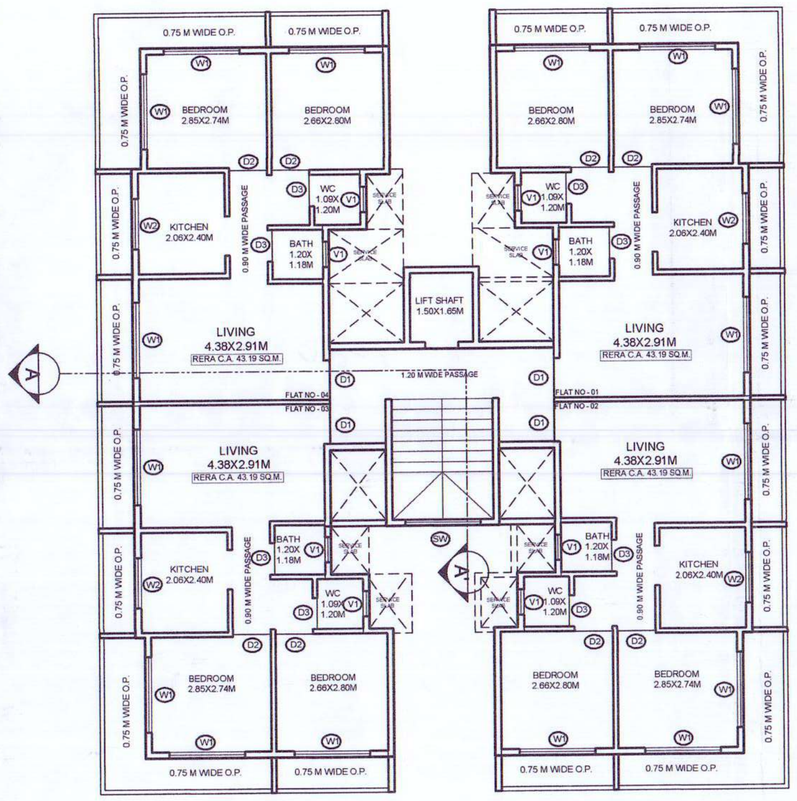
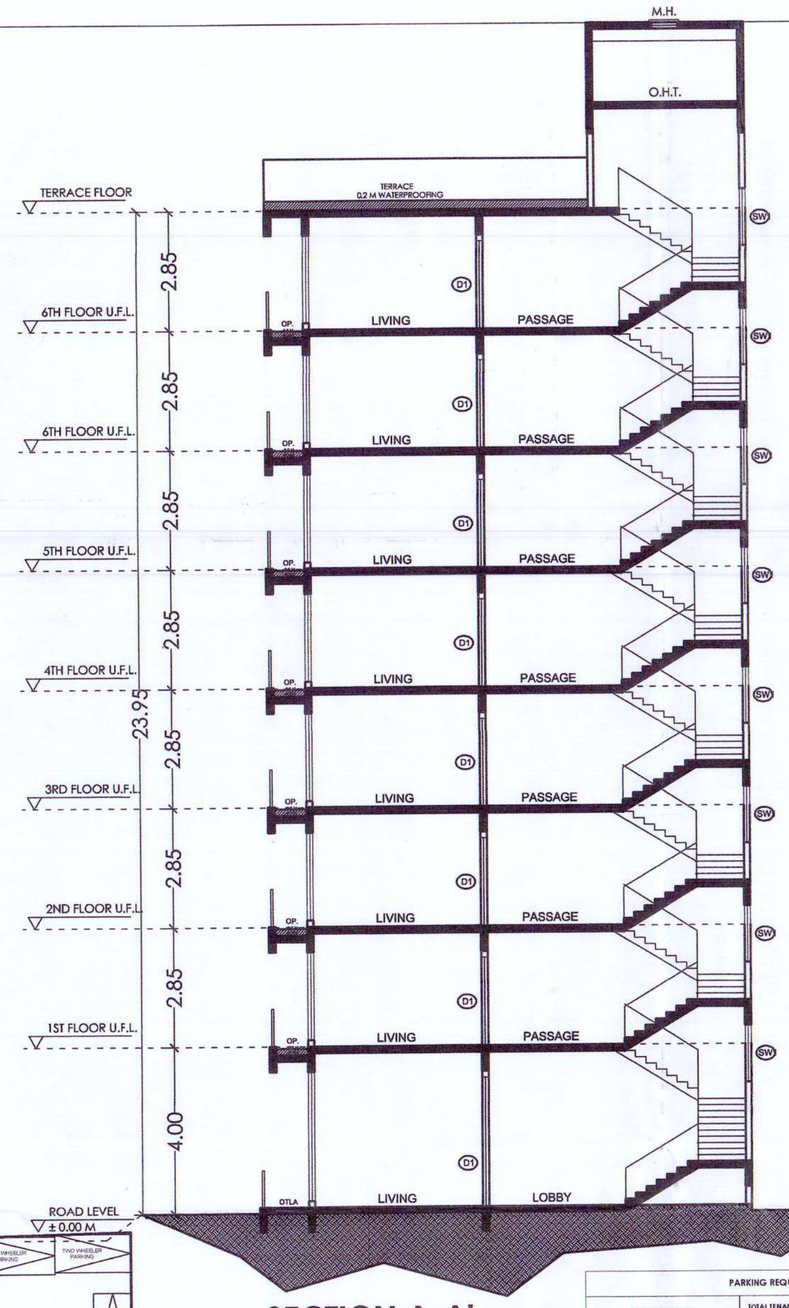


1ST TO 7TH FLOOR PLAN

SCALE 1:100

WINDOW SCHEDULE

SR.NO.	TAG	DOOR SIZE	SILL LEVEL	DISCRIPTION
1	W1	1.80X2.10	0.15	SLIDING WINDOW
2	W2	1.20X2.10	0.15	SLIDING WINDOW
3	V1	0.60X0.90	1.35	LOUVER WINDOW
4	SW1	1.80X1.35	0.90	SLIDING WINDOW

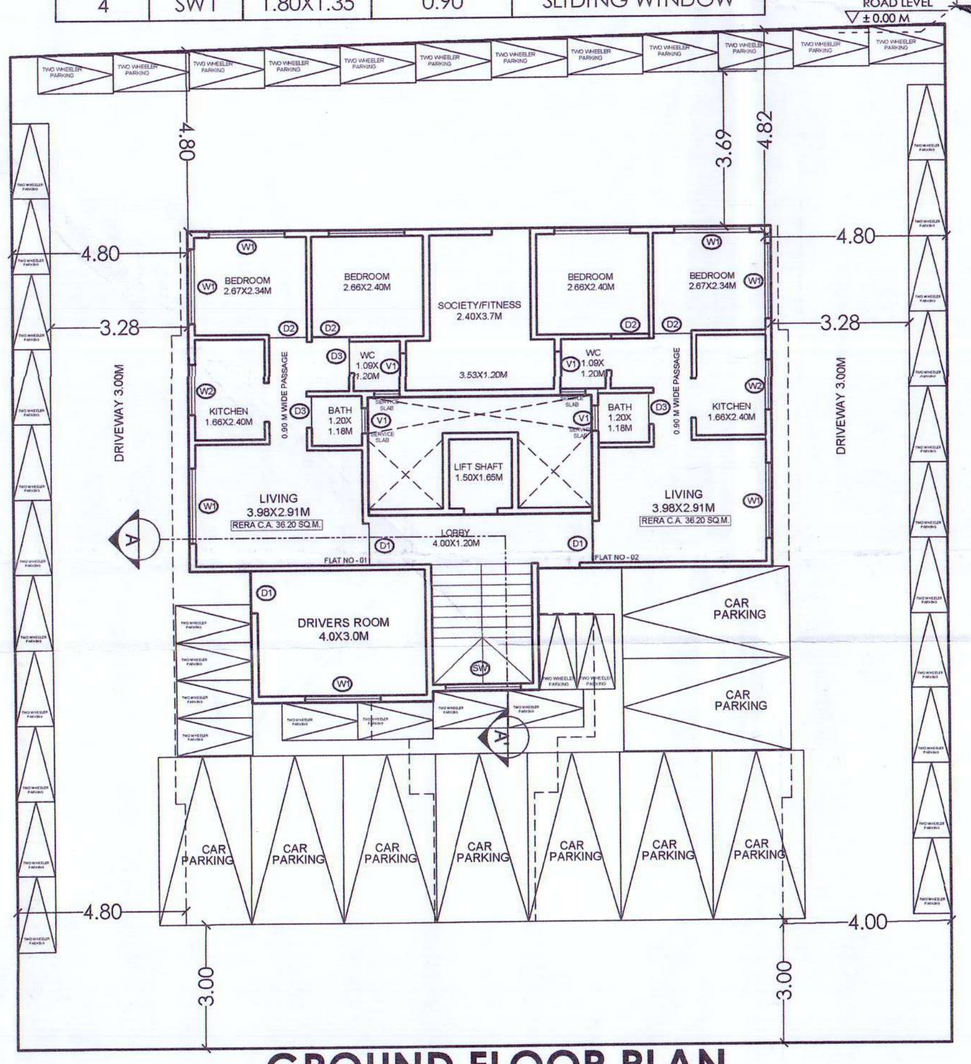


SECTION A-A'

SCALE 1:100

FRONT ELEVATION

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

PARKING REQUIREMENT FOR RESIDENTIAL IN NON- CONGESTED AREA

SIZE OF TENEMENT	TOTAL TENAMENTS PROPOSED	REQUIREMENT OF PARKING		REQUIRED NO OF PARKING SPACES		PROPOSED NO OF PARKING SPACES	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80SQ.M.	30	1	5	15	75	15	75
FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	0	0	4	0	0	0	0
REQUIRED PARKING SPACE IN SQ.M.		5.00X 2.50 M 12.5 SQ.M.	1.00X2.00 M 2.00 SQ.M.	325.00 SQ.M. X 40% (MULTIPLY FACTOR OLB) = 190.8 SQ.M. REQ 8 CARS. 44 SCOOTER		325.00 SQ.M. X 40% (MULTIPLY FACTOR OLB) = 190.8 SQ.M. REQ 8 CAR & 44 SCOOTER	
				5 % VISITOR PARKING 190.8 SQ.M. X1.05 =200.49 SQ.M 1.E. **9 CARS & 47 SCOOTER**		5 % VISITOR PARKING 190.8 SQ.M. X1.05 =200.49 SQ.M 1.E. **9 CARS & 47 SCOOTER**	

B.U.A. AREA CALCULATION

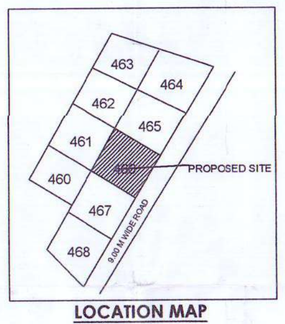
FLOOR	B.U.A.(IN SQ.M.)
GROUND FLOOR	119.08
1ST FLOOR	190.35
2ND FLOOR	190.35
3RD FLOOR	190.35
4TH FLOOR	190.35
5TH FLOOR	190.35
6th FLOOR	190.35
7th FLOOR	190.35
TOTAL	**1451.53**

RERA C.A. CALCULATION

FLAT NO	AREA /FLAT (SQ.M.)
G-1	36.20
G-2	36.20
101 TO 701	43.19
102 TO 702	43.19
103 TO 703	43.19
104 TO 704	43.19

B.U.A. CALCULATION OF GROUND FLOOR

A	13.90	X	11.29		=	156.93	SQ.M.
DEDUCTION							
2	5.33	X	2.82	1	=	15.03	SQ.M.
3	1.45	X	3.15	1	=	4.57	SQ.M.
4	2.55	X	0.24	1	=	0.61	SQ.M.
5	5.60	X	3.15	1	=	17.64	SQ.M.
TOTAL DEDUCTION					=	37.85	SQ.M.
TOTAL B.U.A.					=	**119.08**	**SQ.M.**



LOCATION MAP

B.U.A. CALCULATION OF 1ST TO 7TH FLOOR

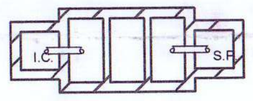
A	14.50	X	16.76		=	243.02	SQ.M.
DEDUCTION							
1	0.23	X	2.89	4	=	2.66	SQ.M.
2	2.40	X	3.06	2	=	14.69	SQ.M.
3	3.53	X	1.31	1	=	4.62	SQ.M.
4	5.33	X	2.86	1	=	15.24	SQ.M.
5	1.31	X	2.96	2	=	7.76	SQ.M.
6	2.70	X	1.14	1	=	3.08	SQ.M.
7	3.53	X	1.31	1	=	4.62	SQ.M.
TOTAL DEDUCTION					=	52.67	SQ.M.
TOTAL B.U.A.					=	**190.35**	**SQ.M.**

PLOT AREA CALCULATION

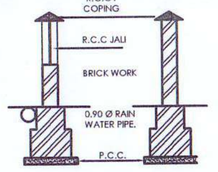
1	0.5	X	15.94	X	33.07	1	=	263.57	SQ.M.
2	0.5	X	16.56	X	33.07	1	=	273.74	SQ.M.
TOTAL PLOT AREA							=	**537.30**	**SQ.M.**

DOOR SCHEDULE

SR.NO.	TAG	DOOR SIZE	LINTEL LEVEL	DISCRIPTION
1	D1	1.00X2.25	2.25	FLUSH DOOR
2	D2	0.90X2.25	2.25	FLUSH DOOR
3	D3	0.75X2.25	2.25	FLUSH DOOR
3	FRD	1.20X2.25	2.25	FIRE RETARDANT DOOR



PLAN OF SEPTIC TANK

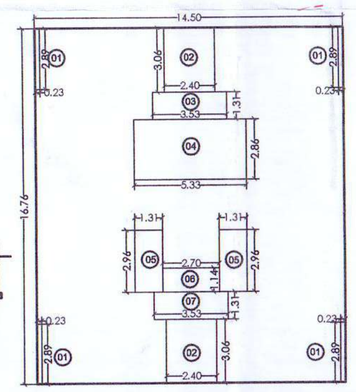


SEC. OF COMP. WALL

SECTION OF SEPTIC TANK

SCALE 1:50

SECTION THROUGH UNDER GROUND TANK



B.A.U. DIAGRAM 1ST TO 7TH FLOOR

SCALE 1:200

CONSTRUCTION AREA

TOTAL 8 SLAB	2014.96 SQ MTR

X=(Rg/Rr) X Y (T.D.R. DEBITED FROM DRC IN SQ MTS.)

DRC NO. 54 2021-2022

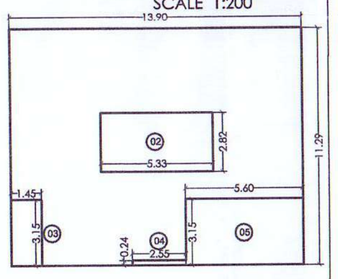
$X=\left(\frac{Rg\ 7550}{Rr\ 9210}\ \frac{Ambernath}{Kansai}\right) \times 197$

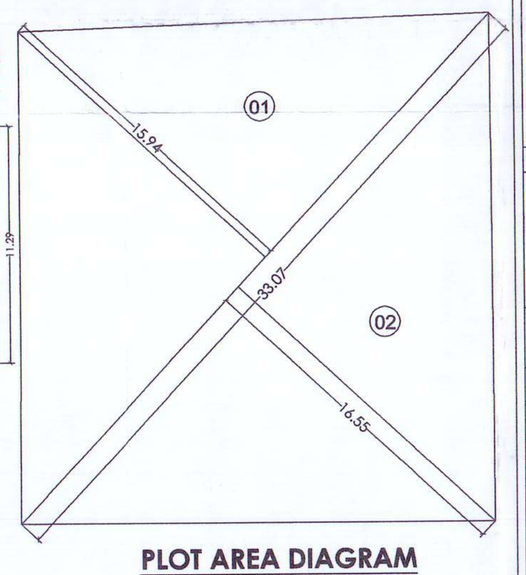
X= 160.86 SQ MTR.

197 SQ MTR.Used From DRC NO.54

B.A.U. DIAGRAM GROUND FLOOR

SCALE 1:200





PLOT AREA DIAGRAM

SCALE 1:200

SITE PLAN, FLOOR PLAN,SECTION, ELEVATION,PARKING & B.U.A. STATEMENT 01/01

STAMP OF APPROVAL

अंबरनाथ नगरपालिका परिषद अंबरनाथ

बांधकाम नकाशे मंजूरी

.....सोबत दुरुस्ती दाखविल्याप्रमाणे व बांधकाम प्रारंभ पत्र क्र. अं.न.प./नरचि/बांप/22-23/94 ते/ 2994/ 00 दि. 23/06/2023 मध्ये घालून दिलेल्या अटी प्रमाणे आता पर्यंत एकुण मंजुरी दिलेले क्षेत्र.....चौ.मी.

नगर रचनाकार अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा निबंधक अधिकारी अंबरनाथ नगरपरिषद, अंबरनाथ

A	AREA STATEMENT	SQ.M.
1	AREA OF PLOT	536.20
2	DEDUCTIONS FOR	
	a] PROPOSED D.P./ D.P. ROAD WIDENING AREA	
	b] ANY D.P. RESERVATION AREA	
	TOTAL [a+b]	
3	BALANCE AREA OF PLOT (1-2)	
4	AMENITY SPACE OF 2(b) , IF ANY	
	a] REQUIRED	
	b] ADJUSTMENT OF 2 (b), IF ANY	
	c] BALANCE PROPOSED	
5	NET AREA OF THE PLOT [3-4c]	536.20
6	RECREATIONAL OPEN SPACE (if applicable)	
	a] REQUIRED	
	b] PROPOSED	
8	BUILT UP AREA WITH REFERENCE BASIC FSI AS PER FRONT ROAD WIDTH REDEVELOPMENT (Sr. No. 5 X basic FSI = 536.20X 1.1	589.82
	ADDITION OF FSI ON PAYMENT OF PREMIUM - 30%	160.86
	c]MAXIMUM PERMISSIBLE FSI-based on road width	
	b]PROPOSED FSI ON PAYMENT OF PREMIUM	
9	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)]	
	c] TOTAL IN-SITU / TDR LOADING PROPOSED [11 (a)+(b)+(c)] = 536.20 X 0.3 = 160.86	160.86
10	REDEVELOPMENT 10 SQ.M PER TENEMENT	
11	TOTAL ENTITLEMENT OF FSI THE PROPOSAL	
	a] [7+8(b)+9(d)] or10 WHICHEVER IF APPLICABLE	911.54
	b] ANCILLARY AREA FSI UPTO 60% OR 80%	546.92
	TOTAL ENTITLEMENT (a + b)	1458.46
12	MAXIMUM UTILIZATION LIMIT OF FSI (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)	
13	TOTAL BUILT UP AREA IN PROPOSAL	
	a] EXISTING BUILT UP AREA	
	b] PROPOSED BUILT UP AREA (as per 'P-line')	911.54
	c] Ancillary area proposed -60%	539.99
	d] TOTAL (a + b)	1451.53
14	FSI CONSUMED (13/11) (should not be more than serial No.12 above.)	1.00

CERTIFICATE OF AREA :

Certified 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 started in document of ownership / T.P. Scheme Records / Land Records Department / City Survey Records

Signature

OWNERS DECLARATION :

PROPOSED BUILDING ON PLOT NO.466 C.T.S.NO. 7315, KANSAI AT AMBERNATH,DIST.THANE

OWNER NAME :

SHIVAM COSTRUCTION THROUGHN ITS PARTNER-VIREN WADHWANI

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
				PAWAN

AR.S.V. JOGLEKAR
B.arch
Shop no 5,first floor,Om Dubeydham,vadavli naka, shiv mandir road, Ambernath (E)

Ar. SHARAD JOGLEKAR
B. Arch, Dip Arch, A.I.I.A.
(Govt Approved Valuer)
Architect & Interior Designer
CA/84/9904/A-5943/CAT-I-555