

PROPOSED SITE
S/NO-40 CTS NO-16315
SHAHNOORWADI, CHHATRAPATI
SAMBAJI NAGAR.

LOCATION PLAN

SCALE: 1:100

Form of Statement 2 Proposed Building				
SR.NO.	BUILDING	COMMERCIAL	RESIDENTIAL	TOTAL
1	A1-A2 (P1+P2+1 FLOOR)	0.00	2136.19	2136.19
2	A3-A4 (P1+P2+1 FLOOR)	0.00	1054.49	1054.49
3	B1-B2 (P1+P2+1 FLOOR)	0.00	32283.59	32283.59
4	C1-C2 (P1+P2+1 FLOOR)	0.00	14540.46	14540.46
5	C3-C4 (P1+P2+1 FLOOR)	0.00	705.84	705.84
6	D (P1+P2+1 FLOOR)	0.00	1021.68	1021.68
7	CLUB (P1+P2+1 FLOOR)	0.00	2502.58	2502.58
8	LIFT & STAIRCASE (G+2)	0.00	235.49	235.49
9	E1 (B+G+2)	2327.60	0.00	2327.60
10	E2 (B+G+2)	2124.21	0.00	2124.21
11	E3 (B+G+2)	2864.83	0.00	2864.83
12	E4 (B+G+2)	1326.92	0.00	1326.92
13	TOTAL	8643.56	74393.32	83036.88
14	INCLUSIVE HOUSING BLDG. (MHADA BLDG.)	0.00	9335.89	9335.89

The Area marked in Yellow Color is considered in Phase I under this Registration.

The FSI Area of Building - A1, A2, B1, C1, C2, CLUB HOUSE, LIFT & STAIRCASE, E1 E2, E3 & E4 is considered under Phase I of the project.

या बांधकामाचे परवानग्यासाठी येथील बांधकाम नियमावली (शहरी नियम) व बांधकाम पुरवठा (व्यवस्थापन) अधिनियम, 1962 च्या तरतुदींचा अंमलबजावणी करून घ्यावा. या बांधकामासाठी आवश्यक असलेल्या सर्व कागजात व शुल्कांचे पुरावे यात नमूद आहेत. या बांधकामासाठी आवश्यक असलेल्या सर्व कागजात व शुल्कांचे पुरावे यात नमूद आहेत.

महाराष्ट्र शासन, नगरपालिका, चहलपती, सभाजीनगर, ४००००१, मुंबई.

O.C. Signed By D.D.T.P.

SHEET NO.	BUILDINGS
1 TO 3	LAYOUT PLAN
4 TO 9	A1-A2 BUILDING
10 TO 11	A3-A4 BUILDING
12 TO 18	B1-B2 BUILDING
19 TO 22	C1-C2 BUILDING
23 TO 24	C3-C4 BUILDING
25 TO 27	D BUILDING
28 TO 30	CLUB HOUSE
31 TO 38	COMMERCIAL
39 TO 44	MHADA BUILDING

POTENTIAL AREA STATEMENT	
1	Width of Front Road (m)
2	Area of plot (Minimum area of a, b, c to be considered)
3	(a) As per ownership document (As per P.R. Card No. 712)
4	(b) As per measurement sheet (As per approved layout)
5	(c) As per site
6	(d) Minimum of above
7	Deductions for
8	(a) Proposed D.P. Road widening/Service Road/Highway widening
9	(b) 215 M WIDE D.P. ROAD - 217.49 SQ.M.
10	(c) 312 M WIDE D.P. ROAD - 436.76 SQ.M.
11	(d) Any D.P. Reservation Area
12	(e) Total (a+b)
13	Balance area of plot (a-b)
14	Amenity Space (if applicable)
15	(a) Upto 20000 sq.m.
16	(b) More than 20000 sq.m. (1% of total area)
17	(c) Required Amenity Space (a)
18	(d) Adjustment of 2(b), if any
19	(e) Balance Proposed
20	Net Plot Area (3-d)
21	Recreational Open space (if applicable) (1% of Sr. No. 3)
22	(a) Required
23	(b) Proposed
24	Internal Road area
25	Plotable area (in case of Layout)
26	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x 1.1)
27	Addition of FSI on payment of premium
28	(a) Maximum permissible premium FSI (50% of 1g)
29	(b) Proposed FSI on payment of premium
30	In-situ FSI / TDR loading
31	(a) Max. Permissible TDR Loading (As per Road Width)
32	(b) Max. permissible TDR Area (1:1:1)
33	(c) In-situ area against D.P. Road if any (1:1:1)
34	(d) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))
35	(e) TDR Area Required after In-Situ FSI (1:1:1)
36	(f) TDR to be Loaded From TDR Certificate
37	(g) 1) AMOT/PRC/55/2022 - FSI CREDIT AREA 21962.97 SQ.M.
38	(h) 2) AMOT/PRC/55/2023 - FSI CREDIT AREA 7992.45 SQ.M.
39	(i) Total In-situ / TDR loading proposed (c-g)
40	Additional FSI area under Chapter No. 7
41	Total Entitlement of FSI in the proposal
42	(a) Proposed FSI (b + 10(b+11)(g)) (45689.31 + 0.00 + 29655.42)
43	(b) Proposed Built-up Area Commercial Component (15%)
44	(c) Proposed Built-up Area Residential Component (13% 13%)
45	(d) Ancillary Area FSI upto 80% For Commercial area (13% x 60%)
46	(e) Ancillary Area FSI upto 60% For Residential area (13% x 60%)
47	(f) Permissible Ancillary Area (13% 13%)
48	(g) Proposed Ancillary Area
49	(h) Total Built up Area Entitlement (a+g)
50	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width
51	Total Built-up Area in Proposal
52	(a) Existing Built-up Area
53	(b) Proposed Built-up Area Commercial (As per P-Line)
54	(c) Proposed Built-up Area Residential (As per P-Line)
55	(d) Proposed Built-up Area (As per P-Line) (13% x 13%)
56	(e) Total (a+b)
57	F.S.I. Consumed (15%)
58	Area for Inclusive Housing, if any
59	(a) Required (20% of Sr. No. 9)
60	(b) Proposed

REFERENCE	NORTH
Plot Boundary Shown Thus	
Proposed P-Line Shown Thus	

TITLE
PROPOSED PLAN OF GROUP HOUSING SCHEME ON LAND BEARING C.T.S. NO. 16315, SITUATED AT SHAHNOORWADI, CHHATRAPATI SAMBAJI NAGAR.

FOR :- M/S. TARVINDARSINGH DHILLON & COMPANY, THROUGH ITS PARTNERS, MR. TARVINDARSINGH S/O MAHENDRASINGH DHILLON & 28 OTHERS, THROUGH THEIR DEVELOPERS M/S. SIMAR PRIDE VENTURES LLP, through it's Designated Partner Shri. NITIN VENUPRASAD BAGADIA.

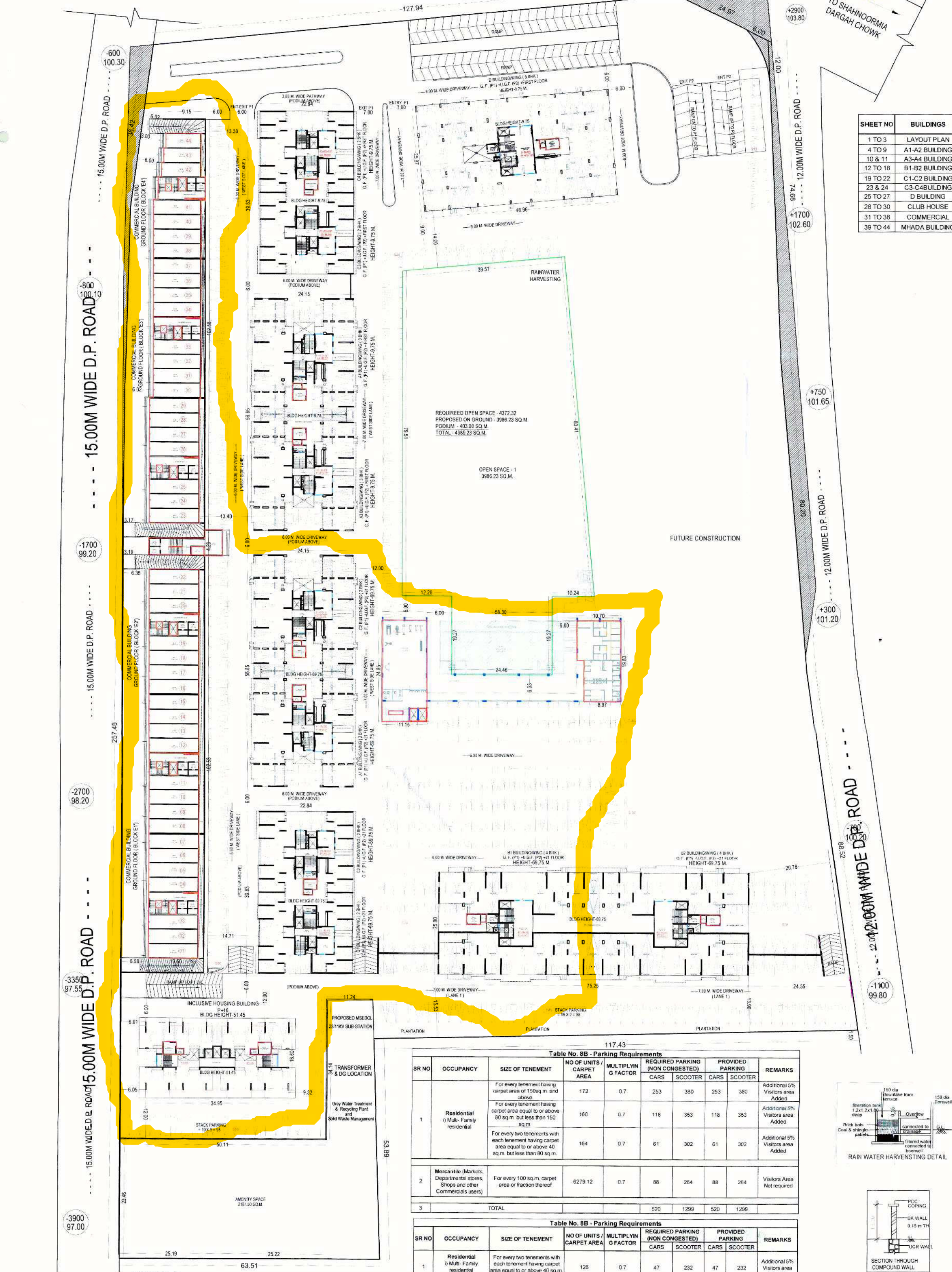
CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me and the dimension of sides etc. of plot stated on plan are as measured on site. The area so worked out tallies with the area stated in document of owner (Site) i.e. scheme records / land record department / city survey record.

OWNERS DECLARATION
I/we and design hereby confirm that I/we would abide by plan sanction by Chhatrapati Sambaji Nagar Municipal Corporation.
I/we would execute structure as per sanctioned plan 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.

ARCHITECT'S SIGN
OWNER'S SIGN
For AKW ASSOCIATES
Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

ARCHITECTS
AKW ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS, CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER, KALE MANISH, WADEKAR MILIND.
N/SHWASRI, C, RANA NAGAR, OPP. HOTEL ATITHI, OFF. JALNA ROAD, CHHATRAPATI SAMBAJI NAGAR.
V/SHWASRI, CHHATRAPATI SAMBAJI NAGAR, 103, FIRST FLOOR, ABOVE PULJARI & SIND BANK, OPP. SANTI KUNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBAJI NAGAR.
PH. NO. - 0240-2451610, 2453070
email: info@akwarchitects.com
SCALE
DATE
DRG. NO.
JOB NO.
DRAWN BY

GROUND FLOOR - (PARKING LVL-1) - LAYOUT



CHAPTER - 8
8.1.1) V) COMPOSITE PARKING
The composite parking of vehicles like one car with two scooters may be allowed.
Also, six scooters parking may be allowed to be converted in one car parking. (1531 scooters / 6 = 255 cars.)
In such cases, drives or aisles shall be required taking into consideration entire composite parking.

Table No. 8B - Parking Requirements									
SR NO.	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYIN G FACTOR	REQUIRED PARKING (NON CONGESTED)	PROVIDED PARKING	REMARKS		
1	Residential (i) Multi-Family residential	For every tenement having carpet area of 100sq.m. and above	172	0.7	253	380	Additional 5% Visitors area Added		
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	160	0.7	118	353	Additional 5% Visitors area Added		
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	164	0.7	61	302	Additional 5% Visitors area Added		
2	Mercantile (Markets, Departmental stores, Shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	6279.12	0.7	88	264	Visitors Area Not required		
3	TOTAL				520	1299	520	1299	

Table No. 8B - Parking Requirements									
SR NO.	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYIN G FACTOR	REQUIRED PARKING (NON CONGESTED)	PROVIDED PARKING	REMARKS		
1	Residential (i) Multi-Family residential (MHADA)	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	128	0.7	47	232	Additional 5% Visitors area Added		
2	TOTAL				47	232	47	232	

GROUND FLOOR - (PARKING LVL-1) LAYOUT PLAN (SCALE: 1:500)

To Whomsoever it may Concern

FSI and Buildings in **One World Phase I** are as follow

	FSI
A1-A2	21938.19
B1	16141.8
C1-C2	14640.46
Club House	2739.07
E1	2327.6
E2	2124.21
E3	2864
E4	1326.92
TOTAL	64102.25