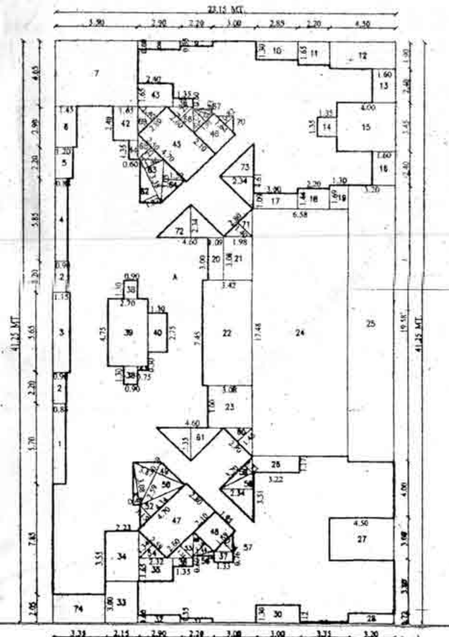


BUILT UP AREA CALCULATION OF TYPICAL FLOOR

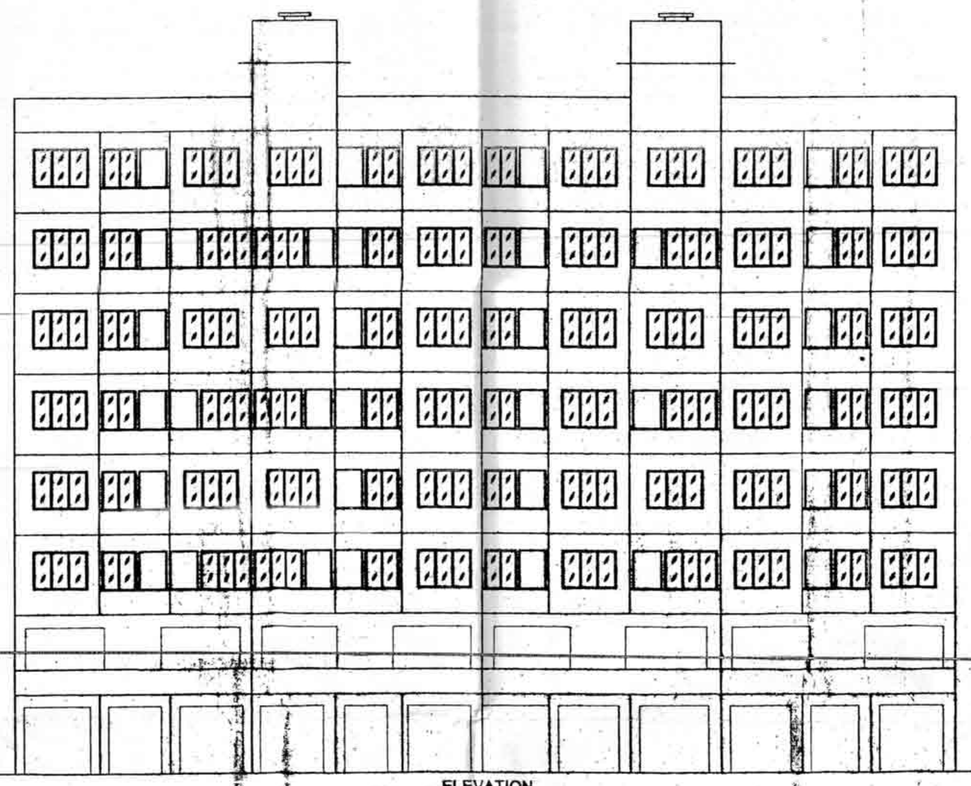
WING - B & C (4TH & 6TH) SCALE 1:200

BUILT UP AREA CALCULATION OF TYPICAL FLOOR (WING B & C)

4TH & 6TH FLOOR								
A	23.15	X	41.25	X	1 NO.	=	954.94	SQ.MT

DEDUCTIONS

1	0.85	X	5.70	X	1 NO	=	4.85	SQ.MT.
2	0.90	X	2.20	X	2 NOS	=	3.96	SQ.MT.
3	1.11	X	5.65	X	1 NO	=	6.30	SQ.MT.
4	0.85	X	5.85	X	1 NO	=	4.97	SQ.MT.
5	1.20	X	2.20	X	1 NO	=	2.64	SQ.MT.
6	1.45	X	2.90	X	1 NO	=	4.21	SQ.MT.
7	5.50	X	4.65	X	1 NO	=	25.58	SQ.MT.
8	2.90	X	0.60	X	1 NO	=	1.74	SQ.MT.
9	2.20	X	0.35	X	1 NO	=	0.77	SQ.MT.
10	2.85	X	1.30	X	1 NO	=	3.71	SQ.MT.
11	2.20	X	1.65	X	1 NO	=	3.63	SQ.MT.
12	4.95	X	1.90	X	1 NO	=	8.55	SQ.MT.
13	1.60	X	2.40	X	1 NO	=	3.84	SQ.MT.
14	1.35	X	1.35	X	1 NO	=	1.82	SQ.MT.
15	4.00	X	3.45	X	1 NO	=	13.80	SQ.MT.
16	1.60	X	2.40	X	1 NO	=	3.84	SQ.MT.
17	3.00	X	1.09	X	1 NO	=	3.27	SQ.MT.
18	2.20	X	1.44	X	1 NO	=	3.17	SQ.MT.
19	1.30	X	1.69	X	1 NO	=	2.20	SQ.MT.
20	1.09	X	3.00	X	1 NO	=	3.27	SQ.MT.
21	1.98	X	3.08	X	1 NO	=	6.10	SQ.MT.
22	3.42	X	7.45	X	1 NO	=	25.48	SQ.MT.
23	3.08	X	3.00	X	1 NO	=	9.24	SQ.MT.
24	6.58	X	17.48	X	1 NO	=	115.02	SQ.MT.
25	3.20	X	19.58	X	1 NO	=	62.66	SQ.MT.
26	3.22	X	1.17	X	1 NO	=	3.77	SQ.MT.
27	4.50	X	3.00	X	1 NO	=	13.50	SQ.MT.
28	3.20	X	0.72	X	1 NO	=	2.30	SQ.MT.
29	3.35	X	0.12	X	1 NO	=	0.40	SQ.MT.
30	3.00	X	1.30	X	1 NO	=	3.90	SQ.MT.
31	2.20	X	0.35	X	1 NO	=	0.77	SQ.MT.
32	2.90	X	0.60	X	1 NO	=	1.74	SQ.MT.
33	2.15	X	3.00	X	1 NO	=	6.45	SQ.MT.
34	2.33	X	3.55	X	1 NO	=	7.92	SQ.MT.
35	2.33	X	1.65	X	1 NO	=	3.83	SQ.MT.
36	1.35	X	0.60	X	2 NOS	=	1.62	SQ.MT.
37	1.33	X	0.76	X	1 NO	=	1.01	SQ.MT.
38	0.90	X	1.30	X	2 NOS	=	2.34	SQ.MT.
39	2.70	X	4.75	X	1 NO	=	12.83	SQ.MT.
40	1.30	X	2.75	X	1 NO	=	3.58	SQ.MT.
41	0.75	X	0.30	X	1 NO	=	0.23	SQ.MT.
42	1.65	X	2.40	X	1 NO	=	3.96	SQ.MT.
43	2.40	X	1.65	X	1 NO	=	3.96	SQ.MT.
44	0.60	X	1.35	X	1 NO	=	0.81	SQ.MT.
45	2.80	X	4.70	X	1 NO	=	13.16	SQ.MT.
46	1.95	X	2.10	X	1 NO	=	4.10	SQ.MT.
47	4.70	X	2.80	X	1 NO	=	13.16	SQ.MT.
48	2.10	X	1.95	X	1 NO	=	4.10	SQ.MT.
49	1/2 X	3.87	X	0.79	X 1 NO	=	1.53	SQ.MT.
50	1/2 X	3.87	X	2.59	X 1 NO	=	5.01	SQ.MT.
51	1/2 X	3.08	X	0.45	X 1 NO	=	0.69	SQ.MT.
52	1/2 X	4.34	X	1.15	X 1 NO	=	2.50	SQ.MT.
53	1/2 X	2.60	X	1.25	X 1 NO	=	1.63	SQ.MT.
54	1/2 X	2.59	X	1.34	X 1 NO	=	1.74	SQ.MT.
55	1/2 X	1.95	X	1.24	X 1 NO	=	1.21	SQ.MT.
56	1/2 X	1.48	X	0.30	X 1 NO	=	0.22	SQ.MT.
57	1/2 X	1.89	X	0.94	X 1 NO	=	0.89	SQ.MT.
58	1/2 X	3.51	X	2.34	X 1 NO	=	4.11	SQ.MT.
59	1/2 X	3.20	X	0.77	X 1 NO	=	1.23	SQ.MT.
60	1/2 X	2.80	X	1.46	X 1 NO	=	2.04	SQ.MT.
61	1/2 X	4.60	X	2.35	X 1 NO	=	5.41	SQ.MT.
62	1/2 X	3.38	X	1.32	X 1 NO	=	2.23	SQ.MT.
63	1/2 X	3.19	X	1.46	X 1 NO	=	2.47	SQ.MT.
64	1/2 X	3.04	X	1.53	X 1 NO	=	2.32	SQ.MT.
65	1/2 X	2.50	X	1.25	X 1 NO	=	1.56	SQ.MT.
66	1/2 X	2.60	X	1.25	X 1 NO	=	1.63	SQ.MT.
67	1/2 X	1.38	X	0.43	X 1 NO	=	0.30	SQ.MT.
68	1/2 X	1.38	X	1.24	X 1 NO	=	0.86	SQ.MT.
69	1/2 X	2.80	X	1.40	X 1 NO	=	1.96	SQ.MT.
70	1/2 X	1.64	X	0.82	X 1 NO	=	0.67	SQ.MT.
71	1/2 X	2.80	X	1.40	X 1 NO	=	1.96	SQ.MT.
72	1/2 X	4.60	X	2.34	X 1 NO	=	5.38	SQ.MT.
73	1/2 X	4.61	X	2.34	X 1 NO	=	5.39	SQ.MT.
74	3.33	X	2.85	X	1 NO	=	6.87	SQ.MT.
					TOTAL - LESS	=	496.07	SQ.MT.
					954.94 - 496.07	=	458.87	SQ.MT.
					PROPOSED B/U AREA ON 4TH FLOOR	=	459.73	SQ.MT.
					PROPOSED B/U AREA ON 6TH FLOOR	=	459.73	SQ.MT.



ELEVATION
SCALE 1:100

STAMP OF APPROVAL OF PLAN

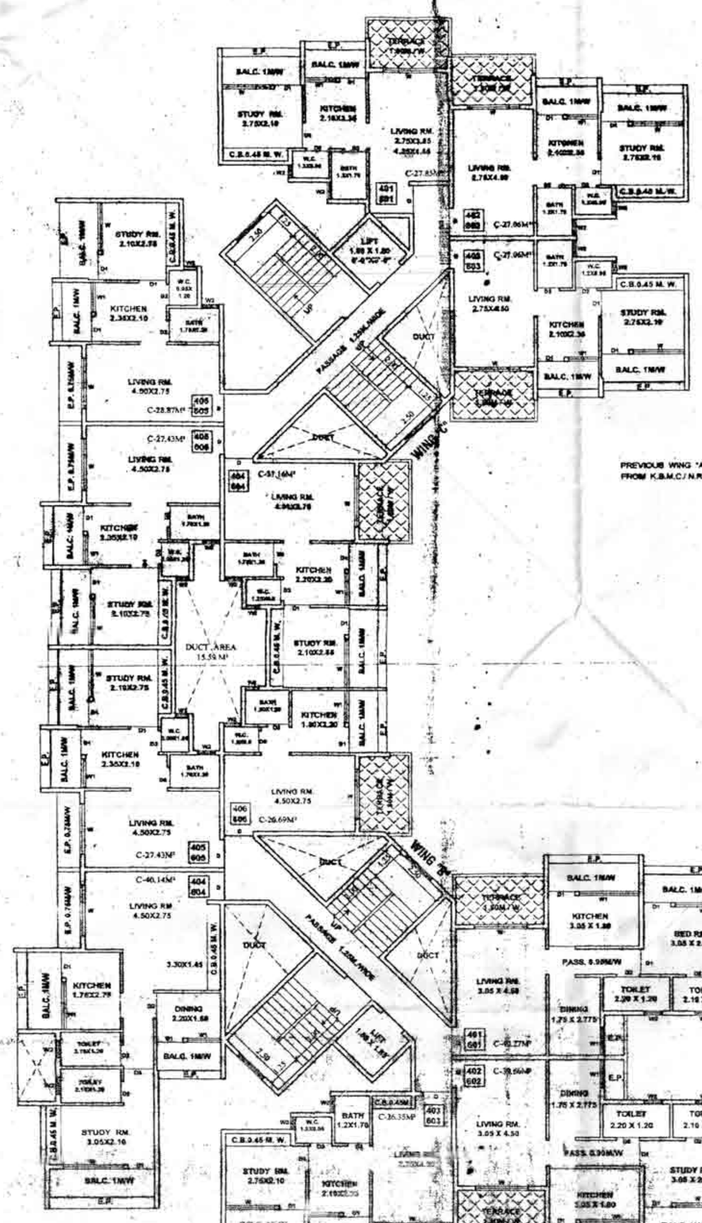
CONTENTS OF SHEET : FLOOR PLAN , ELEVATON , BLOCK PLAN , LOCATION PLAN , PLOT AREA CALCULATION , B/U AREA STATEMENT

सुधारित REVISED PLAN

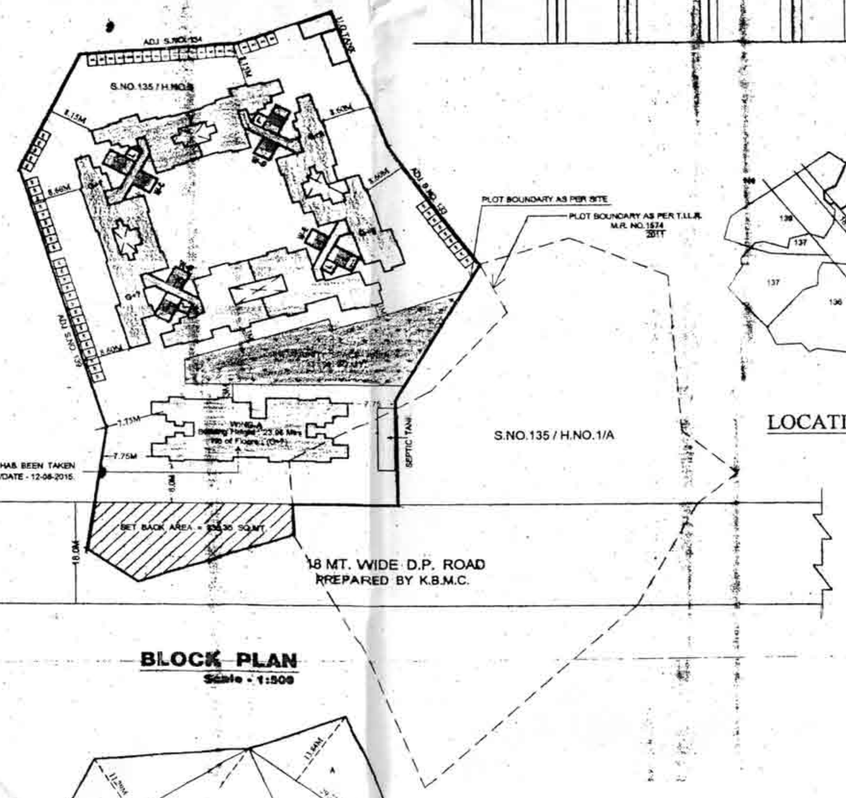
अट क्र.3 मा.उपनिबंधक शहापूर
बांधकाम परवाना मंजूरी
..... रोगाने दुरुस्ती
दस्तऐवज प्रमाणे व कोर्टाकडील दिनांक प्रमाणेच
क्र.बांधकामपरवाना/B.C.No. ...E.C.No. ...E.C.
मुदत राखून दिलेला अटी प्रमाणे
7/10/2022

सहायक नगर रचनाकार
कल्याण-अंबरनाथ नगरपालिका परिषद

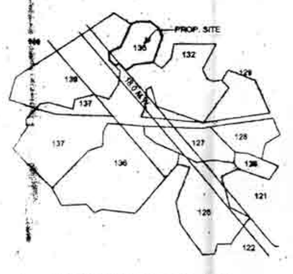
मुख्याधिकारी व नियोजन अधिकारी
उल्हासनगर-बदलापूर नगरपालिका
उल्हासनगर



FOURTH & SIXTH FLOOR PLAN
WING "B,C,D,E" SCALE 1:100



BLOCK PLAN
Scale - 1:500



LOCATION PLAN
SCALE 1 : 5000

T.D.R. AREA STATEMENT

50% PERMISSIBLE T.D.R. AREA	3987.68 M²
PURCHASE T.D.R. AREA	572.74 M²
T.D.R AREA AS PER VALUE BASE	1554.58 M²

1) D.R.C. NO. KBMC/TPD/TDR/67 DATE- 20/09/2010
G.NO. 15 , AT VILLAGE- MANJARLI

GENERATING YEAR = 2010

A.S.R RATE IN GENERATING YEAR = 1900.00

RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.-135, H.NO.2 , AT VILLAGE - BADLAPUR
A.S.R RATE IN GENERATING YEAR = 700.00
COME OUT AREA OF T.D.R.
AS PER VALUE BASE = 1554.58 M²

VALUE BASE FORMULA :

$X = \frac{R\,G}{R\,R} \times Y$

$X = \frac{572.74}{700} \times 1900.00$

X = 1554.58 M²

AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 1554.58 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 572.74 M²

BUILT UP AREA STATEMENT (WING "A,B,C,D & E")

FLOOR	BUILT UP AREA WING "A"	BUILT UP AREA WING "B,C,D&E"	TOTAL BUILT UP AREA
GROUND FLOOR	351.41 M²	605.39 M²	956.80 M²
FIRST FLOOR	311.40 M²	871.32 M²	1182.72 M²
SECOND FLOOR	281.71 M²	931.91 M²	1193.62 M²
THIRD FLOOR	261.54 M²	456.77 M²	718.31 M²
FOURTH FLOOR	261.71 M²	459.73 M²	721.44 M²
FIFTH FLOOR	261.54 M²	456.77 M²	718.31 M²
SIXTH FLOOR	261.71 M²	459.73 M²	721.44 M²
SEVENTH FLOOR	261.54 M²	456.77 M²	718.31 M²
TOTAL AREA	2232.56 M²	4698.39 M²	6930.95 M²

TOTAL B/U AREA = WING "A" + "B,C,D & E"
= 2232.56 M² + 4698.39 M²
= 6930.95 M²

PROFORMA I

A	AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT		4650.00
2	DEDUCTIONS FOR		
	(A) ROAD ACQUISITION AREA (18.00 M.W.D.P. ROAD)		330.36
	(B) PROPOSED ROAD		
	(C) ANY RESERVATION		
	TOTAL (A + B + C)		
3	GROSS AREA OF PLOT (1-2)		4319.64
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY (10% AMENITY SPACE)		431.97
	BALANCE AREA OF THE PLOT (3-4)		3887.68
5	NET AREA OF PLOT =	4319.65 x 0.90	3887.68
6	ADDITION OF AREA FOR F.S.I., IF ANY		
	(A) (18.00 M.W. D.P. ROAD)		330.36
	(B)		
	(C) ANY RESERVATION		
7	TOTAL AREA (5+6A)		4218.03
8	NORMAL F. S. I. PERMISSIBLE = FSI	3887.68 x 10% =	388.77
8A	PERMISSIBLE WITH PAYMENT OF PREMIUM	3887.68 x 20% =	777.53
8B	PERMISSIBLE T.D.R. AREA	4318.95 x 0.60% = 3887.68	
8C	UTILISED T.D.R. AREA		1554.58
9	PERMISSIBLE BUILT-UP AREA (7+8+8A+8C)		6930.30
10	EXISTING BUILT-UP AREA		
10	BALANCE AREA		
11	PROPOSED BUILT-UP AREA		6930.95
12	EXCESS BALCONY AREA TAKEN IN		
	F.S.I. (AS PER B (C) BELOW)		
13	TOTAL BUILT-UP AREA (10+11+12)		6930.95
14	F.S.I. CONSUMED (13/7)		
15	BALANCE F.S.I.		
16	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) PROPOSED TO BE UTILISED		
D	PARKING STATEMENT		
	(A) PARKING REQUIRED		
	CAR		
	SCOOTER / MOTOR CYCLE		
	CYCLE		
	(B) GARAGES PERMISSIBLE		
E	TENEMENT STATEMENT		
	A NET AREA OF ITEM A ABOVE		6930.96
	B LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS ETC.)		952.81
	C AREA OF TENEMENTS (A-B)		6278.14
	TENEMENTS PERMISSIBLE AS PER SR. NO. 125. NO.		188 NOS.
	TENEMENTS PROPOSED		166 NOS.
D	PARKING STATEMENT		
	(A) PARKING REQUIRED		
	CAR		23 NOS.
	SCOOTER / MOTOR CYCLE		166 NOS.
	CYCLE		
	(B) GARAGES PERMISSIBLE		

PROFORMA B

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON DATE AND THE DIMENSIONS OF BOUNDRIES OF PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE STATED IN DOCUMENTS OF OWNERSHIP / TO RECORDS LAND RECORDS / CITY SURVER RECORDS

DESCRIPTION

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDINGS ON LAND BEARING S.NO.135 , H.NO. 2 ,VILLAGE :- BADLAPURGAON, TALUKA : AMBARNATH , DISTRICT : THANE.

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

MR. PRAVIN K. HAWARE PROPRIETOR BY
M/S. HAWARE GROUP

AREA OF RECORDS OF RIGHT

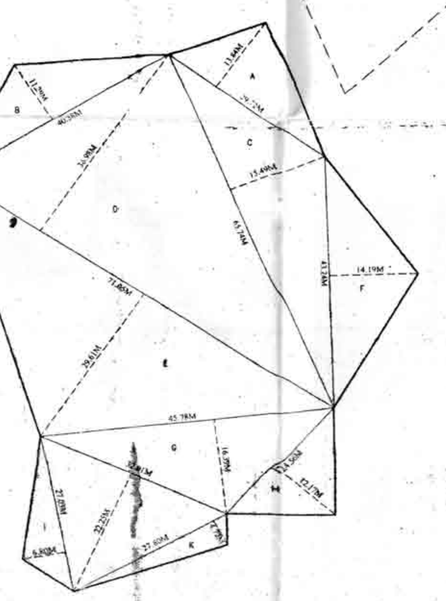
S. NO.	H.NO.	PLOT NO.	VILLAGE	AREA (IN M²)
135	2	-----	BADLAPURGAON	4650.00
			TOTAL PLOT AREA	4650.00

TOTAL FLATS AREA STATEMENT

TOTAL SHOPS	TOTAL FLATS	AREA IN 25 M²	BET. 25 TO 40M²	ABOVE 40 M²
29 NOS	166 NOS	05 NOS	138 NOS	23 NOS.

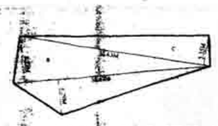
SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS			DESCREPTION OF FINISH
D	1.00	x	2.13	T.W. FRAMED FLUSH DOOR
D1	0.97	x	2.13	T.W. FRAMED FLUSH DOOR
D2	0.74	x	1.90	ALUMINIUM FRAMED SINTEX DOOR
W	1.80	x	1.20	ALUMINIUM FRAMED SINTEX WINDOW
W1	1.20	x	1.20	ALUMINIUM FRAMED SINTEX WINDOW
W2	0.60	x	0.90	T.W. FRAMED GLAZE WINDOW



PLOT AREA CALCULATION
SCALE 1 : 500

PLOT AREA CALCULATION (S.NO.135/2,VILL.-BADLAPURGAON)								
A	1/2	X	29.72	X	15.64	X 1 NO	=	232.06 SQ.MT.
B	1/2	X	40.58	X	11.29	X 1 NO	=	229.07 SQ.MT.
C	1/2	X	65.79	X	15.49	X 1 NO	=	509.16 SQ.MT.
D	1/2	X	35.85	X	36.98	X 1 NO	=	1325.71 SQ.MT.
E	1/2	X	71.05	X	29.61	X 1 NO	=	2051.98 SQ.MT.
F	1/2	X	43.54	X	9.20	X 1 NO	=	207.99 SQ.MT.
G	1/2	X	45.78	X	16.39	X 1 NO	=	375.17 SQ.MT.
H	1/2	X	24.56	X	12.17	X 1 NO	=	149.45 SQ.MT.
I	1/2	X	27.11	X	6.86	X 1 NO	=	91.98 SQ.MT.
J	1/2	X	32.01	X	22.25	X 1 NO	=	356.11 SQ.MT.
K	1/2	X	23.58	X	5.72	X 1 NO	=	65.61 SQ.MT.
					TOTAL PLOT AREA		=	4654.74 SQ.MT.



SET BACK AREA CALCULATION
SCALE 1 : 500

SET BACK AREA CALCULATION								
A	1/2	X	33.49	X	6.29	X 1 NO	=	105.26 SQ.MT.
B	1/2	X	33.47	X	8.25	X 1 NO	=	137.73 SQ.MT.
C	1/2	X	32.66	X	5.05	X 1 NO	=	82.36 SQ.MT.
					TOTAL SET BACK AREA		=	330.35 SQ.MT.

JOB NO. 817 | DATE 11-05-2016 | SCALE 1:100 | DRAWING NO. ARCH NO. 1 | DRAWN BY CHETANA | CHECKED BY RAJESH

SIGNATURE OF ARCHITECT

RAJ ASSOCIATES
(AR. S. R. KHAMBAYAT)
CA/2001/27259
ARCHITECT & ENGINEERS
GROUND FLOOR, MAHALAXMI APARTMENT,
BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W)
Email id : rajratnamaxitech@yahoo.com