LOCATION PLAN SCALE :-N.T.S

The Area marked by Blue Color line is conisedered in Phase I under this Registration.

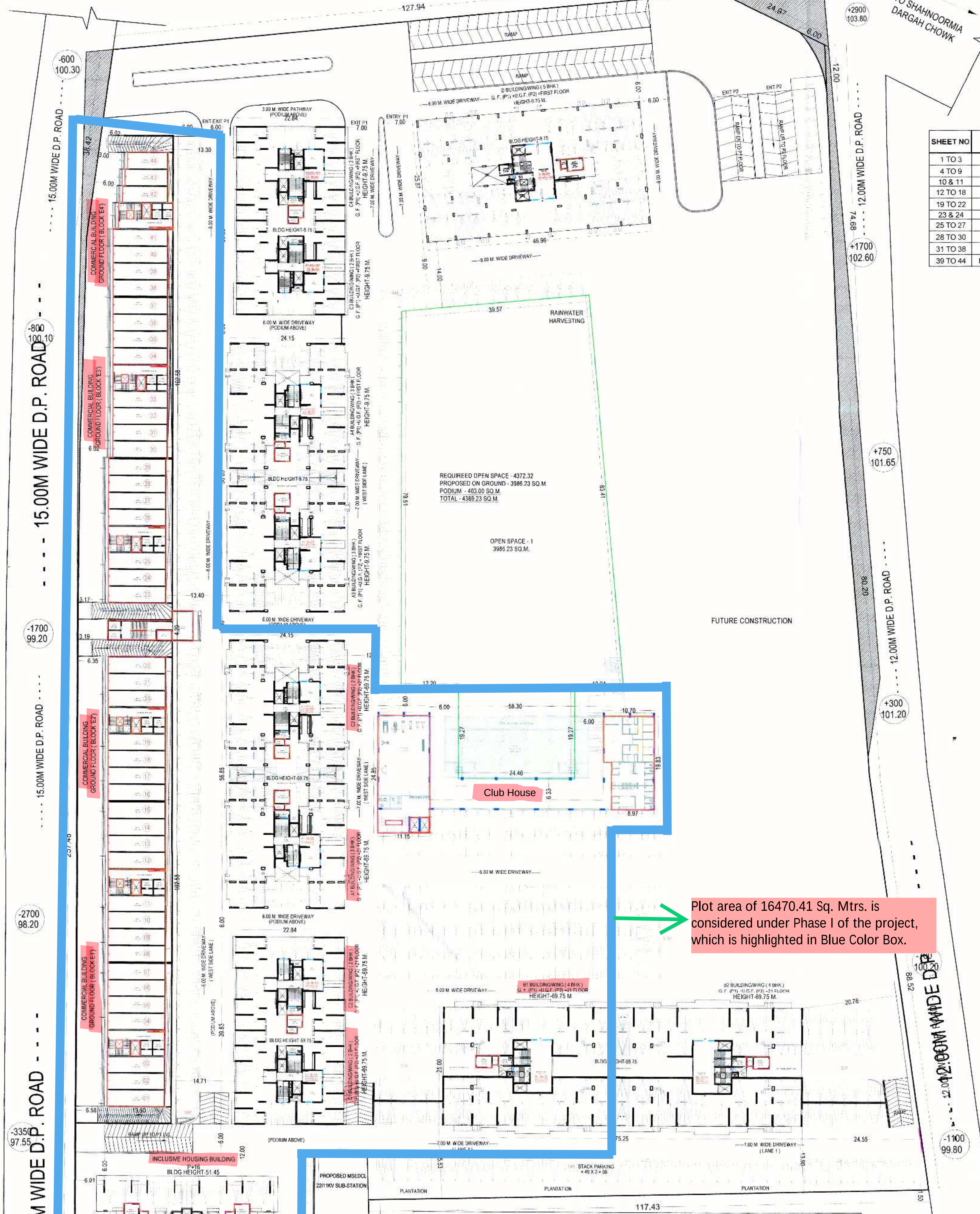
The Total FSI Area of Building - A1, A2, B1, C1, C2, CLUB HOUSE, LIFT & STAIRCASE, E1 E2, E3 & E4 is 73483.97 Sq. Mtrs. and the same is considered under Phase I of the project, which is highlighted in Pink Color in the Table.

Form of Statement 2
Proposed Building

SR.NO.	BUILDING	COMMERCIAL	RESIDENTIAL	TOTAL
1	A1-A2 (P1+P2+21 FLOOR)	0.00	21938.19	21938.19
2	A3-A4 (P1+P2+1 FLOOR)	0.00	1064.49	1064.49
3	B1-B2 (P1+P2+21 FLOOR)	0.00	32283.59	32283.59
4	C1-C2 (P1+P2+21 FLOOR)	0.00	14640.46	14640.46
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+1FLOOR)	0.00	2502.58	2502.58
8	LIFT & STAIRCASE (G+2)	0.00	236.49	236.49
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

Out of Total Area of 32283.59 Sq. Mtr. area of 16141.80 Sq. Mtrs. is considered for Building B1

Out of Total Area of 83036.88 Sq. Mtr. area of 73483.97 Sq. Mtrs. is considered under Phase I of the project.



Plot area of 16470.41 Sq. Mtrs. is considered under Phase I of the project, which is highlighted in Blue Color Box.

SHEET NO	BUILDINGS
1 TO 3	LAYOUT PLAN
4 TO 9	A1-A2 BUILDING
10 & 11	A3-A4 BUILDING
12 TO 18	B1-B2 BUILDING
19 TO 22	C1-C2 BUILDING
23 & 24	C3-C4BUILDING
25 TO 27	D BUILDING
28 TO 30	CLUB HOUSE
31 TO 38	COMMERCIAL
39 TO 44	MHADA BUILDING

OFFICE USE ONLY 01/44

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

POTENTIAL AREA STSTEMENT

	Width of Front Road (m)	24.00
1	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (As per P.R Card or 7/12)	44530.00
(b)	as per measurement sheet (As per approved layout)	44545.70
(c)	as per site	44532.12
(d)	Minimum of above	44530.00
2	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening 1)24 M WIDE D.P. ROAD -152.31 SQ.M. 2)15 M WIDE D.P. ROAD -217.69 SQ.M. 3)12 M WIDE D.P. ROAD -436.76 SQ.M.	806.76
(b)	Any D.P. Reservation Area	0.00
(c)	(Total a+b)	806.76
3	Balance area of plot (1-2)	43723.24
4	Amenity Space (if applicable)	
(a)	Upto 20000 sq.m.	0.00
(b)	More than 20000 sq.m. (5% of Total area)	2186.16
(c)	Required Amenity Space (b)	2186.16
(d)	Adjustment of 2(b), if any -	0.00
(e)	Balance Proposed -	2187.50
5	Net Plot Area (3-4e)	41535.74
6	Recreational Open space (if applicable) (10% of Sr. No. 3)	
(a)	Required -	4372.32
(b)	Proposed -	4389.23
7	Internal Road area	0.00
8	Plotable area (In case of Layout)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)	45689.31
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI (50% of 1d)	22265.00
(b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading	
(a)	Max. Permissible TDR Loading (As per Road Width)	1.15
(b)	Max. permissible TDR Area (1d x 11a)	51209.50
(c)	In-situ area against D.P.road if any (2c x 2.00)	0.00
(d)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)].	0.00
(e)	TDR Area Required after In-Situ FSI (11b-11c-11d)	51209.50
(f)	TDR to be Loaded From TDR Certificate 1) AMC/TP/DRC/55/2022 - FSI CREDIT AREA 21962.97 SQ.M. 2) AMC/TP/DRC//D/128/2013 - FSI CREDIT AREA 7692.45 SQ.M.	29655.42
(g)	Total in-situ / TDR loading proposed (c+g)	29655.42
12	Additional FSI area under Chapter No. 7	0.00
13	Total Entitlement of FSI in the proposal	
(a)	Proposed FSI [9 +10(b)+11(g)] (45689.31 + 0.00 + 29655.42)	75344.73
(b)	Proposed Built-up Area Commercial Area Component (15b)	8643.56
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	66701.17
(d)	Ancillary Area FSI upto 80% For Commercial area (13b x 80%)	6914.85
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)	40020.70
(f)	Permissible Ancillary area (13d+13e)	46935.55
(g)	Proposed Ancillary Area	7800.00
(h)	Total Built up Area Entitlement (a+g)	83144.73
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width	2.75
15	Total Built-up Area in proposal.	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area Commercial (As per P-Line)	8643.56
(c)	Proposed Built-up Area Residential (As per P-Line)	74393.32
(d)	Proposed Built-up Area (As per P-Line) (15b+15c)	83036.88
(e)	Total (a+d)	83036.88
16	F.S.I. Consumed (15/5)	1.9992
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.9)	9137.86
(b)	Proposed	9335.89

REFERENCE

Plot Boundary Shown Thus

Proposed P- Line Shown Thus

NORTH

Table No. 8B - Parking Requirements

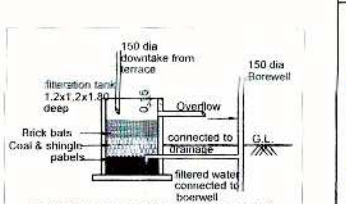
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED) CARS	REQUIRED PARKING SCOOTER	PROVIDED PARKING CARS	PROVIDED PARKING SCOOTER	REMARKS
1	Residential i) Multi- Family residential	For every tenement having carpet area of 150sq.m. and above.	172	0.7	253	380	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	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	61	302	Additional 5% Visitors area Added
2	Mercantile (Markets, Departmental stores, Shops and other Commercials users)	For every 100 sq.m. carpet area or fraction thereof	6279.12	0.7	88	264	88	264	Visitors Area Not required
3		TOTAL			520	1299	520	1299	

Table No. 8B - Parking Requirements

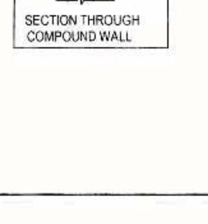
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED) CARS	REQUIRED PARKING SCOOTER	PROVIDED PARKING CARS	PROVIDED PARKING SCOOTER	REMARKS
1	Residential i) Multi- Family residential (MHADA)	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	126	0.7	47	232	47	232	Additional 5% Visitors area Added
2		TOTAL			47	232	47	232	

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.

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



RAIN WATER HARVENSTING DETAIL



SECTION THROUGH COMPOUND WALL

TITLE

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

FOR :- M/S. TARVINDARSINGH DHILLON & COMPANY,
THROUGH IT'S 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 state in document of owner ship/ t.p. scheme records / land record department / city survey record

OWNERS DECLARATION
I / we undersign hereby confirm that i / we would abide by plan sanction by Chhatrapati Sambhaji 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.

For AKW ASSOCIATES
Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

OWNER'S SIGN.

Simar Pride Ventures LLP

ARCHITECTS

AKW ASSOCIATES.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS, CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, CHHATRAPATI SAMBAJI NAGAR.
PH. NO. - 0240 - 2451610, 2453070
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VASANTANAND CHAMBERS, 103, FIRST FLOOR, ABOVE PUNJAB & SIND BANK, OPP. SANT EKNATH RANG MANDIR, NEW USMANPURA, CHHATRAPATI SAMBAJI NAGAR
PH. NO. - 0240 - 2325367 2348634
email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:500	04.01.2023	01 / 44	PR-2003	VIJAY

GROUND FLOOR-(PARKING LVL-1)- LAYOUT