

कार्यालयीन पत्र सं. - वा. व. व. (२०१६) २०६-३९  
 वा. व. व. र. वि. २०१६ दि. ०९/०८/२०१६  
 अधिकार प्राप्त व विवरण संतोषी हस्तक्षेप प्रमाणे  
 संरक्षण / विवरण संतोषी वस्तु

मौलिक/सहायक यांचे मंजुरी मुद्रा - म. सहायक सहायक नगरपालिका  
 विवेकी विभागाचे सहायक सहायक, विवेकी

**PARKING AREA STATEMENTS (BLDG.- A)**

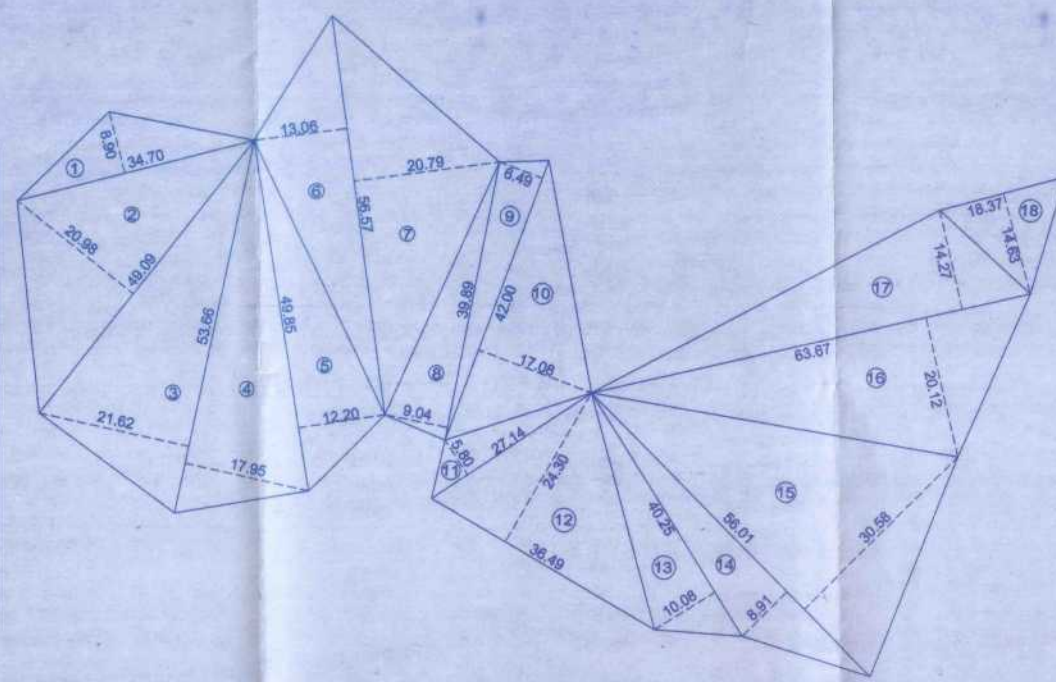
| AREA OF FLAT                     | NOS. OF FLAT | NO. OF FLAT REQD FOR ONE PARKING | PARKING REQUIRED | PARKING PROVIDED |
|----------------------------------|--------------|----------------------------------|------------------|------------------|
| FLAT HAVING AREA 36 TO 45 SQ.MT. | 28           | 4/1                              | 7NOS.            | 7NOS.            |
| FLAT HAVING AREA 46 TO 70 SQ.MT. | ---          | ---                              | ---              | ---              |
| FLAT HAVING AREA ABOVE 70 SQ.MT. | ---          | ---                              | ---              | ---              |
| VISITORS                         | ---          | ---                              | 1 NOS.           | 1 NOS.           |
| TOTAL                            | ---          | ---                              | 8 NOS.           | 8 NOS.           |



LOCATION PLAN (SCALE 1:5000)

**PLOT AREA CALCULATION**

|   |
|---|
| 1). 34.70 X 8.90 X 0.50 = 154.41 SQ.MT.   |
| 2). 49.99 X 20.89 X 0.50 = 514.95 SQ.MT.  |
| 3). 53.66 X 21.82 X 0.50 = 580.08 SQ.MT.  |
| 4). 53.66 X 17.95 X 0.50 = 481.89 SQ.MT.  |
| 5). 49.85 X 12.20 X 0.50 = 304.08 SQ.MT.  |
| 6). 59.57 X 13.06 X 0.50 = 390.40 SQ.MT.  |
| 7). 59.57 X 20.79 X 0.50 = 614.04 SQ.MT.  |
| 8). 39.89 X 9.04 X 0.50 = 180.30 SQ.MT.   |
| 9). 42.00 X 6.49 X 0.50 = 136.29 SQ.MT.   |
| 10). 42.00 X 17.08 X 0.50 = 358.68 SQ.MT. |
| 11). 27.14 X 5.80 X 0.50 = 78.70 SQ.MT.   |
| 12). 38.49 X 24.30 X 0.50 = 468.35 SQ.MT. |
| 13). 40.25 X 10.08 X 0.50 = 202.86 SQ.MT. |
| 14). 59.01 X 8.91 X 0.50 = 262.52 SQ.MT.  |
| 15). 59.01 X 30.58 X 0.50 = 898.39 SQ.MT. |
| 16). 63.67 X 20.12 X 0.50 = 640.82 SQ.MT. |
| 17). 63.67 X 14.27 X 0.50 = 454.28 SQ.MT. |
| 18). 18.37 X 14.63 X 0.50 = 134.37 SQ.MT. |
| TOTAL AREA = 6727.79 SQ.MT.               |



PLOT AREA DIAGRAM (SCALE 1:500)

**LIG / MIG**

| BLDG. NO. | TOTAL FLAT | 30-40 | 40-80 |
|-----------|------------|-------|-------|
| A         | 122        | 26    | NIL   |
| B         | 153        | 29    | 70    |
| TOTAL     | 275        | 55    | 70    |

**DETAIL OF T.D.R.**

| SRL No. | ORIG. No. YEAR | TDR PURCHASED (1/1) | VILLAGE S.No.         | RATE Rs. | VILLAGE S.No. | RATE Rs. | Σ       |
|---------|----------------|---------------------|-----------------------|----------|---------------|----------|---------|
| 1)      | 72 2010        | 806.81              | CHAVINDRA 123         | 2200     | TEMGHAR 123   | 2800     | 633.11  |
| 2)      | 78 2011        | 1007.28             | CHAVINDRA 115,111,106 | 2090     | TEMGHAR 123   | 2750     | 785.63  |
| 3)      | 186 2013       | 2312.00             | POGAON 75.91          | 5000     | TEMGHAR 123   | 8120     | 1238.91 |
| 4)      | 109 2011       | 1336.58             | NAGACON 03            | 2200     | TEMGHAR 123   | 2750     | 1084.44 |
| 5)      | 884 2014       | 1494.75             | POGAON 15             | 6000     | TEMGHAR 123   | 8800     | 1002.89 |
| 6)      | 184 2017       | 4109.00             | CHAVINDRA 7           | 2300     | TEMGHAR 130   | 8300     | 3225.34 |

**PARKING AREA STATEMENTS (BLDG.- B)**

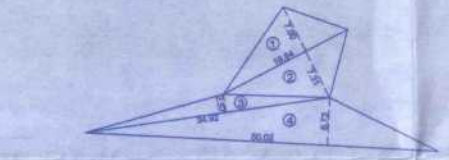
| AREA OF FLAT                     | NOS. OF FLAT | NO. OF FLAT REQD FOR ONE PARKING | PARKING REQUIRED | PARKING PROVIDED |
|----------------------------------|--------------|----------------------------------|------------------|------------------|
| FLAT HAVING AREA 36 TO 45 SQ.MT. | ---          | ---                              | ---              | ---              |
| FLAT HAVING AREA 46 TO 70 SQ.MT. | 70           | 2/1                              | 35NOS.           | 35NOS.           |
| FLAT HAVING AREA ABOVE 70 SQ.MT. | ---          | ---                              | ---              | ---              |
| VISITORS                         | ---          | ---                              | 1 NOS.           | 1 NOS.           |
| TOTAL                            | ---          | ---                              | 36 NOS.          | 36 NOS.          |

**PROPOSED FLOOR B/U AREA**

| FLOOR NO              | BLDG. A  | BLDG. B |
|-----------------------|----------|---------|
| GROUND                | ---      | ---     |
| FIRST                 | 476.02   | 481.75  |
| SECOND                | 476.02   | 481.75  |
| THIRD                 | 476.02   | 481.75  |
| FORTH                 | 476.02   | 481.75  |
| FIFTH                 | 476.02   | 481.75  |
| SIXTH                 | 476.02   | 481.75  |
| SEVENTH               | 476.02   | 481.75  |
| EIGHTH                | 495.88   | 445.97  |
| NINTH                 | 203.10   | 481.75  |
| TENTH                 | 203.10   | 481.75  |
| ELEVEN                | ---      | 481.75  |
| TWELVE                | ---      | 481.75  |
| THIRTEEN              | ---      | 362.15  |
| FOURTEEN              | ---      | 310.37  |
| FIFTEEN               | ---      | 310.37  |
| TOTAL                 | 4194.22  | 6728.11 |
| TOTAL BLDG AREA (A+B) | 10922.33 | SQ.MT.  |

**PLOT AREA CALCULATION**

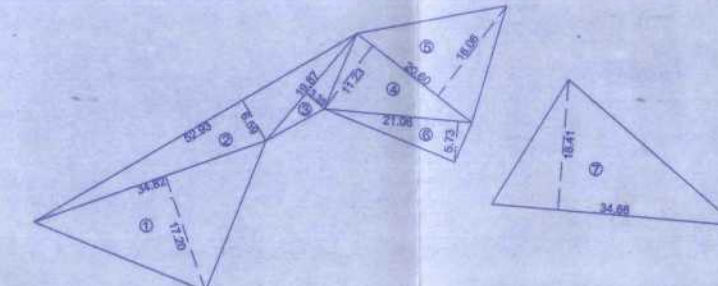
|   |
|---|
| 1). 19.84 X 7.00 X 0.50 = 69.44 SQ.MT.  |
| 2). 19.84 X 7.31 X 0.50 = 72.51 SQ.MT.  |
| 3). 34.92 X 2.67 X 0.50 = 46.87 SQ.MT.  |
| 4). 50.02 X 6.73 X 0.50 = 168.31 SQ.MT. |
| TOTAL AREA = 355.13 SQ.MT.              |



PLOT AREA DIAGRAM (SCALE 1:500)

**SCHEDULE OF DOOR & WINDOW**

|                |                |
|----------------|----------------|
| D1 1.06 X 2.28 | W1 2.13 X 1.50 |
| D2 0.91 X 2.13 | W2 1.80 X 1.50 |
| D3 0.78 X 2.00 | W3 1.50 X 1.37 |
|                | V 0.80 X 0.78  |



**RESERVATION AREA DIAGRAM (SCALE 1:500)**

**RESERVATION AREA CALCULATION**

|  |
|--|
| 1). 47.85 X 15.55 X 0.60 = 372.03 SQ.MT. |
| 2). 47.85 X 8.28 X 0.50 = 198.99 SQ.MT.  |
| 3). 48.23 X 17.85 X 0.60 = 412.80 SQ.MT. |
| 4). 28.42 X 7.17 X 0.80 = 161.88 SQ.MT.  |
| TOTAL AREA = 1084.80 SQ.MT.              |

**BALCONY + STAIR PASSAGE AREA STATEMENTS (BLDG. A)**

| ITEM    | PERMISSIBLE   | PROPOSED IN SQ.MT.   | EXCESS |
|---------|---|--|--------|
| BALCONY | 1ST TO 7TH FLOOR, 476.02 X 10% = 47.60 SQ.MT. 47.60 X 7 = 333.20 SQ.MT. | 1ST TO 7TH FLOOR<br>1). 2.85 X 0.91 X 1 = 2.59 SQ.MT.<br>2). 8.10 X 0.91 X 1 = 5.95 SQ.MT.<br>3). 3.05 X 0.91 X 2 = 5.55 SQ.MT.<br>4). 3.05 X 0.91 X 1 = 2.78 SQ.MT.<br>5). 2.85 X 0.85 X 1 = 2.42 SQ.MT.<br>6). 3.20 X 0.91 X 1 = 2.91 SQ.MT.<br>7). 3.05 X 1.20 X 1 = 3.66 SQ.MT.<br>8). 2.85 X 1.50 X 1 = 4.28 SQ.MT.<br>9). 6.25 X 0.91 X 2 = 11.37 SQ.MT.<br>10). 6.40 X 0.91 X 1 = 5.82 SQ.MT.<br>11). 2.28 X 0.95 X 1 = 2.18 SQ.MT.<br>12). 3.15 X 0.78 X 1 = 2.45 SQ.MT.<br>TOTAL = 59.70 SQ.MT. | 42.70  |
|         |   | 8TH FLOOR<br>1). 2.85 X 0.91 X 1 = 2.59 SQ.MT.<br>2). 8.10 X 0.91 X 1 = 5.95 SQ.MT.<br>3). 3.05 X 0.91 X 2 = 5.55 SQ.MT.<br>4). 3.05 X 0.91 X 1 = 2.78 SQ.MT.<br>5). 2.85 X 0.85 X 1 = 2.42 SQ.MT.<br>6). 3.20 X 0.91 X 1 = 2.91 SQ.MT.<br>7). 3.05 X 1.20 X 1 = 3.66 SQ.MT.<br>8). 2.85 X 1.50 X 1 = 4.28 SQ.MT.<br>9). 6.25 X 0.91 X 2 = 11.37 SQ.MT.<br>10). 6.40 X 0.91 X 1 = 5.82 SQ.MT.<br>11). 2.28 X 0.95 X 1 = 2.18 SQ.MT.<br>12). 3.15 X 0.78 X 1 = 2.45 SQ.MT.<br>TOTAL = 43.31 SQ.MT.        | NIL    |
|         |   | 9TH & 10TH FLOOR<br>1). 2.85 X 0.91 X 1 = 2.59 SQ.MT.<br>2). 8.10 X 0.91 X 1 = 5.95 SQ.MT.<br>3). 3.05 X 0.91 X 2 = 5.55 SQ.MT.<br>4). 3.05 X 0.91 X 1 = 2.78 SQ.MT.<br>5). 2.85 X 0.85 X 1 = 2.42 SQ.MT.<br>6). 3.20 X 0.91 X 1 = 2.91 SQ.MT.<br>TOTAL = 23.98 SQ.MT.   | 7.34   |
|         |   | STAIR FLOOR<br>LIFT<br>1.82 X 1.83 X 1 = 3.33<br>1.97 X 3.05 X 1 = 6.00<br>STR. 3.50 X 5.10 X 2 = 35.70<br>TOTAL = 45.03   | NIL    |
|         |   | 1ST TO 7TH FLOOR<br>STR. 3.50 X 5.10 X 2 = 35.70<br>PASS. 1). 1.48 X 1.20 X 1 = 1.77<br>2). 20.33 X 1.90 X 1 = 38.49<br>PASS. 3). 1.72 X 0.73 X 2 = 2.51<br>4). 1.72 X 0.45 X 2 = 1.54<br>5). 8.16 X 1.85 X 1 = 15.09<br>6). 21.84 X 1.90 X 1 = 41.49<br>TOTAL = 118.23  | NIL    |
|         |   | 8TH FLOOR<br>STR. 3.50 X 5.10 X 2 = 35.70<br>PASS. 1). 1.48 X 1.20 X 1 = 1.77<br>2). 20.33 X 1.90 X 1 = 38.49<br>PASS. 3). 1.72 X 0.73 X 2 = 2.51<br>4). 1.72 X 0.45 X 2 = 1.54<br>5). 8.16 X 1.85 X 1 = 15.09<br>6). 21.84 X 1.90 X 1 = 41.49<br>TOTAL = 118.23   | NIL    |
|         |   | 9TH & 10TH FLOOR<br>STR. 3.50 X 5.10 X 2 = 35.70<br>PASS. 1). 1.48 X 1.20 X 1 = 1.77<br>2). 20.33 X 1.90 X 1 = 38.49<br>PASS. 3). 1.72 X 0.73 X 2 = 2.51<br>4). 1.72 X 0.45 X 2 = 1.54<br>5). 8.16 X 1.85 X 1 = 15.09<br>6). 21.84 X 1.90 X 1 = 41.49<br>TOTAL = 118.23  | NIL    |
|         |   | STAIRCASE LIFT PASSAGE & BALCONY<br>4194.22 X 20% = 838.84 SQ.MT.  | NIL    |
|         |   | STAIRCASE LIFT PASSAGE & BALCONY<br>8481.88 X 20% = 1696.37 SQ.MT.   | NIL    |
|         |   | STAIRCASE LIFT PASSAGE & BALCONY<br>107.88 X 20% = 21.58 SQ.MT.  | NIL    |
|         |   | 45.03 + 827.61 + 118.23 + 214.58 = 1205.45   | 783.74 |
|         |   | 1205.45 + 417.13 = 1622.58   | 833.70 |
|         |   | TOTAL EXCESS =   | 833.70 |

**BALCONY + STAIR PASSAGE AREA STATEMENTS (BLDG. B)**

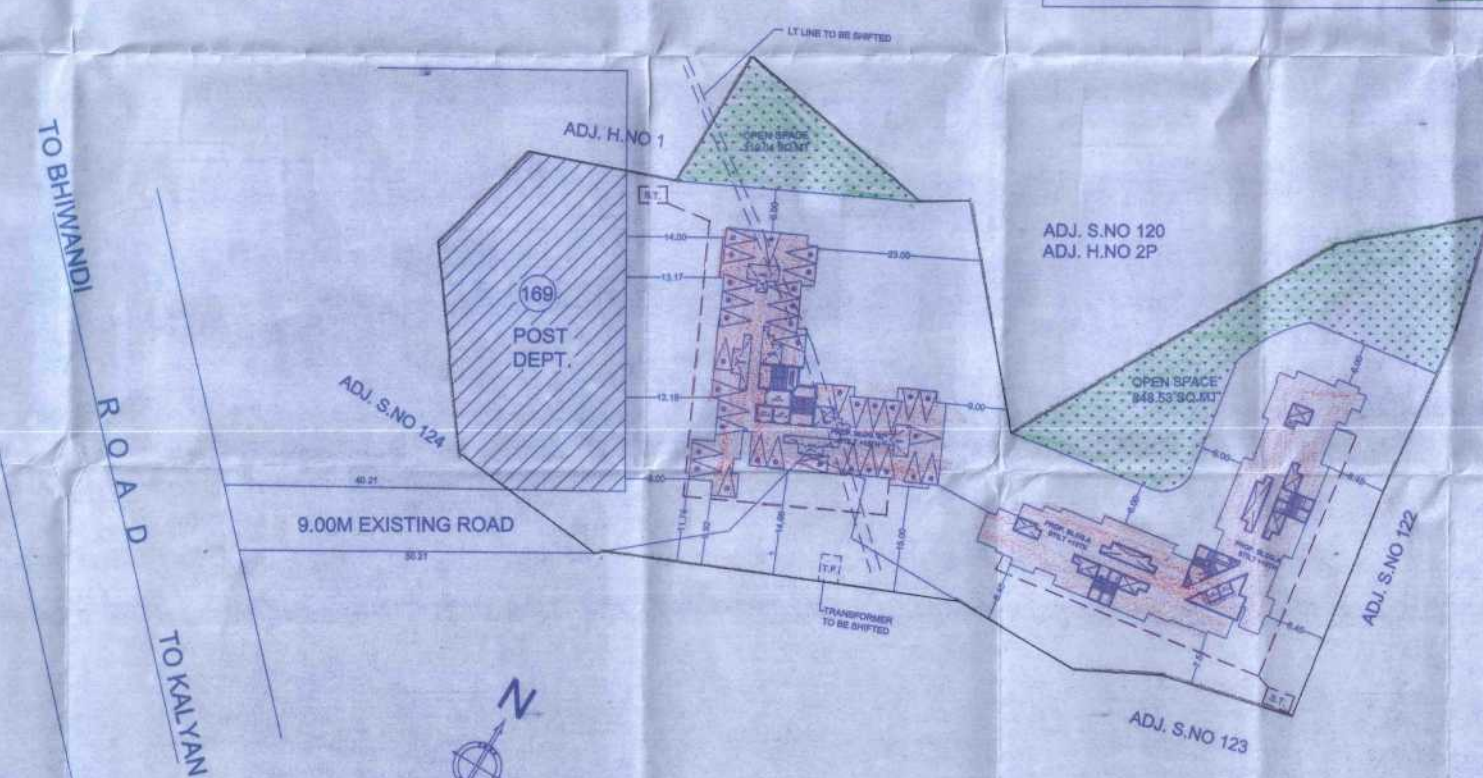
| ITEM    | PERMISSIBLE   | PROPOSED IN SQ.MT.  | EXCESS |
|---------|---|---|--------|
| BALCONY | 1ST TO 7TH, 8TH TO 12TH FLOOR, 481.75 X 10% = 48.17 SQ.MT. 48.17 X 11 = 529.87 SQ.MT. | 1ST TO 7TH, 8TH TO 12TH FLOOR<br>1). 5.84 X 0.91 X 1 = 5.31 SQ.MT.<br>2). 10.83 X 0.91 X 2 = 19.71 SQ.MT.<br>3). 5.84 X 1.22 X 1 = 7.12 SQ.MT.<br>4). 8.10 X 0.91 X 1 = 7.37 SQ.MT.<br>TOTAL = 37.27 SQ.MT. | NIL    |
|         |   | 8TH FLOOR<br>1). 5.84 X 0.91 X 1 = 5.31 SQ.MT.<br>2). 10.83 X 0.91 X 2 = 19.71 SQ.MT.<br>3). 5.84 X 1.22 X 1 = 7.12 SQ.MT.<br>4). 8.10 X 0.91 X 1 = 7.37 SQ.MT.<br>TOTAL = 37.27 SQ.MT.                     | NIL    |
|         |   | 13TH FLOOR<br>1). 5.84 X 0.91 X 1 = 5.31 SQ.MT.<br>2). 10.83 X 0.91 X 2 = 19.71 SQ.MT.<br>3). 5.84 X 1.22 X 1 = 7.12 SQ.MT.<br>TOTAL = 37.27 SQ.MT.   | NIL    |
|         |   | 14TH & 15TH FLOOR<br>1). 5.84 X 0.91 X 1 = 5.31 SQ.MT.<br>2). 10.83 X 0.91 X 2 = 19.71 SQ.MT.<br>TOTAL = 37.27 SQ.MT.   | NIL    |
|         |   | STAIR FLOOR<br>LIFT<br>3.52 X 2.14 X 1 = 7.53<br>4.79 X 2.44 X 1 = 11.64<br>STR. 5.84 X 3.59 X 1 = 20.94<br>TOTAL = 39.96   | NIL    |
|         |   | 1ST TO 15TH FLOOR<br>STR. 5.84 X 3.59 X 1 = 20.94<br>PASS. 8). 19.83 X 1.83 X 1 = 36.28<br>9). 18.09 X 1.83 X 1 = 33.09<br>TOTAL = 87.80  | NIL    |
|         |   | 39.96 + 1317.00 = 1356.96   | 159.84 |
|         |   | 1356.96 + 499.00 = 1855.96  | 159.84 |

**AREA CALCULATION OF 7/12**

| S.NO. | SURVE NO. | HISSA NO. | AREA    |
|-------|-----------|-----------|---------|
| 1)    | 120       | 2(PT)     | 1190.00 |
| 2)    | 120       | 2(PT)     | 1190.00 |
| 3)    | 120       | 2(PT)     | 4150.00 |
| 4)    | 120       | 3         | 250.00  |
| TOTAL |           |           | 6780.00 |

**OPEN SPACE AREA CALCULATION**

|  |
|--|
| 1). 34.62 X 17.20 X 0.50 = 299.45 SQ.MT. |
| 2). 52.93 X 8.59 X 0.50 = 227.40 SQ.MT.  |
| 3). 19.87 X 3.35 X 0.50 = 33.28 SQ.MT.   |
| 4). 20.80 X 11.23 X 0.50 = 116.88 SQ.MT. |
| 5). 20.50 X 18.06 X 0.50 = 185.41 SQ.MT. |
| 6). 21.08 X 5.73 X 0.50 = 60.33 SQ.MT.   |
| 7). 34.68 X 18.41 X 0.50 = 319.04 SQ.MT. |
| TOTAL AREA = 1167.57 SQ.MT.              |



SITE PLAN (SCALE 1:500)

**AREA STATEMENT**

| DESCRIPTION   | AREA IN SQ.MT.    |
|---|-------------------|
| 1). AREA OF PLOT AS PER 7/12  | = 6780.00 SQ.MT.  |
| AREA OF PLOT AS PER A/T.M.  | = 7082.92 SQ.MT.  |
| SAFE OF PLOT  | = 6780.00 SQ.MT.  |
| 2). DEDUCTION FOR   |                   |
| A - AREA UNDER D.P. ROAD  | ---               |
| B - PROPOSED ROAD   | ---               |
| C - ANY RESERVATION   | = 1084.80 SQ.MT.  |
| TOTAL (A+B+C)   | = 1084.80 SQ.MT.  |
| 3). BALANCE AREA OF PLOT (1 MINUS 2)  | = 5695.40 SQ.MT.  |
| 4). DEDUCTION FOR RECREATIONAL GROUND (1% DEDUCTION)  | = 56.95 SQ.MT.    |
| 5). NET AREA OF PLOT (3 MINUS 4)  | = 4841.09 SQ.MT.  |
| 6). ADDITION FOR FLOOR SPACE INDEX 2 (A) 40% D.P. ROAD 2 (B)  | ---               |
| 7). TOTAL AREA (5 PLUS 6)   | = 4841.09 SQ.MT.  |
| 8). FLOOR SPACE INDEX PERMISSIBLE   | = 1.00 SQ.MT.     |
| 9). FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 1.40 OF RESERVATION T.D.R. NO | = 7835.02 SQ.MT.  |
| 10). PERMISSIBLE FLOOR AREA (7 PLUS 8)  | = 12676.11 SQ.MT. |
| 11). EXISTING FLOOR AREA  | ---               |
| 12). PROPOSED AREA TOTAL FLOOR (BLDG. A+B)  | = 10922.33 SQ.MT. |
| 13). TOTAL EXCESS STAIR + LIFT + PASSAGE & BALCONY AREA TAKEN IN FSI                                      | = 893.42 SQ.MT.   |
| 14). TOTAL PROPOSED AREA (11 + 12 + 13)   | = 11918.75 SQ.MT. |

**DESCRIPTION**

PROPOSED RESIDENTIAL BUILDING PLAN, ON LAND BEARING S.NO. 120, H.NO.2(PT), H.NO.2(PT), H.NO.2(PT), 3 AT VILLAGE :- TEMGHAR TALUKA :- BHIWANDI, DIST. THANE FOR :- M/S. ORNATE BUILDCON DEVELOPERS (PARTNER) M/S. ORNATE INFRA HOLDING PVT.LTD. MR. SUNIL GUPTA

**OWNERS SIGN.**

**ARCHITECT**

K. K. & ASSOCIATES  
 19/10, 4th Floor, Colaba, Mumbai  
 19/10, 4th Floor, Colaba, Mumbai  
 19/10, 4th Floor, Colaba, Mumbai