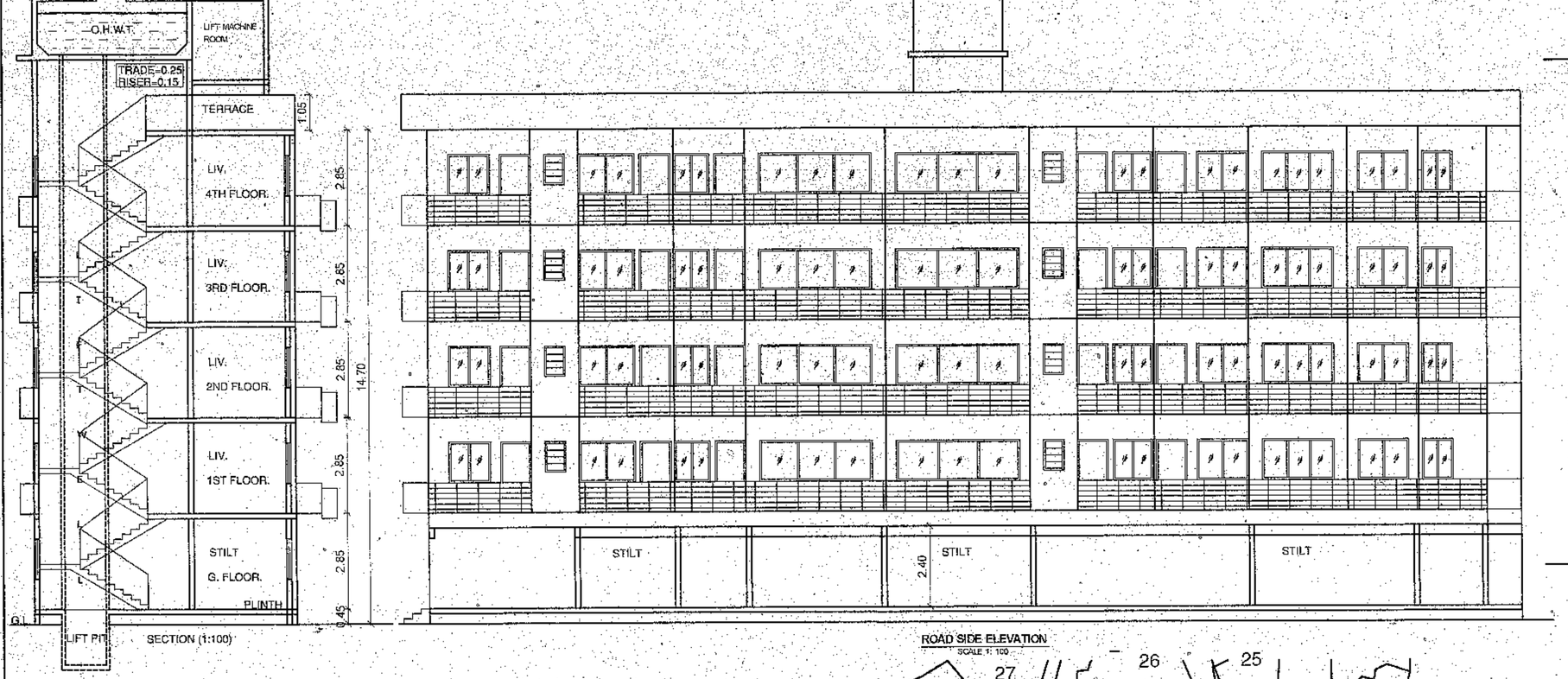
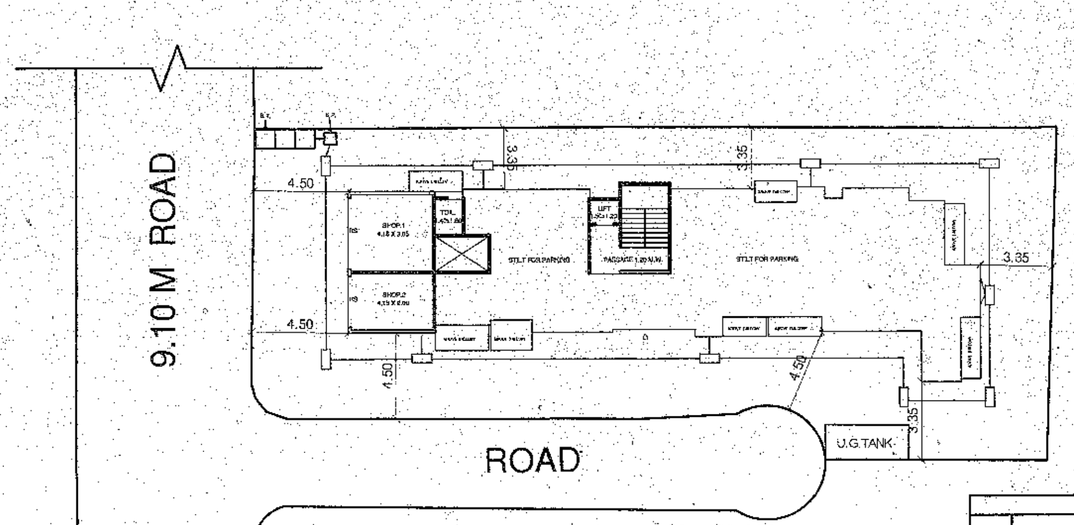


SECTION (1:100)



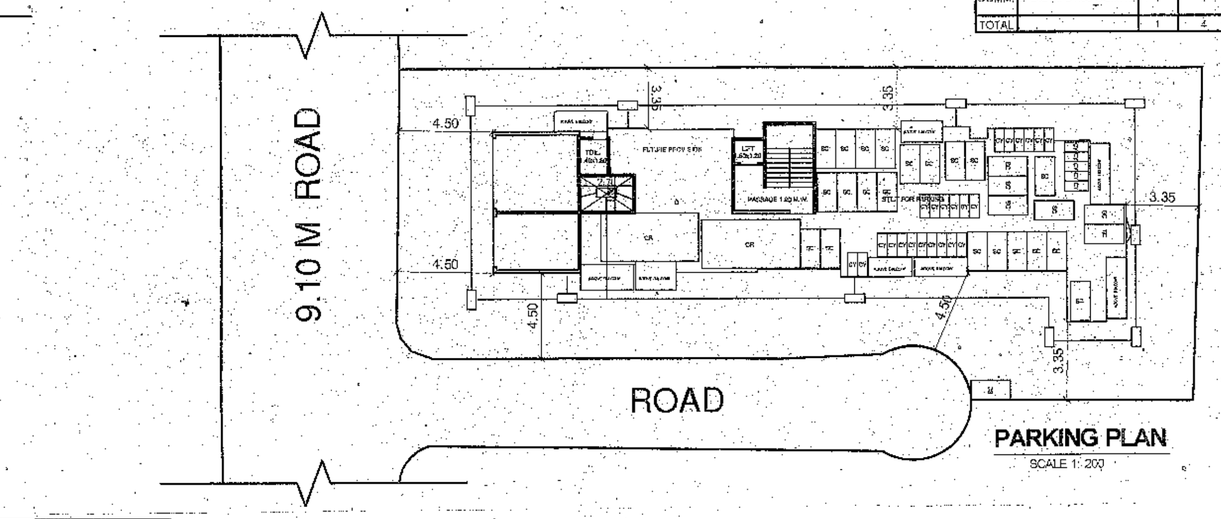
BLOCK PLAN
SCALE 1: 200

BUILT UP AREA SUMMARY	
FLOOR	TOTAL
GR. FLR.	45.85
FIRST FLR.	207.52
SECOND FLR.	207.52
THIRD FLR.	199.38
FOURTH FLR.	129.71
TOTAL	789.98

BALCONY AREA STATEMENT IN SQ.MT.			
FLOOR	PERM. AREA	PROP.AREA	EXCESS BALC.
GR. FLR.	-----	-----	-----
FIRST FLR.	31.13	30.66	-----
SECOND FLR.	31.13	30.66	-----
THIRD FLR.	29.91	29.03	-----
FOURTH FLR.	19.46	17.50	-----
TOTAL	111.63	107.85	-----

PARKING STATEMENT							
USER	CATEGORY IN M2	AREA/NO OF FLATS PROPOSED	NOS. OF PARKS PROPOSED as per rule			NOS. OF PARKS REQD. as per rule		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
RESI.	4 Tenements having B.U.A.upto 50	18 Nos.	0.00	23	23	0.00	23	23
	TOTAL	18 Nos.	0.00	23	23	0.00	23	23

COMM. CAR PARKING STATEMENT									
USER	CATEGORY IN M2	NOS. OF PARKS PROPOSED as per rule			AREA PROPOSED IN SQ.MT.	NOS. OF PARKS REQD. as per rule		
		CAR	SCOOTER	CYCLE		CAR	SCOOTER	CYCLE
COMM.	B.U.A. 31.90 SQ.MT.	1	4	4	31.00 SQ.MT.	1	4	4
TOTAL		1	4	4		1	4	4



PARKING PLAN
SCALE 1: 200

PLOT DESCRIPTION	AREA OD PLOT
S.NO.31/3/20/4 PLOT.NO.6	AREA 367.71 SQ.MT.
S.NO.31/3/20/5 PLOT.NO.7	AREA 295.15 SQ.MT.
TOTAL PLOT AREA =	658.86 SQ.MT.

A	AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT		658.86
2	DEDUCTIONS FOR		
	(a) ROAD ACQUISITION AREA (ref back area)		---
	(b) PROPOSED ROAD		---
	(c) ANY RESERVATION		---
	TOTAL (a+b+c)		---
3	NET GROSS AREA OF PLOT (1-2)		658.86
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY		
	(a) RECREATION GROUND		---
	(b) INTERNAL ROADS		---
	(c) TOTAL. (a+b)		---
5	NET AREA OF PLOT		658.86
6	ADDITION FOR F.A.R - 2(a)		---
	(TOTAL BUILT UP AREA) 2(b)		---
	PURPOSE FOR 2(c)		---
7	TOTAL AREA (5+6)		658.86
8	F.A.R. PERMISSIBLE ON ROAD 9.00 M.W. = 1.00 X 658.86		658.86
9	F.A.R. PERMISSIBLE + PSI PERMI WITH PAYMENT OF PREMIUM 658.86 x 20% = 131.77 SQ.MTR.		131.77
10	T.D.R. PERMISSIBLE 60 % OF 658.86 = 263.54 SQ.MT.		-----
11	PERMISSIBLE BUILT- UP AREA (8+10)		790.63
12	EXISTING BUILT- UP AREA		-----
13	PROPOSED BUILT- UP AREA		789.98
14	EXCESS BALCONY AREA TAKEN IN F.A.R.		-----
15	TOTAL BUILT UP AREA PROPOSED		789.98
16	F.A.R CONSUMED (14/7)		1.199
17	TENEMENT STATEMENT	(a) TENEMENTS PERMISSIBLE	20 NOS.
		(b) TENEMENTS PROPOSED	18 NOS.
C	TDR		
	(a) PERMISSIBLE		-----
	(b) PROPOSED TO BE UTILISED		-----
D	PARKING STATEMENT		
	AS PER SHOWN IN TABLE		
E	LOADING /UNLOADING SPACES		
	LOADING / UNLOADING REQUIRED		
	TOTAL LOADING / UNLOADING REQUIRED		

रंगाचे तुकस्ती

कुळगाव बदलापूर नगरपरिषद

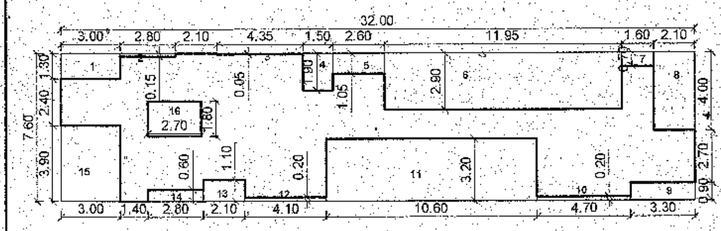
बांधकाम प्रमाणे व वापरता प्रारंभ प्रमाणपत्र

क्र. कुबमप/नरपि/बां.प्र. ४५५-५२

दि. 09/06/2023 रोजी पाहणी केल्या प्रमाणे वापरता देण्यात येत आहे.

सहायक संचालक नगररचना
कुळगाव बदलापूर नगरपरिषद

मुख्याधिकारी तथा नियोजन प्राधिकारी
कुळगाव बदलापूर नगरपरिषद
कुळगाव



AREA DIAG. OF 4TH FLR.PLAN
SCALE 1: 100

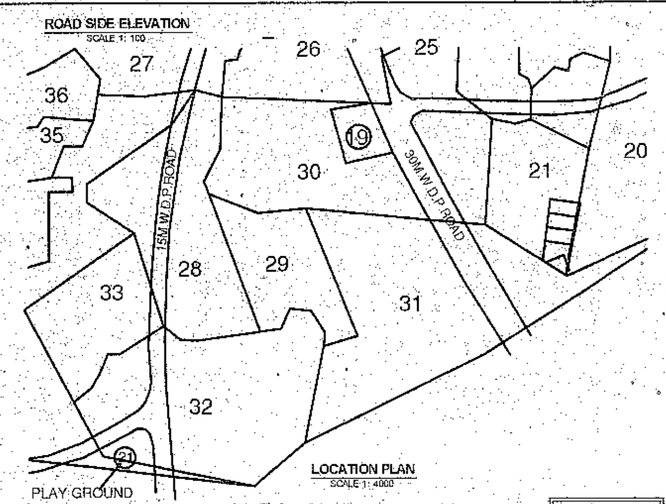
AREA CAL. OF 4TH FLR.

A. 32.00 x 7.60 x 1 = 243.20 SQ.MT.

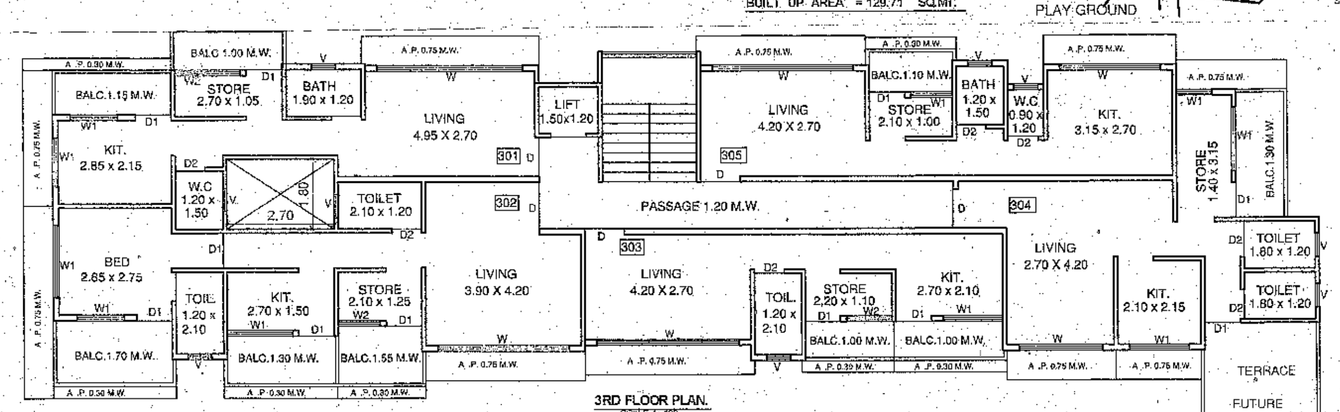
DEDUCTION

1.	3.00	x 1.30	x 1 =	3.90	SQ.MT.
2.	2.80	x 0.15	x 1 =	0.42	SQ.MT.
3.	4.35	x 0.05	x 1 =	0.22	SQ.MT.
4.	1.50	x 1.90	x 1 =	2.85	SQ.MT.
5.	2.60	x 1.05	x 1 =	2.73	SQ.MT.
6.	11.95	x 2.90	x 1 =	34.65	SQ.MT.
7.	1.60	x 0.70	x 1 =	1.12	SQ.MT.
8.	2.10	x 4.00	x 1 =	8.40	SQ.MT.
9.	3.30	x 0.90	x 1 =	2.97	SQ.MT.
10.	4.70	x 0.20	x 1 =	0.94	SQ.MT.
11.	10.60	x 3.20	x 1 =	33.92	SQ.MT.
12.	4.10	x 0.20	x 1 =	0.82	SQ.MT.
13.	2.10	x 1.10	x 1 =	2.31	SQ.MT.
14.	2.60	x 0.60	x 1 =	1.56	SQ.MT.
15.	3.00	x 3.90	x 1 =	11.70	SQ.MT.
16.	2.70	x 1.60	x 1 =	4.86	SQ.MT.
			TOTAL =	113.49	SQ.MT.

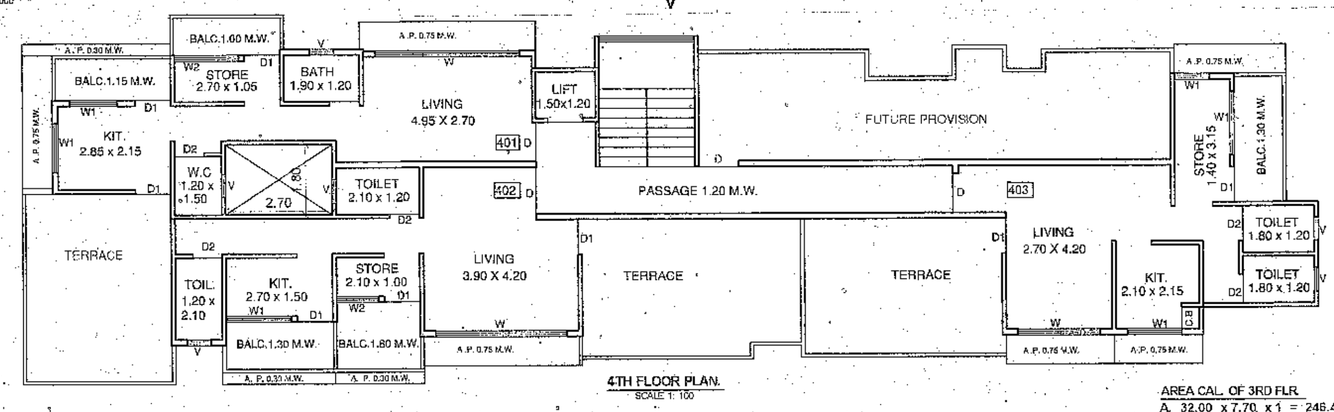
BUILT UP AREA = 129.71 SQ.MT.



LOCATION PLAN
SCALE 1: 4000

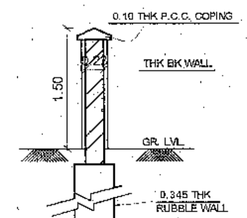


3RD FLOOR PLAN.
SCALE 1: 100

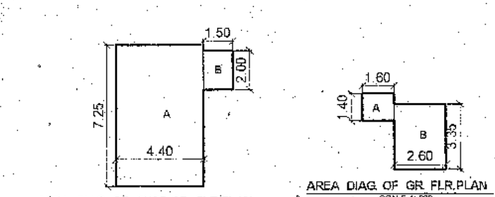


4TH FLOOR PLAN.
SCALE 1: 100

PLAN OF SEPTIC TANK
SCALE:- 1:100



SECTION THRO. COMPOUND WALL
SCALE:- 1:100



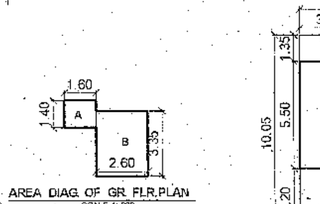
AREA DIAG. OF SHOP GR. FLR.PLAN
SCALE 1: 200

AREA CAL. OF SHOP GR. FLR.PLAN

A. 4.40 x 7.35 x 1 = 31.60 SQ.MT.

B. 1.50 x 2.00 x 1 = 3.00 SQ.MT.

TOTAL = 34.60 SQ.MT.



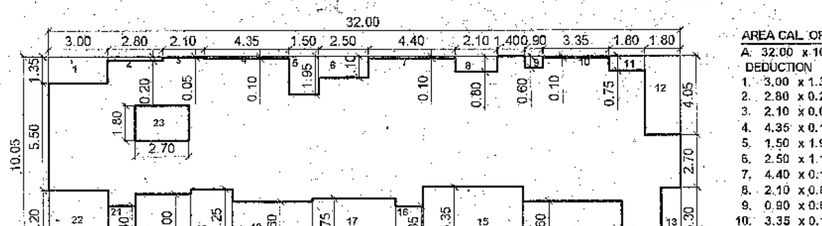
AREA DIAG. OF GR. FLR.PLAN
SCALE 1: 200

AREA CAL. OF GR. FLR.PLAN

A. 1.60 x 1.40 x 1 = 2.24 SQ.MT.

B. 2.60 x 3.35 x 1 = 8.71 SQ.MT.

TOTAL = 10.95 SQ.MT.



AREA DIAG. OF 1ST & 2ND FLR.PLAN
SCALE 1: 200

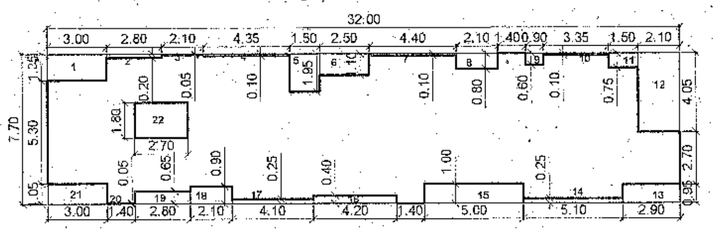
AREA CAL. OF 1ST & 2ND FLR.

A. 32.00 x 10.05 x 1 = 321.60 SQ.MT.

DEDUCTION

1.	3.00	x 1.35	x 1 =	4.05	SQ.MT.
2.	2.80	x 0.20	x 1 =	0.56	SQ.MT.
3.	2.10	x 0.05	x 1 =	0.11	SQ.MT.
4.	4.35	x 0.10	x 1 =	0.44	SQ.MT.
5.	1.50	x 1.95	x 1 =	2.93	SQ.MT.
6.	2.50	x 1.10	x 1 =	2.75	SQ.MT.
7.	4.40	x 0.10	x 1 =	0.44	SQ.MT.
8.	2.10	x 0.80	x 1 =	1.68	SQ.MT.
9.	0.90	x 0.60	x 1 =	0.54	SQ.MT.
10.	3.35	x 0.10	x 1 =	0.34	SQ.MT.
11.	1.50	x 0.75	x 1 =	1.13	SQ.MT.
12.	1.60	x 4.05	x 1 =	7.29	SQ.MT.
13.	1.00	x 3.30	x 1 =	3.30	SQ.MT.
14.	5.00	x 2.60	x 1 =	13.00	SQ.MT.
15.	5.00	x 3.35	x 1 =	16.75	SQ.MT.
16.	1.40	x 2.35	x 1 =	3.29	SQ.MT.
17.	4.20	x 2.75	x 1 =	11.55	SQ.MT.
18.	4.10	x 2.60	x 1 =	10.66	SQ.MT.
19.	2.10	x 3.25	x 1 =	6.83	SQ.MT.
20.	2.80	x 3.00	x 1 =	8.40	SQ.MT.
21.	1.40	x 2.40	x 1 =	3.36	SQ.MT.
22.	3.00	x 3.20	x 1 =	9.60	SQ.MT.
23.	2.70	x 1.60	x 1 =	4.86	SQ.MT.
			TOTAL =	114.08	SQ.MT.

BUILT UP AREA = 207.52 SQ.MT.



AREA DIAG. OF 3RD FLR.PLAN
SCALE 1: 200

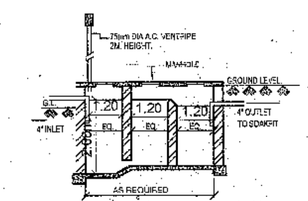
AREA CAL. OF 3RD FLR.

A. 32.00 x 7.70 x 1 = 246.40 SQ.MT.

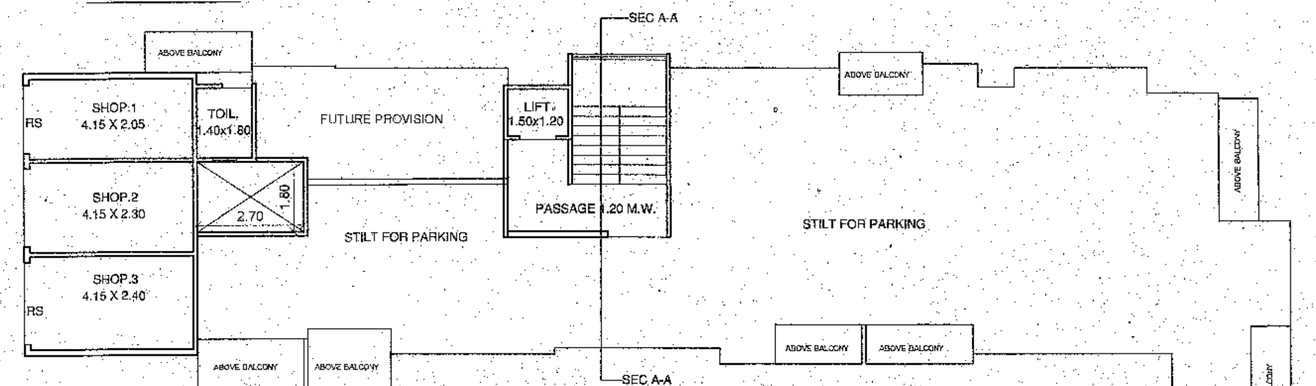
DEDUCTION

1.	3.00	x 1.35	x 1 =	4.05	SQ.MT.
2.	2.80	x 0.20	x 1 =	0.56	SQ.MT.
3.	2.10	x 0.05	x 1 =	0.11	SQ.MT.
4.	4.35	x 0.10	x 1 =	0.44	SQ.MT.
5.	1.50	x 1.95	x 1 =	2.93	SQ.MT.
6.	2.50	x 1.10	x 1 =	2.75	SQ.MT.
7.	4.40	x 0.10	x 1 =	0.44	SQ.MT.
8.	2.10	x 0.80	x 1 =	1.68	SQ.MT.
9.	0.90	x 0.60	x 1 =	0.54	SQ.MT.
10.	3.35	x 0.10	x 1 =	0.34	SQ.MT.
11.	1.50	x 0.75	x 1 =	1.13	SQ.MT.
12.	2.10	x 4.05	x 1 =	8.51	SQ.MT.
13.	2.90	x 0.95	x 1 =	2.76	SQ.MT.
14.	5.10	x 0.25	x 1 =	1.28	SQ.MT.
15.	5.00	x 1.00	x 1 =	5.00	SQ.MT.
16.	4.20	x 0.40	x 1 =	1.68	SQ.MT.
17.	4.10	x 0.25	x 1 =	1.03	SQ.MT.
18.	2.10	x 0.90	x 1 =	1.89	SQ.MT.
19.	2.80	x 0.65	x 1 =	1.82	SQ.MT.
20.	1.40	x 0.05	x 1 =	0.07	SQ.MT.
21.	3.00	x 1.05	x 1 =	3.15	SQ.MT.
22.	2.70	x 1.80	x 1 =	4.86	SQ.MT.
			TOTAL =	47.02	SQ.MT.

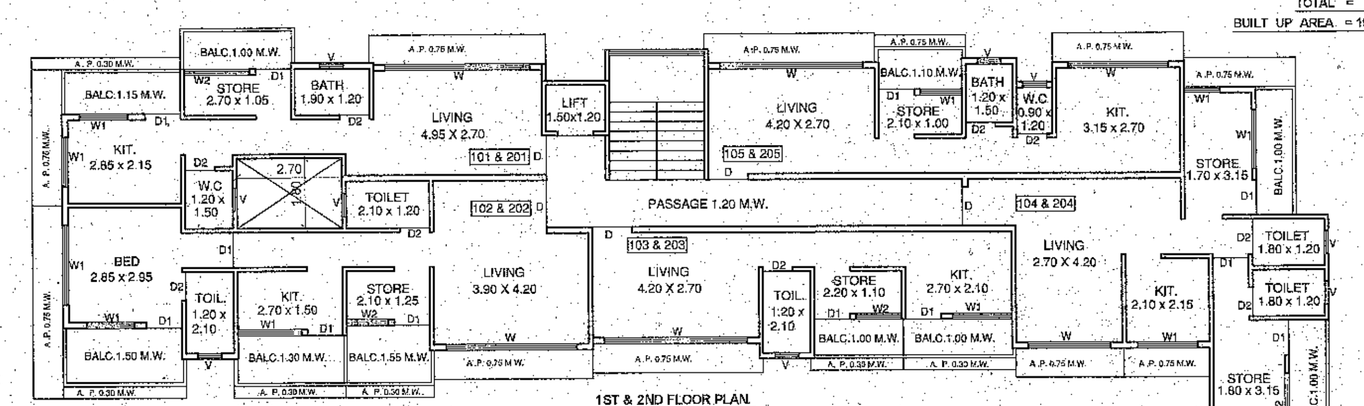
BUILT UP AREA = 199.38 SQ.MT.



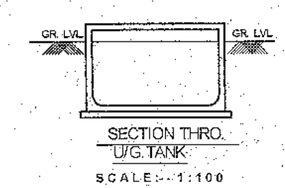
SEPTIC TANK SECTION
SCALE 1: 100



GROUND FLOOR PLAN
SCALE 1: 100



1ST & 2ND FLOOR PLAN
SCALE 1: 100



SECTION THRO. U/G TANK
SCALE:- 1:100

NOTES

1. PLOT BOUNDARY SHOWN IN BLACK
2. EXISTING WORK SHOWN IN GREEN
3. PROPOSED WORK SHOWN IN RED
4. DRAINAGE LINE SHOWN IN DOTTED RED
5. ALL DIMENSIONS ARE IN MTS. UNLESS NOTED OTHERWISE.
6. ALL EXT. WALLS ARE 0.15M AND INT. WALLS ARE 0.10 M THK UNLESS NOTED OTHERWISE.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY S/E ON 20/03/2014 AND THE DIMN. OF THE 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 DEPTT./C.T.S RECORDS

SIGN OF ENGINEER

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 6 & 7, S.NO.31/3/20/4, 31/3/20/5 AT VILLAGE - KATRAP, BADLAPUR, TAL. AMBARNATH , DIST. THANE.

MR. SUHAS KHANDU POKHARKAR PARTNER OF FOR. M/S. SHIVAM ENTERPRISES

OWNER'S SIGN	ENGINEER'S SIGN
	PRAMOD V. PATIL ENGINEER SHOP NO. 2, OM SAI NANDAN, CO. OP. SOC, SHIV GANGA NAGAR, AMBERNATH (E).
	SCALE: AS NOTED DATE: 16/06/2019

PATH \ SERVER/APPRO/VALIPA/SUHAS POKHARKAR, M.D.

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