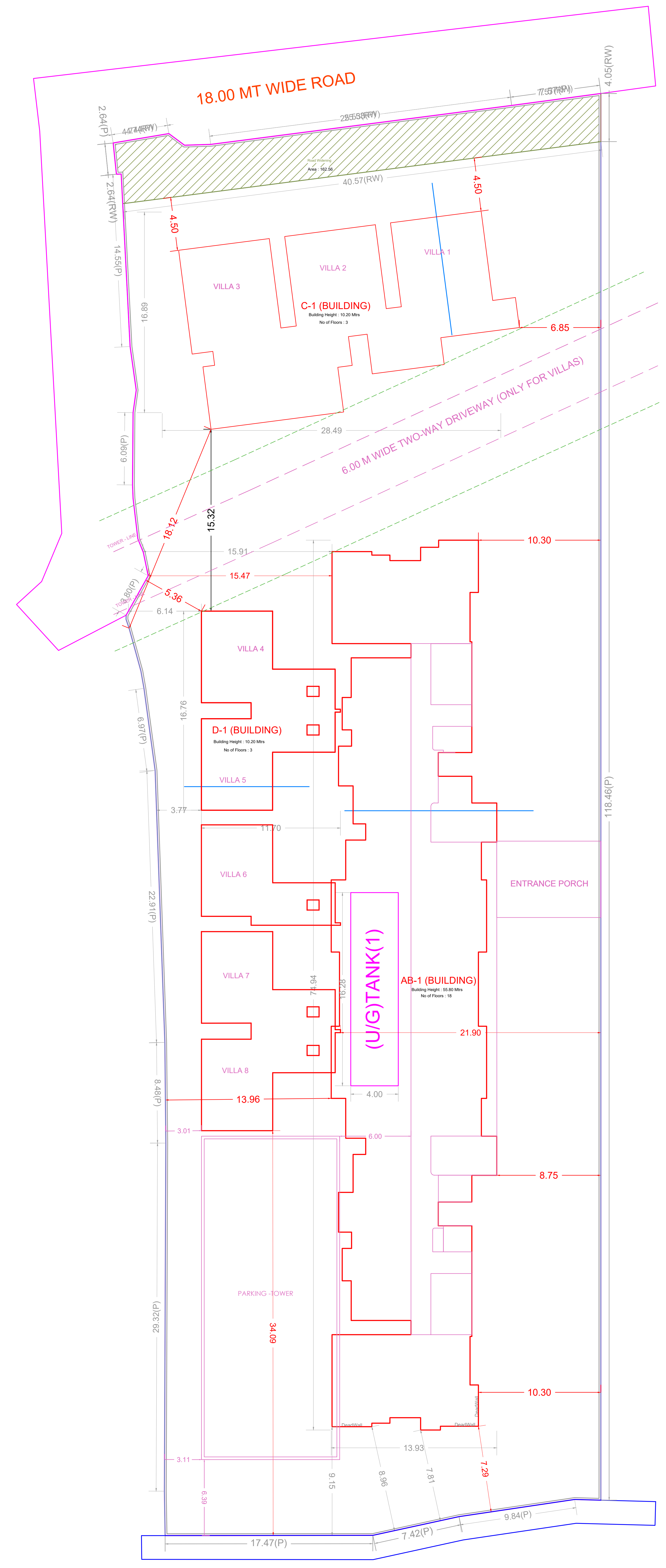
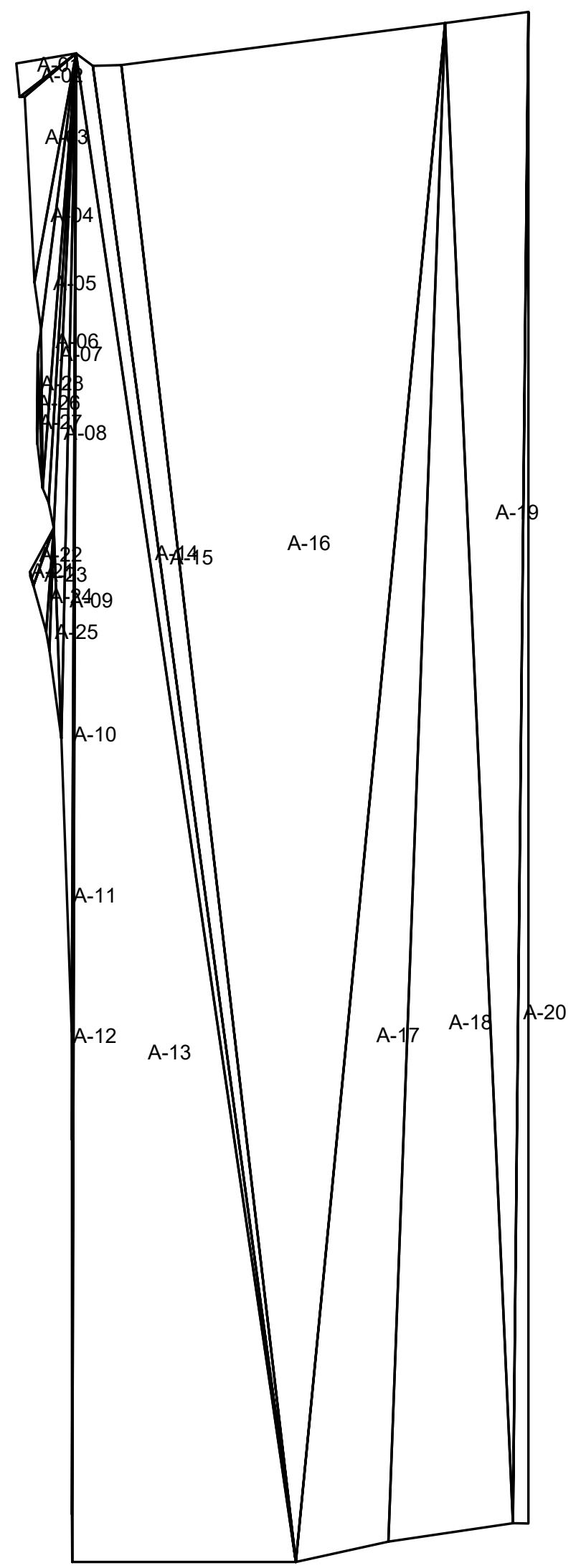
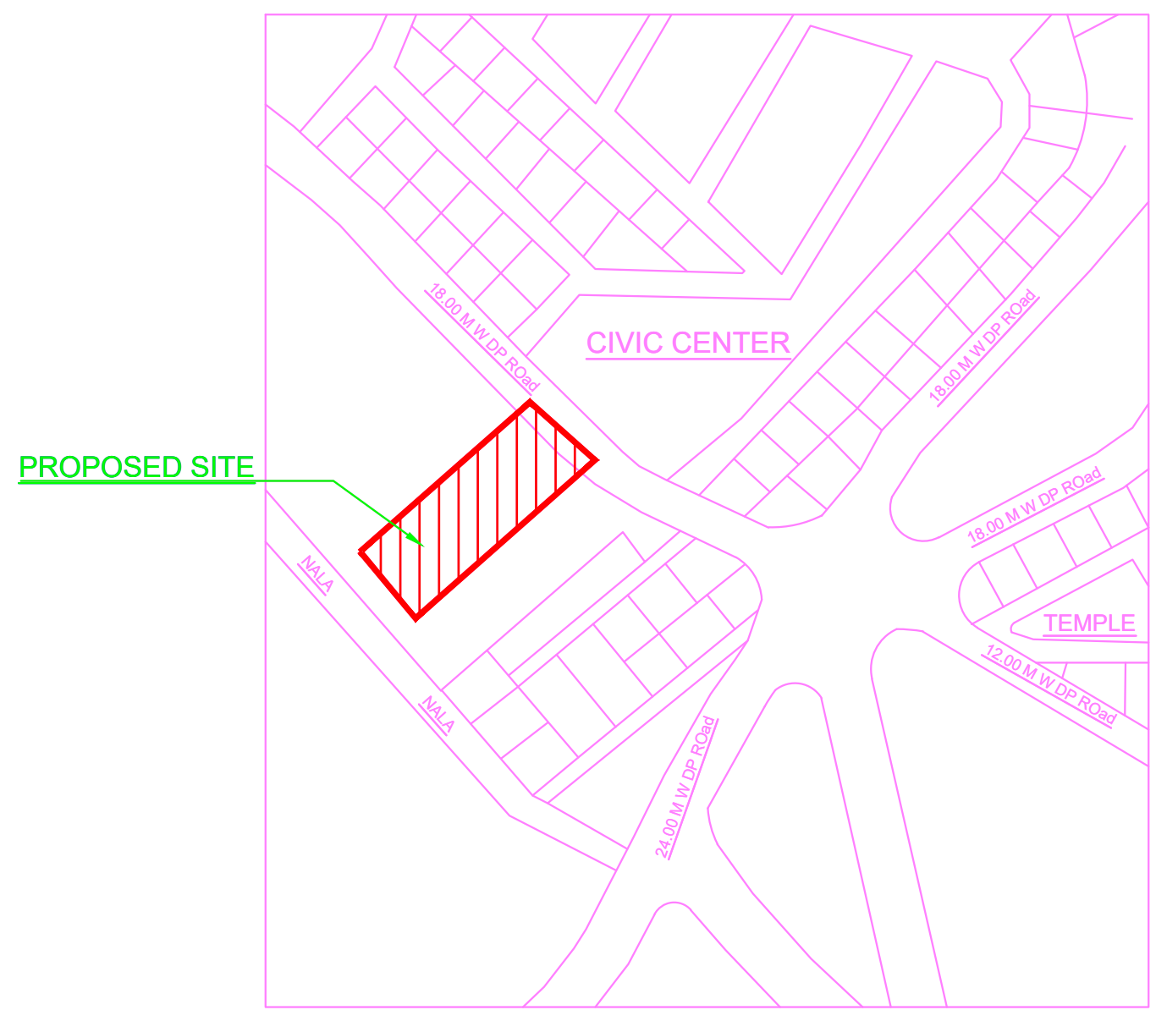


LAYOUT PLAN (Scale - 1:2500)

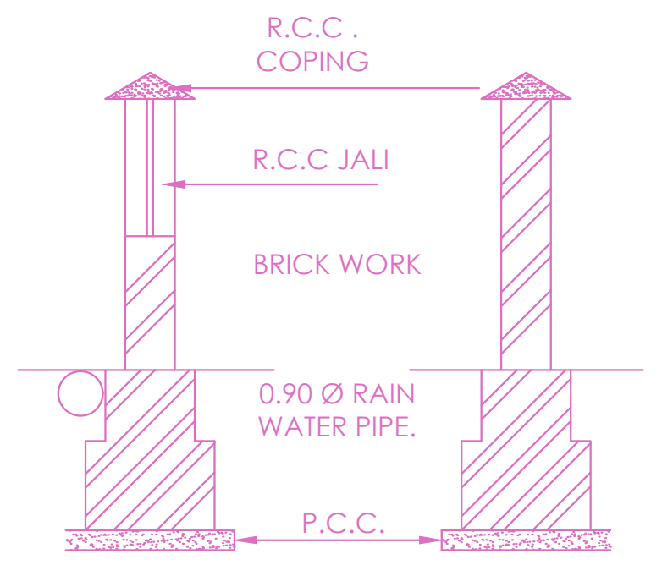


Triangulation (Scale - 1:500)

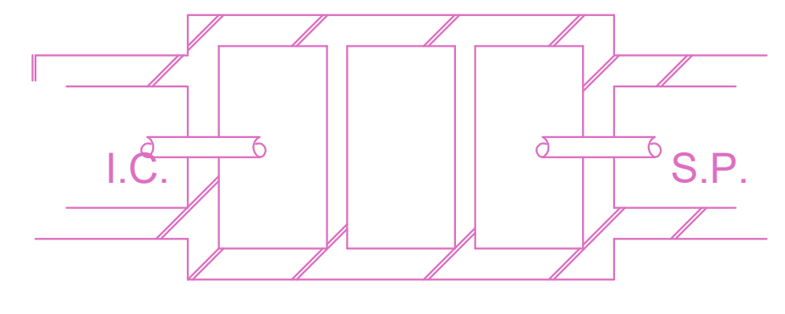
Triangle	Area
A-01	6.26
A-02	0.64
A-03	30.40
A-04	10.61
A-05	18.37
A-06	9.32
A-07	9.34
A-08	25.57
A-09	34.94
A-10	1.79
A-11	4.77
A-12	1.62
A-13	1031.53
A-14	69.23
A-15	129.94
A-16	1505.28
A-17	427.27
A-18	575.17
A-19	384.20
A-20	71.31
A-21	0.05
A-22	1.44
A-23	5.10
A-24	1.49
A-25	5.66
A-26	0.17
A-27	1.46
A-28	1.75
Total (PLOT)	4364.68



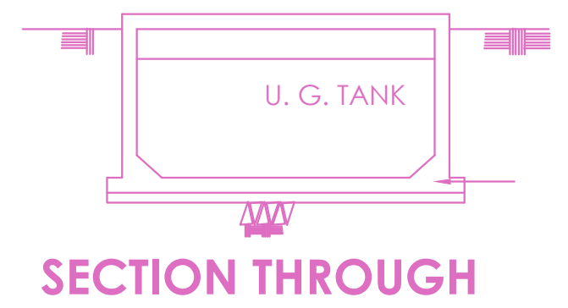
LOCATION PLAN



SEC. OF COMP. WALL



PLAN OF SEPTIC TANK



SECTION THROUGH UNDER GROUND TANK

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCILLARY AREA	NON RESI ANCILLARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.30	0.70	0.00	0.00	0.00	2.10	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.30	0.70	0.00	0.00	0.00	2.10	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	4276.19	1215.00	2835.00	0.00	4990.58	0.00	13316.77	00.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	4276.19	1215.00	2590.00	0.00	4841.10	0.00	12922.29	00.00	12918.26
2.6 - INDEX CONSUMED	1.10	0.30	0.72	0.00	0.00	0.00	0.00	00.00	0.00

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
AB-1 (BUILDING)	11245.58	0.00	469.46	949.09	1297.80	451.98	112
C-1 (BUILDING)	734.35	0.00	22.40	0.00	96.60	26.39	3
D-1 (BUILDING)	938.33	0.00	0.00	0.00	149.25	38.24	5
Total	12918.26	0.00	491.86	949.09	1543.65	516.61	120

WATER REQUIREMENT

REQD CAPACITY(LIT)	PROP CAPACITY(LIT)
107350.00	208051.00

R.G CALCULATIONS:

NAME	AREA
Total RG Area	-NA-

X=(Rg/Rr) X Y (T.D.R. DEBITED FROM DRC IN SQ MTS.)

DRC NO. -39 (2019-2020)

$$X=\left(\frac{Rg\ 8820}{Rr\ 7550}\ \frac{Kohoj\ K.}{Ambernath}\right) X\ 1548.00$$

X= 1808.39 SQ MTR.

1548 SQ MTR.Used From DRC NO.39

X=(Rg/Rr) X Y (T.D.R. DEBITED FROM DRC IN SQ MTS.)

DRC NO. -25 (2017-2018)

$$X=\left(\frac{Rg\ 8820}{Rr\ 7550}\ \frac{Kohoj\ K.}{Ambernath}\right) X\ 380.00$$

X= 443.92 SQ MTR.

380.00 SQ MTR.Used From DRC NO.39

1808.39+443.92= 2252.31 sq mtr

2252.31sq mtr proposed

TDR-2252.31+340.68=2592.99m

PROJECT TYPE - Building Development

SEAL OF APPROVAL

Digitally signed by PRASHANT DATTATRAYA RASAL
Date: 03 Apr 2024 15:59:40
Organization :Ambernath Municipal Council
Designation :Chief Officer

PROJECT INFORMATION

CASE TYPE	NEW
LOCATION	Non-Congested Area

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NIP)	4050.00
(a) As per ownership document (7/12, CTS extract)	4050.00
(b) as per measurement sheet	4482.00
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /Highway	162.56
(b) Any D.P. Reservation area	0.00
(Total a+b)	162.56
3. BALANCE PLOT AREA (1 - 2)	3887.45
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	3887.45
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)	4276.19
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	1215.00
(b) Proposed FSI on payment of premium.	1215.00
11. IN-SITU AND TDR LOADING	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	340.68
(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	000.00
(c)TDR area (Permissible TDR - 2835.00)	2835.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2590.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	8081.19
(b) Ancillary FSI (upto 60%or80% with payment of charges) (Resi ancillary - 4990.58),(Non-Resi ancillary - 0.00)	4841.10
(c) Total entitlement (a+b)	12922.29
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width {(Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8}	12922.29
15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 12918.26,Non-Resi BUA - 0.00)	12918.26
(c) Total (a+b)	12918.26
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	3.33
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _________ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN 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.

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.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	■
PROPOSED WORK SHOWN RED FILLED IN	🟥
DRAINAGE LINE SHOWN RED DOTTED	┈
WATERLINE SHOWN BLUE DOTTED	┈
EXISTING TO BE RETAINED HATCHED	☐
DEMOLISHION SHOWN HATCHED YELLOW	▨

BUILDING: C (BUILDING)

FLOOR WISE CARPET AREA : C (BUILDING)

FLOOR	CARP. NAME	CARP. AREA	BAL. AREA	TOTAL AREA
GROUND FLOOR PLAN	SPLIT VILLA 2	56.97	0.00	56.97
	SPLIT VILLA 3	59.09	0.00	59.09
	SPLIT VILLA 1	54.90	0.00	54.90
LEVEL 1 FLOOR PLAN	SPLIT VILLA 2	62.31	5.78	68.09
	SPLIT VILLA 3	66.23	3.02	69.25
	SPLIT VILLA 1	61.76	4.49	66.25
LEVEL 2 FLOOR PLAN	SPLIT VILLA 1	91.90	6.24	98.14
	SPLIT VILLA 2	90.41	0.00	90.41
	SPLIT VILLA 3	92.87	2.87	95.74

BALCONY CALCULATIONS: C (BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
LEVEL 2 FLOOR	1.49 X 2.21 X 1	2.87	9.11
	1.35 X 1.75 X 1	2.36	
	1.59 X 2.45 X 1	3.88	
LEVEL 1 FLOOR	1.75 X 2.97 X 1	5.78	13.29
	1.49 X 2.21 X 1	3.02	
	1.90 X 2.45 X 1	4.49	
Total	-	-	22.40

SCHEDULE OF OPENING: C (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	18
D3	0.90	2.10	01
D2	0.90	2.10	05
D2	0.91	2.10	01
D2	0.93	2.10	02
D2	1.00	2.10	02
D2	1.02	2.10	02
D2	2.61	2.10	01
D2	2.83	2.10	02

FLOOR WISE FSI STATEMENT: C (BUILDING)

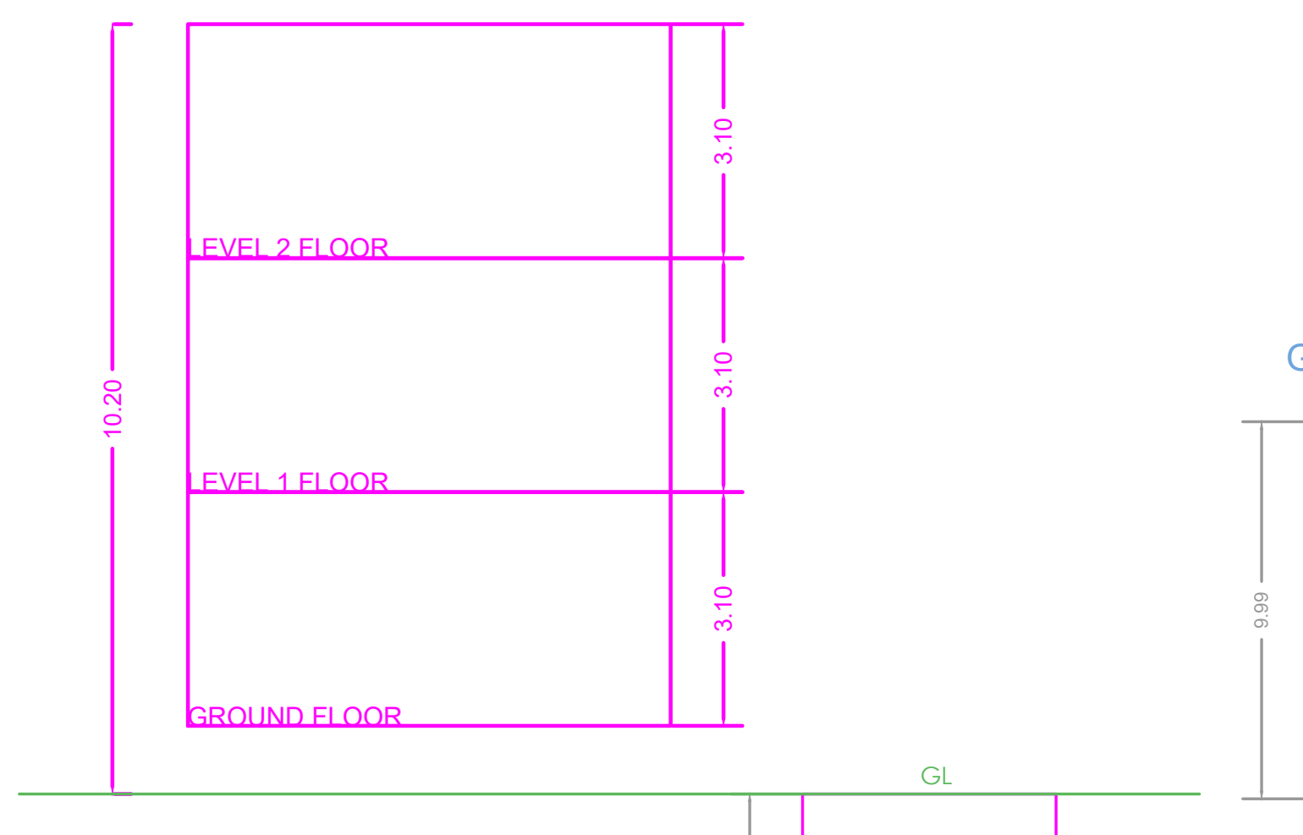
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
GROUND FLOOR	190.46	0.00	0.00	0.00	32.20	9.01	3
LEVEL 1 FLOOR	227.47	0.00	13.29	0.00	32.20	9.01	0
LEVEL 2 FLOOR	316.42	0.00	9.11	0.00	32.20	8.37	0
Total	734.35	0.00	22.40	0.00	96.60	26.39	3

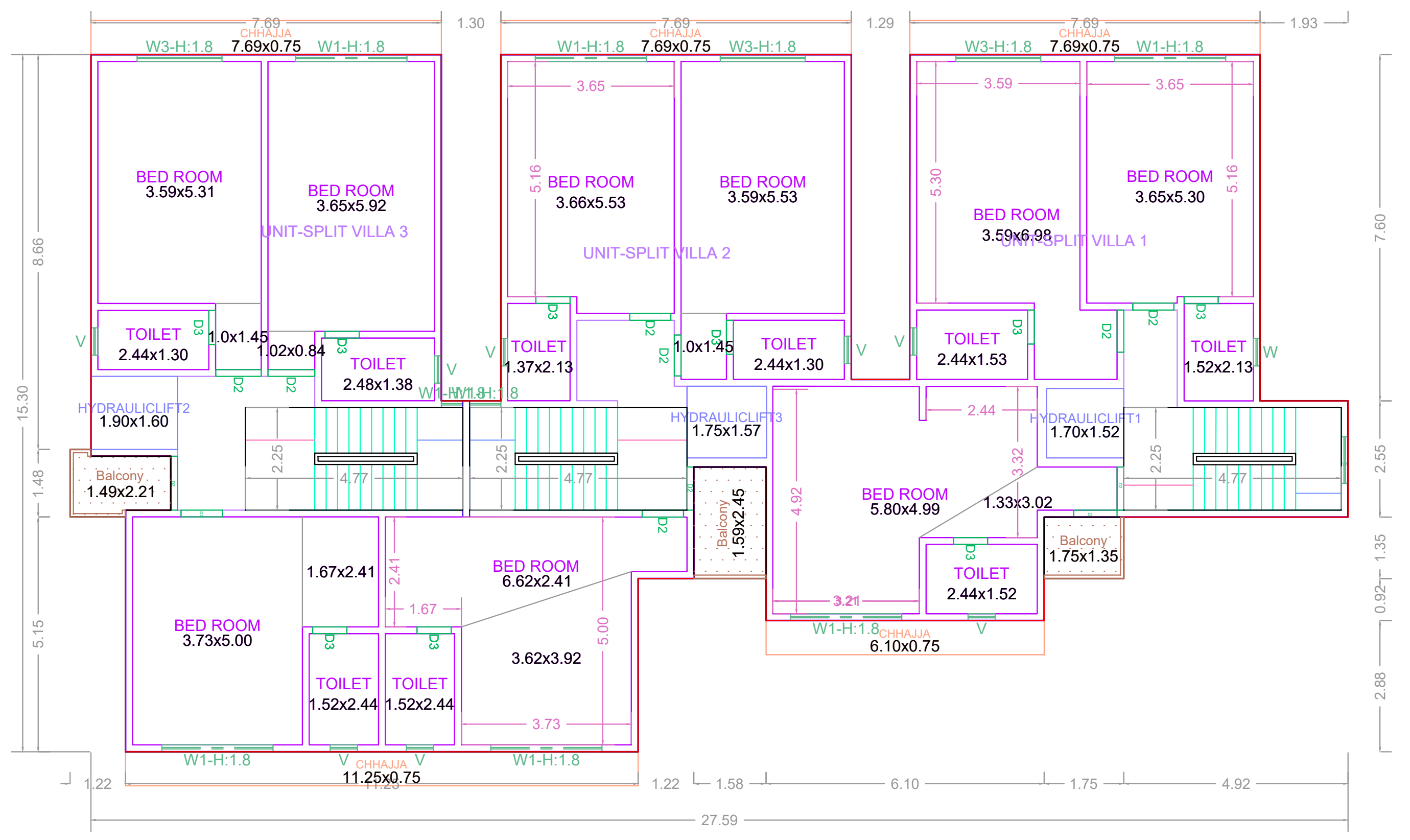
SLAB AREA CALCULATONS: C (BUILDING)

FLOOR	FSI AREA	DEDUCTION AREA					ADDITION AREA								TOTAL SLAB AREA
		VOID	SHAFT	CHOWK	R.CHUTE	LIFT	BALCONY	TERRACE	SUB-STR	PARKING	PODIUM	TOWER	PASSAGE	REFUGE	
LEVEL 2 FLOOR	315.68	0.00	0.00	0.00	0.00	8.37	9.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.42
LEVEL 1 FLOOR	223.19	0.00	0.00	0.00	0.00	9.01	13.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227.47
GROUND FLOOR	199.46	0.00	0.00	0.00	0.00	9.01	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	265.46
Total	738.33	0.00	0.00	0.00	0.00	26.39	22.40	10.73	0.00	75.00	0.00	0.00	0.00	0.00	820.08

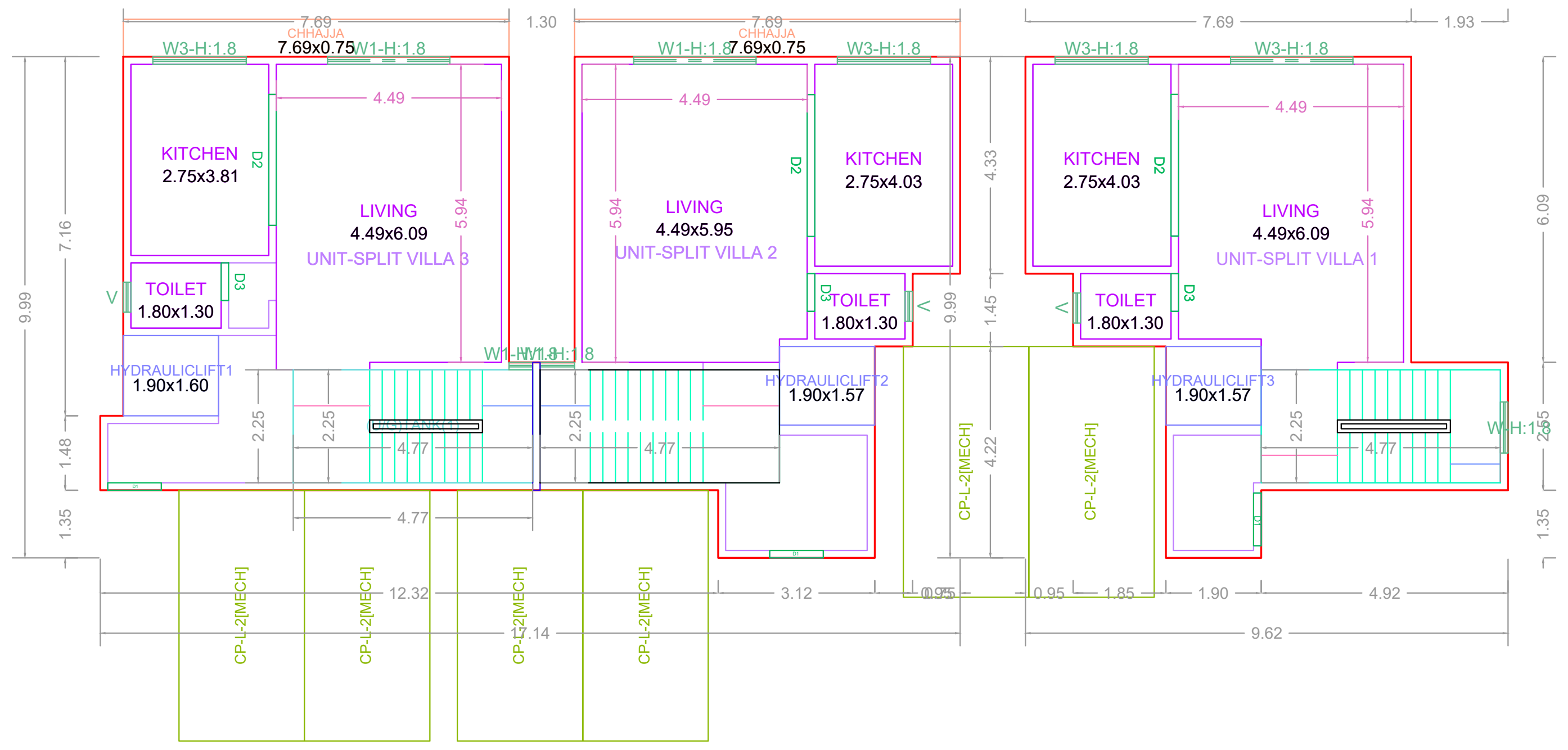
SCHEDULE OF OPENING: C (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W1	0.47	1.80	03
V	0.60	1.20	17
W	0.60	1.20	01
W1	0.68	1.80	03
W	1.02	1.80	02
W3	1.86	1.80	09
W1	2.44	1.80	11
W3	2.44	1.80	01

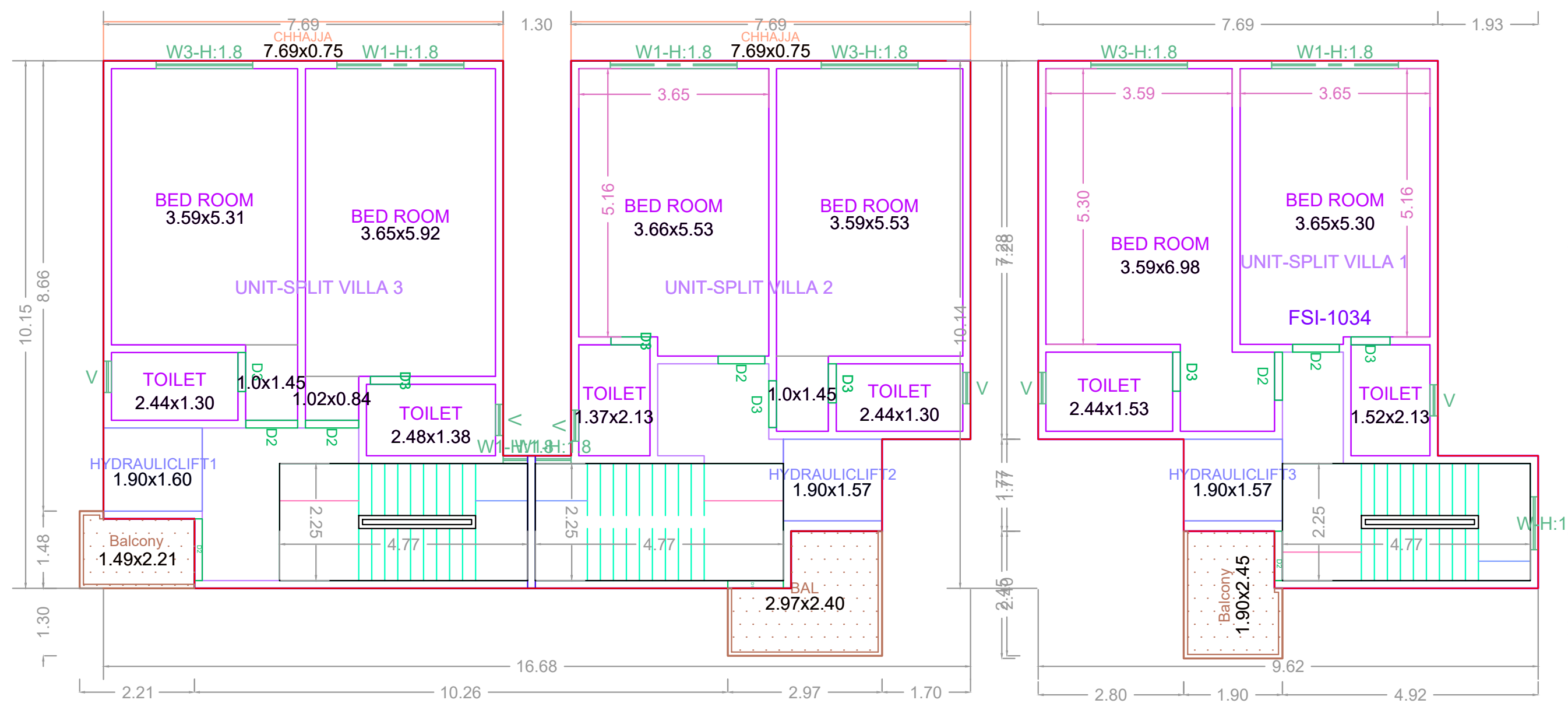




LEVEL 2 FLOOR PLAN

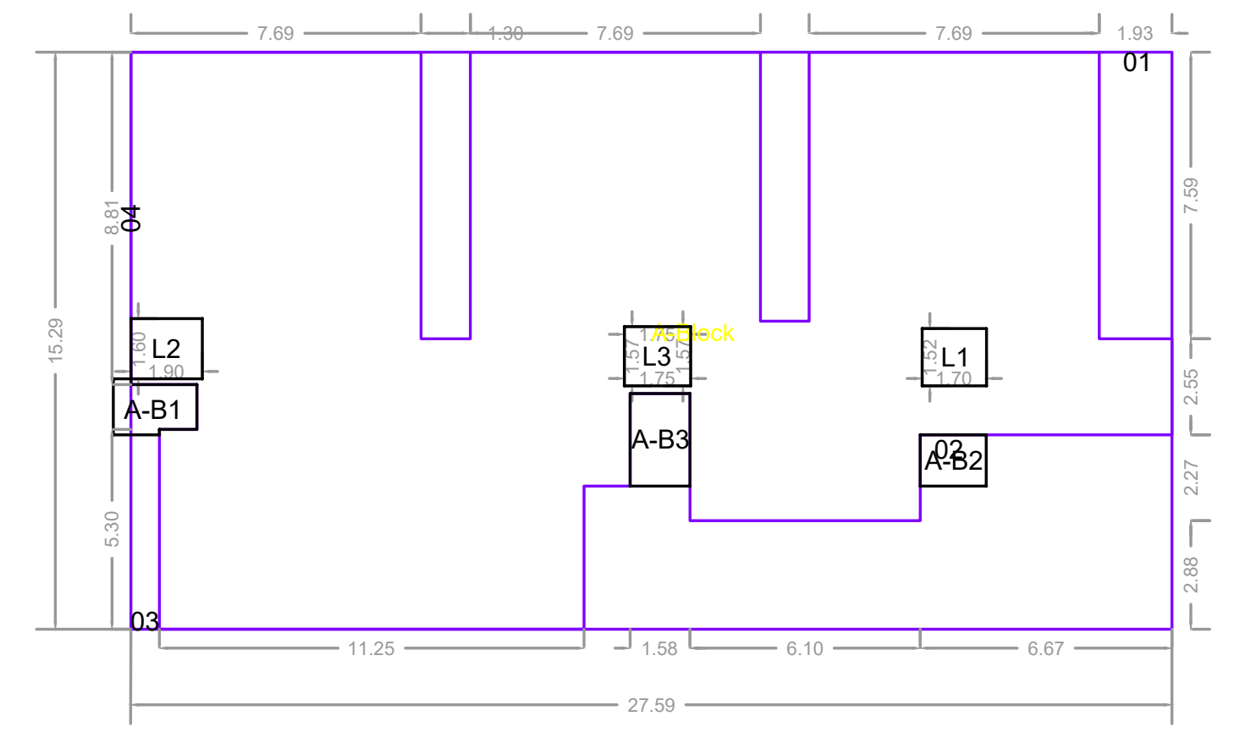


GROUND FLOOR PLAN



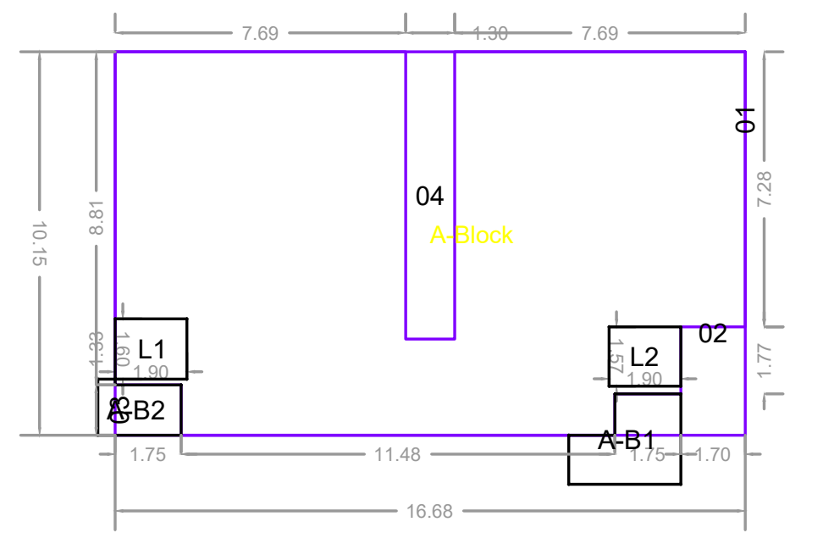
LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN



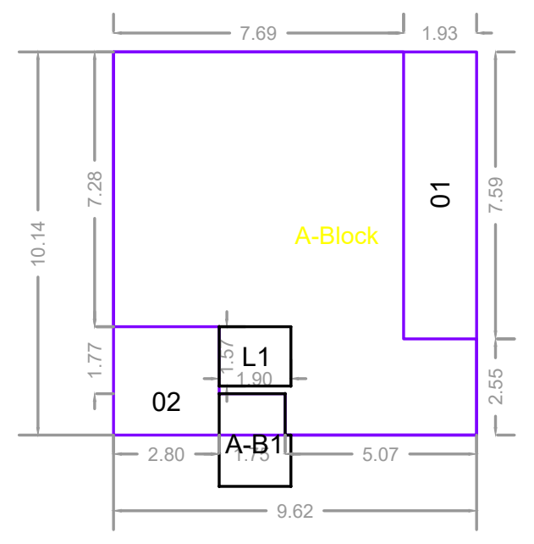
Polygon	Area
A-Block	421.97
01	33.73
02	66.46
03	6.10
04	0.00
L1	2.58
L2	3.04
L3	2.75
A-B1	2.87
A-B2	2.36
A-B3	3.88
Total	316.42

LEVEL 1 FLOOR PLAN



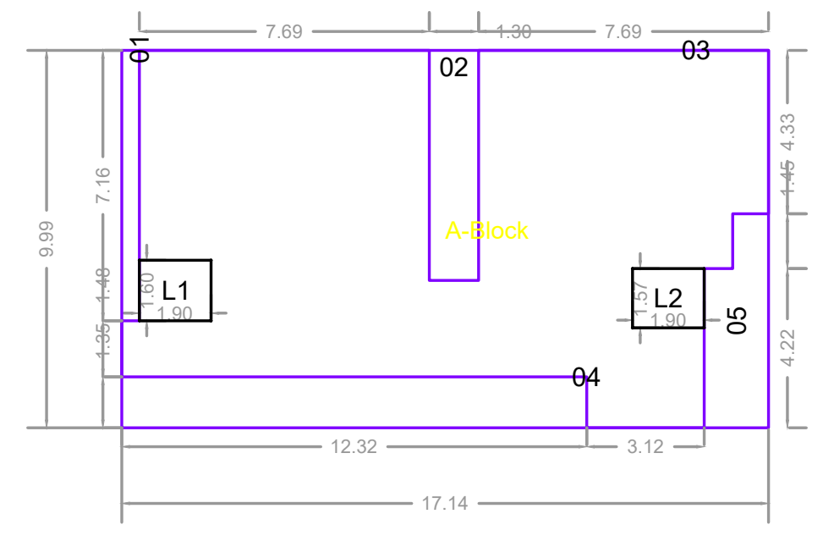
Polygon	Area
A-Block	169.28
01	0.00
02	6.81
03	2.34
04	9.92
L1	3.04
L2	2.98
A-B1	5.78
A-B2	3.02
Total	152.99

LEVEL 1 FLOOR PLAN



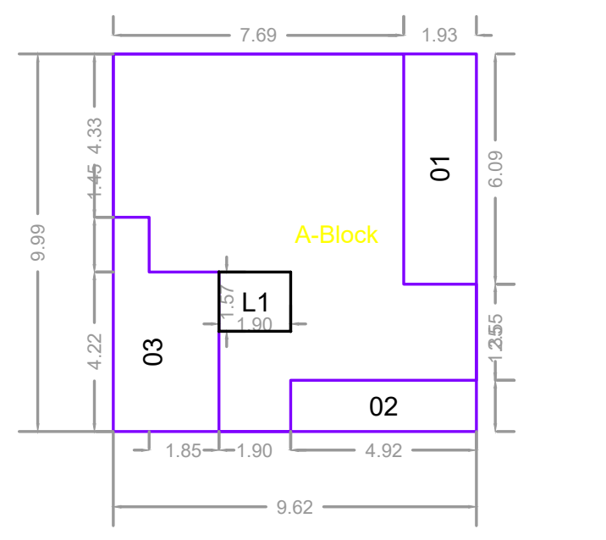
Polygon	Area
A-Block	97.59
01	14.65
02	9.95
L1	2.98
A-B1	4.49
Total	74.49

GROUND FLOOR PLAN



Polygon	Area
A-Block	171.35
01	3.30
02	7.95
03	0.00
04	16.63
05	8.57
L1	3.04
L2	2.98
Total	128.89

GROUND FLOOR PLAN



Polygon	Area
A-Block	96.14
01	11.76
02	6.64
03	13.19
L1	2.98
Total	61.57

OWNERS NAME & SIGN :
M/s Soman Sons Nirmaan L.L.P.partner Mr.Kishore M.Soman & Anup M. Soman

Digitally signed by KISHORE SOMAN MADATHINGAL
Date: 21 Mar 2024 16:11:58
Organization :Ambernath Municipal Council
Designation :Developer

ARCH.NAME,SIGN & ADD
Prasad Kamalakar Garad

Digitally signed by PRASAD KAMLAKAR GARAD
Date: 21 Mar 2024 16:06:56
Organization :Ambernath Municipal Council
Designation :Architect

PROJECT INFORMATION
PLOT NO : 38 CH,CTS NO-7462
USE : Residential Building
SUBUSE : Residences
NODE/SURVEY :
SECTOR NO :
PLOT ADDRESS : ,Ambernath,SWAMI SAMARTH CHOWK

PERMIT NO			
INWARD NO	ABNMCB/187/2023/0142/AutoDCR		
KEY NO	8028	SCALE	1:100
DATE	06-03-2024	SHEET NO	1 / 4