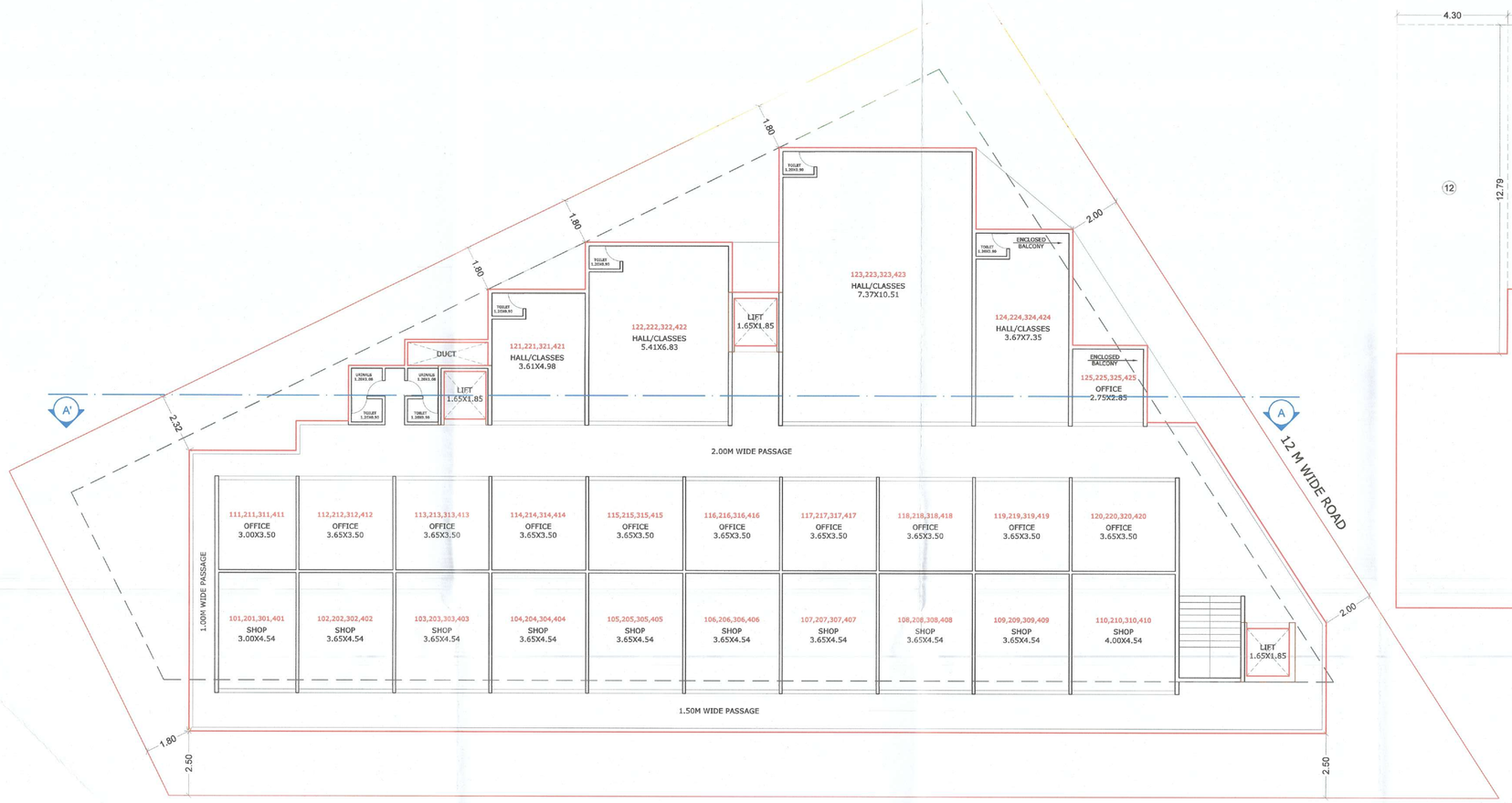
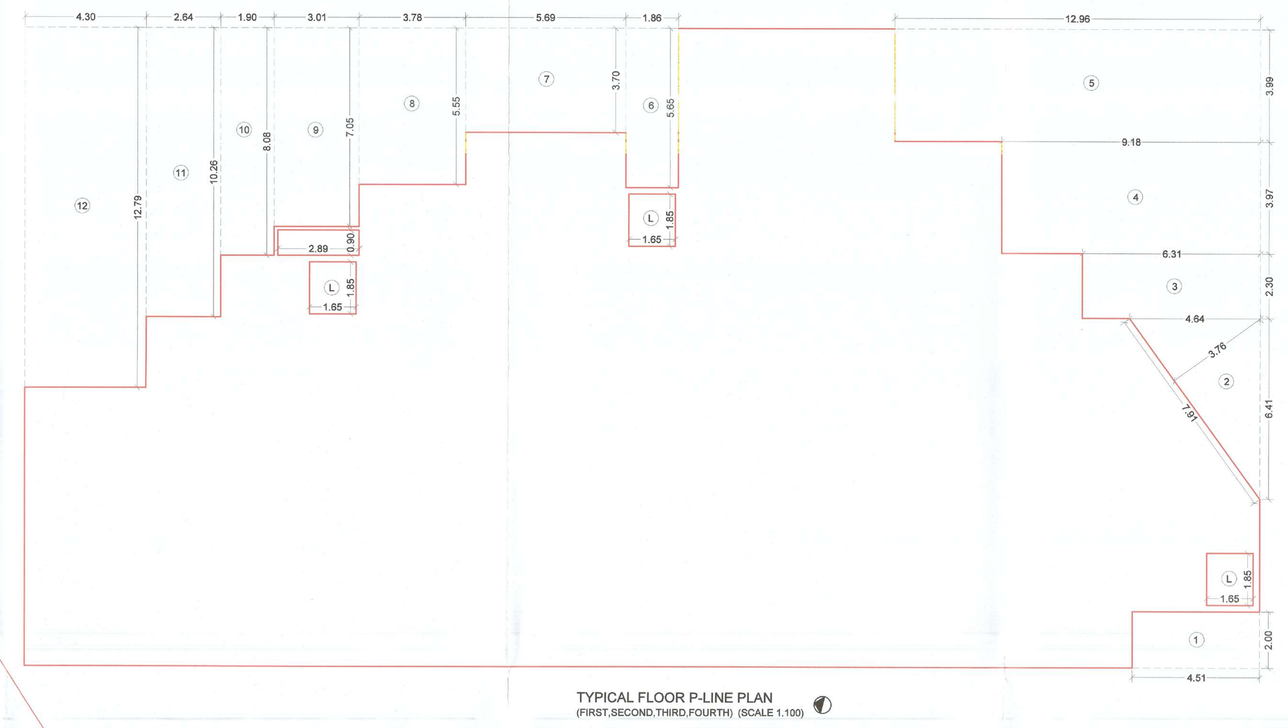


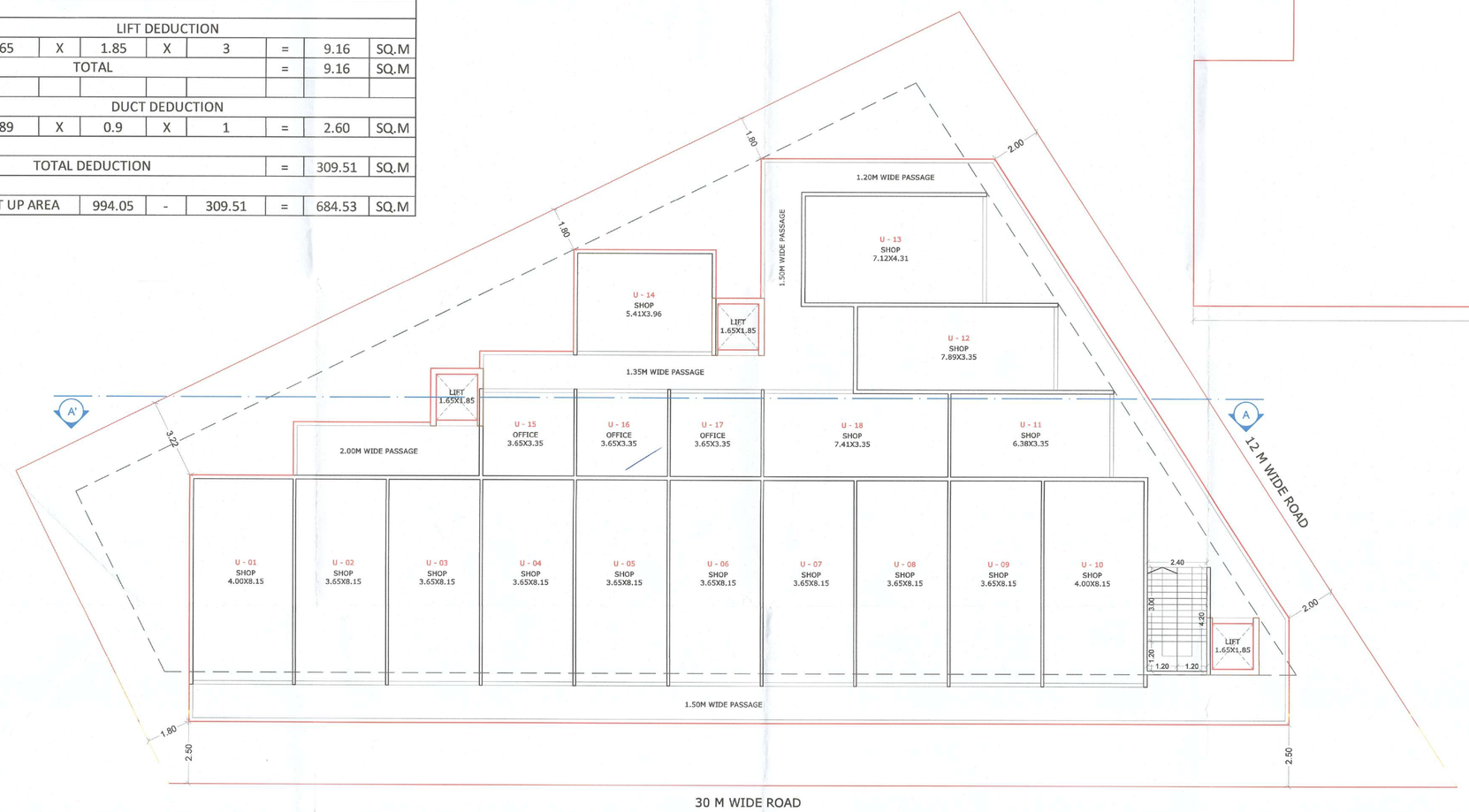
30 M WIDE ROAD

TYPICAL FLOOR P-LINE PLAN
(FIRST,SECOND,THIRD,FOURTH) (SCALE 1.100)

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (01,02,03,04)							
AREA OF BLOCK		43.81	X	22.69	=	994.05	SQ.M
STANDARD DEDUCTION							
1	4.51	X	2	X	1	=	9.02	SQ.M
2	7.91	X	3.76	X	0.5	=	14.87	SQ.M
3	6.31	X	2.3	X	1	=	14.51	SQ.M
4	9.18	X	3.97	X	1	=	36.44	SQ.M
5	12.96	X	3.99	X	1	=	51.71	SQ.M
6	1.86	X	5.65	X	1	=	10.51	SQ.M
7	5.69	X	3.7	X	1	=	21.05	SQ.M
8	3.78	X	5.55	X	1	=	20.98	SQ.M
9	3.01	X	7.05	X	1	=	21.22	SQ.M
10	1.90	X	8.08	X	1	=	15.35	SQ.M
11	2.64	X	10.26	X	1	=	27.09	SQ.M
12	4.30	X	12.79	X	1	=	55.00	SQ.M
TOTAL						=	297.76	SQ.M
LIFT DEDUCTION								
L	1.65	X	1.85	X	3	=	9.16	SQ.M
TOTAL						=	9.16	SQ.M
DUCT DEDUCTION								
D	2.89	X	0.9	X	1	=	2.60	SQ.M
TOTAL DEDUCTION						=	309.51	SQ.M
NET BUILT UP AREA		994.05	-	309.51	=	684.53	SQ.M



TYPICAL FLOOR P-LINE PLAN
(FIRST,SECOND,THIRD,FOURTH) (SCALE 1.100)



30 M WIDE ROAD

UPPER GROUND LEVEL FLOOR PLAN
(SCALE 1.100)

UPPER GROUND P- LINE AREA
(SCALE 1.100)

BUILT UP AREA CALCULATION FOR UPPER GROUND FLOOR							
AREA OF BLOCK		45.02	X	22.69	=	1,021.50	SQ.M
STANDARD DEDUCTION							
1	23.14	X	10.99	X	0.5	=	127.15	SQ.M
2	1.86	X	3.7	X	1	=	6.88	SQ.M
3	5.69	X	3.70	X	1	=	21.05	SQ.M
4	3.78	X	7.84	X	1	=	29.64	SQ.M
5	1.99	X	8.08	X	1	=	16.08	SQ.M
6	5.57	X	10.26	X	1	=	57.15	SQ.M
7	4.30	X	12.79	X	1	=	55.00	SQ.M
TOTAL						=	312.95	SQ.M
LIFT DEDUCTION								
L	1.65	X	1.85	X	3	=	9.16	SQ.M
TOTAL						=	9.16	SQ.M
TOTAL DEDUCTION						=	322.11	SQ.M
NET BUILT UP AREA		1,021.50	-	322.11	=	699.40	SQ.M

DATE & STAMP OF APPROVAL 03

AMC

अनुषुस, म.रा.म.न.प./नगररचना/पारि.प्र.क्र.09/RP/2024
चे आयोजनाचे इमारत परवाना व आरंभ प्रमाणपत्र हे नगररचना/बा.म.न.प./पा.प्र./क्र.321...दि.15/12/2024
मर्यादित मर्यादेचा अनुज्ञप्ति प्रमाणित इमारत परवाना व आरंभ प्रमाणपत्र तात्पुरते पुढील सुधारित्यानुसारणे मंजूरी देण्यात येत आहे.

सहायक संचालक नगररचना
अंबरनाथ

A	AREA STATEMENT	SQ.M.
01	Area of plot -(min. area of a,b,c to be considered)	
	a) As Per ownership documents (7/12 CTS extract)	1703.73
	b) As per measerment sheet	
	c) as per site	
	d) minimum considered	1703.73
02	Deductions for -	
	a) Proposed 30.00 m wide D.P. Road widening Area	600.00
	b) Any D.P. Reservation area	
	Total (a+b+c)	600.00
03	Balance Area of plot (1-2)	1103.73
04	Amenity Space (if applicable)	
	a) Required	
	b) Adjusment of 2(b), if any -	
	c) Balance proposed -	
05	Net Area of Plot (3 - 4 (c))	1103.73
06	Recreational Open space (if applicable)	
	a) Required	
	b) Proposed	
07	Internal Road Area	
08	Plotable area (if applicable)	
09	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (1103.73 X 1.10)	1214.10
10	Addition of FSI on payment of premium *(1(d) x 0.5)*	
	a) Maximum permissible premium FSI - based on road width	
	b) Proposed FSI on payment of premium	134.34
11	In-situ FSI/TDR Loading	
	a) In-situ area against D.P. road *Sr.no. 2(a)) , if any*	1200.00
	b) In-situ area against Amenity Space if handed over *[2.00 or 1.85 x Sr.no. 4(b) and/or (c)]*	
	c) TDR area *(1(d) x 0.9)*	
	D) Total in-situ/TDR loading proposed *(11 (a)+(b)+(c))*	
12	Additional FSI under Chapter no.7.7	
13	Total entitlement of FSI in the proposal *(9+10b+11a)*	2548.43
	a) Proposed commercial B/Up *(13(b / 1.8))*	
	b) Ancillary Area FSI upto 60% or 80%with payment of charges. For Comm. 2008.31 For residencial 22.82	2031.13
	c) Total Proposed commercial area *(13(a +b))*	
	d) Permissible Residential B/Up Area *(13 - 13a)*	
	e) Permissible Ancillary FSI for residential	
	f) Proposed Ancillary FSI for residential	
	g) Total Proposed Residential Area *(13d X 1.6)*	
	Total entitlement (a+b)	4579.56
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 1.5 or 1.8)*	4579.56
15	Total b/up Area in proposal *(excluding area at sr.no.17b)*	
	a) Existing Built - up Area	
	b) Proposed Built - up Area *(as per P-4/ew)*	4579.56
	c) Total *(a + b)*	4579.56
16	F.S.I. Consumed (15/13) *(should not be more than sr.14 above)*	
17	Area for inclusive Housing, if any	
	a) Required (20% of Sr.no 5)	
	b) Proposed	

C	PARKING STATEMENT	CAR	SCOOTER
a)	PARKING REQD. BY RULE	22	104
b)	PARKING PROVIDED	22	104
c)	GARAGE PERMISSIBLE		
d)	GARAGE PROPOSED		

D CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

E LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

F OWNERS' DETAILS

Owner(s)' Name / POA /
SRUSHTI COMMERCIALS THROUGH ITS PARTNER SUDIP PRADIPRAO PETHE AT PLOT NO. 13/3/B/1/1

Owner(s)' sign:

G PROPOSAL DETAILS

PROPOSED SUBDIVISION MAP OF MOUJE SHEGAON SR.NO/ PLOT NO. 13/3/B/1/1

H ARCHITECT'S SIGN AND STAMP

COA NO		REVISION : 00
ARCH.		DATE : 14.02.2024
ADDRESS	ARCHITECT'S STAMP	SCALE : NTS @A0
		NORTH
		DRAWN BY : KPL
		CHECKED BY : KPL
		BCP NO :
		FILE NO :
INWARD NO.		DATE
KEY NO.		SHEET NO. 03