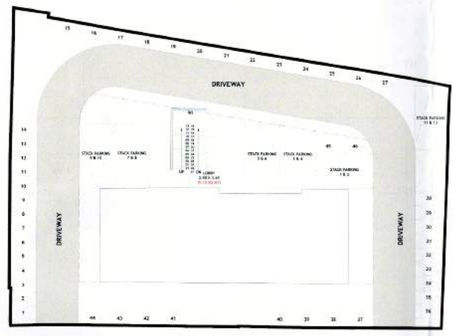
Table No. 88 - Parking Requirements								
Sr No	Occupancy	Size of tenement	No Of Flats	Parking Spaces Required				Remarks
				Required		Proposed		
				Car	Scooter	Car	Scooter	
1	Residential 1) Multi Family residential	For every tenement having carpet area of 150sq.m. and above.	0	0	0	0	0	In addition 5% visitor parking
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	0	0	0	0	0	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	21	6.61	33.07	6.61	33.07	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	12	4.41	8.82	4.41	8.82	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	0	0	0	0	In addition 5% visitor parking
	Mercantile (markets, departmental stores, shops and other Commercials uses)	For every 100 sq.m. carpet area or fraction thereof	113	1.35	4.068	1.35	4.068	
	TOTAL		33	12	46	12	46	

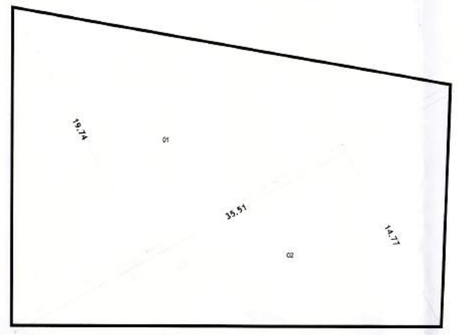
PARKING AREA STATEMENT SCALE - N.T.S

TERRACE FLOOR PLAN SCALE - 1:200



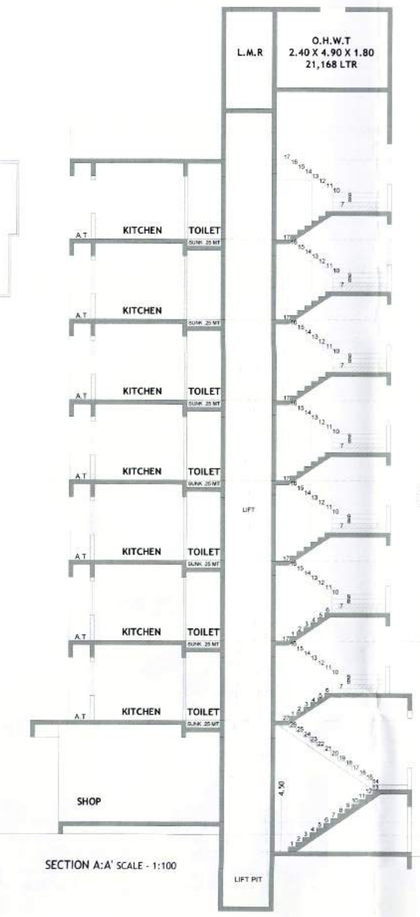
9.00 MT WIDE ROAD

PARKING PLAN
SCALE - 1:200



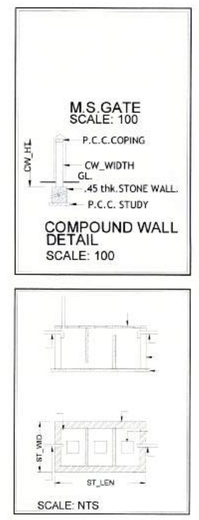
PLOT AREA DIAGRAM SCALE - 1:200

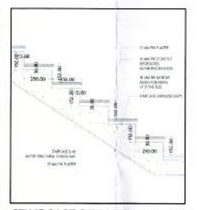
PLOT AREA STATEMENT						
ADDITION						S.Q.M.
1	35.51	X	19.74	X	0.5	350.48
2	35.51	X	14.77	X	0.5	262.24
NET AREA FOR TYPICAL FLOOR						612.73



SECTION A:A' SCALE - 1:100

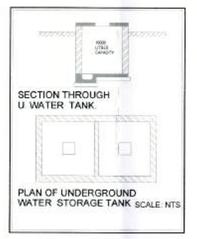
FRONT ELEVATION - SCALE - 1:100

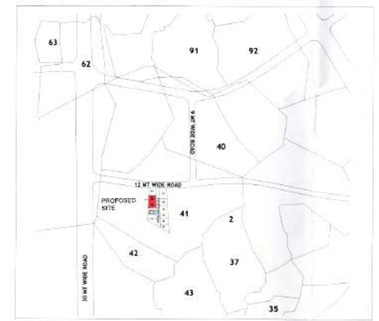




STAIRCASE DETAILS SCALE - N.T.S

SCALE: NTS





LOCATION MAP SCALE - N.T.S

STAMP OF APPROVAL

A. AREA STATEMENT	SQ.M.
1. Area of plot *(Minimum area of a,b,c to be considered)*	
(a) As per ownership document (7/12, CTS extract)	586.96
(b) As per measurement sheet	
(c) As per site	
2. Deduction for	--------
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	0.00
(b) Any D.P. Reservation area	--------
(Total a+b)	0.00
3. Balance area of plot (1-2)	586.96
4. Amenity Space (if applicable)	--------
(a) Required -	--------
(b) Adjustment of 2(b), if any -	--------
(c) Balance Proposed -	--------
5. Net Plot Area (3-4(c))	586.96
6. Recreational Open Space (if applicable)	--------
(a) Required -	--------
(b) Proposed -	--------
7. Internal Road area	0.00
8. Plotable area (if applicable)	586.96
9. Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5xbasic FSI) (586.44 X 1.00)*	586.44
10. Addition of FSI on payment of premium *(0.30 X 586.96)*	176.08
11. In-situ FSI/TDR loading	--------
(a) In-situ area against D.P. road *[2.0x Sr.No.2(a)], if any*	0.00
(b) In-situ area against Amenity Space if handed over *[2.00 or 1.85xSr.No.4 (b)and/or(c)], if any*	--------
(c) TDR area *(Permissible 0.60 X 586.96) (Proposed 153.54)*	153.54
(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	153.54
12. Additional FSI area under Chapter No. 7 (17 x 15)	255.00
13. Total entitlement of FSI in the Proposal	0.00
(a) [9+10+11(d)+12]	1171.06
(b) Ancillary Area FSI upto 60% with payment of charges.	627.10
Ancillary Area FSI upto 80% with payment of charges.	100.70
(c) Total entitlement (a+b)	1898.86
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width *((as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) Without ancillary*	1171.06
15. Total Proposed Built-up Area. *(excluding area at Sr.No.17b)*	
(a) FSI UTILISATION - BASIC FSI (EXISTING BUA)	586.44
(b) FSI UTILISATION - REDEVELOPMENT FSI (15 X 17)	255.00
(b) FSI UTILISATION - ROAD WIDENING	0.00
(c) FSI UTILISATION - PREMIUM FSI	176.08
(d) FSI UTILISATION - TDR	153.54
(e) MAXIMUM FSI ENTITLEMENT WITHOUT ANCILLARY	1171.06
(f) FSI UTILISATION -ANCILLARY(COM 100.70+RES 627.10)	727.80
(g) TOTAL PROPOSED BUILT-UP AREA	1898.86
16. F.S.I. Consumed (15/3) *(should not be more than serial No.14 above.)*	3.23

DOOR SCHEDULE				WINDOW SCHEDULE			
	L X H	Sill	Lintel		L X H	Sill	Lintel
D	1.00 X 2.10		2.10	W	1.80 X 1.80	0.30	2.10
D1	0.90 X 2.10		2.10	W1	1.50 X 1.80	0.30	2.10
D2	0.75 X 2.10		2.10	W2	2.40 X 1.80	0.30	2.10
				V	0.60 X 0.90	1.20	2.10

Certificate of Area :
Certified that the plot under reference was surveyed by me on 30/01/21 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.

Signature :
Name of Architect : RITUJA VISHNU KADU
COA Reg No : CA/2018/91224

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 plan. Also I/We would the work under supervision of proper technical person so as to ensure the quality and the safety at the work site.

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON S.NO.41HISSA NO 1 (P) PLOT.NO.8 + 9
VILLAGE - KATRAP, TAL ; AMBARNATH, DIST ; THANE.

OWNERS NAME :- **M/S Marque Empire real estate,**
Proprietor Mr. Bhushan Nandkishor Patkar

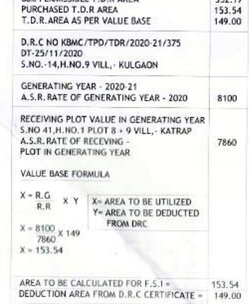
Owner's Signature:

REG.NO. CA/2018/91224
AR. RITUJA V. KADU

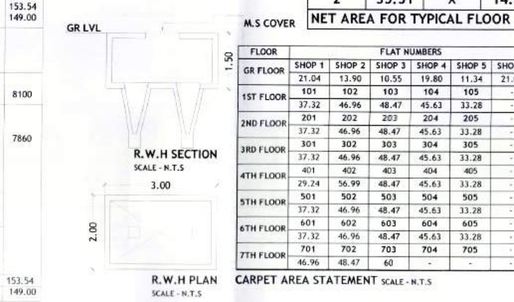
JOB NO.	DATE	SCALE	DRAWING BY.	CHECKED BY.
01	24 JUNE,2022	1:100	TEJAS	ROHAN

N

TDR AREA STATEMENT	
60% PERMISSIBLE T.D.R AREA PURCHASED T.D.R AREA T.D.R. AREA AS PER VALUE BASE	352.17 153.54 149.00
D.R.C NO KBMC/TPO/TDR/2020-21/375 DT-25/11/2020 S.NO.-14,H.NO.9 VILL.- KULGAON	
GENERATING YEAR - 2020-21 A.S.R. RATE OF GENERATING YEAR - 2020	8100
RECEIVING PLOT VALUE IN GENERATING YEAR S.NO 41,H.NO.1 PLOT 8 + 9 VILL.- KATRAP A.S.R. RATE OF RECEIVING PLOT IN GENERATING YEAR	7860
VALUE BASE FORMULA X = R.G / R.R X Y X = 8100 / 7860 X 149 X = 153.54	X= AREA TO BE UTILIZED Y= AREA TO BE DEDUCTED FROM DRC
AREA TO BE CALCULATED FOR F.S.I = DEDUCTION AREA FROM D.R.C CERTIFICATE =	153.54 149.00



LOCATION MAP SCALE - N.T.S



LOCATION MAP SCALE - N.T.S

GR LVL

R.W.H SECTION
SCALE - N.T.S

R.W.H PLAN
SCALE - N.T.S

M.S COVER

CARPET AREA STATEMENT SCALE - N.T.S						
FLOOR	FLAT NUMBERS					
GR FLOOR	SHOP 1	SHOP 2	SHOP 3	SHOP 4	SHOP 5	SHOP 6
	21.04	13.90	10.55	19.80	11.34	21.04
1ST FLOOR	101	102	103	104	105	-
	37.32	46.96	48.47	45.63	33.28	-
2ND FLOOR	201	202	203	204	205	-
	37.32	46.96	48.47	45.63	33.28	-
3RD FLOOR	301	302	303	304	305	-
	37.32	46.96	48.47	45.63	33.28	-
4TH FLOOR	401	402	403	404	405	-
	29.24	56.99	48.47	45.63	33.28	-
5TH FLOOR	501	502	503	504	505	-
	37.32	46.96	48.47	45.63	33.28	-
6TH FLOOR	601	602	603	604	605	-
	37.32	46.96	48.47	45.63	33.28	-
7TH FLOOR	701	702	703	704	705	-
	46.96	48.47	60	-	-	-

FLAT & SHOP DETAILS		
BUILDING - 1	NO OF SHOP	NO OF FLAT
GROUND FL	06	-
FIRST FL	-	05
SECOND FL	-	05
THIRD FL	-	05
FOURTH FL	-	05
FIFTH FL	-	05
SIXTH FL	-	05
SEVENTH FL	-	03
TOTAL	06	33

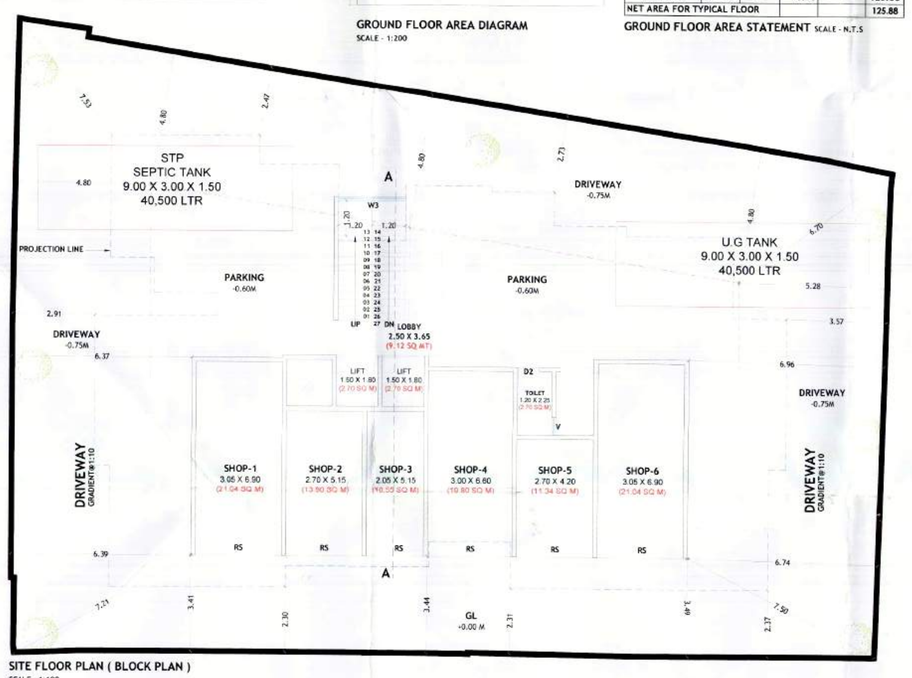
GROUND FLOOR AREA DIAGRAM
SCALE - 1:200

GROUND FLOOR AREA STATEMENT SCALE - N.T.S						S.Q. M.
BLOCK AREA :						
A	17.50	X	12.73	X	1	222.78
DEDUCTION :						S.Q.M.
1	3.25	X	5.78	X	1	18.79
2	1.70	X	7.50	X	1	12.75
3	1.35	X	1.25	X	1	1.69
4	3.20	X	1.80	X	1	5.76
5	4.50	X	0.43	X	1	1.94
6	1.15	X	2.00	X	1	2.30
7	4.00	X	5.65	X	1	22.60
8	1.45	X	8.48	X	1	12.30
9	3.25	X	5.78	X	1	18.79
						96.90
NET AREA -	222.78	-	96.90	=		125.88
NET AREA FOR TYPICAL FLOOR						125.88

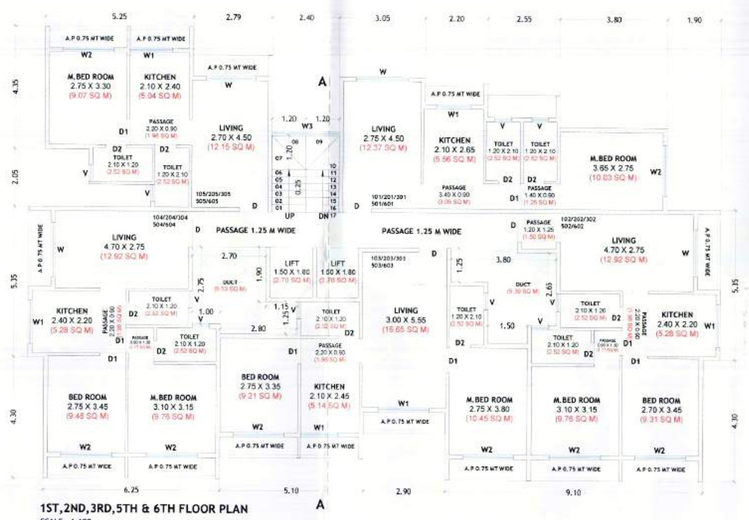
1ST,2ND,3RD,5TH & 6TH FLOOR AREA STATEMENT SCALE - N.T.S						S.Q. M.
BLOCK AREA :						
A	24.40	X	14.45	X	1	352.58
DEDUCTION :						S.Q.M.
1	3.00	X	1.75	X	1	5.25
2	5.10	X	0.75	X	1	3.83
3	0.55	X	3.55	X	1	1.95
4	2.80	X	1.25	X	1	3.50
5	1.00	X	0.90	X	1	0.90
6	3.20	X	1.80	X	1	5.76
7	2.70	X	1.90	X	1	5.13
8	0.80	X	2.85	X	1	2.28
9	4.30	X	0.90	X	1	3.87
10	2.10	X	1.25	X	1	2.63
11	0.55	X	3.50	X	1	1.93
12	2.80	X	1.00	X	1	2.80
13	2.50	X	2.95	X	1	7.38
14	2.95	X	1.00	X	1	2.95
15	2.20	X	1.95	X	1	4.29
16	2.55	X	2.40	X	1	6.12
17	5.70	X	2.75	X	1	15.68
18	1.90	X	2.90	X	1	5.51
19	0.80	X	2.85	X	1	2.28
20	0.60	X	3.55	X	1	2.13
21	1.50	X	0.65	X	1	0.98
22	2.50	X	1.55	X	1	3.88
23	1.40	X	1.10	X	1	1.54
24	2.40	X	1.25	X	1	3.00
						95.54
NET AREA :-			352.58	-	95.54	257.04
NET AREA FOR TYPICAL FLOOR						257.04

4TH FLOOR AREA STATEMENT SCALE - N.T.S						S.Q. M.
BLOCK AREA :						
A	24.40	X	14.45	X	1	352.58
DEDUCTION :						S.Q.M.
1	3.00	X	1.75	X	1	5.25
2	5.10	X	0.75	X	1	3.83
3	0.55	X	3.55	X	1	1.95
4	2.80	X	1.25	X	1	3.50
5	1.00	X	0.90	X	1	0.90
6	3.20	X	1.80	X	1	5.67
7	2.70	X	1.90	X	1	5.13
8	0.80	X	2.85	X	1	2.28
9	4.30	X	0.90	X	1	3.87
10	2.10	X	1.25	X	1	2.63
11	0.55	X	3.50	X	1	1.93
12	2.80	X	1.00	X	1	2.80
13	2.50	X	2.95	X	1	7.38
14	2.95	X	1.00	X	1	2.95
15	2.20	X	1.95	X	1	4.29
16	2.55	X	2.40	X	1	6.12
17	5.70	X	2.75	X	1	15.68
18	1.90	X	2.90	X	1	5.51
19	0.80	X	2.85	X	1	2.28
20	0.60	X	3.55	X	1	2.13
21	1.50	X	0.65	X	1	0.98
22	2.50	X	1.55	X	1	3.88
23	1.40	X	1.10	X	1	1.54
24	2.40	X	1.25	X	1	3.00
						93.80
NET AREA :-			352.58	-	93.80	258.80
NET AREA FOR TYPICAL FLOOR						258.80

7TH FLOOR AREA STATEMENT SCALE - N.T.S						S.Q. M.
BLOCK AREA :						
A	24.40	X	12.65	X	1	308.66
DEDUCTION :						S.Q.M.
1	3.00	X	1.75	X	1	5.25
2	5.10	X	0.75	X	1	3.83
3	0.55	X	3.55	X	1	1.95
4	2.80	X	1.25	X	1	3.50
5	1.00	X	0.90	X	1	0.90
6	3.20	X	1.80	X	1	5.76
7	2.70	X	1.90	X	1	5.13
8	0.80	X	2.85	X	1	2.28
9	3.30	X	2.20	X	1	9.46
10	5.65	X	1.65	X	1	9.32
11	2.85	X	0.65	X	1	1.85
12	2.50	X	1.15	X	1	2.88
13	2.20	X	0.60	X	1	1.32
14	2.55	X	0.60	X	1	1.53
15	5.70	X	0.95	X	1	5.42
16	1.90	X	2.90	X	1	5.51
17	0.80	X	2.85	X	1	2.28
18	0.60	X	3.55	X	1	2.13
19	1.50	X	0.65	X	1	0.98
20	2.50	X	1.55	X	1	3.88
21	1.40	X	1.10	X	1	1.54
22	2.40	X	1.25	X	1	3.00
						79.68
NET AREA :-			308.66	-	79.68	228.98
NET AREA FOR TYPICAL FLOOR						228.98



SITE FLOOR PLAN (BLOCK PLAN)
SCALE - 1:100



1ST,2ND,3RD,5TH & 6TH FLOOR PLAN
SCALE - 1:100

PROPOSED FLOOR AREA	SQ MTR
GROUND FLOOR (COMM)	125.88
FIRST FLOOR (RES)	257.04
SECOND FLOOR (RES)	257.04
THIRD FLOOR (RES)	257.04
FOURTH FLOOR (RES)	258.80
FIFTH FLOOR (RES)	257.04
SIXTH FLOOR (RES)	257.04
SEVEN FLOOR (RES)	228.98
TOTAL	1898.86

PROPOSED BUA AREA STATEMENT SCALE - N.T.S

CONSTRUCTION AREA	SQ MTR
GROUND FLOOR (COMM)	213.26
SEPTIC TANK & U.G. TANK	54.00
FIRST FLOOR (RES)	307.77
SECOND FLOOR (RES)	299.15
THIRD FLOOR (RES)	299.15
FOURTH FLOOR (RES)	299.15
FIFTH FLOOR (RES)	299.15
SIXTH FLOOR (RES)	299.15
SEVEN FLOOR (RES)	298.60
TOTAL	2369.38

CONSTRUCTION AREA STATEMENT SCALE - N.T.S

7TH FLOOR PLAN SCALE - 1:100

4TH FLOOR PLAN SCALE - 1:100