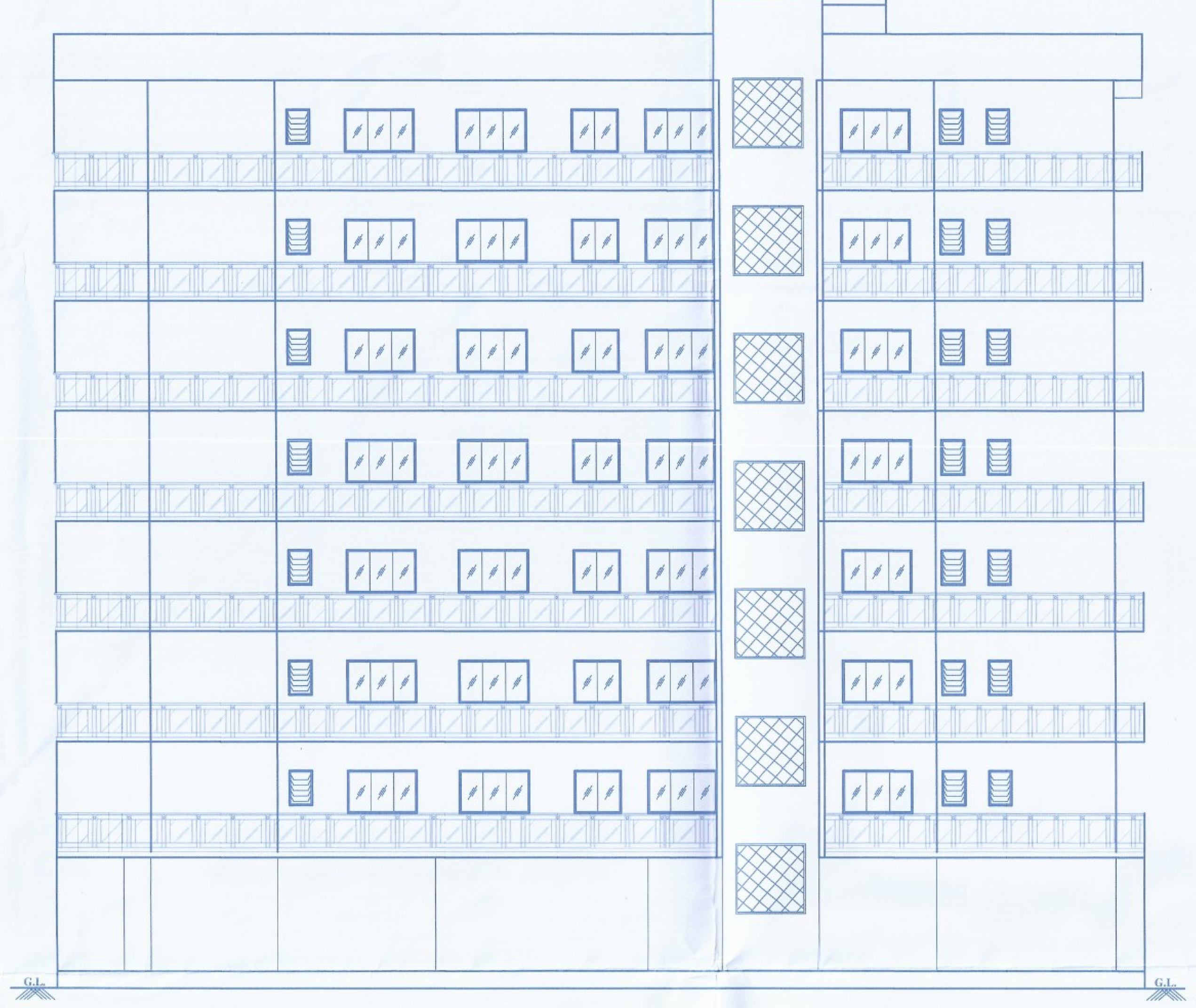
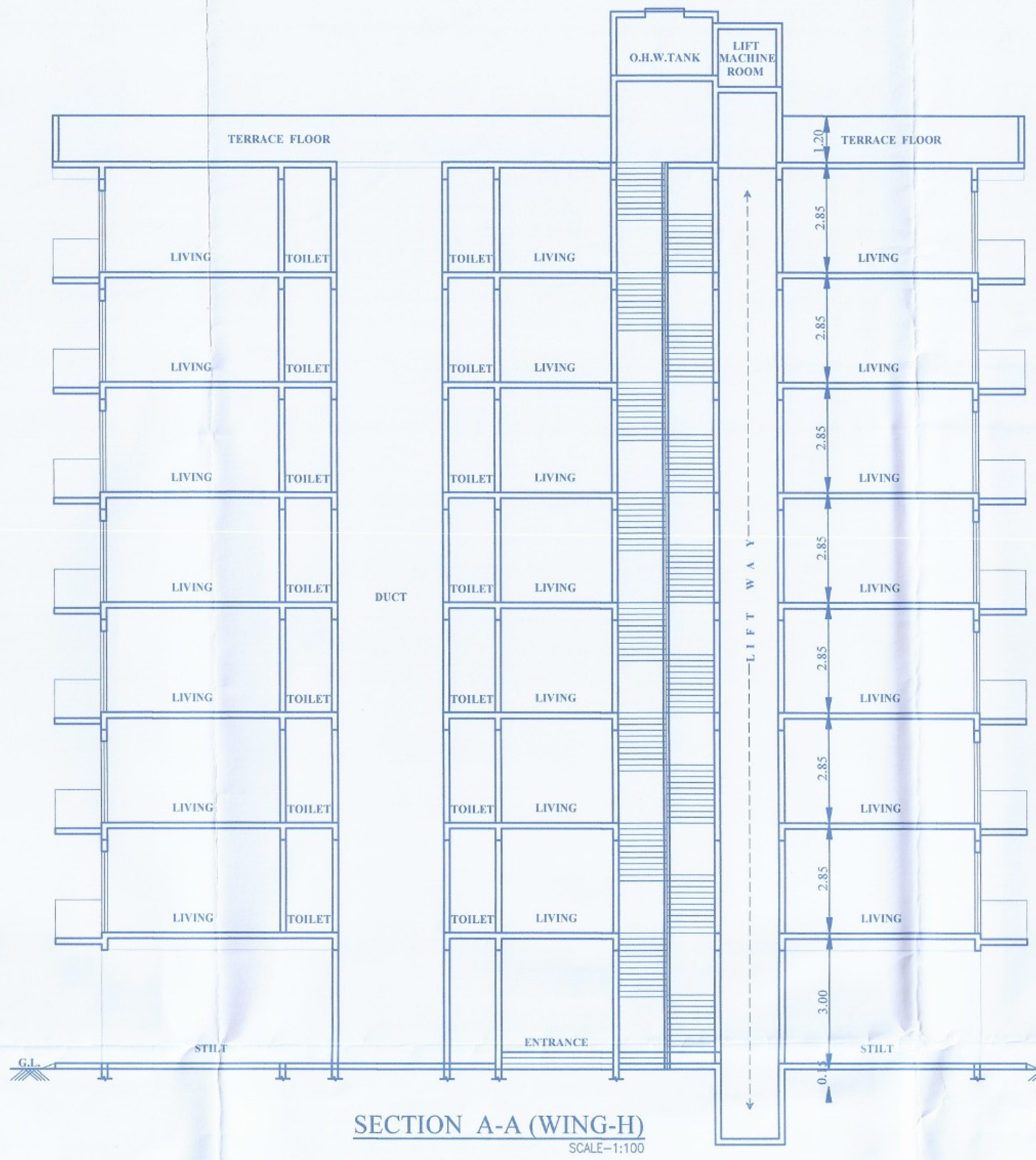
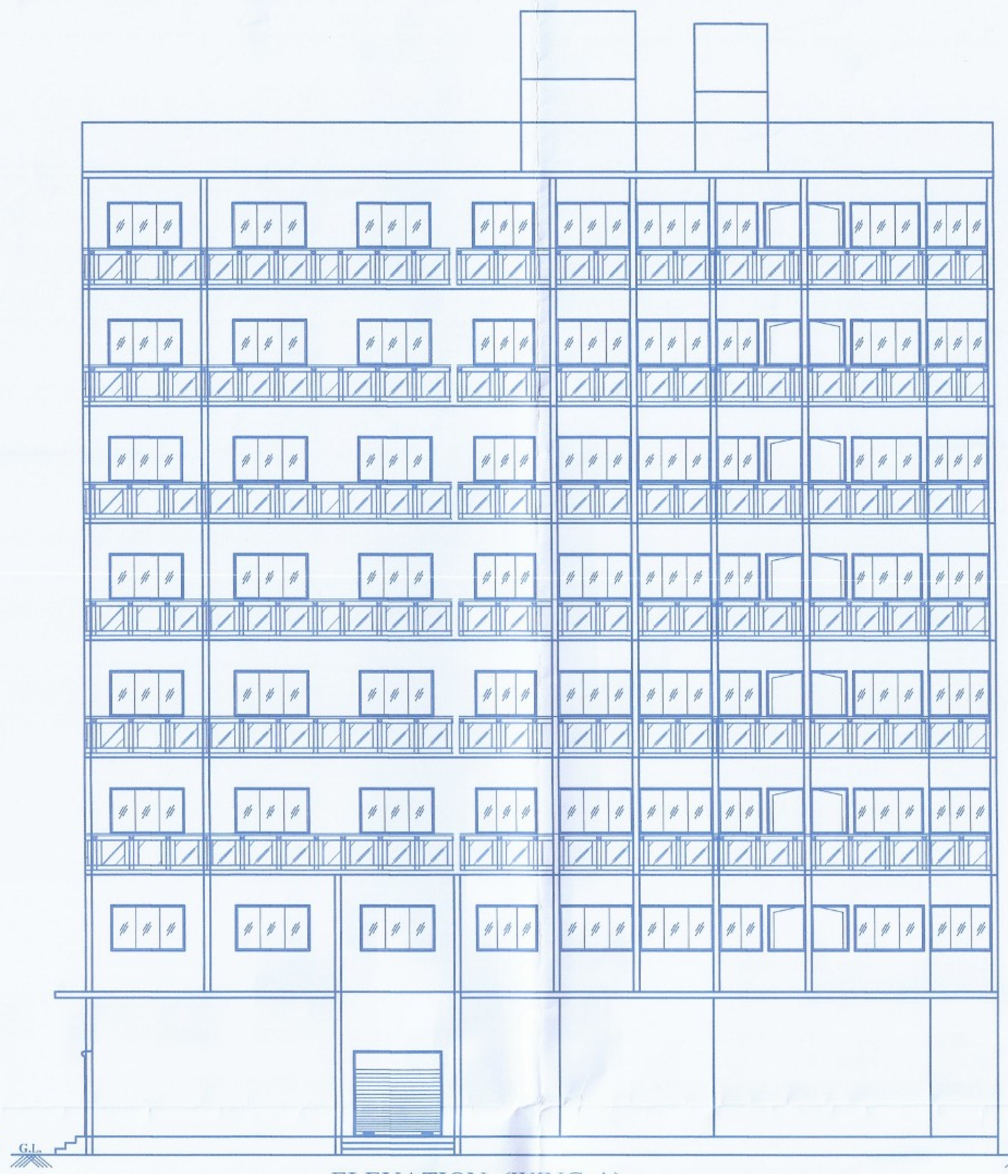
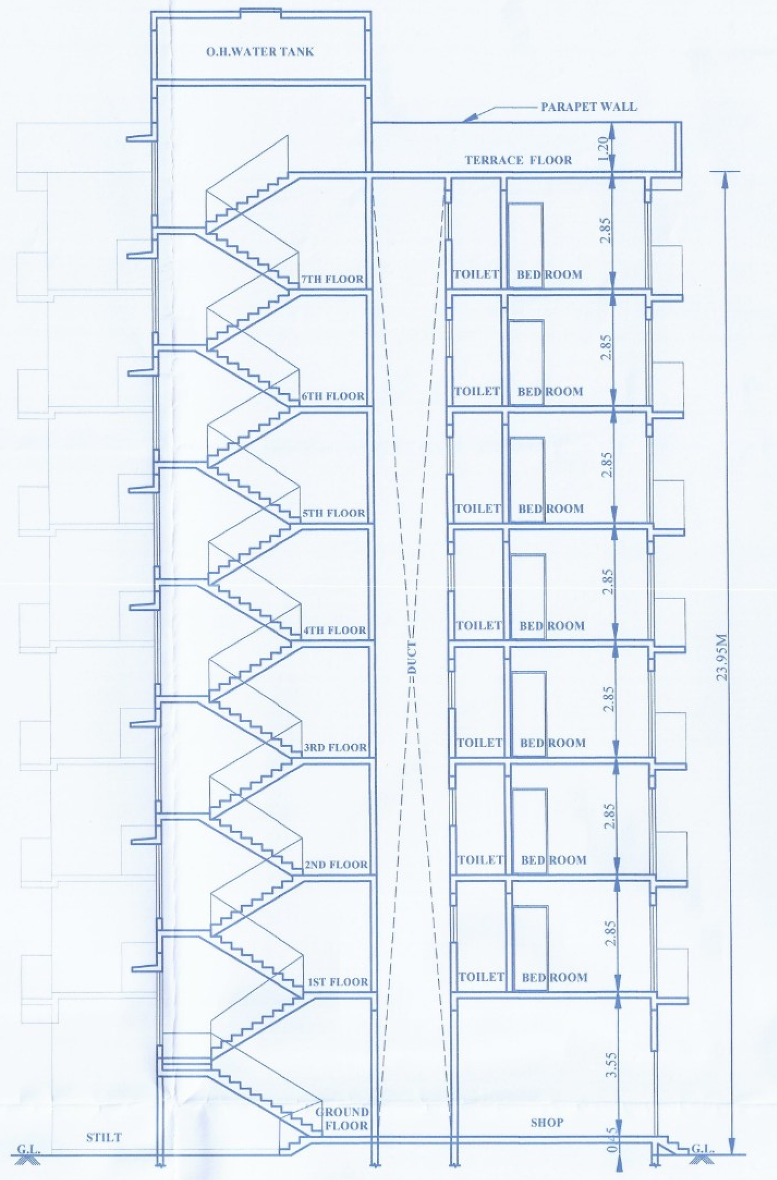
Designed by ZWCAD Academic Version

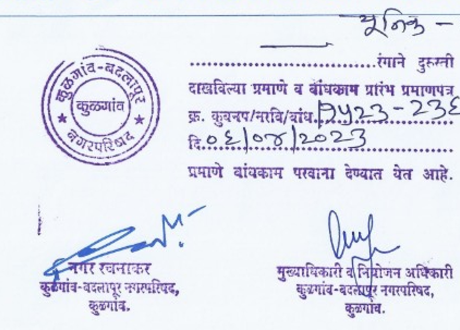








STAMP OF APPROVAL OF PLAN 1



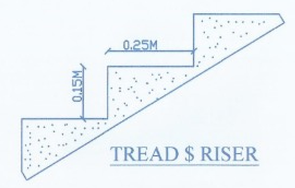
PARKING REQUIREMENT STATEMENT (WING-A, B, C, D, E, F, G, H, & I)

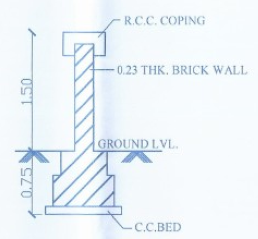
S.NO.	SIZE OF TENAMENT	PROPOSED NO. OF TENEMENT	PARKING REQ. AS PER T.NO. 8 B CAR	PARKING REQ. AS PER T.NO. 8 B SC	REQ. PARKING CAR	REQ. PARKING SC	5% ADD. VISITOR PARKING CAR	5% ADD. VISITOR PARKING SC	TOTAL REQUIRED PARKING CAR	TOTAL REQUIRED PARKING SC	PARKING MULTIPLYING FACTOR CAR (X 0.6)	PARKING MULTIPLYING FACTOR SC (X 1.0)	PROPOSED PARKING CAR	PROPOSED PARKING SC
(1)	FOR COMMERCIAL AREA 100.0 SQM. CARPET AREA	COMMERCIAL AREA	PER 100.0SQM											
		90.08 SQM	02 NOS	06 NOS	02 NOS	06 NOS	---	---	02 NOS	06 NOS	01 NOS	06 NOS	01NOS	06 NOS
(2)	FOR RESIDENTIAL AREA EVERY TWO TENET	NO. OF FLATS	EVERY TWO TENET											
a)	CARPET AREA BETWEEN .80 TO 40 SQ.MT.	203 NOS	01 NOS	02 NOS	102 NOS	203 NOS	05 NOS	10 NOS	107 NOS	213 NOS	64 NOS	213 NOS	64 NOS	213 NOS
b)	CARPET AREA BETWEEN .30 TO 40 SQ.MT.	84 NOS	01 NOS	02 NOS	42 NOS	84 NOS	02 NOS	04 NOS	44 NOS	88 NOS	26 NOS	88 NOS	26 NOS	88 NOS
c)	CARPET AREA LESS THAN 30 SQ.MT.	----	---	02 NOS	---	---	---	---	---	---	---	---	---	---
	TOTAL	287 NOS									91 NOS	307 NOS	91 NOS	307 NOS

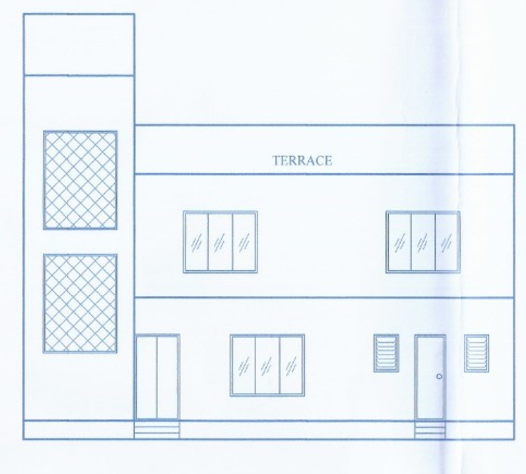
NOTE : 50% OF REQ. CAR PARKING CP - 5.0M x 2.5M
50% OF REQ. CAR PARKING SCP - 4.5M x 2.3M

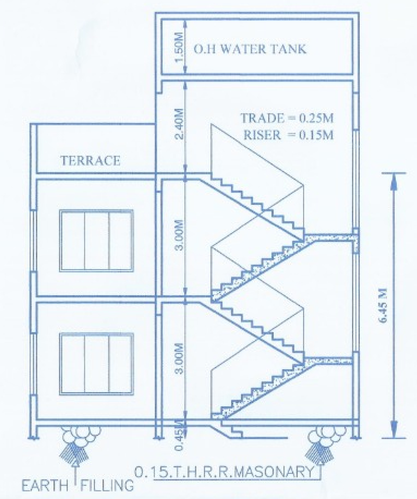
PARKING STATEMENT (WING-A TO I)

WING	PROPOSED COVERED PARKING CAR	PROPOSED COVERED PARKING SCOOTER	PROPOSED OPEN PARKING CAR	PROPOSED OPEN PARKING SCOOTER
WING-A	06	16	02	66
WING-B	08	18		
WING-C	22	29		
WING-D	12	34		
WING-E	08	36		
WING-F	06	35		
WING-G	07	33		
WING-H	17	37		
WING-I	03	03		
TOTAL	89	241	02	66









TOTAL BUILT-UP AREA STATEMENT (WING - A, B, C, D, E, F, G, H & I)

BUILDING NO.	GR. FLOOR	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	5TH. FLOOR	6TH. FLOOR	7TH. FLOOR	TOTAL AREA
WING-A	82.78	217.91	217.91	217.91	217.91	217.91	217.91	217.91	1608.15
WING-B	12.03	215.62	215.62	215.62	215.62	215.62	215.62	215.62	1521.37
WING-C	11.96	424.63	424.63	424.63	424.63	424.63	424.63	424.63	2984.37
WING-D	11.41	326.67	326.67	326.67	326.67	326.67	326.67	326.67	2298.10
WING-E	11.00	216.37	216.37	216.37	216.37	216.37	216.37	216.37	1525.59
WING-F	10.00	202.02	202.02	202.02	202.02	202.02	202.02	202.02	1424.14
WING-G	10.00	202.02	202.02	202.02	202.02	202.02	202.02	202.02	1424.14
WING-H	12.25	365.31	365.31	365.31	365.31	365.31	365.31	365.31	2569.42
WING-I	72.34	119.01	119.01	119.01	119.01	119.01	119.01	119.01	905.41
TYPE-A	54.00	54.00							108.00
TOTAL AREA	233.77	2311.79	2311.79	2311.79	2311.79	2311.79	2311.79	2311.79	16368.69

TOTAL BUILT-UP AREA (WING - A, B, C, D, E, F, G, H, & I) = 16368.69 SQ. MTS
TOTAL CONSTRUCTION AREA = 16368.69 + 1915.09 = 18283.78 SQ. MTS

FORM OF STATEMENT 3 [SR. NO. 9 (G)] (WING-A,B,C,D,E,F,G,H&I)

WING	FLOOR NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APART.	AREA OF TERRACES ATTACHED TO FLAT
WING-A	(G+7)	1299.96 SQ.MTS.	33.95 SQ.MTS.	11.44 SQ.MTS.
WING-B	(S+7)	1213.10 SQ.MTS.	52.85 SQ.MTS.	----
WING-C	(S+7)	2335.62 SQ.MTS.	91.00 SQ.MTS.	----
WING-D	(S+7)	1751.54 SQ.MTS.	132.58 SQ.MTS.	----
WING-E	(S+7)	1277.15 SQ.MTS.	----	----
WING-F	(S+7)	1174.60 SQ.MTS.	----	----
WING-G	(S+7)	1174.60 SQ.MTS.	----	----
WING-H	(S+7)	2071.58 SQ.MTS.	38.50 SQ.MTS.	----
WING-I	(G+7)	727.44 SQ.MTS.	----	05.73 SQ.MTS.
TOTAL AREA		13025.59 SQ. MTS	348.88 SQ. MTS	17.17 SQ. MTS

FORM OF STATEMENT 2 [SR. No. 9 (A)] BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
----	(G+7)	16368.69 SQ. MTS

TABLE NO. B
ADDITIONAL REQUIREMENT FOR HOUSING AS PER 9.31
PROPOSED FLATS = 287 NOS

AMENITY REQUIREMENTS	REQUIRED B/U AREA	PROPOSED B/U AREA
SOCIETY OFFICE	40.00 SQ.MT.	54.00 SQ.MT.
SANITARY BLOCK	06.00 SQ.MT.	06.05 SQ.MT.
DRIVER ROOM	22.00 SQ.MT.	28.50 SQ.MT.
ENTRAANCE LOBBY	81.00 SQ.MT.	101.86 SQ.MT.
TOTAL B/U AREA	149.00 SQ.MT.	190.41 SQ.MT.

FLAT AREA STATEMENT (WING-A TO I)

WING	SHOP	1 ROOM	2 ROOM	3 ROOM	TOTAL
WING-A	03 NOS	07 NOS	21 NOS	---	28 NOS
WING-B	---	14 NOS	07 NOS	07 NOS	28 NOS
WING-C	---	14 NOS	21 NOS	14 NOS	49 NOS
WING-D	---	---	21 NOS	14 NOS	35 NOS
WING-E	---	07 NOS	21 NOS	---	28 NOS
WING-F	---	07 NOS	21 NOS	---	28 NOS
WING-G	---	07 NOS	21 NOS	---	28 NOS
WING-H	---	28 NOS	21 NOS	---	49 NOS
WING-I	02 NOS	---	14 NOS	---	14 NOS
TOTAL	05 NOS	84 NOS	168 NOS	35 NOS	287 NOS

TOTAL SHOP - 5NOS & FLAT - 287 NOS

AREA OF RECORDS OF RIGHTS

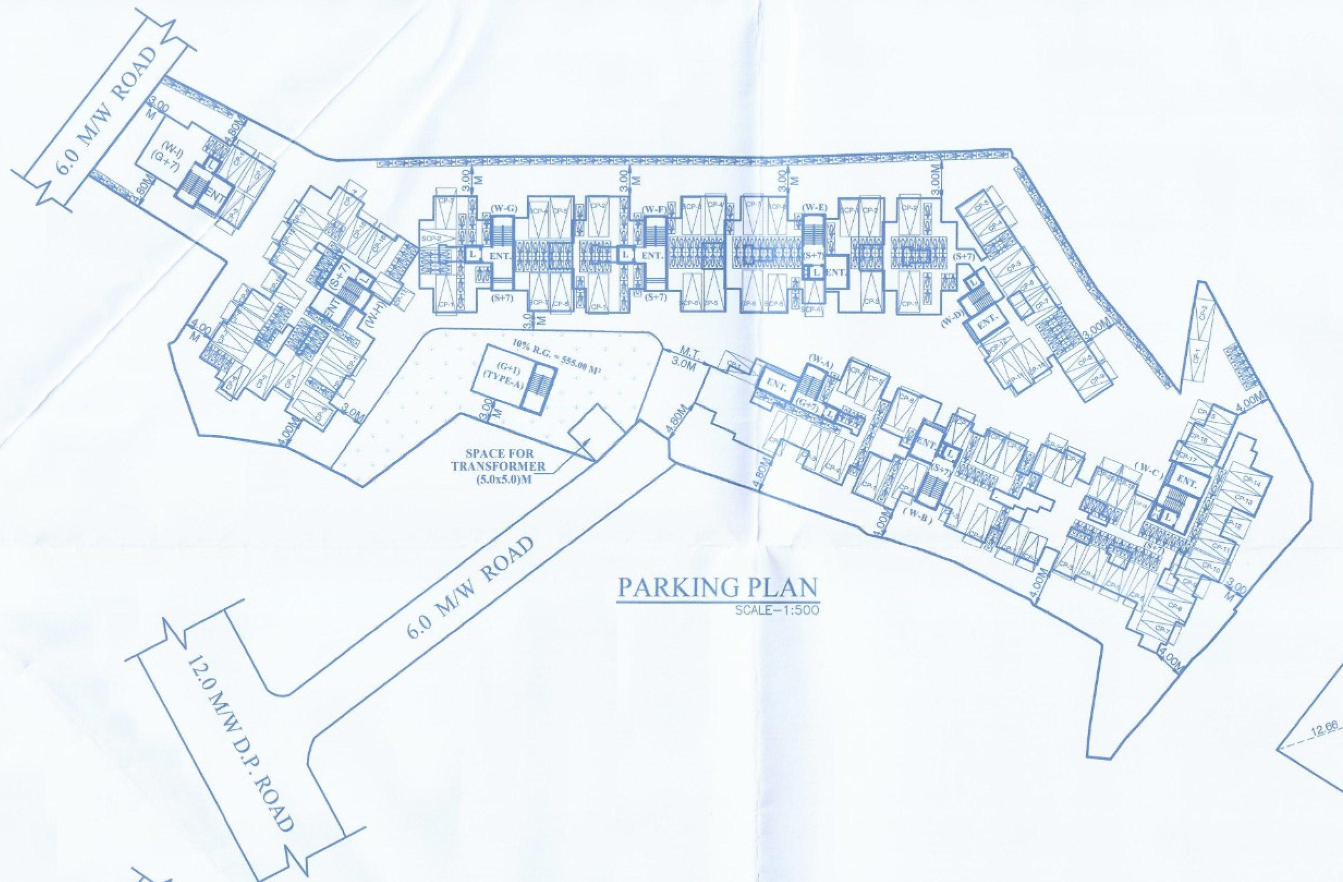
S. NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M²
37	4	----	SHIRGAON	5260.00
37	5/A	6	SHIRGAON	323.57
TOTAL PLOT AREA				5583.57

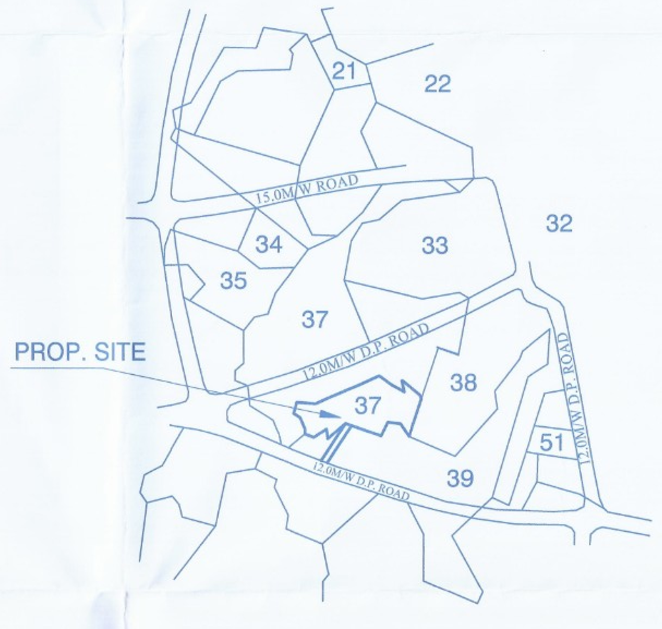
TOTAL FLAT AREA STATEMENT (WING-A TO I)

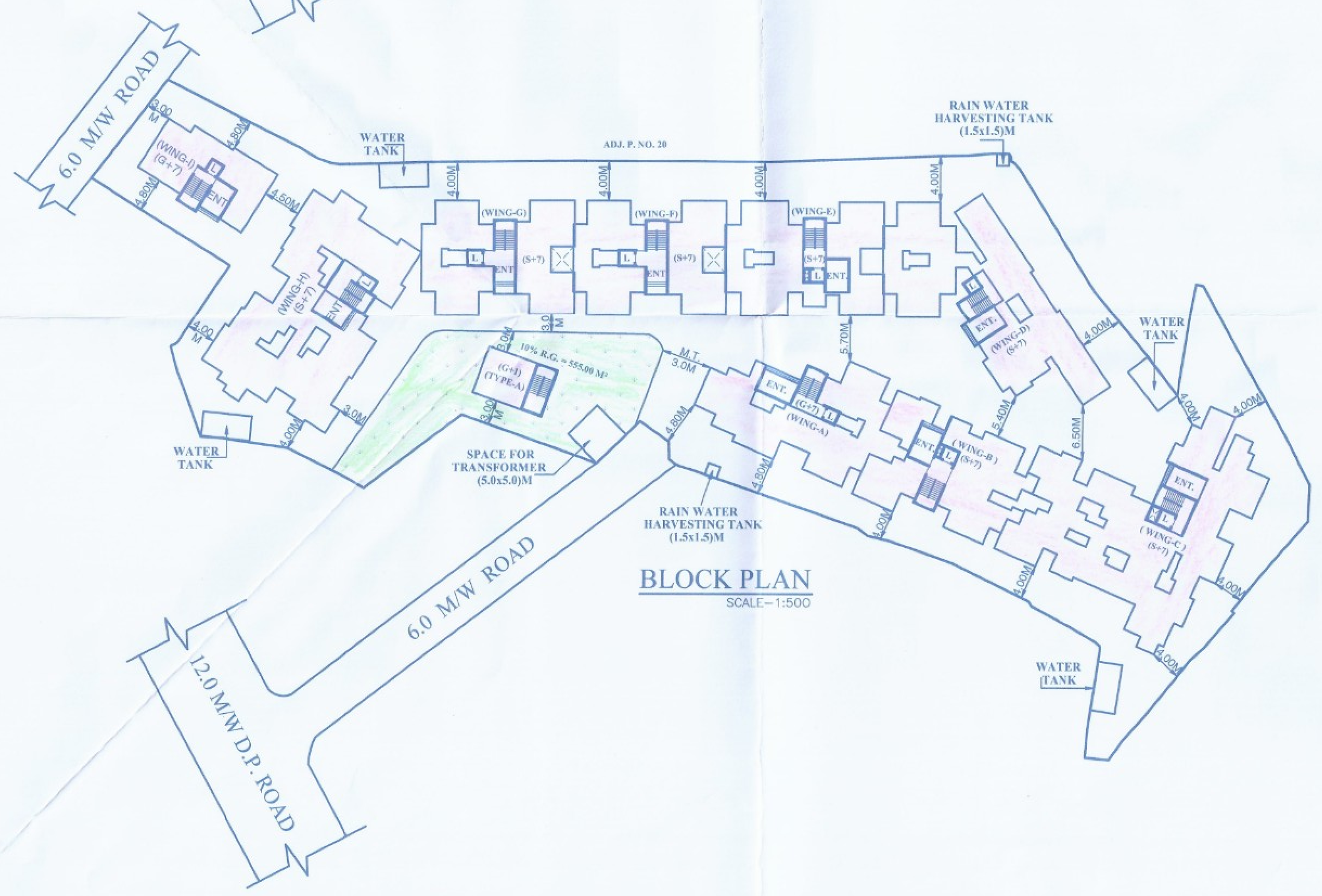
TOTAL FLAT	AREA IN 30 M²	BET. 30 TO 40 M²	ABOVE 40 M²
287 NOS	----	84 NOS	203 NOS

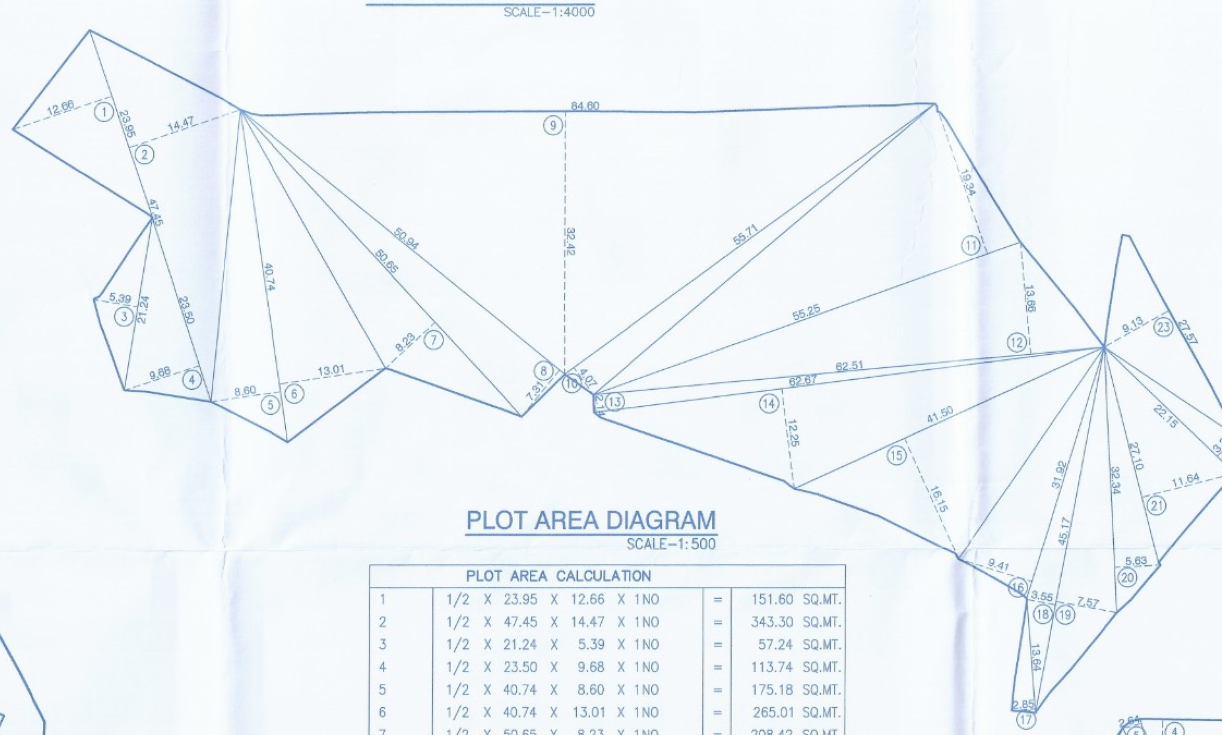
SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D	1.00 x 2.13	T.W. FRAMED FLUSH DOOR
D1	0.90 x 2.13	T.W. FRAMED FLUSH DOOR
D2	0.76 x 1.90	ALUMINIUM FRAMED SINTEX DOOR
W	1.80 x 2.10	ALUMINIUM FRAMED GLASS WINDOW
W1	1.80 x 1.20	ALUMINIUM FRAMED GLASS WINDOW
W2	1.20 x 2.10	ALUMINIUM FRAMED GLASS WINDOW
V	0.60 x 0.90	MARBLE FRAMED GLASS WINDOW



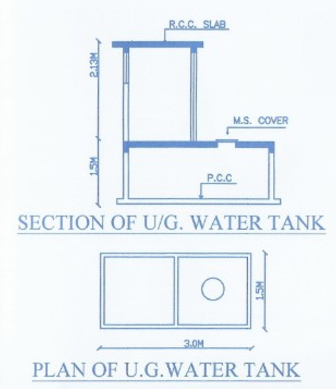


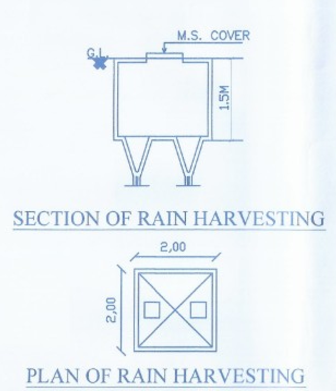


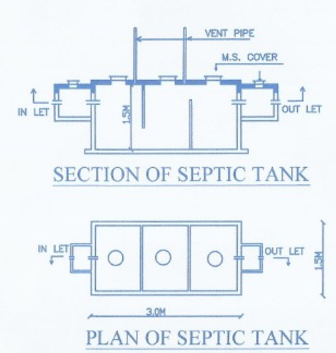


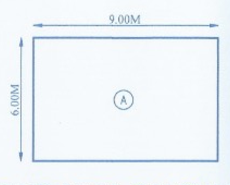
PLOT AREA CALCULATION

1	1/2 X 23.95 X 12.66 X 1NO	= 151.60 SQ.MT.
2	1/2 X 47.45 X 14.47 X 1NO	= 343.30 SQ.MT.
3	1/2 X 21.24 X 5.39 X 1NO	= 57.24 SQ.MT.
4	1/2 X 23.50 X 9.68 X 1NO	= 113.74 SQ.MT.
5	1/2 X 40.74 X 8.60 X 1NO	= 175.18 SQ.MT.
6	1/2 X 40.74 X 13.01 X 1NO	= 265.01 SQ.MT.
7	1/2 X 50.65 X 8.23 X 1NO	= 208.42 SQ.MT.
8	1/2 X 50.94 X 7.31 X 1NO	= 186.19 SQ.MT.
9	1/2 X 84.60 X 32.42 X 1NO	= 1371.37 SQ.MT.
10	1/2 X 55.71 X 4.07 X 1NO	= 113.37 SQ.MT.
11	1/2 X 55.25 X 19.34 X 1NO	= 534.27 SQ.MT.
12	1/2 X 62.51 X 13.66 X 1NO	= 426.94 SQ.MT.
13	1/2 X 62.67 X 2.14 X 1NO	= 67.06 SQ.MT.
14	1/2 X 62.67 X 12.25 X 1NO	= 383.85 SQ.MT.
15	1/2 X 41.50 X 16.15 X 1NO	= 335.11 SQ.MT.
16	1/2 X 31.92 X 9.41 X 1NO	= 150.18 SQ.MT.
17	1/2 X 13.64 X 2.85 X 1NO	= 19.44 SQ.MT.
18	1/2 X 45.17 X 3.55 X 1NO	= 80.18 SQ.MT.
19	1/2 X 45.17 X 7.57 X 1NO	= 170.97 SQ.MT.
20	1/2 X 32.34 X 5.63 X 1NO	= 91.04 SQ.MT.
21	1/2 X 27.10 X 11.64 X 1NO	= 157.72 SQ.MT.
22	1/2 X 22.15 X 3.37 X 1NO	= 37.32 SQ.MT.
23	1/2 X 27.57 X 9.13 X 1NO	= 125.86 SQ.MT.
	TOTAL PLOT AREA CALCULATION	= 5565.36 SQ.MT.



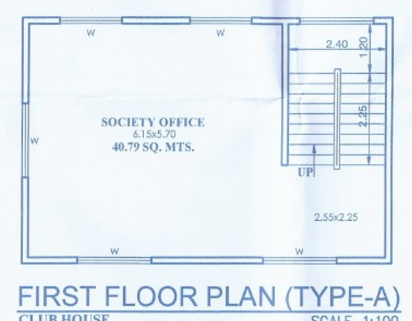


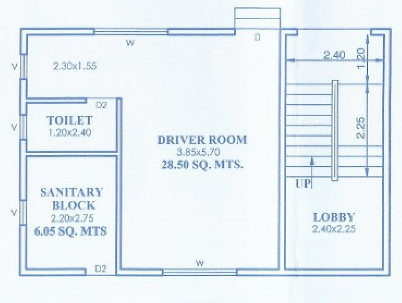


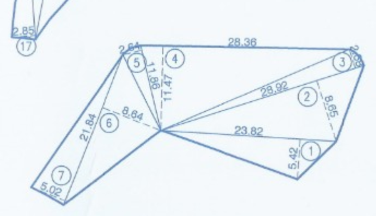


BUILT UP AREA CALCULATION (TYPE-A)
SCALE-1:200

TYPICAL FLOOR (GROUND & FIRST FLOOR)			
A	9.00M X 6.00M X 1NO	=	54.00 SQ.MT.
PROPOSED B/U AREA ON GR. FLOOR		=	54.00 SQ.MT.
PROPOSED B/U AREA ON 1ST. FLOOR		=	54.00 SQ.MT.







R.G. AREA CALCULATION
SCALE-1:500

1	1/2 X 23.82 X 5.42 X 1NO	= 64.55 SQ.MT.
2	1/2 X 28.92 X 8.65 X 1NO	= 125.08 SQ.MT.
3	1/2 X 28.92 X 2.68 X 1NO	= 38.75 SQ.MT.
4	1/2 X 28.36 X 11.47 X 1NO	= 162.64 SQ.MT.
5	1/2 X 11.86 X 2.64 X 1NO	= 15.66 SQ.MT.
6	1/2 X 21.84 X 8.64 X 1NO	= 94.35 SQ.MT.
7	1/2 X 21.84 X 5.02 X 1NO	= 54.82 SQ.MT.
	TOTAL R.G. AREA	= 555.85 SQ.MT.

T.D.R. AREA STATEMENT

70% PERMISSIBLE T.D.R. AREA 3350.14 M²
PURCHASE T.D.R. AREA 1756.00 M²
UTILISED T.D.R AS PER VALUE BASE 1955.05 M²

1) D.R.C. NO. KBMC/TPD/TDR/2022-2023/408 DATE- 09/12/2022
G.NO.57 AT VILLAGE - VALIVALI, TAL.-AMBERNATH DIST- THANE
RESERVATION NO.55- PLAY GROUND
GENERATING YEAR = 2022
Rg =A.S.R RATE OF GENERATING YEAR RS. =8280.00
Y= T.D.R. AREA FROM D.R.C. = 680.00

RECEIVING PLOT VALUE IN GENERATING YEAR=2022
S. NO. 37 H.NO. 4(P), S. NO. 37 H.NO. 5/A,P.NO.6
VILLAGE :- SHIRGAON TAL- AMBERNATH, DIST- THANE
Rr = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.= 8290
T.D.R. VALUE BASE FORMULA :

$$X = \frac{Rg}{Rr} \times Y$$

$$X = \frac{8280}{8290} \times 680.00$$

X = 679.17 M²

X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE — 679.17 M²

DEDUCTION AREA FROM D.R.C CERTIFICATE = 680.00 M²

2) D.R.C. NO. KBMC/TPD/TDR/2022-2023/406 DATE- 07/10/2022
S.NO.48, H.NO.6 AT VILLAGE - KATRAP, TAL.-AMBERNATH DIST- THANE
RESERVATION NO.18- STADIUM & 30.0M.W. D.P. ROAD
GENERATING YEAR = 2022
Rg =A.S.R RATE OF GENERATING YEAR RS. =9830.00
Y= T.D.R. AREA FROM D.R.C. = 1076.00

RECEIVING PLOT VALUE IN GENERATING YEAR=2022
S. NO. 37 H.NO. 4(P), S. NO. 37 H.NO. 5/A,P.NO.6
VILLAGE :- SHIRGAON TAL- AMBERNATH, DIST- THANE
Rr = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.= 8290
T.D.R. VALUE BASE FORMULA :

$$X = \frac{Rg}{Rr} \times Y$$

$$X = \frac{9830}{8290} \times 1076.00$$

X = 1275.88 M²

X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE — 1275.88 M²

DEDUCTION AREA FROM D.R.C CERTIFICATE = 1076.00 M²

TOTAL T.D.R. UTILISED (1+2) — 1955.05 M²

PROFORMA I

			SQ. MTS.
A	AREA STATEMENT		
1	AREA OF PLOT AS PER 7/12 5260.00 + 323.57 (MINIMUM AREA OF A,B,C,D TO BE CONSIDERED)		5583.57
	(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		5583.57
	(B) AS PER MEASUREMENT SHEET		----
	(C) AS PER SITE		----
2	DEDUCTIONS FOR		
	(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING		----
	(B) ANY D.P. RESERVATION AREA		----
	(TOTAL A+B)		----
3	BALANCE AREA OF PLOT (1-2)		5583.57
4	AMENITY SPACE (IF APPLICABLE)		----
	(A) REQUIRED		----
	(B) ADJUSTMENT OF 2(B),IF ANY		----
	(C) BALANCE PROPOSED		----
4A	ADDITION OF AREA FOR F.S.I. IF ANY		----
	(A)		----
	(B)		----
	(C) ANY RESERVATION		----
5	NET PLOT AREA(3-4 (C))		5583.57
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	(A) REQUIRED 5583.57 x 10%		
	(B) PROPOSED		558.35
7	INTERNAL ROAD AREA		----
8	PLOTABLE AREA(IF APPLICABLE)		----
8A	EXISTING SANCTIONED B/U AREA (SANCTIONED UNIT = 121 NOS.)	4458.33 + 323.21	4781.54
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5XBASIC F.S.I.)		----
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM		
	(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE		----
	(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	5583.57 x 30%	1675.07
	UTILISED F.S.I. ON PAYMENT OF PREMIUM		NIL
11	IN-SITU F.S.I./T.D.R. LOADING		
	(A) IN -SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO.2(A)),IF ANY		----
	(B) IN -SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C))		----
	(C) T.D.R. AREA	5583.57x60% = 3350.14	
	PROPOSED T.D.R. AREA		----
	UTILISED T.D.R. AREA		1954.18
	(D) TOTAL IN-SITU/T.D.R. LOADING PROPOSED (11 (A)+(B)+(C))		
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7(REDEVELOPMENT AREA) (121NOSx15)		1815.00
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		10225.79
	(A) (8A+10(B)+11(C)+12)		
	(B) ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES		
	1) PERMISSIBLE COMMERCIAL ANCILLARY AREA =	101.44 x 80 % = 81.15	
	2) PERMISSIBLE RESIDENCIAL ANCILLARY AREA =	10124.35 x 60 % = 6074.61	
	(C) TOTAL PERMISSIBALE ANCILLARY AREA (1+2)	6155.76	
	(D) TOTAL UTILIZE ANCILLARY AREA		6155.76
	(2) TOTAL ENTITLEMENT (13A+13D)		16381.55
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.3)		----
15	TOTAL BUILT UP AREA IN PROPOSAL S.R 19		16368.69
	(A) EXISTING BUILT- UP AREA		----
	(B) PROPOSED BUILT- UP AREA		16368.69
	(C) TOTAL (A+B)		
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)		----
17	AREA FOR INCLUSIVE HOUSING, IF ANY		----
	(A) REQUIRED (20% OF SR.NO.5)		----
	(B) PROPOSED		----
18	BALANCE AREA		12.86

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ON PLAN ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STARTED IN DOCUMENTS OF OWNERSHIP/T.P SCHEME RECORDS LAND RECORDS / CITY SURVER RECORDS

SIGNATURE

(NAME OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR)

OWNER'S DECLARATION –

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.

(REDEVELOPMENT AREA) (121NOSx15)

OWNER (S) NAME AND SIGNATURE
M/S SHREEJI BUILDERS AND DEVELOPERS
MR. KALPESH DHIRAJLAL SHAH

DESCRIPTION

PROPOSED REDEVELOPMENT RESIDENTIAL /COMMERCIAL BUILDING ON LAND BEARING S. NO 37 H.NO. 4 S. NO. 37 H.NO. 5/A P.NO. 6
AT. VILLAGE - SHIRGAON, TAL. - AMBERNATH, DIST. - THANE.

• NAME, SIGNATURES OF OWNER OR P.O.A HOLDER •

M/S SHREEJI BUILDERS AND DEVELOPERS THROUGH PARTNERS
MR. KALPESH DHIRAJLAL SHAH
(P.O.A HOLDER)

JOB NO.	DATE	SCALE	DRAWING NO.	DRAW BY	CHECKED BY
1012	28/03/2023	1:100	ARCH NO.1	DEEPAK J.	RAJESH

(ER. R. K. KHAMBAYAT)
L. NO. 02483

RAJ ASSOCIATES

OFFICE NO. 102/103, 1ST. FLOOR, VIGHNAHARTA ARCADE, NEAR SPANDAN HOSPITAL, NEW D.P. ROAD, KATRAP, BADLAPUR (EAST) 421503

CERTIFICATE
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.
SIGNATURE OF THE ARCHITECT / ENGINEER

Designed by ZWCAD Academic Version