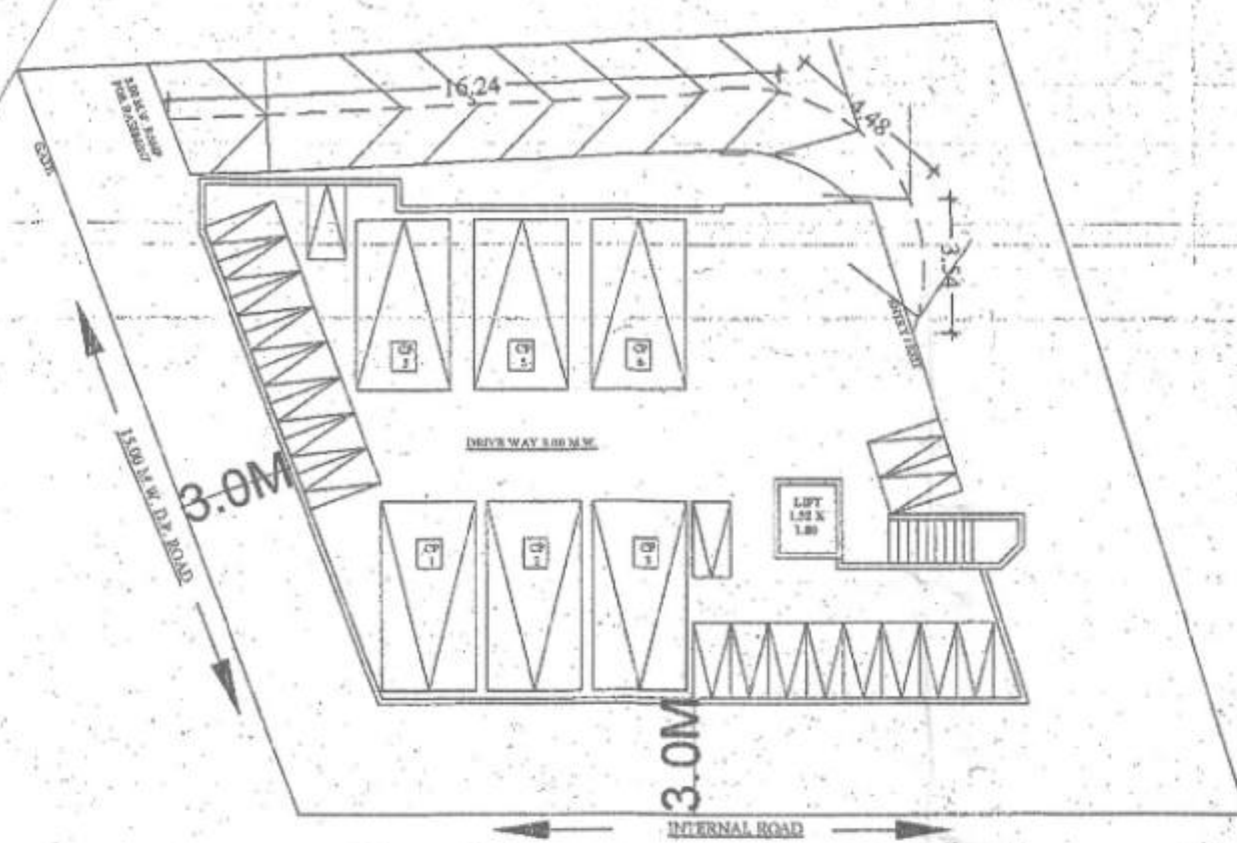
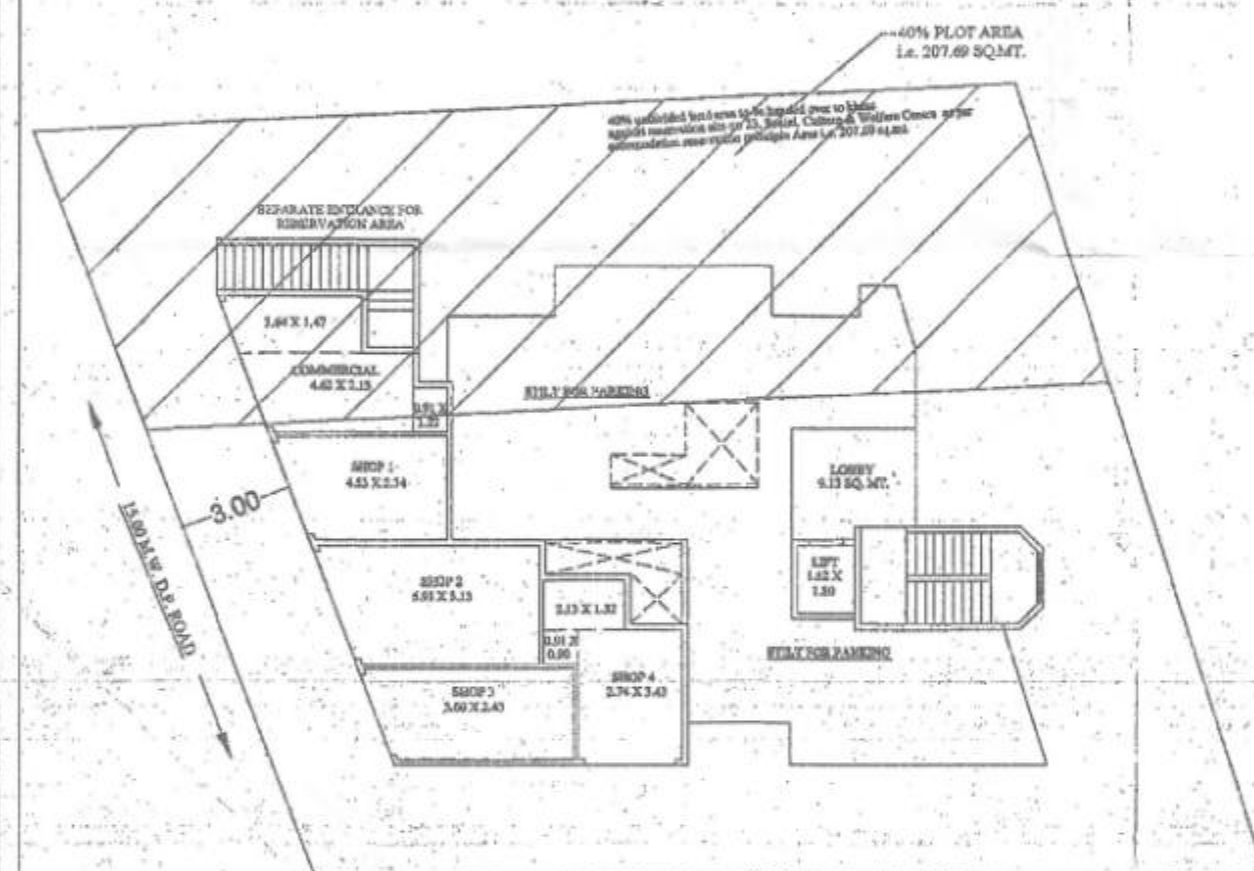




BASEMENT FLOOR PLAN
SCALE: 1:200

RESIDENTIAL AREA PARKING STATEMENT											
CATEGORY IN M	NO. OF FLATS PROPOSED	NO. OF PARKING REQUIRED		NO. OF PARKING PROPOSED		5% VISITOR PARKING		TOTAL REQUIRED PARKING AS PER TABLE NO. 8B		PROPOSED PARKING AS PER REG. NO. 8.2.2 TABLE NO. 8C (60%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA LESS THAN 30 MT ²	12	NIL	24.00	NIL	24	NIL	1.20	NIL	25.20	NIL	15.12
2 TENEMENTS HAVING CARPET AREA UPTO 30 TO 40	12	6.00	12.00	6.00	12.00	0.60	0.30	6.60	12.30	3.96	7.38
2 TENEMENTS HAVING CARPET AREA 40 TO 80	6	3.00	15.00	1.89	9.45	0.15	0.75	3.15	15.75	1.89	9.45
TOTAL	30	9.00	51.00	7.89	45.45	0.75	2.25	9.75	53.25	5.85	31.95



BLOCK PLAN
SCALE: 1:200

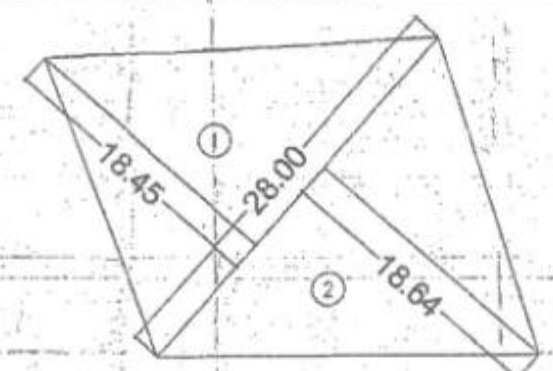
BUILT UP AREA STATEMENT		
SR. NO.	FLOOR	A WING P LINE AREA
1	GROUND FLOOR	82.63 SQ.M.
2	01 ST FLOOR	166.17 SQ.M.
3	02 ND FLOOR	227.57 SQ.M.
4	03 RD FLOOR	227.57 SQ.M.
5	04 TH FLOOR	227.57 SQ.M.
6	05 TH FLOOR	227.57 SQ.M.
7	06 TH FLOOR	227.57 SQ.M.
8	07 TH FLOOR	227.57 SQ.M.
TOTAL		1604.22 SQ.M.

CESS AREA	
GROUND/STILT AREA	= 224.95 SQ. MT.
CONSTRUCTION AREA	= 1588.09 SQ. MT.
TOTAL CONSTRUCTION AREA	= 1813.04 SQ. MT.
CONSTRUCTION COST	= 25289.00 RS/SQMT.
1813.04 X 25289.00 X 1%	= 458499.68 RS.

40% PLOT AREA
i.e. 210.00 SQ. MT.

40% undivided land area of the Reservation Affected Area i.e. 207.69 sq. mt. will be handed over to Kulgaon Badlapur Municipal Council, As Per Accommodation Reservation Principle.

GROUND FLOOR PLAN
SCALE: 1:100



AREA DIAGRAM OF PLOT
SCALE: 1:500

AREA CALCULATION OF PLOT										
1	1/2	X	28.00	X	18.45	X	1 NO	=	258.30 SQ.MT.	
2	1/2	X	28.00	X	18.64	X	1 NO	=	260.96 SQ.MT.	
TOTAL ADDITION									=	519.26 SQ.MT.
TOTAL PLOT AREA									=	519.26 SQ.MT.

PARKING AREA STATEMENT OF AREA TO BE HANDED OVER TO KBMC					
RESERVATION AREA	129.81 SQ.MT.	NO OF PARKING REQUIRED		NO OF PARKING PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
		2.6	7.8	3	8
TOTAL		2.6	7.8	3	8

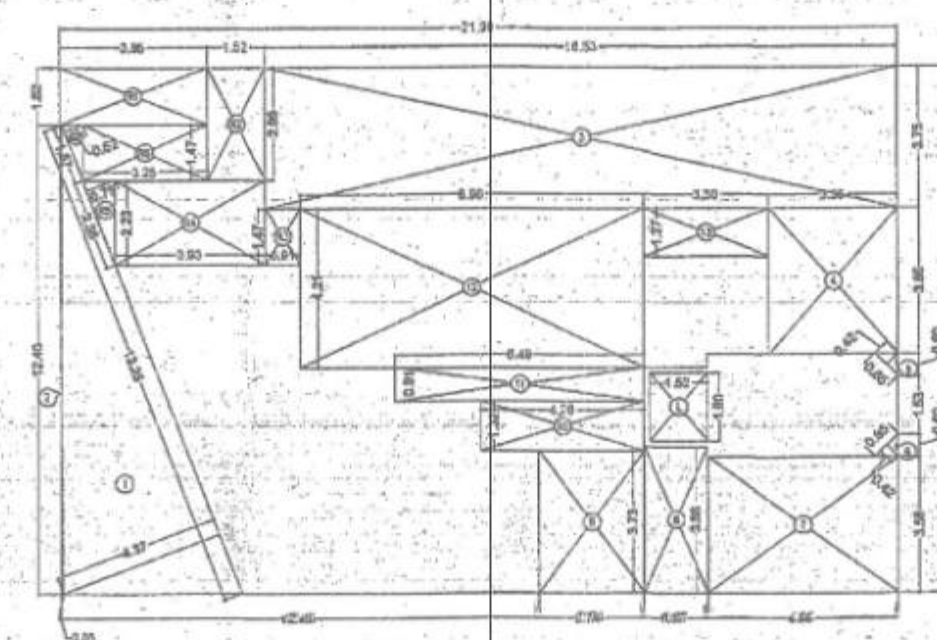
PARKING STATEMENT OF OTHER COMMERCIAL AREA					
		NO OF PARKING REQUIRED		NO OF PARKING PROPOSED	
COMMERCIAL AREA	155.29 SQMT	CAR	SCOOTER	CAR	SCOOTER
		3.80	9.31	3	9
TOTAL =		3.10	9.31	3	9

AREA CALCULATION FOR GROUND FLOOR

GROUND FLOOR						
1	21.90	X	13.92	X	1 NO	= 304.85 SQ.MT.
TOTAL ADDITION						= 304.85 SQ.MT.
DEDUCTIONS						
1	13.25	X	4.37	X	0.50	= 28.95 SQ.MT.
2	0.05	X	12.40	X	1 NOS	= 0.62 SQ.MT.
3	16.53	X	3.75	X	1 NOS	= 61.99 SQ.MT.
4	3.36	X	3.86	X	1 NOS	= 12.97 SQ.MT.
5	1/2	X	0.85	X	0.42	= 0.18 SQ.MT.
6	1/2	X	0.85	X	0.42	= 0.18 SQ.MT.
7	4.99	X	3.58	X	1 NOS	= 17.86 SQ.MT.
8	1.67	X	3.86	X	1 NOS	= 6.45 SQ.MT.
9	2.74	X	3.73	X	1 NOS	= 10.22 SQ.MT.
10	4.26	X	1.32	X	1 NOS	= 5.62 SQ.MT.
11	6.49	X	0.91	X	1 NOS	= 5.91 SQ.MT.
12	8.96	X	4.21	X	1 NOS	= 37.72 SQ.MT.
13	3.30	X	1.27	X	1 NOS	= 4.19 SQ.MT.
TOTAL DEDUCTION						= 192.88 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						= 111.97 SQ.MT.

RESERVATION AREA CALCULATION (GROUND FLOOR)

R1	3.85	X	1.52	X	1 NOS	=	5.85	SQ.MT	
R2	1.52	X	2.99	X	1 NOS	=	4.54	SQ.MT	
R3	0.91	X	1.47	X	1 NOS	=	1.34	SQ.MT	
R4	3.93	X	2.23	X	1 NOS	=	8.76	SQ.MT	
R5	0.50	X	2.38	X	0.79	=	0.94	SQ.MT	
R6	3.25	X	1.47	X	1 NOS	=	4.78	SQ.MT	
R7	0.50	X	1.57	X	0.52	=	0.40	SQ.MT	
TOTAL RESERVATION AREA PER FL. (FLOOR, PLAN OF GROUND FLOOR)							=	26.61	SQ.MT
LIFT AREA CALCULATION GROUND FLOOR									
L	1.52	X	1.80	X	1 NOS	=	2.73	SQ.MT	
TOTAL LIFT AREA PER FL. (GROUND FLOOR)							=	2.73	SQ.MT
NET BUILT UP AREA [X1 - Y2 - Y3]							=	82.63	SQ.MT



AREA DIAGRAM OF GROUND FLOOR
SCALE: 1:200

AFFECTED AREA UNDER RESERVATION IS 519.23 SQ.M.

General conditions/notes to allow development under above regulations:-

Reservation	Type of Authority	Percentage of total land to be surrendered free of cost & free from encumbrances		Percentage of constructed amenity of the total land area to be surrendered free of cost & free from encumbrances	
		Required	Provided	Required	Provided
Social, Culture & Welfare Centre	A Class Municipal Councils.	40%	25%		
		207.69 SQ. M.	207.72	129.81 SQ. M.	129.83 SQ. M.

Area to be handed over to municipal council 40% land is 207.69 Sq. M. out of proposed 207.72 & 25% construction area 129.81 out of proposed 129.83 Sq. M.

Clause under, General conditions/notes to allow development under above regulations:-
Ncte iv) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Authority may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to payment of premium (1) for the land required to be handed over to Authority at the rate of 40% of land rate in ASR, without considering the guidelines therein. If ground floor is utilised for parking, then such built up area shall be given on stilt/first floor with separate entry & exit from Public Street. In such cases, built up area (along with proportionate undivided share in land) shall be handed over to the Planning Authority or Appropriate Authority, as the case may be.) PROPOSED COMPOIST BLDG AS PER ACCOMMODATION RESERVATION POLICY MENTIONED IN UDPR CHAPTER NO. 11.1, Table No. 11-A, S. No. 12, PROPOSED BUILDING ON PROPERTY BEARING S. NO. 13 / H. NO. 4/B, PLOT NO. 4, SITUATED AT VILLAGE - SHIRGAON, TAL. - AMBERNATH, DIST: THANE

STATEMENT OF T.D.R. UTILIZATION IN THIS PROPOSAL

TDR PROPOSED IN THIS PROPOSAL :- 259.07 SQ.MT. (AS PER VALUE BASE)

TABLE FOR UTILISATION OF TDR (AS PER VALUE BASE SYSTEM)

TDR GENERATION YEAR :- 2018-2019 & 2022 - 2023
R.G.-TDR GENERATED FROM LAND BEARING G.NO.142, H.NO 1 VILLAGE - VALIVALI & S.NO.83, H.NO 9/A4, VILLAGE - SHIRGAON GOVERNMENT RATE IN 2018-19 OF SAID LAND :- RS.6300 & GOVERNMENT RATE IN 2022-23 OF SAID LAND :- RS.8290

R.E.- GOVERNMENT RATE IN 2018-2019 OF TDR RECEIVING LAND BEARING S.NO. 13, H.NO 4/B, P.NO 4, VILLAGE - SHIRGAON GOVERNMENT RATE IN 2018-2019 OF SAID LAND :- RS.6550 PER SQ.MT. & R.E.- GOVERNMENT RATE IN 2022-2023 OF TDR RECEIVING LAND BEARING S.NO. 13, H.NO 4/B, P.NO 4, VILLAGE - SHIRGAON GOVERNMENT RATE IN 2022-2023 OF SAID LAND :- RS.8190 PER SQ.MT

T.D.R. FACTOR ON RECEIVING LAND = 6300 / 6550 = 0.9618
i.e. 0.9618 X 162.00 = 155.82 SQ.MT. & T.D.R. FACTOR ON RECEIVING LAND = 8290 / 8190 = 1.0122 i.e. 1.0122 X 102.00 = 103.25 SQ.MT. (102.00 SQ.MT.)

DETAILS OF TDR (UTILISED IN THIS PROPOSAL)

TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE OF 11287.50 SQ.MT. ISSUED BY KULGAON BADLAPUR MUNICIPAL COUNCIL BY LETTER NO. K.B.M.C/TPD/341/2018-19, DATED - 20/08/2018 IN FAVOUR OF M/S. SAMARTH CONSTRUCTION THROUGH PARTNER SHRI. LADMAN A. VISUPTI & OTHERS & K.B.M.C/TPD/4001/2022-23, DATED - 28/06/2022 IN FAVOUR OF SHRI. PRASHANT S. TELI & OTHERS

162.00 SQ.MT. TDR AREA PURCHASED BY MR. SOPAN R. PATIL BY DOCUMENT NO. UHN2/3584/2023 DATED 20/03/2023.

TDR AREA ISSUED BY ABOVE D.R.C. = 11287.50 SQ.MT. TDR UTILISED IN THIS PROPOSAL = 162.00 SQ.MT. BALANCE T.D.R. AREA = 6622.10 SQ. MT.

- DEVELOPERS RESERVE THE RIGHTS TO ADD T.D.R., AND OR ADDITIONAL F.S.I. AS AND WHEN PERMISSIBLE AND RESERVE THE RIGHT TO AMEND THE PROPOSAL ACCORDINGLY.
- DEVELOPERS RESERVE THE RIGHTS TO AMALGAMATE AND/OR COMBINE ONE OR MORE ADJACENT LANDS WITH THIS PROPOSAL TO AMEND THE PROPOSAL ACCORDINGLY.
- DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE PARKING POSITION AND ARRANGEMENTS SHOWN IN PLAN AS PER SITE CONDITION
- DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE POSITIONS OF U.G. TANK PERTAINING TO SITE CONDITIONS.
- PLOT BOUNDRIES SHOWN & OPEN SPACES MARKED ARE SUBJECT TO PHYSICAL SITE CONDITION & SUBJECT TO CHANGE WITHIN ADMISSIBLE

STATEMENT A

PROPOSAL AS PER ACCOMMODATION RESERVATION PRINCIPLE MENTIONED IN UDPR RULE NO. 11.1, TABLE NO. 11-A, (3.2) & AS PER MENTIONED IN PERCENTAGE TABLE & CONDITION NO. ii) & iv).

- Land Details :- Land Bearing S.NO. 13 / H.NO. 4/B, Total Area Admeasuring About 519.23 Sq.Mt.
- Said Land 519.23 Sq.Mt. is Affected Under Reservation of Social, Culture & Welfare Centre Reservation No. 22 (EP/5).
- 25% of reservation affected area is to be constructed by the developers at their own expense and to be transferred to the council.
- As per this 129.81 Sq.Mt. construction area will be reserved for the Kulgaon Badlapur Municipal Council in proposed Composite Building
- The ownership rights of said construction area and 40% undivided land area of the AFFECTED AREA is 207.69-sq. m. will be transferred to Kulgaon Badlapur Municipal Council.
- Also as per the provisions of the rules, 40% land value amount will be paid by Developer to the Kulgaon Badlapur Municipal Council.
- Developers have reserved rights over the TDR area payable as per the provisions of the rules in return for which the developers will construct and hand over the construction to the Municipal Council at their own cost.

STAMP OF APPROVAL OF PLAN	SHEET NO. 1/3	BLOCK PLAN AREA SUMMARY GROUND FLOOR PLAN & AREA CALCULATION
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वैराने इन्स्टीट्यूट
बालगंगा कलाकेंद्र व बांधकाम शास्त्र प्रशिक्षण
प्र. मुंबई/नवी/बो/१९९२-२५
दि. २०/०७/२०२३
असमर्थ बांधकाम प्रशासक रेखाचित्र वेब माफ.

श्री. रमेश चंद्राकर
कुलगाव-बदलापूर नगरपालिका,
कुलगाव.

मुंबई नगरपालिका
कुलगाव-बदलापूर नगरपालिका,
कुलगाव.

PROFORMA COMPOSITE BUILDING

SR. NOS.	AREA STATEMENT.	SQ. MTRS.
1	a AREA OF PLOT	519.23
2	DEDUCTION FOR	
a	AREA UNDER D.P. ROAD	NIL
b	UNBUILDABLE AREA OF PLOT	NIL
c	AREA UNDER CULTURAL CENTER RESERVATION REFER STATEMENT A.	
	(TOTAL a+b)	
3	BALANCE AREA OF PLOT (1-2)	519.23
4	AMENITY SPACE (IF APPLICABLE)	NIL
5	NET PLOT AREA (3-4)	519.23
6	a RECREATIONAL OPEN SPACE REQUIRED (10% OF NET PLOT AREA)	
b	RECREATIONAL OPEN SPACE PROVIDED	NIL
7	INTERNAL ROAD AREA	NIL
8	PLOTABLE AREA (IF APPLICABLE)	NIL
8	b (2C + 5)	519.23
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH = 1.10 X NET PLOT AREA NET PLOT AREA = 519.23 SQ.MT. X 1.10 = 571.15 SQ.MT.	571.15
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	PROPOSED
a	MAXIMUM PERMISSIBLE PREMIUM FSI ON GROSS PLOT AREA = 0.90 X 519.23 = 155.77 MT.	155.77
b	PREMIUM FSI PROPOSED IN THIS PROPOSAL	155.77
11	a IN-SITU FSI/TDR LOADING MAXIMUM PERMISSIBLE TDR BASED ON ROAD WIDTH 0.7 X GROSS PLOT AREA 519.23 = 393.46 SQ.MT.	393.46
b	IN-SITU FSI/TDR PROPOSED IN THIS PROPOSAL	393.46
c	IN-SITU AREA AGAINST D.P. ROAD	---
d	IN-SITU AREA AGAINST D.P. ROAD PROPOSED IN THIS PROPOSAL	---
e	IN-SITU AREA AGAINST UNB. PLOT [2.0xSR.NO.2(b)] IF ANY	---
f	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85xSR.NO.4(b) AND OR (c)]	---
g	TOTAL IN-SITU/TDR LOADING PROPOSED (11 (b)+(d)+(e))	393.46
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	NIL
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	981.92
a	[6+10(a)+11 (g) OR 12 WHICHEVER IS APPLICABLE	981.92
b	BALANCE ENTITLEMENT OF FSI IN THIS PROPOSAL	---
14	a ANCILLARY FSI upto 60% or 80% WITH PAYMENT OF PREMIUM ON PROPOSED ENTITLEMENT FSI IN THE PROPOSAL Residential Ancillary i.e. 60% (805.12 X 60% = 483.07 SQ.MT.) Commercial Ancillary i.e. 80% (176.80 X 80% = 141.44 SQ.MT.)	483.07 141.44
b	ANCILLARY FSI PROPOSED IN THIS PROPOSAL	624.51
c	TOTAL ENTITLEMENT IN THIS PROPOSAL (13a+14b)	1606.43
15	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION GROSS PLOT AREA X 2.10 X 60% / 80% ANCILLARY FSI 519.23 X 2.10 = 1090.38 X + 60% / 80% = 1744.81 SQ.MT.	---
16	TOTAL BUILT-UP AREA PROPOSED IN PROPOSAL (EXCLUDING AREA AT SR.NO.18)	1604.22
a	EXISTING BUILT-UP AREA	NIL
b	PROPOSED BUILT-UP AREA (AS PER P-LINE)	1604.22
c	TOTAL EXISTING + PROPOSED BUILT UP AREA (16a+16b)	1604.22
17	FSI CONSUMED (16c/15)	0.81
18	AREA FOR INCLUSIVE HOUSING, IF ANY	NIL
a	REQUIRED (20% OF SR.NO.5)	NIL
b	PROPOSED	NIL
19	BALANCE AREA	2.81

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING AS PER ACCOMMODATION RESERVATION PRINCIPLE ON PROPERTY BEARING S. NO.13/4/B, P.NO 4, SITUATED AT VILLAGE - KATRAP, TAL. AMBERNATH, DIST: THANE.

SIGNATURE OF OWNER / DEVELOPER

SHRI. SAMBAHJI SHINDE & OTHERS

NAME & SIGNATURE OF ARCHITECT

MR. DIPESH DICHOLKAR
CA/2014/84441
ARCHITECT
ACOTECH CONSULTANT PVT. LTD.

ACOTECH CONSULTANTS PVT. LTD.
SANJ HOUSE PHADKE ROAD, NEAR OLD TALATHI OFFICE,
SAMBHAJI NAGAR, BADLAPUR (EAST)
DIST. - THANE, 421 603
WEB SITE :- www.acotechengineers.com

DRN BY	CHKD BY	DATE	SCALE	INORTH
PRIYANKA	DIPESH	20.03.2023	1:100	*

DRG. NO. - ACPL / ARCH T. P. / 2022

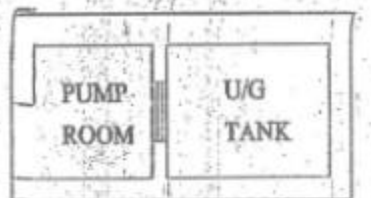
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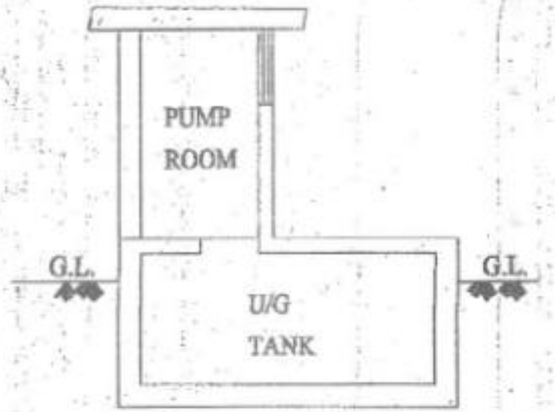
..... रवाने दुर्लक्षी
राज्यशासनाच्या अधीन असलेल्या भूखंडावर
अ. नं. १९२४-२६
१९९१/१०/१०/१०
प्रमाणे बांधकाम प्रमाणित केले जाई.

नगर रचनाकार
कुलकर्णी-बदलपूर नगरपालिका,
कुलकर्णी,

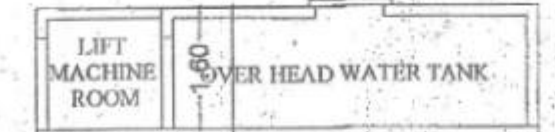
मुख्याधिकारी व निविदा अधिकारी
कुलकर्णी-बदलपूर नगरपालिका,
कुलकर्णी,



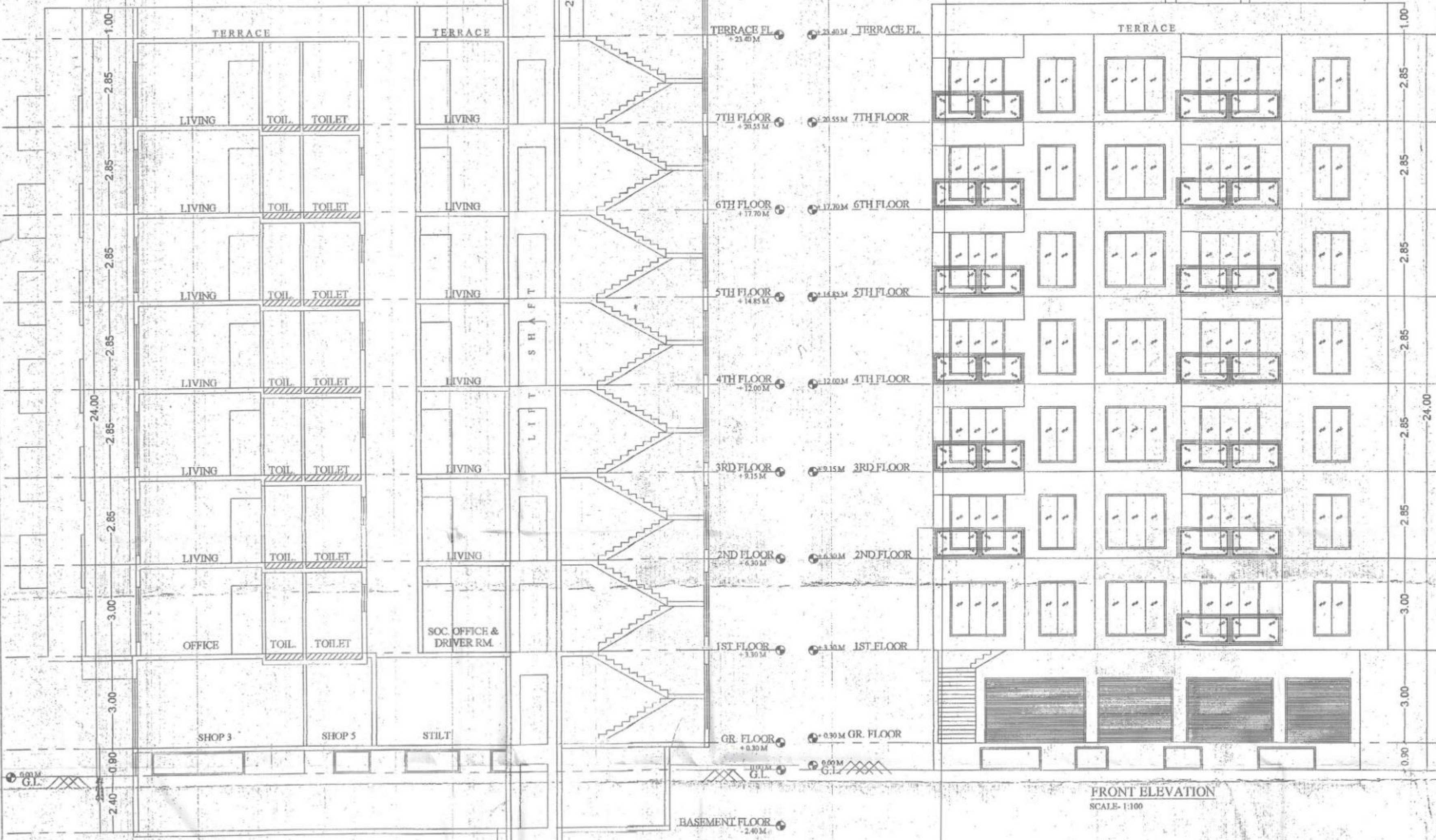
PLAN OF U/G TANK



SECTION OF U/G TANK

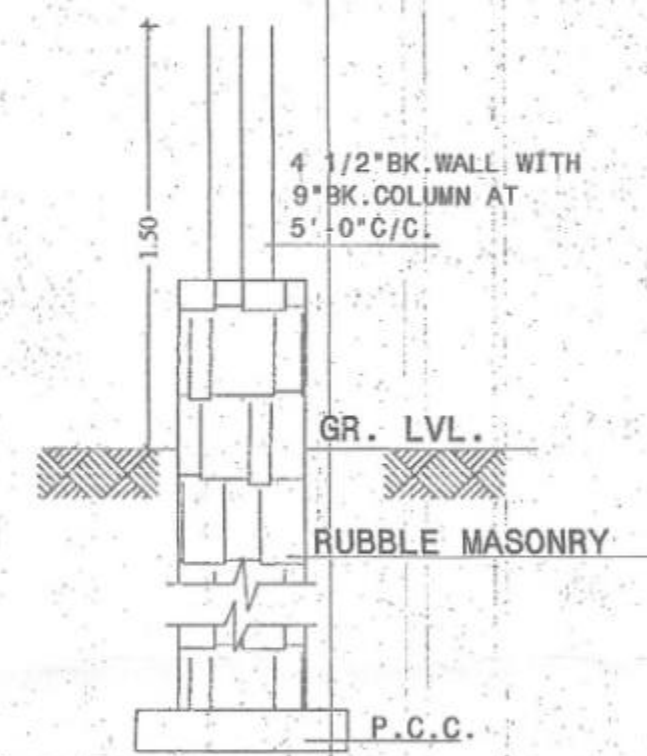


OVER HEAD WATER TANK



SECTION AT A-A
SCALE: 1:100

FRONT ELEVATION
SCALE: 1:100



TYPICAL SECTION OF
COMPOUND WALL

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED COMPOSITE BUILDING AS PER ACCOMMODATION
RESERVATION PRINCIPLE ON PROPERTY BEARING S. NO.134/B, PLOT
NO. 4 SITUATED AT VILLAGE - SHIRGAON, TAL - AMBERNATH,
DIST: THANE
SIGNATURE OF OWNER / DEVELOPER

NAME & SIGNATURE OF ARCHITECT

ACOTECH CONSULTANTS PVT. LTD.
HOUSE PHADKE ROAD, NEAR OLD
LATHI OFFICE,
AMBHAJI NAGAR, BADLAPUR (EAST)
DIST: THANE, 421 503
WEB SITE: www.acotechconsultants.com

DRN BY	CHKD BY	DATE	SCALE	NORTH
PRIYANKA	DIPESH	20.03.2023	1:100	↑
DRG. NO. - ACPL / ARCH T. P. / 2022				REV: NO. - 03