STAMP OF APPROVAL OF PLANS | SHEET NO.1/3

अंबरनाथ नगर परिषद

बांधकाम नकाशे मंजूरी

नगरने दुरुस्ती दराखास्तअनुषगाने व बांधकाम

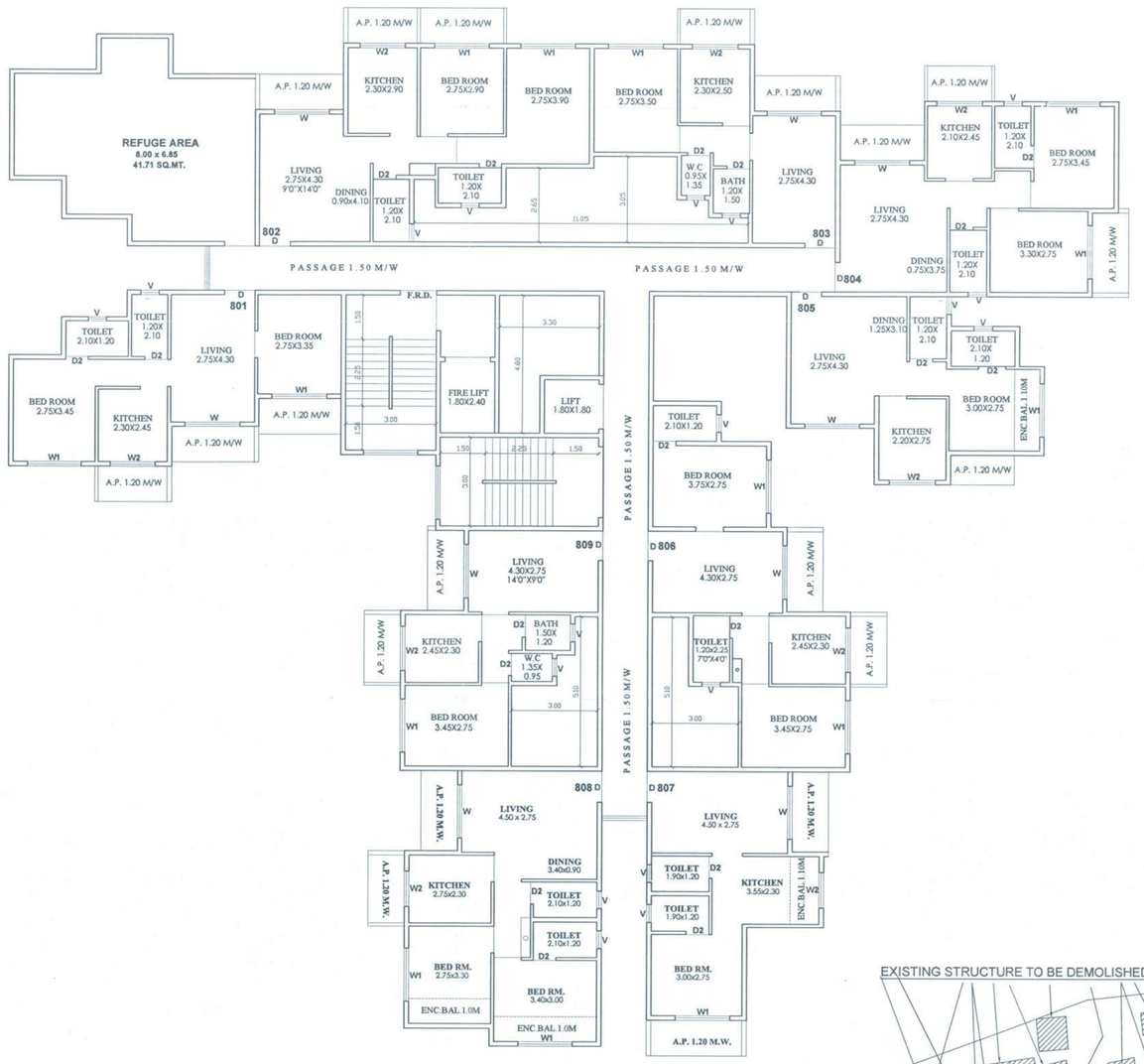
प्रारंभ पत्र क्र. अं.न.प./नरवि/ बांध/R2-2/1999/CR/23/03/04

दि. 02/09/2023 मध्ये पाठवू शिलेल्या अटी प्रमाणे

प्राप्त चर्चा एकुण मंजूरी शिलेले क्षेत्र ..... चौ.मी.

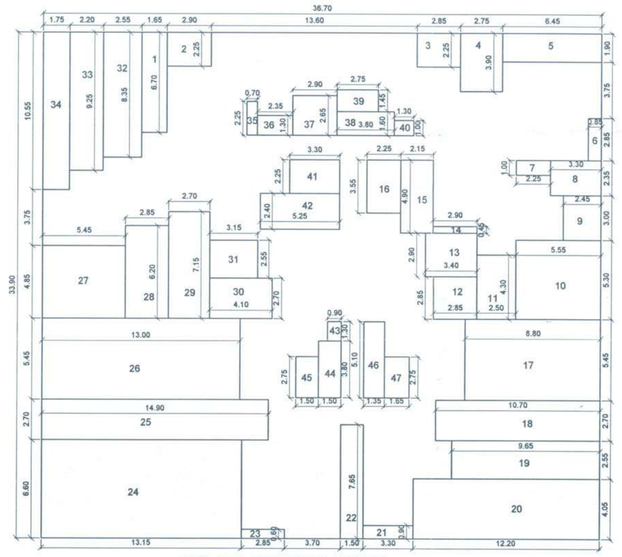
नगर नियोजक
अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी/सक्षम निलम प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ



8TH FLOOR PLAN (WING R-1)

SCALE :- 1 : 100



AREA DIAG. OF 8TH FLOOR (WING R-1)

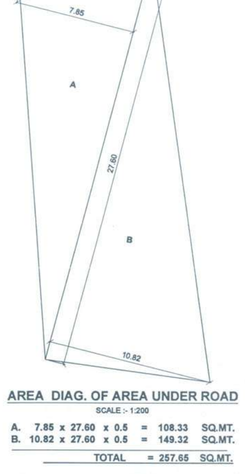
SCALE 1: 200

AREA CAL. OF 8TH FLR . (WING R-1)

A. 36.70 x 33.90 x 1 = 1244.13 SQ.MT.

DEDUCTION

1.	1.65 x 6.70	x 1	=	11.06	SQ.MT.	26.	13.00 x 5.45	x 1	=	70.85	SQ.MT.
2.	2.90 x 2.25	x 1	=	6.53	SQ.MT.	27.	5.45 x 4.85	x 1	=	26.43	SQ.MT.
3.	2.85 x 2.25	x 1	=	6.41	SQ.MT.	28.	2.85 x 6.20	x 1	=	17.67	SQ.MT.
4.	2.75 x 3.90	x 1	=	10.73	SQ.MT.	29.	2.70 x 7.15	x 1	=	19.31	SQ.MT.
5.	6.45 x 1.90	x 1	=	12.26	SQ.MT.	30.	4.10 x 2.70	x 1	=	11.07	SQ.MT.
6.	0.85 x 2.85	x 1	=	2.42	SQ.MT.	31.	3.15 x 2.55	x 1	=	8.03	SQ.MT.
7.	2.25 x 1.00	x 1	=	2.25	SQ.MT.	32.	2.55 x 8.35	x 1	=	21.29	SQ.MT.
8.	3.30 x 2.35	x 1	=	7.76	SQ.MT.	33.	2.20 x 9.25	x 1	=	20.35	SQ.MT.
9.	2.45 x 3.00	x 1	=	7.35	SQ.MT.	34.	1.75 x10.55	x 1	=	18.46	SQ.MT.
10.	5.55 x 5.30	x 1	=	29.42	SQ.MT.	35.	0.70 x 2.25	x 1	=	1.58	SQ.MT.
11.	2.60 x 4.30	x 1	=	10.75	SQ.MT.	36.	2.35 x 1.30	x 1	=	3.06	SQ.MT.
12.	2.85 x 2.85	x 1	=	8.12	SQ.MT.	37.	2.90 x 2.65	x 1	=	7.69	SQ.MT.
13.	3.40 x 2.90	x 1	=	9.86	SQ.MT.	38.	3.80 x 1.60	x 1	=	6.08	SQ.MT.
14.	2.90 x 0.45	x 1	=	1.31	SQ.MT.	39.	2.75 x 1.45	x 1	=	3.99	SQ.MT.
15.	2.15 x 4.90	x 1	=	10.54	SQ.MT.	40.	1.30 x 1.00	x 1	=	1.30	SQ.MT.
16.	2.25 x 3.55	x 1	=	7.99	SQ.MT.	41.	3.30 x 2.25	x 1	=	7.43	SQ.MT.
17.	8.80 x 5.45	x 1	=	47.96	SQ.MT.	42.	5.25 x 2.40	x 1	=	12.60	SQ.MT.
18.	10.70 x 2.70	x 1	=	28.89	SQ.MT.	43.	0.90 x 1.30	x 1	=	1.17	SQ.MT.
19.	9.65 x 2.55	x 1	=	24.61	SQ.MT.	44.	1.50 x 3.80	x 1	=	5.70	SQ.MT.
20.	12.20 x 4.05	x 1	=	49.41	SQ.MT.	45.	1.50 x 2.75	x 1	=	4.13	SQ.MT.
21.	3.30 x 0.90	x 1	=	2.97	SQ.MT.	46.	1.35 x 5.10	x 1	=	6.89	SQ.MT.
22.	1.50 x 7.65	x 1	=	11.48	SQ.MT.	47.	1.65 x 2.75	x 1	=	4.54	SQ.MT.
23.	2.85 x 0.60	x 1	=	1.71	SQ.MT.				TOTAL	= 718.43	SQ.MT.
24.	13.15 x 6.60	x 1	=	86.79	SQ.MT.				BUILT UP AREA	= 525.70	SQ.MT.
25.	14.90 x 2.70	x 1	=	40.23	SQ.MT.						



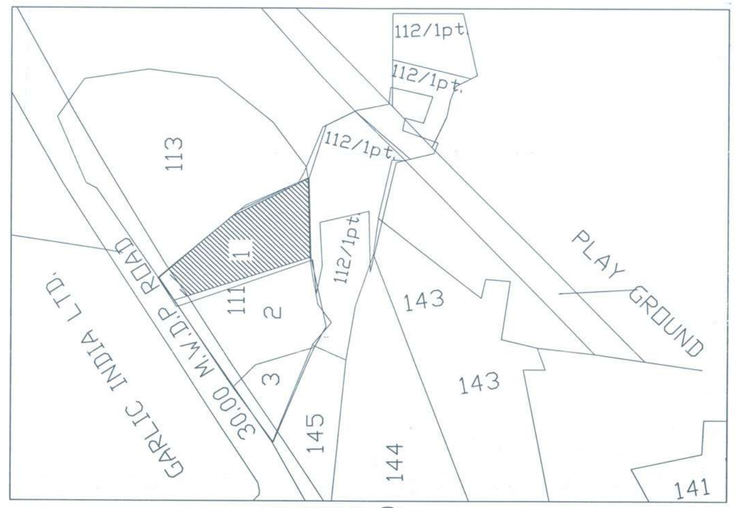
AREA DIAG. OF AREA UNDER ROAD

SCALE :- 1:200

A. 7.85 x 27.60 x 0.5 = 108.33 SQ.MT.

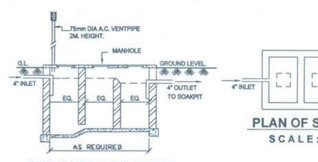
B. 10.82 x 27.60 x 0.5 = 149.32 SQ.MT.

TOTAL = 257.65 SQ.MT.



LOCATION PLAN

SCALE :- 1 :200

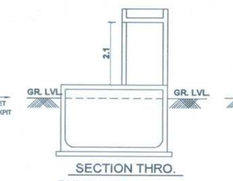


SEPTIC TANK SECTION

SCALE :- 1 : 100

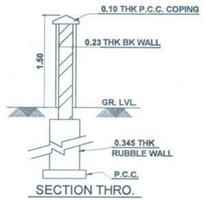
PLAN OF SEPTIC TANK

SCALE :- 1 : 100



SECTION THRO. PUMP RM.& U/G.TANK

SCALE :- 1 : 100



SECTION THRO. COMPOUND WALL

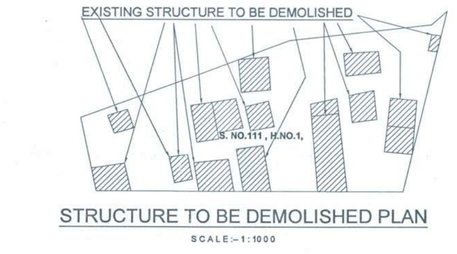
SCALE :- 1 : 100

BUILT UP AREA STATEMENT IN SQ.MT (WING R-1)

FLOOR	BUILT UP AREA
GROUND FLR.	9.08
FIRST FLR.	564.46
SECOND FLR.	564.46
THIRD FLR.	564.46
FOURTH FLR.	564.46
FIFTH FLR.	564.46
SIXTH FLR.	564.46
SEVENTH FLR.	564.46
EIGHTH FLR.	525.70
NINTH FLR.	564.46
TOTAL	5050.46

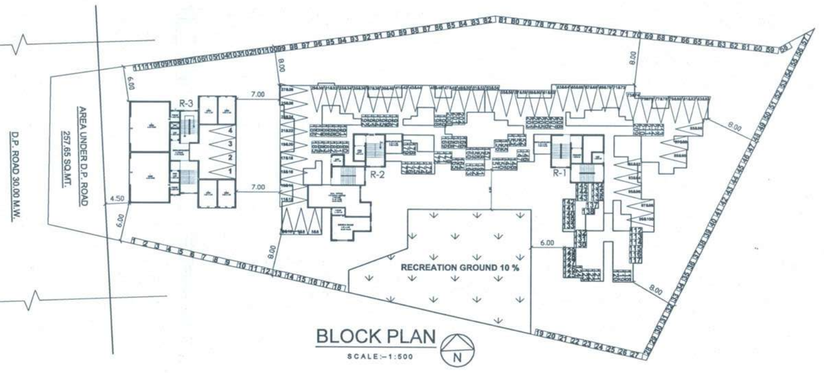
SUMMARY (IN SQ.MTS.)

PROPOSED(REVISED) /EXISTING	WING	TOTAL BUILT UP AREA	EXCES.BALC.	TOTAL BUILT UP AREA
PROPOSED	R-1	5050.46	--------	4486.00
PROPOSED	R-2	5038.84	--------	5538.85
PROPOSED	R-3	817.88	--------	817.88
TOTAL	TOTAL	10907.18	--------	10842.73



STRUCTURE TO BE DEMOLISHED PLAN

SCALE :- 1 : 1000



BLOCK PLAN

SCALE :- 1 : 500

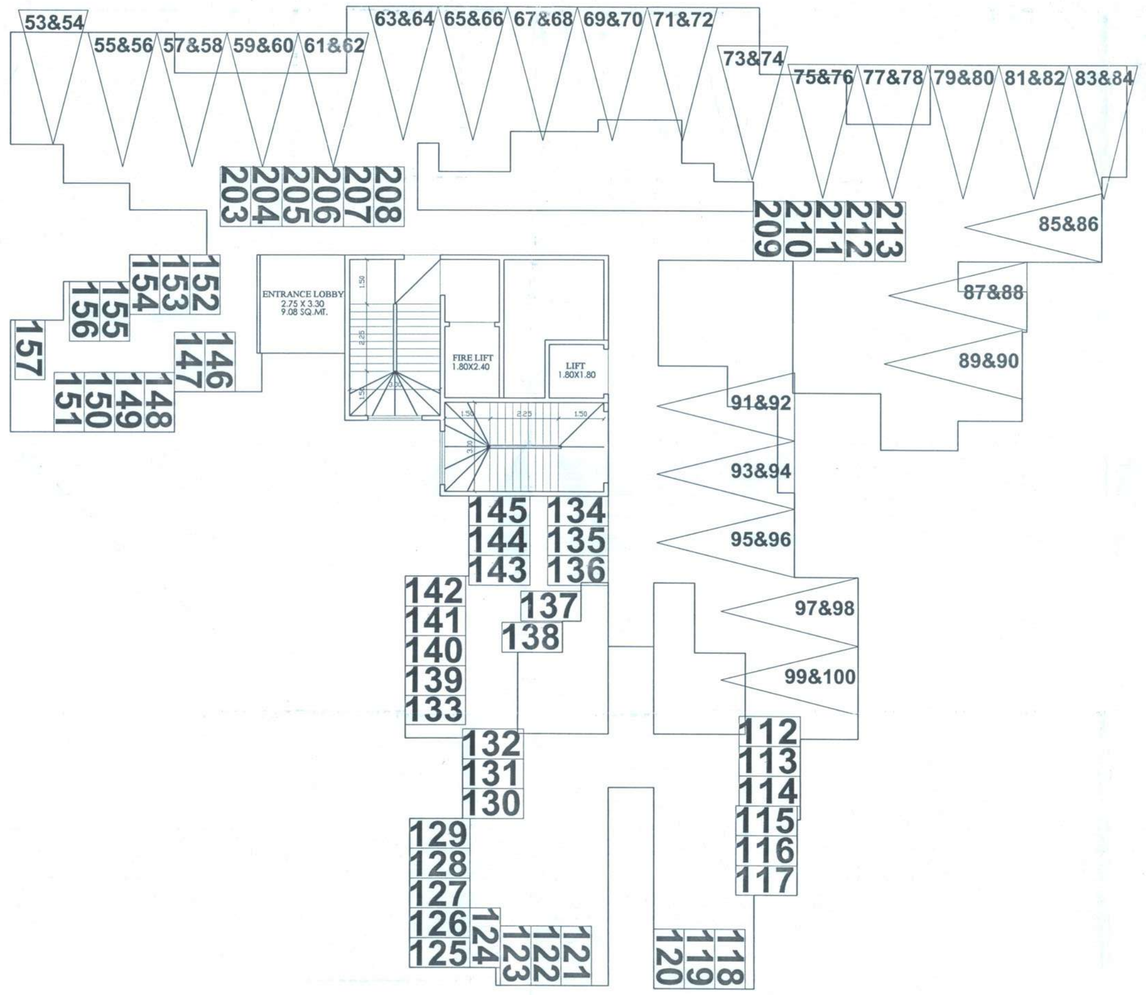
PARKING STATEMENT

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.	88 Nos.	44	220	44	220
RESI.	2 Tenements Having With Each Tenement C.A.upto 30 TO 40 sq.mt.	93 Nos.	47	93	47	93
	TOTAL	181 Nos.	91	313	91	313

COMM. CAR PARKING STATEMENT

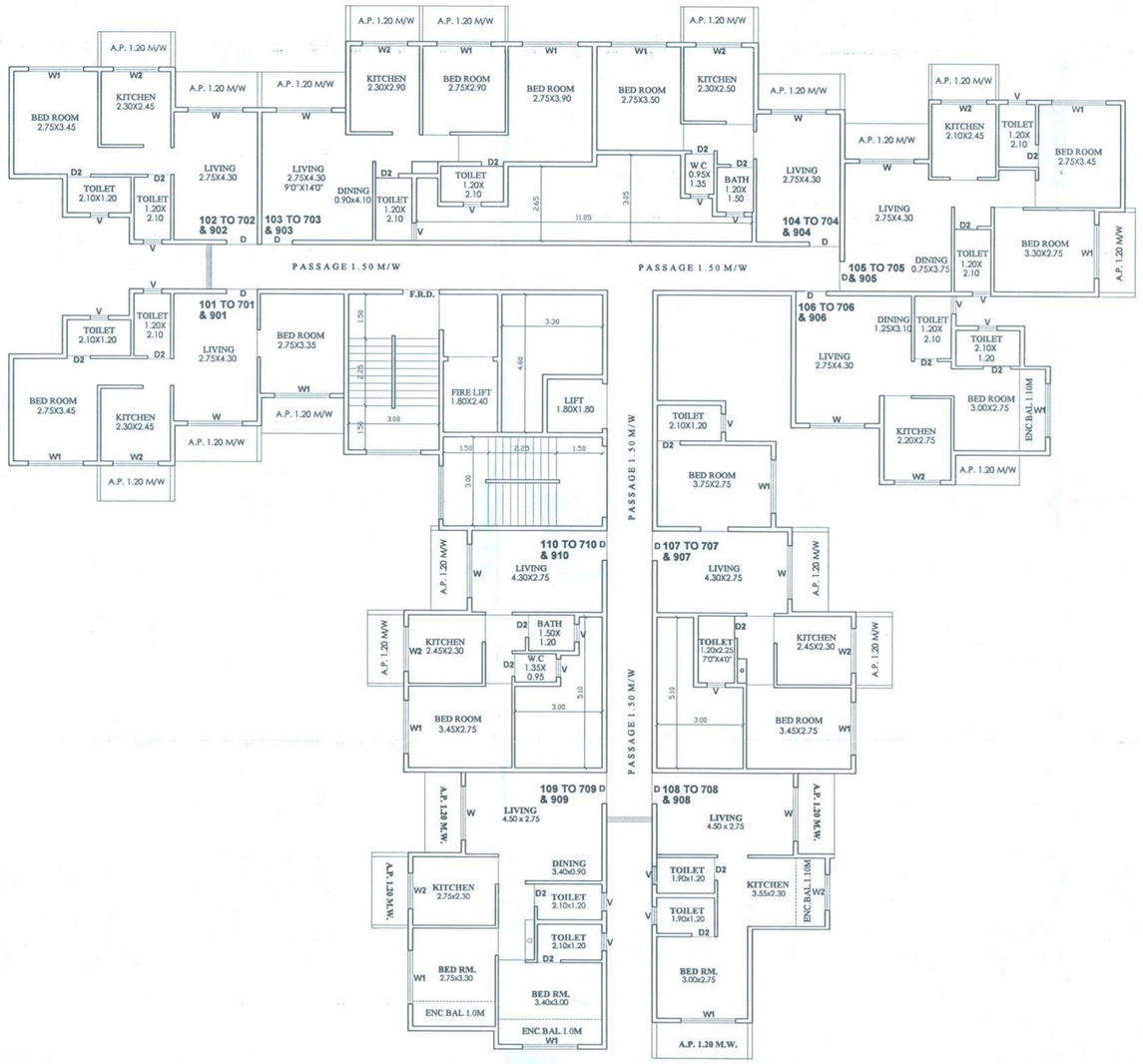
USER	CATEGORY IN M2.	AREA PROPOSED IN SQ.MT.	NOS. OF PARKS REQD as per rule		NOS. OF PARKS PROPOSED as per rule	
			CAR	SCOOTER	CAR	SCOOTER
COMM.	C.A. 100.00 sq.mt.	554.54	11	33	11	33
TOTAL					102	346

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
05	16	107	362	64	217
TOTAL				64	217



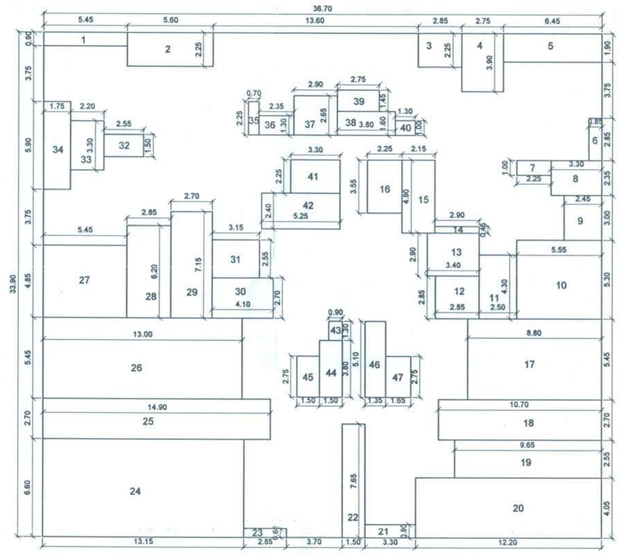
GROUND FLOOR PLAN (WING R-1)

SCALE :- 1 : 100



1ST TO 7TH & 9TH FLOOR PLAN (WING R-1)

SCALE :- 1 : 100



AREA DIAG. OF 1ST TO 7TH & 9TH FLOOR (WING R-1)

SCALE 1: 200

AREA CAL. OF 1ST TO 7TH & 9TH FLR . (WING R-1)

A. 36.70 x 33.90 x 1 = 1244.13 SQ.MT.

DEDUCTION

1.	5.45 x 0.90	x 1	=	4.91	SQ.MT.	26.	13.00 x 5.45	x 1	=	70.85	SQ.MT.
2.	5.60 x 2.25	x 1	=	12.60	SQ.MT.	27.	5.45 x 4.85	x 1	=	26.43	SQ.MT.
3.	2.85 x 2.25	x 1	=	6.41	SQ.MT.	28.	2.85 x 6.20	x 1	=	17.67	SQ.MT.
4.	2.75 x 3.90	x 1	=	10.73	SQ.MT.	29.	2.70 x 7.15	x 1	=	19.31	SQ.MT.
5.	6.45 x 1.90	x 1	=	12.26	SQ.MT.	30.	4.10 x 2.70	x 1	=	11.07	SQ.MT.
6.	0.85 x 2.85	x 1	=	2.42	SQ.MT.	31.	3.15 x 2.55	x 1	=	8.03	SQ.MT.
7.	2.25 x 1.00	x 1	=	2.25	SQ.MT.	32.	2.55 x 8.35	x 1	=	21.29	SQ.MT.
8.	3.30 x 2.35	x 1	=	7.76	SQ.MT.	33.	2.20 x 9.25	x 1	=	20.35	SQ.MT.
9.	2.45 x 3.00	x 1	=	7.35	SQ.MT.	35.	0.70 x 2.25	x 1	=	1.58	SQ.MT.
10.	5.55 x 5.30	x 1	=	29.42	SQ.MT.	36.	2.35 x 1.30	x 1	=	3.06	SQ.MT.
11.	2.60 x 4.30	x 1	=	10.75	SQ.MT.	37.	2.90 x 2.65	x 1	=	7.69	SQ.MT.
12.	2.85 x 2.85	x 1	=	8.12	SQ.MT.	38.	3.80 x 1.60	x 1	=	6.08	SQ.MT.
13.	3.40 x 2.90	x 1	=	9.86	SQ.MT.	39.	2.75 x 1.45	x 1	=	3.99	SQ.MT.
14.	2.90 x 0.45	x 1	=	1.31	SQ.MT.	40.	1.30 x 1.00	x 1	=	1.30	SQ.MT.
15.	2.15 x 4.90	x 1	=	10.54	SQ.MT.	41.	3.30 x 2.25	x 1	=	7.43	SQ.MT.
16.	2.25 x 3.55	x 1	=	7.99	SQ.MT.	42.	5.25 x 2.40	x 1	=	12.60	SQ.MT.
17.	8.80 x 5.45	x 1	=	47.96	SQ.MT.	43.	0.90 x 1.30	x 1	=	1.17	SQ.MT.
18.	10.70 x 2.70	x 1	=	28.89	SQ.MT.	44.	1.50 x 3.80	x 1	=	5.70	SQ.MT.
19.	9.65 x 2.55	x 1	=	24.61	SQ.MT.	45.	1.50 x 2.75	x 1	=	4.13	SQ.MT.
20.	12.20 x 4.05	x 1	=	49.41	SQ.MT.	46.	1.35 x 5.10	x 1	=	6.89	SQ.MT.
21.	3.30 x 0.90	x 1	=	2.97	SQ.MT.	47.	1.65 x 2.75	x 1	=	4.54	SQ.MT.
22.	1.50 x 7.65	x 1	=	11.48	SQ.MT.				TOTAL	= 679.67	SQ.MT.
23.	2.85 x 0.60	x 1	=	1.71	SQ.MT.						
24.	13.15 x 6.60	x 1	=	86.79	SQ.MT.				BUILT UP AREA	= 564.46	SQ.MT.
25.	14.90 x 2.70	x 1	=	40.23	SQ.MT.						

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	4700.00
2	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P.Road widening Area/ServiceRoad/Highway widening	257.65
	(b) Any D.P. Reservation area	---
	TOTAL (a+b)	257.65
2A	ENCROACHMENT AREA	---
3	Balance area of Plot (1-(2+2A))	4442.35
4	Amenity Space (if applicable)	
	(a) Required	---
	(b) Adjustment of 2(b), if any	---
	(c) Balance Proposed	---
5	NET PLOT AREA (3-4 (c))	4442.35
6	Recreational Open space (if applicable)	---
	(a) Required	444.24
	(b) Proposed	444.42
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. 5xbssic FSI) 1.10 X 4442.35	4886.59
10	Addition of FSI on payment of premium (a) Maximum permissible primium FSI based on road width / TOD Zone. 4700.00 X 0.30 = 1410.00	1410.00
	(b) Proposed FSI on payment of premium.	1346.78
11	IN-SITU FSI / TDR LOADING	
	(a) In-situ area against D.P.road [2.0 x Sr.no.2(a)], if any 257.65 X 2.0 = 515.30	515.30
	(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	-----
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	-----
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.	6747.67
	(b) Ancillary Area FSI UPTO 60% OR 80% with payment of charges. Ancillary Area FSI UPTO 60% with payment of charges.(6193.13 x 60%) Ancillary Area FSI UPTO 80% with payment of charges.(804.54 x 80%)	3715.88 443.63
	(c) Total entitlement (a+b)	10907.18
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')	10352.64 554.54
	(c) Total (a+b)	10907.18
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 aporoved 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.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON S. NO.111 , H.NO.1, AT VILLAGE - CHIKHLOLI, AMBERNATH (W) TAL- AMBARNATH. DIST. THANE

FOR : MR. PRABHAKAR V.PATIL & OTHER FIVE (OWNER)
MR. RAGHUNATH SHANKAR KADAM & OTHER ONE (OWNER)
MR. PRABHAKAR V.PATIL & OTHERS PARTNER OF M/S. P.P. CORPORATION

OWNER'S SIGN	ENGINEER'S SIGN
For P.P. CORPORATION Partner	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	23/12/2022