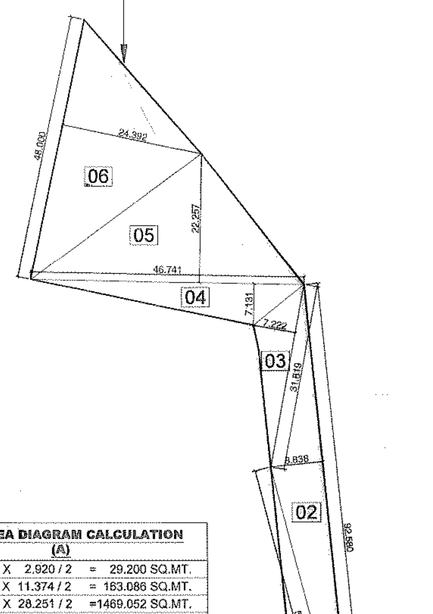
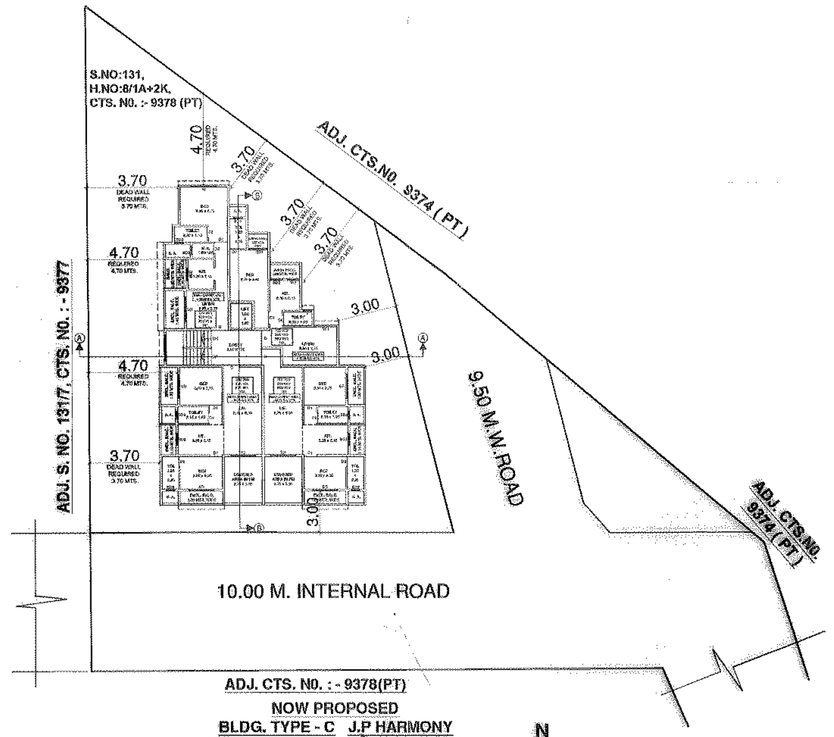
PLOT AREA CALCULATION (B)
AREA UNDER POSSESSION

01)	58.179	x 08.669 x 0.50	=	252.177	SQ. MT.
02)	92.580	x 08.438 x 0.50	=	390.595	SQ. MT.
03)	31.819	x 7.222 x 0.50	=	114.898	SQ. MT.
04)	46.741	x 7.131 x 0.50	=	166.655	SQ. MT.
05)	46.741	x 22.258 x 0.50	=	520.181	SQ. MT.
06)	48.000	x 23.142 x 0.50	=	555.408	SQ. MT.
TOTAL				= 1999.914	SQ. MT.
SAY TO				= 2000.000	SQ. MT.

PLOT AREA DIAGRAM (B) / AREA UNDER POSSESSION



PLOT AREA DIAGRAM CALCULATION (A)			
A)	20.000 X 2.920 / 2	=	29.200 SQ.MT.
B)	28.677 X 11.374 / 2	=	163.086 SQ.MT.
C)	104.00 X 28.251 / 2	=	1469.052 SQ.MT.
D)	95.000 X 17.969 / 2	=	853.527 SQ.MT.
E)	68.534 X 17.652 / 2	=	604.881 SQ.MT.
F)	47.666 X 7.650 / 2	=	182.322 SQ.MT.
G)	36.746 X 19.313 / 2	=	354.838 SQ.MT.
H)	48.331 X 20.358 / 2	=	491.961 SQ.MT.
I)	78.000 X 15.488 / 2	=	604.032 SQ.MT.
J)	37.499 X 13.316 / 2	=	249.668 SQ.MT.
K)	37.499 X 5.737 / 2	=	107.566 SQ.MT.
L)	13.411 X 1.341 / 2	=	8.992 SQ.MT.
M)	26.018 X 9.693 / 2	=	126.096 SQ.MT.
N)	78.000 X 40.890 / 2	=	1594.710 SQ.MT.
O)	71.466 X 16.400 / 2	=	585.021 SQ.MT.
P)	72.226 X 11.247 / 2	=	406.163 SQ.MT.
Q)	74.298 X 9.223 / 2	=	342.825 SQ.MT.
R)	74.298 X 10.943 / 2	=	406.521 SQ.MT.
S)	32.296 X 4.571 / 2	=	73.812 SQ.MT.
T)	32.296 X 18.669 / 2	=	301.305 SQ.MT.
U)	25.341 X 11.516 / 2	=	145.913 SQ.MT.
V)	21.458 X 1.885 / 2	=	20.224 SQ.MT.
TOTAL			= 9122.500 SQ.MT.



ADJ. CTS. N0. :- 9378(PT)

NOW PROPOSED

BLDG. TYPE - C J.P HARMONY

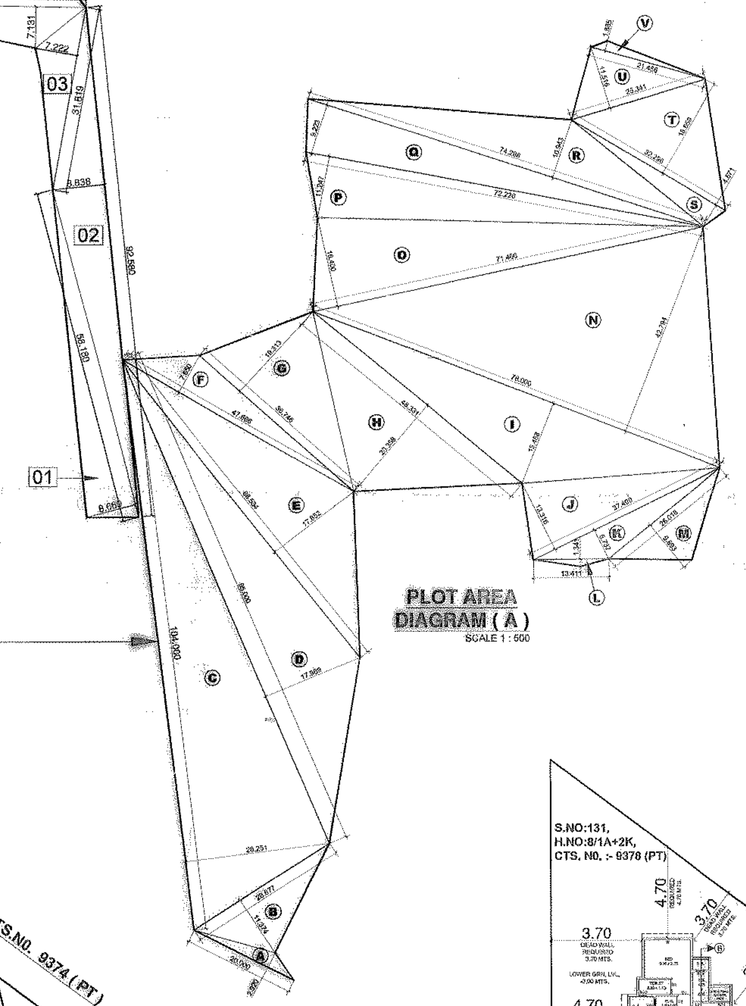
(LW.ST. + GROUND + 7TH FLOOR)

BUILDING HEIGHT = 23.50 MTS.

1ST TO 7TH FLOOR PLAN

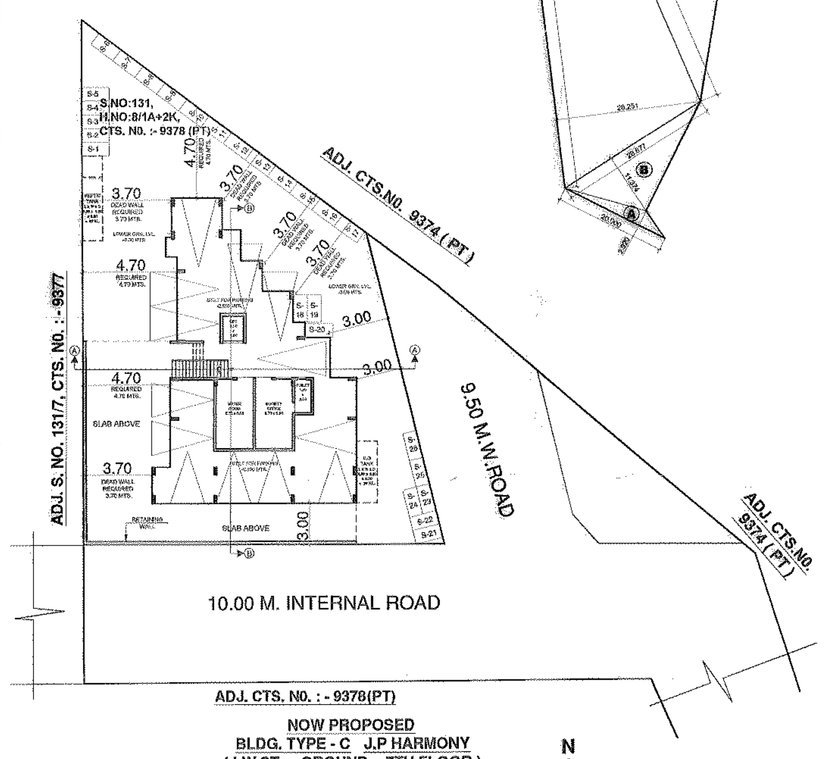
SCALE 1 : 200

N



PLOT AREA DIAGRAM (A)

SCALE 1 : 500



ADJ. CTS. N0. :- 9378(PT)

NOW PROPOSED

BLDG. TYPE - C J.P HARMONY

(LW.ST. + GROUND + 7TH FLOOR)

BUILDING HEIGHT = 23.50 MTS.

LOWER STILT FLOOR PLAN

SCALE 1 : 200

N

ADJ. CTS. N0. :- 9378(PT)

NOW PROPOSED

BLDG. TYPE - C J.P HARMONY

(LW.ST. + GROUND + 7TH FLOOR)

BUILDING HEIGHT = 23.50 MTS.

GROUND FLOOR PLAN

SCALE 1 : 200

N

PARKING AREA STATEMENT

DESCRIPTION	FOUR WHEELER REQUIRED	FOUR WHEELER PROPOSED	TWO WHEELER REQUIRED	TWO WHEELER PROPOSED
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 CAR, 2 SCOOTER)	FLATS (16 / 2 = 8 NOS.)		FLATS (16 = 8 x 2 = 16NOS.)	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 60 SQ.M. (1 CAR, 5 SCOOTER)	FLATS (14 / 2 = 7 NOS.)		FLATS (14 = 7 x 5 = 35NOS.)	
MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS) (FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF) (2 CAR,6 SCOOTER)	(125.84 / 100 x 2 = 2.516 NOS.) (SAY = 3 NOS.)		(125.84 / 100 x 6 = 7.55 NOS.) (SAY = 8 NOS.)	
TOTAL	8 + 7 + 3 = 18 NOS.		16 + 35 + 8 = 59 NOS.	
IN ADDITION 5% VISITOR PARKING	∴ 18 x 5% = 0.90 (SAY 1 NOS.) 18 + 1 = 19 NOS.		∴ 59 x 5% = 2.95 (SAY 3 NOS.) 59 + 3 = 62 NOS.	
TOTAL	REQUIRED 17 NOS. ∴ 19 x 3.70 = 13.3 (SAY 13) **13 NOS.**	PROPOSED **13 NOS.**	REQUIRED 62 NOS. ∴ 62 x 0.70 = 43.4 (SAY = 43) **43 NOS.**	PROPOSED **43 NOS.**

CONTENTS OF SHEET

1) LOWER STILT, GROUND TO 7TH FLOOR PLAN WITH PLOT OF BLDG. TYPE- C.
2) SITE PLAN & PLOT AREA DIAGRAM & CALCULATION
3) NOW PROPOSED BUILDING TYPE C BUILT-UP AREA STATEMENT
4) SECTION OF COMPOUND WALL, PLAN OF SEPTIK TANK & SOAK PIT & SECTION OF SEPTIK TANK & SOAK PIT
5) PARKING AREA STATEMENT

SCHEDULE OF DOOR AND WINDOW

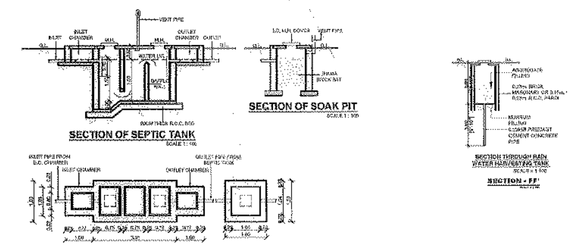
TYPE	SIZE	DESCRIPTION
R. S.	1.80 X 2.25	ROLLING SHUTTER
D	1.20 X 2.25	PANELLED DOOR
D1	0.90 X 2.25	PANELLED DOOR
D2	0.75 X 2.25	PANELLED DOOR
S. DOOR	1.80 X 2.25	SLIDING DOOR
S.DOOR 1	1.40 X 2.25	SLIDING DOOR
S.DOOR 2	0.90 X 2.25	SLIDING DOOR
S.DOOR 3	0.60 X 2.25	SLIDING DOOR
W	1.80 X 1.20	GLAZED WINDOW
W1	1.55 X 1.20	GLAZED WINDOW
W2	0.90 X 1.20	GLAZED WINDOW
V	0.60 X 0.75	LOUVERED WINDOW

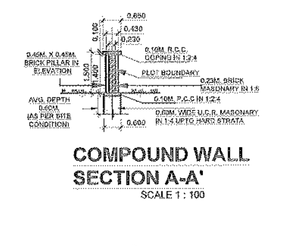
NOW PROPOSED TENEMENT STATEMENT

1 BHK ABOVE 30 SQ.MTS. BUT LESS THAN 40 SQ. MTS.	16 NOS.
2 BHK ABOVE 40 SQ.MTS. BUT LESS THAN 60 SQ. MTS.	14 NOS.
TOTAL TENEMENTS	30 NOS.
SHOPS = 4 NOS.	

NOW PROPOSED BUILDING TYPE- C J.P HARMONY BUILT - UP AREA STATEMENT

FLOORS	AREA IN SQ. MTS.
LOWER STILT	43.67
GROUND	225.902
FIRST	243.534
SECOND	243.534
THIRD	243.534
FOURTH	243.534
FIFTH	243.534
SIXTH	243.534
SEVENTH	243.534
TOTAL	1974.310



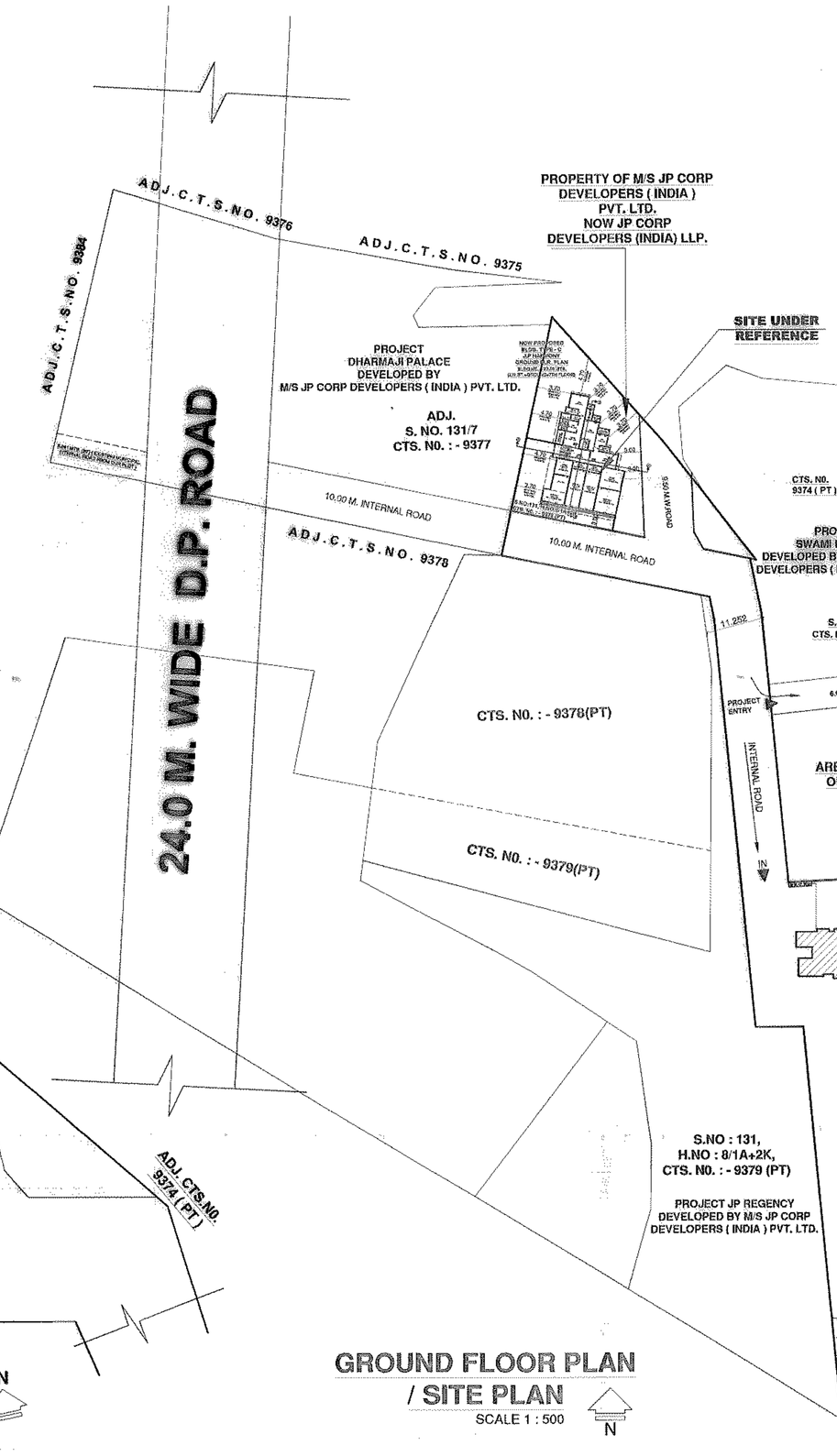


COMPOUND WALL SECTION A-A'

SCALE 1 : 100

PLAN OF COMPOUND WALL

SCALE 1 : 100



GROUND FLOOR PLAN / SITE PLAN

SCALE 1 : 500

N

STAMP FOR APPROVAL

1/2

अंबरनाथ नगरपरिषद, अंबरनाथ

सक्षम अधिकारी बांधकाम नकाशे मंजुरी

.....रेखांकन दुकानी दाखविण्यासाठी व बांधकाम

प्रारंभ पत्र क्र. अ.न.प./नगररचना/ 20-21/BP/ 0973/95

दि. 13/12/2021 अन्वये मानुद दिलेला आहे तसेच

आज पर्यंत एकूण भो.पु.नि दिलेले क्षेत्र ..... चौ.मी.

सहायक नगररचनाकार अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा नियोजन प्राधिकारी अंबरनाथ नगरपरिषद, अंबरनाथ

PROFORMA - I

		AREA STATEMENT	SQ. MTS.
01		AREA OF PLOT AS PER 7/12 EXTRACT BEARING S.NO:129, H.NO:3/1, CTS.NO. 9368	8100
		AREA OF PART PLOT BEARING S.NO:131, H.NO:8/1A+2K,CTS.NO. 9378(PT)	2000
		TOTAL AREA OF BOTH CONTIGUOUS PLOTS	10100
	a	AS PER OWNERSHIP DOCUMENT	10100
	b	AS PER MEASUREMENT SHEET	10100
	c	AS PER SITE	11122.5
02		DEDUCTION FOR	
	a	PROPOSED D.P. / D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	--- NIL ---
	b	ANY D.P. RESERVATION	--- NIL ---
		TOTAL (a+b)	--- NIL ---
03		BALANCE AREA OF PLOT (1-2)	10100
04		AMENITY SPACE (If Applicable)	
	a	REQUIRED [NOT APPLICABLE REFER (3.5.1) (VI)]	NOT APPLICABLE
	b	ADJUSTMENT OF 2(b), if any.-	NOT APPLICABLE
	c	BALANCE PROPOSED	NOT APPLICABLE
05		NET PLOT AREA (3-4 (C))	10100
06		RECREATIONAL OPEN SPACE (If Applicable)	-
	a	REQUIRED (EARLIER SANCTIONED 1010 SQ. MTS.)	1010
	b	PROPOSED	1584.46
07		INTERNAL ROAD AREA	NOT APPLICABLE
08		PLOTABLE AREA (If Applicable)	NOT APPLICABLE
09		BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I.AS PER FRONT ROAD WIDTH (Sr. No. 9a&9b FSI) (10100 x 1.1 = 11110 SQ.MTS.)	11110
10		ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE. (10100 x 0.30 = 3030 SQ. MTS.)	3030
	b	PROPOSED FSI ON PAYMENT OF PREMIUM (EARLIER UTILIZED = 1818 SQ. MTS.	
11		IN-SITU FSI / TDR LOADING	
		PERMISSIBLE ∴ 10100 x 0.30 = 3030 SQ. MTS.	
		X = (Rs 8800 / Rs 1200) x Y (Y = 0.30 PERMISSIBLE FSI) YEAR 2018-2019 SRC OF ROLLS NO. - 690	
		X = (Rs 8800 / Rs 1200) x 395 (Y) (F.S.I. 0.30 EXCESS FROM 500 SQ.MTS.)	
		X = 2.93 x 395	
		X = 1156.93 SQ.MTS.	
		X = SAY = 1124 SQ.MTS. (ALREADY APPROVED)	
		X = PERMISSIBLE UTILISATION OF DR IN SQ.MTS.ON RECEIVING PLOT	
	a	IN-SITU AREA AGAINT D.P. ROAD [2.0x Sr. No. 2 (a)], if any	
	b	IN-SITU AREA AGAINT AMENITY SPACE IF HANDED OVER [2.0 or 1.85 x Sr. No. 4 (b) and / or (c)].	--- NIL ---
	c	TDR AREA	--- NIL ---
	d	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b) +(c))	1124
12		ADDITION FSI AREA UNDER CHAPTER NO. 7	--- NIL ---
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	--- NIL ---
	a	9 + 10(b) + 11(d) or 12 WHICHEVER IS APPLICABLE. 11110 + 1818 + 1124 = 14052 SQ. MTS.	14052
	b	ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF D.C.CHARGES (14052 - 12722.785 = 1329.215 SQ. MTS.) RESIDENTIAL ANCILLARY AREA FSI UP TO 60% WITH PAYMENT OF (1329.215 - 126.84 = 1203.372 SQ. MTS.) (1203.372 x 0.60 = 722.023 SQ. MTS.) COMMERCIAL ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF (126.84 x 0.80 = 101.472 SQ. MTS.)	823.697
	c	TOTAL ENTITLEMENT (a+b)	14874.697
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)	14874.697
15		TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 17 b)	
	a	O.C OBTAINED OF BLDG. TYPE- A1+A2+A3+B1+B2+B3 = 8455.019 SQ. MTS. UNDER. NO. ANP / NRV / 14-15 /411 DTD. - 2 / 8 / 2014.	8455.019
		O.C OBTAINED OF BLDG. TYPE A4 & A5 = 4267.766 SQ. MTS. UNDER. NO. ANP / NRV / 17-18 /380 DTD. - 22 / 5 / 2017.	4267.766
		TOTAL EXISTING BLDG.O.C OBTAINED BUILT-UP AREA	12722.785
	b	PROPOSED BUILT-UP AREA [as per 'P-Eme') (BUILDING TYPE C)	1974.31
	c	TOTAL (a+b)	14697.095
16		F.S.I CONSUMED (15/13) (modified be more than serial No. 14 above.) = 0.98 OF PERMISSIBLE FSI	
17		AREA FOR INCLUSIVE HOUSING, IF ANY	
	a	REQUIRED (20% Of Sr. No. 5)	NOT APPLICABLE
	b	PROPOSED	NOT APPLICABLE

NOTE :-

1. PLOT BOUNDARY SHOWN IN THICK BLACK.
2. PROPOSED WORK SHOWN IN RED WASHED
3. DRAINAGE WORK SHOWN IN RED DOTTED
4. ALL PROPOSED BUILDING EXTERNAL WALLS ARE 0.15M. THICK.
5. ALL PROPOSED BUILDING INTERNAL WALLS ARE 0.10M. THICK.
6. ALL EXISTING O.C OBTAINED WORK SHOWN IN BLUE.
7. O.C OBTAINED OF BLDG. TYPE- A1+A2+A3+B1+B2+B3) UNDER. NO. ANP / NRV / 14-15 /411 DTD. - 2 / 8 / 2014.
8. O.C OBTAINED OF BLDG. TYPE- A4 & A5 UNDER. NO. ANP / NRV / 17-18 /380 DTD. - 22 / 5 / 2017.
9. BUILDING TYPE - C ALREADY APPROVED VOID NO ANP / BRV / BP / 20-21 / 151 / 995 DTD. - 15 / 6 / 2020 NOW REVISED PROPOSED.

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-8-2020 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 / CITY SURVEY RECORDS.

(MR. MAHESH JAGTAP)
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY. 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 SAFTEY AT THE WORK SITE.

OWNER (s) NAME AND SIGNATURE

ALREADY APPROVED & NOW REVISED PROPOSED BUILDING TYPE - C ON PLOT BEARING, S.NO:129, H.NO. 3/1, C.T.S. NO:9368 & S.NO.131, H.NO.8/1A + 2K, C.T.S.NO. 9378 (PT), AT VILLAGE AMBARNATH, TAL : AMBARNATH, DIST : THANE.

FOR : M/S JP CORP DEVELOPERS (INDIA) LLP.

OWNERS SIGNATURE

N

DRG. NO.	01
DATE	28 - 04 - 2021
REVISION NO.	01
DEALT BY	H. K. ANSARI
CHECKED BY	

ARCHITECT STAMP AND SIGNATURE

MAHESH JAGTAP & ASSOCIATES
ARCHITECT & INTERIOR CONSULTANT
M. R. JAGTAP (B.ARCH.,A.I.A.A.)
204, AMI PLAZA, SHIVAJI ROAD,
AMBARNATH (E), DIST. THANE. - 421 501
TEL. 0251 / 2620211, 2673311
CA/96/20286