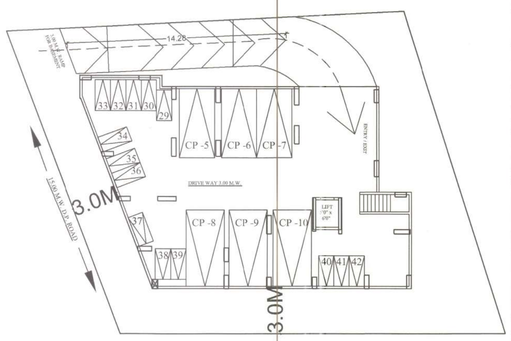
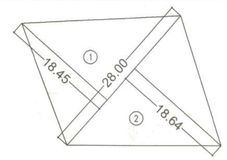


BASEMENT FLOOR PLAN

SCALE- 1:200

PARKING STATEMENT -			
FLAT AREA IN SQ.MT.	TENEMENTS	CAR PARKING REQUIRED	SCOOTER PARKING REQUIRED
UP TO 30	12	NIL	one two wheeler for every one flat plus 5% visitor (multiplying factor not allowed) 12 x 5% = 12.60
30 TO 40	12	one car for every two flat plus 5% visitor x 0.60 6 x 5% x0.6 =3.78	one two wheeler for every one flat plus 5% visitor (multiplying factor not allowed) 12 x 5% + = 12.60
40 TO 80	6	one car for every two flat plus 5% visitor x 0.60 3 x 5% x0.6 =1.89	one two wheeler for every one flat plus 5% visitor (multiplying factor not allowed) 6 x 5% + = 6.30
COMMERCIAL SHOP/OFFICE	169.23	Table No. 8B, Sr. No. 6 (Mercantile) two cars for every 100 sq.mt. (169.23/100 =1.69 units) 1.69 x 2 = 3.38 x 0.60 = 2.02 nos	Table No. 8B, Sr. No. 6 (Mercantile) six two wheeler for every 100 sq.mt. 1.69 x 6 x 0.60 = 6.08 nos
TOTAL		7.69 cars	37.58
AREA TO BE HANBE DED OVER TO KBMC	129.81	Table No. 8B, Sr. No. 6 (Mercantile) two cars for every 100 sq.mt. (129.81/100 =1.29 units) 1.29 x 2 = 3.58 x 0.60 = 2.15 nos	Table No. 8B, Sr. No. 6 (Mercantile) six two wheeler for every 100 sq.mt. 1.29 x 6 x 0.60 = 4.64 nos
TOTAL PARKING REQUIRED		9.84 cars	42.22
SAY (as per Table No.8-B, Note 1)		10 cars	42 Scooter



AREA DIAGRAM OF PLOT

SCALE- 1:500

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

AFFECTED AREA UNDER RESERVASTION 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	
Social, Culture & Welfare Centre	A Class Municipal Councils.	40%		25%	
		Required	Provided	Required	Provided
		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:* -

Note 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 maybe.) **PROPOSED COMPOIST BLDG AS PER ACCOMMODATION RESERVATION POLICY MENTIONED IN UDCPR 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**

STAMP OF APPROVAL OF PLAN	SHEET NO. 1/3	BLOCK PLAN AREA SUMMARY GROUND FLOOR PLAN & AREA CALCULATION

२३/१२/२५

.....येथे दुसती

दाखविल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र क्र. कुडनप/नरवि/बांप/0248/२५५ दि. 30/12/2025

प्रमाणे बांधकाम परवाना देण्यात येत आहे

नगर रचनाकार कुळगांव-बदलापूर नगरपरिषद, कुळगांव.

मुख्याधिकारी व नियोजन अधिकारी कुळगांव-बदलापूर नगरपरिषद, कुळगांव

PROFORMA COMPOSITE BUILDING			
SR.NOS.		AREA STAEMENT.	SQ. MTS.
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 PEYMENT OF PREMIUM	PROPOSED 152.95
	a	MAXIMUM PERMISSIBLE PREMIUM FSI ON GROSS PLOT AREA = 0.30 X 519.23 = 155.77.MT.	
	b	PREMIUM FSI PROPOSED IN THIS PROPOSAL	---
11	a	IN–SITU FSI/TDR LOADING MAXIMUM PERMISSIBLE TDR BASED ON ROAD WIDTH 0.7 X GROSS PLOT AREA 519.23 = 363.46 SQ.MT.	
	b	IN–SITU FSI/TDR PROPOSED IN THIS PROPOSAL (257.82+26.00)	283.82
	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)	283.82
12		ADDITIONAL FSI AREA UNDER CHAPTER NO.7	NIL
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a	[9+10(a)+11(g) OR 12 WHICHEVER IS APPLICABLE	1007.92
	c	BALANCE ENTITLEMENT OF FSI IN THIS PROPOSAL	
14	a	ANCILLARY FSI PROPOSED IN THIS PROPOSAL Residential Ancillay i.e. 60% (813.04 X 60% = 487.82 SQ.MT.) Commercial Ancillay i.e. 80% (194.88 X 80% = 155.90 SQ.MT.)	643.72
	c	TOTAL ENTITLEMENT IN THIS PROPOSAL (13a+14b)	1651.64
15		MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH I(AS PER REGULATION GROSS PLOT AREA X 2.10 X 60% / 80% ANCILLARY FSI 519.23 X 2.10 = 1090.38 X + 60% / 80% = 1744.61 SQ.MT.	---
16		TOTAL BUILT–UP AREA PROPOSED IN PROPOSAL. (EXCLUDING AREA AT SR.NO.18)	1648.57
	a	EXISTING BUILT–UP AREA	NIL
	b	PROPOSED BUILT–UP AREA (AS PER'P–LINE')	1648.57
	c	TOTAL EXISTING + PROPOSED BUILT UP AREA (16a+16b)	1648.57
17		FSI CONSUMED (16c/15)	0.99
18		AREA FOR INCLUSIVE HOUSING, IF ANY	NIL
	a	REQUIRED (20% OF SR.NO.5)	NIL
	b	PROPOSED	NIL
19		BALANCE AREA	5.77

DESCRIPTION OF PROPOSAL AND PROPERTY

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

SIGNATURE OF OWNER / DEVELOPER

For SAI AANGAN RESIDENCY

Partner

OWNERS:- 1) MR. SAMBHAJI DNYANOBA SHINDE 2) MR. PRASHANT SUBHASH TELI, 3) MR. MANOHAR ANANT THOKE, 4) MRS. URMILA SAMBHAJI SHINDE, 5) MRS. KALPANA VISHWASH TAMBOLI, 6) MR. BHOLANATH PARASNATH VISHWAKARMA 7) MR. SANDEEP DIGAMBAR SALUNKE AND 8) MR. SOPAN RUPSINGH PATIL. THROUGH THEIR **POWER OF ATTORNEY HOLDERS M/S. SAI AANGAN RESIDENCY, REPRESENTED BY ITS PARTNERS MR. DHIREN JAYANTILAL PARMAR AND MR. ABIR AMBADAS BHAGWAT.**

NAME & SIGNATURE OF ARCHITECT

NINAD PATIL
CA/2019/114277
ARCHITECT FOR,
ACOTECH CONSULTNT PVT.LTD.

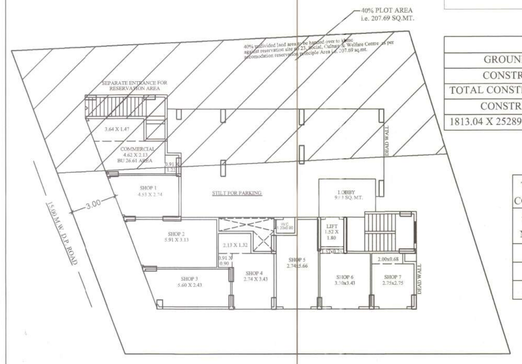
ACOTECH CONSULTANTS PVT. LTD.
302, HEM-MIT APARTMENT, NEAR SHIVNERI GARDEN, BEHIND CHITALE ICE-CREAM PARLOUR, KULGAON, BADLAPUR (EAST) DIST. :- THANE, 421 503
WEB SITE :- www.acotechengineers.com

DRN BY	CHKD BY	DATE	SCALE	NORTH
SACHIN	NINAD	14.01.2026	1:100	

DRG. NO. – ACPL / ARCH T. P. / 2022 — REV. NO. – 03

T.D.R. FORMULA FOR CALCULATION IN SQ. MTR. D.R.C. NO. 426 YEAR 2024 - 2025
X = (Rg / Rr) x Y 26.00 = (8290/ 8290) x Y 26.00 = 1.00 x Y Y = 26.00
PROPOSED = 26.00 SQ. MTR.
PURCHASE TDR = 26.00 SQ. MTR.

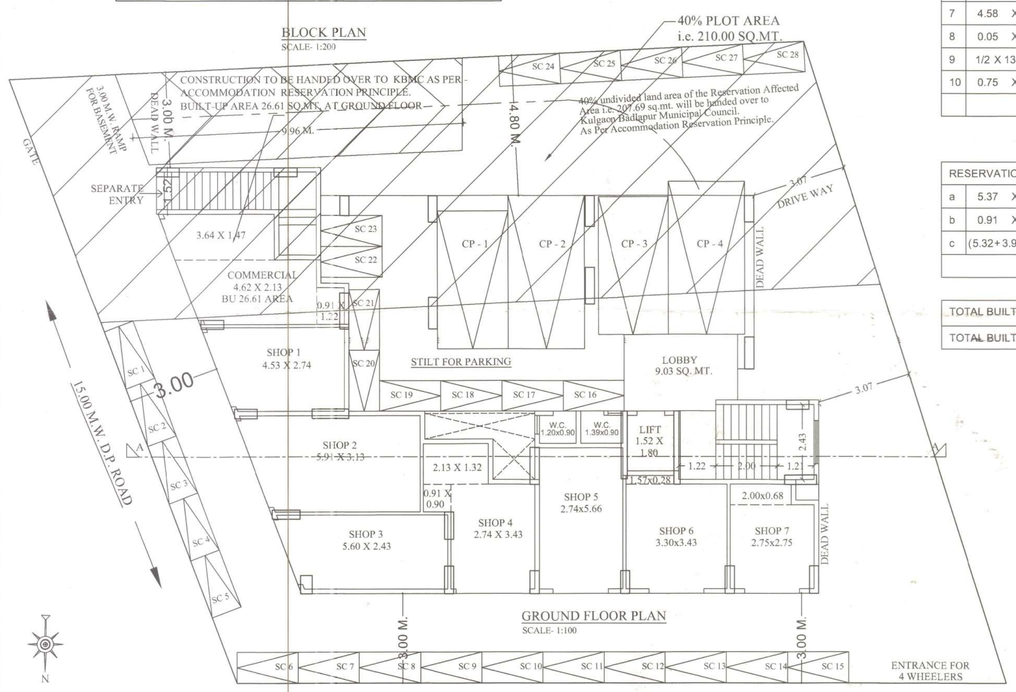
BUILT UP AREA STATEMENT			
SR. NO.	FLOOR	P LINE AREA COMM.	RESI
1	GROUND FLOOR	100.30 SQ.M.	21.71 SQ.M.
2	01 ST FLOOR	94.58 SQ.M.	62.30 SQ.M.
3	02 ND FLOOR	--	228.28 SQ.M.
4	03 RD FLOOR	--	228.28 SQ.M.
5	04 TH FLOOR	--	228.28 SQ.M.
6	05 TH FLOOR	--	228.28 SQ.M.
7	06 TH FLOOR	--	228.28 SQ.M.
8	07 TH FLOOR	--	228.28 SQ.M.
TOTAL		194.88 SQ.M.	1453.69 SQ.M.
		1648.57 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% = 458499.69 RS.

TABLE NO. 12- O SANITATION REQUIREMENTS - MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUITS AND VEGETABLE MARKETS

SR. NO.	FIXTURES	SHOP OWNERS MALE REQUIRED	MALE PROPOSED	FEMALE REQUIRED	FEMALE PROPOSED
i)	WATER CLOSETS	1.00	1.00	1.00	1.00
ii)	URINALS	-----	-----	-----	-----

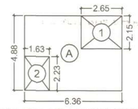


BLOCK PLAN

SCALE- 1:200

GROUND FLOOR PLAN

SCALE- 1:100



AREA DIAGRAM OF GROUND FLOOR (RESIDENTIAL)

SCALE- 1:200

BUILT UP AREA CALCULATION

TYPICAL FLOOR (RESIDENTIAL)					
A	6.36 X 4.88 X 1 NO	=	31.04	SQ.MT.	
TOTAL ADDITION		=	31.04	SQ.MT.	X

DEDUCTIONS

1	2.65 X 2.15 X 1 NO	=	5.70	SQ.MT.	
2	1.63 X 2.23 X 1 NO	=	3.63	SQ.MT.	
TOTAL DEDUCTION		=	9.33	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	21.71	SQ.MT.	X1

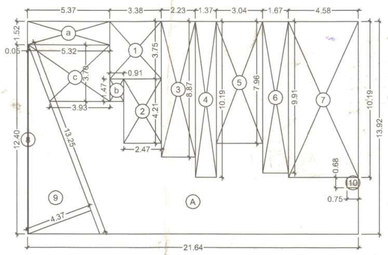
BUILT UP AREA CALCULATION FOR GROUND FLOOR					
A	21.64 X 13.92 X 1 NO	=	301.23	SQ.MT.	
TOTAL ADDITION		=	301.23	SQ.MT.	X

DEDUCTIONS

1	3.38 X 3.75 X 1 NO	=	12.68	SQ.MT.	
2	2.47 X 4.21 X 1 NO	=	10.40	SQ.MT.	
3	2.23 X 8.87 X 1 NO	=	19.78	SQ.MT.	
4	1.37 X 10.19 X 1 NO	=	13.96	SQ.MT.	
5	3.04 X 7.96 X 1 NO	=	24.20	SQ.MT.	
6	1.67 X 9.91 X 1 NO	=	16.55	SQ.MT.	
7	4.58 X 10.19 X 1 NO	=	46.67	SQ.MT.	
8	0.05 X 12.40 X 1 NO	=	0.62	SQ.MT.	
9	1/2 X 13.25 X 4.37 X 1 NO	=	28.95	SQ.MT.	
10	0.75 X 0.68 X 1 NO	=	0.51	SQ.MT.	
TOTAL DEDUCTION		=	173.30	SQ.MT.	Y1

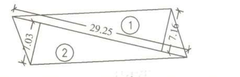
RESERVATION AREA FOR GROUND FLOOR (COMMERCIAL)					
a	5.37 X 1.52 X 1 NO	=	8.16	SQ.MT.	
b	0.91 X 1.47 X 1 NO	=	1.34	SQ.MT.	
c	(5.32+3.93)/ 2 X 3.70 X 1 NO	=	17.11	SQ.MT.	
TOTAL ADDITION		=	26.61	SQ.MT.	Y2

TOTAL BUILT FOR GROUND FLOOR (COMMERCIAL)					
TOTAL BUILT UP AREA [X - Y1 - Y2]		=	100.30	SQ.MT.	



AREA DIAGRAM OF GROUND FLOOR (COMMERCIAL)

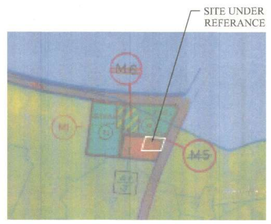
SCALE- 1:200



LAND AREA TO BE HANDED OVER TO KBMC

SCALE- 1:500

LAND AREA TO BE HANDED OVER TO KBMC					
1	1/2 X 29.25 X 7.17 X 1 NO	=	104.86	SQ.MT.	
2	1/2 X 29.25 X 7.05 X 1 NO	=	102.86	SQ.MT.	
TOTAL ADDITION		=	207.72	SQ.MT.	X



PART D.P PLAN



GOOGLE IMAGE

COMMERCIAL CARPET	CARPET SQ.MT.
SHOP 1	11.38
SHOP 2	17.10
SHOP 3	12.84
SHOP 4	13.39
SHOP 5	12.63
SHOP 6	11.76
SHOP 7	8.92
OFFICE 1	37.98
OFFICE 2	43.23
TOTAL	169.23

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.N.0.142, H.NO 1 VILLAGE - VALIVALI & S.N0.83, H.NO 9/A/4, VILLAGE - SHIRGAON
GOVERNMENT RATE IN 2018-19 OF SAID LAND :- RS.6300 &
GOVERNMENT RATE IN 2022-23 OF SAID LAND :- RS.8290

R.R.:- GOVERNMENT RATE IN 2018-2019 OF TDR RECEIVING LAND BEARING S.N0. 13, H.NO 4/B, P.NO 4, VILLAGE - SHIRGAON
GOVERNMENT RATE IN 2018-2019 OF SAID LAND :- RS.6550 PER SQ.MT. &
R.R.:- GOVERNMENT RATE IN 2022-2023 OF TDR RECEIVING LAND BEARING S.N0. 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 / 8290 = 1.00 i.e. 1.00 X 102.00 = 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/TDR/341/2018-19, DATED - 20/08/2018 IN FAVOUR OF M/S. SAMARTH CONSTRUCTION THROUGH PARTNER SHRI. LAXMAN A. VISUPTE & OTHERS & K.B.M.C./TPD/TDR/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.

1. 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.
2. DEVELOPERS RESERVE THE RIGHTS TO AMALGAMATE AND/OR COMBINE ONE OR MORE ADJACENT LANDS WITH THIS PROPOSAL TO AMEND THE PROPOSAL ACCORDINGLY.
3. DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE PARKING POSITION AND ARRANGEMENTS SHOWN IN PLAN AS PER SITE CONDITION
4. DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE POSITIONS OF U.G.TANK PERTAINING TO SITE CONDITIONS.
5. PLOT BOUNDRIES SHOWN & OPEN SPACES MARKED ARE SUBJECT TO PHYSICAL SITE CONDITION & SUBJECT TO CHANGED WITHIN ADMISIBLE

STATEMENT A

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

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