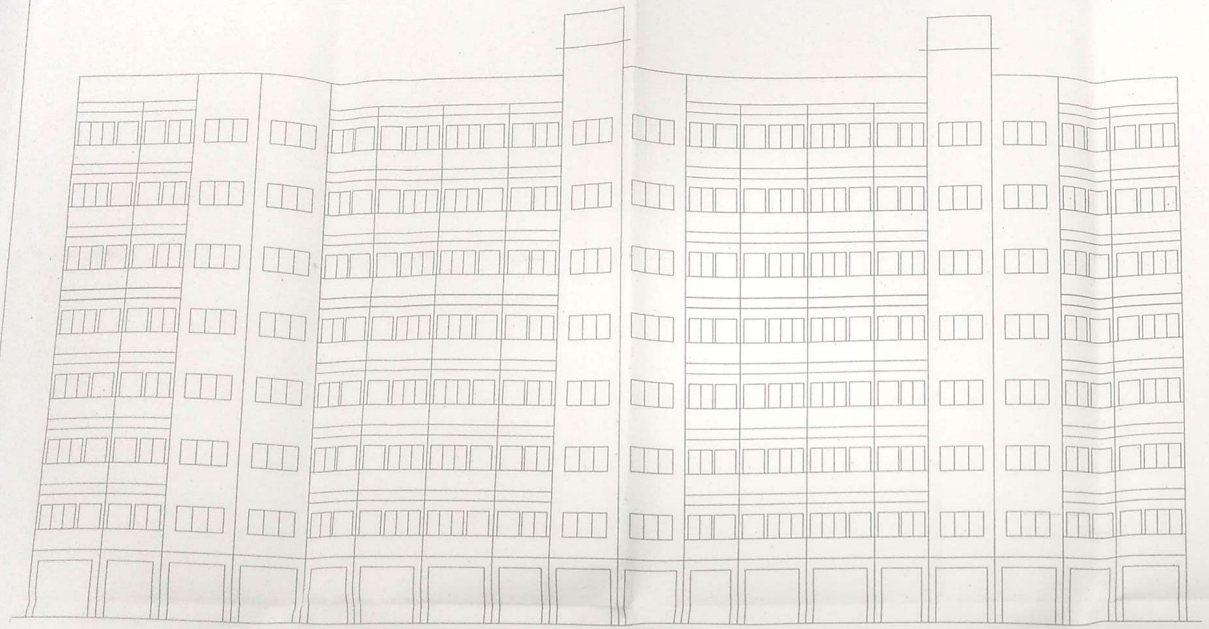
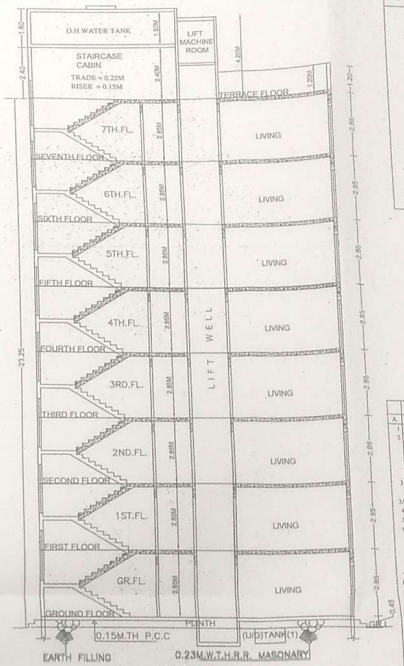


ELEVATION PLAN
WING-A SCALE: 1:100



SECTION A-A
WING-A SCALE 1:100

STAMP OF APPROVAL

अनिक्र. क्र. ४४
अट का.३ सन अतीन शहर
बांधकामु नकाशे मंजूरी
.....रमाने दुकानी
तात्पुरतिच्या प्रयोगाने व बांधकाम प्रारंभ प्रमाणपत्र
क्र. कुडचरा/नरपि/बांध 1352-23
दि. 20/09/2016 अटी शर्तीन दिलेल्या अटी प्रमाणे.
सहायक नगर रचनाकार
कुडचरे-बदलापूर नगरपालिका,परिषद
मुख्याधिकारी व निमंत्रण अधिकारी
कुडचरे-बदलापूर नगरपालिका
कुडचरे

PROFORMA I

A	AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT		3220.00
2	DEDUCTIONS FOR		
	(A) ROAD ACQUISITION AREA		
	(B) PROPOSED ROAD 12.0M.W/ D.P. ROAD		158.37
	(C) ANY RESERVATION		
	TOTAL (A + B + C)		3361.63
3	GROSS AREA OF PLOT (1-2)		
	PLOT DIVIDED UNDER 2 PART	PLOT -A	PLOT -B
3A	NET PLOT AREA	2946.63	615.00
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY 10%		
5	NET AREA OF PLOT = (3-4)		
6	ADDITION OF AREA FOR F.S.I., IF ANY		
	(A) ----		
	(B) (12.0 M/W D.P. ROAD (158.37X2 = 316.74)	316.74	
	(C) ANY RESERVATION		
7	TOTAL AREA (5+6)		
7A	NORMAL F. S. I. PERMISSIBLE + FSI	ONE	ONE
8A	NET PLOT AREA		
8B	PERMISSIBLE WITH PAYMENT OF PREMIUM FOR (2946.63x 30%) = 589.32		
8C	UTILISED PREMIUM AREA	83.00	
8D	PERMISSIBLE T.D.R. AREA FOR PLOT -A & B		
8E	UTILISED T.D.R. AREA AS PER VALUE BASE		
9	TOTAL PERMISSIBLE BUILT-UP AREA PLOT-B (1A+6B+8C)	3346.37	615.00
10	EXISTING BUILT-UP AREA		
11	PROPOSED BUILT-UP AREA PLOT-A	3344.44	
12	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B (C) BELOW		
13	TOTAL BUILT-UP AREA PLOT-B (10+11+12)	3344.44	NIL
14	F.S.I. CONSUMED (1/7)	1.03	
B	BALCONY AREA STATEMENT		
	(A) PERMISSIBLE BALCONY AREA PER FLOOR		
	(B) PROPOSED BALCONY AREA PER FLOOR	SHOWN DRAWING	
	(C) EXCESS BALCONY AREA (TOTAL)		
C	T. D. R.		
	(A) PERMISSIBLE		
	(B) PROPOSED TO BE UTILISED		
D	TENEMENT STATEMENT		
	(A) NET AREA OF ITEM A ABOVE	3344.44	
	(B) LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS ETC.)	275.04	
	(C) AREA OF TENEMENTS (A - B)	3069.40	
	(D) TENEMENTS PERMISSIBLE AS PER	92 NOS	
	(E) TENEMENTS PROPOSED	84 NOS	
E	PARKING STATEMENT		
	(A) PARKING REQUIRED		
	CAR		
	SCOOTER / MOTOR CYCLE	84 NOS	
	CYCLE	84 NOS	
	(B) GARAGES PERMISSIBLE		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT/CE/ENGINEER/SUPERVISOR

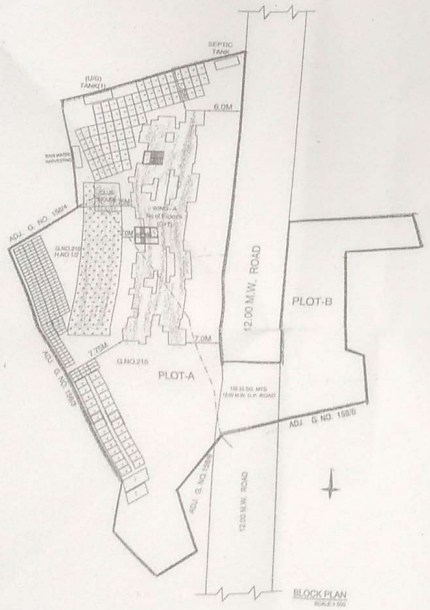
OWNER'S NAME
SADGURU ASSOCIATES THROUGH PARTNER
MR. KIRITKUMAR R. PATEL & TWO OTHERS
(P.O.A. HOLDER)

PROJECT INFORMATION
PLOT NO : SURVEY NO. G.NO.218,219
VILLAGE : Vallivali HISSA NO. : 1/2

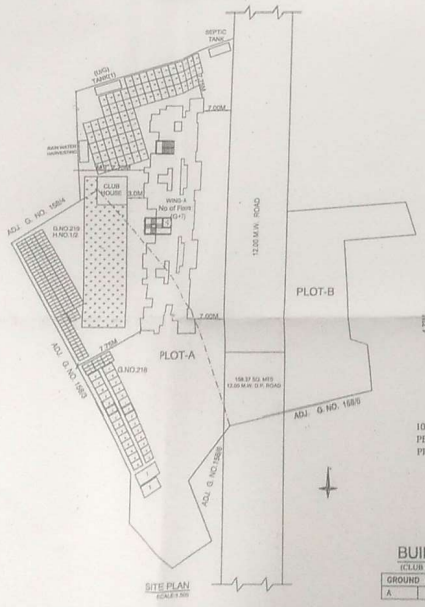
PROJECT TYPE: Proposed development

ARCHITECT'S NAME
Mrs. S R Khambayat
Regd. No. : CA/00/00259
Address
(Mr. S. R. Khambayat)
CA/2004-/27209
RAJ ASSOCIATES
ARCHITECT & ENGINEER
CONSULTING ENGINEER, GENERAL & FINANCIAL ADVISOR
PRIDHAM MANSION,1st FLOOR, BOLSAR, NAVSARI.(W.R.)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
839		1:100	DEEPAK	RAJESH
INWARD NO.	KBMC/TEMP/0056/16-17	DATE	14-02-2017	
KEY NO.		SHEET NO.	1/2	

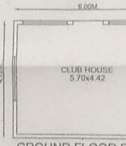


BLOCK PLAN
SCALE 1:500



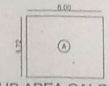
SITE PLAN
SCALE 1:500

LOCATION PLAN
SCALE- 1:10000



GROUND FLOOR PLAN
CLUB HOUSE SCALE - 1:100

10% R.G. AREA= 294 . 66 SQ. MTS.
PERMISSIBLE AREA ON GR.FL. 10% = 29.46 SQ MTS
PROPOSED AREA 34.50 SQ. MTS



BUILT UP AREA CALCULATION
(CLUB HOUSE) SCALE 1:200

GROUND FLOOR							
A	6.00	X	4.72	X	1NO	=	28.32 SQ.MT.

BUILT-UP AREA STATEMENT

WING-A

FLOOR	B/U AREA IN SQ.MTS.	TOTAL B/U AREA
GROUND FLOOR	301.05 M²	301.05 M²
FIRST FLOOR	434.77 M²	434.77 M²
SECOND FLOOR	434.77 M²	434.77 M²
THIRD FLOOR	434.77 M²	434.77 M²
FOURTH FLOOR	434.77 M²	434.77 M²
FIFTH FLOOR	434.77 M²	434.77 M²
SIXTH FLOOR	434.77 M²	434.77 M²
SEVENTH FLOOR	434.77 M².	434.77 M²
TOTAL AREA	3344.44 M²	3344.44 M²

BALCONY AREA STATEMENT

WING-A

FLOOR	B/U AREA IN SQ.MTS.	PERMISSIBLE BAL. 15% OF PROP. PER. FL. B/U AREA	PROPOSED BALC.AREA
GROUND FLOOR	301.05 M²	------	
FIRST FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	65.15 M²
SECOND FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	62.96 M²
THIRD FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	65.15 M²
FOURTH FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	62.96 M²
FIFTH FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	65.15 M²
SIXTH FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	62.96 M²
SEVENTH FLOOR	434.77 M²	434.77 X 15% = 65.21 M²	65.15 M²
TOTAL AREA	3344.44 M²	= 456.47 M²	449.46 M²

TERRACE AREA STATEMENT

WING-A

FLOOR	B/U AREA IN SQ.MTS.	PERMISSIBLE TERR. 20% OF PROP. PER FL. B/U AREA	PROPOSED TERRACE.AREA
GROUND FLOOR	301.05 M²	------	
FIRST FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	22.40 M²
SECOND FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	60.47 M²
THIRD FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	42.38 M²
FOURTH FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	60.47 M²
FIFTH FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	42.38 M²
SIXTH FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	60.47 M²
SEVENTH FLOOR	434.77 M²	434.77 X 20% = 86.95 M²	42.38 M²
TOTAL AREA	3344.44 M²	= 608.65 M²	330.95 M²

ISO_A1_(841.00_x_594.00_MM)

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