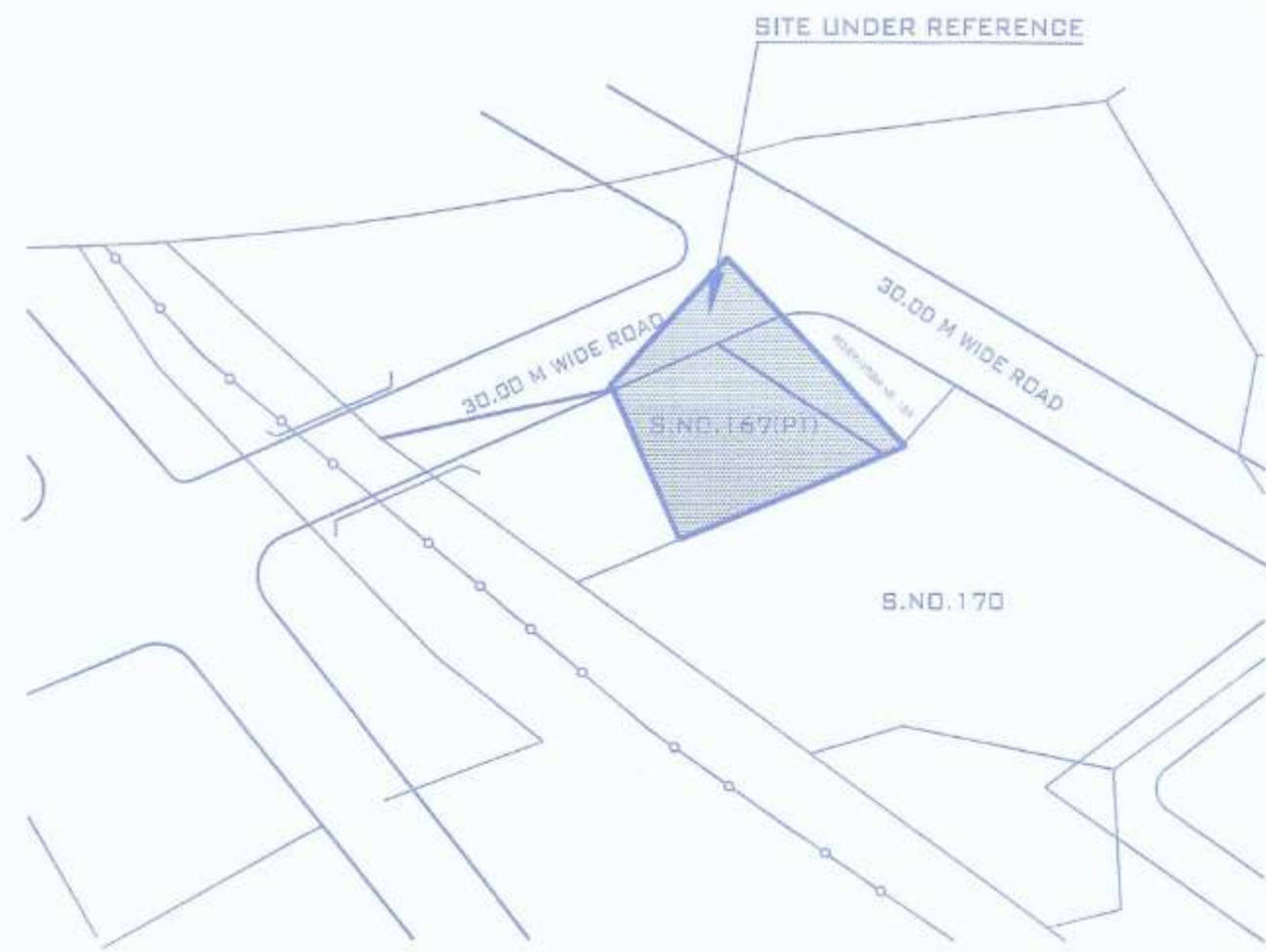




LOCATION PLAN
SCALE: 1: 2500

SCHEDULE OF DOOR & WINDOWS

TYPE	PRO. SIZE				
LIVING	1.80 X 1.80	2.70	W	AL. FRAME FULLY GLZ.	
KITCHEN	1.20 X 1.21	1.45	W2	AL. FRAME FULLY GLZ.	
BATH	0.60 X 0.75	0.45	V	LOUVERED	
W.C	0.60 X 0.75	0.45	V	LOUVERED	
MAIN DR.	1.05 X 2.13		D	T. W. FRAME PLANNED	
INTERNAL DR.	0.90 X 2.13		D1	T. W. WOODEN PLANNED	
W. C. BATH DOOR	0.75 X 2.13		D2	T. W. FRAME FLUSH	



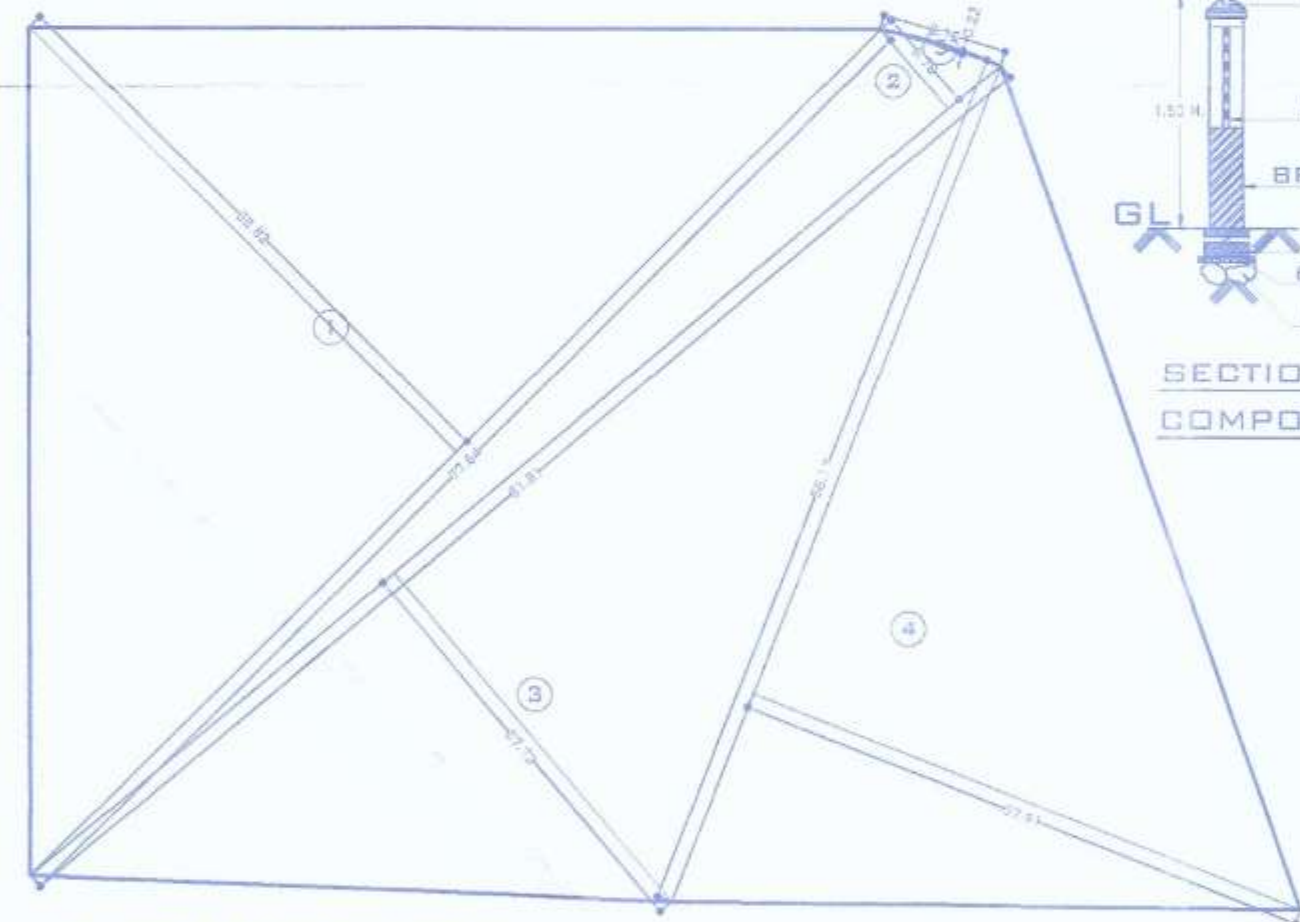
SETBACK AREA DIAGRAM
SCALE: 1: 500

SET BACK AREA CALCULATION			
SET BACK AREA			
1	1/2 X 57.36 X 1.61 X 1 NO	=	45.91 SQ.MT.
2	1/2 X 57.36 X 22.84 X 1 NO	=	654.79 SQ.MT.
3	1/2 X 28.28 X 6.43 X 1 NO	=	90.66 SQ.MT.
TOTAL ADDITION	=	791.36 SQ.MT.	X

DEDUCTIONS			
1	2/3 X 7.96 X 0.21 X 1 NO	=	1.11 SQ.MT.
TOTAL DEDUCTION	=	1.11 SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)	=	790.25 SQ.MT.	X1

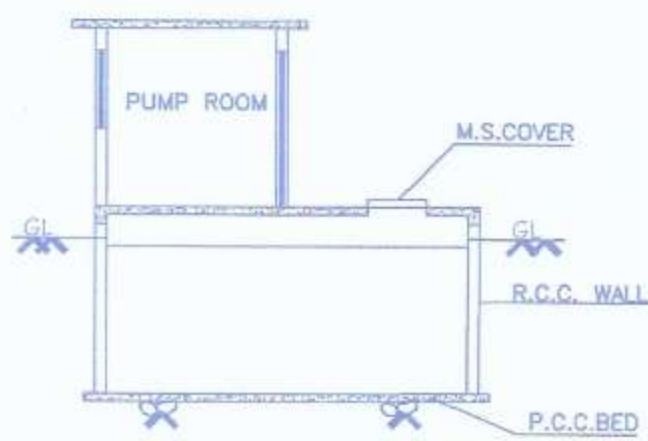
PARKING AREA STATEMENT

SIZE OF TENEMENT	NO. OF TENEMENTS	NON CONGESTED CAR	SC	PERMISSIBLE CAR	SC	ADDITIONAL %	TOTAL PERMISSIBLE CAR	SC	M.F.	PROPOSED CAR	SC
EVERY TWO T HAVING D/A 40 SQ.M. TO 60 SQ.M.	123	1	5	62	308	5%	65	323	0.6	39	194
COMMERCIAL USERS EVERY 100 SQ.M. D/A	914.46	2	6	18	55	—	18	55	0.6	11	33
TOTAL	123 FLATS			80	263		83	378		50	227



PLOT AREA DIAGRAM
SCALE: 1: 500

PLOT AREA CALCULATION			
PLOT AREA			
1	1/2 X 81.29 X 40.65 X 1 NO	=	1652.19 SQ.MT.
2	1/2 X 85.66 X 7.10 X 1 NO	=	304.05 SQ.MT.
3	1/2 X 85.66 X 29.04 X 1 NO	=	2543.75 SQ.MT.
4	1/2 X 60.90 X 39.49 X 1 NO	=	2406.50 SQ.MT.
5	2/3 X 6.50 X 0.22 X 1 NO	=	1.54 SQ.MT.
TOTAL ADDITION	=	4410.05 SQ.MT.	X



SECTION OF SUCTION TANK.

TO BE HANDOVER TO AMC	
FLOOR	WING-A
GR.	56.72 SQ.MT.
1ST	572.43 SQ.MT.
2ND	476.48 SQ.MT.
TOTAL	1115.63 SQ.MT.

TOTAL AREA OF PUBLIC OFFICES & STAFF QUARTER = 1115.63 SQ.MT.

TOTAL BUILT-UP AREA CALCULATION

FLOOR	WING-A	WING-B	CLUB HOUSE	TOTAL AREA
GR.	427.63 SQ.MT.	260.22 SQ.MT.	40.05 SQ.MT.	727.90 SQ.MT.
1ST	572.43 SQ.MT.			572.43 SQ.MT.
2ND	476.48 SQ.MT.			476.48 SQ.MT.
3RD	652.80 SQ.MT.			652.80 SQ.MT.
4TH	652.80 SQ.MT.			652.80 SQ.MT.
5TH	652.80 SQ.MT.			652.80 SQ.MT.
6TH	652.80 SQ.MT.			652.80 SQ.MT.
7TH	652.80 SQ.MT.			652.80 SQ.MT.
8TH	652.80 SQ.MT.			652.80 SQ.MT.
9TH	652.80 SQ.MT.			652.80 SQ.MT.
10TH	652.80 SQ.MT.			652.80 SQ.MT.
11TH	652.80 SQ.MT.			652.80 SQ.MT.
12TH	652.80 SQ.MT.			652.80 SQ.MT.
13TH	652.80 SQ.MT.			652.80 SQ.MT.
14TH	652.80 SQ.MT.			652.80 SQ.MT.
15TH	652.80 SQ.MT.			652.80 SQ.MT.
16TH	652.80 SQ.MT.			652.80 SQ.MT.
TOTAL	6012.09 SQ.MT.	260.22 SQ.MT.	40.05 SQ.MT.	10312.36 SQ.MT.

RG AREA
DIAGRAM
SCALE: 1: 500

RG AREA CALCULATION			
RG AREA			
1	1/2 X 16.98 X 1.10 X 1 NO	=	94.24 SQ.MT.
2	1/2 X 17.82 X 6.08 X 1 NO	=	54.17 SQ.MT.
3	1/2 X 17.82 X 1.50 X 1 NO	=	14.26 SQ.MT.
4	1/2 X 17.90 X 4.74 X 1 NO	=	42.42 SQ.MT.
5	1/2 X 26.82 X 1.98 X 1 NO	=	166.65 SQ.MT.
6	1/2 X 28.23 X 3.50 X 1 NO	=	49.40 SQ.MT.
7	1/2 X 28.23 X 2.65 X 1 NO	=	37.55 SQ.MT.
8	1/2 X 3.86 X 0.25 X 1 NO	=	0.48 SQ.MT.
9	2/3 X 4.24 X 0.88 X 1 NO	=	2.49 SQ.MT.
10	2/3 X 3.46 X 0.55 X 1 NO	=	1.27 SQ.MT.
TOTAL ADDITION	=	456.93 SQ.MT.	X

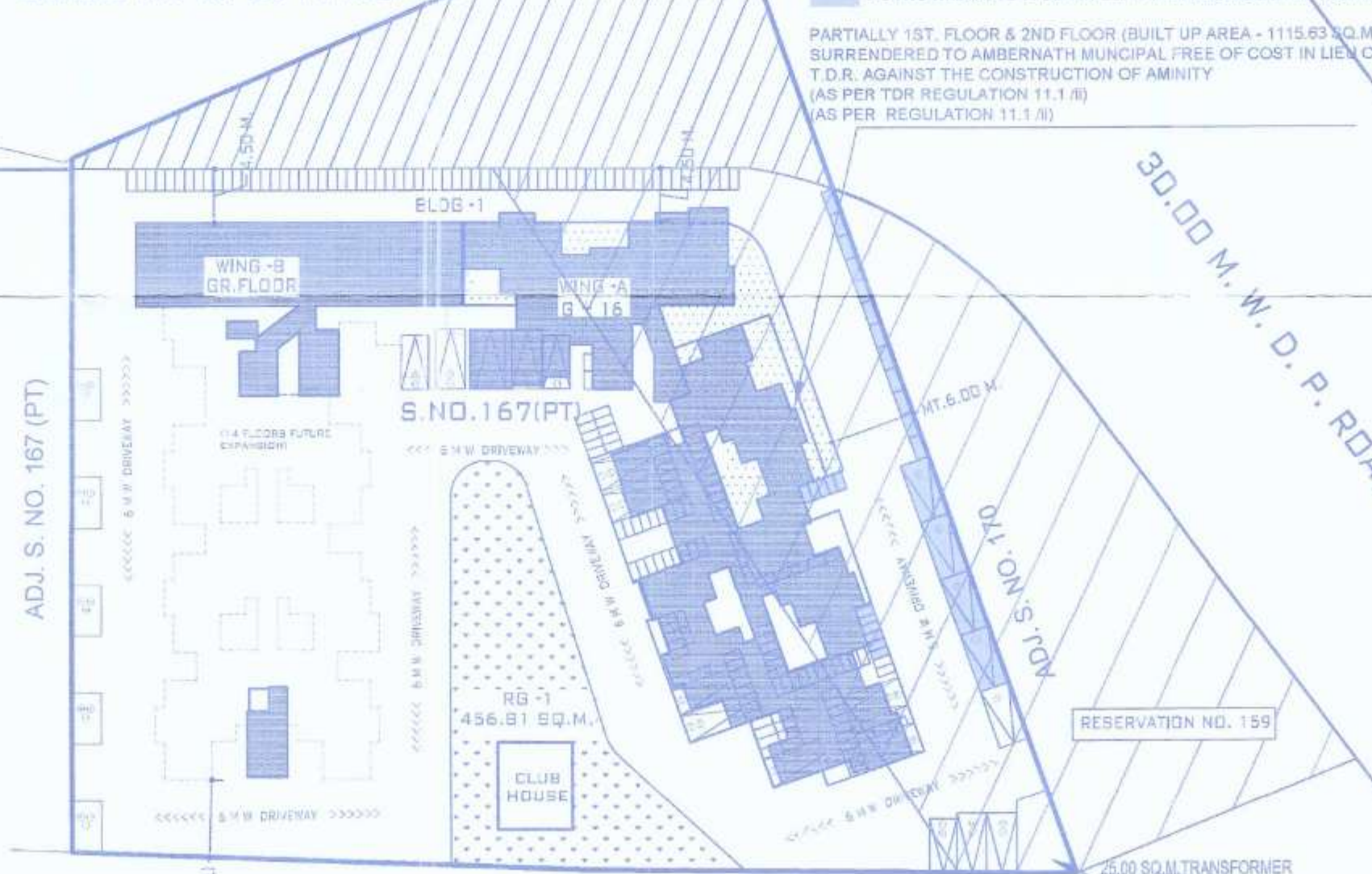
DEDUCTIONS			
1	2/3 X 1.60 X 0.11 X 1 NO	=	0.12 SQ.MT.
TOTAL DEDUCTION	=	0.12 SQ.MT.	Y1
TOTAL AREA (X - Y1)	=	456.81 SQ.MT.	X1

30.00 M. W. D. P. ROAD



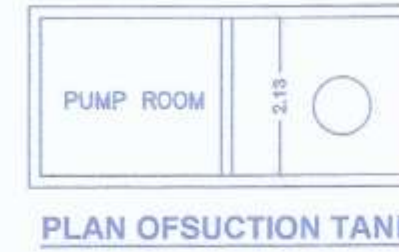
BLOCK PLAN
SCALE: 1: 500

30.00 M. W. D. P. ROAD

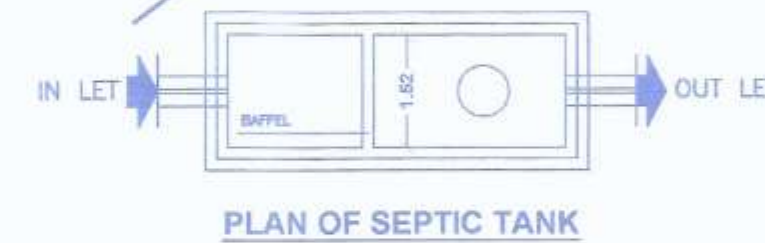


PARKING PLAN
SCALE: 1: 500

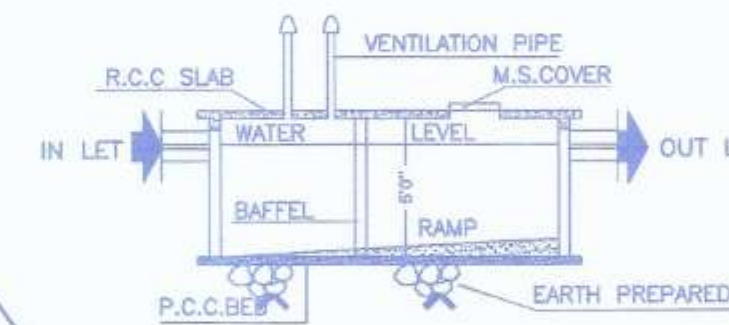
TYPE	AREA	SQ.MT.
COMMERCIAL-ZONE	3259.75	SQ.MT.
RESERVATION AREA	1150.00	SQ.MT.
ROAD AREA	790.25	SQ.MT.
TOTAL PLOT AREA	5200.00	SQ.MT.



PLAN OF SUCTION TANK



PLAN OF SEPTIC TANK



SECTION OF SEPTIC TANK

DESCRIPTION OF PROPOSAL & PROPERTY

BUILDING PLANS OF PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING FOR THE DEVELOPMENT OF ACCOMMODATION RESERVATION NO.159 DESIGNATED AS "PUBLIC OFFICES AND STAFF QUARTERS" IN "COMMERCIAL ZONE" ON LAND BEARING S.NO. 167 (PT) OF VILLAGE CHIKHLOLI, TAL. AMBERNATH, DIST. THANE

STAMPS OF APPROVAL OF PLANS



वाधकाम नकाशे मंजूरी

मंगले दहली दाखलित्वाप्राप्ते व बांधकाम प्रारंभ पत्र क्र. अ. न. प. / रावि / वां. / २२-१३/२०२३/८७ दि. २०/०२/२०२३ मध्ये घालून दिलेल्या अटी प्रमाणे आता पर्यंत एकुण मंजूरी दिलेले क्षेत्र..... चौ. मी.

अंमल
अंमलकार
अंमलकार नगरपालिका, अंमलकार
अंमलकार नगरपालिका, अंमलकार

NO. AREA STATEMENT

NO.	AREA STATEMENT	SQ. MT.
1	AREA OF THE PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	5200.00
(A)	AS PER OWNERSHIP DOCUMENT (1/2 CTSEXTRACT)	
(B)	AS PER MEASUREMENT SHEET	
(C)	AS PER SITE	
2	DEDUCTION FOR	
(A)	PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	790.25
(B)	ANY D.P. RESERVATION AREA	
TOTAL (A+B+C)		
3	BALANCE AREA OF PLOT (1 - 2)	4409.75
4	AMENITY SPACE (IF APPLICABLE)	
(A)	REQUIRED -	
(B)	ADJUSTMENT OF 2(B), IF ANY -	
(C)	BALANCE PROPOSED -	
5	NET PLOT AREA (3 - 4(C))	4409.75
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A)	REQUIRED -	440.98
(B)	PROPOSED -	456.81
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. 5 X BASIC F.S.I.(1.1))	4850.73
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	
(B)	PROPOSED FSI ON PAYMENT OF PREMIUM (SR.NO. 1 ABOVE X 0.3) 1560.00	
11	IN-SITU FSI / TOD LOADING	
(A)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X 790.25), IF ANY (AS PER SETBACK UTILIZATION TABLE)	1580.50
(B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO. 4(B) AND/OR (C))	
(C)	TOR PERMISSIBLE (1.1 X 5200.00) = 5720.00	
(D)	UTILISED TOR	
(E)	TOTAL IN-SITU/TOR LOADING PROPOSED ((11(A)+(B)+(C)))	
12	ADDITIONAL FSI AREA	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A)	(9+11 (A)) OR 12 WHICHEVER IS APPLICABLE	6431.23
(B)	RESIDENTIAL AREA (6431.23 - 536.05)	5895.18
(C)	COMMERCIAL AREA	536.05
(D)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (B X 0.6)	3537.11
(E)	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (C X 0.8)	428.84
(F)	TOTAL ANCILLARY ((D) + (E))	3965.95
(G)	UTILISED ANCILLARY	3881.20
(H)	TOTAL ENTITLEMENT (A+G)	10312.43
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	
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')	10312.36
(C)	TOTAL (A+B)	10312.36
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE)	
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
(A)	REQUIRED (20% OF SR.NO. 5)	
(B)	PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.T.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGN. OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/DOCTOR. 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.

SIGN. OF OWNER

NAME OF ARCHITECT AND SIGNATURE

SIGN. OF ARCHITECT

URBAN ARCHITECTS

ARCHITECTS & INTERIOR DESIGNERS.

S. DEEPMANI APT, 1ST FLOOR, ABOVE MUMBAI SWEET MART, BADLAPUR(E).

JOB NO. SCALE DATE DRN BY CHECKED BY

1 / 4 AS SHOWN IN DRAWING DISHA HEMANT