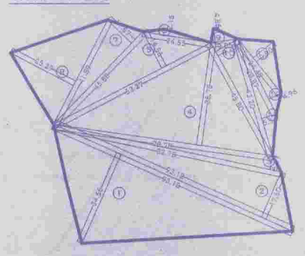
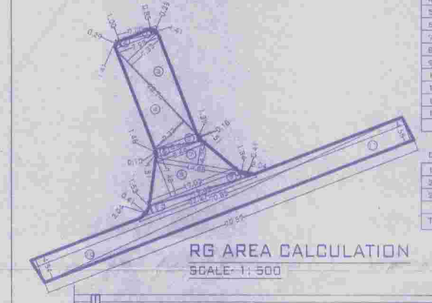
SET BACK AREA CALCULATION
SCALE- 1: 1000



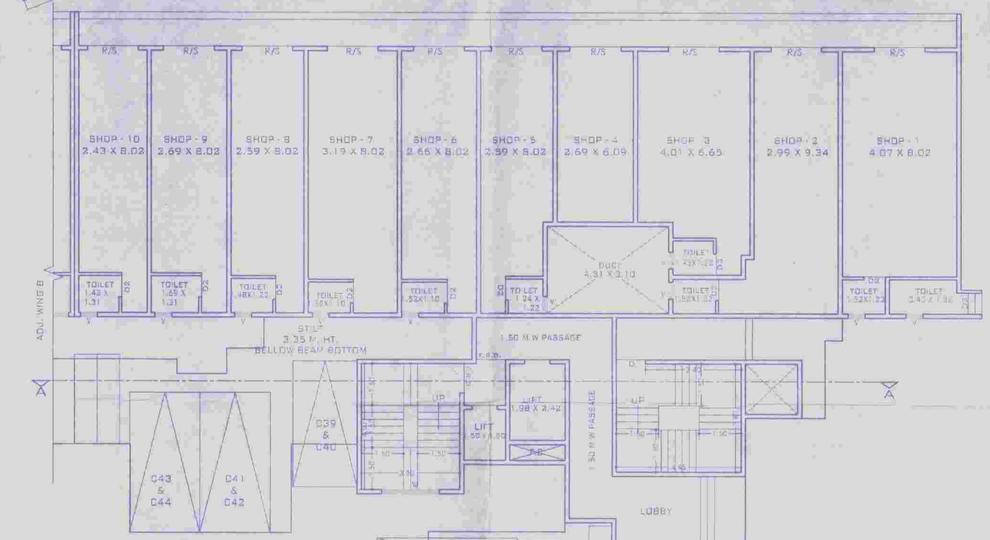
SET BACK AREA CALCULATION			
1	1.2 X 30.10 X 5.35 X 1 NO	=	53.77 SQ.MT.
2	1.2 X 13.16 X 5.20 X 1 NO	=	34.32 SQ.MT.
3	1.2 X 24.48 X 1.48 X 1 NO	=	18.12 SQ.MT.
4	1.2 X 2.23 X 0.97 X 1 NO	=	1.08 SQ.MT.
	TOTAL ADDITION	=	107.19 SQ.MT. X

PLOT AREA CALCULATION
SCALE- 1: 1000



PLOT AREA CALCULATION			
1	1/2 X 93.18 X 14.86 X 1 NO	=	691.81 SQ.MT.
2	1/2 X 93.18 X 17.60 X 1 NO	=	819.98 SQ.MT.
3	1/2 X 82.78 X 5.01 X 1 NO	=	207.36 SQ.MT.
4	1/2 X 78.78 X 26.78 X 1 NO	=	448.76 SQ.MT.
5	1/2 X 63.27 X 14.50 X 1 NO	=	460.61 SQ.MT.
6	1/2 X 34.55 X 2.16 X 1 NO	=	36.51 SQ.MT.
7	1/2 X 45.88 X 11.97 X 1 NO	=	273.30 SQ.MT.
8	1/2 X 41.89 X 23.29 X 1 NO	=	529.70 SQ.MT.
9	1/2 X 9.85 X 4.86 X 1 NO	=	23.94 SQ.MT.
10	1/2 X 45.90 X 9.16 X 1 NO	=	210.22 SQ.MT.
11	1/2 X 42.30 X 5.54 X 1 NO	=	119.66 SQ.MT.
12	1/2 X 29.83 X 4.96 X 1 NO	=	74.08 SQ.MT.
13	1/2 X 34.48 X 6.70 X 1 NO	=	115.61 SQ.MT.
	TOTAL ADDITION	=	3920.54 SQ.MT. X

RG AREA CALCULATION
SCALE- 1: 500



RG AREA			
1	1/2 X 7.00 X 0.85 X 1 NO	=	2.98 SQ.MT.
2	1/2 X 7.74 X 1.00 X 1 NO	=	3.87 SQ.MT.
3	1/2 X 22.71 X 7.33 X 1 NO	=	79.04 SQ.MT.
4	1/2 X 20.74 X 7.32 X 1 NO	=	75.94 SQ.MT.
5	1/2 X 8.44 X 1.37 X 1 NO	=	5.78 SQ.MT.
6	1/2 X 9.61 X 1.46 X 1 NO	=	6.34 SQ.MT.
7	1/2 X 7.48 X 4.56 X 1 NO	=	17.49 SQ.MT.
8	1/2 X 13.01 X 7.48 X 1 NO	=	63.69 SQ.MT.
9	1/2 X 19.44 X 1.34 X 1 NO	=	13.05 SQ.MT.
10	1/2 X 30.83 X 4.64 X 1 NO	=	100.79 SQ.MT.
11	1/2 X 70.57 X 4.55 X 1 NO	=	160.16 SQ.MT.
12	1/2 X 22.31 X 1.53 X 1 NO	=	17.03 SQ.MT.
13	1/2 X 1.41 X 0.23 X 2 NOS.	=	0.33 SQ.MT.
	TOTAL ADDITION	=	679.28 SQ.MT. X

DEDUCTIONS			
1	3/2 X 1.31 X 0.10 X 1 NO	=	0.19 SQ.MT.
2	2/2 X 1.31 X 0.10 X 1 NO	=	0.13 SQ.MT.
3	2/2 X 2.04 X 0.41 X 2 NOS	=	1.66 SQ.MT.
	TOTAL DEDUCTION	=	1.86 SQ.MT.
TOTAL BUILT UP AREA (X-Y1)		=	679.39 SQ.MT. X1

FIRST FLOOR PLAN
SCALE: 1:100 (WING - A)

COMMERCIAL AREA OF GROUND FLOOR (WING - A) SCALE - 1 : 200

COMMERCIAL AREA OF FIRST FLOOR (WING - A) SCALE - 1 : 200

COMMERCIAL AREA CALCULATION (WING-A)

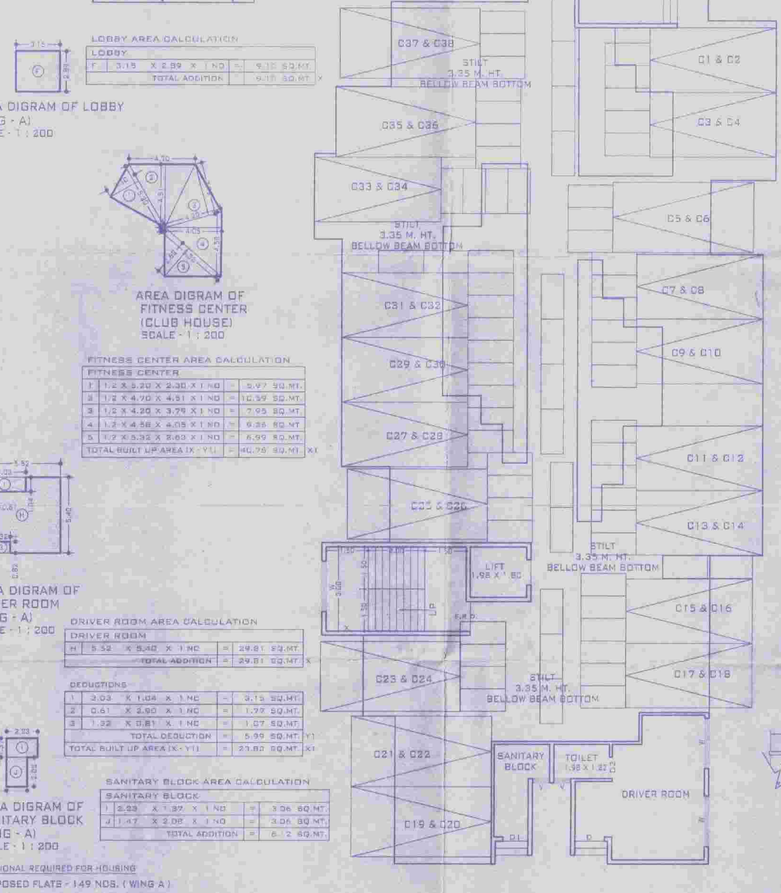
COMMERCIAL AREA (GROUND FLOOR)			
1	16.85 X 9.64 X 1 NO	=	162.43 SQ.MT.
2	4.31 X 6.39 X 1 NO	=	27.54 SQ.MT.
3	10.40 X 9.64 X 1 NO	=	100.26 SQ.MT.
	TOTAL AREA	=	290.23 SQ.MT. A

COMMERCIAL AREA CALCULATION (WING-A)			
COMMERCIAL AREA (FIRST FLOOR)			
1	5.82 X 10.45 X 1 NO	=	60.82 SQ.MT.
2	1.69 X 9.64 X 1 NO	=	16.29 SQ.MT.
3	3.89 X 8.59 X 1 NO	=	33.43 SQ.MT.
4	4.31 X 6.39 X 1 NO	=	27.54 SQ.MT.
5	4.54 X 9.64 X 1 NO	=	43.77 SQ.MT.
6	2.03 X 8.44 X 1 NO	=	17.14 SQ.MT.
7	3.48 X 14.18 X 1 NO	=	49.35 SQ.MT.
8	1.32 X 8.62 X 1 NO	=	11.38 SQ.MT.
9	1.77 X 7.71 X 1 NO	=	13.65 SQ.MT.
10	3.65 X 8.23 X 1 NO	=	30.04 SQ.MT.
11	1.77 X 2.52 X 1 NO	=	4.46 SQ.MT.
12	3.65 X 3.04 X 1 NO	=	11.10 SQ.MT.
13	5.72 X 3.15 X 1 NO	=	18.05 SQ.MT.
	TOTAL ADDITION	=	328.92 SQ.MT. B

TOTAL COMMERCIAL AREA (A - B)
(290.23 + 328.92) = 619.15 SQ.MT.

LOCATION PLAN
SCALE- 1: 2500

BLOCK PLAN
SCALE- 1: 500



AREA DIGRAM OF LOBBY (WING - A) SCALE - 1 : 200

LOBBY AREA CALCULATION			
LOBBY			
1	3.15 X 2.89 X 1 NO	=	9.10 SQ.MT.
	TOTAL ADDITION	=	9.10 SQ.MT. X

AREA DIGRAM OF FITNESS CENTER (CLUB HOUSE) SCALE - 1 : 200

FITNESS CENTER AREA CALCULATION			
FITNESS CENTER			
1	1/2 X 3.20 X 2.30 X 1 NO	=	3.67 SQ.MT.
2	1/2 X 4.70 X 4.81 X 1 NO	=	16.59 SQ.MT.
3	1/2 X 4.20 X 3.75 X 1 NO	=	7.88 SQ.MT.
4	1/2 X 4.56 X 4.05 X 1 NO	=	9.26 SQ.MT.
5	1/2 X 3.32 X 3.60 X 1 NO	=	5.98 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	43.38 SQ.MT. A1

AREA DIGRAM OF DRIVER ROOM (WING - A) SCALE - 1 : 200

DRIVER ROOM AREA CALCULATION			
DRIVER ROOM			
1	3.32 X 8.82 X 1 NO	=	29.81 SQ.MT.
	TOTAL ADDITION	=	29.81 SQ.MT. X
DEDUCTIONS			
1	2.03 X 1.68 X 1 NO	=	3.15 SQ.MT.
2	0.61 X 2.80 X 1 NO	=	1.72 SQ.MT.
3	1.32 X 0.81 X 1 NO	=	1.07 SQ.MT.
	TOTAL DEDUCTION	=	5.94 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)		=	23.87 SQ.MT. B1

AREA DIGRAM OF SANITARY BLOCK (WING - A) SCALE - 1 : 200

SANITARY BLOCK AREA CALCULATION			
SANITARY BLOCK			
1	3.03 X 1.37 X 1 NO	=	4.06 SQ.MT.
2	1.47 X 2.00 X 1 NO	=	2.06 SQ.MT.
	TOTAL ADDITION	=	6.12 SQ.MT.

ADDITIONAL REQUIRED FOR HOUSING
PROPOSED FLATS - 149 NOS. (WING A)

ADDITIONAL REQUIREMENTS	REQUIRED BUILT UP AREA	PROPOSED BUILT UP AREA
ENTRANCE LOBBY	9.00 SQ. MT.	9.10 SQ. MT.
FITNESS CENTER	40.00 SQ. MT.	43.76 SQ. MT.
DRIVER ROOM	22.00 SQ. MT.	23.82 SQ. MT.
SANITARY BLOCK	6.00 SQ. MT.	6.12 SQ. MT.
TOTAL BUILT UP AREA		79.80 SQ. MT.

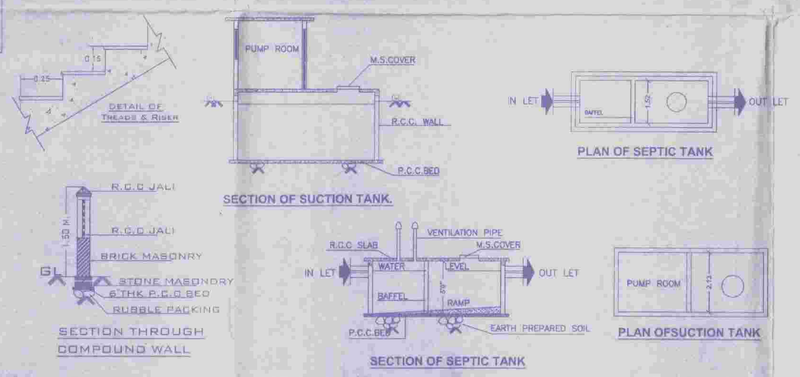
GROUND FLOOR PLAN
SCALE: 1:100 (WING - A)

PARKING AREA STATEMENT

SIZE OF TENEMENT	NO. OF TENEMENTS	NON CONGESTED CAR	NON CONGESTED BC	PERMISSIBLE CAR	PERMISSIBLE BC	ADDITIONAL %	TOTAL PERMISSIBLE CAR	TOTAL PERMISSIBLE BC	M.P.	PROPOSED CAR	PROPOSED BC
EVERY TWO T HAVING O/A 30 SQ.M.TO 40 SQ.M.	81	1	2	41	81	5%	43	85	0.6	26	51
EVERY TWO T HAVING O/A 40 SQ.M.TO 80 SQ.M.	68	1	3	34	170	5%	36	179	0.6	22	107
COMMERCIAL USERS EVERY 100 SQ.M O/A	575.13	2	6	12	35	—	12	35	0.6	7	21
TOTAL	149			87	127		91	299	0.6	55	179

SCHEDULE OF DOOR AND WINDOWS

TYPE	MIN. SIZE	VENT PER	VENT	MAX SIZE	VENT PER	VENT	PRO. SIZE			
LIVING	2.90 X 4.87	14.12	2.35	2.90 X 5.18	15.02	2.50	1.50 X 1.80	2.70	W	AL. FRAME FULLY GLZ.
BED	2.74 X 2.74	7.51	1.52	2.74 X 3.65	10.00	1.66	1.50 X 1.80	2.70	W1	AL. FRAME FULLY GLZ.
KITCHEN	2.29 X 2.75	6.30	1.05	2.44 X 3.21	7.83	1.30	1.20 X 1.21	1.45	W2	AL. FRAME FULLY GLZ.
BATH	1.21 X 1.52	1.83	0.30	1.21 X 1.68	2.03	0.33	0.60 X 0.75	0.45	V	LOUVERED
W.C	0.91 X 1.21	1.10	0.18	0.91 X 1.21	1.10	0.18	0.60 X 0.75	0.45	V	LOUVERED
MAIN DR. INTERNAL DR. W. C. BATH DOOR							1.05 X 2.13		D	T. W. FRAME FLANNELED
							0.90 X 2.13		D1	T. W. WOODAN PLANK LED
							0.75 X 2.13		D2	T. W. FRAME FLUSH



DETAIL OF THUMB & RIVER

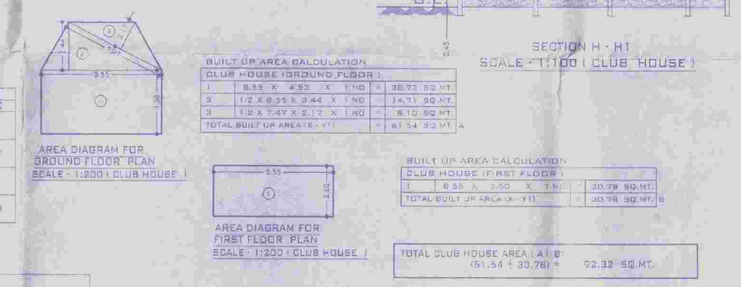
SECTION OF SUCTION TANK.

PLAN OF SEPTIC TANK

SECTION THROUGH COMPOUND WALL

SECTION OF SEPTIC TANK

PLAN OFSUCTION TANK



AREA DIAGRAM FOR GROUND FLOOR PLAN SCALE - 1:200 (CLUB HOUSE)

BUILT UP AREA CALCULATION			
CLUB HOUSE (GROUND FLOOR)			
1	8.33 X 4.33 X 1 NO	=	36.73 SQ.MT.
2	1/2 X 8.25 X 2.44 X 1 NO	=	10.31 SQ.MT.
3	1/2 X 7.49 X 2.12 X 1 NO	=	8.10 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	61.54 SQ.MT. A

SECTION H - H1
SCALE - 1:100 (CLUB HOUSE)

AREA DIAGRAM FOR FIRST FLOOR PLAN SCALE - 1:200 (CLUB HOUSE)

BUILT UP AREA CALCULATION			
CLUB HOUSE (FIRST FLOOR)			
1	8.33 X 2.50 X 1 NO	=	20.79 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	20.79 SQ.MT. B

TOTAL CLUB HOUSE AREA (A1 + B)
(61.54 + 20.79) = 82.32 SQ.MT.

AREA DETAILS OF APARTMENT (WING A)

BLDG. NO.	FLR. NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT
WING A	GROUND	SHOP - 1	34.92 SQ.MT.	------
		SHOP - 2	31.94 SQ.MT.	------
		SHOP - 3	29.62 SQ.MT.	------
		SHOP - 4	16.69 SQ.MT.	------
		SHOP - 5	33.33 SQ.MT.	------
		SHOP - 6	25.11 SQ.MT.	------
		SHOP - 7	30.06 SQ.MT.	------
		SHOP - 8	24.12 SQ.MT.	------
		SHOP - 9	25.74 SQ.MT.	------
		SHOP - 10	32.97 SQ.MT.	------
	1ST TO 14TH	OFFICE - 1	48.89 SQ.MT.	------
		OFFICE - 2	94.17 SQ.MT.	------
		OFFICE - 3	94.13 SQ.MT.	------
		OFFICE - 4	77.51 SQ.MT.	------
		201/301/401/501/601/701/801/901/1001/1101/1201/1301/1401	49.73 SQ.MT.	3.59 SQ.MT.
		202/302/402/502/602/702/802/902/1002/1102/1202/1302/1402	53.32 SQ.MT.	4.05 SQ.MT.
		203/303/403/503/603/703/803/903/1003/1103/1203/1303/1403	35.29 SQ.MT.	4.04 SQ.MT.
		104/204/304/404/504/604/704/804/904/1004/1104/1204/1304/1404	36.93 SQ.MT.	2.92 SQ.MT.
		105/205/305/405/505/605/705/805/905/1005/1105/1205/1305/1405	35.27 SQ.MT.	4.01 SQ.MT.
		106/206/306/406/506/606/706/806/906/1006/1106/1206/1306/1406	36.76 SQ.MT.	4.01 SQ.MT.
		107/207/307/407/507/607/707/807/907/1007/1107/1207/1307/1407	39.32 SQ.MT.	4.09 SQ.MT.
		108/208/308/408/508/608/708/808/908/1008/1108/1208/1308/1408	39.27 SQ.MT.	4.17 SQ.MT.
		109/209/309/409/509/609/709/809/909/1009/1109/1209/1309/1409	40.50 SQ.MT.	4.40 SQ.MT.
		110/210/310/410/510/610/710/810/910/1010/1110/1210/1310/1410	35.16 SQ.MT.	4.09 SQ.MT.
		111/211/311/411/511/611/711/811/911/1011/1111/1211/1311/1411	55.03 SQ.MT.	4.59 SQ.MT.

BUILT UP AREA STATEMENT

BLDG. NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER P-LINE
WING A	GROUND	370.24 SQ.MT.
	ENT. LOBBY	9.10 SQ.MT.
	DRIVER ROOM	23.82 SQ.MT.
	SANITARY BLK.	6.12 SQ.MT.
	FIRST	620.01 SQ.MT.
	SECOND	670.48 SQ.MT.
	THIRD	670.48 SQ.MT.
	FOURTH	670.48 SQ.MT.
	FIFTH	670.48 SQ.MT.
	SIXTH	670.48 SQ.MT.
	SEVENTH	670.48 SQ.MT.
	EIGHTH	639.00 SQ.MT.
	NINETH	670.48 SQ.MT.
	TENTH	670.48 SQ.MT.
	ELEVENTH	670.48 SQ.MT.
	TWELFTH	670.48 SQ.MT.
	THIRTEENTH	629.00 SQ.MT.
	FOURTEENTH	670.48 SQ.MT.
	TOTAL	9862.57 SQ.MT.
FITNESS CENTER (CLUB HOUSE)		40.76 SQ.MT.
	TOTAL	9903.33 SQ.MT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 52, H. NO. 4 / 5 OF VILLAGE PALE, TAL. AMBERNATH, DIST. THANE

STAMPS OF APPROVAL OF PLANS

अंबरनाथ

बांधकाम परवानगी

.....(मागे दुरुस्ती प्रारंभ/विस्तारणाचे व बांधकाम

आणि भोगवटा सर्व.अ.ज.क्र/नगर/बांध/ 28-2316 ते 2329-21909

दि. 21.10.2021 ..... मागे पाठपुरावा टिपणेचा अटी प्रमाणे

आज दिनांक मंजूरी देणेत येत.....चौ.मी.

नगरचना अधिकारी अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा निबंधक अधिकारी अंबरनाथ नगरपरिषद, अंबरनाथ

29.10.2021

SR.NO.		AREA STATEMENT	SQ.MT.
1		AREA OF THE PLOT (MINIMUM AREA OF 4 NOS TO BE CONSIDERED)	5920.00
	(A)	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	5920.00
	(B)	AS PER MEASUREMENT SHEET	5920.54
	(C)	AS PER SITE	------
2		DEDUCTION FOR	------
	(A)	PROPOSED D.P./D.P. ROAD WIDENING AREA SERVICE ROAD HIGHWAY WIDENING	107.19
	(B)	ANY D.P. RESERVATION AREA	------
		TOTAL (A+B+C)	------
3		BALANCE AREA OF PLOT (1 - 2)	5812.81
4		AMENITY SPACE (IF APPLICABLE)	------
	(A)	REQUIRED -	------
	(B)	ADJUSTMENT OF 2 (a) (IF ANY) -	------
	(C)	BALANCE PROPOSED -	------
5		NET PLOT AREA (3 - 4(C))	5812.81
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	------
	(A)	REQUIRED -	581.26
	(B)	PROPOSED -	617.39
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))	6394.09
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))	1776.00
	(C)	UTILISED PREMIUM	0000.00
11		IN-SITU FSI / TDR LOADING	------
	(A)	IN-SITU AREA AGAINST D.R. ROAD (2.0 X 107.19) IF ANY (AS PER SETBACK UTILIZATION TABLE)	214.38
	(B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND/OR (C))	------
	(C)	PERMISSIBLE TDR AREA (SR.NO. 1 X 0.75)	4144.00
	(D)	UTILISED TDR	0.00
	(E)	TOTAL IN-SITU/TDR LOADING PROPOSED ((11(A)+(B)+(D))	------
12		ADDITIONAL FSI AREA	------
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(A)	(9+10 (C) + 11 (D) (B) (13 WHICHEVER IS APPLICABLE)	6394.09
	(B)	BALANCE POTENTIAL	0.00
	(C)	RESIDENTIAL AREA (5394.09 + 619.15)	5774.94
	(D)	COMMERCIAL AREA	619.15
	(E)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (0 X 0.6)	3464.96
		ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (0 X 0.8)	495.32
	(G)	TOTAL ANCILLARY ((13 (E) + 13(F))	3960.28
	(H)	UTILISED ANCILLARY	3510.00
	(I)	TOTAL ENTITLEMENT (A+B)	9904.09
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)	3.36/1.78
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)	9903.33
	(C)	TOTAL (A+B)	9903.33
16		F.S.I. CONSUMED (15/5) (IT SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE)	1.67
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 US ON AND THE DIMENSIONS OF SIDES TO OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA IS WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT DEPARTMENT T.P. SCHEME RECORDS AND RECORDS DEPARTMENT DISTRICT SURVEY RECORDS

SIGN. OF ARCHITECT

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 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.

NAME OF OWNER AND SIGNATURE

FOR, SHRI. SUNIL VINAY CHAND KOTHARI
PARTNER OF M/S. M/S D K BUILDCON

D K BUILDCON
PARTNER
SIGN. OF OWNER

NAME OF ARCHITECT AND SIGNATURE

SIGN. OF ARCHITECT

URBAN ARCHITECT
ARCHITECTS & INTERIOR DESIGNERS.
8, DEEPMAHI APT. 1ST FLOOR, ABOVE MUMBAI SWEET MART, BADLAPUR(E).

JOB NO.	DRAWING NO.	SCALE	DATE	DRN BY	CHECKED BY
4579-A	# 1 / 3	AS SHOWN IN DRAWING			HEMANT