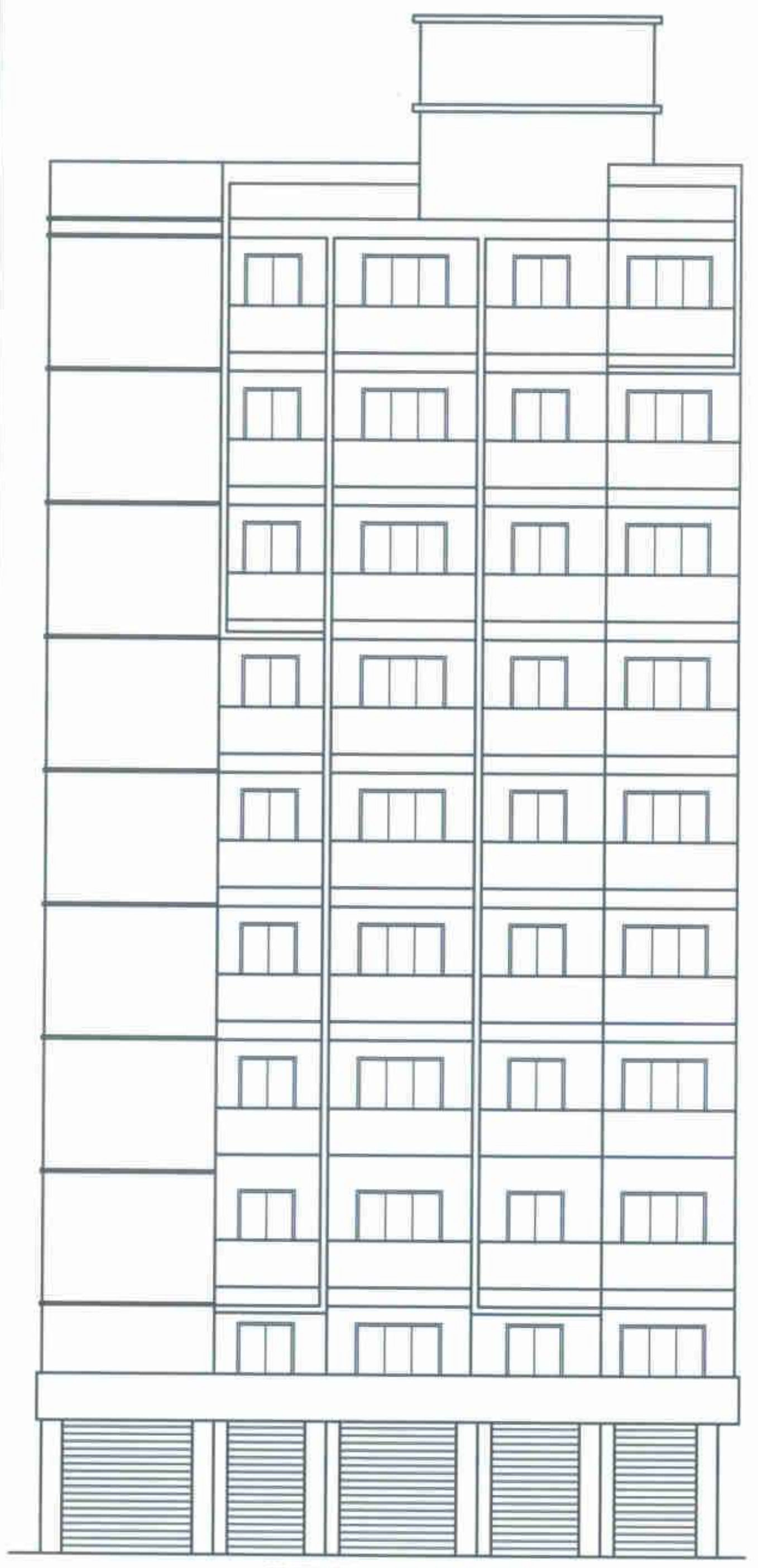
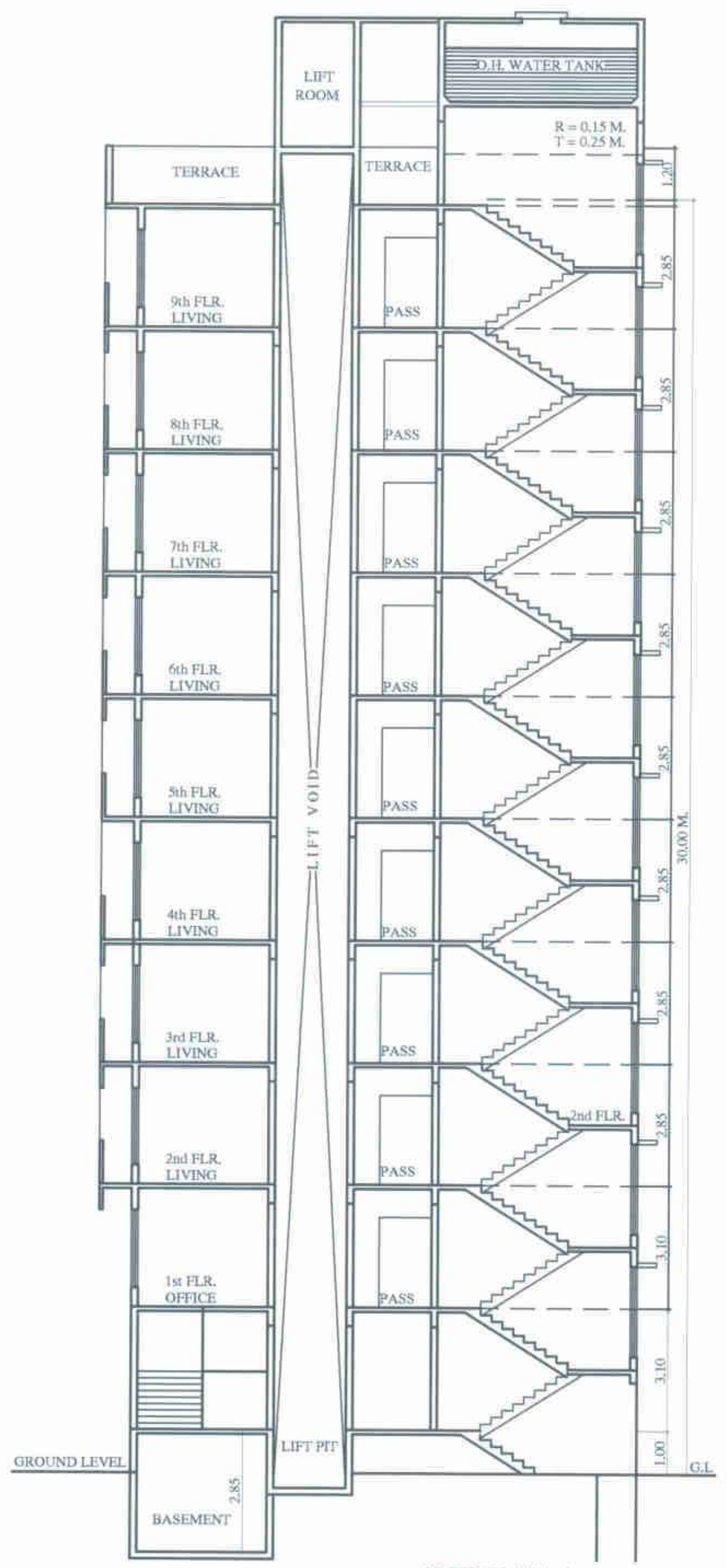
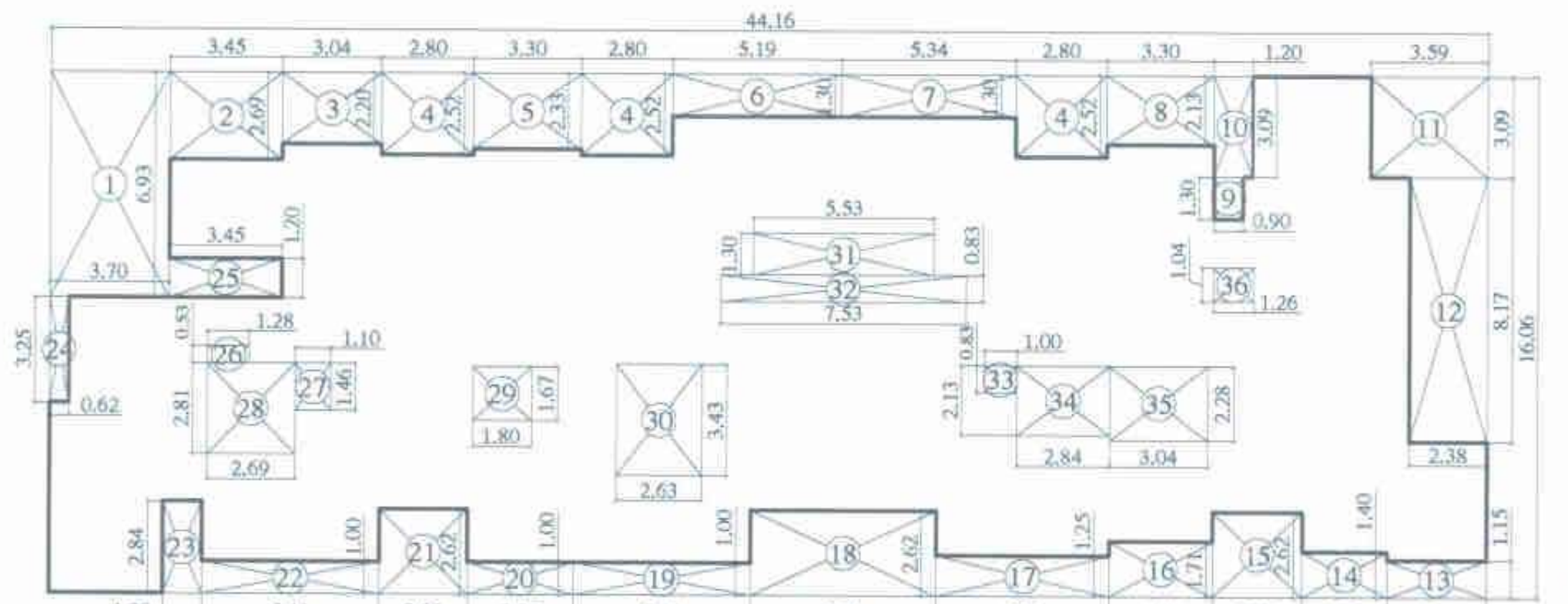


ELEVATION FRONT VIEW



SECTION AT A-A

PREMIUM AGAINST 30 % F.S.I.
PLOT AREA = 1740.00 SQ.MT.
PER. PRE. 30% = 522.00 SQ.MT.
PROPOSED PRE. = 522.00 SQ.MT.
522.00 x (0.35 X 5900) = RS. 10,77,930/-



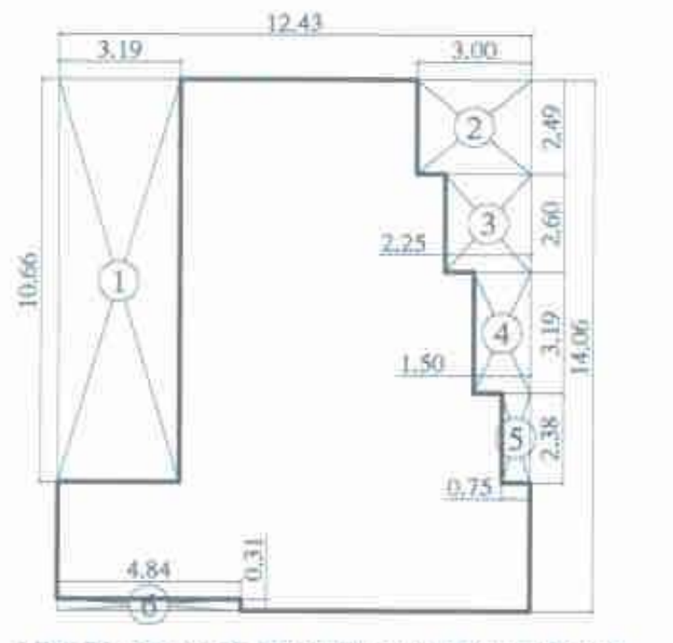
LINE DIAGRAM OF SECOND TO NINTH FLOORS
(RESIDENTIAL) SCALE = 1:200

BUILT UP AREA CALCULATION
SECOND TO NINTH (RESIDENTIAL)

SECOND TO NINTH TYPICAL FLOORS		
A	44.16 X 16.06 X 1 NO	= 709.21 SQ.MT.
	TOTAL ADDITION	= 709.21 SQ.MT. X

DEDUCTIONS

1	3.70 X 6.93 X 1 NO	= 25.64 SQ.MT.
2	3.45 X 2.69 X 1 NO	= 9.28 SQ.MT.
3	3.04 X 2.20 X 1 NO	= 6.69 SQ.MT.
4	2.80 X 2.52 X 3 NOS	= 21.17 SQ.MT.
5	3.30 X 2.33 X 1 NO	= 7.69 SQ.MT.
6	5.19 X 1.30 X 1 NO	= 6.75 SQ.MT.
7	5.34 X 1.30 X 1 NO	= 6.94 SQ.MT.
8	3.30 X 2.13 X 1 NO	= 7.03 SQ.MT.
9	0.90 X 1.30 X 1 NO	= 1.17 SQ.MT.
10	1.20 X 3.09 X 1 NO	= 3.71 SQ.MT.
11	3.59 X 3.09 X 1 NO	= 11.09 SQ.MT.
12	2.38 X 8.17 X 1 NO	= 19.44 SQ.MT.
13	3.04 X 1.15 X 1 NO	= 3.50 SQ.MT.
14	2.60 X 1.40 X 1 NO	= 3.64 SQ.MT.
15	2.80 X 2.62 X 1 NO	= 7.34 SQ.MT.
16	3.19 X 1.71 X 1 NO	= 5.45 SQ.MT.
17	5.29 X 1.25 X 1 NO	= 6.61 SQ.MT.
18	5.70 X 2.62 X 1 NO	= 14.93 SQ.MT.
19	5.43 X 1.00 X 1 NO	= 5.43 SQ.MT.
20	3.25 X 1.00 X 1 NO	= 3.25 SQ.MT.
21	2.69 X 2.62 X 1 NO	= 7.05 SQ.MT.
22	5.44 X 1.00 X 1 NO	= 5.44 SQ.MT.
23	1.20 X 2.84 X 1 NO	= 3.41 SQ.MT.
24	0.62 X 3.25 X 1 NO	= 2.02 SQ.MT.
25	3.45 X 1.20 X 1 NO	= 4.14 SQ.MT.
26	1.28 X 0.53 X 1 NO	= 0.68 SQ.MT.
27	1.10 X 1.46 X 1 NO	= 1.61 SQ.MT.
28	2.69 X 2.81 X 1 NO	= 7.56 SQ.MT.
29	1.80 X 1.67 X 1 NO	= 3.01 SQ.MT.
30	2.63 X 3.43 X 1 NO	= 9.02 SQ.MT.
31	5.53 X 1.30 X 1 NO	= 7.19 SQ.MT.
32	7.53 X 0.83 X 1 NO	= 6.25 SQ.MT.
33	1.00 X 0.83 X 1 NO	= 0.83 SQ.MT.
34	2.84 X 2.13 X 1 NO	= 6.05 SQ.MT.
35	3.04 X 2.28 X 1 NO	= 6.93 SQ.MT.
36	1.26 X 1.04 X 1 NO	= 1.31 SQ.MT.
	TOTAL DEDUCTION	= 249.25 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	= 459.96 SQ.MT. X1



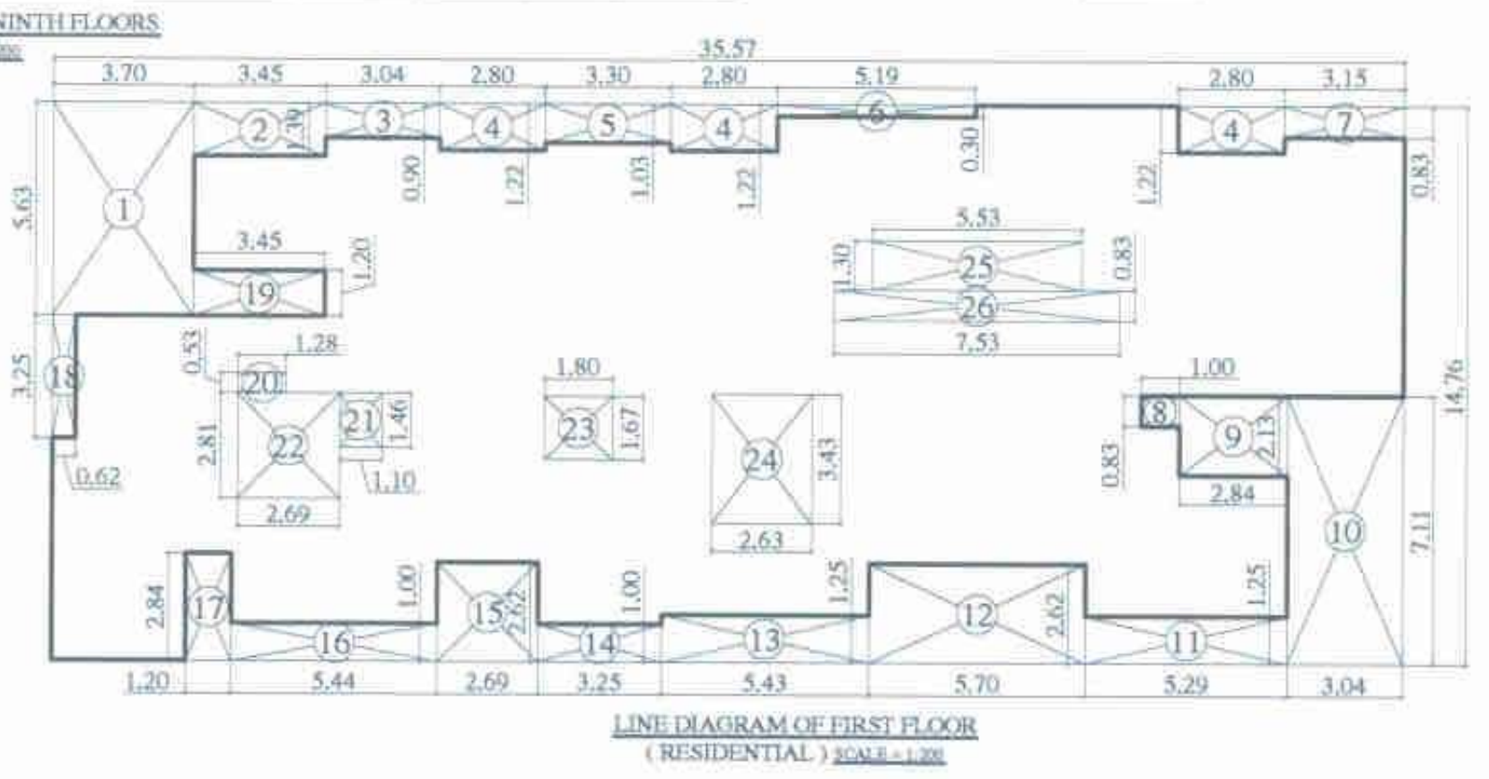
LINE DIAGRAM OF GROUND & BASEMENT FLOOR
(COMMERCIAL)
SCALE = 1:200

BUILT UP AREA CALCULATION
GROUND & BASEMENT FLOOR (COMMERCIAL)

GROUND / BASEMENT FLOOR		
A	12.43 X 14.06 X 1 NO	= 174.77 SQ.MT.
	TOTAL ADDITION	= 174.77 SQ.MT. X

DEDUCTIONS

1	3.19 X 10.66 X 1 NO	= 34.01 SQ.MT.
2	3.00 X 2.49 X 1 NO	= 7.47 SQ.MT.
3	2.25 X 2.60 X 1 NO	= 5.85 SQ.MT.
4	1.50 X 3.19 X 1 NO	= 4.79 SQ.MT.
5	0.75 X 2.38 X 1 NO	= 1.79 SQ.MT.
6	4.84 X 0.31 X 1 NO	= 1.50 SQ.MT.
	TOTAL DEDUCTION	= 55.41 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	= 119.36 SQ.MT. X1



LINE DIAGRAM OF FIRST FLOOR
(RESIDENTIAL) SCALE = 1:200

BUILT UP AREA CALCULATION
FIRST FLOOR (RESIDENTIAL)

FIRST FLOOR RESIDENTIAL		
A	35.57 X 14.76 X 1 NO	= 525.01 SQ.MT.
	TOTAL ADDITION	= 525.01 SQ.MT. X

DEDUCTIONS

1	3.70 X 5.63 X 1 NO	= 20.83 SQ.MT.
2	3.45 X 1.39 X 1 NO	= 4.80 SQ.MT.
3	3.04 X 0.90 X 1 NO	= 2.74 SQ.MT.
4	2.80 X 1.22 X 3 NOS	= 10.25 SQ.MT.
5	3.30 X 1.03 X 1 NO	= 3.40 SQ.MT.
6	5.19 X 0.30 X 1 NO	= 1.56 SQ.MT.
7	3.15 X 0.83 X 1 NO	= 2.61 SQ.MT.
8	1.00 X 0.83 X 1 NO	= 0.83 SQ.MT.
9	2.84 X 2.13 X 1 NO	= 6.05 SQ.MT.
10	3.04 X 7.11 X 1 NO	= 21.61 SQ.MT.
11	5.29 X 1.25 X 1 NO	= 6.61 SQ.MT.
12	5.70 X 2.62 X 1 NO	= 14.93 SQ.MT.
13	5.43 X 1.25 X 1 NO	= 6.79 SQ.MT.
14	3.25 X 1.00 X 1 NO	= 3.25 SQ.MT.
15	2.69 X 2.62 X 1 NO	= 7.05 SQ.MT.
16	5.44 X 1.00 X 1 NO	= 5.44 SQ.MT.
17	1.20 X 2.84 X 1 NO	= 3.41 SQ.MT.
18	0.62 X 3.25 X 1 NO	= 2.02 SQ.MT.
19	3.45 X 1.20 X 1 NO	= 4.14 SQ.MT.
20	1.28 X 0.53 X 1 NO	= 0.68 SQ.MT.
21	1.10 X 1.46 X 1 NO	= 1.61 SQ.MT.
22	2.69 X 2.81 X 1 NO	= 7.56 SQ.MT.
23	1.80 X 1.67 X 1 NO	= 3.01 SQ.MT.
24	2.63 X 3.43 X 1 NO	= 9.02 SQ.MT.
25	5.53 X 1.30 X 1 NO	= 7.19 SQ.MT.
26	7.53 X 0.83 X 1 NO	= 6.25 SQ.MT.
	TOTAL DEDUCTION	= 163.64 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	= 361.37 SQ.MT. X1

PARKING AREA STATEMENT

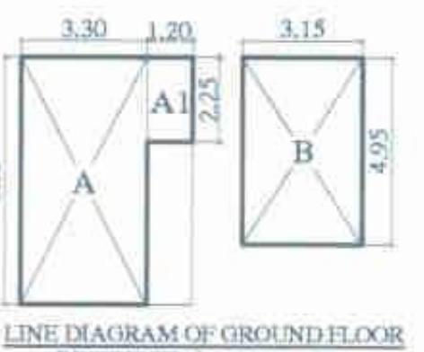
CATEGORY IN M^2	NO OF FLAT PROPOSED	NO OF PARKING REQUIRED		5% VISITOR PARKING REQUIRED		TOTAL REQUIRED PARKING AS PER TABLE NO. 8B		PROPOSED PARKING AS PER REG.NO. 8.2.2 TABLE NO. 8C (60%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA LESS THAN 30 MT^2	17	0	34	0	2	0	36	0	22
2 TENEMENTS HAVING CARPET AREA UPTO 30 TO 40	61	31	61	2	4	33	65	20	39
2 TENEMENTS HAVING CARPET AREA 40 TO 80	8	4	20	1	5	5	25	3	15
TOTAL		35	103	2	6	37	109	23	56

COMMERCIAL AREA STATEMENT

			CAR	SCOOTER	CAR	SCOOTER
WHOLE SALE SHOP NOT BEING USED FOR RETAIL TRADING	FOR EVERY 100 SQMT. CARPET AREA OR FRACTION THEREOF	PROPOSED COMMERCIAL CARPET AREA 1ST TO 2ND FLR = 344.00 SQ.MT.	8	24	5	15
		TOTAL =			28	71

DP ROAD PLOT AREA CALCULATION

DEDUCTIONS		
1	16.78 X 5.08 X 1/2	= 42.62 SQ.MT.
2	26.10 X 12.19 X 1/2	= 159.08 SQ.MT.
3	18.87 X 9.52 X 1/2	= 89.82 SQ.MT.
4	14.00 X 5.24 X 1/2	= 36.68 SQ.MT.
	TOTAL	= 328.20 SQ.MT.



LINE DIAGRAM OF GROUND FLOOR
(RESIDENTIAL) SCALE = 1:200

BUILT UP AREA CALCULATION
GROUND FLOOR (RESIDENTIAL)

GROUND FLOOR		
A	3.30 X 6.55 X 1NO	= 21.62 SQ.MT.
A1	1.20 X 2.25 X NO	= 2.70 SQ.MT.
B	3.15 X 4.95 X 1NO	= 15.59 SQ.MT.
	TOTAL ADDITION	= 39.91 SQ.MT.

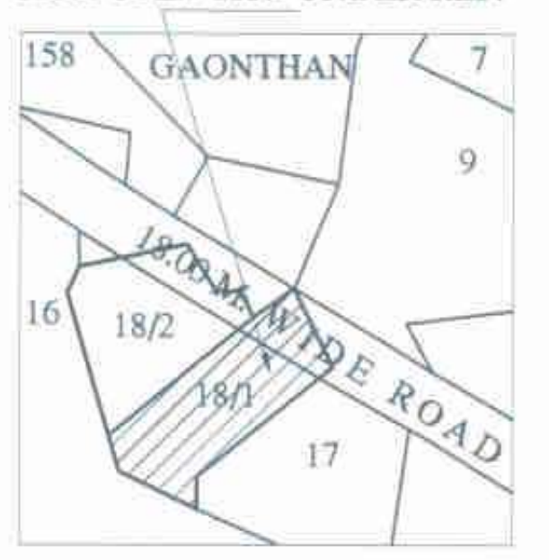
B/UP AREA (P LINE) STATEMENT

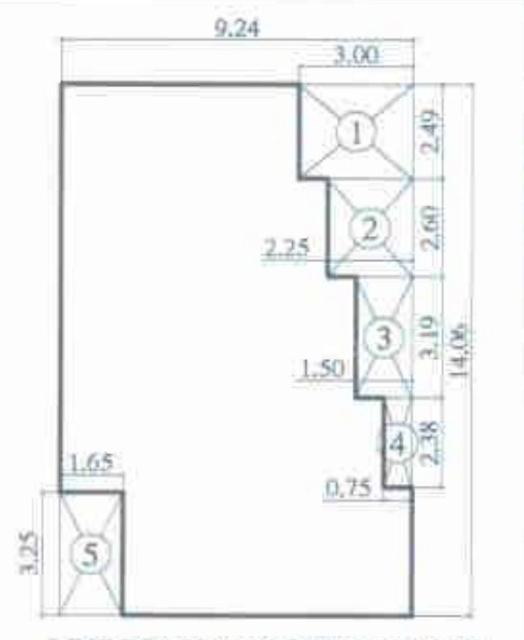
FLOOR	COMMERCIAL AREA IN SQ.MT.	RESIDENTIAL AREA IN SQ.MT.	TOTAL AREA IN SMT.	CONST. AREA SMT.
BASEMENT	119.36	NIL	119.36	119.36
GROUND	119.36	39.91	159.27	481.07
FIRST	104.65	361.37	466.02	466.02
SECOND	NIL	459.96	459.96	459.96
THIRD	NIL	459.96	459.96	459.96
FOURTH	NIL	459.96	459.96	459.96
FIFTH	NIL	459.96	459.96	459.96
SIXTH	NIL	459.96	459.96	459.96
SEVENTH	NIL	459.96	459.96	459.96
EIGHTH	NIL	(LESS REFU 22.66) 437.60	437.60	459.96
NINTH	NIL	459.96	459.96	459.96
TOTAL	343.37	4058.60	4401.97	4746.13

AREA STATEMENT

COMMERCIAL AREA	343.37 SQ.MT.
RESIDENTIAL AREA	4058.60 SQ.MT.
TOTAL AREA	4401.97 SQ.MT.

PROPOSED SITE UNDER REF.





LINE DIAGRAM OF FIRST FLOOR
(COMMERCIAL)
SCALE = 1:200

BUILT UP AREA CALCULATION
FIRST FLOOR (COMMERCIAL)

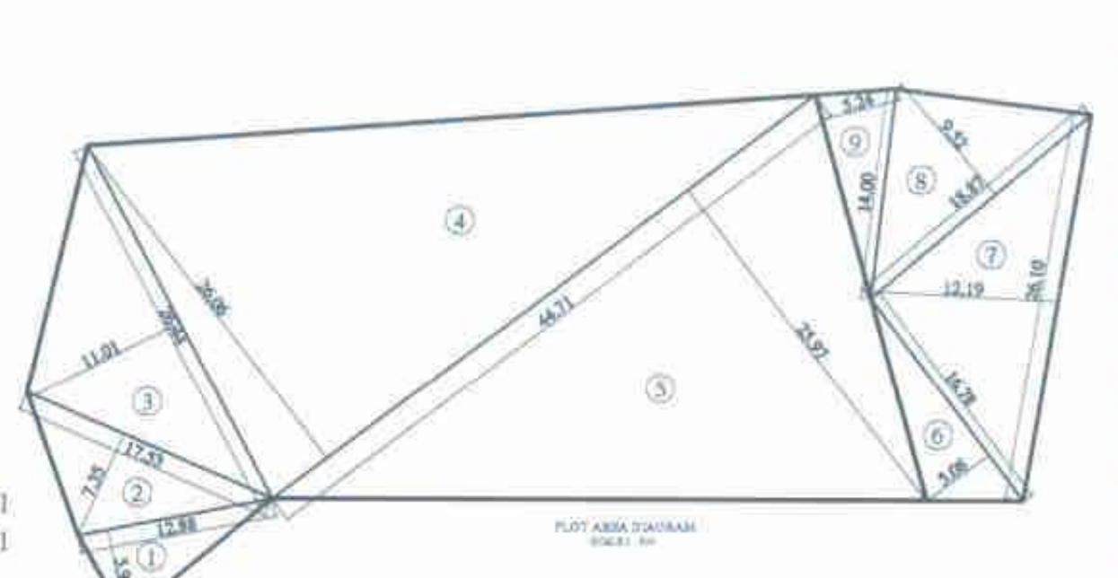
FIRST FLOOR COMMERCIAL		
A	9.24 X 14.06 X 1 NO	= 129.91 SQ.MT.
	TOTAL ADDITION	= 129.91 SQ.MT. X

DEDUCTIONS

1	3.00 X 2.49 X 1 NO	= 7.47 SQ.MT.
2	2.25 X 2.60 X 1 NO	= 5.85 SQ.MT.
3	1.50 X 3.19 X 1 NO	= 4.79 SQ.MT.
4	0.75 X 2.38 X 1 NO	= 1.79 SQ.MT.
5	1.65 X 3.25 X 1 NO	= 5.36 SQ.MT.
	TOTAL DEDUCTION	= 25.26 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	= 104.65 SQ.MT. X1

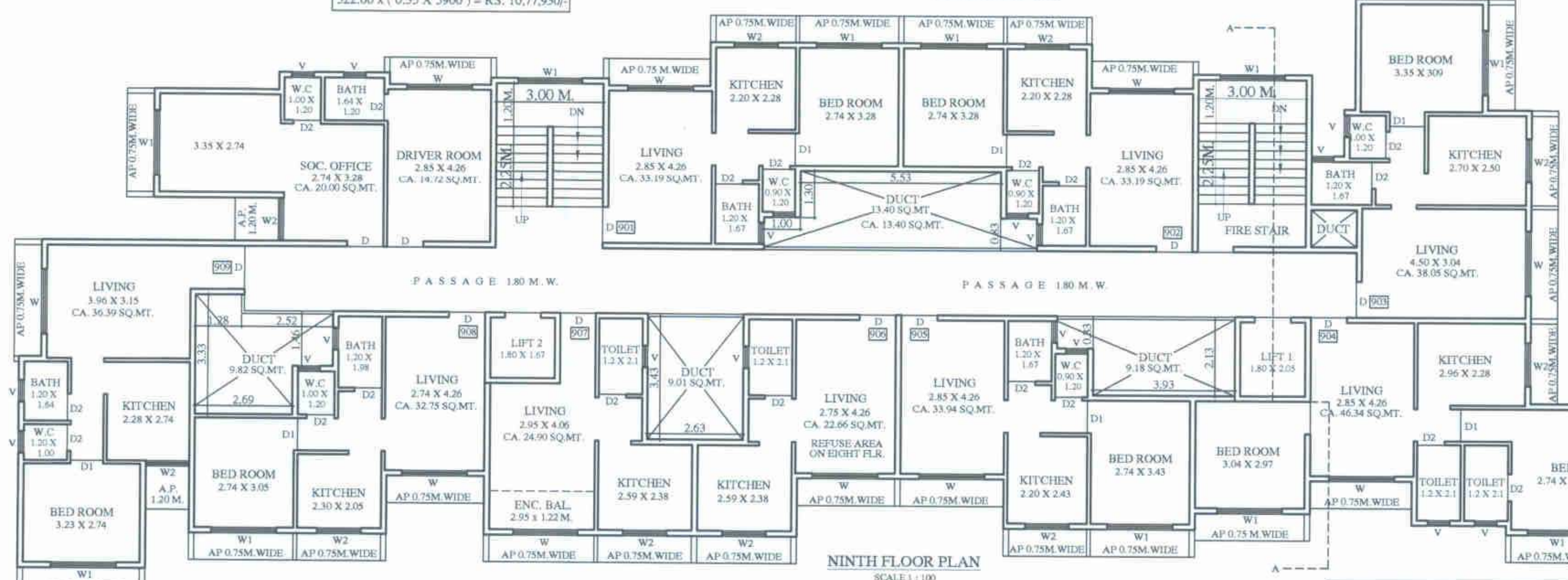
UPKAR STATEMENT

COST OF CONS. AS PER R.R.	25289.00/ SQ.MT.
TOTAL COUNTABLE B-UP AREA	4746.13 SQ.MT.
TOTAL CONS. COST	₹12,00,24,882/-
UPKAR @ 1 % OF CONS. COST	₹12,00,249/-

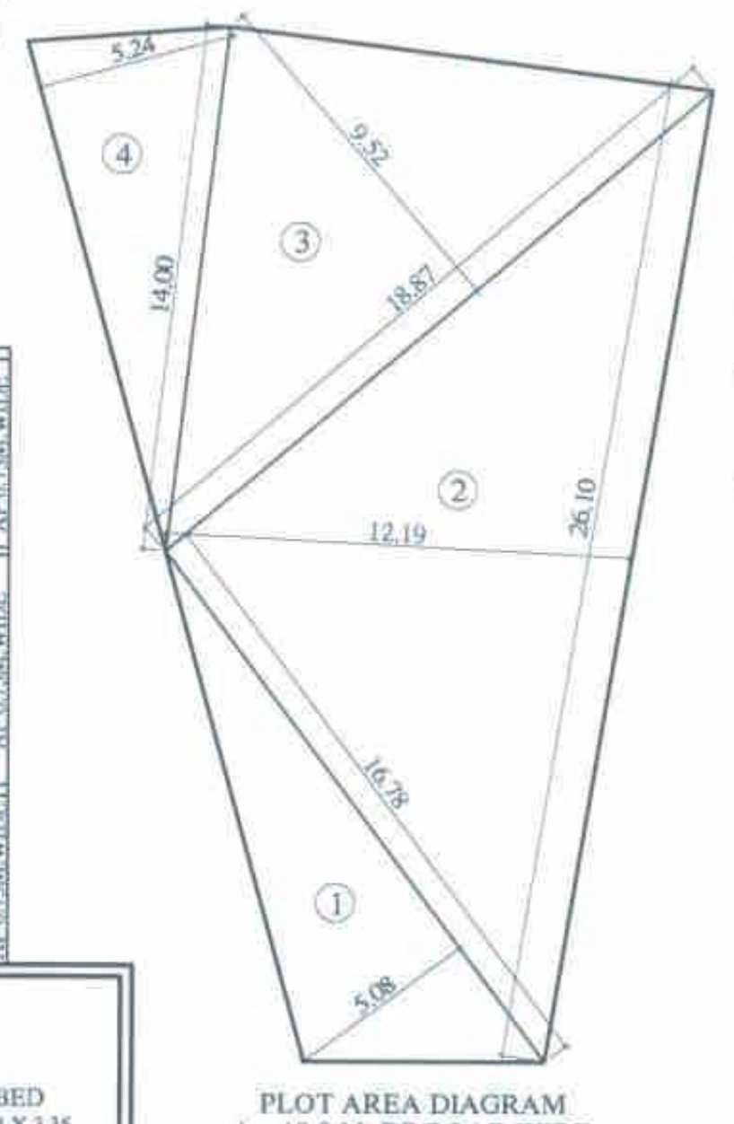


PLOT AREA CALCULATION

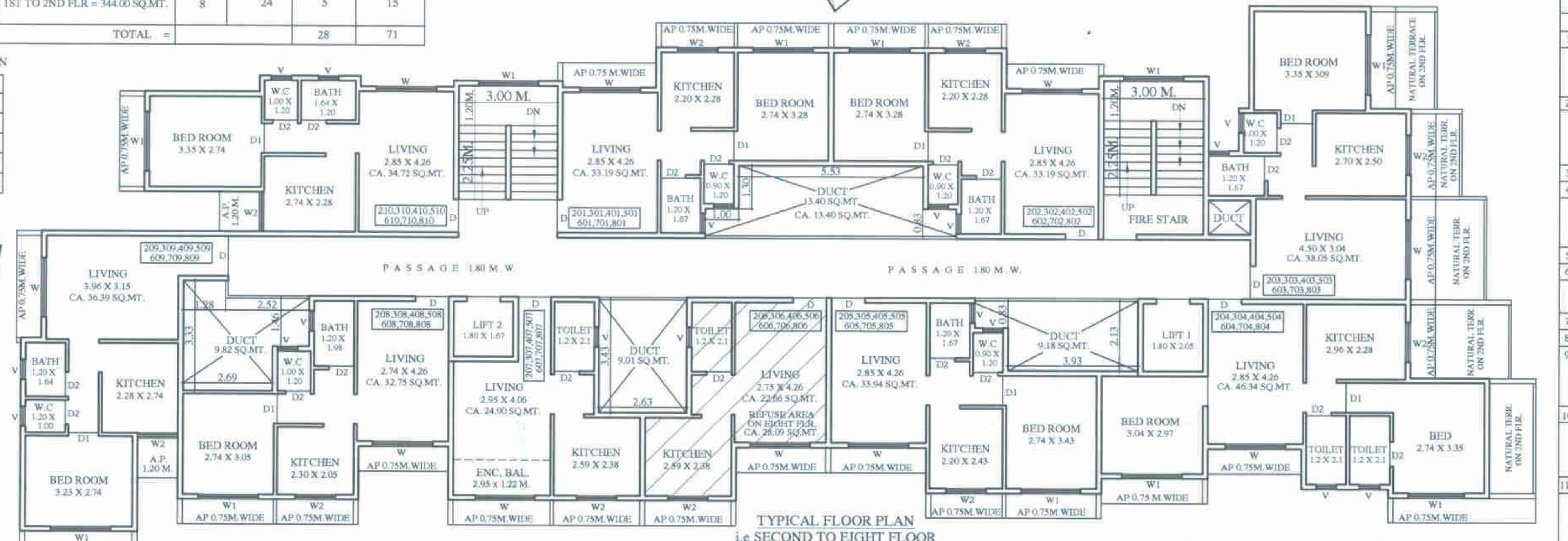
DEDUCTIONS		
1	12.88 X 5.98 X 1/2	= 38.51 SQ.MT.
2	17.53 X 7.35 X 1/2	= 64.42 SQ.MT.
3	26.44 X 11.01 X 1/2	= 145.55 SQ.MT.
4	44.71 X 26.06 X 1/2	= 582.57 SQ.MT.
5	44.71 X 25.97 X 1/2	= 580.56 SQ.MT.
6	16.78 X 5.08 X 1/2	= 42.62 SQ.MT.
7	26.10 X 12.19 X 1/2	= 159.08 SQ.MT.
8	18.87 X 9.52 X 1/2	= 89.82 SQ.MT.
9	14.00 X 5.24 X 1/2	= 36.68 SQ.MT.
	TOTAL	= 1739.81 SQ.MT.



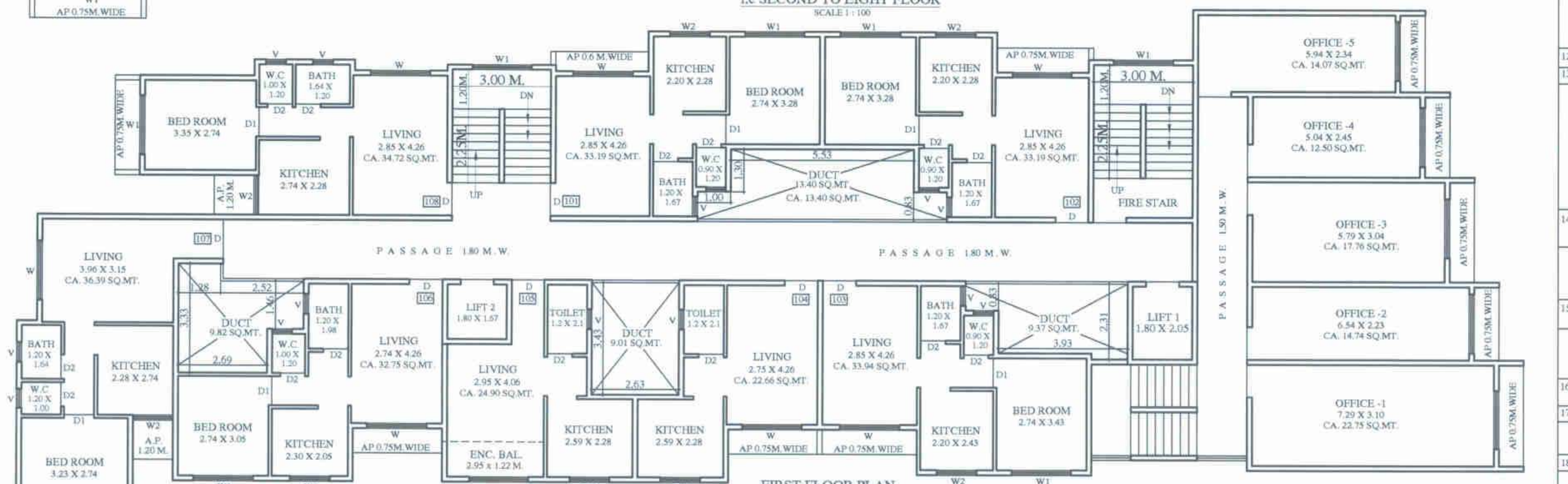
NINTH FLOOR PLAN
SCALE 1 : 100



PLOT AREA DIAGRAM
i.e. 18.0 M. DP ROAD WIDE
SCALE 1 : 200



TYPICAL FLOOR PLAN
i.e. SECOND TO EIGHT FLOOR
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100

CARPET AREA STATEMENT OF NINTH FLOOR.	
FLAT NO.	AREA IN SQ.MT.
901	33.19 SQ.MT.
902	33.19 SQ.MT.
903	38.05 SQ.MT.
904	46.34 SQ.MT.
905	33.94 SQ.MT.
906	22.66 SQ.MT.
907	24.90 SQ.MT.
908	32.75 SQ.MT.
909	36.39 SQ.MT.

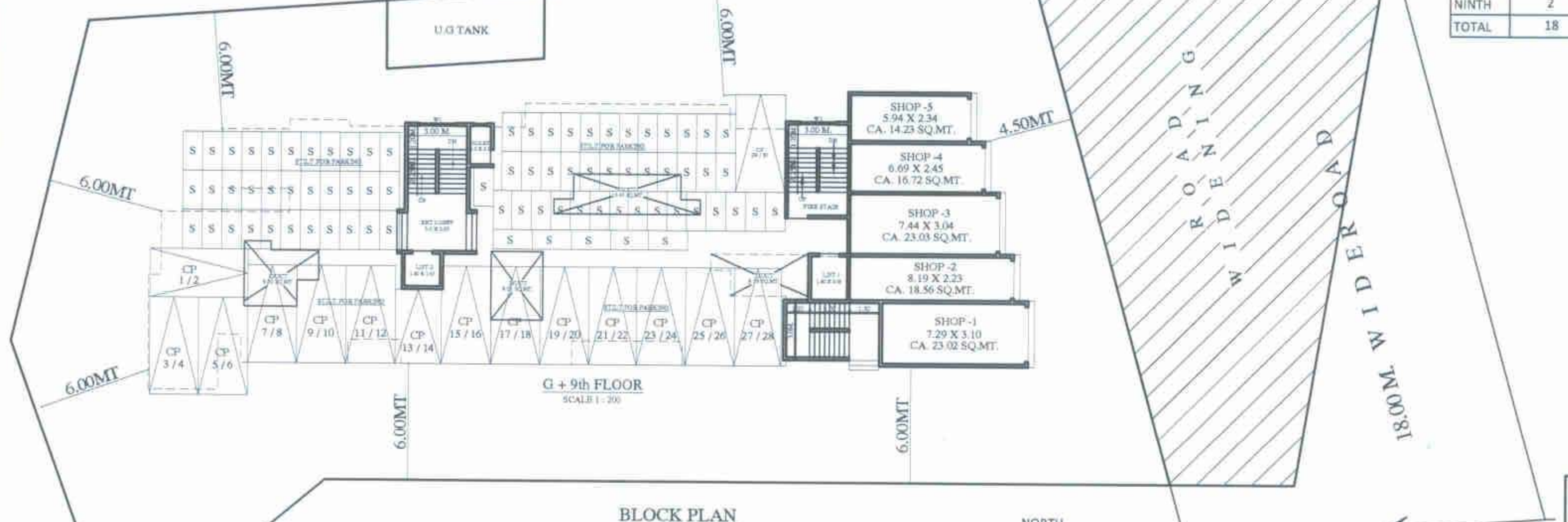
CARPET AREA STATEMENT OF SHOP'S (GROUND FLOOR .)	
SHOP NO.	AREA IN SQ.MT.
SHOP 1	23.03 SQ.MT.
SHOP 2	18.56 SQ.MT.
SHOP 3	23.03 SQ.MT.
SHOP 4	16.72 SQ.MT.
SHOP 5	14.23 SQ.MT.

CARPET AREA STATEMENT OF OFFICE'S (FIRST FLOOR .)	
SHOP NO.	AREA IN SQ.MT.
OFFICE 1	22.75 SQ.MT.
OFFICE 2	14.74 SQ.MT.
OFFICE 3	17.76 SQ.MT.
OFFICE 4	12.50 SQ.MT.
OFFICE 5	14.07 SQ.MT.

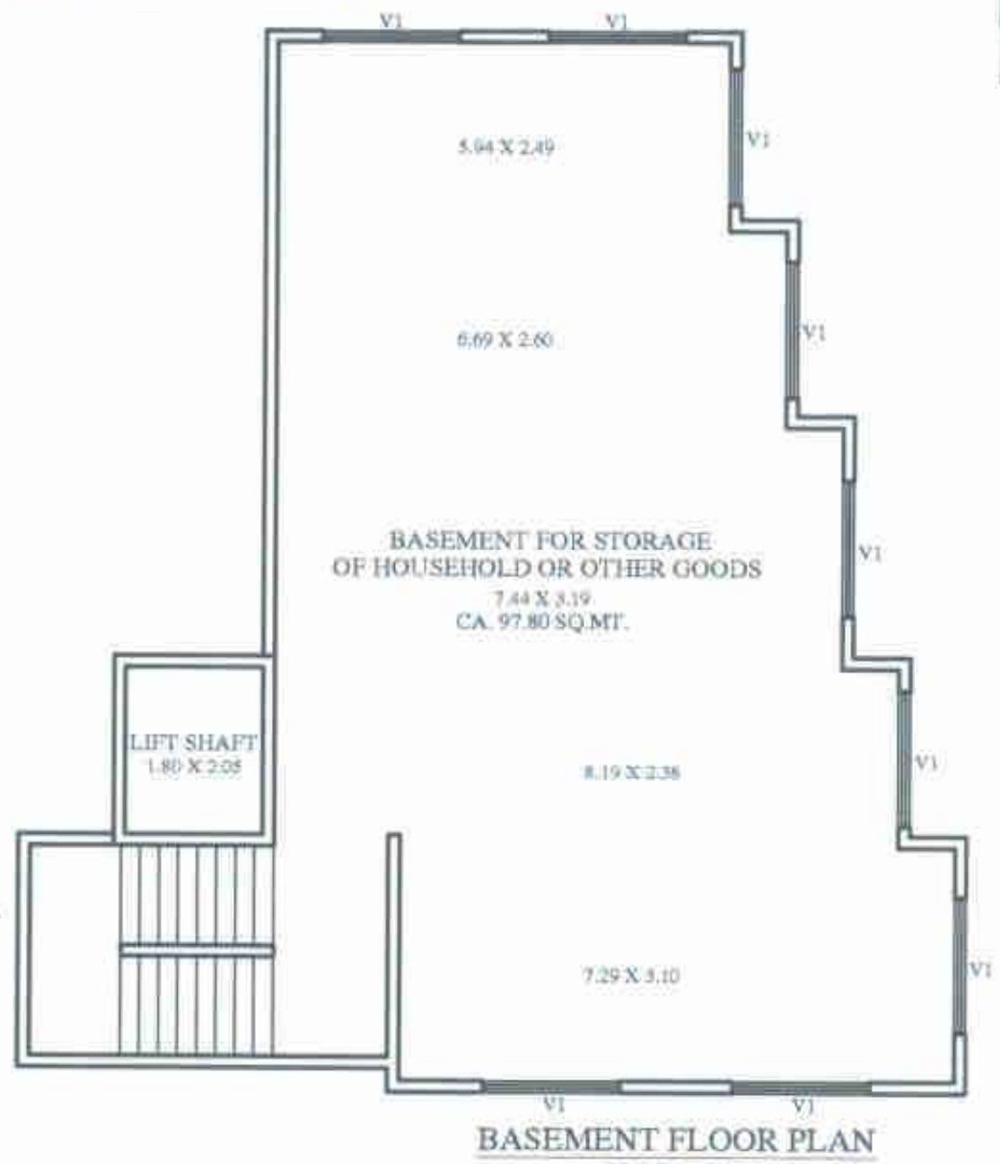
CARPET AREA STATEMENT OF FIRST FLOOR.	
FLAT NO.	AREA IN SQ.MT.
101	33.19 SQ.MT.
102	33.19 SQ.MT.
103	33.94 SQ.MT.
104	22.66 SQ.MT.
105	24.90 SQ.MT.
106	32.75 SQ.MT.
107	36.39 SQ.MT.
108	34.72 SQ.MT.

TENEMENT STATEMENT OF 1ST TO NINTH FLR.			
FLOOR	BELOW $30M^2$	30 TO $40M^2$	ABOVE 40M
GROUND	NIL	NIL	NIL
FIRST	2	6	NIL
SECOND	2	7	1
THIRD	2	7	1
FOURTH	2	7	1
FIFTH	2	7	1
SIXTH	2	7	1
SEVENTH	2	7	1
EIGHT	2	7	1
NINTH	2	6	1
TOTAL	18	61	8

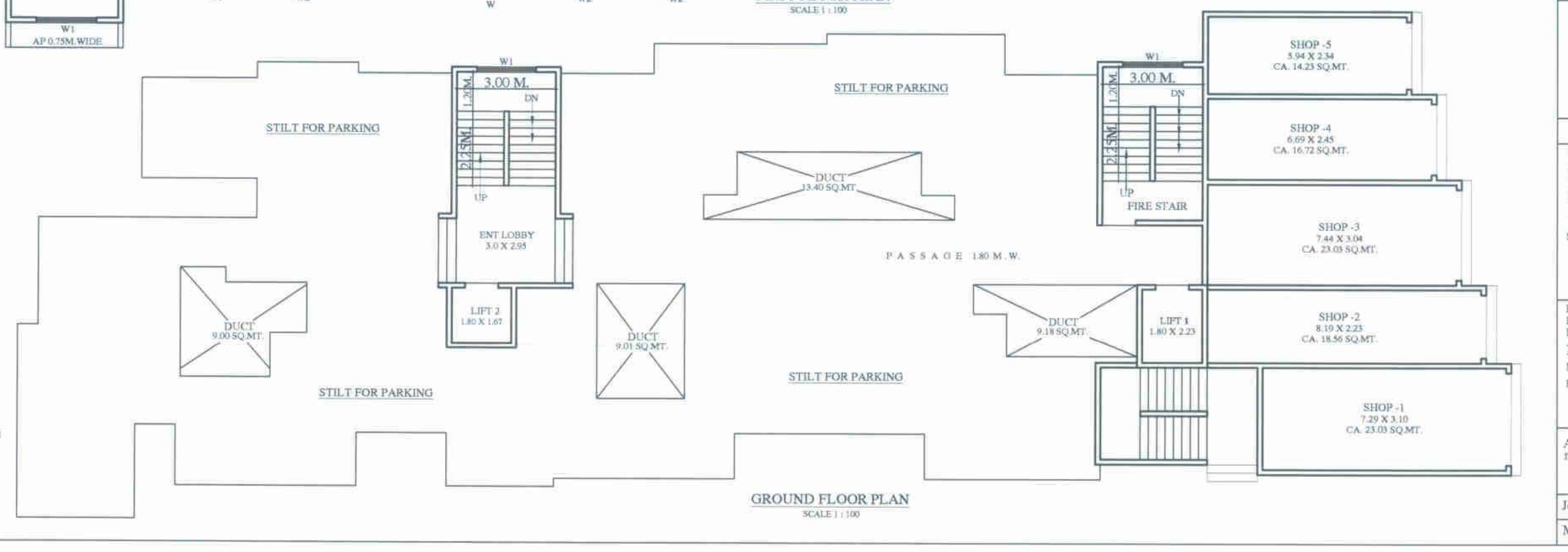
CARPET AREA STATEMENT OF 2ND TO EIGHT FLR.	
FLAT NO.	AREA IN SQ.MT.
201,301,401,501,601,701,801	33.19 SQ.MT.
202,302,402,502,602,702,802	33.19 SQ.MT.
203,303,403,503,603,703,803	38.05 SQ.MT.
204,304,404,504,604,704,804	46.34 SQ.MT.
205,305,405,505,605,705,805	33.94 SQ.MT.
206,306,406,506,606,706,806	22.66 SQ.MT.
207,307,407,507,607,707,807	24.90 SQ.MT.
208,308,408,508,608,708,808	32.75 SQ.MT.
209,309,409,509,609,709,809	36.39 SQ.MT.
210,310,410,510,610,710,810	34.72 SQ.MT.



BLOCK PLAN
SCALE 1 : 200



BASEMENT FLOOR PLAN
SCALE 1 : 100



GROUND FLOOR PLAN
SCALE 1 : 100

STAMP FOR APPROVAL

DATE :- 30/06/2022
SHEET 1/1

अंबरनाथ

बांधकाम नकाशे मंजूरी
....रंगाने दूरूस्ती दाखविल्याप्रमाणे व बांधकाम
प्रारंभ पत्र क्र. अं.न.प./नरवि/बांप/२१-२३/६३०/e३११/३६
दि. २८/०६/२०२२ ......मध्ये घालून दिलेल्या अटी प्रमाणे
आता सर्व एकुण मंजुरी दिलेले क्षेत्र ....चौ.मी.

नगर रचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा नियोजन अधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

PROPOSED BUILDING AT CHIKHLOLI

AREA AS PER RECORD OF RIGHTS

S.NO.	H.NO	P. NO	VILLAGE	TOTAL
18	1	N.A	CHKHLOLI	1740.00 M^2
			TOTAL	1740.00 M^2

PROFORMA - I AREA STATEMENT

		AREA STATEMENT	SQ.MT.
1.		AREA OF PLOT	1740.00 SQ.MT.
	a)	AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1740.00 SQ.MT.
	b)	AS PER MEASUREMENT SHEET	1740.00 SQ.MT.
	c)	AS PER SITE	1740.00 SQ.MT.
2.		DEDUCTIONS FOR	-----
	a)	PROPOSED D.P/D.P. ROAD WIDENING AREA /SERVICE ROAD HIGHWAY WIDENING	328.00 SQ.MT.
	b)	ANY D.P. RESERVATION AREA TOTAL 2 (a+b)	-----
3.		BALANCE AREA OF PLOT (1-2a)	1412.00 SQ.MT.
4.		AMENITY SPACE (if applicable)	N.A.
	a)	REQUIRED	-----
	b)	ADJUSTMENT OF 2 (B), IF ANY	-----
	c)	BALANCE PROPOSED	-----
5.		NET PLOT AREA { 3-4(c)}	1412.00 SQ.MT.
6.		RECREATIONAL OPEN SPACE (if applicable)	N.A.
	a)	REQUIRED	-----
	b)	PROPOSED	-----
7.		INTERNAL ROAD AREA	N.A.
8.		PLOTABLE AREA (if applicable)	N.A.
9.	a)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr No 5 X BASIC FSI 1.10)	1553.20 SQ.MT.
	b)	EXISTING BUILDIG AUTHORIZED BUILT UP AREA EQUIVALENT TO BASIC FSI 1.10 AS PER SANCTIONED PLAN	N.A.
10.		ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a)	MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH / TOD Zone	
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM (1740 x 0.30 = 522.00 Sq.mt.)	522.00 SQ.MT.
11.		IN - SITU FSI / TDR LOADING	
	a)	IN - SITU AREA AGAINST D.P. ROAD [2.0 x Sr No 2 (a)], if any	656.00 SQ.MT.
	b)	IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR.NO. 4(b) and / or (c)]	N.A.
	c)	TDR AREA (PERMISSIBLE 1740 x 0.70 = 1218.00 Sq.mt.) TDR REQUIRE TO REACH THE G+9 TH STORIED BUILDING	NIL
	d)	TOTAL IN - SITU / TDR LOADING PROPOSED (11 (a) + (b) + (c))	656.00 SQ.MT.
12.		ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	N.A.
13.		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a)	[9+10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE	2731.20 SQMT.
	b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGE	
		i) RESIDENTIAL ANCILLARY ARE (13a - COM AREA) 2731.20 - 343.37 = 2387.83 X 60% =1432.69	
		ii) COMMERCIAL ANCILLARY AREA 343.37 x 80% = 274.69	
		TOTAL ANCILLARY AREA (i)+(ii) 1432.69 + 274.69	1707.38SQ.MT.
	c)	TOTAL ENTITLEMENT (13a + 13 b)	4438.58 SQ.MT.
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]	
		i) RESI ANCILLARY (3654.00 - 343.37) X 1.6 = 5297.00Sq.mt	
		ii) COMM ANCILLARY (343.37 X1.8) = 618.06 Sq.mt	
		TOTAL (i+ii)	5337.78 SQ.MT.
15.		TOTAL B/UP AREA IN PROPOSAL (EXCLUDING AREA AT AT SR NO 17 b)	N.A
	a.	EXISTING BUILT-UP AREA	N.A
	b.	PROPOSED BUILT-UP (AS PER 'P' LINE)	4401.97 SQ.MT.
	c.	TOTAL (a+b)	4401.97 SQ.MT.
16.		F.S.I. CONSUMED (15/14) (SHOULD NOT BE MORE THAN SERICAL NO. 14 ABOVE)	2.53
17.		AREA FOR INCLUSIVE HOUSING, IF ANY	-----
	a)	REQUIRED (20% OF SR. NO. 5)	-----
	b)	PROPOSED	-----
18.		BALANCE AREA	36.61 SQ.MT.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED ON Dt ________ THE DIMENSIONS OF THE SIDES OF PLOT IS AS STATED ON THE PLAN AREA AS MEASURED ON THE SITE & THE AREA SO WORKED OUT WITH THAT STATED IN DOCUMENTS OF OWNERSHIP

R. I. GHORMODE

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 and Signature

SHRI KHIMJI LIRA PATEL & OTHERS

PLAN FOR PROPOSED BUILDING SITUATED ON PLOT BEARING SURVEY NO. 18, HISSA NO. - AT VILLAGE - CHIKHLOLI , TAL.- AMBERNATH, DIST. - THANE.

FOR :-

M/S SAIKRIPA BUILDERS THROUGH PARTNERS SHRI KHIMJI LIRA PATEL POWER OF ATORNEY HOLDER OF SHRI PRABHAKAR ANANT DHONDE

Architect / Licensed Engineer / Supervision name & signature

RAVINDRA I. GHORMODE
Architects & Int. designer
1/A Bhagyaprabha Gr. Floor, Kulgaon,
Badlapur (East).

Job No.	Drawing No.	Scale	Drawn by	Checked by	Reg. No. of Architect / License no. of Licensed
M.D. 8	UDCPR-22	10:1	aalok	R.G.	CA/90/13158