M.	
FOLIO NO. 050, DATED 26/10/2018 S.NO 31/2, C.T.S. No. 6361 AT AMBERNATH, DIST. THANE		
R. R. RATE FOR THE YEAR 2018-19 = RS. 8026/- SQ.M. (Rg)		
RECEIVING PLOT VALUE IN GENERATING YEAR S.NO. 51, H. NO. 2, AMBERNATH.		
A.S.R. RATE OF GENERATING YEAR = RS. 4020/- SQ.M. (Rr)		
VALUE BASE FORMULA :		
X = Rg / Rr X Y		
X = 8026 / 4020 X 2216		
X = 4861.97 SQ.M.		
AREA TO BE CALCULATE FOR F.S.I. = 4861.97	4861.97 SQ.M.	
DEDUCTION FROM D.R.C. CERTIFICATE = 2216.00	2216.00 SQ.M.	



TYPE A
LOWER GROUND FLOOR PLAN
SCALE 1:100



TYPE A
1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN
SCALE 1:100



TYPE A
GROUND, 2ND, 4TH, 6TH & 10TH FLOOR PLAN
SCALE 1:100

1/5

STAMP OF APPROVAL

A AREA STATEMENTS	SQ.M.
1. Gross Area of plot	6000.00
2. Deductions for	
a) Road Acquisition Area	-
b) Proposed Road	-
c) Any Reservation	-
Total Deduction(a+ b+ c)	-
3. Remaining Gross Area (1 - 2)	6000.00
4. Deduction For	
a) Recreation Open space as per 15.3 (10%)	600.00
b) Internal Road	-
c) Amenity space 5%	nil
Total Deduction (a + b+ c)	600.00
Recreation Open space PROVIDED	-
5. Net Plot Area. for F.S.I.Calculation 6.00 x [(1 - (2 + 4))] 6.00 x (6000 - 600)	5400.00
6. Normal F.S.I. Permissible	
F.S.I. Payment of Premium (0.2)	1080.00
F.S.I. 5400.00 x 1.1	5940.00
7. Maximum Permissible Built - up Area (without tdr)	7020.00
TDR PERMISSIBLE (0.90)	5400.00 x 0.90=4860.00
TDR PURCHASED	4861.97
Permissible Built - up Area (WITH TDR)	11880.00
8. Proposed Built - up Area	11876.66
9. Balcony Excess Area	
10. Total Built - up Area	11876.66
11. F.S.I. Consumed	
12. F.S.I. Permissible To Be Calculated	
13. PARKING AREA STATEMENT	
a) Parking Required car	
b) Parking Required scooter	
c) Parking Required Motor / Cycle.	
*14. LOADING/ UNLOADING SPACES Loading/ Unloading required	
Total Loading / unloading required	

F SCHEDULE OF DOORS & WINDOWS

SRNO.	TYPE	SPEC	SIZE
1	D1	DOOR	1.0 x 2.10
2	D	DOOR	0.9 x 2.10
3	D2	DOOR	0.75x1.80
4	W3	WINDOW	0.90 x 1.20/1.0
5	W4	WINDOW	1.20 x 1.20/1.0
6	W5	WINDOW	1.50 X 1.20/1.0
7	W6	WINDOW	1.80 x 1.20/1.0
8	V	VENTILATOR	0.60 x 0.60
9	W&RS	ROLLING SHUTTER	W x 2.40

G NOTES :
1 OWNERS PLOT BOUNDRY SHOWN IN BLACK
2 PROPOSED WORK SHOWN IN RED
3 DRAINAGE LINE SHOWN IN DOTTED RED
4 APPROX. POSITION OF SEPT. PLAN SHOWN IN GREEN
5 RISER = 0.15m , TREAD = 0.25m , WAIST = 0.15m
6 STRUCTURE TO BE DEMOLISHED SHOWN IN RED
7 ALL WALLS OF 0.15 m THICK UNLESS MENTIONED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED ON THE DIMENSIONS OF SIDES OF PLOT IS AS STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA AS SHOWN HEREUNDER AGREES WITH THAT STATED IN DOCUMENTS OF OWNERSHIP

DESCRIPTION OF PROPERTY:
PROPOSED BUILDINGS ON PLOT BEARING S.NO.40/2/C,PLOT NO. 3,
VILLAGE KHOJ-KHUNTAVALI, AMBERNATH-W, THANE DIST.

OWNERS NAME:
M/s. Narsimurthi Narayan & others through its P.O.A. M/s. V. R. Panvelkar Associates through Proprietor Shri. Vishwanath R. Panvelkar through its P.O.A. Walekar & Son's developers through partner Bhushan Walekar.

SIGNATURE OF OWNER / P.A. HOLDER:

DWG NO.	SCALE	DRAWN BY	DATE
001-01	AS MENTIONED	HARSHADA	06-03-2019

SIGNATURE OF ARCHITECT :

THORAT MATHUR & ASSOCIATES
Architectural & Structural Consultants
Swami Samarth Apartment, B-1,
Swami Samarth Chowk, Shiv Mandir Road,
Kher Section, Ambernath (E).

TYPE A