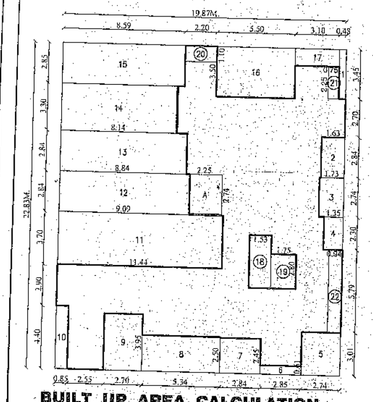
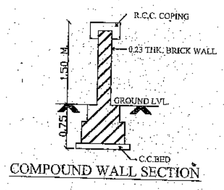
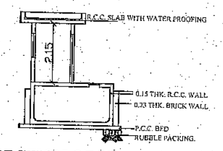
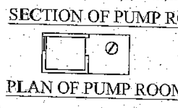




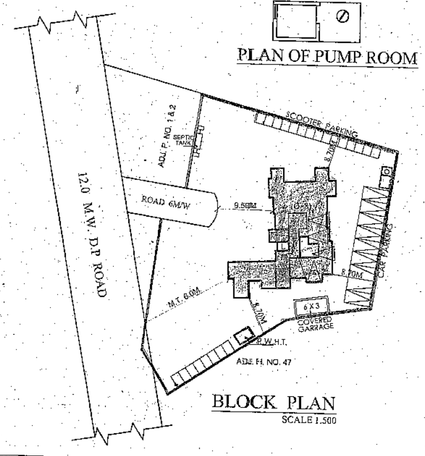
COMPOUND WALL SECTION



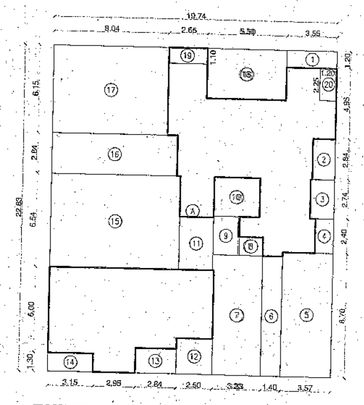
SECTION OF PUMP ROOM



PLAN OF PUMP ROOM

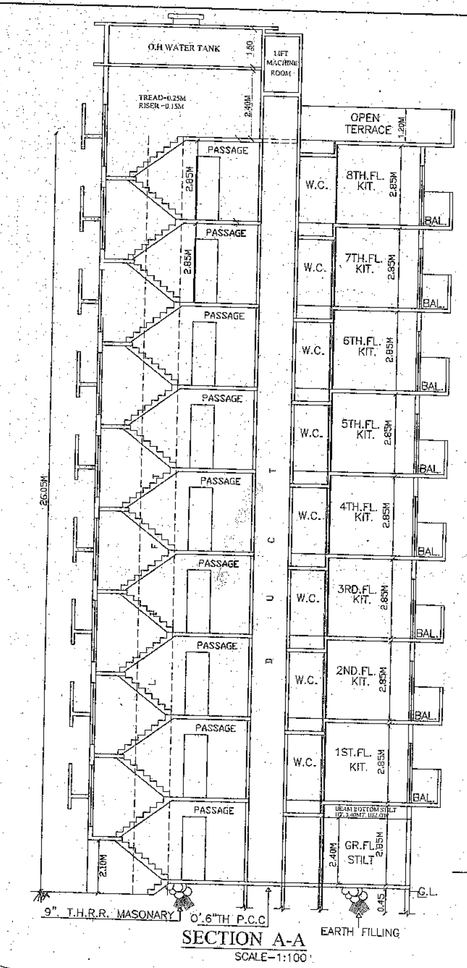


BLOCK PLAN
SCALE 1:500

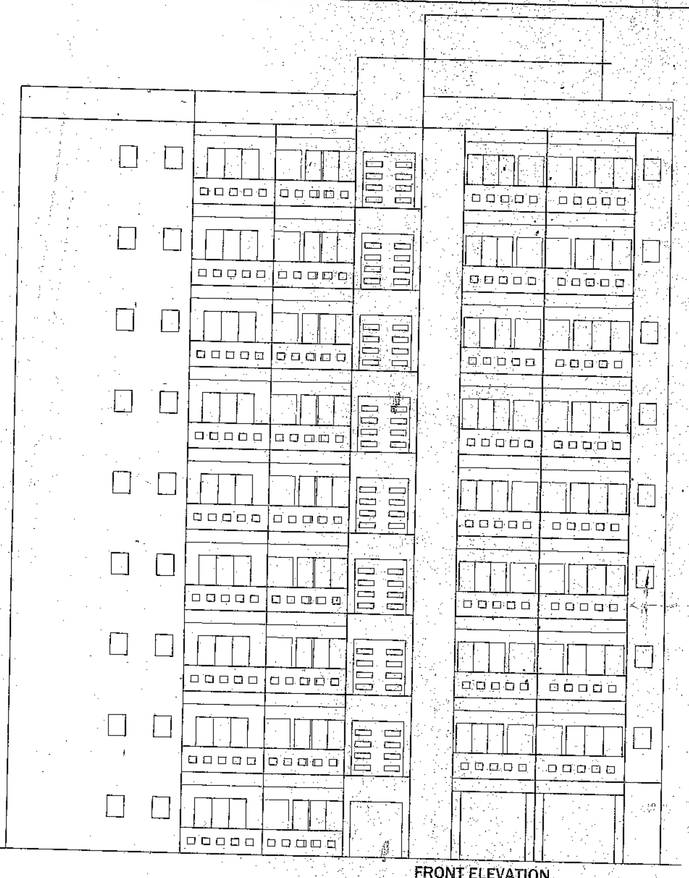


BUILT UP AREA CALCULATION
(GR. FL.)
SCALE 1:100

GROUND FLOOR						
A	19.74	X	22.83	X 1NO	=	450.66 SQ.MT.
DEDUCTIONS						
1	3.55	X	1.20	X 1NO	=	4.26 SQ.MT.
2	1.60	X	2.84	X 1NO	=	4.54 SQ.MT.
3	1.70	X	2.74	X 1NO	=	4.66 SQ.MT.
4	1.32	X	2.40	X 1NO	=	3.17 SQ.MT.
5	3.57	X	8.70	X 1NO	=	31.06 SQ.MT.
6	1.40	X	8.40	X 1NO	=	11.76 SQ.MT.
7	3.33	X	8.40	X 1NO	=	27.97 SQ.MT.
8	1.63	X	1.30	X 1NO	=	2.12 SQ.MT.
9	1.80	X	2.70	X 1NO	=	4.86 SQ.MT.
10	3.15	X	2.74	X 1NO	=	8.63 SQ.MT.
11	2.35	X	3.70	X 1NO	=	8.70 SQ.MT.
12	2.50	X	2.50	X 1NO	=	6.25 SQ.MT.
13	2.84	X	1.75	X 1NO	=	4.97 SQ.MT.
14	3.15	X	1.30	X 1NO	=	4.10 SQ.MT.
15	8.98	X	6.54	X 1NO	=	58.79 SQ.MT.
16	8.74	X	2.84	X 1NO	=	24.82 SQ.MT.
17	8.04	X	6.15	X 1NO	=	49.45 SQ.MT.
18	5.50	X	3.50	X 1NO	=	19.25 SQ.MT.
19	2.65	X	1.10	X 1NO	=	02.91 SQ.MT.
18	1.20	X	2.25	X 1NO	=	02.70 SQ.MT.
	TOTAL LESS				=	284.96 SQ.MT.
	450.66 – 284.96				=	165.70 SQ.MT.
	PROPOSED B/U AREA ON GR. FLOOR				=	165.70 SQ.MT.



SECTION A-A
SCALE–1:100



FRONT ELEVATION
SCALE 1:100

STAMP OF APPROVAL OF PLAN

REVISED PLAN

अधीन

मुख्य क्र. ५५

अट क्र. ३ ला अधीन राहून बांधकाम नकाशे मंजूरी

.....रेगांचे दुरुस्ती

दाखविल्या प्रमाणे म.बांधकाम प्रारंभ प्रमाणपत्र

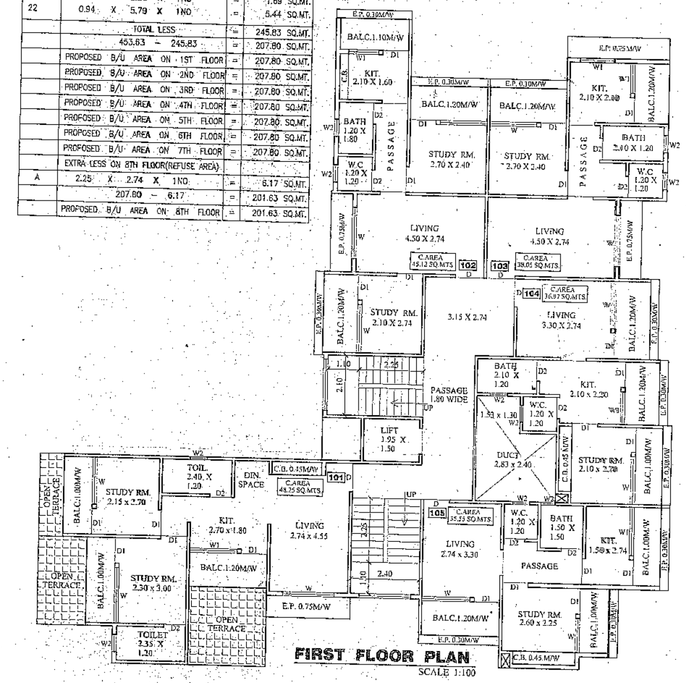
क्र. कुळगाव/नपरि/बां/प्र. /2017-18-५५

.....पासे शासन निर्णयास अधीन राहाणे

08/06/2018

सहायक नगर रचनाकार
कुळगांव-बदलापुर नगरपालिका,परिषद

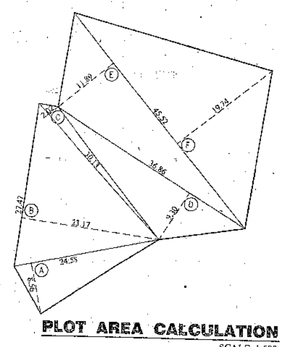
मुख्याधिकारी/नियोजन अधिकारी
कुळगांव-बदलापुर नगरपालिका
कुळगांव



FIRST FLOOR PLAN
SCALE 1:100

SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D	1.00 x 2.13	T.W. FRAMED FLUSH DOOR
D1	0.90 x 2.13	T.W. FRAMED FLUSH DOOR
D2	0.76 x 1.90	ALUMINIUM FRAMED SINTEX DOOR
W	1.80 x 1.20	ALUMINIUM FRAMED SINTEX WINDOW
W1	1.20 x 1.20	ALUMINIUM FRAMED SINTEX WINDOW
W2	0.60 x 0.90	T.W. FRAMED GLAZE WINDOW



PLOT AREA CALCULATION
SCALE 1:500

PLOT AREA CALCULATION S.NO.105A,H.NO.24&25P,P.NO.3+4+5+6						
A	1/2	X	24.58	X 8.56	X 1NO	= 105.20 SQ.MT.
B	1/2	X	27.47	X 23.17	X 1NO	= 318.24 SQ.MT.
C	1/2	X	30.13	X 2.02	X 1NO	= 30.43 SQ.MT.
D	1/2	X	36.86	X 9.30	X 1NO	= 171.40 SQ.MT.
E	1/2	X	45.52	X 11.89	X 1NO	= 270.62 SQ.MT.
F	1/2	X	45.52	X 19.74	X 1NO	= 449.28 SQ.MT.
	TOTAL PLOT AREA CALCULATION					= 1345.17 SQ.MT.

BUILT UP AREA STATEMENT.

FLOOR	BUILT UP AREA	PERMISSIBLE BAL.15% OF PROP.PER FL. B/U AREA	PROPOSED BALCONY	EXCESS BALCONY
GROUND FLOOR	165.70 M²	-----	-----	-----
FIRST FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
SECOND FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
THIRD FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
FOURTH FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
FIFTH FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
SIXTH FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
SEVENTH FLOOR	207.80 M²	207.80 x 15% = 31.17 IN M²	41.85 M²	10.68 M²
EIGHTH FLOOR	201.63 M²	201.63 x 15% = 30.24 IN M²	40.92 M²	10.68 M²
TOTAL AREA	1821.93 M²	248.43 IN M²	333.87 M²	85.44 M²

TOTAL B/U AREA : 1821.93 + 85.44(EXCESS BAL.) = 1907.37 SQ.MTS.

T.D.R. AREA STATEMENT

65% PERMISSIBLE T.D.R. AREA		872.82 M²
PURCHASE T.D.R. AREA		224.52 M²
T.D.R. AREA AS PER VALUE BASE		297.69 M²

1) D.R.C. NO. KBMC/TPD/TDR/142/2011-12 DATE- 06/06/2011
S.NO. 54, H.NO. 11 , AT VILLAGE- KULGAON

GENERATING YEAR= 2011
A.S.R RATE OF GENERATING YEAR = 3700.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.- 105A / H.NO.24&25 ,P.NO.3 TO 6 AT VILLAGE - BELAVALI
A.S.R RATE IN GENERATING YEAR = 2080.00
COME OUT AREA OF T.D.R.
AS PER VALUE BASE = 93.22 M²
VALUE BASE FORMULA :
X = R.G. / R.R. x Y
X = 37.41 / 2080 x 3700.00
X = 93.22 M²
AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 93.22M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 52.41M²

2) D.R.C. NO. KBMC/TPD/TDR/30/2011-12 , DATE- 16/06/2011
G.NO. 99 H. NO. 1 , AT VILLAGE- VALIVALI

GENERATING YEAR= 2011
A.S.R RATE OF GENERATING YEAR = 1600.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.- 105A / H.NO.24&25 ,P.NO.3 TO 6 AT VILLAGE - BELAVALI
A.S.R RATE IN GENERATING YEAR = 2080.00
COME OUT AREA OF T.D.R.
AS PER VALUE BASE = 30.76 M²
VALUE BASE FORMULA :
X = R.G. / R.R. x Y
X = 40.00 / 2080 x 1600.00
X = 30.76 M²
AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 30.76M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 40.00M²

3) D.R.C. NO. KBMC/TPD/TDR/86/2010-11- DATE- 21/02/2011
S.NO. 101(P) AT VILLAGE- BELAVALI

GENERATING YEAR= 2011
A.S.R RATE OF GENERATING YEAR = 2080.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.- 105A / H.NO.24&25 ,P.NO.3 TO 6 AT VILLAGE - BELAVALI
A.S.R RATE IN GENERATING YEAR = 2080.00
COME OUT AREA OF T.D.R.
AS PER VALUE BASE = 67.11 M²
VALUE BASE FORMULA :
X = R.G. / R.R. x Y
X = 67.11 / 2080 x 2080.00
X = 67.11 M²
AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 67.11M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 67.11M²

4) D.R.C. NO. KBMC/TPD/TDR/270/2012-13 DATE- 26/03/2013
G.NO. 40,H.NO.10 AT VILLAGE- MANJARLI

GENERATING YEAR= 2013
A.S.R RATE OF GENERATING YEAR = 8200.00
RECEIVING PLOT VALUE IN GENERATING YEAR
S.NO.- 105A / H.NO.24&25 ,P.NO.3 TO 6 , AT VILLAGE - BELAVALI
A.S.R RATE IN GENERATING YEAR = 5000.00
COME OUT AREA OF T.D.R.
AS PER VALUE BASE = 133.05M²
VALUE BASE FORMULA :
X = R.G. / R.R. x Y
X = 65.00 / 5000 x 8200.00
X = 106.60 M²
AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 106.60M²
DEDUCTION AREA FROM D.R.C CERTIFICATE = 65.00M²

AREA OF RECORDS OF RIGHTS

S.NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M²
105A	24&25(P)	3	BELAVALI	324.41 M²
		4		382.11 M²
		5		318.56 M²
		6		317.72 M²
		TOTAL PLOT AREA		1342.80 M²

TOTAL FLAT AREA STATEMENT

SHOP/OFFICE	TOTAL FLAT	AREA IN 25 M²	BET. 25 TO 40 M²	ABOVE 40 M²
06	40 NOS	-----	25 NOS	15 NOS

PROFORMA I

A	AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT(as per 7/12)		1342.80
2	DEDUCTIONS FOR		
	(A) ROAD ACQUISITION AREA		
	(B) PROPOSED ROAD		
	(C) ANY RESERVATION		
	TOTAL (A + B + C)		
3	GROSS AREA OF PLOT (1-2)		1342.80
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY		
	BALANCE AREA OF THE PLOT (3-4)		
5	NET AREA OF PLOT		1342.80
6	ADDITION OF AREA FOR F.S.I., IF ANY		
	(A) SET BACK AREA		
	(B)		
	(C) ANY RESERVATION		
7	TOTAL AREA (5+6)		1342.80
8	NORMAL F. S. I. PERMISSIBLE + FSI	1.00	1342.80
8A	PERMISSIBLE WITH PAYMENT OF PREMIUM	20% (1342.80 X 20%)	268.56
8B	PERMISSIBLE T.D.R. AREA	65% (1342.80 X 65%)	872.82
8C	UTILISED T.D.R. AREA		297.69
9	PERMISSIBLE BUILT-UP AREA (8+8A+8C)		1909.05
10	EXISTING BUILT-UP AREA		
11	PROPOSED BUILT-UP AREA		1821.93
12	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B.(C) BELOW)		83.44
13	TOTAL BUILT-UP AREA (10+11+13)		1907.37
14	F.S.I. CONSUMED (13/7)		1.42
15	BALANCE F.S.I.		
B	BALCONY AREA STATEMENT		
	(A) PERMISSIBLE BALCONY AREA PER FLOOR		SHOWN IN DRAWING
	(B) PROPOSED BALCONY AREA PER FLOOR		SHOWN IN DRAWING
	(C) EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
	A NET AREA OF ITEM A ABOVE		1909.05
	B LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS ETC.)		
	C AREA OF TENEMENTS (A - B)		165.70
	TENEMENTS PERMISSIBLE AS PER 80, 100, 125, NO.		1741.67
	TENEMENTS PROPOSED		52 NOS.
			40 NOS.
C	T. D. R.		
	(A) PERMISSIBLE		
	(B) PROPOSED TO BE UTILISED		
D	PARKING STATEMENT		
	(A) PARKING REQUIRED		
	CAR		13 NOS.
	SCOOTER / MOTOR CYCLE		40 NOS.
	CYCLE		49 NOS.
	(B) GARAGES PERMISSIBLE		91 NOS.

NOTES

BOUNDARY OF PLOT BOUNDED RED
PROPOSED WORK SHOWN PINK
B. DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN DOTTED GREEN

STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW DOTTED
RECREATION SHOWN IN GREEN
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

DESCRIPTION

PROPOSED BUILDINGS ON LAND BEARING S.NO. 105A, H.NO.24 & 25(P), P.NO. 3+4+5+6 AT VILL: BELAVALI, TAL- AMBARNATH, DIST- THANE.

• NAME, SIGNATURES OF OWNER OR P.O.A HOLDER •

MR. TUKARAM B. MHATRE

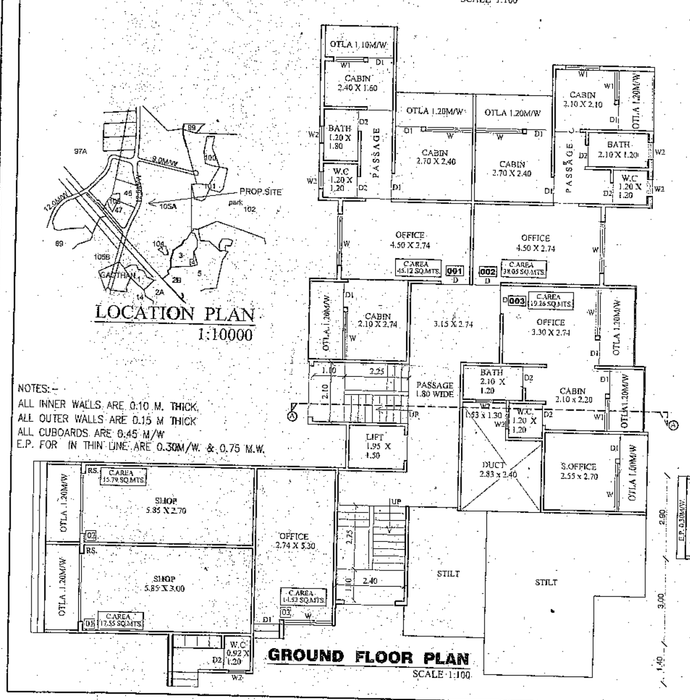
JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
755	12/05/2017	1:100	ARCH NO. 1	SUBODH	SANJAY

(AR. S. R. KHAMBAYAT)
CA/2001/27259

RAJ ASSOCIATES
ARCHITECTURE & ENGINEERS

GROUND FLOOR, MAHALAXMI APARTMENT,
BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W)

SIGNATURE OF ARCHITECT



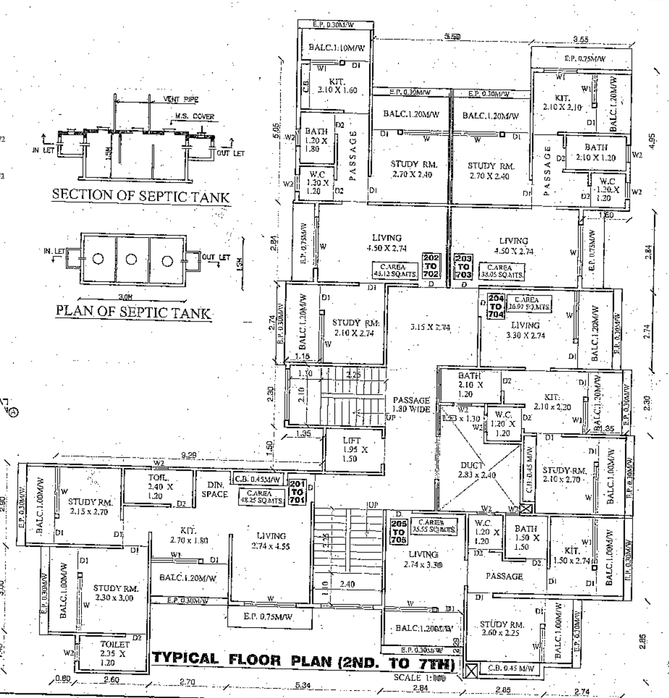
LOCATION PLAN
1:10000

NOTES:--
ALL INNER WALLS ARE 0.10 M. THICK.
ALL OUTER WALLS ARE 0.15 M THICK
ALL CUBOARDS ARE 0.45 M/W
E.P. FOR IN THIN LINE ARE 0.30M/W. & 0.75 M.W.

GROUND FLOOR PLAN
SCALE 1:100

SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

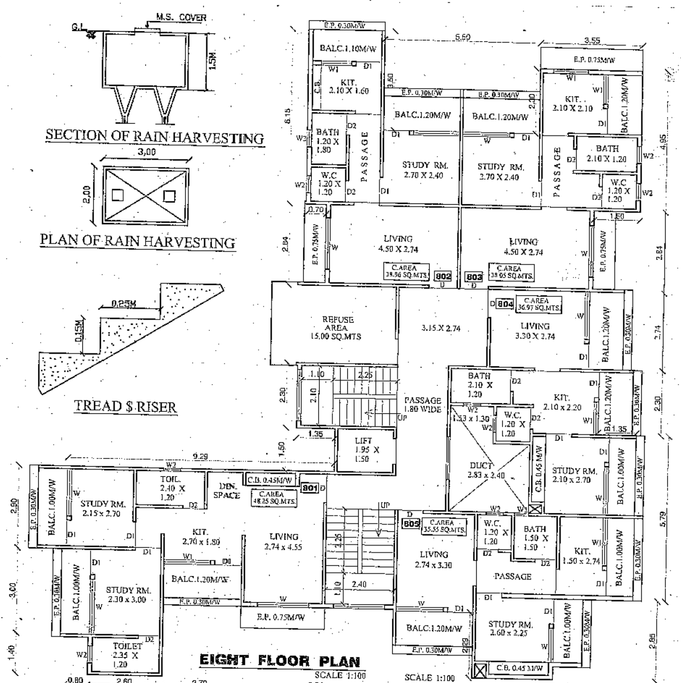


TYPICAL FLOOR PLAN (2ND. TO 7TH)
SCALE 1:100

SECTION OF RAIN HARVESTING

PLAN OF RAIN HARVESTING

TREAD $ RISER



EIGHT FLOOR PLAN
SCALE 1:100