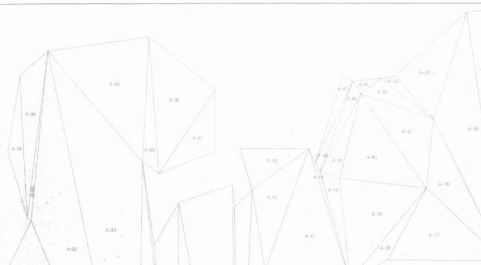
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STAMP OF APPROVAL OF PLAN

SHEET 1 - BLOCK PLAN, PARKING PLAN, ELEVATION, WINGS, SECTION, CLUB HOUSE DETAILS, TDR DETAILS

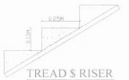
REVISE DRAWING



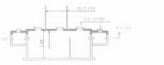
PLOT AREA DIAGRAM
SCALE 1:500

Triangle	Area		
A-01	525.15	A-25	143.62
A-02	27.74	A-26	14.61
A-03	273.26	A-27	144.58
A-04	636.10	A-28	62.39
A-05	692.65	A-29	27.54
A-06	29.24	A-30	219.29
A-07	208.61	A-31	412.38
A-08	211.58	A-32	663.22
A-09	82.10	A-33	1184.86
A-10	109.48	A-34	483.89
A-11	196.87	A-35	82.33
A-12	416.53	A-36	330.79
A-13	21.32	A-37	133.26
A-14	73.94	A-38	89.23
A-15	340.77	A-39	160.83
A-16	74.17	A-40	26.91
A-17	321.03	A-41	9.05
A-18	229.52	A-42	106.11
A-19	469.06	A-43	181.77
A-20	289.21	A-44	49.86
A-21	562.69	A-45	25.05
A-22	10.86	A-46	9.15
A-23	136.15	A-47	18.75
A-24	220.88	Total (plot 1)	10993.82

SECTION OF COMP. WALL



TREAD $ RISER



SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

TOTAL TERRACE AREA	
WING	TERRACE AREA
A	64.68
A1	53.64
B	140.94
B1	88.68
D	111.24
E	36.08
F	40.34
TYPE G	535.60

BUILT UP AREA CALCULATION
CLUB HOUSE SCALE 1:200

FIRST FLOOR							
A	5.00	X	4.65	X	1NO	=	41.85 SQ.MT.
					TOTAL ADDITION	=	41.85 SQ.MT.

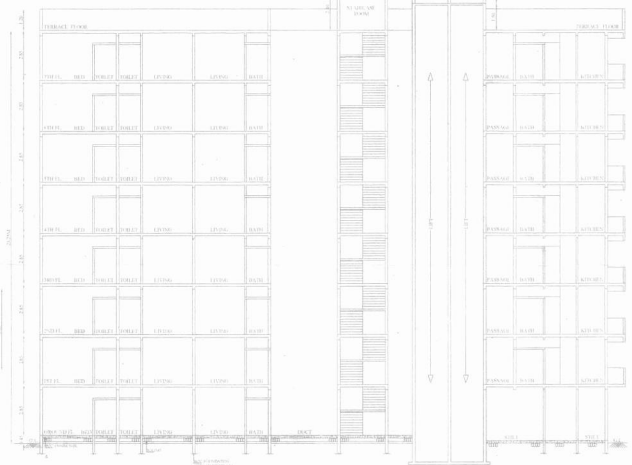
BUILT UP AREA CALCULATION
CLUB HOUSE SCALE 1:200

GROUND FLOOR							
A	9.00	X	9.00	X	1NO	=	81.00 SQ.MT.
					TOTAL ADDITION	=	81.00 SQ.MT.

12.0M.W. D.P. ROAD
SET-BACK AREA DIAG.
SCALE-1:500

TRIANGLE	AREA
A-01	205.81
A-02	137.63
TOTAL	343.04

ELEVATION
WING B SCALE 1:100

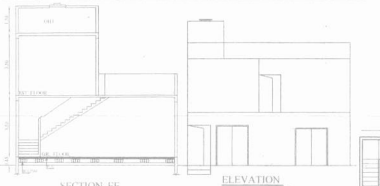


TOTAL BUILT UP AREA

FLOOR	B/U AREA IN SQ.MTS. (WING-A+A1)	B/U AREA IN SQ.MTS. (WING-A1)	B/U AREA IN SQ.MTS. (WING-D)	B/U AREA IN SQ.MTS. (WING-D1)	B/U AREA IN SQ.MTS. (WING-C)	B/U AREA IN SQ.MTS. (WING-B)	B/U AREA IN SQ.MTS. (WING-B1)	B/U AREA IN SQ.MTS. (WING-E)	B/U AREA IN SQ.MTS. (WING-F)	B/U AREA IN SQ.MTS. (TYPE-G)	TOTAL IN SQ.MTS.
GROUND FLOOR	204.43	120.51	174.85	85.39	370.26	121.86	168.65	124.75	26.97	1399.67	
FIRST FLOOR	212.12	151.47	351.20	202.51	660.16	230.78	282.42	187.97	26.97	2305.80	
SECOND FLOOR	212.12	151.47	351.20	202.51	660.16	230.78	282.42	187.97	—	2278.63	
THIRD FLOOR	212.12	151.47	351.20	202.51	660.16	230.78	282.42	187.97	—	2278.63	
FOURTH FLOOR	212.12	151.47	351.20	202.51	660.16	330.78	282.42	187.97	—	2278.63	
FIFTH FLOOR	212.12	151.47	351.20	202.51	660.16	227.72	—	—	—	1805.18	
SIXTH FLOOR	212.12	151.47	351.20	202.51	660.16	227.72	—	—	—	1805.18	
SEVENTH FLOOR	212.12	151.47	351.20	202.51	660.16	227.72	—	—	—	1805.18	
EIGHTH FLOOR	—	—	—	—	617.25	—	—	—	—	617.25	
TOTAL B/U AREA	1589.27	1180.80	2633.25	1502.96	5606.63	1728.14	1298.53	876.63	53.94	16571.95	

TOTAL FLAT AREA STATEMENT

WING	TOTAL SHOP	TOTAL FLAT	AREA UP TO 50 M²	BET. 50 TO 100 M²
A	06 NOS	37 NOS	37 NOS	—
A1	05 NOS	29 NOS	29 NOS	—
B	— NOS	67 NOS	67 NOS	—
B1	— NOS	37 NOS	37 NOS	—
C	— NOS	151 NOS	151 NOS	—
D	— NOS	45 NOS	45 NOS	—
E	— NOS	37 NOS	37 NOS	—
F	— NOS	23 NOS	23 NOS	—
TYPE G	01 NOS	01 NOS	01 NOS	—
TOTAL	12 NOS	427 NOS	407 NOS	—

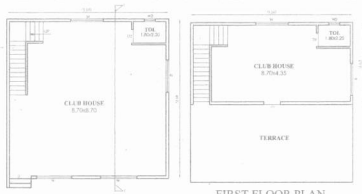


SECTION EE
CLUB HOUSE SCALE-1:100

ELEVATION
CLUB HOUSE SCALE-1:100

R.G. AREA F.S.I. STATEMENT

10% R.G. AREA -912.37 SQMTS.
PERMISSIBLE F.S.I. GROUND FLR 10% AREA -91.23 SQMTS.
PROPOSE GROUND FL. AREA-81.00 SQMTS.
PERMISSIBLE FIRST FL. 5% AREA-45.61 SQMTS.
PROPOSE FIRST FL. AREA-41.85 SQMTS.

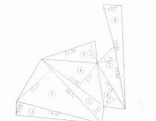


GROUND FLOOR PLAN
CLUB HOUSE SCALE-1:100

FIRST FLOOR PLAN
CLUB HOUSE SCALE-1:100

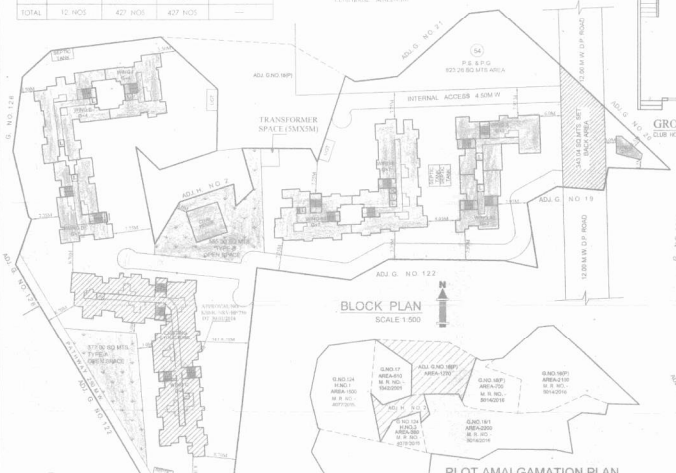
SECTION - BB
WING B SCALE 1:100

SECTION OF U/G. WATER TANK



OPEN SPACE AREA TYPE-B
SCALE 1:500

OPEN SPACE TYPE - B							
1	1/2	X	24.47	X	3.75	X 1NO	= 45.88 SQ.MT.
2	1/2	X	24.73	X	13.13	X 1NO	= 162.35 SQ.MT.
3	1/2	X	24.73	X	3.85	X 1NO	= 45.13 SQ.MT.
4	1/2	X	21.91	X	8.51	X 1NO	= 93.23 SQ.MT.
5	1/2	X	15.70	X	8.07	X 1NO	= 47.85 SQ.MT.
6	1/2	X	15.18	X	4.72	X 1NO	= 35.82 SQ.MT.
7	1/2	X	11.99	X	5.55	X 1NO	= 49.92 SQ.MT.
8	1/2	X	29.86	X	5.07	X 1NO	= 75.75 SQ.MT.
					TOTAL ADDITION		= 555.73 SQ.MT.



BLOCK PLAN
SCALE 1:500

PLOT AMALGAMATION PLAN
1:1000

PARKING PLAN
SCALE:1:500

BUILDING WING WISE BUILT UP AREA STATMENT		
WING	BUILT UP AREA	BUILDER AND DEVELOPER NAME
A	1689.27	M/S SADGURU INFRA
A1	1180.80	M/S SHRUSHTI DEVELOPERS
B	2633.25	M/S SHRUSHTI DEVELOPERS
B1	1502.96	M/S SHRUSHTI DEVELOPERS
C	5606.63	M/S SHRUSHTI DEVELOPERS
D	1728.14	M/S SADGURU INFRA
E	1298.53	M/S SADGURU INFRA
F	876.63	M/S SHRUSHTI DEVELOPERS
TYPE G	53.94	M/S SHRUSHTI DEVELOPERS

OPEN SPACE TYPE - A							
1	1/2	X	45.48	X	16.61	X 1NO	= 377.71 SQ.MT.
					TOTAL		= 377.71 SQ.MT.

OPEN SPACE AREA TYPE-A
SCALE 1:500

PARKING AREA STATEMENT									
S.NO.	TYPE OF TENAMENT	NO. OF TENS.	PARKING REQ. CAR	SC.	CY.	PARKING PROP. CAR	SC.	CY.
(1)	FOR COMMERCIAL AREA PROPOSED IN RESIDENTIAL BU. AREA 20.27 SQ.M.	1 ZOOM PT	02 +1 R.	500 SQM.	09 SQM.	02 SQM.	09 SQM.	500 SQM.
(2)	FOR RESIDENTIAL AREA TENEMENT GOING IN PLOT 1 PT AREA UP TO 150 SQ.MT.	1NO.	1NO.					
(3)	TENEMENT GOING IN PLOT 1 PT AREA UP TO 150 TO 300 SQ.MT.	1NO.	1NO.					
(4)	TENEMENT GOING IN PLOT 1 PT AREA UP TO 300 SQ.MT.	427 NOS.	213 NOS.	1066 SQM.	534 SQM.		1066 SQM.	534 SQM.
				1066.61		427 NOS.	1066.61	534 SQM.

AREA OF RECORDS OF RIGHT						
F.P. NO.	T.P. NO.	VILLAGE	AREA	OWNER NAME	REG. DOC.	PRESENT OWNER NAME
57			640.00 SQ.MT.	MR.DEVSHISHWAR M.HAVALI AND THREE OTHERS	UHD/2/2/2015 DT. 02/02/2015	M/S.SADGURU INFRA THROUGH PARTNER SMT. KIRTI D.MAKAR & FOUR AND ONE OTHER
58	1	VALIVALI	2200.00 SQ.MT.	M/S. M. K. DEVELOPERS THROUGH PARTNER MR. MOHIT V. UDESI AND ONE OTHERS	UHD/2/3/12096 DT. 28/09/2016	M/S.SHRUSHTI DEVELOPERS THROUGH PARTNER SMT. RASHMI V. PATEL 2) MR. MAYANK A. PATEL
59			2100.00 SQ.MT.	MR. SAGAR S. PARDHAN	—	—
60			700.00 SQ.MT.	MRS. SHOBHA M. SONAVLE AND ANOTHER OTHERS	UHD/2/10654/2015 DT. 09/07/2015	M/S.SHRUSHTI DEVELOPERS THROUGH PARTNER 1) MR. RASHMI V. PATEL 2) MR. MAYANK A. PATEL
61			1900.00 SQ.MT.	MR. CHANDRAKANT N. PATIL FOUR AUTHERS	UHD/2/10654/2015 DT. 09/07/2015	M/S.SHRUSHTI DEVELOPERS THROUGH PARTNER 1) MR. RASHMI V. PATEL 2) MR. MAYANK A. PATEL
62			1800.00 SQ.MT.	MR. RAVINDRA V. CHAUDHARI AND SIX OTHERS	UHD/2/13830/2014 DT. 31/12/2014	M/S.SADGURU INFRA THROUGH PARTNER 1) MR. KIRTI D.MAKAR PATEL AND ONE OTHER
63			250.00 SQ.MT.	MR. DEVKUMAR VALLU DESAGE AND FIVE OTHER	UHD/2/5/2017 DT. 17/01/2017	M/S SHRUSHTI DEVELOPERS THROUGH PARTNER 1) MR. RASHMI V. PATEL 2) MR. MAYANK A. PATEL
TOTAL PLOT AREA			10296.00 SQ.MT.			

T.D.R. AREA STATEMENT

40% PERMISSIBLE T.D.R. AREA	1930.40 SM
PURCHASE T.D.R. AREA	4225.95 SM
UTILISED T.D.R. AREA	4382.89 SM

1) D.R.C. NO. KBMC/TPD/TDR/349 DATE- 10/10/2015
S. NO. 63 H.NO.3 , AT VILLAGE - KULGAON RES NO.71 PRIMARY SCHOOL, HIGH SCHOOL & PLAY GROUND
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 8010.00
Y=T.D.R. PURCHASED AREA = 4695.00 SM
(T.D.R. DOCUMENT REGISTRATION NO. [redacted] DT. [redacted])

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 8010 / 8300 × 505
X = 769.21 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 769.21 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 405.00 M²

2) D.R.C. NO. KBMC/TPD/TDR/349 DATE- 10/10/2015
S. NO. 63 H.NO.3 , AT VILLAGE - KULGAON RES NO.71 PRIMARY SCHOOL, HIGH SCHOOL & PLAY GROUND
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 8010.00
Y=T.D.R. PURCHASED AREA = 445.00 M²
(T.D.R. DOCUMENT REGISTRATION NO. [redacted] DT. [redacted])
UTILIZED T.D.R. AREA = 281.05 M²

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 8010 / 8300 × 281.05
X = 357.33 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 357.33 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 281.05M²

3) D.R.C. NO. KBMC/TPD/TDR/322 DATE- 15/11/2017
S. NO. 47 H.NO.1 , AT VILLAGE - RATRAP, RES NO. 18 STADIUM-8.30 D.M. W. D.P. ROAD
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 7860.00
Y=T.D.R. PURCHASED AREA = 2300 M² = 178.00 M²
(T.D.R. DOCUMENT REGISTRATION NO. [redacted] DT. [redacted])

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 7860 / 8300 × 178.00
X = 222.07 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 222.07 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 178.00 M²

4) D.R.C. NO. KBMC/TPD/TDR/321 DATE- 15/11/2017
S. NO. 69 H.NO.124 , AT VILLAGE - JUVELI, 18.0 M. W. D.P. ROAD
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 7350.00
Y=T.D.R. PURCHASED AREA = 1675.00 M²
(T.D.R. DOCUMENT REGISTRATION NO. [redacted] DT. [redacted])

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 7350 / 8300 × 106.00
X = 123.83 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 123.83 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 106.00 M²

5) D.R.C. NO. KBMC/TPD/TDR/341 DATE- 20/08/2018
G. NO. 142 H.NO. 1 , AT VILLAGE - VALIVALI
RES. NO. 51 PARK
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 6300.00
Y=T.D.R. PURCHASED AREA = 1075.00 M²
(T.D.R. DOCUMENT REGISTRATION NO. 80/2018 DT. 01/07/2018)

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 6300 / 8300 × 1075
X = 1575.00 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 1075.00 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 1075.00 M²

6) D.R.C. NO. KBMC/TPD/TDR/354 DATE- 03/04/2019
G. NO. 60, H.NO.48, AT VILLAGE - VALIVALI
RES. NO. 55, PLAY GROUP
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 6300.00
Y=T.D.R. PURCHASED AREA = 1637.00 M²
(T.D.R. DOCUMENT REGISTRATION NO. [redacted] DT. 19/09/2019)

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 6300 / 8300 × 1637
X = 1637.00 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 1637.00 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 1637.00 M²

7) D.R.C. NO. KBMC/TPD/TDR/344 DATE- 25/08/2018
S. NO. 75, H.NO.13 , AT VILLAGE - KULGAON RES NO.78 SECONDARY SCHOOL
GENERATING YEAR = 2018
Rg =A.S.R RATE OF GENERATING YEAR RS. = 8010.00
Y=T.D.R. PURCHASED AREA = 163.95 M²
(T.D.R. DOCUMENT REGISTRATION NO. 52/2018 DT. 20/12/2018)

RECEIVING PLOT VALUE IN GENERATING YEAR 2018
G.NO.17,18/1, 18P, 123, 124/1, 124/3, AT VILLAGE - VALIVALI
Rg = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.=8300.00
T.D.R VALUE BASE FORMULA :
X = Rg / RC × Y
X = 8010 / 8300 × 163.95
X = 208.45 M²
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE = 208.45 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 163.95 M²

PROFORMA I

SR.	AREA STATEMENT	SQ.MTS.
(1)	AREA OF PLOT	10290.00
(2)	DEDUCTIONS FOR	—
	(A) NDZ AREA	—
	NET PLOT AREA (1-2)	—
(3)	DEDUCTIONS FOR	—
	(A) ROAD ACQUISITION AREA	—
	(B) 18.0M.W.D. ROAD 12.0 M.W.D.P. ROAD	345.04
	(C) ADJ. ALIGNMENT (63.50+1.00+80.91+ 56.P.9 AND P.G.) 796.45+40.80	837.25
	TOTAL (A + B + C)	1166.30
4	GROSS AREA OF PLOT (1-3)	9123.70
5A	DEDUCTIONS FOR AMENITY SPACE, IF ANY 9123.70X10%=912.37	912.37
6	NET AREA OF PLOT = 90% OF (4-5)	8211.33
7	ADDITION OF AREA FOR F.S.I., IF ANY	—
	(A) 12.0 M.W.D.P. ROAD 343.04 X 2 = 686.08	686.08
	(B) —	—
	(C) ANY RESERVATION 823.26 x 2 %	1646.52
8A	TOTAL AREA (6+7A+7C)	10543.93
9A	NORMAL F. S. I PERMISSIBLE = FSI	1.00
9B	PERMISSIBLE WITH PAYMENT OF PREMIUM 8211.33 x 20%=	1642.26
9C	PERMISSIBLE T.D.R. AREA 9123.70 X 40% = 3920.48	—
9D	UTILISED T.D.R. AREA	4382.89
10	TOTAL PERMISSIBLE BUILT-UP AREA (8+9B+9D)	16573.08
11	EXISTING BUILT-UP AREA	—
12	PROPOSED BUILT-UP AREA	16571.95
13	EXCESS BALCONY AREA TAKEN IN F.S.I.(WING C)	4.08
14	TOTAL BUILT-UP AREA (11+12+13)	16576.03
15	F.S.I. CONSUMED (14/6)	2.02
B)	BALCONY AREA STATEMENT	—
	(A) PERMISSIBLE BALCONY AREA PER FLOOR	SHOWN IN DRG.
	(B) PROPOSED BALCONY AREA PER FLOOR	—
	(C) EXCESS BALCONY AREA (TOTAL)	—
C)	T.D.R.	—
	(A) PERMISSIBLE	—
	(B) PROVIDED TO BE UTILISED	—
(D)	TENEMENT STATEMENT	—
	(A) NET AREA OF ITEM A ABOVE	16576.03
	(B) LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS, ETC.)	207.27
	(C) AREA OF TENEMENTS (A - B)	16368.76
	(D) TENEMENTS PERMISSIBLE AS PER	490 NOS.
	(E) AS PER PREVIOUS SANCTION NUM. OF TENEMENTS	287 NOS.
	(F) NEWLY PROPOSED TENEMENTS	140 NOS.
E)	PARKING STATEMENT	—
	(A) PARKING REQUIRED	—
	CAR	SHOWN IN DRG.
	SCOOTER / MOTOR CYCLE	
	CYCLE	
	(B) GARAGES PERMISSIBLE	—

DESCRIPTION

PROPOSED BUILDINGS ON LAND BEARING G.NO. 17, 18/1, 18(P), 123, 124/1, 124/3, AT VILLAGE - VALIVALI, TALUKA - AMBERNATH, DIST.- THANE

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

THROUGH SHRI. G. PATEL (PARTNER)	THROUGH SHRI. V. PATEL (PARTNER)
MR. KIRTI D.MAKAR	MR. RASHMI V. PATEL
MR. SHRUSHABH K. PATEL	MR. SARVESHWAR G. PATEL
MR. SHIVAJI M. PATIL	MR. [illegible] PATEL
MR. [illegible]	MR. [illegible] PATEL

JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
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SIGNATURE OF ARCHITECT

(ARCHITECTS & ENGINEERS)
GOVT. REGD. NO. CA/2009/ 073508

RAJ ASSOCIATES

ARCHITECT & ENGINEERS

GROUND FLOOR, MAHALAXMI APARTMENT, NEHRU VARIBAUG TALKIES, KATRAWAN, BADLAPUR (W).

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