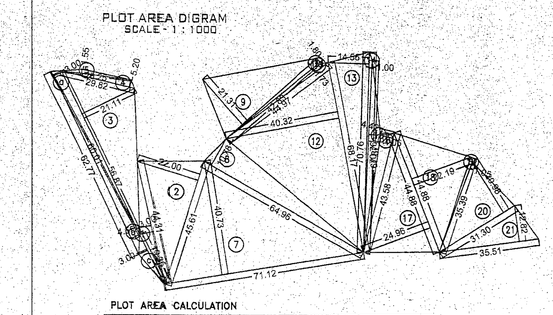
PLOT AREA DIGRAM
SCALE - 1 : 1000



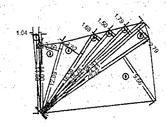
PLOT AREA CALCULATION

PLOT	AREA			
1	1/2 X 44.30 X 4.55 X 1NO	=	100.78	SQ.MT.
2	1/2 X 45.60 X 22.00 X 1NO	=	501.60	SQ.MT.
3	1/2 X 56.870 X 21.110 X 1NO	=	600.263	SQ.MT.
4	1/2 X 29.819 X 5.203 X 1NO	=	77.574	SQ.MT.
5	1/2 X 26.25 X 1.555 X 1NO	=	20.409	SQ.MT.
a	1/2 X 60.010 X 3.00 X 1NO	=	90.015	SQ.MT.
b	1/2 X 62.770 X 3.00 X 1NO	=	94.100	SQ.MT.
c	1/2 X 19.35 X 3.00 X 1NO	=	29.025	SQ.MT.
7	1/2 X 67.32 X 38.55 X 1NO	=	1297.59	SQ.MT.
8	1/2 X 61.49 X 10.20 X 1NO	=	313.60	SQ.MT.
9	1/2 X 40.54 X 20.17 X 1NO	=	408.85	SQ.MT.
10	1/2 X 40.54 X 1.63 X 1NO	=	33.04	SQ.MT.
11	1/2 X 42.56 X 1.70 X 1NO	=	36.18	SQ.MT.
12	1/2 X 64.52 X 38.17 X 1NO	=	1231.36	SQ.MT.
13	1/2 X 66.98 X 13.78 X 1NO	=	461.49	SQ.MT.
14	1/2 X 66.98 X 0.95 X 1NO	=	31.82	SQ.MT.
15	1/2 X 64.24 X 3.84 X 1NO	=	123.34	SQ.MT.
16	1/2 X 41.25 X 4.18 X 1NO	=	86.21	SQ.MT.
17	1/2 X 42.48 X 23.63 X 1NO	=	501.90	SQ.MT.
18	1/2 X 42.48 X 21.01 X 1NO	=	446.25	SQ.MT.
19	1/2 X 33.50 X 0.99 X 1NO	=	16.58	SQ.MT.
20	1/2 X 29.62 X 19.85 X 1NO	=	293.98	SQ.MT.
21	1/2 X 33.62 X 12.14 X 1NO	=	204.07	SQ.MT.
	TOTAL ADDITION	=	7000.03	SQ.MT. X

BUILT UP AREA STATEMENT
INCLUSIVE OF EXCESS BALCONY

BUILT UP AREA CALCULATION

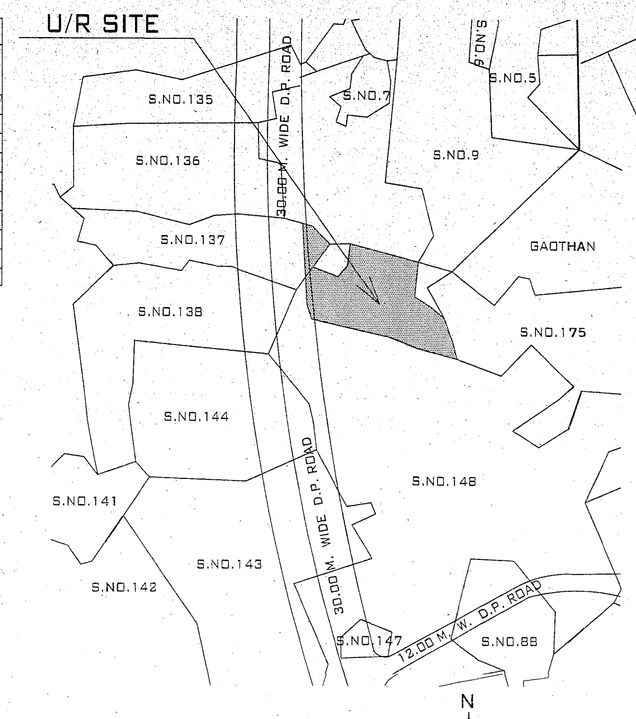
FLOOR	BLDG.NO.1 (SQ.MT.)	BLDG.NO.2 (SQ.MT.)	BLDG.NO.3 (SQ.MT.)	TOTAL AREA (SQ.MT.)
GR. (ST.)	238.14	184.57	169.55	592.26
1ST	384.31	347.28	346.87	1078.46
2ND	384.31	347.28	346.87	1078.46
3RD	384.31	347.28	346.87	1078.46
4TH	384.31	347.28	346.87	1078.46
5TH	384.31	347.28	346.87	1078.46
6TH	384.31	347.28	346.87	1078.46
7TH	384.31	347.28	346.87	1078.46
8TH	384.31	——	346.87	1078.46
TOTAL	3312.62	2615.54	2944.51	8872.66

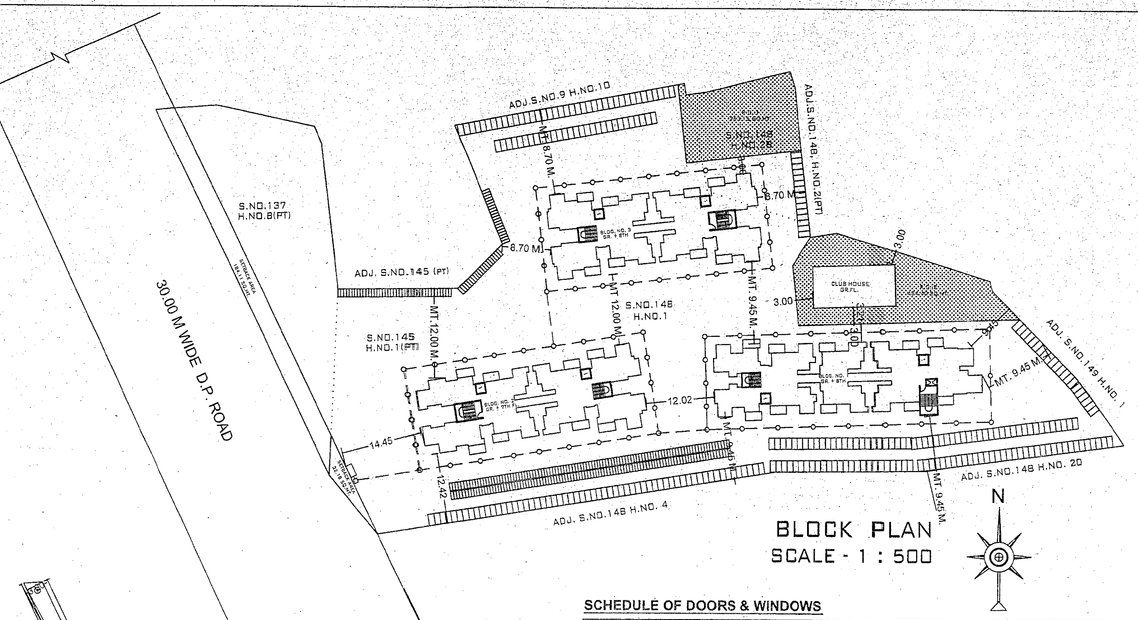


AREA DIGRAM OF R.G.-1
SCALE - 1 : 500

R.G. AREA CALCULATION (R.G.-1)

R.G. 1				
1	1/2 X 14.00 X 1.04 X 1NO	=	7.28	SQ.MT.
2	1/2 X 14.00 X 0.29 X 1NO	=	2.03	SQ.MT.
3	1/2 X 12.99 X 3.37 X 1NO	=	21.89	SQ.MT.
4	1/2 X 16.59 X 3.82 X 1NO	=	31.69	SQ.MT.
5	1/2 X 18.78 X 1.69 X 1NO	=	15.87	SQ.MT.
6	1/2 X 21.13 X 1.50 X 1NO	=	15.85	SQ.MT.
7	1/2 X 24.41 X 1.79 X 1NO	=	21.85	SQ.MT.
8	1/2 X 24.41 X 2.79 X 1NO	=	34.05	SQ.MT.
9	1/2 X 23.32 X 9.66 X 1NO	=	112.64	SQ.MT.
	TOTAL ADDITION	=	263.15	SQ.MT. X

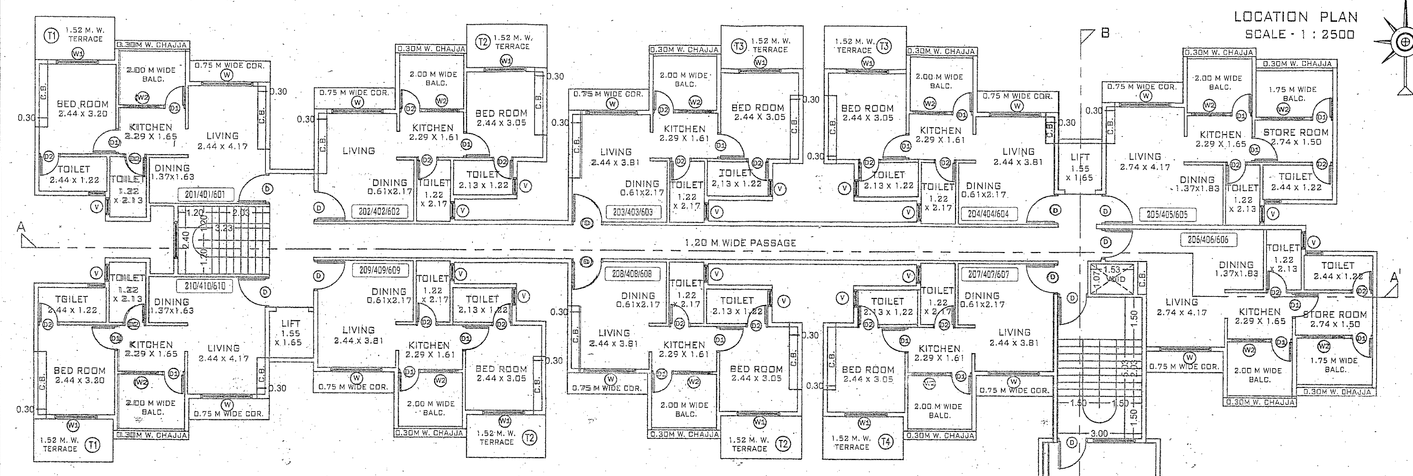




BLOCK PLAN
SCALE - 1 : 500

SCHEDULE OF DOORS & WINDOWS

TYPE	MINI. SIZE	VENT PER 1/6		MAX. SIZE	VENT PER 1/6		PROP. SIZE			
LIVING	2.74 x 3.52	9.64	1.60	2.89 x 4.87	14.07	2.34	1.80 x 1.20	3.60	W	T. W. FRAME FULLY GLZ.
BED	2.74 x 2.74	7.50	1.25	3.65 x 2.74	10.00	1.67	1.50 x 1.20	1.80	W1	T. W. FRAME FULLY GLZ.
KITCHEN	2.28 x 2.45	5.58	0.93	2.28 x 3.65	8.32	1.38	1.20 x 1.20	1.44	W2	T. W. FRAME FULLY GLZ.
TOILET	2.13 x 1.20	2.56	0.42	2.44 x 1.20	2.93	0.49	0.60 x 0.75	0.45	V	T. W. FRAME LOUVERS
BATH	1.20 x 1.50	1.80	0.30	1.20 x 1.67	2.00	0.33	0.60 x 0.75	0.45	V	T. W. FRAME LOUVERS
W.C	0.90 x 1.20	1.08	0.18	0.90 x 1.20	1.08	0.18	0.60 x 0.75	0.45	V	T. W. FRAME LOUVERED
WINDOW							1.82 x 1.20		W	ALUMINIUM SLIDING
WINDOW							1.21 x 1.20		W1	ALUMINIUM SLIDING
MAIN DR.							0.99 x 2.13		D	T. W. FRAME PLANNELED
INTERNAL DR.							0.91 x 2.13		D1	T. W. FRAME PLANNELED
W. C. BATH DOOR							0.76 x 2.13		D2	T. W. FRAME FLUSH



TYPICAL FLOOR PLAN
(BLDG. NO. 1)
(2ND , 4TH , 6TH & 8TH FLOOR)
SCALE - 1 : 100

LOCATION PLAN
SCALE - 1 : 2500

AREA DIGRAM OF SETBACK
SCALE - 1 : 500

SETBACK AREA CALCULATION

SETBACKE AREA				
a	1/2 X 60.010 X 3.00 X 1NO	=	90.015	SQ.MT.
b	1/2 X 62.770 X 3.00 X 1NO	=	94.100	SQ.MT.
c	1/2 X 19.35' X 3.00 X 1NO	=	29.025	SQ.MT.
	TOTAL ADDITION	=	213.14	SQ.MT. X

AREA DIGRAM OF R.G.-2
SCALE - 1 : 500

R.G. AREA CALCULATION (R.G.-2)

R.G. 2				
1	1/2 X 15.69 X 2.49 X 1NO	=	19.53	SQ.MT.
2	1/2 X 17.68 X 4.01 X 1NO	=	35.45	SQ.MT.
3	1/2 X 34.59 X 14.32 X 1NO	=	247.55	SQ.MT.
4	1/2 X 34.76 X 1.81 X 1NO	=	31.46	SQ.MT.
5	1/2 X 36.80 X 2.70 X 1NO	=	49.68	SQ.MT.
6	1/2 X 39.09 X 2.59 X 1NO	=	50.62	SQ.MT.
	TOTAL ADDITION	=	434.40	SQ.MT. X

PARKING AREA STATEMENT

NO. OF TENEMENTS	AREA OF TENEMENTS	PARKING AREA REQUIRED CAR	SCOOTER	CYCLE	PARKING AREA PROVIDED CAR	SCOOTER	CYCLE
214	UPTO 50 SQ.MTS.	00	268	268	00	269	269
TOTAL		00	268	268	00	269	269

R.G. AREA STATMENT.

DESCRIPTION	AREA
OS-1	263.15
OS-2	434.40
TOTAL R.G.	697.55

BLDG. NO.1
GROUND FLOOR

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
001	36.72
002	34.00
005	37.28
006	38.94
009	34.00
010	36.72

TERRACE AREA

BLDG.NO.	TERRACE AREA (SQ.MT.)
BLDG.NO.1	320.84
BLDG.NO.2	246.93
BLDG.NO.3	285.72
TOTAL	853.49

BLDG. NO.2
GROUND FLOOR

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
001	31.20
004	47.64
005	47.64
008	33.10

BLDG. NO.3
GROUND FLOOR

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
002	34.00
003	34.00
006	34.00
007	34.00

BLDG. NO.1
TYPICAL FLOOR (1ST TO 8TH FL.)

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
101,201,301,401,501,601,701,801	36.72
102,202,302,402,502,602,702,802	34.00
103,203,303,403,503,603,703,803	33.88
104,204,304,404,504,604,704,804	34.00
105,205,305,405,505,605,705,805	37.28
106,206,306,406,506,606,706,806	39.30
107,207,307,407,507,607,707,807	34.00
108,208,308,408,508,608,708,808	33.88
109,209,309,409,509,609,709,809	34.00
110,210,310,410,510,610,710,810	36.72

BLDG. NO.2
TYPICAL FLOOR (1ST TO 8TH FL.)

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
101,201,301,401,501,601,701	47.42
102,202,302,402,502,602,702	34.00
103,203,303,403,503,603,703	34.00
104,204,304,404,504,604,704	47.64
105,205,305,405,505,605,705	47.64
106,206,306,406,506,606,706	34.00
107,207,307,407,507,607,707	34.00
108,208,308,408,508,608,708	47.42

BLDG. NO.3
TYPICAL FLOOR (1ST TO 8TH FL.)

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
101,201,301,401,501,601,701,801	47.67
102,202,302,402,502,602,702,802	34.00
103,203,303,403,503,603,703,803	34.00
104,204,304,404,504,604,704,804	47.27
105,205,305,405,505,605,705,805	47.27
106,206,306,406,506,606,706,806	34.00
107,207,307,407,507,607,707,807	34.00
108,208,308,408,508,608,708,808	47.67

BLDG. NO. 1
TOTAL B.U.A. STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	EXCESS BALCONY (SQ.MT.)	TOTAL B.U.A. (SQ.MT.)
GR. (ST.)	234.73	3.41	238.14
1ST	383.96	0.35	384.31
2ND	383.96	0.35	384.31
3RD	383.96	0.35	384.31
4TH	383.96	0.35	384.31
5TH	383.96	0.35	384.31
6TH	383.96	0.35	384.31
7TH	383.96	0.35	384.31
8TH	383.96	0.35	384.31
TOTAL	3306.41	6.18	3312.62

BLDG. NO.1
BALCONY AREA STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	PERMISSIBLE BALCONY 15 % (SQ.MT.)	PROPOSED BALCONY (SQ.MT.)	EXCESS BALCONY (SQ.MT.)
GR. (ST.)	234.73	35.21	38.62	3.41
1ST	383.96	57.59	57.94	0.35
2ND	383.96	57.59	57.94	0.35
3RD	383.96	57.59	57.94	0.35
4TH	383.96	57.59	57.94	0.35
5TH	383.96	57.59	57.94	0.35
6TH	383.96	57.59	57.94	0.35
7TH	383.96	57.59	57.94	0.35
8TH	383.96	57.59	57.94	0.35
TOTAL	3306.41	495.96	502.14	6.18

BLDG. TYPE - 2
TOTAL B.U.A. STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	EXCESS BALCONY (SQ.MT.)	TOTAL B.U.A. (SQ.MT.)
GR. (ST.)	181.58	2.99	184.57
1ST	345.86	1.42	347.28
2ND	345.86	1.42	347.28
3RD	345.86	1.42	347.28
4TH	345.86	1.42	347.28
5TH	345.86	1.42	347.28
6TH	345.86	1.42	347.28
7TH	345.86	1.42	347.28
TOTAL	2602.60	12.94	2615.54

BLDG. TYPE - 2
BALCONY AREA STATEMENT

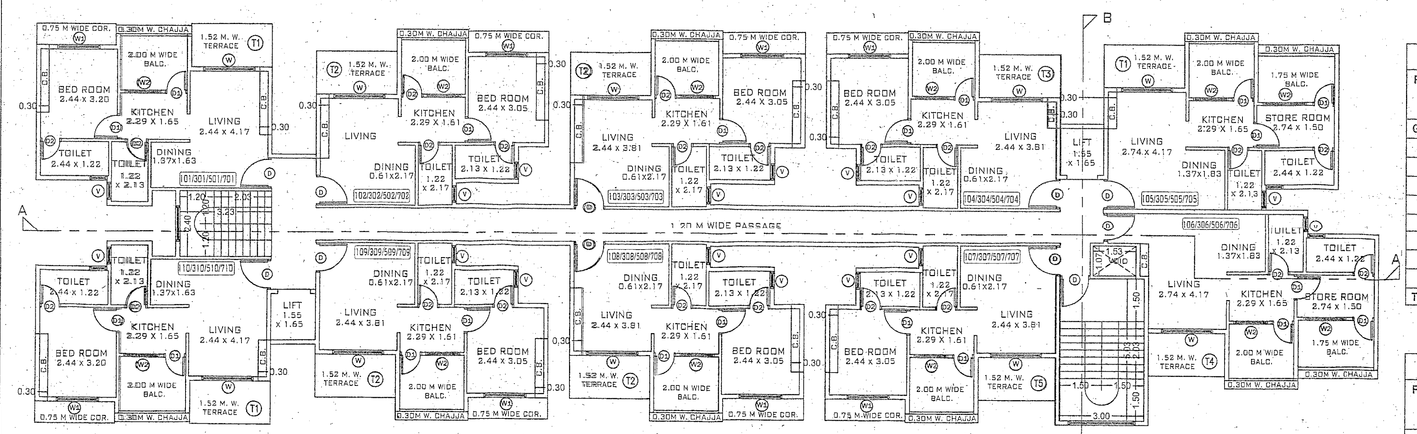
FLOOR	BUILT UP AREA (SQ.MT.)	PERMISSIBLE BALCONY 15 % (SQ.MT.)	PROPOSED BALCONY (SQ.MT.)	EXCESS BALCONY (SQ.MT.)
GR. (ST.)	181.58	27.24	30.23	2.99
1ST	345.86	51.88	53.30	1.42
2ND	345.86	51.88	53.30	1.42
3RD	345.86	51.88	53.30	1.42
4TH	345.86	51.88	53.30	1.42
5TH	345.86	51.88	53.30	1.42
6TH	345.86	51.88	53.30	1.42
7TH	345.86	51.88	53.30	1.42
TOTAL	2602.60	390.39	403.33	12.94

BLDG. NO. - 3
TOTAL B.U.A. STATEMENT

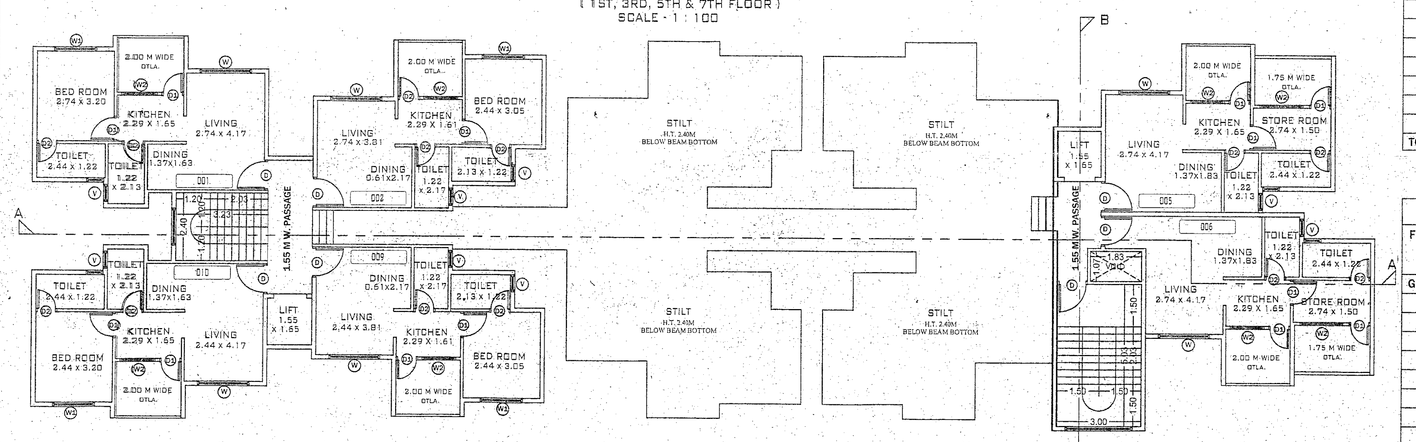
FLOOR	BUILT UP AREA (SQ.MT.)	EXCESS BALCONY (SQ.MT.)	TOTAL B.U.A. (SQ.MT.)
GR. (ST.)	169.55	NIL	169.55
1ST	345.50	1.36	346.87
2ND	345.50	1.36	346.87
3RD	345.50	1.36	346.87
4TH	345.50	1.36	346.87
5TH	345.50	1.36	346.87
6TH	345.50	1.36	346.87
7TH	345.50	1.36	346.87
8TH	345.50	1.36	346.87
TOTAL	2933.55	10.92	2944.51

BLDG. NO. - 3
BALCONY AREA STATEMENT

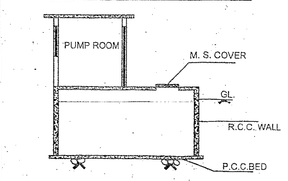
FLOOR	BUILT UP AREA (SQ.MT.)	PERMISSIBLE BALCONY 15 % (SQ.MT.)	PROPOSED BALCONY (SQ.MT.)	EXCESS BALCONY (SQ.MT.)
GR. (ST.)	169.55	25.43	13.53	NIL
1ST	345.50	51.83	53.19	1.36
2ND	345.50	51.83	53.19	1.36
3RD	345.50	51.83	53.19	1.36
4TH	345.50	51.83	53.19	1.36
5TH	345.50	51.83	53.19	1.36
6TH	345.50	51.83	53.19	1.36
7TH	345.50	51.83	53.19	1.36
8TH	345.50	51.83	53.19	1.36
TOTAL	2933.55	440.03	439.05	10.92



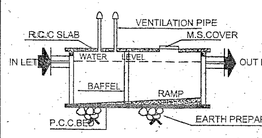
TYPICAL FLOOR PLAN
(BLDG. NO. 1)
(1ST, 3RD, 5TH & 7TH FLOOR)
SCALE - 1 : 100



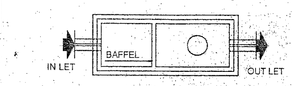
GROUND FLOOR PLAN
(BLDG. NO. 1)
SCALE - 1 : 100



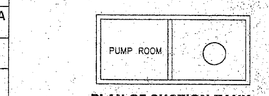
SECTION OF SUCTION TANK



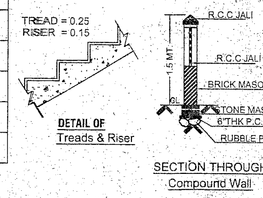
SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK



PLAN OF SUCTION TANK



DETAIL OF Treads & Riser

SECTION THROUGH Compound Wall

STAMP OF APPROVAL

अट क्र.३ ला अधीन राहून बांधकाम नकाशा मंजुरी
.....रेगांव दुरुस्ती
पत्रानिशा प्रमाणे व बांधकाम दुरुस्ती प्रमाणपत्र क्र. कुळगाव/नगरपालिका/बां. क्र. ८५१२ – ८५ दि. ६.१२.१२ पाठवे पाठून दिलेल्या अटी प्रमाणे

सहाय्यक-नगर रचनाकार
कुळगांव-बदलापूर नगरपालिका, परिषद

मुख्याधिकारी व नियोजन अधिकारी
कुळगांव-बदलापूर नगरपालिका
कुळगांव

	PROFORMA I	
A	AREA STATEMENTS	
	1. Area of plot	6918.00 SQ.MT.
	2. Deducations for	
	(a) Road Acquisition Area [15.00M D.P.ROAD]	213.14 SQ.MT.
	(b) Proposed Road	——
	(c) Any Reservation	——
	[Total a + b + c]	213.14 SQ.MT.
	3. Gross Area of Plot [1 - 2]	6704.86 SQ.MT.
	4. Deducation for Amenity space, if any Garden 10 %	670.486 SQ.MT.
	5. Net Area of Plot [3 - 4]	6034.37 SQ.MT.
	6. Addition of area for F . S . I . , if any	
	[a] Set Back Area X 2	426.28 SQ.MT.
	7. Total Area (5+6)	6460.65 SQ.MT.
	*8. Normal F . S. I. Permissible [1.2 x (5) Above + 2 x (2a) Above.][7241.24 + 426.28]	7667.52 SQ.MT.
	* 9. Additional Permissible Built-up Area with preminum (0.2 x (5) + T.D.R [1.40 x (3) above) [1206.87 + 9386.80]	10593.67 SQ.MT.
	*10. TOTAL F . S. I. Permissible (8 + 9)	18261.19 SQ.MT.
	11. Existing Built-up Area.	——
	12. Proposed Built-up Area	8842.62 SQ.MT.
	13. Excess Balcony Area taken in F . S . I. (As per B (c) Below)	30.04 SQ.MT.
	* 14. Total Built-up Area [11 + 12 + 13)	8872.66 SQ.MT.
	* 15. F . S. I. Consumed [14 / 8]	0.49
B	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area per Floor.	AS SHOWN IN DRATYPE
	(b) Proposed Balcony Area per Floor.	
	(c) Excess Balcony Area (Total).	
C	TDR	
	(a) Permissible [1.40 x (3)Above]	9386.80 SQ.MT.
	(b) Proposed to be utilised	NIL
D	PARKING STATEMENT	
	(a) Parking Required	NIL
	Car	
	Scooter / Motor Cycle Cycle.	
	(b) Garages Permissible	NIL
	(c) Garage Proposed	
	Car	
	Scooter / Motor Cycle Cycle.	NIL
	(d) Total Parking Provided	
*E.	LOADING / UNLOADING SPACES	
	Loading / Unloading required	
	Total Loading / Unloading required	
F	TENAMENT STATEMENT	
	Permissible Area As Per (10) Above	18261.19 SQ.MT.
	Area Of The Residential	8872.66 SQ.MT.
	Area Of The Commercial	NIL
	Tenaments Permissible (As Per 80,100,125) No. Density 300 / Hect.	548
	Tenaments Proposed No.	214

PROFORMA II

CONTENTS OF SHEET

Floor Plan, Builtup Area Statment, Balcony Area Statment, Carpet Area Statmet
Plot Area Calculation, Location Plan, Block Plan,
Schedule of Doors & Window.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimension 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 of Architect

PROJECT

DESCRIPTION OF PROPOSAL PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 137, H. NO. B (pt) , S.NO.145,H.NO.1(pt), S.NO. 148, H. NO. 1 , S.NO.148, H.NO. 28 OF VILLAGE SHIRGOAN, TAL. AMBERNATH, DIST. THANE

FOR, SHRI. KANTILAL MAVAJI PATEL ,
PARTNER OF M/S. RAJLAXMI DEVELOPERS.

SIGN. OF ARCHITECT	SIGNATURE OF OWNER
ARCH. HEMANT VAIDYA.	P. O. A. HOLDER .

URBAN ARCHITECTS
ARCHITECTS, ENGINEERS & REGD. VALUERS
437, HIND RAJASTHAN BLDG., DADASAHEB PHALKE RD., DADAR(EAST)
1/4, MAHAVIR SHOPPING CENTRE, AGRA RD., KALYAN (WEST)
6,DEEPMANI APT, 1ST FLOOR, ABOVE MUMBAI SWEET MART, BADLAPUR(E)

JOB NO.	DRATYPE NO.	SCALE	DATE	DRN BY	CHECKED BY
4569	# 1 / 3	As shown in Drawing		RESHMA	HEMANT