PROPOSED EXTENTION OF PARTLY FIFTH & SIXTH & SEVENTH AND EIGHTH FLOOR

MUNDADA HIGH STREET BUILDING

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
MUNDADA HIGH STREET BUILDING	SIXTH FLOOR	0.000	1030.657	0.000	0.000	0.000	0.000	157.968	0.000	0.000	15.120	46.797	0.000	6.759	961.981
MUNDADA HIGH STREET BUILDING	EIGHTH FLOOR	0.000	219.827	0.000	0.000	0.000	0.000	24.369	0.000	0.000	0.000	0.000	0.000	6.425	213.402
MUNDADA HIGH STREET BUILDING	SEVENTH FLOOR	0.000	1015.914	0.000	0.000	0.000	0.000	142.918	0.000	0.000	15.120	46.595	0.000	6.759	947.440
MUNDADA HIGH STREET BUILDING	PARTLY SANCTIONED AND PARTLY PROPOSED FIFTH FLOOR	0.000	636.234	0.000	0.000	0.000	0.000	105.375	0.000	0.000	0.000	0.000	0.000	1.877	634.357
MUNDADA HIGH STREET BUILDING	TOTAL	0.000	2902.632	0.000	0.000	0.000	0.000	430.630	0.000	0.000	30.240	93.392	0.000	21.820	2757.180

Sr. No.	DRC generating year	ASR of receiving plot in generating year (Rr) [F.P. NO. 232+232A]	ASR of generating plot in generating year (Rg) [O. NO. 1638]	TDR to be purchased from generating plot DRC (Y)	Permissible Utilization of TDR in sq.m on receiving Plot (X)	Proposed TDR to be utilize	Remaining area with this holder
	yr	Land rate in Rs./ sq.m.	Land rate in Rs./ sq.m.	sq.m.	sq.m.	sq.m.	sq.m.
1	2024	1410.00	2560.00	940.000	1706.666	1694.505	12.161

Transferable Development Rights (TDR) to be permitted on receiving plot
Formula: X = (Rg / Rr) x Y Where,
X = Permissible Utilisation of TDR / DR in sq.m. on receiving plot,
Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year.
Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year.
Y = TDR debited from DRC in sq.m.

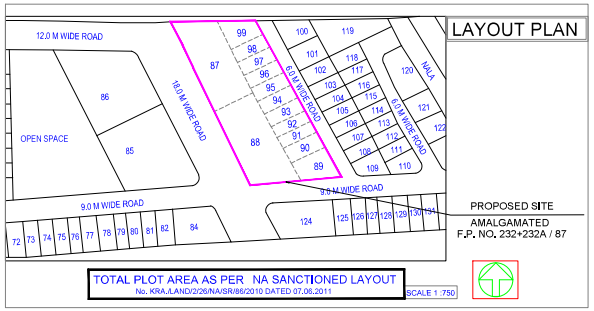
Transferable Development Rights (TDR)
CALCULATION FORMULA :
X = Permissible Utilisation of TDR in sq.m.
X = (Rg / Rr) x Y
X = (2560 / 1410) x 940.00
X = (1.8156) x 940.00
X = 1706.666 SQ.M.
TDR debited from DRC = Y = 938.919 sq.m.

FSI DETAILS										
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10,10,1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.100	0.300	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
9.2 Existing Consumed Index	1.100	0.288	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	0.000	0.012	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible P/Line Area	0.000	29.480	1719.676	0.000	0.000	1033.943	0.000	2783.099	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	0.000	28.734	1694.505	0.000	0.000	1033.941	0.000	2757.180	0.000	2757.180
9.6 Index Consumed	1.100	0.300	0.690	0.000	0.000	0.000	0.000	2.089	0.000	0.000

EXISTING SANCTIONED FSI AREA CALCULATION table imported from sanctioned plan

SANCTIONED BLDG. PERMISSION - CAJAC/B/2022/APL/00700 DATED:- 02/12/2022

FLOORS	COMMERCIAL	RESIDENTIAL	BALCONY PROP.	LIFT	LIFT WELL	DUCT	OTHER DEDUCTION	FSI AREA
LOWER GROUND	580.25	0.00	0.00	0.00	15.12	0.00	3.66	561.47
GROUND FLOOR	827.36	0.00	0.00	19.44	19.44	0.00	25.89	782.03
FIRST FLOOR	1338.71	0.00	98.82	0.00	19.44	2.70	97.54	1219.03
SECOND FLOOR	0.00	1062.69	64.21	0.00	15.12	113.30	6.74	927.53
THIRD & FOURTH	0.00	2061.30	315.74	0.00	30.24	93.58	13.48	1924.00
FIFTH FLOOR	0.00	349.05	40.62	0.00	15.12	2.90	3.40	327.63
TOTAL	2746.32	3473.04	519.39	19.44	114.48	212.48	150.71	5741.69



Parking Check (Table 8B)

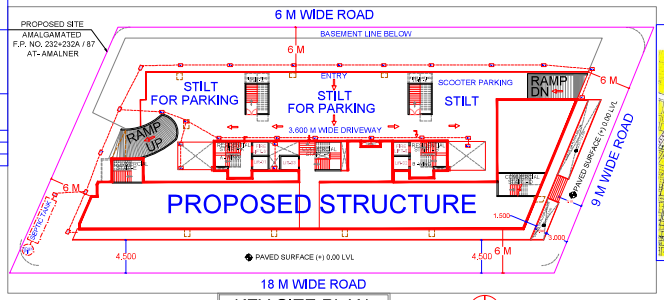
Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tena/Area/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini Bus
MUNDADA HIGH STREET BUILDING	Residential	For every tenement having carpet area equal to or above 80 sq.m., but less than 150 sq.m.,	1	1	15	15.000	15.000	-
MUNDADA HIGH STREET BUILDING	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.,	1	2	6	3.000	6.000	-
MUNDADA HIGH STREET BUILDING	Residential	For every tenement having carpet area of 150 sq.m. and above,	2	1	1	2.000	1.000	-
Total	-	-	-	-	-	20.000	22.000	-
Visitors parking(5%)	-	-	-	-	-	1.000	1.100	-
Total	-	-	-	-	-	21.000	23.100	0.000

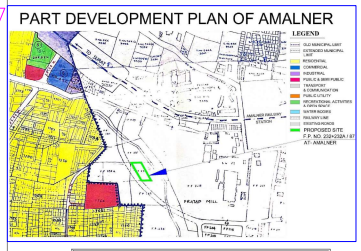
Parking Check As Per Multiplying Factor 0.600

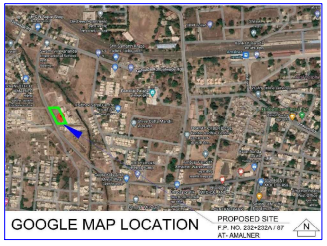
Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	13	14	0	43	123	0	OK

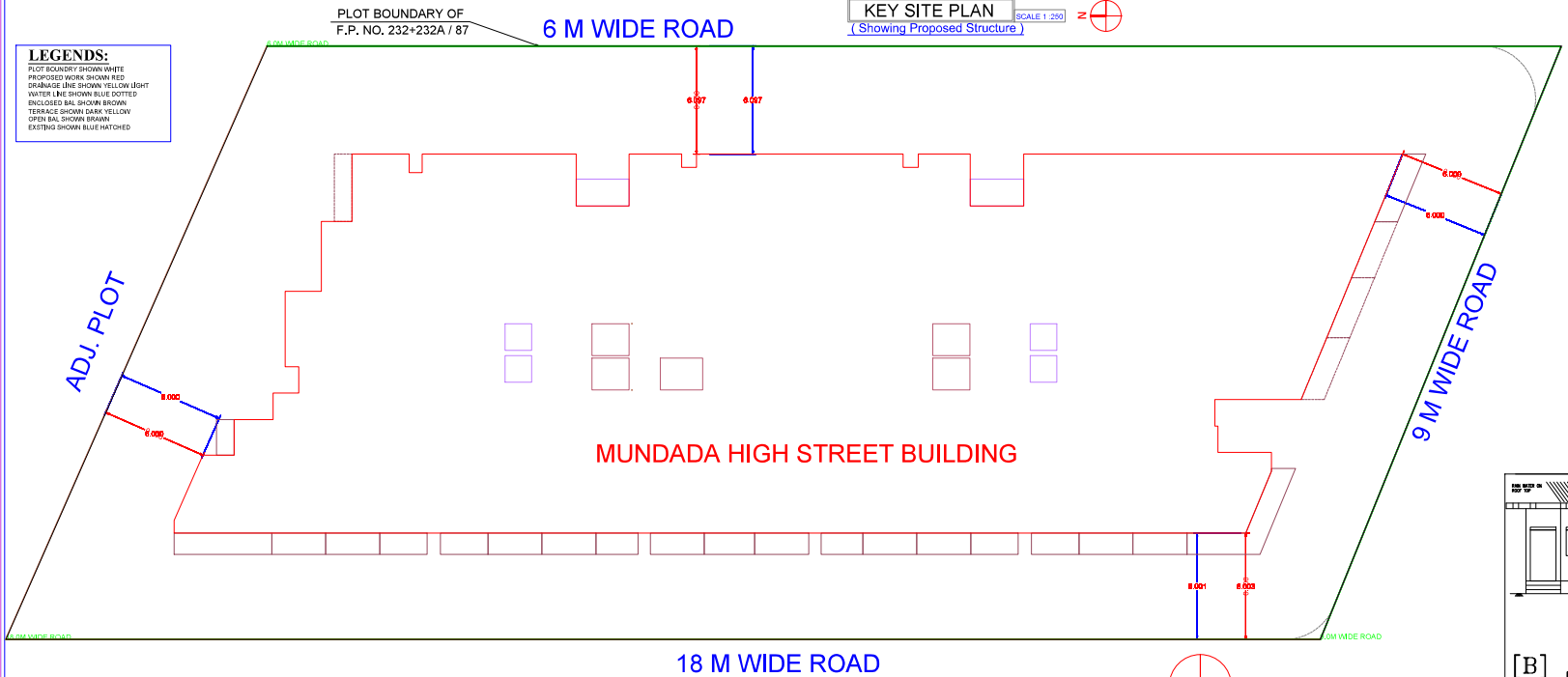
Existing Area Details

BUILDING	FLOOR NAME	RES	COM	PRE BAL	PROP BAL	EXC BAL	PRE TER	PROP TER	EXC	LIFT	OTHER	BUILTUP
MUNDADA HIGH STREET	1	3179.16	2562.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5741.69









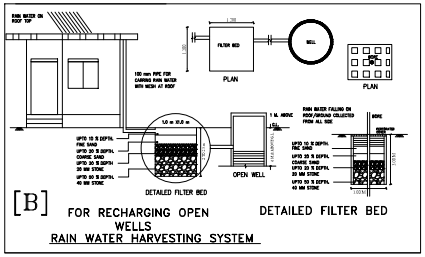
LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Project Details

Proposal code -CAJAC-22-34376
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 232
Tahsil :
Mouza :
Prorata Value : 0.000

WATER STORAGE REQUIREMENT

PROPOSED-
OVER HEAD WATER TANK REQUIRED
22 TENEMENT = 110 PERSON X 135.000 ,Ltr
14850.000Ltr
14850.000 Ltr. X 1.500=22275.000 Ltr
SANCTIONED EXISTING -
81 TENEMENT = 405 PERSON X 45.00 ,Ltr
54675.00Ltr
1650 TENEMENT = 1650 X 256 PERSON X 45.00 ,Ltr
11520.00Ltr
PROPOSED-O.H.W.T = 118000.000 ,Ltr
UGR Prop:205400.000 Ltr



PROPOSE REVISED BUILDING PERMISSION FOR COMMERCIAL & RESIDENTIAL USE ON F.P. NO.- 232+232A/87, AMALNER, JALGAON 01/07

Signature valid

Proforma I : Area Statement	
A. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3456.680
(a) As per ownership document (7/12, CTS extract)	3456.680
(b) as per TLR or City Survey measurement sheet	3456.680
(c) as per Demarcated drawing area	3456.680
Units	
B Area not in possession	0.000
C. Entire area (+A)	3456.680
D Deductions for	
(a) Proposed D.P./T.P./Road widening Area (Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
E Balance area of plot (3-4)	3456.680
F. Amenity Space	0.000
Applicable if (1) > 20000 sqmt	-
(Required =or >)upto 20000 sqmt - 5%	-
(b) Above 20000 sqmt - up to 5 % of Total area	0.000
G (net Plot Area (3-4))	3456.680
H. Recreational Open Space	-
(a) If area (b) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Required	0.000
(b) If area is less than 4000 sqmt. -Check -	-
I. If it is full number like 1/2,1/3,1/4 etc. As per 7/12 extract or City Survey Number - No Recreational open space is required.	-
J. If it is subdivision like 1/2 ,2/3 ,1/2of1 4/5of etc.then recreational open space is required.	-
(K) 10 % Subject to minimum 200 sqmt	0.000
Proposed	0.000
(a) Exemption to leave open space subject to availing benefit of 3 of 12 %	
(b) Exemption to leave open space subject to payment of 10 % (land value of land as (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-01-10 and the dimensions of sides etc., of plot stated aroplan 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.
Signature
Name of Architect/ Licensed Engineer/ Supervisor

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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
CC No.,

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS / RS / SURVEY NO.-232A
SITE ADDRESS
F. P. NO. 232 + 232 A/ 87, AT- AMALNER, DIST.- JALGAON

OWNER	ARCHITECT / LIC ENGG
Mundada Realty	Ar.M.S. -
	01, Shree Sahyadri, Opp. Behind Hotel Sanket, Pahud, Navi Mumbai

FOR MUNDADA REALTY
Signature Valid

SCALE - 1:100 on A3 size | Date 31/01/25
JOB NO - CAJAC-22-34376 | CHECK BY - AJA

SUBMISSION DRAWING