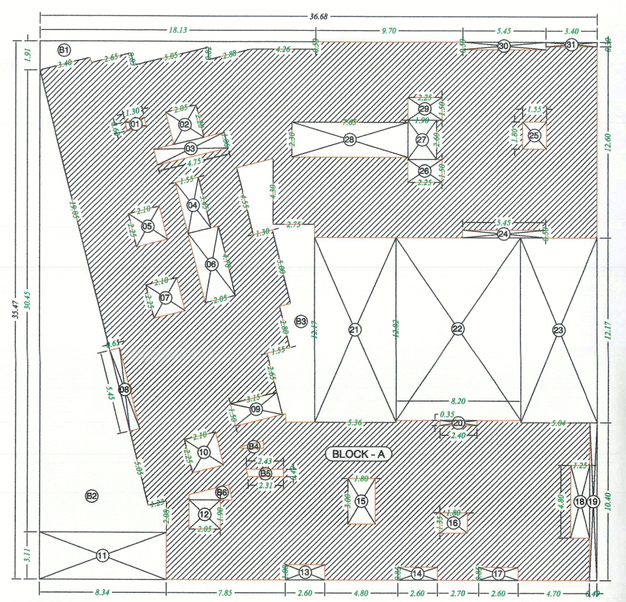
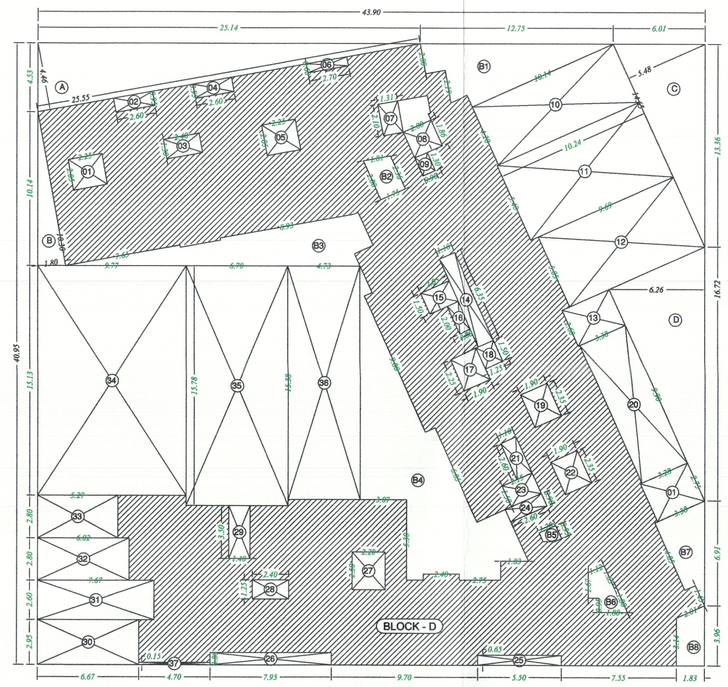



P-LINE OF BUILT-UP AREA CALCULATION OF 1st., 2nd., 3rd., 4th., 5th., 6th. & 7th. FLOOR PLAN FOR FOR WING :- A, B, C & D.
SCALE: 1:200

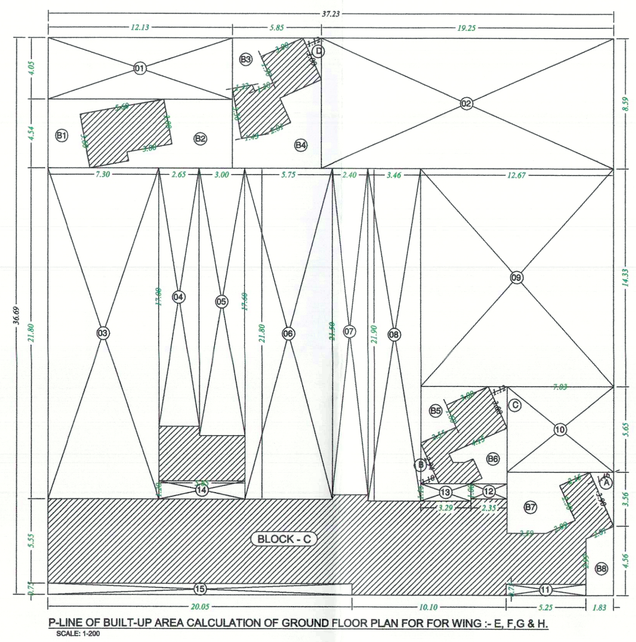
*BUILT-UP AREA CALCULATION OF 1st., 2nd., 3rd., 4th., 5th., 6th. & 7th. FLOOR PLAN FOR FOR WING :- A, B, C & D.*
*BLOCK - A. = 36.68 X 35.47 = 1301.03 SQ. MT.*
*DEDUCTION FOR :-*
*1. 1.30 X 0.90 = 1.17*
*2. 3.05 X 2.20 = 4.51*
*3. 4.75 X 1.06 = 5.03*
*4. 1.55 X 3.45 = 5.34*
*5. 2.10 X 2.23 = 4.72*
*6. 4.70 X 2.05 = 9.63*
*7. 2.10 X 2.23 = 4.72*
*8. 4.70 X 2.05 = 9.63*
*9. 1.15 X 2.05 = 2.31*
*10. 2.10 X 2.23 = 4.72*
*11. 6.34 X 3.13 = 19.93*
*12. 3.05 X 1.90 = 5.89*
*13. 1.60 X 1.80 = 2.90*
*14. 2.60 X 0.85 = 2.21*
*15. 1.80 X 1.60 = 2.90*
*16. 1.80 X 1.35 = 2.43*
*17. 2.60 X 0.85 = 2.21*
*18. 1.25 X 4.80 = 6.00*
*19. 5.45 X 10.40 = 3.09*
*20. 2.40 X 0.35 = 0.75*
*21. 3.56 X 12.17 = 43.31*
*22. 6.20 X 12.02 = 74.52*
*23. 5.20 X 11.10 = 57.72*
*24. 1.45 X 5.50 = 2.72*
*25. 1.35 X 1.80 = 2.79*
*26. 2.25 X 1.50 = 3.37*
*27. 1.90 X 2.60 = 4.94*
*28. 7.65 X 2.30 = 17.59*
*29. 2.25 X 1.50 = 3.37*
*30. 1.45 X 0.50 = 2.72*
*31. 3.40 X 0.50 = 1.02*
*BLOCK 1 = 17.47.*
*BLOCK 2 = 117.50*
*BLOCK 3 = 38.34*
*BLOCK 4 = 0.41*
*BLOCK 5 = 1.02*
*BLOCK 6 = 1.89*
*TOTAL DEDUCTION = 737.33 SQ. MT.*
*TOTAL BUILT-UP AREA =*
*1301.03 - 737.33 = 563.70 SQ. MT.*

*BUILT-UP AREA CALCULATION OF 1st., 2nd., 3rd., 4th., 5th., 6th. & 7th. FLOOR PLAN FOR FOR WING :- E, F, G & H.*
*BLOCK - D. = 43.90 X 40.93 = 1797.70 SQ. MT.*
*DEDUCTION FOR :*
*1. 2.25 X 2.05 = 4.61*
*2. 2.60 X 0.91 = 2.47*
*3. 2.40 X 1.30 = 3.12*
*4. 2.60 X 0.95 = 2.47*
*5. 2.25 X 2.05 = 4.61*
*6. 2.70 X 0.60 = 1.62*
*7. 1.31 X 2.10 = 2.75*
*8. 2.90 X 1.86 = 5.72*
*9. 2.25 X 2.05 = 4.61*
*10. 10.14 X 4.20 = 42.58*
*11. 19.24 X 5.49 = 55.29*
*12. 5.40 X 3.85 = 48.93*
*13. 3.38 X 2.60 = 8.78*
*14. 1.10 X 6.31 = 6.98*
*15. 2.50 X 1.50 = 3.07*
*16. 0.80 X 2.60 = 1.60*
*17. 1.90 X 2.22 = 4.27*
*18. 1.25 X 1.50 = 1.87*
*19. 1.90 X 2.35 = 4.46*
*20. 5.35 X 9.05 = 15.46*
*21. 1.10 X 2.60 = 2.86*
*22. 1.90 X 2.35 = 4.46*
*23. 2.15 X 1.50 = 3.22*
*24. 1.10 X 2.60 = 2.86*
*25. 1.50 X 0.65 = 2.57*
*26. 7.95 X 0.80 = 6.36*
*27. 1.20 X 2.50 = 1.50*
*28. 2.40 X 1.21 = 3.00*
*29. 1.40 X 1.50 = 4.90*
*30. 6.67 X 2.95 = 19.67*
*31. 7.67 X 2.60 = 19.94*
*32. 6.62 X 2.80 = 16.83*
*33. 5.27 X 2.80 = 14.75*
*34. 9.77 X 15.13 = 147.82*
*35. 6.70 X 11.78 = 193.72*
*36. 4.75 X 21.56 = 102.74*
*A. 2.25 X 2.05 = 4.61*
*A. 25.55 X 4.46 X 0.50 = 56.97*
*B. 19.30 X 1.80 X 0.50 = 9.27*
*C. 14.65 X 1.45 X 0.50 = 46.14*
*D. 15.73 X 6.26 X 0.50 = 46.67*
*BLOCK 1 = 26.47*
*BLOCK 2 = 4.52*
*BLOCK 3 = 34.23*
*BLOCK 4 = 63.08*
*BLOCK 5 = 1.03*
*BLOCK 6 = 4.66*
*BLOCK 7 = 12.56*
*BLOCK 8 = 6.50*
*TOTAL DEDUCTION = 1215.47 SQ. MT.*
*TOTAL BUILT-UP AREA =*
*1797.70 - 1215.47 = 582.23 SQ. MT.*

*BUILT-UP AREA CALCULATION OF GROUND FLOOR PLAN FOR FOR WING :- A, B, C & D.*
*BLOCK - B. = 36.19 X 35.17 = 1272.80 SQ. MT.*
*DEDUCTION FOR :*
*1. 6.17 X 4.12 = 27.98*
*2. 1.55 X 0.60 = 5.14*
*3. 3.53 X 4.20 = 33.26*
*4. 11.85 X 3.00 = 36.63*
*5. 3.49 X 1.20 = 4.18*
*6. 1.20 X 4.85 = 5.82*
*7. 0.93 X 2.65 = 2.51*
*8. 3.45 X 1.15 = 3.96*
*9. 2.38 X 1.69 = 4.02*
*10. 4.75 X 1.94 = 9.11*
*11. 2.63 X 1.30 = 3.97*
*12. 1.80 X 1.45 = 2.61*
*13. 2.40 X 2.30 = 5.52*
*14. 2.90 X 1.10 = 3.19*
*15. 4.93 X 1.60 = 7.89*
*16. 5.74 X 14.62 = 83.90*
*17. 5.74 X 14.62 = 83.93*
*18. 2.55 X 14.62 = 37.28*
*19. 4.66 X 11.74 = 51.80*
*20. 2.90 X 14.62 = 42.39*
*21. 9.94 X 2.75 = 27.33*
*22. 3.90 X 7.40 = 28.86*
*23. 10.06 X 4.61 = 46.79*
*24. 7.33 X 3.55 = 24.62*
*A. 15.45 X 15.15 X 0.50 = 21.23*
*B. 6.97 X 1.94 X 0.50 = 5.71*
*C. 34.39 X 3.12 X 0.50 = 149.43*
*BLOCK 1 = 8.64*
*BLOCK 2 = 5.49*
*BLOCK 3 = 13.97*
*BLOCK 4 = 2.20*
*TOTAL DEDUCTION = 908.34 SQ. MT.*
*TOTAL BUILT-UP AREA =*
*1272.80 - 908.34 = 364.46 SQ. MT.*

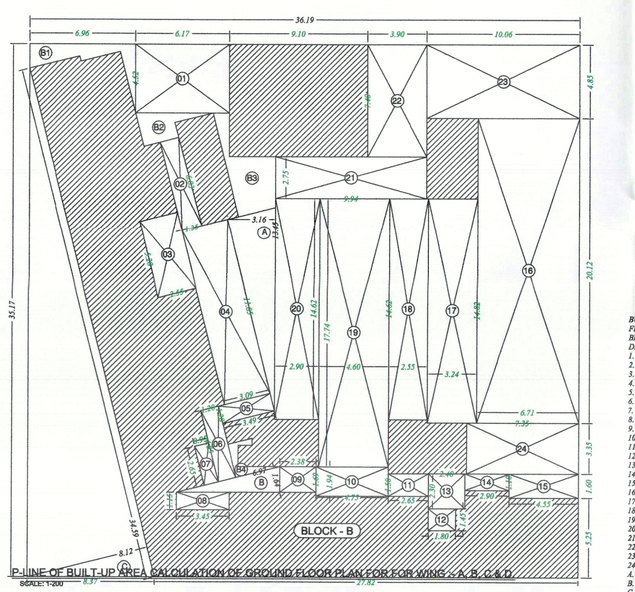



P-LINE OF BUILT-UP AREA CALCULATION OF 1st., 2nd., 3rd., 4th., 5th., 6th. & 7th. FLOOR PLAN FOR FOR WING :- E, F, G & H.
SCALE: 1:200

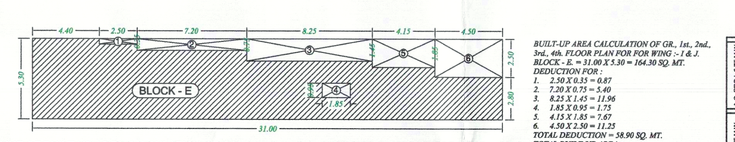



P-LINE OF BUILT-UP AREA CALCULATION OF GROUND FLOOR PLAN FOR FOR WING :- E, F,G & H.
SCALE: 1:200

*BUILT-UP AREA CALCULATION OF GROUND FLOOR PLAN FOR FOR WING :- E, F, G & H.*
*BLOCK - C. = 37.23 X 34.49 = 1283.96 SQ. MT.*
*DEDUCTION FOR :-*
*1. 12.13 X 3.85 = 46.72*
*2. 19.21 X 4.59 = 88.35*
*3. 7.30 X 11.46 = 119.14*
*4. 3.65 X 17.00 = 45.05*
*5. 5.00 X 17.60 = 52.80*
*6. 21.80 X 5.75 = 125.35*
*7. 3.40 X 12.50 = 51.00*
*8. 5.46 X 21.00 = 73.77*
*9. 12.67 X 14.13 = 181.56*
*10. 7.01 X 5.65 = 39.71*
*11. 3.25 X 5.75 = 9.93*
*12. 2.35 X 1.00 = 2.35*
*13. 3.29 X 1.25 = 3.78*
*14. 3.65 X 2.20 = 8.03*
*A. 3.94 X 1.10 X 0.50 = 2.84*
*B. 2.94 X 1.10 X 0.50 = 1.61*
*C. 5.00 X 1.12 X 0.50 = 1.68*
*D. 5.00 X 1.12 X 0.50 = 1.68*
*BLOCK 1 = 13.49*
*BLOCK 2 = 23.16*
*BLOCK 3 = 8.65*
*BLOCK 4 = 21.44*
*BLOCK 5 = 7.87*
*BLOCK 6 = 7.93*
*BLOCK 7 = 16.05*
*BLOCK 8 = 6.50*
*TOTAL DEDUCTION = 1160.93 SQ. MT.*
*TOTAL BUILT-UP AREA =*
*1283.96 - 1160.93 = 203.03 SQ. MT.*

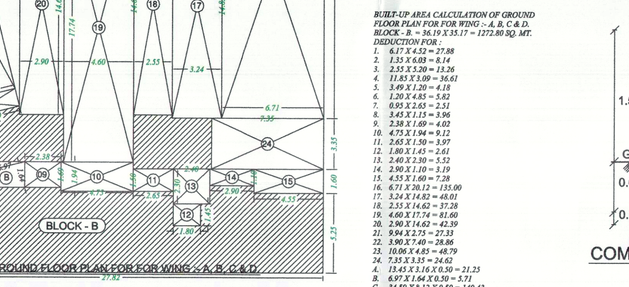



P-LINE OF BUILT-UP AREA CALCULATION OF GROUND FLOOR PLAN FOR FOR WING :- A, B, C & D.
SCALE: 1:200

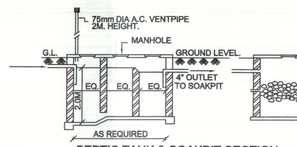



P-LINE OF BUILT-UP AREA CALCULATION OF GR., 1st., 2nd., 3rd., 4th FLOOR PLAN FOR WING :- I & J.
SCALE: 1:200

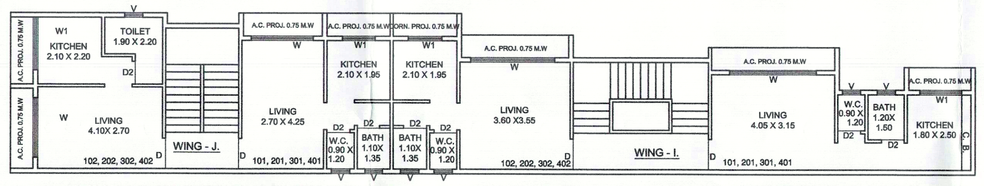
*BUILT-UP AREA CALCULATION OF GR., 1st., 2nd., 3rd., 4th. FLOOR PLAN FOR FOR WING :- I & J.*
*BLOCK - E. = 31.00 X 5.30 = 164.30 SQ. MT.*
*DEDUCTION FOR :*
*1. 2.30 X 0.5 = 0.67*
*2. 7.20 X 0.75 = 5.40*
*3. 8.23 X 1.45 = 11.96*
*4. 3.83 X 0.65 = 1.72*
*5. 1.45 X 0.65 = 0.77*
*6. 4.59 X 1.50 = 14.23*
*TOTAL DEDUCTION = 58.90 SQ. MT.*
*TOTAL BUILT-UP AREA =*
*164.30 - 58.90 = 105.40 SQ. MT.*



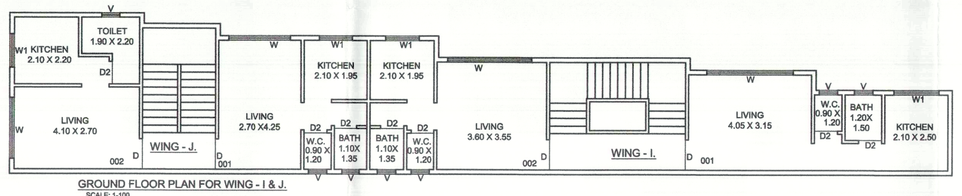

COMPOUND WALL SECTION




SEPTIC TANK & SOAKPIT SECTION



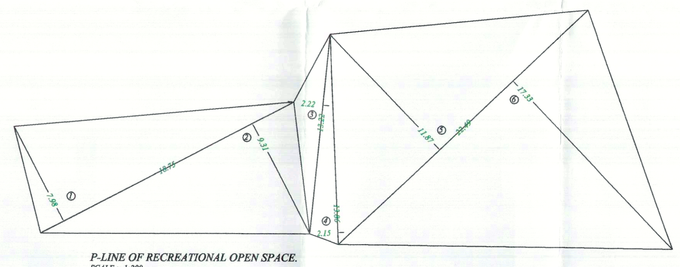

FIRST, SECOND, THIRD & FOURTH FLOOR PLAN FOR WING - I & J.
SCALE: 1:100




GROUND FLOOR PLAN FOR WING - I & J.
SCALE: 1:100

GROUND FLOOR PLAN FOR WING - A, B, C & D.
SCALE: 1:100

FIRST TO SEVENTH FLOOR PLAN FOR WING - A, B, C & D.
SCALE: 1:100



P-LINE OF RECREATIONAL OPEN SPACE.
SCALE :- 1:200.

*AREA CALCULATION OF RECREATIONAL OPEN SPACE.*
*ADDITION FOR :-*
*1. 18.73 X 7.90 X 0.50 = 74.81*
*2. 18.73 X 9.31 X 0.50 = 87.28*
*3. 13.22 X 2.22 X 0.50 = 14.67*
*4. 13.86 X 7.15 X 0.50 = 14.90*
*5. 22.49 X 11.07 X 0.50 = 133.47*
*6. 22.49 X 17.33 X 0.50 = 194.87*
*TOTAL ADDITION = 520.00 SQ. MT.*

## BUILT UP AREA STATEMENT. FOR WING A, B, C & D.

| FLOOR | BUILT UP AREA COMMERCIAL | BUILT UP AREA RESIDENTIAL | TOTAL |
|---|---|---|---|
| GROUND | 364.46 SQ MT. | ---------- | 364.46 SQ MT. |
| FIRST | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| SECOND | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| THIRD | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| FOURTH | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| FIFTH | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| SIXTH | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| SEVENTH | ---------- | 563.70 SQ MT. | 563.70 SQ MT. |
| TOTAL | 364.46 SQ MT. | 3945.90 SQ MT. | 4310.36 SQ MT. |

## BUILT UP AREA STATEMENT. FOR WING E, F, G & H.

| FLOOR | BUILT UP AREA COMMERCIAL | BUILT UP AREA RESIDENTIAL | TOTAL |
|---|---|---|---|
| GROUND | 205.03 SQ MT. | ---------- | 205.03 SQ MT. |
| FIRST | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| SECOND | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| THIRD | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| FOURTH | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| FIFTH | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| SIXTH | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| SEVENTH | ---------- | 582.23 SQ MT. | 582.23 SQ MT. |
| TOTAL | 205.03 SQ MT. | 4075.61 SQ MT. | 4280.64 SQ MT. |

## BUILT UP AREA STATEMENT. FOR WING I & J.

| FLOOR | BUILT UP AREA COMMERCIAL | BUILT UP AREA RESIDENTIAL | TOTAL |
|---|---|---|---|
| GROUND | ---------- | 105.40 SQ MT. | 105.40 SQ MT. |
| FIRST | ---------- | 105.40 SQ MT. | 105.40 SQ MT. |
| SECOND | ---------- | 105.40 SQ MT. | 105.40 SQ MT. |
| THIRD | ---------- | 105.40 SQ MT. | 105.40 SQ MT. |
| FOURTH | ---------- | 105.40 SQ MT. | 105.40 SQ MT. |
| TOTAL | ---------- | 527.00 SQ MT. | 527.00 SQ MT. |

## BUILT UP AREA STATEMENT. FOR WING A, B, C, D, E, F, G, H, I, & J.

| WING | BUILT UP AREA COMMERCIAL | BUILT UP AREA RESIDENTIAL | TOTAL |
|---|---|---|---|
| A, B, C, D. | 364.46 SQ MT. | 3945.90 SQ MT. | 4310.36 SQ MT. |
| E, F, G, H. | 205.03 SQ MT. | 4075.61 SQ MT. | 4280.64 SQ MT. |
| I, J. | ---------- | 527.00 SQ MT. | 527.00 SQ MT. |
| TOTAL | 569.49 SQ MT. | 8548.51 SQ MT. | 9118.00 SQ MT. |

## PARKING AREA STATEMENT

| ONE PARKING SPACE FOR EVERY | REQUIRED | | 5% VISITOR PARKING | | TOTAL | | 0.60 M | |
|---|---|---|---|---|---|---|---|---|
| | CAR | SCOOTER | CAR | SCOOTER | CAR | SCOOTER | CAR | SCOOTER |
| RESIDENTIAL (41 TENEMENTS )BELOW 30.00 SQ. MT. | 0 | 42 | 0 | 3 | 0 | 45 | 0 | 45 |
| RESIDENTIAL (175 TENEMENTS ) 30.00 TO 40 SQ. MT. | 88 | 176 | 5 | 9 | 93 | 185 | 56 | 185 |
| RESIDENTIAL (63 TENEMENTS ) 40.00 TO 80 SQ. MT. | 32 | 64 | 2 | 4 | 34 | 68 | 21 | 68 |
| COMMERCIAL AREA. 481.64 SQ. MT. | 10 | 30 | 0 | 0 | 10 | 30 | 6 | 30 |
| | | | | | TOTAL | 83 | 328 | |

SCHEDULE OF OPENING

| NAME | LENGTH | HEIGHT |
|---|---|---|
| D2 | 0.75 | 2.10 |
| D1 | 0.90 | 2.10 |
| D | 1.00 | 2.10 |

SCHEDULE OF OPENING

| NAME | LENGTH | HEIGHT |
|---|---|---|
| W2 | 0.75 | 2.10 |
| W1 | 0.90 | 2.10 |
| W | 1.00 | 2.10 |
| W | 1.00 | 2.10 |

STAMP APPROVAL OF PLAN SHEET- 1

सुधारित बांधकाम नकाशे मंजूरी
.....रेमंडे दुसऱ्या दरखास्तीच्यानुसार व बांधकाम
प्रारंभ पत्र क्र. जे.२.१/ चरि/ दोष/ 23-24/1926 दि.२६/०२/२०२४ अन्वये सशर्त दिलेल्या जादा प्रमाण
ात्रा चटई एकूण मंजूरी दिलेले क्षेत्र.....चौ.मी.

एस.एम.पवार
अंबरनाथ नगरपरिषद, अंबरनाथ

सुधाकरराव मारुती नेरपगार
अंबरनाथ नगरपरिषद, अंबरनाथ

| | | SQ.MT. |
|---|---|---|
| A. | AREA STATEMENT | |
| | 1) AREA OF PLOT ( Minimum areaof a,b,c to be considered ) | 5200.00 |
| | a) As per ownership document(7/12,CTS extract) | ----- |
| | b) as per measurement sheet | ----- |
| | 2) DEDUCTIONS FOR | ----- |
| | a) Service Road | ----- |
| | b) Any N.D Area | ----- |
| | (Total a+b) | ----- |
| | 3) BALANCE AREA OF PLOT (1-2) | ------ |
| | 4) Recreational Open Space (IF APPLICABLE) | 520.00 |
| | a) 12.00 MT. WIDE DP ROAD | ------ |
| | b) Adjustment of 2(b).if any | ----- |
| | c) Balance proposed | ----- |
| | 5) NET AREA OF PLOT(3-4(c)) | 5200.00 |
| | 6) AMENITY SPACE 5% (IF APPLICABLE) | ----- |
| | 7) Internal Road area | |
| | 8) plotable area (IF APPLICABLE) | 5200.00 |
| B. | 9) Built up area with reference to Basic F.S.I. as per front road width (Sr No 5 xbasic FSI = 1.1) | 5720.00 |
| | 10) Addition of FSI on payment of premium | ----- |
| | 2) Maximum permissible premium---------- | --- |
| | b) PRIVIOUS UTILIZED PREMIUM | |
| C. | 3) In -situ FSI /Service Road loading | ------ |
| | A) PRIVIOUS UTILIZED TDR | |
| | b) In-situ area against Aminity Space if handed over [2.00 or 1.85x Sr.No 4(b) and /or (c)] | ------ |
| | c) TDR area | ----- |
| | d) Total in-situ/TDR loading proposed/(11(a) +(b) +(c) | ----- |
| | 12) Additional FSI area OF REDEVELOPMENT | ------ |
| | 13) Total entitlement of FSI in the proposal | ----- |
| | 14)Existing built up area BUNGALOW | ----- |
| | 15) PERMISSIBLE built up area 13 - 14 | 5720.00 |
| | 16) Ancillary Area FSI upto 60% or 80%with payment of charges | ------ |
| | PERMISSIBLE RESIDENTIAL ANCILLARY 5403.61 X 60% = 3242.16 | 3242.16 |
| | PERMISSIBLE COMMERCIAL ANCILLARY 316.39 X 80% = 253.11 | 253.11 |
| | c)Total Ancillary Entitlement Permissible Area | 3495.27 |
| | Utilized Ancillary Area | 3398.00 |
| | 16) 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 or1.8) | 9215.27 |
| | 17) 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') | 9118.00 |
| | c) Total(a+b) | ------ |
| | 18) F.S.I Consumed (15/13) (should not be more than serial No 14)above. | ----- |
| | 19) Area for inclusive Housing ,if any | |
| | a)Required (20% of Sr.No.5) | ------ |
| | b) Proposed | ------ |

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

## CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON ——— & THE DIMENTIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN HTE DOCUMENT OF OWNERSHIP / T. P. SCHEME RECORDS DEPTT/CITY SURVEY RECORDS.

## PROJECT

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING PLAN ON S.NO.140 H.NO.9,10
VILLAGE - CHIKLOLI, TAL. - AMBARNATH, DIST. - THANE.

## NAME OF OWNER

M/S ADITYA YASH BUILDERS THROUGH PARTNER .
MR.PRAKASH N.TELANGE & OTHERS.

SIGNATURE

R. M. WAKHARE
Architect and Structural Engineer
'LIC NO'-STATE/R/2022/APL/01762


**SWASTIK CREATION**
ARCHITECT,ENGINEER,INTERIOR DECORATORS
SHOP NO.1 BHAVANI SHANKAR APT POKHARKAR NAGAR NEAR JANA BANK BADLAPUR (W)
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