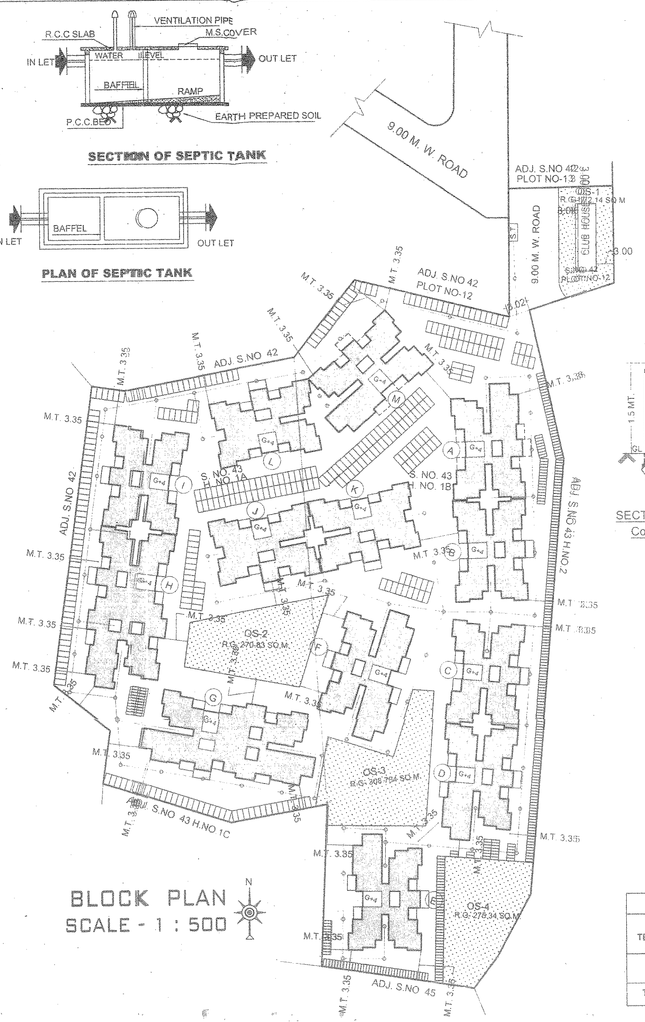
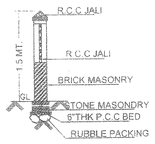
SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK



BLOCK PLAN
SCALE - 1 : 500



SECTION THROUGH
Compound Wall

LOCATION PLAN
SCALE - 1 : 500

PLOT AREA CALCULATION

ADDITIONS							
1	1/2	X	25.13	X	12.00	X 1 NO	= 150.78 SQ.MT.
2	1/2	X	25.13	X	20.21	X 1 NO	= 253.94 SQ.MT.
3	1/2	X	22.17	X	1.07	X 1 NO	= 11.86 SQ.MT.
4	1/2	X	48.80	X	14.18	X 1 NO	= 345.99 SQ.MT.
5	1/2	X	51.00	X	16.45	X 1 NO	= 419.48 SQ.MT.
6	1/2	X	93.23	X	39.79	X 1 NO	= 1854.81 SQ.MT.
7	1/2	X	53.42	X	5.79	X 1 NO	= 154.65 SQ.MT.
8	1/2	X	71.52	X	20.47	X 1 NO	= 732.01 SQ.MT.
9	1/2	X	73.10	X	12.17	X 1 NO	= 444.81 SQ.MT.
10	1/2	X	99.38	X	6.99	X 1 NO	= 347.33 SQ.MT.
11	1/2	X	99.38	X	18.53	X 1 NO	= 920.78 SQ.MT.
12	1/2	X	86.97	X	10.26	X 1 NO	= 446.16 SQ.MT.
13	1/2	X	99.13	X	11.53	X 1 NO	= 571.48 SQ.MT.
14	1/2	X	99.13	X	25.88	X 1 NO	= 1282.74 SQ.MT.
15	1/2	X	94.56	X	3.10	X 1 NO	= 146.57 SQ.MT.
16	1/2	X	88.48	X	4.35	X 1 NO	= 192.44 SQ.MT.
						TOTAL ADDITION	= 8275.81 SQ.MT. X

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	0.46	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	0.45	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	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	0.85	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	0.80	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	0.68	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

BLDG. TYPE - C

TOTAL B.U.A. STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	EXCESS BALCONY (SQ.MT.)	TOTAL B.U.A. (SQ.MT.)
GR.	130.16	0.85	131.01
1ST	159.49	1.44	160.93
2ND	159.49	1.44	160.93
3RD	159.49	1.44	160.93
4TH	159.49	1.44	160.93
TOTAL	768.12	6.59	774.71

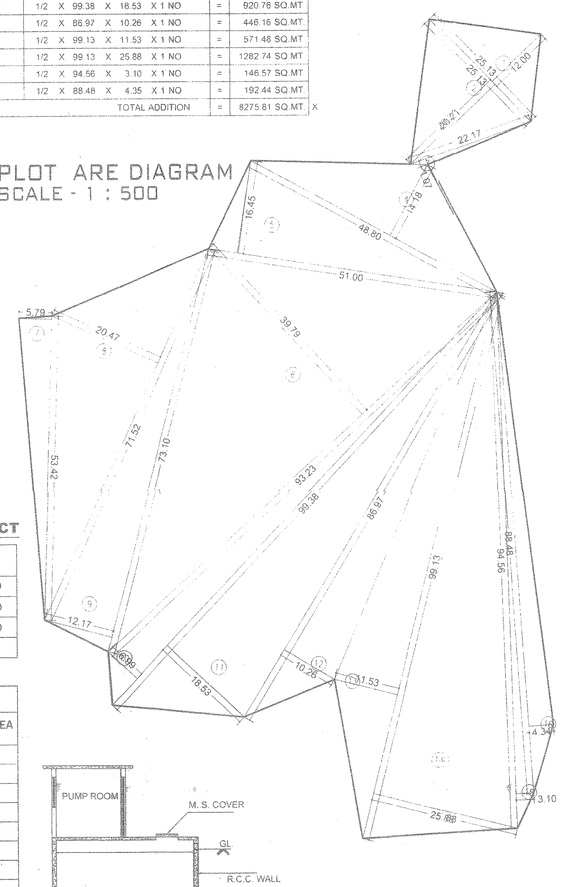
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, FLOOR PLAN, BUILT UP AREA STATMENT & DETAILS

STAMP OF APPROVAL

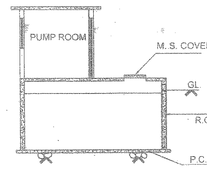
अट क्र.३ हा अभिन्न राहून बांधकाम नकाशे मंजूरी ... येथील दुय्यम निबंधक ठाणे ५ यांच्या प्रदान अभिप्रायानुसार ... दिनांक २४/१२/२०१७ तसेच दिलेला अटी प्रमाणे.

सहायक संचालक नगर रचनाकार कळवा-मुंब्रा-दिवा-कळवा नगरपालिका परिषद

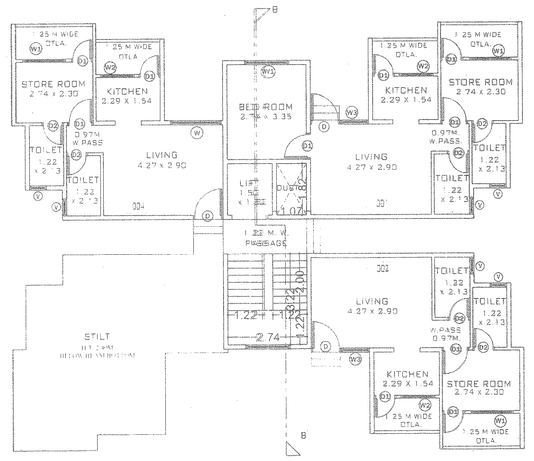
मुख्याधिकारी व नियोजन प्राधिकारी कुळगाव-बदलापूर नगरपालिका कुळगांव.



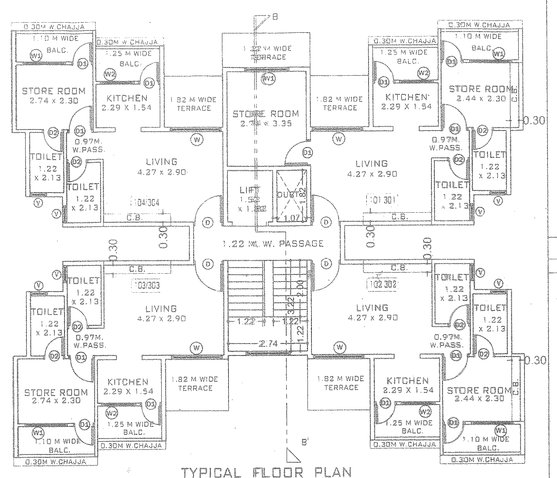
PLOT ARE DIAGRAM
SCALE - 1 : 500



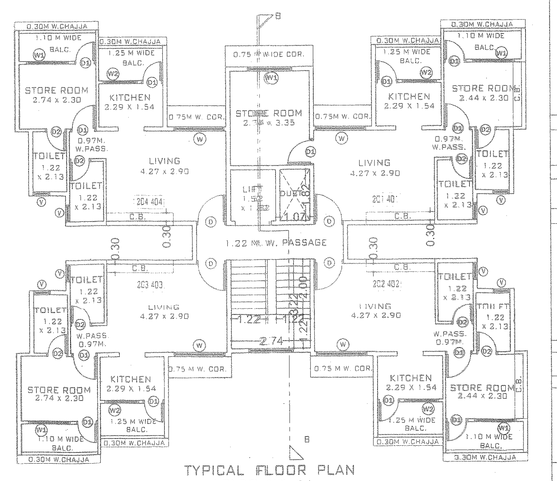
SECTION OF SUCTION TANK



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



TYPICAL FLOOR PLAN
(BLDG. NO. C)
(1ST & 3RD FLOOR)
SCALE - 1 : 100



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

PHYSICAL R.G. AREA STATMENT.

DESCRIPTION	AREA
OS-1	172.14
OS-2	270.83
OS-3	308.78
OS-4	275.34
TOTAL R.G.	1027.09

AS PER 7/12 EXTRACT

SR. NO.	AREA
S.NO.42 PLOT.NO. 12	375=00
S.NO.43 H.NO 1A	2980=00
S.NO.43 H.NO 1B	4920=00
TOTAL	8275=00

TERRACE AREA

BLDG.NO.	TERRACE AREA (SQ.MT.)
BLDG.NO. A	48.98
BLDG.NO. B	40.62
BLDG.NO. C	38.80
BLDG.NO. D	47.14
BLDG.NO. E	48.96
BLDG.NO. F	57.28
BLDG.NO. G	72.42
BLDG.NO. H	62.30
BLDG.NO. I	40.62
BLDG.NO. J	39.54
BLDG.NO. K	39.54
BLDG.NO. L	37.70
BLDG.NO. M	48.96
TOTAL	622.86

TERRACE AREA CALCULATION (BLDG.NO. C)

TYPICAL FLOOR (1ST & 3RD FL.)						
T1	2.08	X	1.82	X 2 NOS	=	7.57 SQ.MT.
T2	3.04	X	1.22	X 1 NO	=	3.71 SQ.MT.
T3	2.23	X	1.82	X 2 NOS	=	8.12 SQ.MT.
				TOTAL ADDITION	=	19.40 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	334	334	00	334	334
TOTAL		00	334	334	00	334	334

BUILT UP AREA STATEMENT (INCLUSIVE OF EXCESS BALCONY)

BUILT UP AREA CALCULATION

FLOOR	BLDG.NO. A (SQ.MT.)	BLDG.NO. B (SQ.MT.)	BLDG.NO. C (SQ.MT.)	BLDG.NO. D (SQ.MT.)	BLDG.NO. E (SQ.MT.)	BLDG.NO. F (SQ.MT.)	BLDG.NO. G (SQ.MT.)	BLDG.NO. H (SQ.MT.)	BLDG.NO. I (SQ.MT.)	BLDG.NO. J (SQ.MT.)	BLDG.NO. K (SQ.MT.)	BLDG.NO. L (SQ.MT.)	BLDG.NO. M (SQ.MT.)	TOTAL AREA (SQ.MT.)
GR.	141.98	131.01	131.01	142.13	141.97	153.28	226.78	215.63	131.01	133.62	133.62	132.88	142.07	1956.99
1ST	171.94	160.93	160.93	171.92	170.06	181.24	265.18	256.00	160.93	164.21	164.21	161.45	170.05	2359.05
2ND	171.94	160.93	160.93	171.92	170.06	181.24	265.18	256.00	160.93	164.21	164.21	161.45	170.05	2359.05
3RD	171.94	160.93	160.93	171.92	170.06	181.24	265.18	256.00	160.93	164.21	164.21	161.45	170.05	2359.05
4TH	171.94	160.93	160.93	171.92	170.06	181.24	265.18	256.00	160.93	164.21	164.21	161.45	170.05	2359.05
TOTAL	829.73	774.71	774.71	829.83	822.19	878.22	1287.49	1239.65	774.71	790.45	790.45	778.70	822.28	11393.19

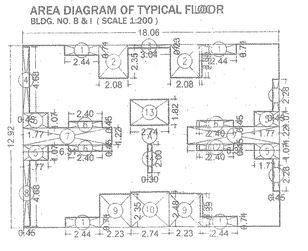
BUILT UP AREA CALCULATION (BLDG.NO. B & I)

TYPICAL FLOOR (1ST TO 4TH FL.)						
A	18.06	X	12.92	X 1 NO	=	233.34 SQ.MT.
				TOTAL ADDITION	=	233.34 SQ.MT. X

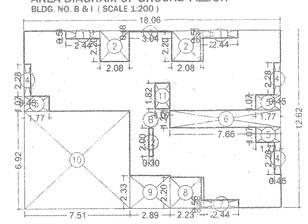
DEDUCTIONS

1	2.44	X	0.71	X 4 NOS	=	6.93 SQ.MT.
2	2.08	X	2.35	X 2 NOS	=	9.78 SQ.MT.
3	3.04	X	0.23	X 1 NO	=	0.70 SQ.MT.
4	0.45	X	4.68	X 1 NO	=	2.11 SQ.MT.
5	1.77	X	1.07	X 4 NOS	=	7.58 SQ.MT.
6	2.40	X	0.45	X 3 NOS	=	3.24 SQ.MT.
7	6.31	X	1.22	X 2 NOS	=	15.40 SQ.MT.
8	0.45	X	4.68	X 1 NO	=	2.11 SQ.MT.
9	2.23	X	2.35	X 2 NOS	=	10.48 SQ.MT.
10	2.74	X	2.48	X 1 NO	=	6.80 SQ.MT.
11	0.45	X	2.28	X 2 NOS	=	2.05 SQ.MT.
12	2.40	X	0.45	X 1 NO	=	1.08 SQ.MT.
13	2.74	X	1.82	X 1 NO	=	4.99 SQ.MT.
14	0.30	X	2.00	X 1 NO	=	0.60 SQ.MT.
				TOTAL DEDUCTION	=	73.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	159.49 SQ.MT. X1

AREA DIAGRAM OF TYPICAL FLOOR
BLDG. NO. B & I (SCALE 1:200)



AREA DIAGRAM OF GROUND FLOOR
BLDG. NO. B & I (SCALE 1:200)



BUILT UP AREA CALCULATION (BLDG.NO. B & I)

GROUND FLOOR						
B	18.06	X	12.62	X 1 NO	=	227.92 SQ.MT.
				TOTAL ADDITION	=	227.92 SQ.MT. X

DEDUCTIONS

1	2.44	X	0.56	X 2 NOS	=	2.73 SQ.MT.
2	2.08	X	2.20	X 2 NOS	=	9.15 SQ.MT.
3	3.04	X	0.08	X 1 NO	=	0.24 SQ.MT.
4	0.45	X	2.28	X 3 NOS	=	3.08 SQ.MT.
5	1.77	X	1.07	X 3 NOS	=	5.68 SQ.MT.
6	7.66	X	1.22	X 1 NO	=	9.35 SQ.MT.
7	2.44	X	0.56	X 1 NO	=	1.37 SQ.MT.
8	2.23	X	2.20	X 1 NO	=	4.91 SQ.MT.
9	2.89	X	2.33	X 1 NO	=	6.73 SQ.MT.
10	7.51	X	6.92	X 1 NO	=	51.97 SQ.MT.
11	1.07	X	1.82	X 1 NO	=	1.95 SQ.MT.
12	0.30	X	2.00	X 1 NO	=	0.60 SQ.MT.
				TOTAL DEDUCTION	=	97.76 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	130.16 SQ.MT. X1

TERRACE AREA CALCULATION (BLDG.NO. B & I)

TYPICAL FLOOR (1ST & 3RD FL.)						
T1	2.08	X	1.82	X 2 NOS	=	7.57 SQ.MT.
T2	3.04	X	1.52	X 1 NO	=	4.62 SQ.MT.
T3	2.23	X	1.82	X 2 NOS	=	8.12 SQ.MT.
				TOTAL ADDITION	=	20.31 SQ.MT. X

BLDG. TYPE - B & I

BALCONY AREA STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	PERMISSIBLE BALCONY 15 % (SQ.MT.)	PROPOSED BALCONY (SQ.MT.)	EXCESS BALCONY (SQ.MT.)
GR.	130.16	19.99	20.37	0.85
1ST	159.49	23.92	25.36	1.44
2ND	159.49	23.92	25.36	1.44
3RD	159.49	23.92	25.36	1.44
4TH	159.49	23.92	25.36	1.44
TOTAL	768.12	115.22	121.81	6.59

BLDG. TYPE - B & I

TOTAL B.U.A. STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	EXCESS BALCONY (SQ.MT.)	TOTAL B.U.A. (SQ.MT.)
GR.	130.16	0.85	131.01
1ST	159.49	1.44	160.93
2ND	159.49	1.44	160.93
3RD	159.49	1.44	160.93
4TH	159.49	1.44	160.93
TOTAL	768.12	6.59	774.71

STATEMENT FOR PERMISSIBLE FSI

SR.NO./ BL.NO./ PLOT.NO. (1)	GROSS PLOT AREA (2)	R.G. (10% OF GROSS) (3)	NET PLOT AREA (3)	PERMISSIBLE NORMAL F.S.I. (1 X (3)) (4)	PREMIUM (0.2 X (3)) (5)	TDR PERMISSIBLE (0.4 X (1)) (6)	TOTAL PERMISSIBLE BUILTUP ((4)+(5)+(6))
S.NO.42 PLOT.NO .12	375.00	NIL AS IT IS FROM SANCTIONED LAYOUT	375.00	375.00	75.00	150.00	600.00
S.NO.43 H.NO 1A S.NO.43 H.NO 1B	7900.00	790.00	7110.00	7110.00	1422.00	3160.00	11692.00
TOTAL	8275.00	790.00	7485.00	7485.00	1497.00	3310.00	12292.00

BLDG. NO. B, C & I

TYPICAL FLOOR (1ST TO 4TH FL.)

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
101,201,301,401	45.85
102,202,302,402	36.53
103,203,303,403	36.53
104,204,304,404	36.53

BLDG. NO. F

GROUND FLOOR

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
002	48.30
003	48.30
004	45.85

BLDG. NO. B, C & I

GROUND FLOOR

CARPET AREA STATEMENT

FLAT NO.	CARPET AREA IN SQ.M.
001	45.85
002	36.53
004	36.53

BLDG. TYPE - C

BALCONY AREA STATEMENT

FLOOR	BUILT UP AREA (SQ.MT.)	PERMISSIBLE BALCONY 15 % (SQ.MT.)	PROPOSED BALCONY (SQ.MT.)	EXCESS BALCONY (SQ.MT.)
GR.	130.16	19.52	20.37	0.85
1ST	159.49	23.92	25.36	1.44
2ND	159.49	23.92	25.36	1.44
3RD	159.49	23.92	25.36	1.44
4TH	159.49	23.92	25.36	1.44
TOTAL	768.12	115.22	121.81	6.59

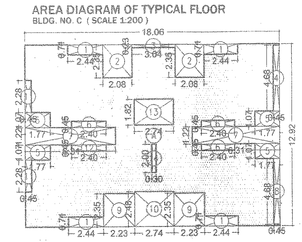
BUILT UP AREA CALCULATION (BLDG.NO. C)

TYPICAL FLOOR (1ST TO 4TH FL.)						
A	18.06	X	12.92	X 1 NO	=	233.34 SQ.MT.
				TOTAL ADDITION	=	233.34 SQ.MT. X

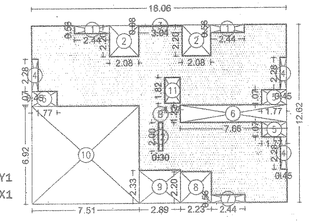
DEDUCTIONS

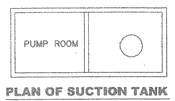
1	2.44	X	0.71	X 4 NOS	=	6.93 SQ.MT.
2	2.08	X	2.35	X 2 NOS	=	9.78 SQ.MT.
3	3.04	X	0.23	X 1 NO	=	0.70 SQ.MT.
4	0.45	X	4.68	X 1 NO	=	2.11 SQ.MT.
5	1.77	X	1.07	X 4 NOS	=	7.58 SQ.MT.
6	2.40	X	0.45	X 3 NOS	=	3.24 SQ.MT.
7	6.31	X	1.22	X 2 NOS	=	15.40 SQ.MT.
8	0.45	X	4.68	X 1 NO	=	2.11 SQ.MT.
9	2.23	X	2.35	X 2 NOS	=	10.48 SQ.MT.
10	2.74	X	2.48	X 1 NO	=	6.80 SQ.MT.
11	0.45	X	2.28	X 2 NOS	=	2.05 SQ.MT.
12	2.40	X	0.45	X 1 NO	=	1.08 SQ.MT.
13	2.74	X	1.82	X 1 NO	=	4.99 SQ.MT.
14	0.30	X	2.00	X 1 NO	=	0.60 SQ.MT.
				TOTAL DEDUCTION	=	73.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	159.49 SQ.MT. X1

AREA DIAGRAM OF TYPICAL FLOOR
BLDG. NO. C (SCALE 1:200)



AREA DIAGRAM OF GROUND FLOOR
BLDG. NO. C (SCALE 1:200)





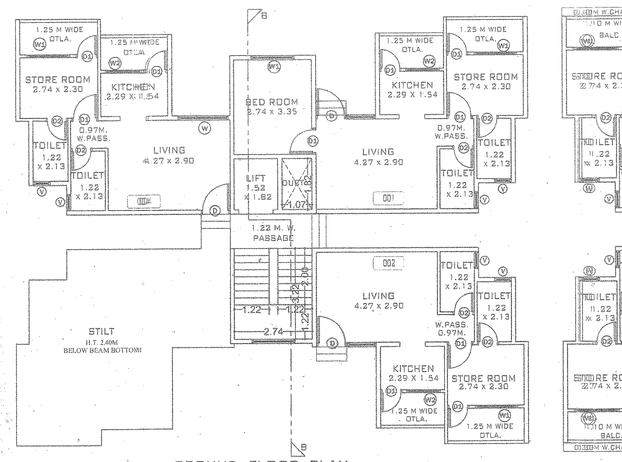
PLAN OF SUCTION TANK

BUILT UP AREA CALCULATION (BLDG.NO. C)

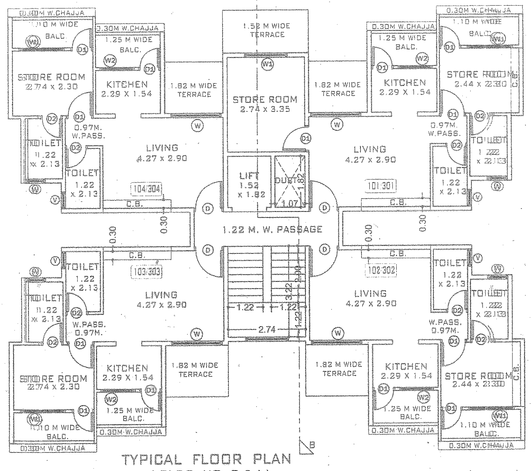
GROUND FLOOR						
B	18.06	X	12.62	X 1 NO	=	227.92 SQ.MT.
				TOTAL ADDITION	=	227.92 SQ.MT. X

DEDUCTIONS

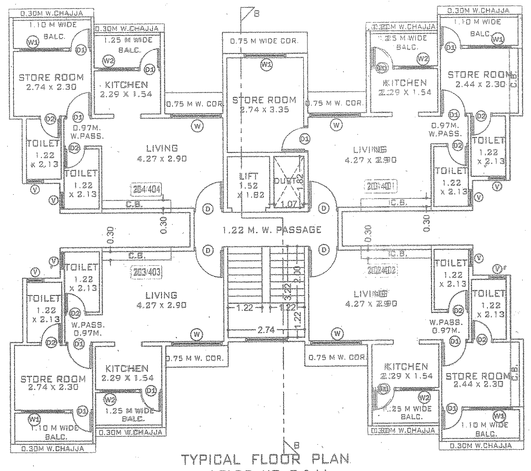
1	2.44	X	0.56	X 2 NOS	=	2.73 SQ.MT.
2	2.08	X	2.20	X 2 NOS	=	9.15 SQ.MT.
3	3.04	X	0.08	X 1 NO	=	0.24 SQ.MT.
4	0.45	X	2.28	X 3 NOS	=	3.08 SQ.MT.
5	1.77	X	1.07	X 3 NOS	=	5.68 SQ.MT.
6	7.66	X	1.22	X 1 NO	=	9.35 SQ.MT.
7	2.44	X	0.56	X 1 NO	=	1.37 SQ.MT.
8	2.23	X	2.20	X 1 NO	=	4.91 SQ.MT.
9	2.89	X	2.33	X 1 NO	=	6.73 SQ.MT.
10	7.51	X	6.92	X 1 NO	=	51.97 SQ.MT.
11	1.07	X	1.82	X 1 NO	=	1.95 SQ.MT.
12	0.30	X	2.00	X 1 NO	=	0.60 SQ.MT.
				TOTAL DEDUCTION	=	97.76 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	130.16 SQ.MT. X1



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



TYPICAL FLOOR PLAN
(BLDG. NO. B & I)
(1ST & 3RD FLOOR)
SCALE - 1 : 100



TYPICAL FLOOR PLAN
(BLDG. NO. B & I)
(2ND & 4TH FLOOR)
SCALE - 1 : 100

PROFORMA I

A	AREA STATEMENTS (AS PER STATEMENT GIVEN IN DWG)	
	1. Area of plot (375+2930+4970)	8276.00 SQ.MT.
	2. Deducations for	
	(a) Road Acquisition Area	NIL
	(b) Proposed Road	NIL
	(c) Any Reservation	NIL
	(Total a + b + c)	NIL
	3. Gross Area of Plot (1 - 2)	8275.00 SQ.MT.
	4. Deducation for Amenity space, if any Garden 10 %	790.00 SQ.MT.
	5. Net Area of Plot (3 - 4)	7485.00 SQ.MT.
	6. Addition of area for F. S. I., if any	
	(a) Set Back Area	NIL
	7. Total Area (5+6)	7485.00 SQ.MT.
	*8. Normal F. S. I. Permissible (1.0 x (5) Above)	7485.00 SQ.MT.
	* 9. Additional Permissible Built-up Area with preminum (0.2 x (5) + T.D.R (0.40 x (3)above) [1497.00 + 3310.00]	4807.00 SQ.MT.
	*10. TOTAL F. S. I. Permissible (8 + 9)	12292.00 SQ.MT.
	11. Existing Built-up Area.	NIL
	12. Proposed Built-up Area	11333.81 SQ.MT.
	13. Excess Balcony Area taken in F. S. I. (As per B (c) Below)	59.38 SQ.MT.
	* 14. Total Built-up Area (11 + 12 + 13)	11393.19 SQ.MT.
	* 15. F. S. I. Consumed (14 / 10)	0.92
B	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area per Floor.	AS SHOWN IN DWG
	(b) Proposed Balcony Area per Floor.	
	(c) Excess Balcony Area (Total).	
C	TDR	
	(a) Permissible (1.40 x (3)Above)	3310.00 SQ.MT.
	(b) Proposed to be utilised	2411.19 SQ.MT.
D	PARKING STATEMENT	
	(a) Parking Required Car Scooter / Motor Cycle Cycle.	AS SHOWN IN DWG
	(b) Garages Permissible	AS SHOWN IN DWG
	(c) Garage Proposed Car Scooter / Motor Cycle Cycle.	
	(d) Total Parking Provided	
*E	LOADING / UNLOADING SPACES	
	Loading / Unloading required	
	Total Loading / unloading required	
F	TENAMENT STATEMENT	
	Permissible Area As Per (10) Above	12292.00 SQ.MT.
	Area Of The Residential	11393.19 SQ.MT.
	Area Of The Commercial	NIL
	Tenaments Permissible (As Per 80.100.125) No. Density 300 / Hect.	341.79
	Tenaments Proposed No.	267

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., all 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. 43, H. NO. 1A , S.NO. 43 H. NO.1B & ~~S.NO.42~~ PLOT.NO.12, OF VILLAGE KATRAP, S-No.41/2,43/2, TAL. AMBERNATH, DIST. THANE

FOR. MANOHAR K. MHASKAR, VIKAS R. GUPTE & KANTILAL M. PATEL. PARTNER OF M/S. DEEPLAXMI DEVELOPERS & POWER OF ATTORNY HOLDER SUBHASH M. GHORPADE' & BHAGWAN M. GHORPADE & CHHAYA SAHAKARI CO. OP. HSG. SOC. LTD.

SIGN. OF ARCHITECT — ARCH. HEMANT VAIDYA.

SIGNATURE OF OWNER — P. O. A. HOLDER .

URBAN ARCHITECTS
ARCHITECTS, ENGINEERS & REGD. VALUERS
6,DEEPMANI APT, 1ST FLOOR, ABOVE MUMBAI SWEET MART, BADLAPUR (E).

JOB NO.	DRAWING NO.	SCALE	DATE	DRN BY	CHECKED BY
4569	# 1 / 4	As shown in Drawing		RESHMA	HEMANT