**USHAKIRAN⑥ BLDG. WING E2 [GR+2] & E3 [GR+7]**

STAMP OF APPROVAL

कुळगांव ( बदलापूर ) नगरपालिका

अ.क्र.३ ला अधीन राहून
बांधकाम नकाशे मंजूरी
.....गेगरे तुकाराम
दस्तऐवज व बांधकाम प्रारंभ प्रमाणपत्र
क्र. कुळगाव/नरवि/बां/१५८८/२०१६/२०१७-१७
दि. ६/३/१५ ...सोबे घालून दिलेल्या अटी प्रमाणे

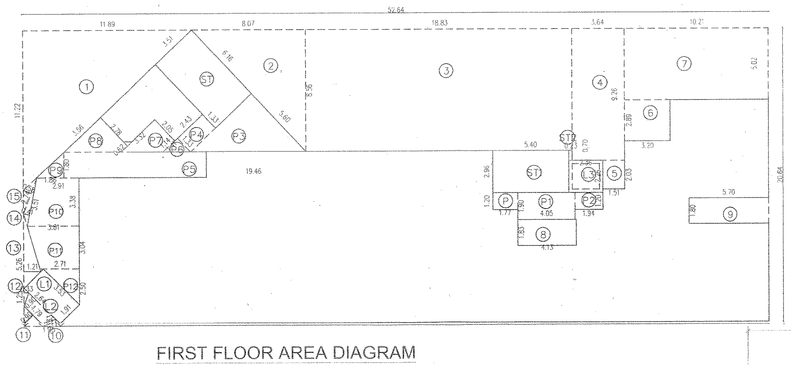
सहायक नगर रचनाकार
कुळगांव-बदलापूर नगरपालिका, परिषद

मुख्याधिकारी व नियोजन अधिकारी
कुळगांव-बदलापूर नगरपालिका
कुळगांव

## CARPET AREA STATEMENT

FIRST FLOOR

| SHOP NO. | CARPET AREA |
|---|---|
| FLAT NO.1 | 61.48 SQ.M. |
| COMMERCIAL UNIT-1 | 194.23 SQ.M. |
| COMMERCIAL UNIT-2 | 26.22 SQ.M. |
| COMMERCIAL UNIT-3 | 29.67 SQ.M. |
| COMMERCIAL UNIT-4 | 62.59 SQ.M. |
| SHOP-5 | 17.00 SQ.M. |
| SHOP-6 | 28.82 SQ.M. |
| SHOP-7 | 38.21 SQ.M. |
| SHOP-8 | 29.28 SQ.M. |



## BUILT-UP AREA STATEMENT : FIRST FLOOR

AREA OF RECT. = 52.64 X 20.64 = 1086.49 SQ.M. (A)

DEDUCTIONS:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 1. | 11.89 | X 11.22 | X 0.50 | = | 66.70 | SQ.M. |
| | 2. | 8.07 | X 8.56 | X 0.50 | = | 34.54 | SQ.M. |
| | 3. | 16.63 | X 8.56 | X 1 | = | 161.18 | SQ.M. |
| | 4. | 3.64 | X 9.26 | X 1 | = | 33.71 | SQ.M. |
| | 5. | 1.51 | X 2.03 | X 1 | = | 3.07 | SQ.M. |
| | 6. | 3.20 | X 2.89 | X 1 | = | 9.25 | SQ.M. |
| | 7. | 10.21 | X 5.02 | X 1 | = | 51.25 | SQ.M. |
| | 8. | 4.13 | X 1.83 | X 1 | = | 7.56 | SQ.M. |
| | 9. | 5.70 | X 1.80 | X | = | 10.26 | SQ.M. |
| | 10. | 1.25 | X 0.33 | X 0.50 | = | 0.21 | SQ.M. |
| | 11. | 1.79 | X 0.90 | X 0.50 | = | 0.81 | SQ.M. |
| | 12. | 1.25 | X 0.33 | X 0.50 | = | 0.21 | SQ.M. |
| | 13. | 5.26 | X 1.21 | X 0.50 | = | 3.18 | SQ.M. |
| | 14. | 3.51 | X 0.41 | X 0.50 | = | 0.72 | SQ.M. |
| | 15. | 2.74 | X 0.58 | X 0.50 | = | 0.79 | SQ.M. |
| | | | T O T A L | | = | 383.44 | SQ.M. (B) |
| STAIR CASE | ST. | 3.51 | X 6.16 | X 1 | = | 21.62 | SQ.M. |
| | ST1. | 5.40 | X 2.99 | X 1 | = | 15.98 | SQ.M. |
| | ST2. | 0.23 | X 0.70 | X 1 | = | 0.16 | SQ.M. |
| | | | T O T A L | | = | 37.78 | SQ.M. (C) |
| LIFT. | LI. | 3.53 | X 1.91 | X 1 | = | | |
| | L2. | 2.64+1.79 | X 0.90 | X 0.50 | = | | |
| | L3. | 2.36 | X 2.26 | X 1 | = | 5.33 | SQ.M. |
| | | | T O T A L | | = | 14.06 | SQ.M. (D) |

BUILT-UP AREA (FIRST FLOOR) = 547.19 SQ.M.

LIFT DUCT DEDUCTION = 14.06-(1.90 X 1.80)-(6.27) = 4.37

BUILT UP AREA (FIRST FLOOR) FOR PREMIUM
STAIRCASE + LIFT + PASSAGE
37.76 + 4.37 + 104.04 = 146.17 SQ.M.

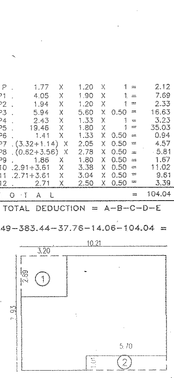
TOTAL BUILT UP AREA ( FIRST FLOOR) FOR BALCONY
B/UP AREA + PREMIUM
547.19 + 146.17 = 693.36 SQ.M.

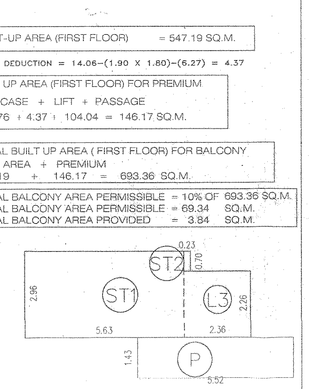
TOTAL BALCONY AREA PERMISSIBLE = 10% OF 693.36 SQ.M.
TOTAL BALCONY AREA PERMISSIBLE = 69.34 SQ.M.
TOTAL BALCONY AREA PROVIDED = 3.84 SQ.M.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PASSAGE | P . | 1.77 | X 1.20 | X 1 | = | 2.12 | SQ.M. |
| | P1 . | 4.05 | X 1.90 | X 1 | = | 7.69 | SQ.M. |
| | P2 . | 1.94 | X 1.20 | X 1 | = | 2.33 | SQ.M. |
| | P3 . | 5.94 | X 5.60 | X 0.50 | = | 16.63 | SQ.M. |
| | P4 . | 2.43 | X 1.33 | X 1 | = | 3.23 | SQ.M. |
| | P5 . | 19.46 | X 1.80 | X 1 | = | 35.03 | SQ.M. |
| | P6 . | 1.41 | X 1.33 | X 0.50 | = | 0.94 | SQ.M. |
| | P7 . | (3.32+1.14) | X 2.05 | X 0.50 | = | 4.57 | SQ.M. |
| | P8 . | (0.62+3.56) | X 2.78 | X 0.50 | = | 5.81 | SQ.M. |
| | P9 . | 1.86 | X 1.80 | X 0.50 | = | 1.67 | SQ.M. |
| | P10 . | 2.91+3.61 | X 3.38 | X 0.50 | = | 11.02 | SQ.M. |
| | P11 . | 2.71+3.61 | X 3.04 | X 0.50 | = | 9.61 | SQ.M. |
| | P12 . | 2.71 | X 2.50 | X 0.50 | = | 3.39 | SQ.M. |
| | T O T A L | | | | = | 104.04 | SQ.M. (L) |

TOTAL DEDUCTION = A-B-C-D-E

1086.49-383.44-37.76-14.06-104.04 = 547.19 SQ.M.





## STILT PREMIUM AREA DIAGRAM

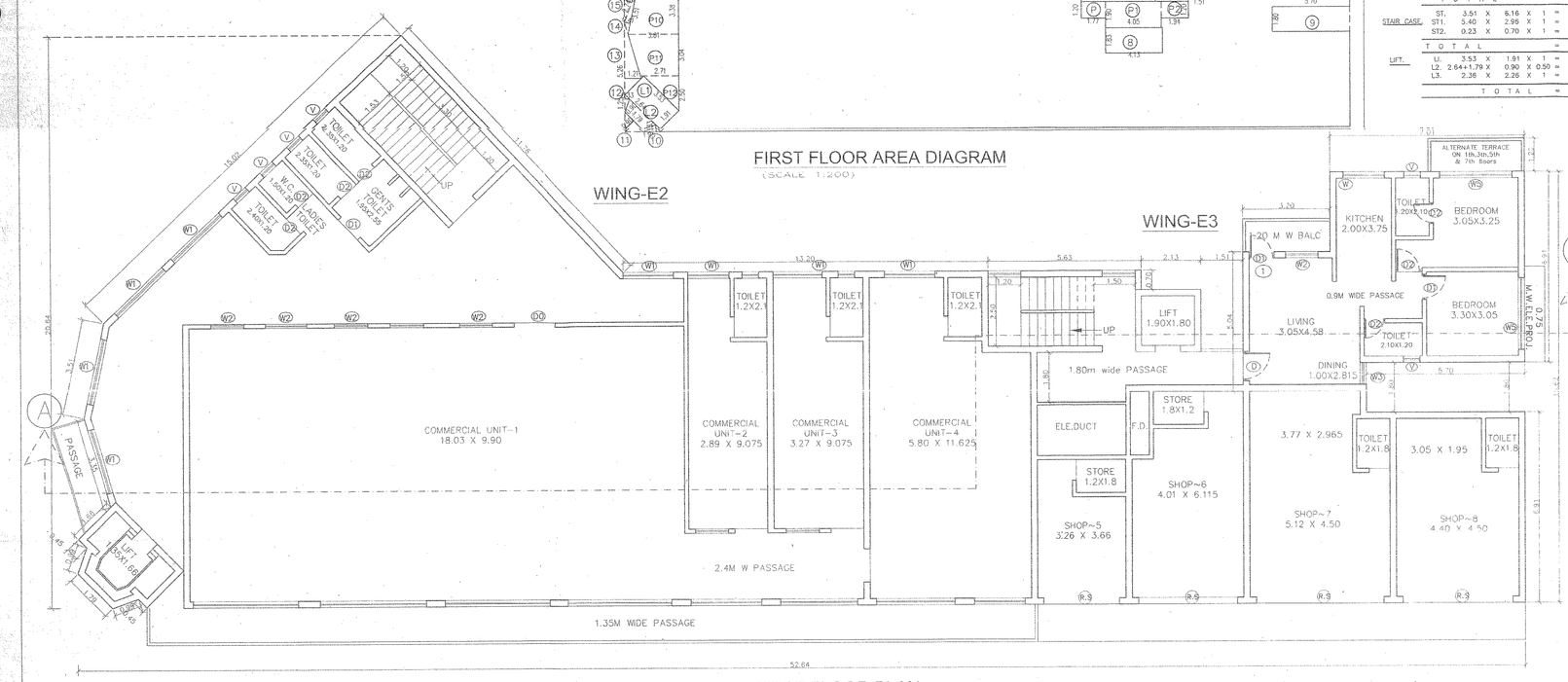
(SCALE 1:100)

## STILT PREMIUM AREA STATEMENT

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STAIR CASE. | ST1. | 5.63 | X 2.96 | X 1 | = | 16.66 | SQ.M. |
| | ST2. | 0.23 | X 0.70 | X 1 | = | 0.16 | SQ.M. |
| | T O T A L | | | | = | 16.82 | SQ.M. (A) |
| LIFT. | L3. | 2.36 | X 2.26 | X 1 | = | 5.33 | SQ.M. |
| | T O T A L | | | | = | 5.33 | SQ.M. (B) |
| | P0. | 5.52 | X 1.43 | X 1 | = | 7.89 | SQ.M. |
| | T O T A L | | | | = | 7.89 | SQ.M. (C) |

TOTAL AREA FOR PREMIUM = A+B+C
= 16.82+5.33+7.89

STILT FLOOR PREMIUM AREA = 30.04 SQ.M.



## FIRST FLOOR PLAN

(SCALE 1:100)

## AREA DAIGRAM OF GROUND FLOOR FLAT(WING E-3)

(SCALE 1:200)

## BUILT-UP AREA STATEMENT : GROUND FLOOR

AREA OF RECT. = 10.21 X 7.93 = 80.97 SQ.M. (A)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DEDUCTIONS | 1. | 3.20 | X 2.89 | X 1 | = | 9.25 | SQ.M. |
| | 2. | 5.70 | X 1.01 | X 1 | = | 5.76 | SQ.M. |
| | T O T A L | | | | = | 15.01 | SQ.M. (B) |

BUILT-UP AREA = 80.97-15.01 = 65.96 SQ.M.



| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDITIONS | 3. | 11.03 | X 4.16 | X 1 | = | 45.89 | SQ.M. |
| | 4. | 12.80 | X 7.92 | X 1 | = | 101.38 | SQ.M. |
| | T O T A L | | | | = | 147.26 | SQ.M. (C) |

BUILT-UP AREA = 147.26 SQ.M.

TOTAL BUILT-UP AREA OF GROUND FLOOR ( WING E3)
= 65.96 + 147.26 = 213.22 SQ.M.

## AREA DAIGRAM OF GROUND FLR SHOPS(WING E-3)

(SCALE 1:200)

TOTAL BUILT UP AREA (STILT FLOOR) FOR BALCONY
B/UP AREA + PREMIUM
213.22 + 30.04 = 243.26 SQ.M.

TOTAL BALCONY AREA PERMISSIBLE = 10% OF 243.26 SQ.M.
TOTAL BALCONY AREA PERMISSIBLE = 24.33 SQ.M.
TOTAL BALCONY AREA PROVIDED = 3.84 SQ.M.

## BUILT-UP AREA STATEMENT : STILT FLOOR

AREA OF RECT. = 22.12 X 20.64 = 456.56 SQ.M. (A)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DEDUCTIONS | 1. | 11.89 | X 11.22 | X 0.50 | = | 66.70 | SQ.M. |
| | 2. | 8.07 | X 8.56 | X 0.50 | = | 34.54 | SQ.M. |
| | 3. | 2.16 | X 8.56 | X 1 | = | 18.49 | SQ.M. |
| | 4. | 1.25 | X 0.33 | X 0.50 | = | 0.21 | SQ.M. |
| | 5. | 1.79 | X 0.90 | X 0.50 | = | 0.81 | SQ.M. |
| | 6. | 1.25 | X 0.33 | X 0.50 | = | 0.21 | SQ.M. |
| | 7. | 5.26 | X 1.21 | X 0.50 | = | 3.18 | SQ.M. |
| | 8. | 3.51 | X 0.41 | X 0.50 | = | 0.72 | SQ.M. |
| | 9. | 2.74 | X 0.58 | X 0.50 | = | 0.79 | SQ.M. |
| | T O T A L | | | | = | 125.65 | SQ.M. (B) |
| STAIR CASE. | ST. | 3.51 | X 6.16 | X 1 | = | 21.62 | SQ.M. |
| | T O T A L | | | | = | 21.62 | SQ.M. (C) |
| LIFT. | LI. | 3.53 | X 1.91 | X 1 | = | 6.74 | SQ.M. |
| | L2. | 2.64+1.79 | X 0.90 | X 0.50 | = | 1.99 | SQ.M. |
| | T O T A L | | | | = | 8.73 | SQ.M. (D) |
| PASSAGE | P3 . | 5.94 | X 5.60 | X 0.50 | = | 16.63 | SQ.M. |
| | P4 . | 2.43 | X 1.33 | X 1 | = | 3.23 | SQ.M. |
| | P5 . | 10.10 | X 1.80 | X 1 | = | 18.18 | SQ.M. |
| | P6 . | 1.41 | X 1.33 | X 0.50 | = | 0.94 | SQ.M. |
| | P7 . | (3.32+1.14) | X 2.05 | X 0.50 | = | 4.57 | SQ.M. |
| | P8 . | (0.62+3.56) | X 2.78 | X 0.50 | = | 5.81 | SQ.M. |
| | P9 . | 1.86 | X 1.80 | X 0.50 | = | 1.67 | SQ.M. |
| | P10 . | 2.91+3.61 | X 3.38 | X 0.50 | = | 11.02 | SQ.M. |
| | P11 . | 2.71+3.61 | X 3.04 | X 0.50 | = | 9.61 | SQ.M. |
| | P12 . | 2.71 | X 2.50 | X 0.50 | = | 3.39 | SQ.M. |
| | T O T A L | | | | = | 75.05 | SQ.M. (E) |

TOTAL DEDUCTION = A-B-C-D-E

456.56-125.65-21.62-8.73-75.05 = 225.51 SQ.M.

BUILT UP AREA (STILT FLOOR) FOR PREMIUM
STAIRCASE + LIFT + PASSAGE
21.62 + 8.73 + 75.05 = 105.40 SQ.M.

TOTAL STAIRCASE AREA PERMISSIBLE = 432.00 SQ.M.

| | |
|---|---|
| GROUND FL. | = 135.44 SQ.M. |
| FIRST FL. | = 146.17 SQ.M. |
| SECOND FL. | = 130.23 SQ.M. |
| TYPICAL FL. = 31.10 X 5 | = 155.50 SQ.M. |
| TOTAL | = 567.34 SQ.M. |

PREMIUM ALREADY PAID = 632.86 SQM
BALANCE TO ADDED IN BUILTUP = 867.34-632.86 = 34.49 SQM



## GROUND FLOOR PLAN

(SCALE 1:100)

## GROUND FLOOR AREA DIAGRAM(WING E-2)

(SCALE 1:200)

| | |
|---|---|
| TOTAL BUILT-UP AREA (GR. FLOOR) | =213.22+ 225.51 =438.73 SQM |
| TOTAL COMMON AREA (GR FLOOR) | =30.04+ 105.40 =135.44 SQM |

CONTENTS OF SHEET

LOWER GROUND, UPPER GROUND,FIRST FLOOR PLAN, SECTION, ELEVATION, AREA DIAGRAM, AREA CALCULATIONS AND B/UP AREA STATEMENT

NOTES:

1. ALL INTERNAL SPECIAL BRICK WALLS ARE 150 mm THK.
2. ALL EXTERNAL SPECIAL BRICK WALLS ARE 230 mm THK.

CONTENTS OF SHEET

STILT, GROUND FLOOR PLAN AND B/UP AREA STATEMENT

## SCHEDULE OF DOOR & WINDOWS

| TYPE | SIZE (LxH) | DESCRIPTION |
|---|---|---|
| D0 | 1.20 X 2.10 | T. W. FRAME FLUSHED DOOR |
| D | 1.05 X 2.10 | T. W. FRAME FLUSHED DOOR |
| D1 | 0.90 X 2.00 | T. W. FRAME FLUSHED DOOR |
| D2 | 0.75 X 2.00 | BAKELITE DOOR |
| W | 0.90 X 1.20 | T. W. FRAME WINDOW |
| W1 | 2.40 X 1.20 | T. W. FRAME WINDOW |
| W2 | 1.20 X 1.20 | T. W. FRAME WINDOW |
| W3 | 0.78 X 1.20 | T. W. FRAME WINDOW |
| W4 | 1.50 X 1.20 | T. W. FRAME WINDOW |
| W5 | 2.60 X 2.10 | T. W. FRAME WINDOW |
| V | 0.60 X 0.60 | T. W. FRAME LOUVERED WINDOW |

## AREA STATEMENT

| FLOOR | TOTAL BUILT UP AREA IN SQ.M. |
|---|---|
| GROUND FLOOR | 438.73 |
| FIRST FLOOR | 547.19 |
| SECOND FLOOR | 470.12 |
| THIRD FLOOR | 248.76 |
| FOURTH FLOOR | 248.76 |
| FIFTH FLOOR | 248.76 |
| SIXTH FLOOR | 248.76 |
| SEVENTH FLOOR | 248.76 |
| COMMON AREA | 135.44 |
| TOTAL BUILT UP AREA | 2734.33 |

## BALCONY AREA STATEMENT

| FLOOR | PERMISS. BALC AREA 10 % OF B/UP AREA OF PER FLOOR | PROPOSED BAL. AREA | EXCESS BAL. AREA |
|---|---|---|---|
| GROUND | 23.54 | 3.84 | NIL |
| FIRST | 69.34 | 3.84 | NIL |
| SECOND | 60.03 | 14.36 | NIL |
| TYPICAL | 28.32 | 14.36 | NIL |
| TOTAL EXCESS BALCONY | | | |

## PARKING STATEMENT

| TENAMENT CARPET AREA | NOS. | PARKING REQD.BY RULE ONE FOR EVERY | PARKING REQD. |
|---|---|---|---|
| GROUND FLOOR SHOP PARKING REQD. | 929.07 SQ.M | 100 SQ.M 01 PARKING | 09 |
| 20.00 TO 40.00 SQ.M. | 08 | NIL | -- |
| ABOVE 41.00 TO 80.00 SQ.M. | 20 | 1 TENEMENTS | 20 |
| ABOVE 81.00 SQ.M. | -- | 2/3 TENEMENTS | -- |
| PARKING REQUIRED | | | 29 |

CONTENTS OF SHEET

STILT, GROUND FLOOR PLAN, TYPICAL FLOOR PLAN AND B/UP AREA STATEMENT

## SCHEDULE OF DOOR & WINDOWS

| TYPE | SIZE (LxH) | DESCRIPTION |
|---|---|---|
| D0 | 1.20 X 2.10 | T. W. FRAME FLUSHED DOOR |
| D | 1.05 X 2.10 | T. W. FRAME FLUSHED DOOR |
| D1 | 0.90 X 2.00 | T. W. FRAME FLUSHED DOOR |
| D2 | 0.75 X 2.00 | BAKELITE DOOR |
| W | 0.90 X 1.20 | T. W. FRAME WINDOW |
| W1 | 2.40 X 1.20 | T. W. FRAME WINDOW |
| W2 | 1.20 X 1.20 | T. W. FRAME WINDOW |
| W3 | 0.78 X 1.20 | T. W. FRAME WINDOW |
| W4 | 1.50 X 1.20 | T. W. FRAME WINDOW |
| W5 | 2.60 X 2.10 | T. W. FRAME WINDOW |
| V | 0.60 X 0.60 | T. W. FRAME LOUVERED WINDOW |

**USHAKIRAN** BLDG. WING E2 [GR+2] & E3 [GR+7]

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT
BEARING S.NO.3 ,H. NO. 2,3,4,6,7(P),8,9,10 & 11
VILL. KHARVAI (KULGAON BADLAPUR)
TAL. : AMBERNATH

**FOR : USHA CONSTRUCTION CO.**
**POA : NITIN A. VADOR**

OWNERS SIGN | ARCHITECT'S SIGN

D.M. DALVI AND ASSOCIATES
ARCHITECTS ENGINEERS SURVEYORS INTERIOR DESIGNERS AND GOVT. REGD. VALUERS.
'D' BLOCK, JOJWALA SHOPPING CENTRE, AGRA ROAD, SHIVAJINAND CHOWK, KALYAN-421 301 PH : 315634, 315636

| SCALE | DRAWN | CHECKED | DATE | JOB. NO. | DRG. NO. | REV. |
|---|---|---|---|---|---|---|
| AS SHOWN | POOJA | VAIDEHI | 22/10/13 | BL/BLD/960 | MUN/07 | R- |

\\Mac-01\d\MAC1\SWANTWAN\mun\COMBINE TYPE 01 & 02, E1 & E2\AMENDED E3 22-10-13