BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
B WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	0.00	402.80	0.00	0.00	0.00	0.00	0.00	5.38	5.38	0.50	0.00	0.00	397.42
B WING ADIYOGI AURA	3 THIRD FLOOR FIFTH FLOOR SEVENTH FLOOR	0.00	577.44	0.00	0.00	0.00	0.00	0.00	8.07	8.07	0.00	0.00	0.00	569.37
B WING ADIYOGI AURA	2 SECOND FLOOR	0.00	201.42	0.50	0.00	0.00	0.00	0.00	2.69	2.69	0.00	0.00	0.00	196.73
B WING ADIYOGI AURA	1 FIRST FLOOR	0.00	192.48	0.00	0.00	0.00	0.00	0.00	2.69	2.69	0.00	0.00	0.00	189.79
B WING ADIYOGI AURA	0 GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B WING ADIYOGI AURA	Total	0.00	1374.14	0.00	0.00	0.00	0.00	0.00	18.83	18.83	0.00	0.00	0.00	1355.31

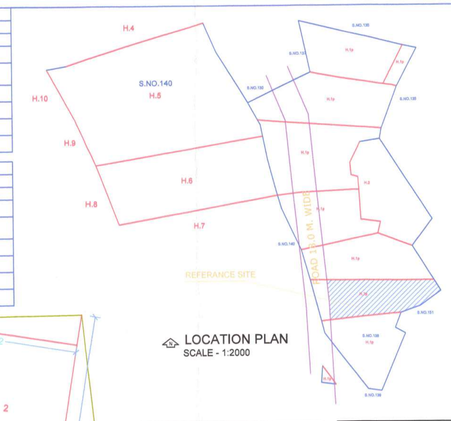
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	0.00	1017.80	0.00	0.00	0.00	0.00	0.00	15.68	15.68	5.66	62.00	0.00	934.34
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	0.00	1432.74	0.00	0.00	0.00	0.00	0.00	23.52	23.52	8.62	93.00	0.00	1307.40
A WING ADIYOGI AURA	2 SECOND FLOOR	0.00	488.53	0.00	0.00	0.00	0.00	0.00	7.84	7.84	2.94	31.00	0.00	444.78
A WING ADIYOGI AURA	1 FIRST FLOOR	411.28	138.53	0.00	0.00	0.00	0.00	0.00	12.88	13.99	0.00	12.65	0.00	524.17
A WING ADIYOGI AURA	0 GROUND FLOOR	196.98	87.85	0.00	0.00	0.00	0.00	0.00	13.99	13.99	0.00	0.00	0.00	271.55
A WING ADIYOGI AURA	Total	608.27	3165.25	0.00	0.00	0.00	0.00	0.00	73.92	73.93	17.64	198.65	0.00	3482.21

FSI DETAILS									
Sr Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (D+E+F)	Ancillary Area 40% of (D+E+F)	Total	Inclusive Housing (20%) if Applicable	Drawing Value
0.1 Permissible Index	1.10	0.30	0.70	0.00	0.00	0.00	2.10	0.00	0.00
0.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.3 Balance Index to be Consume	1.10	0.30	0.70	0.00	0.00	0.00	0.00	0.00	0.00
0.4 Total Permissible FLine Area)	2084.17	667.50	1557.50	0.00	1874.60	499.80	6483.57	0.00	0.00
0.5 Proposed F Line Area (Should be Greater t 4)	2084.17	667.50	660.74	0.00	1425.11	0.00	4837.52	0.00	4837.52
0.6 Index Consumed	1.10	0.30	0.39	0.00	0.00	0.00	1.89	0.00	0.00

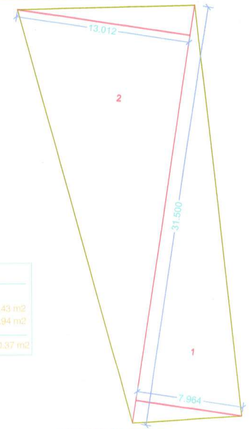
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
B WING ADIYOGI AURA	1 FIRST FLOOR	101	1	46.10	0.00	0.00	46.10
B WING ADIYOGI AURA	1 FIRST FLOOR	102	1	52.42	0.00	0.00	52.42
B WING ADIYOGI AURA	1 FIRST FLOOR	103	1	50.37	0.00	0.00	50.37
B WING ADIYOGI AURA	2 SECOND FLOOR	201	1	46.10	0.00	0.00	46.10
B WING ADIYOGI AURA	2 SECOND FLOOR	202	1	52.42	0.00	0.00	52.42
B WING ADIYOGI AURA	2 SECOND FLOOR	203	1	50.38	0.00	0.00	50.38
B WING ADIYOGI AURA	3 THIRD FLOOR FIFTH FLOOR SEVENTH FLOOR	301,501,701	3	46.10	0.00	0.00	46.10
B WING ADIYOGI AURA	3 THIRD FLOOR FIFTH FLOOR SEVENTH FLOOR	302,502,702	3	52.42	0.00	0.00	52.42
B WING ADIYOGI AURA	3 THIRD FLOOR FIFTH FLOOR SEVENTH FLOOR	303,503,703	3	50.37	0.00	0.00	50.37
B WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	401,601	2	46.10	0.00	0.00	46.10
B WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	402,602	2	52.42	0.00	0.00	52.42
B WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	403,603	2	50.37	0.00	0.00	50.37

Area utilisation of Roads and Reservations							
Description of land utilisation			Area surrendered as Roads	Quantum of DP/TDR generation	Incentive, if any	Total Quatum of DP/TDR generation	Area considered for DP utilisation	Remaining area after DP generation A -
-	-	Total	332.30	663.82	16.51	677.11	0.00	677.11

Parking Check (Table 8B)								
Building Name	USE	TENANEMENT AREA	RATIO		NO.OF Tenat/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
B WING ADIYOGI AURA	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	21	10.50	21.00	-
A WING ADIYOGI AURA	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	157.66	3.16	6.47	-
A WING ADIYOGI AURA	Commertial	For every 200 sq.m. carpet area or fraction thereof	3	11	272.66	4.09	15.00	-
A WING ADIYOGI AURA	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m.	1	2	38	19.00	38.00	-
A WING ADIYOGI AURA	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	12	6.00	12.00	-
Total	-	-	-	-	-	42.75	85.47	-
Visitors parking(5%)	-	-	-	-	-	1.79	3.55	0
Total	-	-	-	-	-	44.53	89.02	0.00



LOCATION PLAN
SCALE - 1:2000



ROAD WINDING AREA DIAGRAM
SCALE = 1 : 200

ROAD WINDING AREA CALCULATION

TOTAL ADDITION
1 31.500 X 7.964 X 0.50 X = 125.43 m2
2 31.500 X 13.012 X 0.50 X = 204.94 m2

TOTAL AREA CALCULATION 330.37 m2

PROPOSED BUILT UP AREA STATEMENT.		
BLDG. TYPE-B	FLOOR NO. (2)	TOTAL B.U. AREA AS PER OUTER CONSTRUCTION LINE. (3)
---	Ground Floor	---
---	1st. Floor	189.79
---	2nd. Floor	198.73
---	3rd. Floor	189.79
---	4th. Floor	198.71
---	5th. Floor	189.79
---	6th. Floor	198.71
---	7th. Floor	189.79
TOTAL		1355.31

PROPOSED BUILT UP AREA STATEMENT.		
BLDG. TYPE-A	FLOOR NO. (2)	TOTAL B.U. AREA AS PER OUTER CONSTRUCTION LINE. (3)
---	Ground Floor	271.55
---	1st. Floor	524.17
---	2nd. Floor	444.75
---	3rd. Floor	435.80
---	4th. Floor	467.17
---	5th. Floor	435.80
---	6th. Floor	467.17
---	7th. Floor	435.80
TOTAL		3482.21

Project Details
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No -
Plot No. - 0
Cts No./Servey No. - 138
Sheet No. - 1
Zone Number:
Ward Name :
Prorata Value : 0.00

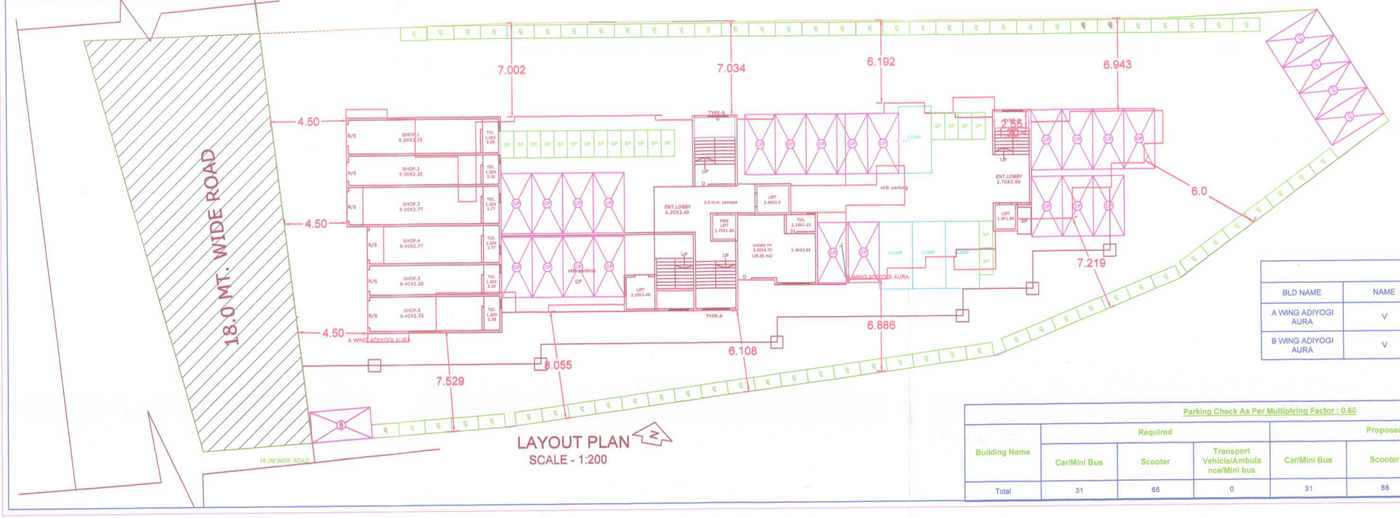
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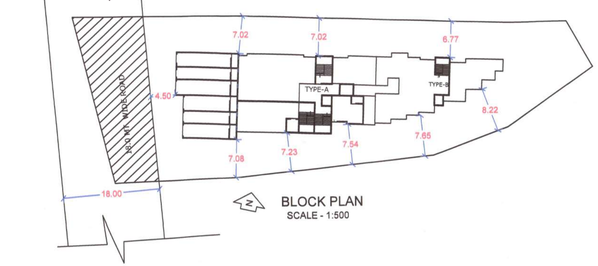
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED



Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 1	1	28.68	0.00	0.00	28.68
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 2	1	24.73	0.00	0.00	24.73
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 3	1	31.14	0.00	0.00	31.14
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 4	1	28.99	0.00	0.00	28.99
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 5	1	21.44	0.00	0.00	21.44
A WING ADIYOGI AURA	0 GROUND FLOOR	SHOP 6	1	24.85	0.00	0.00	24.85
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 1	1	28.36	0.00	0.00	28.36
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 2	1	52.73	0.00	0.00	52.73
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 3	1	34.22	0.00	0.00	34.22
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 4	1	57.99	0.00	0.00	57.99
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 5	1	55.41	0.00	0.00	55.41
A WING ADIYOGI AURA	1 FIRST FLOOR	OFFICE 6	1	45.65	0.00	0.00	45.65
A WING ADIYOGI AURA	1 FIRST FLOOR	101	1	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	1 FIRST FLOOR	102	1	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	2 SECOND FLOOR	201	1	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	2 SECOND FLOOR	202	1	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	2 SECOND FLOOR	203	1	48.32	0.00	0.00	48.32
A WING ADIYOGI AURA	2 SECOND FLOOR	204	1	49.28	0.00	0.00	49.28
A WING ADIYOGI AURA	2 SECOND FLOOR	205	1	35.10	0.00	0.00	35.10
A WING ADIYOGI AURA	2 SECOND FLOOR	206	1	35.10	0.00	0.00	35.10
A WING ADIYOGI AURA	2 SECOND FLOOR	207	1	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	2 SECOND FLOOR	208	1	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	301,501,701	3	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	302,502,702	3	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	303,503,703	3	48.32	0.00	0.00	48.32
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	304,504,704	3	49.28	0.00	0.00	49.28
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	305,505,705	3	35.26	0.00	0.00	35.26
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	306,506,706	3	35.26	0.00	0.00	35.26
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	307,507,707	3	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	3 THIRD AND FIFTH AND SEVENTH FLOOR	308,508,708	3	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	401,601	2	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	402,602	2	34.99	0.00	0.00	34.99
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	403,603	2	48.32	0.00	0.00	48.32
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	404,604	2	49.28	0.00	0.00	49.28
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	405,605	2	35.10	0.00	0.00	35.10
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	406,606	2	35.10	0.00	0.00	35.10
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	407,607	2	37.55	0.00	0.00	37.55
A WING ADIYOGI AURA	4 FOURTH AND SIXTH FLOOR	408,608	2	37.55	0.00	0.00	37.55

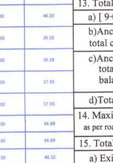
AREA STATEMENT.	
1. AREA OF PLOT	
(a) as per ownership documents (7/12,CTS extract)	2225.00 m2
(b) as per measurments sheet	-----
(c) as per site	-----
2. DEDUCTION FOR	-----
(a) proposed D.P/D.P road winding area/service road /highway widening	330.37 m2
(b) Any D.P Reservation area	-----
(Total a+b)	330.37 m2
3. BALANCE AREA OF PLOT [1-2]	1894.63 m2
4. Amenity Space (if applicable)	
a) Required -	-----
b) Adjustment of 2(b),if any -	-----
c) Balance Proposed	-----
5. NET PLOT AREA [3-4(c)]	1894.63 m2
6. Recreation Open space (if applicable)	
a) Required - 10% of i.e.	-----
b) Proposed -	-----
7. Internal Road area	-----
8. Plotable area (if applicale)	-----
9. Built up area with referce to basic F.S.I as per front road width (Sr.No. 5xbasic F.S.I) 1894.63 x 1.10 = 2084.09 m2	2084.09 m2
10.Addition of F.S.I on payment of premium (0.30)	
a) Maximum permissible primium FSI - based on road width /TOD zone b) proposed FSI on payment of premium. (as above)2225.00 x 30 % =	667.50 m2
11.In-situ FSI / TDR loding	
a).In-situ area against D.P Road [2.0 x Sr.No.2 (a)], if any 330.37 x 2 b).In-situ area against amenity space if handed over (2.00 or 1.85 x s.no. 4 (b) and /or (c))	660.74
(c) TDR area (2200.00 X 0.70 = 1540.00 m2 permissible) (2225.00 X 0.70 = 1557.50 - 660.74 =896.76 m2 BALANCE TDR)	
(d) Total In-situ / TDR loading proposed (11 (a)+(B)+(C))	3412.33 m2
12. Redevelopment BUA Area.	
13. Total entitlement of FSI in the poposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	3412.33 m2
b)Ancillary commercial area FSI upto 80% with payment of charges. total consumed area 325.86 x 80% = 260.68 m2 balance ancillaray area)	
c)Ancillary residencial area FSI upto 60% with payment of charges. total consumed area 3086.47 x 60% = 1851.88-1425.19=426.69 m2 balance ancillaray area)	1425.19
d)Total entitlement (a+b+c)	4837.52 m2
14. Maximum utiliezation limit if FSI (building potential) permissible as per road widthas per regulation no.6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	4837.52 m2
15. Total Built up area in poposal.(excluding area at sr.no.17 b)	4837.52 m2
a) Existing Built up Area.	
b)Proposed Built up Area (as per 'P-line')	4837.52 m2
c)Total (a+b)	4837.52 m2
16. FSI consumed (15/13)(should not be more than serial no. 14 above.)	0.99<1.00
17. Area for inclusive housing ,if any	
a) Required (20% of sr.no.5)	
b)Proposed	

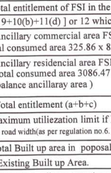




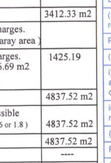
SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
A WING ADIYOGI AURA	V	0.66	1.20	62
B WING ADIYOGI AURA	V	0.66	1.20	24

Parking Check As Per Multiplying Factor : 0.60							
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	31	65	0	31	88	0	OK





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED 71 TENEMENT = 355 PERSON X 135.00 Ltr 47925.00Ltr
431 TENEMENT = 431 X 5# PERSON X 135.00 Ltr 2665.00Ltr
50560.00 Ltr. X 1.50=75870.00 Ltr PROPOSED O.H.WT = 5.00 Ltr UGR Prop 0.00



Owner details		
Owner Name	Postal Address	Contact Number
ADIYOGI INFRA	,Baravi Dam Road,New Ambarnath, Sai Gaon,Kulgaon,Badlapur,Thane-421503,Maharashtra	9822652286
SACHIN HARISHCHANDRA BHOIR	BARVI DAM ROAD NEW AMBERNATH, MANJARLI, BADLAPUR 421503	
SOHAM JAYRAM KONDILKAR	LAXMI SADAN, AGAR ALI, KULGAON, BADLAPUR EAST 421503	
NEERAJ BRIJKISHOR JAIN	A-301,BHAGIRATHIVISHWA COMPLEX, SHREE KRISHNA NAGAR, BADLAPUR 421503	
MADHUKAR DATTU MHATRE	BARVI DAM ROAD, SHIVBHAKT SCHOOL, VADAWALI, BADLAPUR 421503	
PRVIN BALKRISHNA BHOIR	BARVI DAM ROAD, NEW AMBARNATH, SAI GAON, MANJARLI, BADLAPUR WEST 421503	

Stamps of Approvals of Plans:	SHEET NO.
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING S.NO. 138, H.NO. 1A ,PT.AT VILLAGE - CHIKHLOLI, KALYAN, TAL. AMBERNATH, DIST. THANE.	01/ 04

Signature valid
Digitally signed by PRASHANT DATTATRAYA RASAL
Date: 2024.03.18 12:28:43 IST
Reason: Approved Drawing
Location: Ambernath Nagar Parishad Council
Project Code : CATAM/B/2024/1688
Application Number : CATAM/202300048
Proposal Number : 20081
Certificate Number : CATAM/B/2024/APL/00134

Proforma 1 : Area Statement	
1. Area of plot considered) or No. and subplot No.	...m area of a, b, c to be subplot with sanctioned layout
(a) As per ownership document (7/12, CTS extract)	2225.00
(b) as per TILR or City Survey measurement sheet	2225.00
(c) as per Demarcated drawing area	2341.16
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2225.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	330.30
(b) Any D.P. Reservation area	0.00
(Total a+b)	330.30
5.Balance area of plot (3-4)	1894.70
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1894.70
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2021-08-23 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

MHATRE,PRVIN BALKRISHNA BHOIR
Postal Address : Postal Address : ,Baravi Dam Road,New Ambarnath, Sai Gaon,Kulgaon,Badlapur,Thane-421503,Maharashtra,BARVI DAM ROAD NEW AMBERNATH, MANJARLI, BADLAPUR 421503,LAXMI SADAN, BADLAPUR WEST 421503

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.- 138

SITE ADDRESS :
S.NO.138 ,H.NO.1A,PT.VILL-CHIKHLOLI, TAL-AMBERNATH,DIST-THANE

Name Of Architect : arvind shankar khanwalkar

LOGO	ADDRESS OF OFFICE
	OFFICE - ORDINATE DESIGNS SHOP NO-10 GROUND FLOOR, KRUSHNU APT. BEHIND SHUBHAM HOTEL, BADLAPUR (E) 421503
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature valid
	SCALE - 1:100 / Date: 12/10/23
	JOB NO - CATAM-23-54258 / CHECK BY - -

SUBMISSION DRAWING