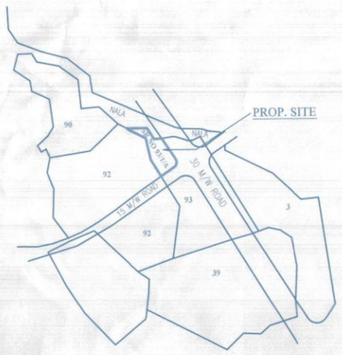

LOCATION PLAN
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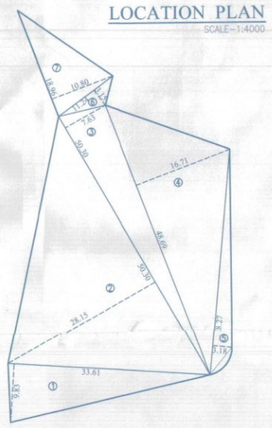


PLOT AREA DIAGRAM
SCALE=1:500

PLOT AREA CALCULATION				
1	1/2 X 33.61 X 9.83 X 1 NO	=	165.19	SQ.MT.
2	1/2 X 50.30 X 28.15 X 1 NO	=	707.97	SQ.MT.
3	1/2 X 50.30 X 7.63 X 1 NO	=	191.89	SQ.MT.
4	1/2 X 48.69 X 16.71 X 1 NO	=	406.80	SQ.MT.
5	1/2 X 38.27 X 3.18 X 1 NO	=	60.85	SQ.MT.
6	1/2 X 11.24 X 3.15 X 1 NO	=	17.70	SQ.MT.
7	1/2 X 18.96 X 10.80 X 1 NO	=	102.38	SQ.MT.
	TOTAL ADDITION	=	1652.78	SQ.MT.

T.D.R. AREA STATEMENT

110% PERMISSIBLE T.D.R. AREA	1668.70 M²
PURCHASE T.D.R. AREA	1080.00 M²
UTTILISED T.D.R AS PER VALUE BASE	1320.73 M²

1) D.R.C. NO. KBMC/TPD/TDR/2021-2022/393 / DATE- 24/03/2022
S.NO 70/1/2 & 70/5/B ,AT VILLAGE - KULGAON,
TAL.-AMBERNATH, DIST- THANE
RES. OF 18.0 M WIDE DP ROAD & R ZONE

GENERATING YEAR = 2022
Rg =A.S.R RATE OF GENERATING YEAR RS. = 8010.00 M²
Y= T.D.R. AREA FROM D.R.C. = 1080.00 M²

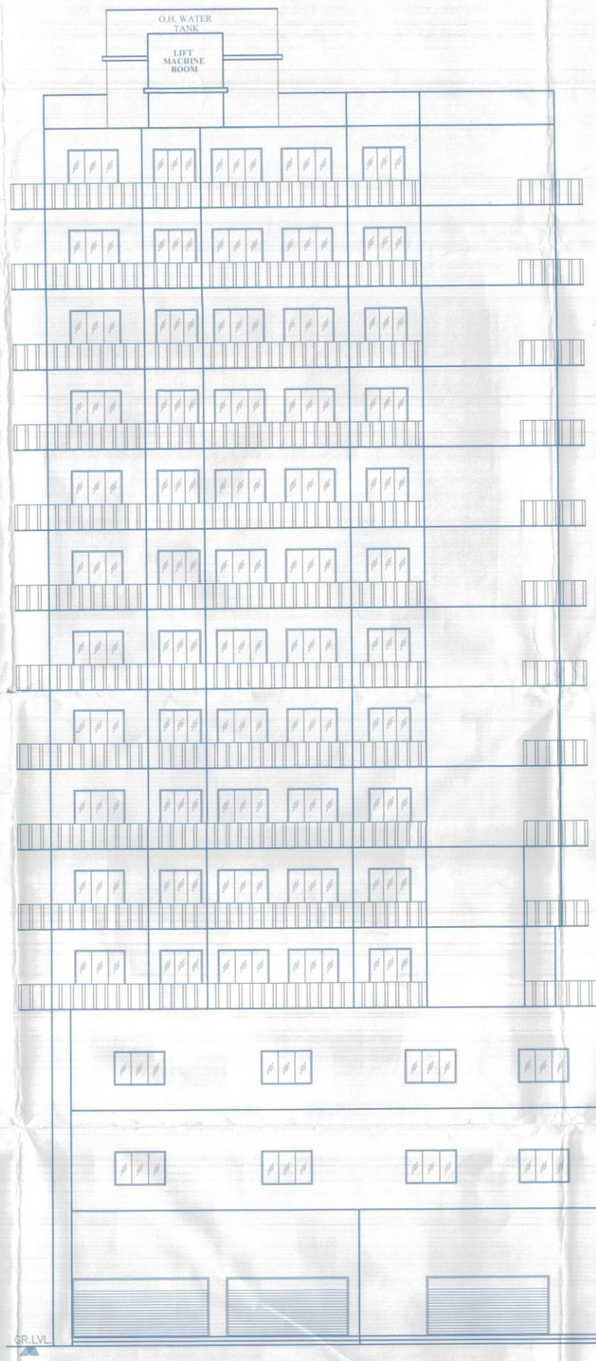
RECEIVING PLOT VALUE IN GENERATING YEAR
S. NO. 93/1/A, AT VILLAGE : KATRAP
TAL- AMBERNATH, DIST- THANE
Rr = A.S.R RATE IN RECEIVING PLOT IN GENERATING YEAR RS.= 6550
T.D.R. VALUE BASE FORMULA :

$X = \frac{Rg}{Rr} \times Y$

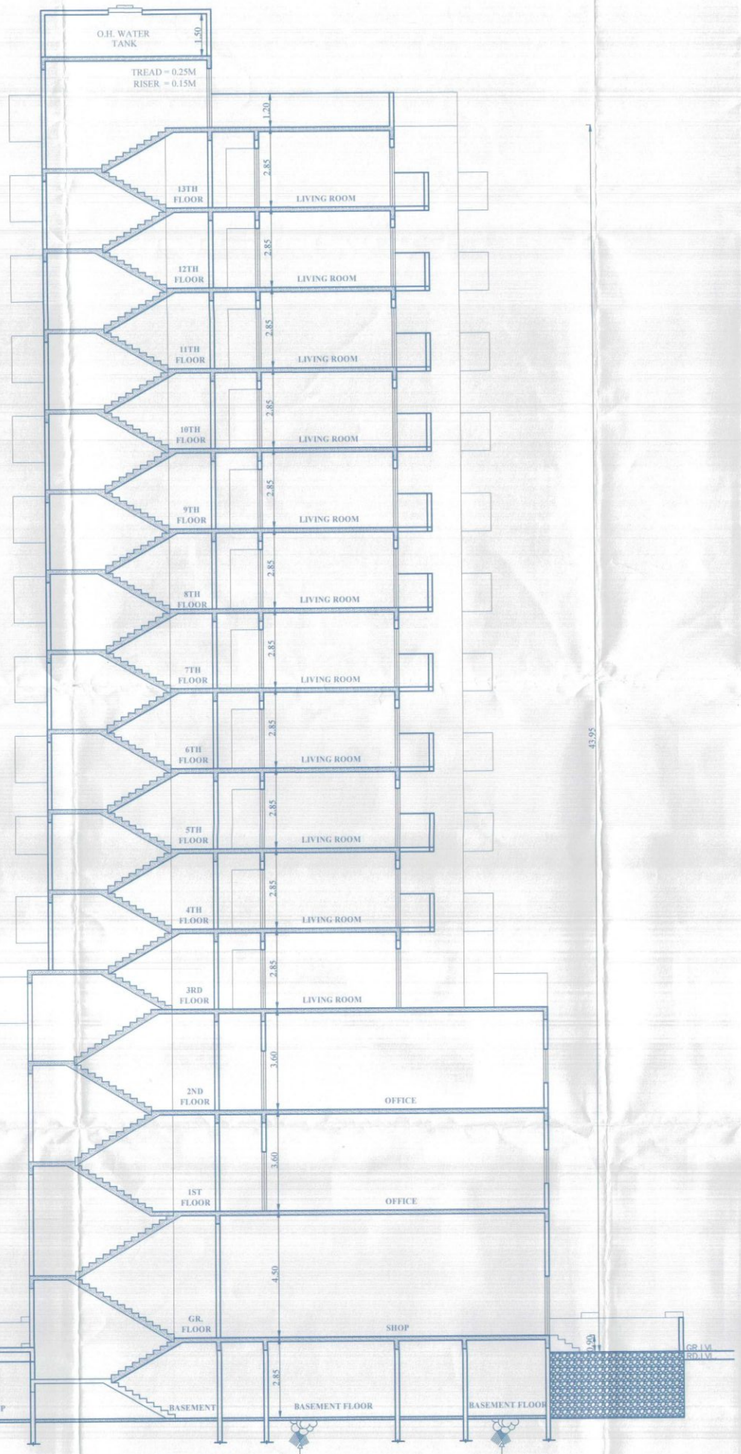
$X = \frac{8010}{6550} \times 1080$

X = 1320.73 M²

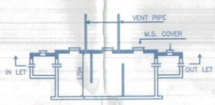
X=AREA TO BE CALCULATED FOR F.S.I.PURPOSE AS PER VALUE BASE	1320.73 M²
DEDUCTION AREA FROM D.R.C CERTIFICATE =	1080.00 M²



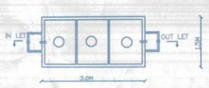
ELEVATION
SCALE 1:100



SECTION AA'
SCALE 1:100



SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK



SECTION OF RAIN HARVESTING

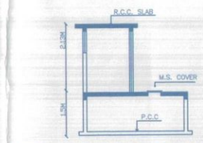


PLAN OF RAIN HARVESTING

TOTAL BUILT-UP AREA STATEMENT & TABLE NO. A

BUILDING NO.	GR. FLOOR	1ST. FLOOR	2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	5TH. FLOOR	6TH. FLOOR	7TH. FLOOR
WING-A	585.87	611.65	611.65	397.54	397.54	397.54	397.54	397.54
	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	TOTAL AREA	
	397.54	397.54	397.54	397.54	397.54	397.54	6182.11	

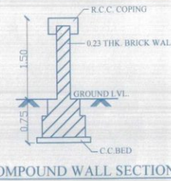
TOTAL PROPOSED BUILD - UP AREA = 6182.11 SQ. MTS.



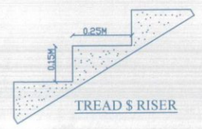
SECTION OF U/G. WATER TANK



PLAN OF U.G.WATER TANK



COMPOUND WALL SECTION



TREAD $ RISER

TOTAL FLAT AREA STATEMENT

WING	SHOP	OFFICE	FLAT	AREA BET. 30M² TO 40M²	AREA BET. 40M² TO 80M²
A	07 NOS	11 NOS	55 NOS	---	55 NOS

TABLE NO. B
ADDITIONAL REQUIREMENT FOR HOUSING AS PER 9.31
PROPOSED FLATS = 55 NOS

AMENITY REQUIREMENTS	REQUIRED B/U AREA	PROPOSED B/U AREA
SOCIETY OFFICE	20.00 SQ.MT.	44.02 SQ.MT.
SANITARY BLOCK	3.00 SQ.MT.	3.03 SQ.MT.
DRIVER ROOM	12.00 SQ.MT.	27.04 SQ.MT.
ENTRAANCE LOBBY	9.00 SQ.MT.	35.37 SQ.MT.
TOTAL B/U AREA	44.00 SQ.MT.	109.43 SQ.MT.

TOTAL FLAT AREA STATEMENT

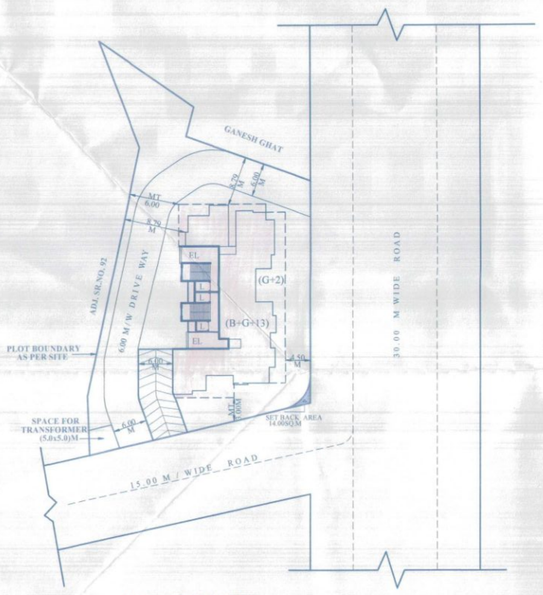
TOTAL FLAT	AREA IN 30 M²	BET. 30 TO 40 M²	ABOVE 40 M²
55 NOS	----	----	55 NOS

AREA OF RECORDS OF RIGHTS

S.NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M²
93	1A	---	KATRAP	1517.00

SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCREPTION 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 2.10	ALUMINIUM FRAMED GLASS WINDOW
W1	1.80 x 1.20	ALUMINIUM FRAMED GLASS WINDOW
W2	1.20 x 2.10	ALUMINIUM FRAMED GLASS WINDOW
V	0.60 x 0.90	MARBLE FRAMED GLASS WINDOW



BLOCK PLAN
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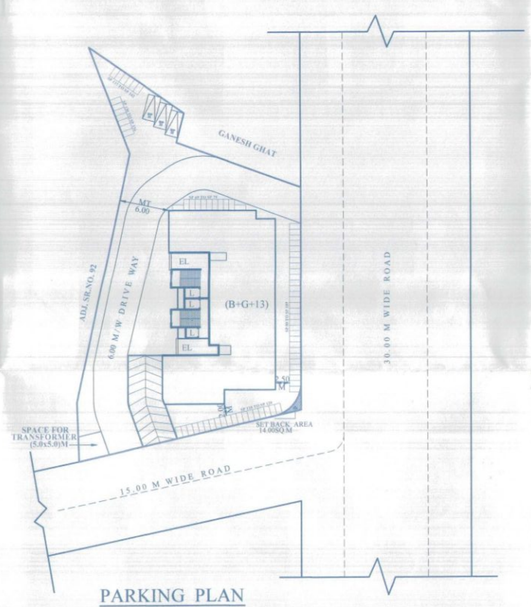

PARKING PLAN
SCALE=1:500

PARKING REQUIREMENT STATEMENT

S.NO.	SIZE OF TENAMENT	PROPOSED NO. OF TENEMENT	PROPOSED PARKING CAR	PROPOSED PARKING SC	5% ADD. VISITOR PARKING CAR	5% ADD. VISITOR PARKING SC	TOTAL REQUIRED PARKING CAR	TOTAL REQUIRED PARKING SC	PARKING MULTIPLYING CAR FACTOR (X 0.4)	PARKING MULTIPLYING SC FACTOR (X 1)	PROPOSED PARKING CAR	PROPOSED PARKING SC
(1)	FOR COMMERCIAL AREA FOR EVERY 100SQM. CARPET AREA CAR / SC (02 NOS / 06 NOS)	1399.80 SQM.	28 NOS	84 NOS	—	—	28 NOS	84 NOS	17 NOS	84 NOS	17 NOS	84 NOS
(2)	FOR RESIDENTIAL AREA FOR EVERY TWO TENAMENT	NO. OF FLATS										
a)	CARPET AREA BETWEEN . 40 TO 80 SQ.MT. CAR / SC (01 NOS / 02 NOS)	55 NOS	28 NOS	55 NOS	01 NOS	03 NOS	29 NOS	58 NOS	17 NOS	58 NOS	17 NOS	58 NOS
b)	CARPET AREA BETWEEN . 30 TO 40 SQ.MT. CAR / SC (01 NOS / 02 NOS)	—	—	—	—	—	—	—	—	—	—	—
c)	CARPET AREA LESS THAN 30 SQ.MT. CAR / SC (00 NOS / 02 NOS)	—	—	—	—	—	—	—	—	—	—	—
	TOTAL	32 NOS							34 NOS	142 NOS	34 NOS	142 NOS

NOTE : 50% OF REQ. CAR PARKING CP - 5.0M x 2.5M
50% OF REQ. CAR PARKING S/CP - 4.5M x 2.3M

STAMP OF APPROVAL OF PLAN

1

दुय्यम निबंधक कल्याण ५
सह दुय्यम निबंधक कल्याण मनपा क्षेत्र
क्र. सूचना/फाईल/बां/१५१८ - ०५
दि. 23/10/2023
प्रमाणे बांधकाम परवानगी देण्यात येत आहे.

सुनावणीकरी अधिकारी
सुनावणी-बांधकाम परवानगी,
कुल्याण.

PROFORMA I

A	AREA STATEMENT	SQ . MTS.
	AREA OF PLOT AS PER LAYOT	1517.00
	AREA UNDER REDEVELOPEMENT BUILDING	
1	AREA OF PLOT (AS PER 7/12)	1517.00
	(MINIMUM AREA OF A,B,C TO BE CONSIDERED)	
	(A) EXISTING SANCTIONED B/U AREA	1448.90
	(B) PERMISSIBLE AREA FOR PURPOSE	
2	DEDUCTIONS FOR	
	(A) PROPOSED D.P. ROAD WIDENING AREA	14.00
	(B) ANY D.P. RESERVATION AREA	
	(C) AREA NOT IN DEVELOPMENT	
	(TOTAL A+B)	
3	BALANCE AREA OF PLOT (1-2)	1503.00
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(3-3 (1))	1448.90
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	1448.90
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 30% (1517.00x30%)	455.10
11	IN-SITU F.S.I./T.D.R. LOADING	
	(A) IN -SITU AREA AGAINST D.P. ROAD / SR.NO.2(A) IF ANY (14.00x2.00 = 28.00)	28.00
	(B) IN -SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C))	
	(C) PERMISSIBLE T.D.R. AREA (1517.00x140%=1668.70)	
	(C1) PROPOSED UTILIZED T.D.R. AREA	1320.73
	(D) TOTAL IN-SITU/T.D.R. LOADING PROPOSED (11 (A)+(B)+(C))	
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7 (INCENTIVE AREA 28x15 = 420.00)	420.00
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	3672.73
	(A) (9+10B+11A+11C) (9+10B+11A+11C+12)	
	(A1) TOTAL ENTITLEMENT	
	(B) ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES	
	(i) IN RESIDENTIAL ANCILLARY AREA 2077.79 x 60% = 1246.67	
	(ii) IN COMMERCIAL ANCILLARY AREA 1594.94 x 80% = 1275.95	
	(C) TOTAL UTILISED ANCILLARY AREA 2522.62	
	(D) TOTAL ENTITLEMENT (13A+13C)	2522.62
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.3)	6195.35
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17B)	
	(A) EXISTING BUILT- UP AREA	
	(B) PROPOSED BUILT- UP AREA(AS PER P-LINE)	6182.11
	(C) TOTAL (A+B)	6182.11
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
17	AREA FOR INCLUSIVE HOUSING ,IF ANY	
	(A) REQUIRED (20% OF SR.NO.5)	13.24
18	BALANCE AREA	

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

SIGNATURE

(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. ISHWAR N. PATEL

DESCRIPTION

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDINGS ON LAND BEARING S.NO. 93/1/A, AT VILLAGE : KATRAP, TALUKA : AMBARNATH DIST.-THANE.

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

M/S VINAYK ENTERPRISES THROUGHS PARTENER
MR. NARHARI K. PATIL
MR. ISHWAR N. PATEL

P. O. A. HOLDERS

JOB NO.	DATE	SCALE	DRAWING NO.	DRAWN BY	CHECKED BY
1013	21-02-2023	1:100	ARCH NO. 1	MONALI	RAJESH

N

(ER. R. K. KHAMBAYAT)
L.NO.02483
RAJ ASSOCIATES
ARCHITECT & ENGINEERS
OFFICE NO.102,103 1ST FLOOR, VIGHNAHARTA APT.,NEW D.P. ROAD,NEAR SPANDAN HOSPITAL BADLAPUR (E) - 421503

CERTIFICATE
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.