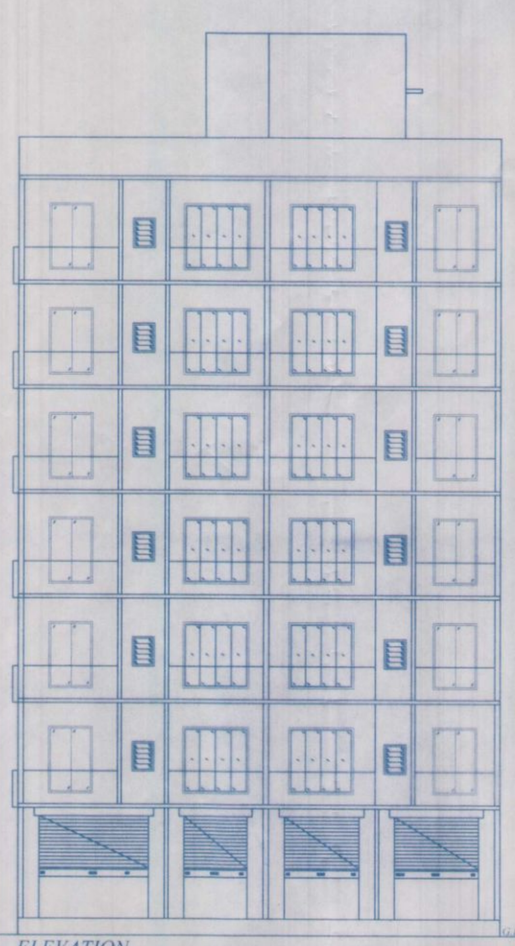
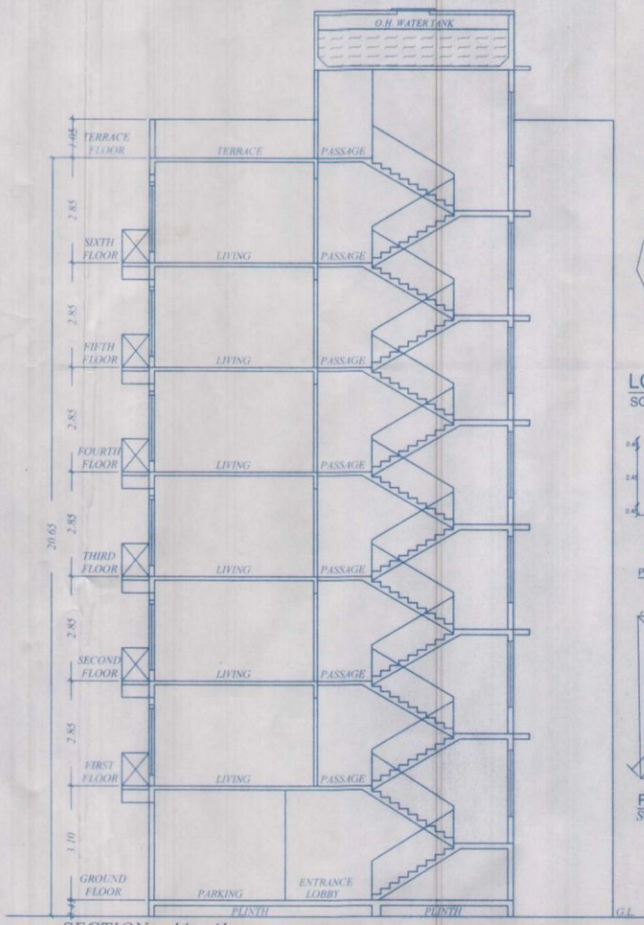
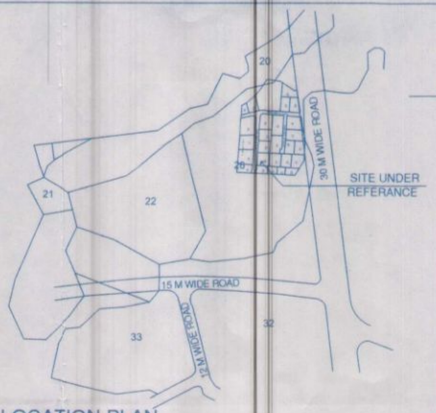


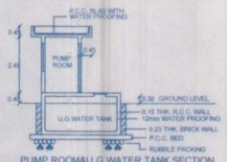
ELEVATION
(SCALE :- 1 : 100)



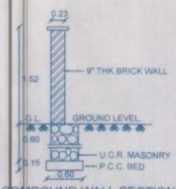
SECTION :- 'A - A'
(SCALE :- 1 : 100)



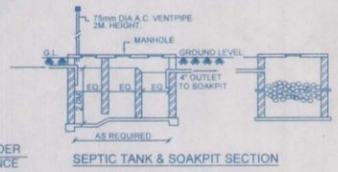
LOCATION PLAN
SCALE = 1:4000



PUMP ROOM&U.G.WATER TANK SECTION



COMPOUND WALL SECTION

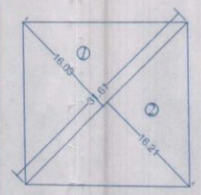


SEPTIC TANK & SOAKPIT SECTION

AREA DETAILS OF APARTMENT		
FLOOR No.	APARTMENT No.	CARPET AREA OF APARTMENT
FIRST	101,201,301,501,601.	29.50 SQ.MT.
SECOND	102,202,302,502,602.	29.50 SQ.MT.
THIRD	103,203,303,503,603.	29.50 SQ.MT.
FIFTH	105,205,305,505,605.	29.50 SQ.MT.
SIXTH	106,206,306,506,606.	29.50 SQ.MT.

AREA DETAILS OF APARTMENT		
FLOOR No.	APARTMENT No.	CARPET AREA OF APARTMENT
FOURTH	401,404.	38.50 SQ.MT.
	402,403.	28.17 SQ.MT.

BUILT-UP AREA STATEMENT	
FLOOR	BUILT-UP AREA
GROUND	98.66 SQ. MT.
FIRST	177.56 SQ. MT.
SECOND	177.56 SQ. MT.
THIRD	177.56 SQ. MT.
FOURTH	177.56 SQ. MT.
FIFTH	177.56 SQ. MT.
SIXTH	177.56 SQ. MT.
TOTAL	1164.02 SQ. MT.



PLOT AREA DIAGRAM
SCALE= 1:500

AREA CALCULATION OF PLOT

ADDITION FOR

1) 31.61 x 16.03 x 0.5 = 253.35
2) 31.61 x 16.21 x 0.5 = 256.19

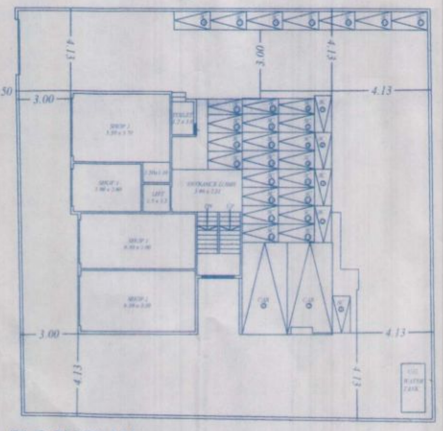
TOTAL AREA OF PLOT = 509.54 SQ.MT.

PARKING AREA STATEMENT

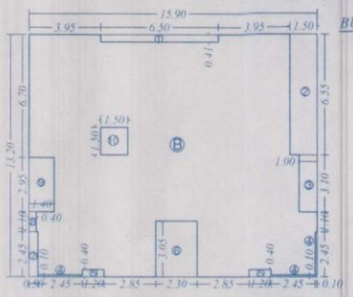
SIZE OF TENEMENT	NO. OF FLAT PROPOSED	NO. OF PARKING REQUIRED		5% VISITOR PARKING		TOTAL REQUIRED PARKING AS PER TABLE No. 8B		PROPOSED PARKING AS PER REG. No. 8.2.2 TABLE No. 8C (60%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
For every two tenements with each tenement having carpet area less than 30 Sq.m.	22 NOS.	00	44	-----	02	0	46	00	28
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	02 NOS.	01	02	-----	-----	01	02	01	01
Commercials For every 100 sq.m. carpet area or fraction thereof	98.66 SQ.MT.	02	06	-----	-----	02	06	01	04
						TOTAL		02	32

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.06 x 2.10	WOODEN FRAME FLUSHED DOORS
D1	0.91 x 2.10	WOODEN FRAME FLUSHED DOORS
D2	0.75 x 2.00	WOODEN FRAME PANALLED WITH GLASS TOP
W	1.80 x 1.80	ALUMINIUM SLIDING GLAZED WINDOWS
W1	1.20 x 1.80	ALUMINIUM SLIDING GLAZED WINDOWS
W2	1.50 x 1.20	ALUMINIUM SLIDING GLAZED WINDOWS
V	0.60 x 0.80	ALUMINIUM LOUVERED WINDOWS



BLOCK PLAN
SCALE = 1: 200.



BUILT-UP AREA CALCULATION OF FIRST TO SIXTH FLOOR

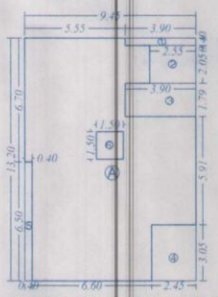
B) 15.90 X 13.20 = 209.88 SQ.MT.

DEDUCTION FOR

1. 6.50 x 0.41 x 1 = 2.66
2. 1.50 x 6.55 x 1 = 9.82
3. 1.00 x 3.10 x 1 = 3.10
4. 2.45 x 0.10 x3 = 0.73
5. 1.20 x 0.40 x2 = 0.96
6. 2.30 x 3.05 x 1 = 7.01
7. 0.50 x 2.45 x 1 = 1.22
8. 0.40 x 1.10 x 1 = 0.44
9. 1.40 x 2.95 x 1 = 4.13
10. 1.50 x 1.50 x 1 = 2.25

TOTAL DEDUCTION = 32.32 SQ.MT.
NET BUILT-UP AREA =
209.88 - 32.32 = 177.56 SQ.MT.

P. LINE AREA DIAGRAM OF FIRST TO SIXTH FLOOR
SCALE= 1:200



BUILT-UP AREA CALCULATION OF GROUND FLOOR

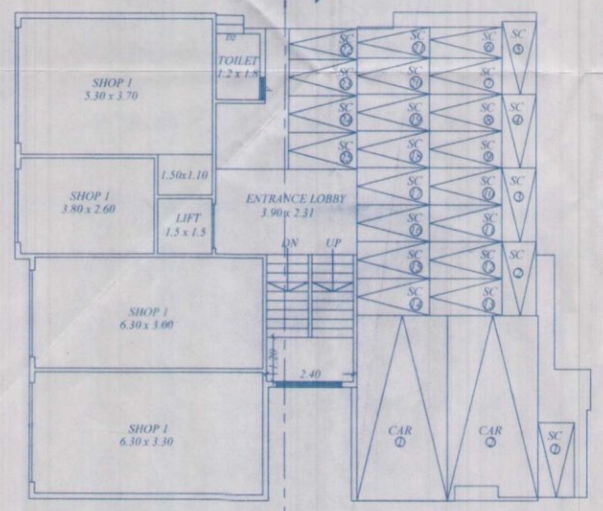
A) 9.45 X 13.20 = 124.74 SQ.MT.

DEDUCTION FOR

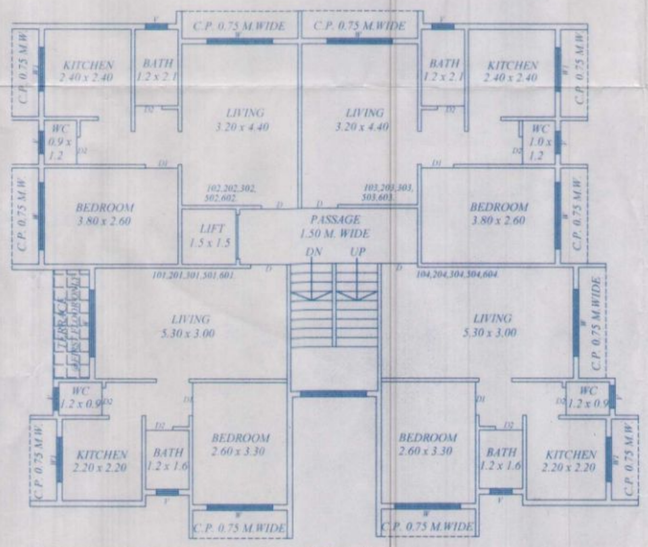
1. 3.90 x 0.40 x 1 = 1.56
2. 2.55 x 2.05 x 1 = 5.22
3. 3.90 x 1.79 x 1 = 6.98
4. 2.45 x 3.05 x 1 = 7.47
5. 0.40 x 6.50 x 1 = 2.60
6. 1.50 x 1.50 x 1 = 2.25

TOTAL DEDUCTION = 26.08 SQ.MT.
NET BUILT-UP AREA =
124.74 - 26.08 = 98.66 SQ.MT.

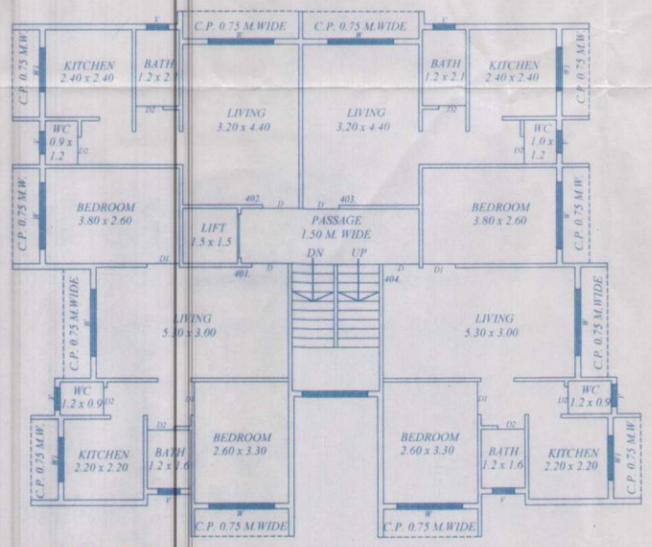
P. LINE AREA DIAGRAM OF GROUND FLOOR
SCALE= 1:200



GROUND FLOOR PLAN
SCALE = 1:100.



FIRST,SECOND,THIRD,FIFTH & SIXTH FLOOR PLAN
SCALE = 1:100.



FOURTH FLOOR PLAN
SCALE = 1:100.

STAMPS OF APPROVAL OF PLANS:

DRAWING SHEET No. 1/1

रंगाने दुरुस्ती
बांधकाम प्रारंभ प्रमाणपत्र
क्र. कुळगाव/नरवि/बांप ६०६६-२१
दि. 30/6/22 मध्ये घालून दिलेल्या अटी प्रमाणे बांधकाम परवाना देण्यात येत आहे.

सहायक नगर रचनाकार
कुळगांव बदलापूर नगरपालिका परिषद

मुख्याधिकारी व नियोजन अधिकारी
कुळगांव बदलापूर नगरपालिका
कुळगांव

PROFORMA - I (REDEVELOPMENT)

A)	AREA STATEMENT	SQ. MT.
1.	AREA OF PLOT (Minimum area of a, b, c to be considered)	501.67
	(a) AS PER OWNERSHIP DOCUMENTS (7/12, CTS Extract)	501.67
	(b) AS PER MEASUREMENT SHEET	----
	(c) BUILT UP AREA AS PER EXISTING SANCTIONED	497.27
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/ HIGHWAY WIDENING	----
	(b) ANY D.P. RESERVATION AREA	----
	(TOTAL a+b)	----
3.	BALANCE AREA OF PLOT (1-2)	497.27
4.	AMENITY SPACE (if applicable)	
	(a) REQUIRED -	----
	(b) ADJUSTMENT OF 2(b), IF ANY -	----
	(c) BALANCE PROPOSED -	----
5.	NET PLOT AREA (3-4(c))	497.27
6.	RECREATIONAL OPEN SPACE (if applicable)	
	(a) REQUIRED -	----
	(b) PROPOSED -	----
7.	INTERNAL ROAD AREA	----
8.	PLOTABLE AREA (if applicable)	----
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT 9.00 MT. ROAD WIDTH (Sr. No. 5 x basic FSI) (EXISTING B.U.A.)	497.27
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	----
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.(501.67 x 30% = 150.50) UTILIZED AREA = 55.00 SQ.M.	55.00
11.	IN-SITU FSI / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 x Sr. No. 2 (a)], IF ANY	----
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	----
	(c) REDEVELOPMENT/ SPECIAL CASE(11 TENEMENTS X 15 SQ.M.)	165.00
12.	ADDITIONAL FSI AREA UNDER CHAPTER No. 7	----
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b) + 11(d)] OR 12 WHICHEVER IS APPLICABLE	717.27
	(b) ANCILLARY AREA FSI UPTO 80% (commercial) (98.66 x 80%)	78.92
	(c) ANCILLARY AREA FSI UPTO 60% (residential) (618.61 x 60%)	371.16
	(d) TOTAL ENTITLEMENT (a+b+c)	1167.35
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) x 1.6 or 1.8)	1167.35
15.	TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.No. 17b)	----
	(a) EXISTING BUILT-UP AREA	
	(b) PROPOSED BUILT-UP AREA (as per 'P-line')	1164.02
	(c) TOTAL (a+b)	1164.02
16.	F.S.I. CONSUMED (15/13A) (Should not be more than Serial No. 14 above.)	1.61
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	----
	(a) REQUIRED (20% OF Sr. No. 5)	
	(b) BALANCE AREA	3.33

B) CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ 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
(Arti V. Jamgaonkar)

C) 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 plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality & safety at the work site.

Signature
(Owner Name)

PROJECT

PROPOSED BUILDING PLAN ON LAND BEARING S.NO.26,H.NO.2/A, PLOT NO.09,AT VILLAGE - SHIRGAON ,TAL. AMBARNATH, DIST. THANE.

NAME OF OWNERS

M/S. SAI DEVELOPERS THROUGH PARTNER.
MR. SANJAY DAYARE AND OTHER'S THREE.

SIGNATURE

JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY
681	-	1:100		TRUPTI

LIC.NO. - CBTKM/2020/APL/00104
SPACE DESIGNERS

SPACE DESIGNERS
ENGINEERS, ARCHITECT & INT. DESIGNER,
001,SHIV-ADITYA APT SARVODAY NAGAR,MANJARLI
OPP. SUBAI APT. KULGAON SIX BADLAPUR (W)
OFFICE. 0251-2674021