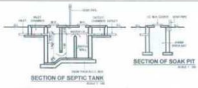
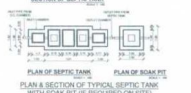


SECTION OF SEPTIC TANK

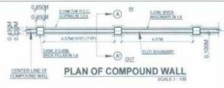
SECTION OF SOAK PIT



PLAN OF SEPTIC TANK

PLAN OF SOAK PIT

PLAN & SECTION OF TYPICAL SEPTIC TANK WITH SOAK PIT (IF REQUIRED ON SITE)



PLAN OF COMPOUND WALL

COMPOUND WALL SECTION C - C'

PROPOSED PARKING AREA STATEMENT

DESCRIPTION	FOUR WHEELER		TWO WHEELER	
	REQUIRED		REQUIRED	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 CAR, 3 SCOOTER)	PLATE (14 / 2 = 7 NOS.)		($\frac{14}{2}$ = 7 x 2 = 14 NOS.)	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. (0 CAR, 4 SCOOTER)	– NIL–		($\frac{14}{2}$ = 9 x 4 = 36 NOS.)	
IN ADDITION 5% VISITOR PARKING	∴ 7 x 5% = 0.35 7 + 0.35 = 7.35 NOS.		∴ 50 x 5% =2.5 50 + 2.5 = 52.5 NOS.	
TOTAL	REQUIRED	PROPOSED	REQUIRED	PROPOSED
	7.35 NOS. (7.35 + 0.65 = 8 NOS. (SAY 4)) **4 NOS.**	4 NOS.	52.5 NOS. (52.5 + 0.5 = 53 NOS. (SAY 32)) **32 NOS.**	32 NOS.

TENEMENT STATEMENT

1RK/1BHK	2BHK	TOTAL
(ONE ROOM KITCHEN WITH ATTACHED W.C. AND BATH)	(THREE ROOMS WITH ATTACHED W.C. AND BATH, KITCHEN, BUT WITH TWIN BALCONY)	
18 NOS.	14 NOS.	**32 NOS.**

BUILT-UP AREA STATEMENT IN SQ. MTS.

FLOOR	FLOOR AREA
FIRST	188.251
SECOND	194.217
THIRD	194.217
FOURTH	194.217
FIFTH	194.217
SIXTH	194.217
SEVENTH	148.410
TOTAL	**1305.746**

SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
R.S	2.40 X 2.25	ROLLING SHUTTER
D	1.10 X 2.25	PANELLED DOOR
D1	0.90 X 2.25	PANELLED DOOR
DV	0.75 X 2.25	PANELLED DOOR
S. DOOR	1.80 X 2.25	SLIDING DOOR
S.DOOR 1	0.90 X 2.25	SLIDING DOOR
S.DOOR 2	0.75 X 2.25	SLIDING DOOR
W	1.80 X 1.20	GLAZED WINDOW
W1	0.90 X 1.20	GLAZED WINDOW
V	0.60 X 0.75	LOUVERED WINDOW

STAMP FOR APPROVAL

FRONT ELEVATION

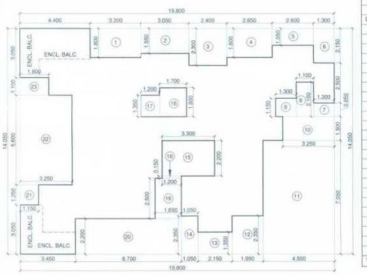
LOCATION PLAN

SITE PLAN

PLOT AREA DIAGRAM

PLOT AREA CALCULATION

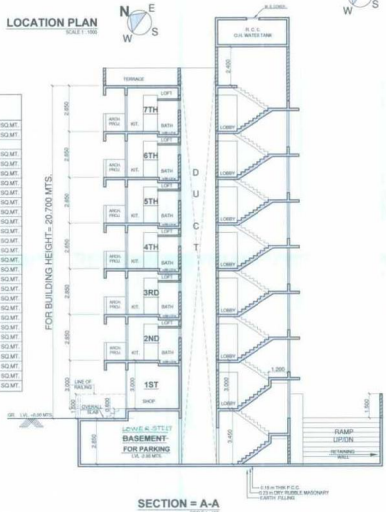
1	31.817	X	14.509	X	0.50	= 230.816 SQ.MT.
2	31.817	X	3.240	X	0.50	= 51.543 SQ.MT.
3	30.056	X	13.263	X	0.50	= 199.329 SQ.MT.
					TOTAL	= 481.688 SQ.MT.



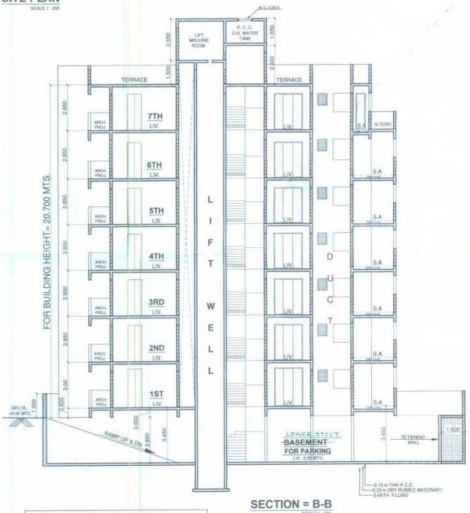
7TH FLOOR BUILT-UP AREA DIAGRAM

7TH FLOOR BUILT-UP AREA CALCULATION

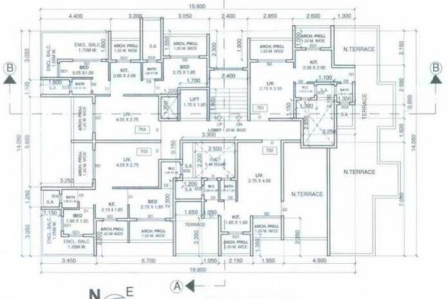
A	19.800	X	14.050	X	1 NO	= 278.190 SQ.MT.
					TOTAL ADDITION	= 278.190 SQ.MT.
DEDUCTIONS						
1	3.200	X	1.800	X	1 NO	= 5.760 SQ.MT.
2	3.050	X	1.550	X	1 NO	= 4.727 SQ.MT.
3	2.400	X	2.300	X	1 NO	= 5.520 SQ.MT.
4	2.850	X	1.850	X	1 NO	= 5.130 SQ.MT.
5	2.600	X	1.050	X	1 NO	= 2.730 SQ.MT.
6	1.300	X	2.150	X	1 NO	= 2.795 SQ.MT.
7	1.300	X	0.850	X	1 NO	= 1.105 SQ.MT.
8	1.100	X	2.150	X	1 NO	= 2.365 SQ.MT.
9	1.300	X	1.150	X	1 NO	= 1.495 SQ.MT.
10	3.250	X	1.500	X	1 NO	= 4.875 SQ.MT.
11	4.500	X	7.050	X	1 NO	= 31.725 SQ.MT.
12	1.950	X	2.350	X	1 NO	= 4.582 SQ.MT.
13	2.150	X	1.350	X	1 NO	= 2.902 SQ.MT.
14	1.050	X	2.350	X	1 NO	= 2.467 SQ.MT.
15	3.300	X	2.200	X	1 NO	= 7.260 SQ.MT.
16	1.700	X	1.600	X	1 NO	= 3.060 SQ.MT.
17	1.200	X	1.350	X	1 NO	= 1.620 SQ.MT.
18	1.200	X	0.150	X	1 NO	= 0.180 SQ.MT.
19	1.650	X	2.500	X	1 NO	= 4.125 SQ.MT.
20	5.700	X	2.250	X	1 NO	= 14.740 SQ.MT.
21	1.150	X	1.250	X	1 NO	= 1.437 SQ.MT.
22	3.250	X	5.600	X	1 NO	= 18.200 SQ.MT.
23	1.800	X	1.100	X	1 NO	= 1.980 SQ.MT.
					TOTAL DEDUCTION	= 130.786 SQ.MT.
TOTAL BUILT UP AREA [278.190 - 139.790]						= 148.410 SQ.MT.



SECTION = A-A



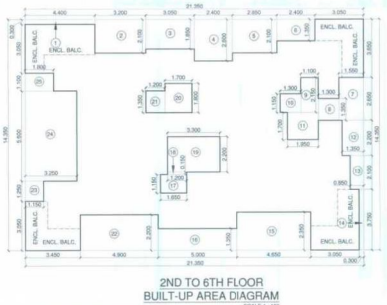
SECTION = B-B



7TH FLOOR PLAN
BASEMENT + 7TH FLOOR
BUILDING HEIGHT = 20.70 MTS.

2ND TO 6TH FLOOR BUILT-UP AREA CALCULATION

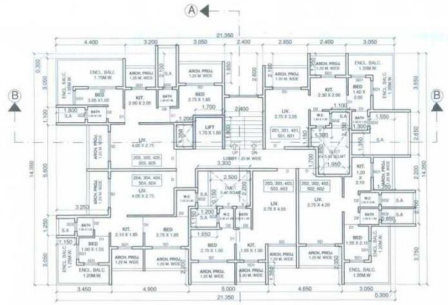
A	21.350	X	14.350	X	1 NO	= 306.372 SQ.MT.
					TOTAL ADDITION	= 306.372 SQ.MT.
DEDUCTIONS						
1	4.400	X	0.300	X	1 NO	= 1.320 SQ.MT.
2	3.200	X	2.100	X	1 NO	= 6.720 SQ.MT.
3	3.050	X	1.850	X	1 NO	= 5.642 SQ.MT.
4	2.400	X	2.600	X	1 NO	= 6.240 SQ.MT.
5	2.850	X	2.100	X	1 NO	= 5.985 SQ.MT.
6	2.400	X	1.350	X	1 NO	= 3.240 SQ.MT.
7	1.550	X	2.650	X	1 NO	= 4.107 SQ.MT.
8	1.300	X	1.350	X	1 NO	= 1.755 SQ.MT.
9	1.100	X	2.150	X	1 NO	= 2.365 SQ.MT.
10	1.300	X	1.150	X	1 NO	= 1.495 SQ.MT.
11	1.950	X	1.700	X	1 NO	= 3.315 SQ.MT.
12	1.350	X	2.200	X	1 NO	= 2.970 SQ.MT.
13	0.650	X	2.100	X	1 NO	= 1.765 SQ.MT.
14	0.300	X	3.750	X	1 NO	= 1.125 SQ.MT.
15	4.650	X	2.350	X	1 NO	= 10.927 SQ.MT.
16	5.000	X	1.350	X	1 NO	= 6.750 SQ.MT.
17	1.650	X	1.150	X	1 NO	= 1.897 SQ.MT.
18	1.200	X	0.150	X	1 NO	= 0.180 SQ.MT.
19	3.300	X	2.200	X	1 NO	= 7.260 SQ.MT.
20	1.700	X	1.600	X	1 NO	= 3.060 SQ.MT.
21	1.200	X	1.350	X	1 NO	= 1.620 SQ.MT.
22	4.900	X	2.200	X	1 NO	= 10.780 SQ.MT.
23	1.150	X	1.250	X	1 NO	= 1.437 SQ.MT.
24	3.250	X	5.600	X	1 NO	= 18.200 SQ.MT.
25	1.800	X	1.100	X	1 NO	= 1.980 SQ.MT.
					TOTAL DEDUCTION	= 112.155 SQ.MT.
TOTAL BUILT UP AREA [306.372 - 112.155]						= 194.217 SQ.MT.



2ND TO 6TH FLOOR BUILT-UP AREA DIAGRAM

PROFORMA I
AREA STATEMENT

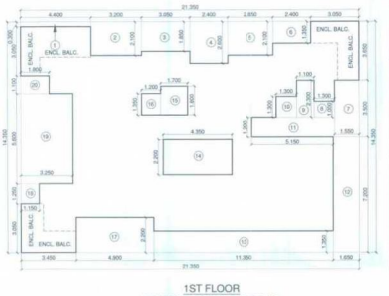
		SQ. MTS.
01	AREA OF PLOT	
	a AS PER OWNERSHIP DOCUMENT (PLOT NO. 21, S. NO. 33/6/10)	479.83
	b AS PER MEASUREMENT SHEET	481.688
	c AS PER SITE	481.688
02	DEDUCTION FOR	
	a PROPOSED D.P. / D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	— NIL —
	b ANY D.P. RESERVATION	— NIL —
	TOTAL (a+b)	NIL
03	BALANCE AREA OF PLOT (1-2)	479.83
04	AMENITY SPACE (If Applicable)	
	a REQUIRED	NOT APPLICABLE
	b ADJUSTMENT OF 25(c), if any	NOT APPLICABLE
	c BALANCE PROPOSED	NOT APPLICABLE
05	NET PLOT AREA (3-4 (c))	479.83
06	RECREATIONAL OPEN SPACE (If Applicable)	
	a REQUIRED	NOT APPLICABLE
	b PROPOSED	NOT APPLICABLE
07	INTERNAL ROAD AREA	NOT APPLICABLE
08	PLOTABLE AREA (If Applicable)	NOT APPLICABLE
09	BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. Balance FSI / 479.83 x 1.10 = 527.82 SQ. MTS.)	527.82
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE. / 479.83 x 0.30 = 143.97 SQ. MTS.	143.97
	b PROPOSED FSI ON PAYMENT OF PREMIUM	143.97
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 SPACE IF HANDED OVER [2.00 or 1.85 x Sr. No. 4 (B) and / or (C)]	— NIL —
	c TDR AREA	
	IN-SITU FSI / TDR LOADING	
	PERMISSIBLE TDR = 479.83 x 0.30 = 143.979 SQ. MTS.	
	PROPOSED TO BE UTILISED	— NIL —
	d TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	— —
12	ADDITION FSI AREA UNDER CHAPTER NO. 7 FSI OF DANGEROUS BUILDING EXISTING TENEMENTS= 18 X 15 SQ.MT. PER TENEMENT = 225 SQ.MT.	225
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	— NIL —
	a [1.9 + 10(b) + 11(d)] or 12 WHICHEVER IS APPLICABLE. 527.82 + 143.97 + 225 = 815.881 SQ. MTS.	896.89 (RESTRICTED TO 815.881)
	b ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (815.881 x 60 % = 489.528 SQ. MTS.)	489.528
	RESIDENTIAL ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF (773.60 x 0.60 = 464.1 SQ. MTS.)	497.988
	COMMERCIAL ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF (42.36 x 0.80 = 33.888 SQ. MTS.)	
	c TOTAL ENTITLEMENT (a+b)	1313.849
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 1.8 or 1.6)	1313.849
15	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 17 b)	
	a EXISTING BUILT-UP AREA	— NIL —
	b NOW PROPOSED BUILT-UP AREA (as per 'P-line')	1305.746
	c TOTAL (a+b)	1305.746
16	F.S.I CONSUMED(15/13) (should not be more than serial No. 14 above.)	0.99 OF TOTAL FSI
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	a REQUIRED (26 Sr. No. 5)	NOT APPLICABLE
	b PROPOSED	NOT APPLICABLE



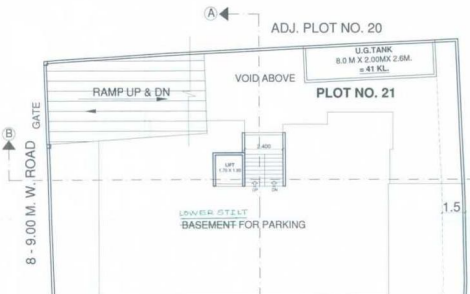
2ND TO 6TH FLOOR PLAN
BASEMENT + 7TH FLOOR
BUILDING HEIGHT = 20.70 MTS.

1ST FLOOR BUILT-UP AREA CALCULATION

A	21.350	X	14.350	X	1 NO	= 306.372 SQ.MT.
					TOTAL ADDITION	= 306.372 SQ.MT.
DEDUCTIONS						
1	4.400	X	0.300	X	1 NO	= 1.320 SQ.MT.
2	3.200	X	2.100	X	1 NO	= 6.720 SQ.MT.
3	3.050	X	1.850	X	1 NO	= 5.642 SQ.MT.
4	2.400	X	2.600	X	1 NO	= 6.240 SQ.MT.
5	2.850	X	2.100	X	1 NO	= 5.985 SQ.MT.
6	2.400	X	1.350	X	1 NO	= 3.240 SQ.MT.
7	1.550	X	2.650	X	1 NO	= 4.107 SQ.MT.
8	1.300	X	1.000	X	1 NO	= 1.300 SQ.MT.
9	1.100	X	2.300	X	1 NO	= 2.530 SQ.MT.
10	1.300	X	1.350	X	1 NO	= 1.755 SQ.MT.
11	5.150	X	1.200	X	1 NO	= 6.180 SQ.MT.
12	1.650	X	7.250	X	1 NO	= 11.960 SQ.MT.
13	1.350	X	1.350	X	1 NO	= 1.822 SQ.MT.
14	4.350	X	2.200	X	1 NO	= 9.570 SQ.MT.
15	1.700	X	1.600	X	1 NO	= 3.060 SQ.MT.
16	1.200	X	1.350	X	1 NO	= 1.620 SQ.MT.
17	4.900	X	2.200	X	1 NO	= 10.780 SQ.MT.
18	1.150	X	1.250	X	1 NO	= 1.437 SQ.MT.
19	3.250	X	5.600	X	1 NO	= 18.200 SQ.MT.
20	1.800	X	1.100	X	1 NO	= 1.980 SQ.MT.
					TOTAL DEDUCTION	= 120.131 SQ.MT.
TOTAL BUILT UP AREA [306.372 - 120.131]						= 186.251 SQ.MT.



1ST FLOOR BUILT-UP AREA DIAGRAM



2ND TO 6TH FLOOR PLAN
BASEMENT + 7TH FLOOR
BUILDING HEIGHT = 20.70 MTS.

LOWER STILT
BASEMENT FOR PARKING

LOWER STILT
BASEMENT FLOOR PLAN
BASEMENT + 7TH FLOOR
BUILDING HEIGHT = 20.70 MTS.

1ST FLOOR PLAN
BASEMENT + 7TH FLOOR
BUILDING HEIGHT = 20.70 MTS.

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/12/2021 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 RECORDS.

SIGNATURE OF ARCHITECT
(AR. MAHESH JADAV)

OWNER'S DECLARATION :

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY. 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 SAFTEY AT THE WORK SITE.

OWNER (s) NAME AND SIGNATURE

NOTE :-

PLOT BOUNDARY SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN RED WASHED.
DRAINAGE WORK SHOWN IN RED DOTTED.
ALL EXTERNAL WALLS ARE 0.15M. THICK.
ALL INTERNAL WALLS ARE 0.10M. THICK.
ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
EXISTING DANGEROUS BUILDING DECLARED BY AMC DEMOLISHED SHOWN IN YELLOW

PROPOSED REDEVELOPMENT OF DANGEROUS BUILDING (SUSIDDHI COOPERATIVE HOUSING SOCIETY LTD.) ON PLOT BEARING PLOT NO. 21, S. NO. 33/6/10, NEELYOG NAGAR, B-CABIN ROAD, VADAVLI AMBARNATH (E) TAL- AMBERNATH, DIST : THANE.

FOR:- M/S SPG BUILDERS & DEVELOPERS
PARTNER : 1) MR. PRAMODKUMAR R. CHAUBEY,
2) MR. GYANDHAR P. MISHRA.
(REGISTERED REDEVELOPMENT AGREEMENT & REGISTERED IRREVOCABLE POWER OF ATTORNEY HOLDER OF M/S. SUSIDDHI COOPERATIVE HOUSING SOCIETY LTD.)
OWNER'S SIGNATURE

ARCHITECT STAMP AND SIGNATURE

DRG. NO.	
DATE	20 - 12 - 2021
REVISION NO.	
DEALT BY	NARSAPPA
CHECKED BY	

CA/96/22026

NARSAPPA/2-D NARSAPPA/ SUSIDDHI CHS / SUSIDDHI CHS_MUNDPAL DWG