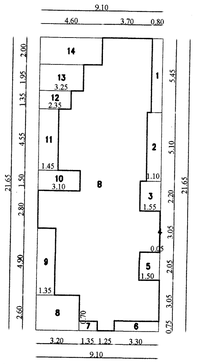
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



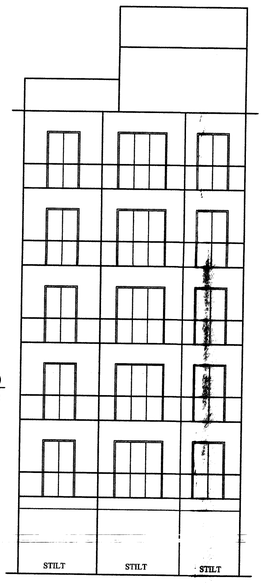
LINE DIAG. OF TYPICAL FL.(1ST TO 5TH FL.)

WING–A SCALE–1:200

TYPICAL FLOOR(1ST TO 5TH FL.)			
B	9.10 X 21.65 X 1NO	=	197.02 SQ.MT.
	TOTAL ADDITION	=	197.02 SQ.MT.

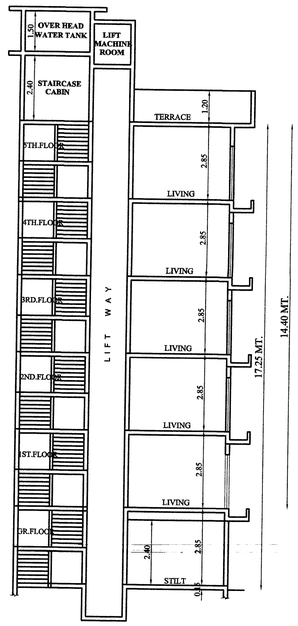
DEDUCTIONS

1	0.80 X 5.45 X 1NO	=	4.36 SQ.MT.
2	1.10 X 5.10 X 1NO	=	5.61 SQ.MT.
3	1.55 X 2.20 X 1NO	=	3.41 SQ.MT.
4	0.05 X 3.05 X 1NO	=	0.15 SQ.MT.
5	1.50 X 2.05 X 1NO	=	3.07 SQ.MT.
6	3.30 X 0.75 X 1NO	=	2.48 SQ.MT.
7	1.35 X 0.70 X 1NO	=	0.95 SQ.MT.
8	3.20 X 2.60 X 1NO	=	8.32 SQ.MT.
9	1.35 X 4.90 X 1NO	=	6.62 SQ.MT.
10	3.10 X 1.50 X 1NO	=	4.65 SQ.MT.
11	1.45 X 4.55 X 1NO	=	6.60 SQ.MT.
12	2.35 X 1.35 X 1NO	=	3.17 SQ.MT.
13	3.25 X 1.95 X 1NO	=	6.34 SQ.MT.
14	4.60 X 2.00 X 1NO	=	9.20 SQ.MT.
	TOTAL DEDUCTION	=	64.93 SQ.MT.
	197.02 – 64.93	=	132.09 SQ.MT.
PROPOSED B/U AREA ON FIRST FL.		=	132.09 SQ.MT.
PROPOSED B/U AREA ON SECOND FL.		=	132.09 SQ.MT.
PROPOSED B/U AREA ON THIRD FL.		=	132.09 SQ.MT.
PROPOSED B/U AREA ON FOURTH FL.		=	132.09 SQ.MT.
PROPOSED B/U AREA ON FIFTH FL.		=	132.09 SQ.MT.



FRONT SIDE ELEVATION

SCALE 1 :100



SECTION B-B

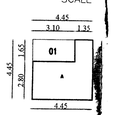
WING–B SCALE 1:100

FRONT SIDE ELEVATION

SCALE : 1 :100

SECTION A-A

WING–A SCALE 1:100



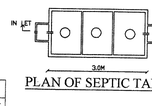
LINE DIAG. OF GROUND FL.

WING–A SCALE–1:200

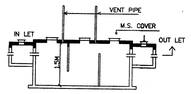
GROUND FLOOR			
B	4.45 X 4.45 X 1NO	=	19.80 SQ.MT.
	TOTAL ADDITION	=	19.80 SQ.MT.

DEDUCTIONS

1	3.10 X 1.65 X 1NO	=	1.45 SQ.MT.
	19.80 – 1.45	=	18.35 SQ.MT.
PROPOSED B/U AREA ON GROUND FL.		=	18.35 SQ.MT.



PLAN OF SEPTIC TANK 1:50



SECTION OF SEPTIC TANK 1:50

CARPET AREA STATEMENT			WING-A
FLOOR	FLAT NO.	RERA ROOM AREA INCLUDING INTERNAL WALL	BALCONY AREA IN SQ.MTS.
FIRST FL. TO FIFTH FL.	101,201,301,401,501	26.66	9.40
	102,202,302,402,502	30.64	2.88
	103,203,303,403,503	28.37	7.50

CARPET AREA STATEMENT			WING-B
FLOOR	FLAT NO.	RERA ROOM AREA INCLUDING INTERNAL WALL	BALCONY AREA IN SQ.MTS.
FIRST FL. TO FIFTH FL.	101,201,301,401,501	21.05	---
	102,202,302,402,502	21.21	3.05

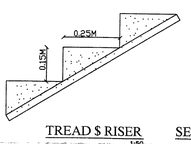
Form of Statement 2
[Sr. No. 9 (a)] Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
WING-A	(S+5)	678.80 M²
WING-B	(S+5)	349.60 M²

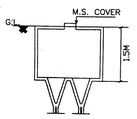
Form of Statement 3 [Sr. No. 9 (g)]

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony Attached to apart.
WING-A	(S+5)	1	428.35 SQ.MTS.	98.90 SQ.MTS.
WING-B	(S+5)	1	211.30 SQ.MTS.	15.25 SQ.MTS.

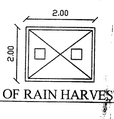
TENEMENT STATEMENT			
WING NO.	TENEMENT		
	AREA UP TO 30 SQ.MTR.	AREA BET. 30 TO 40 SQ.MTR.	AREA BET. 40 TO 80 SQ.MTR.
A	15 NOS	---	---
B	10 NOS	---	---
TOTAL TENEMENT = 25 NOS.			



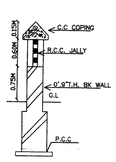
TREAD $ RISER 1:50



SECTION OF RAIN HARVESTING



PLAN OF RAIN HARVESTING 1:50

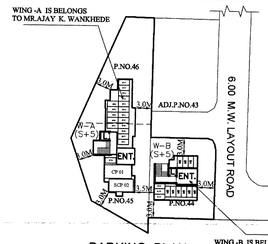


SECTION OF COMP. WALL 1:50

PLOT AREA DIAGRAM

SCALE : 1 :500

PLOT AREA CALCULATION			
A	1/2 X 23.10 X 4.48 X 1NO	=	51.74 SQ.MT.
B	1/2 X 40.96 X 12.54 X 1NO	=	256.82 SQ.MT.
C	1/2 X 40.96 X 5.40 X 1NO	=	110.59 SQ.MT.
D	12.33 X 15.15 X 1NO	=	186.80 SQ.MT.
	TOTAL PLOT AREA	=	605.95 SQ.MT.



PARKING PLAN

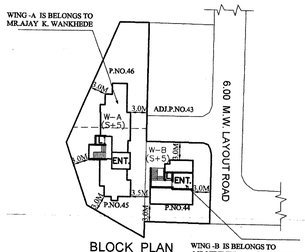
SCALE–1:500

WING-A IS BELONGS TO MR.AJAY K. WANKHEDE

WING-B IS BELONGS TO MR.VIRENDRA A. SALUNKHE, PARTNER M/S.SHREE SAI BUILDERS & DEVELOPERS

PARKING AREA STATEMENT

S.NO.	TYPE OF TENAMENT	NO. OF TENAMENT	PARKING REQUIRED CAR (1)	PARKING REQUIRED SC (2)	PROPOSED PARKING CAR (3)	PROPOSED PARKING SC (4)	5% ADD. PARKING FOR VISITORS CAR (5)	5% ADD. PARKING FOR VISITORS SC (6)	TOTAL REQUIRED PARKING CAR 3+5	TOTAL REQUIRED PARKING SC 4+6	PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.8C) 0.6 OF TOTAL PARKING CAR	PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.8C) 0.6 OF TOTAL PARKING SC
(1)	FOR COMMERCIAL AREA 000.00 M² FOR PER 100.0 SQM. CARPET AREA	---	---	---	---	---	---	---	---	---	---	---
(2) a)	FOR RESIDENTIAL AREA FOR EVERY TWO TENEMENT HAVING BUILT UP AREA BET. 40 TO 80 SQ.MT.	---	---	---	---	---	---	---	---	---	---	---
b)	FOR EVERY TWO TENEMENT HAVING BUILT UP AREA BET. 30 TO 40 SQ.MT.	05 NOS	01 NOS	02 NOS	03 NOS	06 NOS	---	---	03 NOS	06 NOS	02 NOS	04 NOS
c)	FOR EVERY TWO TENEMENT HAVING BUILT UP AREA UP TO 30 SQ.MT.	20 NOS	---	04 NOS	---	40 NOS	---	02 NOS		42 NOS	---	25 NOS
	TOTAL										02 NOS	29 NOS

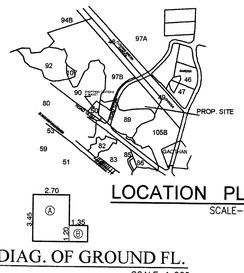


BLOCK PLAN

SCALE–1:500

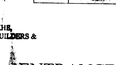
WING-A IS BELONGS TO MR.AJAY K. WANKHEDE

WING-B IS BELONGS TO MR.VIRENDRA A. SALUNKHE, PARTNER M/S.SHREE SAI BUILDERS & DEVELOPERS



LOCATION PLAN

SCALE–1:10000



ENTRANCE LOBBY DIAGRAM

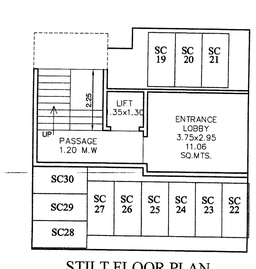
WING–A SCALE : 1 :200

ENTRANCE LOBBY CALCULATION			
B	3.40 X 3.05 X 1NOS	=	10.37 SQ.MT.
	ENTRANCE LOBBY CALCULATION	=	10.37 SQ.MT.

ENTRANCE LOBBY DIAGRAM

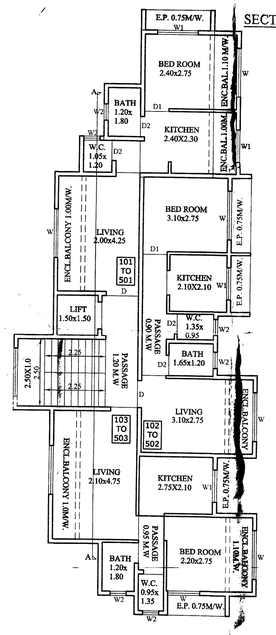
WING–B SCALE : 1 :200

ENTRANCE LOBBY CALCULATION			
B	3.75 X 2.95 X 1NOS	=	11.06 SQ.MT.
	ENTRANCE LOBBY CALCULATION	=	11.06 SQ.MT.



STILT FLOOR PLAN

WING-A SCALE: 1 :100



TYPICAL FLOOR PLAN (1ST. TO 5TH)

WING-A SCALE: 1 :100

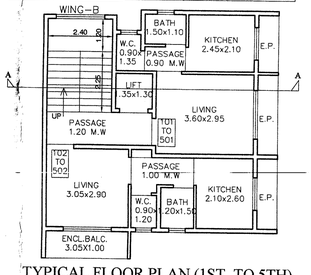
STILT FLOOR PLAN

WING-B SCALE: 1 :100

LINE DIAG. OF GROUND FL.

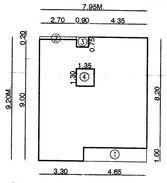
WING–B SCALE–1:200

A	2.70M. X 3.45M. X 1NO	=	9.32 SQ.MT.
B	1.35M. X 1.20M. X 1NO	=	1.62 SQ.MT.
	PROPOSED B/U AREA ON GROUND FL.	=	10.94 SQ.MT.



TYPICAL FLOOR PLAN (1ST. TO 5TH)

WING-B SCALE: 1 :100



LINE DIAG. OF TYPICAL FL.(1ST TO 5TH FL.)

WING–B SCALE–1:200

TYPICAL FLOOR(1ST TO 5TH FL.)			
C	7.95M. X 9.20M. X 1NO	=	73.14 SQ.MT.

DEDUCTIONS

1	4.65 X 1.00 X 1NO	=	4.65 SQ.MT.
2	2.70 X 0.20 X 1NO	=	0.54 SQ.MT.
3	0.90 X 0.75 X 1NO	=	0.68 SQ.MT.
4	1.35 X 1.30 X 1NO	=	1.75 SQ.MT.
	TOTAL LESS	=	7.62 SQ.MT.
	73.14 – 7.62	=	65.52 SQ.MT.
	PROPOSED B/U AREA ON FIRST FL.	=	65.52 SQ.MT.
	PROPOSED B/U AREA ON SECOND FL.	=	65.52 SQ.MT.
	PROPOSED B/U AREA ON THIRD FL.	=	65.52 SQ.MT.
	PROPOSED B/U AREA ON FOURTH FL.	=	65.52 SQ.MT.
	PROPOSED B/U AREA ON FIFTH FL.	=	65.52 SQ.MT.

AREA OF RECORDS OF RIGHT

S. NO.	H.NO.	PLOT NO.	VILLAGE	AREA (IN M²)
97B	5/3	44	BELAVALI	198.76
97B	5/3	45		211.50
97B	5/3	46		190.75
TOTAL PLOT AREA				601.01

TABLE-B
ADDITIONAL REQUIRED FOR HOUSING AS PER 9.31

PROPOSED FLAT- 26 NOS

ADDITIONAL REQUIREMENTS	REQUIRED B/U AREA	PROPOSED B/U AREA
ENTRANCE LOBBY	18.00 SQ.MT.	21.43 SQ.MT.
TOTAL B/U AREA		21.43 SQ.MT.

TOTAL BUILT-UP AREA STATEMENT. (TABLE NO. A)

FLOOR	WING–A AREA IN M²	WING–B AREA IN M²	WING–A,B AREA IN M²
GROUND FLOOR	18.35 M²	10.94 M²	29.29 M²
FIRST FLOOR	132.09 M²	65.52 M²	197.61 M²
SECOND FLOOR	132.09 M²	65.52 M²	197.61 M²
THIRD FLOOR	132.09 M²	65.52 M²	197.61 M²
FOURTH FLOOR	132.09 M²	65.52 M²	197.61 M²
FIFTH FLOOR	132.09 M²	65.52 M²	197.61 M²
TOTAL B/U AREA	678.80 M²	338.54 M²	1017.34 M²

PROPOSED B/U AREA = 1017.34 SQ.MTS.

TOTAL PROPOSED B/U AREA(TABLE-A +B) = 1017.34 +21.43 = 1038.77 M²

SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCREPTION OF FINISH
D	1.05 x 2.15	T.W. FRAMED FLUSH DOOR
D1	0.90 x 2.15	T.W. FRAMED FLUSH DOOR
D2	0.75 x 1.95	ALUMINIUM FRAMED SINTEX DOOR
W	1.80 x 2.15	ALUMINIUM FRAMED SINTEX WINDOW
W1	1.20 x 2.15	ALUMINIUM FRAMED SINTEX WINDOW
W2	0.60 x 0.90	T.W. FRAMED GLAZE WINDOW

STAMP OF APPROVAL OF PLAN

जा.क्र.बां.प्र/नरपि/बांप्र/ 642-6-906
दि.23/09/2021

सहायक संचालक नगर रचनाकार
कुळगांव बदलापूर नगरपालिका परिषद

मुख्याधिकारी व विभागीय अधिकारी
कुळगांव बदलापूर नगरपालिका
कुळगांव

PROFORMA I

A	AREA STATEMENT	SQ . MTS.
1	AREA OF PLOT (AS PER 7/12) P.NO. 44,45 & 46 (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	601.01
	(A) AS PER OWNERSHIP DOCUMENT	601.01
	(B) AS PER MEASUREMENT SHEET	
	(C) AS PER SITE	
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)	601.01
4	AMENITY SPACE (IF APPLICABLE)	
	(A) REQUIRED	----
	(B) ADJUSTMENT OF 2(B).IF ANY	----
	(C) BALANCE PROPOSED	----
4A	ADDITION OF AREA FOR F.S.I , IF ANY	
	(A)	----
	(B)	----
	(C) ANY RESERVATION	
5	NET PLOT AREA(3-4 (C))	601.01
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 ROAD WIDTH (SR.NO.5)XBASIC F.S.I.) 601.01 x 1.10	661.11
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE	----
	(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	
11	IN-SITU F.S.I./T.D.R. LOADING	
	(A) IN-SITU AREA AGAINST D.P. ROAD /2.0 X SR.NO.2(A).IF ANY	----
	(B) IN-SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C))	----
	(C) T.D.R. AREA	
	(D) TOTAL IN-SITU/T.D.R. LOADING PROPOSED (11 (A)+(B)+(C))	----
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	----
	(A) (9+10(B)	661.11
	(B) ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES	
	(i) IN RESIDENTIAL ANCILLARY AREA- 661.11 X 60%= 396.66	
	(ii) IN COMMERCIAL ANCILLARY AREA-	
	TOTAL ANCILLARY AREA- (13B(i)+(ii)	396.66
	(C) TOTAL ENTITLEMENT (13A+13C)	1057.77
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH(7.5 AS PER REGULATION NO. 6.3) X 1.6)	1057.77
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 7.7B)	
	(A) EXISTING BUILT- UP AREA	---
	(B) PROPOSED BUILT- UP AREA(AS PER P-LINE)	1038.77
	(C) TOTAL (A+B)	1038.77
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.73
17	AREA FOR INCLUSIVE HOUSING IF ANY	
	(A) REQUIRED (20% OF SR.NO.5)	---
	(B) PROPOSED	---
18	BALANCE AREA	19.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ON PLAN ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STARTED IN DOCUMENTS OF OWNERSHIP/ T.P SCHEME RECORDS LAND RECORDS / CITY SURVER RECORDS

(NAME OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR)

OWNER'S DECLARATION –

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 and safety at the work site.

OWNER (S) NAME AND SIGNATURE
MR. AJAY K. WANKHADE
M/S. SHREE SAI BUILDERS & DEVELOPERS THROUGH PARTNER
MR. VIRENDRA A. SALUNKHE

DESCRIPTION

PROPOSED RESIDENTIAL BUILDINGS ON LAND BEARING S.NO.97B, H.NO. 5/3, P.NO. 44, 45 & 46 AT VILLAGE:–BELAVALI, TAL: AMBARNATH, DIST: THANE.

• NAME, SIGNATURES OF P.O.A HOLDER •

MR. AJAY K. WANKHADE
M/S. SHREE SAI BUILDERS & DEVELOPERS THROUGH PARTNER
MR. VIRENDRA A. SALUNKHE

JOB NO.	DATE	SCALE	DRAWING NO.	DRAW BY	CHECKED BY
970	30/03/2021	1:100	ARCH NO. 1	SUBODH	RAJESH

CERTIFICATE

The above mentioned Plans are prepared by me as per UDCPR.

Signature of the Architect / Licensed Engineer / Supervisor.
Name - (ER. R. K. KHAMBAYAT)
License No. KBMC/93

RAJ ASSOCIATES
ARCHITECTURE & ENGINEERS
GROUND FLOOR, MAHALAXMI APARTMENT.
BEHIND VAISHALI TALKIES, KULGAON. BADLAPUR (W)

1/1

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