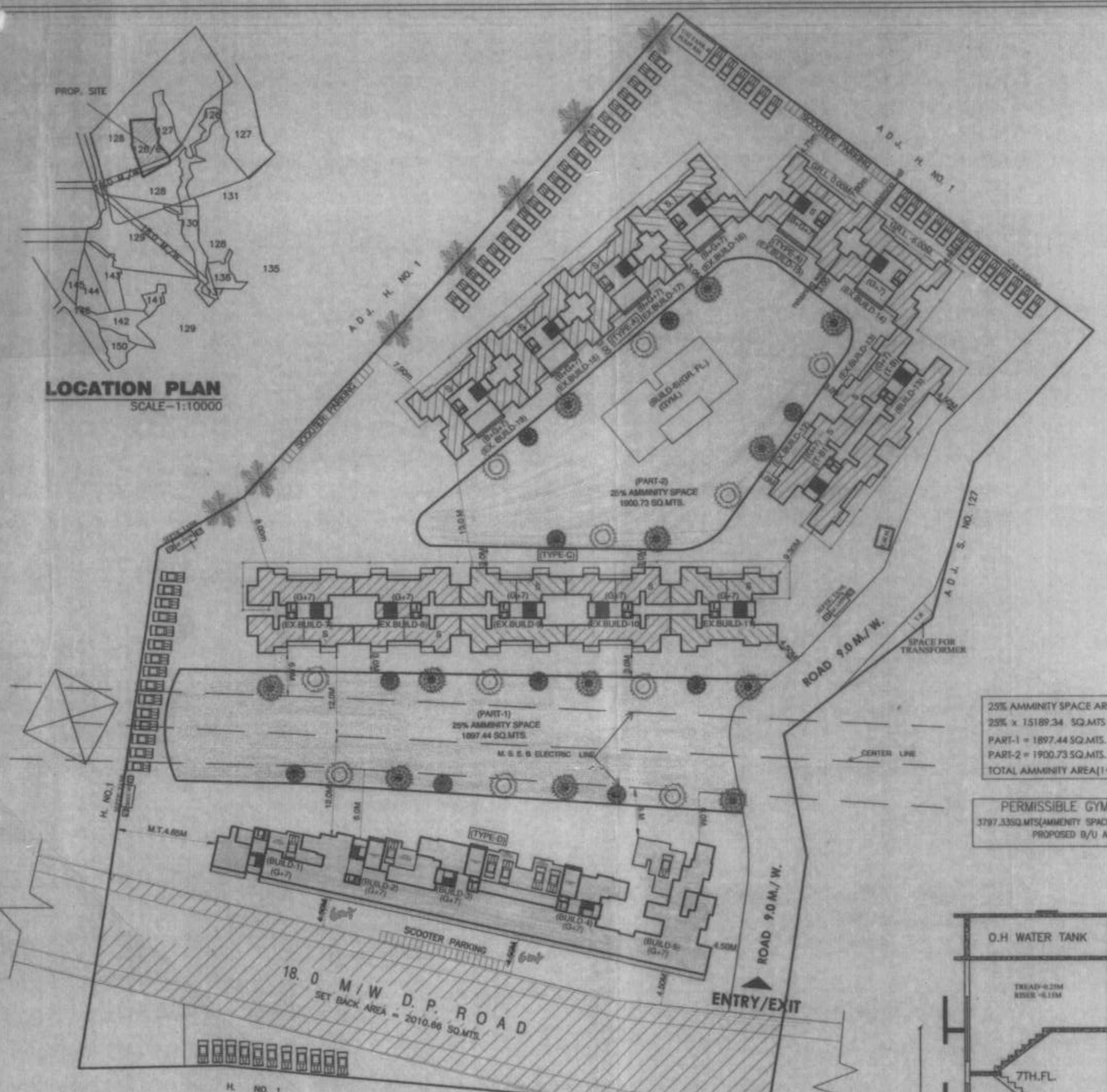
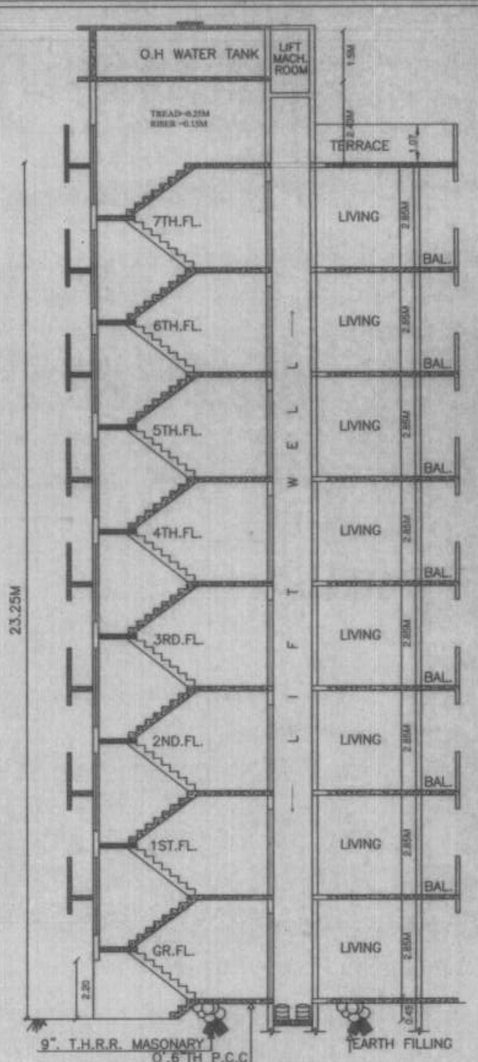


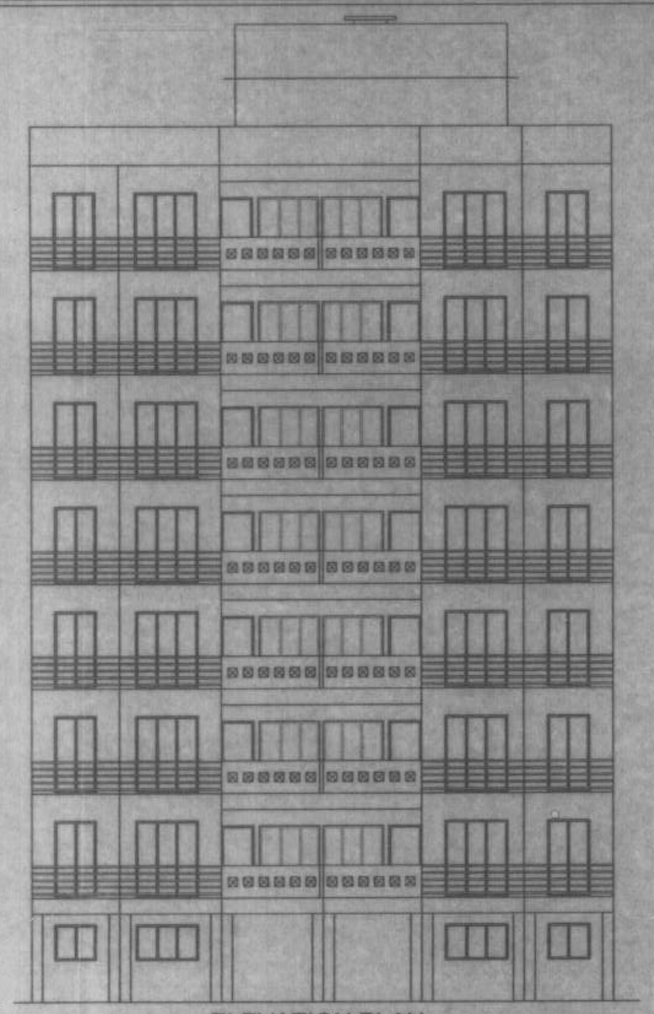
BLOCK PLAN
SCALE 1:500

25% AMMINITY SPACE AREA AS PER NET PLOT AREA=
25% x 15189.34 SQ.MTS = 3797 . 33 SQ.MTS.
PART-1 = 1897.44 SQ.MTS.
PART-2 = 1900.73 SQ.MTS.
TOTAL AMMINITY AREA(1+2)= 3798.17 SQ.MTS.

PERMISSIBLE GYM. FLOOR AREA
3797.33SQ.MTS(AMMINITY SPACE) x 0.05 = 189.87 SQ.MTS
PROPOSED B/U AREA(GYM.) = 188.24 SQ.MTS.

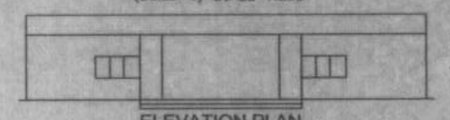


SECTION A-A
(TYPE-D) SCALE 1.100
(BUILD-3)

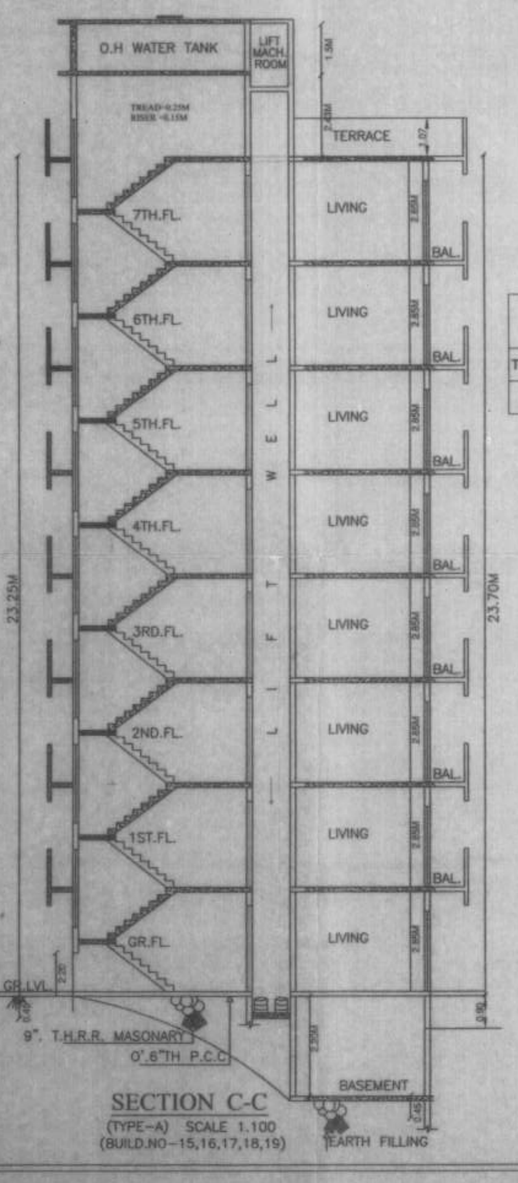


ELEVATION PLAN
(TYPE-A) (BUILD-14) SCALE 1:100

SECTION B-B
(BUILD-6) SCALE 1.200



ELEVATION PLAN
(BUILD. NO-6) SCALE 1:200



SECTION C-C
(TYPE-A) SCALE 1.100
(BUILD.NO-15,16,17,18,19)

STAMP OF APPROVAL OF PLANS

REVISED PLANS

सहायक संचालक नगररचना संचालनालय
पुणे विभाग पुणे
प्रति, रमाणे दस्तऐवज सादरीकरणाप्रमाणे व बांधकाम
प्रारंभ पत्र क्र. अ.न.प./नरचि/बांप/23-07/2013, 6330
दि. 23/07/2013 मध्ये घालून दिलेल्या अटी प्रमाणे

सहायक संचालक नगररचना
बांधकाम परवानगीकरिता
अंबरनाथ

मुख्याधिकारी/नगर अभियंता
अंबरनाथ नगरपरिषद, अंबरनाथ

PROFORMA A		
A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT (as per 7/12)	17200 . 00
2	DEDUCTIONS FOR	
	A EXISTING ROAD AREA (18.00 M.W D.P. ROAD)	2010 . 66
	B PROPOSED ROAD	
	C ANY RESERVATION	
	TOTAL (A + B + C)	
3	NET AREA OF PLOT (1 - 2)	15189 . 34
4	DEDUCTIONS FOR	
	A RECREATION GROUND	
	B INTERNAL ROAD 25% AMMINITY SPACE	3797 . 33
	C TOTAL (A + B)	
5	BALANCE AREA OF PLOT (3 -4C)	11392 . 01
	F.S.I. PERMISSIBLE (NET GROSS AREA=15189.34x0.85=12910.93)	12910 . 93
6	PERMISSIBLE T.D.R. OF NET GOROSS AREA (15189.34 x .38)=	12151 . 47
7	T.D.R. UTILISED AREA	3686 . 29
8	ADDITION FOR F. S. I. PURPOSE	
	40% SET BACK AREA	2010 . 66
9	TOTAL PERMISSIBLE AREA (5 + 7 + 8)	18607 . 88
8	EXISTING FLOOR AREA	
11	PROPOSED AREA	18606 . 88
12	EXCESS BALCONY AREA TAKEN F.S.I.	
	(AS PER NO.) BELOW)	
13	TOTAL BUILT-UP AREA PROPOSED (10 - 11 - 12)	18606 . 88
14	F. S. I. CONSUMED 13/7	1 . 44
15	BALANCE OF F.S.I.	
B	BALCONY AREA STATEMENT	
	A PERMISSIBLE BALCONY AREA PER FLOOR	
	B PROPOSED BALCONY AREA PER FLOOR SHOWN IN DRAWING	
	C EXCESS BALCONY AREA TOTAL	
C	TENEMENT STATEMENT	
	A NET AREA OF ITEM A ABOVE	18607 . 88
	B. LESS DEDUCTIONS OF NON-RESIDENTIAL (SHOP AREA)	384 . 29
	AREA (SHOPS ETC.)	
	C AREA OF TENEMENTS (A - B)	18223 . 59
	TENEMENTS PERMISSIBLE AS PER 80, 100, 125. NO.	548 NOS
	TENEMENTS PROPOSED	547 NOS
D	PARKING STATEMENT NO. E LOADING / UNLOADING STATEMENT	
	A PARKING REQUIRED BY RULE A LOADING / UNLOADING PLATFORM REQUIRED	
	B GARAGE PERMISSIBLE B TOTAL LOADING/ UNLLOADING PLATFORM PROVIDED	
	C GARAGE PROPOSED	
	D TOTAL PARKING PROVIDED	

NOTES
BOUNDRY OF PLOT BOUNDED RED
PROPOSED WORK SHOWN PINK
B DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN DOTTED GREEN
STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW DOTTED
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

PROFORMA B

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON DATE AND THE DIMENSIONS OF SIDES ETC. OF PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE STATED IN DOCUMENTS OF OWNERSHIP T.O RECORDS LAND RECORDS / CITY SURVER ASSOMBOIS

CONTENT OF SHEET NO. 1

BLOCK PLAN, SECTION, ELEVATION PLAN, PLOT AREA CALC.
BUILT-UP AREA STATEMENT,LOCATION PLAN,FLAT AREA STATEMENT,
SET BACK AREA,T.D.R. STATEMENT & AMMINITY SPACE AREA CALC.

DESCRIPTION

PROPOSED BUILDING ON LAND BEARING S.NO. 128 ,H.NO.6
AT VILLAGE-CHIKHLOLI TAL: AMBARNATH,DIST: THANE.

• NAME, SIGNATURES OF OWNER OR P.O.A HOLDER •

MR. SACHIN C. MIRANI
MR. NAVIN P. SAVLA

JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
618	26/09/2013	1:100	ARCH NO.1	SUBODH	RAJESH

NORTH LINE

• NAME, SIGNATURE AND ADDRESS OF LICENSED ARCHITECT •

(AR. S. R. KHAMBAYAT)
CA/2001/27259
RAJ & ASSOCIATES
• ARCHITECT & ENGINEERS •
GROUND FLOOR, MAHALAXMI APARTMENT,
BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W)
P.NO. 2673366 / 2677992
Email id- rajandassociates@yahoo.com

SIGNATURE OF ARCHITECT

T. D. R STATEMENT	
SECTOR NO. 9	AREA IN. SQ. MTS
1) T.D.R PURCHASED (REGISTATION NO. 4431/2013) AS PER T.D.R CERTIFICATES TAKEN FROM A.M.C VIDE THEIR LETTER NO. A.M.C/NRV/ 833 / 2012 DATED- 30-10-2012	4387.36 SQ . MTS
TOTAL T.D.R PURCHASED	4387.36 IN SQ. MTS.
TOTAL AREA UTILISED	3686.29 IN SQ. MTS.
BALANCE T.D.R AREA	701.07 IN SQ. MTS.

SET BACK AREA CALCULATION
SCALE 1:1000

1	1/2 X 40.15 X 14.24 X 1NO	=	285.87 SQ.MT.
2	1/2 X 40.15 X 11.74 X 1NO	=	235.68 SQ.MT.
3	1/2 X 86.57 X 18.00 X 1NO	=	778.13 SQ.MT.
4	1/2 X 82.46 X 17.22 X 1NO	=	709.98 SQ.MT.
TOTAL SET BACK AREA CALCULATION		=	2010.66 SQ.MT.

AMMINITY AREA CALCULATION
(PART-1)
SCALE 1:1000

A	1/2 X 93.82 X 12.79 X 1NO	=	599.68 SQ.MT.
B	1/2 X 91.49 X 18.61 X 1NO	=	851.31 SQ.MT.
C	1/2 X 92.54 X 5.93 X 1NO	=	274.38 SQ.MT.
D	1/2 X 96.77 X 3.55 X 1NO	=	171.77 SQ.MT.
TOTAL AMMINITY SPACE (PART-1)		=	1897.44 SQ.MT.

AMMINITY AREA CALCULATION
(PART-2)
SCALE 1:1000

1	1/2 X 85.12 X 22.67 X 1NO	=	964.84 SQ.MT.
2	1/2 X 85.12 X 21.99 X 1NO	=	935.89 SQ.MT.
TOTAL AREA		=	1900.73 SQ.MT.
TOTAL AMMINITY SPACE AREA PART= 1 + 2		=	3798.17 SQ.MT.

PLOT AREA CALCULATION
SCALE 1:2000

S.NO. 128, H. NO. 6 CHIKHLOLI			
A	1/2 X 140.83 X 63.91 X 1NO	=	4500.22 SQ.MT.
B	1/2 X 140.83 X 17.26 X 1NO	=	1215.36 SQ.MT.
C	1/2 X 118.86 X 25.18 X 1NO	=	1496.45 SQ.MT.
D	1/2 X 113.64 X 22.84 X 1NO	=	1297.77 SQ.MT.
E	1/2 X 106.26 X 12.14 X 1NO	=	645.00 SQ.MT.
F	1/2 X 106.43 X 77.87 X 1NO	=	4143.85 SQ.MT.
G	1/2 X 85.39 X 23.27 X 1NO	=	993.51 SQ.MT.
H	1/2 X 106.43 X 19.17 X 1NO	=	1020.13 SQ.MT.
I	1/2 X 101.15 X 37.33 X 1NO	=	1887.86 SQ.MT.
TOTAL PLOT AREA CALCULATION		=	17200.25 SQ.MT.

TOTAL FLAT AREA STATEMENT				ACCORDING TO L.I.G. & M.I.G
TOTAL SHOP	TOTAL FLAT	AREA IN 25 M²	BET. 25 TO 40 M²	ABOVE 40 M²
31 NOS	547 NOS	17 NOS	380 NOS	150 NOS

AREA OF RECORDS OF RIGHTS				
S.NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M²
128	6		CHIKHLOLI	17200.00

SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
D	1.00 x 2.13	T.W. FRAMED FLUSH DOOR
D1	0.90 x 2.13	T.W. FRAMED FLUSH DOOR
D2	0.76 x 1.90	ALUMINIUM FRAMED SINTEX DOOR
W	1.20 x 1.20	ALUMINIUM FRAMED SINTEX WINDOW
W1	1.00 x 1.20	ALUMINIUM FRAMED SINTEX WINDOW
W2	0.60 x 0.90	T.W. FRAMED GLAZE WINDOW

TOTAL BUILT-UP AREA STATEMENT (TYPE- A TO D)(BUILD.- 1 TO 19)

FLOOR	TYPE-A BUILD.NO. 14,15,16,17,18,19 IN SQ MTS	TYPE-B,B1 BUILD.NO. 12,13. IN SQ MTS	TYPE-C BUILD.NO. 7,8,9,10,11 IN SQ MTS	TYPE-D BUILD.NO. 1,2,3,4,5. IN SQ MTS	TYPE-A TO D BUILD.NO. 1 TO 19. IN SQ MTS
GROUND FLOOR	792 . 55	230 . 80	608 . 75	625 . 62	2257 . 72
FIRST FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
SECOND FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
THIRD FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
FOURTH FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
FIFTH FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
SIXTH FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
SEVENTH FLOOR	892 . 47	310 . 72	775 . 56	774 . 81	2753 . 56
TOTAL B/U AREA	7039 . 84	2405 . 84	6037 . 67	6049 . 29	21532 . 64

PROP. B/U AREA TYPE-A (7039.84-1437.60) STAIRCASE AREA =5602.24M²
PROP. B/U AREA TYPE-B+B1 (2405.84-232.80) STAIRCASE AREA =2173.04M²
PROP. B/U AREA TYPE-C (6037.67-582.00) STAIRCASE AREA =5455.67M²
PROP. B/U AREA TYPE-D (6049.29-673.36) STAIRCASE AREA =5375.93M²
NET PROP. B/U AREA TYPE-A+B+B1+C+D=21532.64-2925.76M (STAIR. AREA)
=18606.88 SQ.MTS.