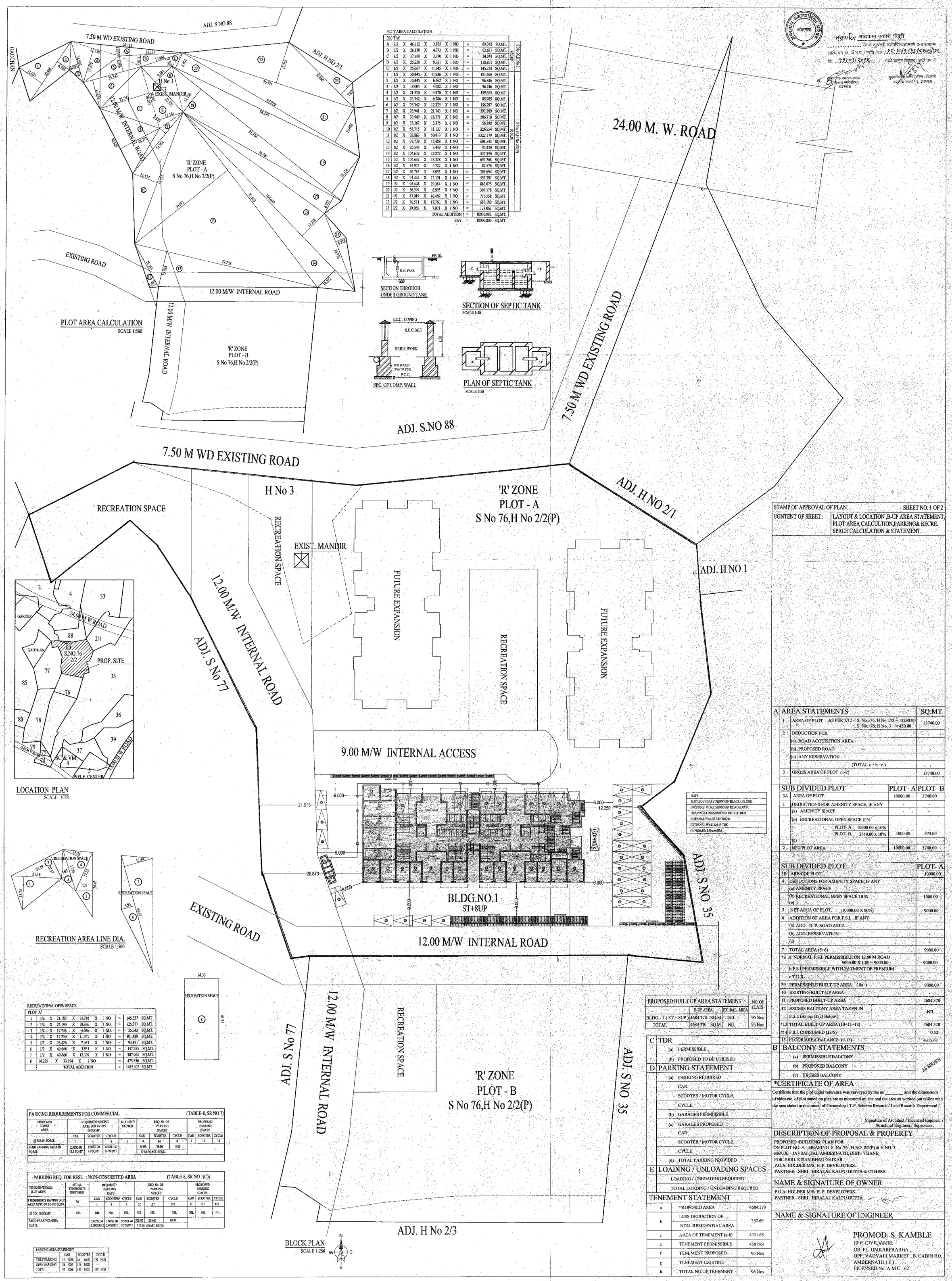

PLOT AREA CALCULATION

PLOT 'A'										
A	1/2	X	46.112	X	3.875	X	1 NO	=	89.342	SQ.MT.
B	1/2	X	26.130	X	4.793	X	1 NO	=	62.621	SQ.MT.
C	1/2	X	17.968	X	3.790	X	1 NO	=	34.049	SQ.MT.
D	1/2	X	25.328	X	9.381	X	1 NO	=	118.801	SQ.MT.
E	1/2	X	26.067	X	11.145	X	1 NO	=	145.258	SQ.MT.
1	1/2	X	30.445	X	11.936	X	1 NO	=	181.696	SQ.MT.
2	1/2	X	30.445	X	6.362	X	1 NO	=	96.846	SQ.MT.
3	1/2	X	18.004	X	4.082	X	1 NO	=	36.746	SQ.MT.
4	1/2	X	21.330	X	14.970	X	1 NO	=	159.655	SQ.MT.
5	1/2	X	25.342	X	6.786	X	1 NO	=	85.985	SQ.MT.
6	1/2	X	25.342	X	12.335	X	1 NO	=	156.297	SQ.MT.
7	1/2	X	26.941	X	21.743	X	1 NO	=	292.889	SQ.MT.
8	1/2	X	30.549	X	18.771	X	1 NO	=	286.718	SQ.MT.
9	1/2	X	33.362	X	3.375	X	1 NO	=	56.298	SQ.MT.
10	1/2	X	58.715	X	11.137	X	1 NO	=	326.954	SQ.MT.
11	1/2	X	92.863	X	50.013	X	1 NO	=	2322.179	SQ.MT.
12	1/2	X	79.738	X	15.088	X	1 NO	=	601.543	SQ.MT.
13	1/2	X	20.545	X	3.449	X	1 NO	=	35.430	SQ.MT.
14	1/2	X	104.632	X	10.272	X	1 NO	=	537.390	SQ.MT.
15	1/2	X	104.632	X	13.328	X	1 NO	=	697.268	SQ.MT.
16	1/2	X	34.975	X	4.722	X	1 NO	=	82.576	SQ.MT.
17	1/2	X	76.765	X	8.053	X	1 NO	=	309.094	SQ.MT.
18	1/2	X	91.444	X	12.191	X	1 NO	=	557.397	SQ.MT.
19	1/2	X	91.444	X	19.314	X	1 NO	=	883.075	SQ.MT.
20	1/2	X	88.399	X	6.995	X	1 NO	=	309.176	SQ.MT.
21	1/2	X	87.019	X	16.469	X	1 NO	=	716.558	SQ.MT.
22	1/2	X	76.571	X	17.766	X	1 NO	=	680.180	SQ.MT.
23	1/2	X	39.050	X	7.071	X	1 NO	=	138.061	SQ.MT.
							TOTAL ADDITION	=	10000.082	SQ.MT.
							SAY	=	10000.000	SQ.MT.

S.No. 76/H.No. 2/2 (P) 450.00 — S.No. 76/H.No. 3

S.No. 76/H.No. 2/2(P) 13290.00

RECREATIONAL OPEN SPACE

PLOT 'A'										
1	1/2	X	21.183	X	13.740	X	1 NO	=	145.527	SQ.MT.
2	1/2	X	24.190	X	10.366	X	1 NO	=	125.377	SQ.MT.
3	1/2	X	17.756	X	4.026	X	1 NO	=	35.743	SQ.MT.
4	1/2	X	17.250	X	11.761	X	1 NO	=	101.439	SQ.MT.
5	1/2	X	26.426	X	7.053	X	1 NO	=	93.191	SQ.MT.
6	1/2	X	49.666	X	5.931	X	1 NO	=	147.285	SQ.MT.
7	1/2	X	49.666	X	12.399	X	1 NO	=	307.904	SQ.MT.
8	14.335	X	33.194	X	1 NO			=	475.836	SQ.MT.
			TOTAL ADDITION					=	1432.302	SQ.MT.

PARKING REQUIREMENTS FOR COMMERCIAL (TABLE-8, SR NO 7)

PROPOSED COMM AREA	REQUIRED PARKING RATE FOR EVERY 100 SQ.MT.			MULTIPLY FACTOR	REQ. No. OF PARKING SPACES			PROPOSED PARKING SPACES		
	CAR	SCOOTER	CYCLE		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
@352.69 SQ.MT.	1	4	4	1	4	14	14	4	14	14
REQD PARKING AREA IN SQ.MT.	2.50X5.00 12.5 SQ.MT.	1.00X2.00 2.0 SQ.MT.	0.50X1.40 0.7 SQ.MT.		50.00	28.00	9.80			
					87.80 SQ.MT. REQD.					

PARKING REQ. FOR RESI. : NON-CONGESTED AREA (TABLE-8, SR NO 1(C))

TENEMENTS SIZE B.UP AREA	TOTAL TENEMENTS PROPOSED	REQUIRED PARKING RATE			REQ. No. OF PARKING SPACES			PROPOSED PARKING SPACES		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
3 TENEMENTS HAVING B-UP AREA UPTO 50 TO 100 SQ.M.	96	1	4	4	32	127	127	32	127	127
50 TO 100 SQ.MT.	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
REQD PARKING AREA SQ.MT.		5.00X2.50 11.50 SQ.MT.	1.00X2.00 2.0 SQ.MT.	0.50X1.40 0.7 SQ.MT.	368.00	254.00	88.90			
					710.90 SQ.MT. REQD.					

PARKING AREA STATEMENT

	CAR	SCOOTER	CYCLE
STILT PARKING	11 NOS	29 NOS	131 NOS
OPEN PARKING	26 NOS	116 NOS	—
TOTAL	37 NOS	145 NOS	131 NOS

NOTE
PLOT BOUNDARY SHOWN IN BLACK COLOUR.
PROPOSED WORK SHOWN IN RED COLOUR.
DRAINAGE LINE SHOWN IN DOTTED RED.
INTERNAL WALLS 0.15 THK &
EXTERNAL WALLS 0.15 THK.
CUPBOARD 2.40 x 0.45M.

PROPOSED BUILT UP AREA STATEMENT

	B-UP AREA	EX. BAL. AREA	NO. OF FLATS
BLDG - 1 (ST + 8UP)	4684.370 SQ.M	NIL	95 Nos
TOTAL	4684.370 SQ.M	NIL	95 Nos

C	TDR	
	(a) PERMISSIBLE	
	(b) PROPOSED TO BE UTILISED	
D	PARKING STATEMENT	
	(a) PARKING REQUIRED	
	CAR	
	SCOOTER / MOTOR CYCLE,	
	CYCLE	
	(b) GARAGES PERMISSIBLE	
	(c) GARAGES PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE,	
	CYCLE	
	(d) TOTAL PARKING PROVIDED	
E	LOADING / UNLOADING SPACES	
	LOADING /UNLOADING REQUIRED	
	TOTAL LOADING / UNLOADING REQURED	

TENEMENT STATEMENT

a	PROPOSED AREA	4684.370
b	LESS DEDUCTION OF NON -RESIDENTIAL AREA	352.69
c	AREA OF TENEMENT (a-b)	4331.68
e	TENEMENT PERMISSIBLE	450 Nos
f	TENEMENT PROPOSED	96 Nos
g	TENEMENT EXISTING	
h	TOTAL NO.OF TENEMENT	96 Nos

सुधारित बांधकाम नकाशे मंजूरी
रेराणे सुरूवती दाखविल्याप्रमाणे व बांधकाम
प्रारंभ पत्र क्र. अं.न.प./नरवि/बां.प्र./ 25-26/1232/ 25-26/0106
दि. 22/03/2026 मध्ये घालून दिलेल्या अटी प्रमाणे
मुख्याधिकारी, नगरविकास अधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

STAMP OF APPROVAL OF PLAN	SHEET NO. 1 OF 2
CONTENT OF SHEET :	LAYOUT & LOCATION ,B-UP AREA STATEMENT, PLOT AREA CALCULTION,PARKING& RECRE. SPACE CALCULATION & STATEMENT.

A	AREA STATEMENTS		SQ.MT
1	AREA OF PLOT AS PER 7/12 - S. No. 76, H No. 2/2 = 13290.00 S. No. 76, H No. 3 = 450.00		13740.00
2	DEDUCTION FOR		
	(a) ROAD ACQUISITION AREA		-
	(b) PROPOSED ROAD		-
	(c) ANY RESERVATION		-
	(TOTAL a + b + c)		-
3	GROSS AREA OF PLOT (1-2)		13740.00

SUB DIVIDED PLOT		PLOT- A	PLOT- B
3A	AREA OF PLOT.	10000.00	3740.00
1	DEDUCTIONS FOR AMENITY SPACE, IF ANY	-	-
	(a) AMENITY SPACE	-	-
	(b) RECREATIONAL OPEN SPACE 10 % PLOT- A 10000.00 x 10% PLOT- B 3740.00 x 10%	1000.00	374.00
	(c)		
2	NET PLOT AREA	10000.00	3740.00

SUB DIVIDED PLOT		PLOT- A
3B	AREA OF PLOT.	10000.00
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY	
	(a) AMENITY SPACE	-
	(b) RECREATIONAL OPEN SPACE 10 %	1000.00
	(c)	-
5	NET AREA OF PLOT. (10000.00 X 90%)	9000.00
6	ADDITION OF AREA FOR F.S.I. , IF ANY	
	(a) ADD- D. P. ROAD AREA	
	(b) ADD- RESERVATION	-
	(c)	-
7	TOTAL AREA (5+6)	9000.00
*8	a NORMAL F.S.I. PERMISSIBLE ON 12.00 M ROAD 9000.00 X 1.00 = 9000.00	9000.00
	b F.S.I.PERMISSIBLE WITH PAYMENT OF PREMIUM	
	c.T.D.R.	
*9	PERMISSINLE BUILT-UP AREA (8a)	9000.00
10	EXISTING BUILT-UP AREA	-
11	PROPOSED BUILT-UP AREA	4684.370
12	EXCESS BALCONY AREA TAKEN IN F.S.I. (As per B.(c) Below)	NIL
*13	TOTAL BUILT-UP AREA (10+11+12)	4684.370
*14	F.S.I. CONSUMED (13/5)	0.52
15	FLOOR AREA BALANCE (9-13)	4315.63

B	BALCONY STATEMENTS	
	(a) PERMISSIBLE BALCONY	AS SHOWN
	(b) PROPOSED BALCONY	
	(c) EXCESS BALCONY	

*CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed by me on _____ 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 /

Signature of Architect / Licenced Engineer / Structural Engineer / Supervisor.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PLAN FOR
ON PLOT NO. A , BEARING S. No. 76 , H.NO. 2/2(P) & H NO. 3
MOUJE - JAVSAI ,TAL -AMBERNATH, DIST.- THANE
FOR. SHRI. KISAN BHAU GAIKAR
P.O.A. HOLDER M/S. H. P. DEVELOPERS.
PARTNER - SHRI . HIRALAL KALPU GUPTA & OTHERS

NAME & SIGNATURE OF OWNER

P.O.A. HOLDER M/S. H. P. DEVELOPERS.
PARTNER - SHRI . HIRALAL KALPU GUPTA

NAME & SIGNATURE OF ENGINEER

PROMOD S. KAMBLE
(B.E. CIVIL)AMIE.
GR. FL. OMKARPRABHA ,
OPP. VADVALI MARKET , B. CABIN RD,
AMBERNATH (E) .
LICENSED No. A M C - 62