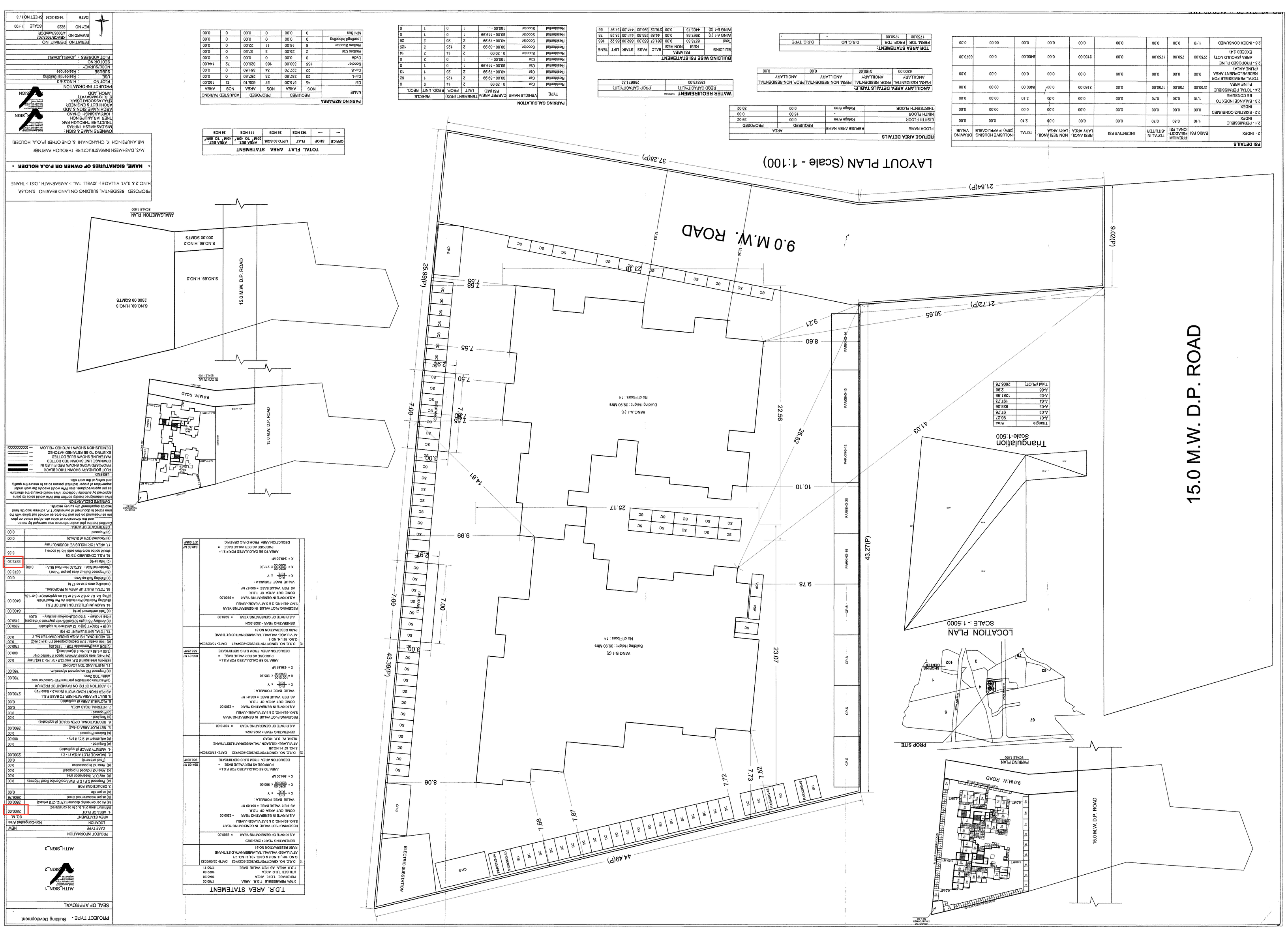
LAYOUT PLAN (Scale - 1:100)
9.0 M.W. ROAD
15.0 M.W. D.P. ROAD
LOCATION PLAN
SCALE :- 1:5000
Triangulation
Scale-1:500
PARKING PLAN
SCALE 1:500
AMALGAMETION PLAN
SCALE 1:500
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO.49, H.NO.2 & 3,AT. VILLAGE :- JOVELI, TAL. :- AMBARNATH , DIST :- THANE
NAME, SIGNATURES OF OWNER OR P.O.A HOLDER
M/S. DASHMESH INFRASTRUCTURE THROUGH PARTNER MR.ANUPSINGH K. CHANDNANI & ONE OTHER (P.O.A. HOLDER)
OWNERS NAME & SIGN:-
M/S DASHMESH INFRAS
TTRER MR.ANUPSINGH KANTASINGH CHAND
ARCH NAME SIGN & ADD
ARCHITECT & ENGINEER
SPAI ASSOCIATES&NAR.
S. R. VIHAMNAVAT)
ARCH_ADD
ARCH_SIGN
PROJECT INFORMATION
PLOT NO : H.NO.2 & 3
USE : Residential Building
SUBUSE : Residences
SECTOR NO :
NOCSURVEY :
PLOT ADDRESS : ,JOVELI,JOVELI
PERMIT_NO PERMIT_NO
DATE 14-08-2024 SHEET NO 1 / 3
KEY NO 9228 SCALE 1:100
UNIARD 4/0093/KMC/0/2/02 KMC/0/2/02/0093/4
OWNERS DECLARATION
(Vide unassigned hereby comes that Vivo would abide by plans approved by authority / collector. (Vivo would execute the structure as per approved plans. also Vivo would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED WHITE
DEMOLISHION SHOWN HATCHED YELLOW
TOTAL FLAT AREA STATEMENT
OFFICE SHOP FLAT UPTO 30 SQM AREA BET. 30 M² TO 40M² AREA BET. 40 M² TO 60M²
--- --- 163 NOS 26 NOS 111 NOS 28 NOS
PARKING SIZE/AREA
NAME REQUIRED PROPOSED ADJUSTED PARKING
NOS AREA NOS AREA NOS AREA
Car 45 916.50 57 635.10 12 190.00
Car-L 23 287.50 23 287.50 0 0.00
Car-S 22 227.70 34 351.50 0 0.00
Scooter 165 330.00 163 326.00 72 144.00
Cycle 0 0.00 0 0.00 0 0.00
Visitors Car 2 25.00 3 37.50 0 0.00
Visitors Scooter 8 16.00 11 22.00 0 0.00
Loading/Unloading 0 0.00 0 0.00 0 0.00
Mini Bus 0 0.00 0 0.00 0 0.00
PARKING CALCULATION
TYPE VEHICLE NAME CARPET AREA FSI (M2) TENEMENT INO(S) VEHICLE UNIT PROP. REQD. UNIT REQD.
Residential Car - 29.99 2 14 2 0 0
Residential Car 150.00 - ... 1 0 2 0
Residential Car 80.00 - 149.99 1 0 1 0
Residential Scooter 0 - 29.99 2 14 2 14
Residential Scooter 30.00 - 39.99 2 125 2 125
Residential Scooter 40.00 - 79.99 2 26 2 26
Residential Scooter 80.00 - 149.99 1 0 1 0
Residential Scooter 150.00 - ... 1 0 1 0
WATER REQUIREMENT
1365375.00 PROP CAPACITY(LIT) 25667.52
REFUGE AREA DETAILS
FLOOR NAME REFUGE AREA NAME AREA REQUIRED PROPOSED
EIGHTH FLOOR Refuge Area 0.00 39.02
NINTH FLOOR - 15.00 0.00
THIRTEENTH FLOOR Refuge Area 0.00 39.02
ANCILLARY AREA DETAILS TABLE:
PEMM ANCILLARY 6300.00 3150.00 0.00 0.00 0.00 0.00
PEMM RESIDENTIAL PROP. RESIDENTIAL PEMM NON-RESIDENTIAL PROP. NON-RESIDENTIAL ANCILLARY ANCILLARY ANCILLARY ANCILLARY 0.00
TDR AREA STATEMENT:
PEMM TDR PROP TDR D.R.C. NO D.R.C. TYPE
1750.00 1750.00 - -
BUILDING WISE FSI STATEMENT
BUILDING NAME FSI AREA BALC. PASS STAIR LIFT TENE
RESI NON RESI
WING A-1 (1) 3967.58 0.00 26.53 50.33 882.00 266.22 75
Total 8373.30 0.00 26.13 50.33 882.00 266.22 163
WING B-1 (2) 4405.73 0.00 216.52 396.83 441.00 137.97 88
FSI DETAILS
2- INDEX BASIC FSI PEMM/M PSI/ADDITIONAL FSI TOTAL IN -SITU/TDR INCENTIVE FSI RESI ANCIL-LARY AREA NON RESI ANCIL-LARY AREA TOTAL INCLUSIVE HOUSING (20%) IF APPLICABLE DRAWING VALUE
2.1 - PERMISSIBLE INDEX 1.10 0.30 0.70 0.00 0.00 2.10 0.00 0.00
2.2 - EXISTING CONSUMED INDEX 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
2.3 - BALANCE INDEX TO BE CONSUME 1.10 0.30 0.70 0.00 0.00 2.10 0.00 0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA 2750.00 750.00 1750.00 0.00 3150.00 8400.00 00.00 0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4) 2750.00 750.00 1750.00 0.00 3150.00 0.00 8400.00 0.00 8373.30
2.6 - INDEX CONSUMED 1.10 0.30 0.00 0.00 0.00 0.00 00.00 0.00
Triangulation
Triangle Area
A-01 98.27
A-02 97.76
A-03 928.06
A-04 197.73
A-05 1281.95
A-06 2.98
Total (PLOT) 2606.76
Tri-Area
Triangle Area
T1 D.R.C. NO. KMC/TPO/TDR/2022-2023/402 DATE:- 22/08/2022
0.N0. 101, N.O.3 & O.NO. 101, H. NO. 71 AT VILLAGE:- VALIVALI ,TAL.:AMBERNATH,DIST:THANE PARK RESERVATION NO.51
T.D.R. AREA AS PER VALUE BASE 1750 11
T.D.R. AREA 1922.28
PURCHASE T.D.R. AREA 1946.28
0.70% PERMISSIBLE T.D.R. AREA 1750.00
T.D.R. AREA STATEMENT
GENERATING YEAR = 2022-2023
A.S.R RATE OF GENERATING YEAR = 8280.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.-49,H.NO. 2 & 3,AT.VILLAGE:-JOVELI
A.S.R RATE IN GENERATING YEAR = 9200.00
COME OUT AREA OF T.D.R
AS PER VALUE BASE = 884.00 M²
VALUE BASE FORMULA.
X = RE - x Y
RS
X = 8280.00 - x 960.00
RS
X = 884.00 M²
AREA TO BE CALCULATED FOR F.S.I=
PURPOSE AS PER VALUE BASE = 960.00M²
DEDUCTION AREA FROM D.R.C CERTIFICATE 884.00 M²
T2 D.R.C. NO. KMC/TPO/TDR/2022-2023/402 DATE:- 22/08/2022
0.N0. 101, N.O.3 & O.NO. 101, H. NO. 71 AT VILLAGE:- VALIVALI ,TAL.:AMBERNATH,DIST:THANE PARK RESERVATION NO.51
GENERATING YEAR = 2022-2023
A.S.R RATE OF GENERATING YEAR = 8280.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.-49,H.NO. 2 & 3,AT.VILLAGE:-JOVELI
A.S.R RATE IN GENERATING YEAR = 9200.00
COME OUT AREA OF T.D.R
AS PER VALUE BASE = 884.00 M²
VALUE BASE FORMULA.
X = RE - x Y
RS
X = 8280.00 - x 960.00
RS
X = 884.00 M²
AREA TO BE CALCULATED FOR F.S.I=
PURPOSE AS PER VALUE BASE = 960.00M²
DEDUCTION AREA FROM D.R.C CERTIFICATE 884.00 M²
T3 D.R.C. NO. KMC/TPO/TDR/2022-2023/402 DATE:- 16/02/2024
0.N0. 101, H. NO. 1 AT VILLAGE:- VALIVALI ,TAL.:AMBERNATH,DIST:THANE PARK RESERVATION NO.51
GENERATING YEAR = 2023-2024
A.S.R RATE OF GENERATING YEAR = 6280.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.-49,H.NO. 2 & 3,AT.VILLAGE:-JOVELI
A.S.R RATE IN GENERATING YEAR = 9200.00
COME OUT AREA OF T.D.R
AS PER VALUE BASE = 900.87 M²
VALUE BASE FORMULA.
X = RE - x Y
RS
X = 8280.00 - x 277.00
RS
X = 249.30 M²
AREA TO BE CALCULATED FOR F.S.I=
PURPOSE AS PER VALUE BASE = 277.00M²
DEDUCTION AREA FROM D.R.C CERTIFICATE 249.30 M²
T.D.R. AREA STATEMENT
0.70% PERMISSIBLE T.D.R. AREA 1750.00
PURCHASE T.D.R. AREA 1946.28
UTILIZED T.D.R AREA 1922.28
T.D.R AREA AS PER VALUE BASE 1750 11
PROJECT INFORMATION
PAGE TYPE NEW
LOCATION Non-Congested Area
AREA STATEMENT SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered) 2500.00
(a) As per ownership documnt (7/12, 8/12 extract) 2500.00
(b) as per Reservation/ Setback 2606.76
(c) as per site 0.00
2. DEDUCTIONS FOR
(a) Proposed Rd / D.P. RW /setBack Road /Highway 0.00
(b) Any P.P. Reservation area 0.00
(d) Area not in possession 0.00
(Total a+b+c+d) 0.00
3. BALANCE PLOT AREA (1 - 2) 2500.00
4. AMENITY SPACE (If applicable) 0.00
(e) Required - 0.00
(c) Adjustment Proposed - 0.00
5. NET PLOT AREA (3-4)(I) 2500.00
6. RECREATIONAL OPEN SPACE (If applicable)
(a) Required - 0.00
(b) Proposed - 0.00
7. INTERNAL ROAD AREA 0.00
8. PLOTABLE AREA (If applicable)
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Ie.24 & 9 base FSI) 2750.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM
(a)Maximum permissible premium FSI - based on road width / TOD Zone 750.00
(b) Proposed FSI on payment of premium. 750.00
11. IN-SITU AND TDR LOADING
(a)-ola area against P.P road [2.0 x Sr. No. 2 (a)] if any 0.00
(b) 0n-1.85 x Sr. No. 6 (b)and 10(i)] 2.00 on-1.85 x Sr. No. 6 (b)and 10(i)] 0.00
(b)-ola area against Amenity space forfeited over 0.00
(c)Total area(Permissible TDR) - 1750.00
(d) Total (a+b)+ (TDR loading (11 (a+(b+(c)) 0.00
12. TOTAL ENTITLEMENT OF FSI 0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 0.00
(a) 0 + (100+11)(I)/ 12 (Achievable in sq.meter 5250.00
(b)-Ancillary FSI (upto 60%of(a+b) Sh.permitted of ancillary) 3150.00
(free ancillary - 3150.00)),Non-free ancillary - 0.00)
(c) Total entitlement (a+b) 8400.00
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Bldg No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)1.8 or 1.8) 8400.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b) 0.00
(a) Existing Built-up Area 0.00
(b) Proposed Built-up Area (as per Plinth) 8373.30
(Residential BUA - 8373.30,Non-Residential BUA - 0.00) 8373.30
(c) Total (a+b) 8373.30
16. F.S.I. CONSUMED (15/13) 3.35
17. AREA FOR INCLUSIVE HOUSING, if any should not be more than serial No.14 above.)
CERTIFICATE OF AREA
(a) Required (20% of Sr.No.5) 0.00
(b) Proposed 0.00
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 as worked out tallies with the area stated in documnts of ownership T.P., scheme records, land records departmnnt,city survey records.
Vivo
SEAL OF APPROVAL
PROJECT TYPE - Building Development
AUTH_SIGN_1
AUTH_SIGN_2
AUTH_SIGN_3