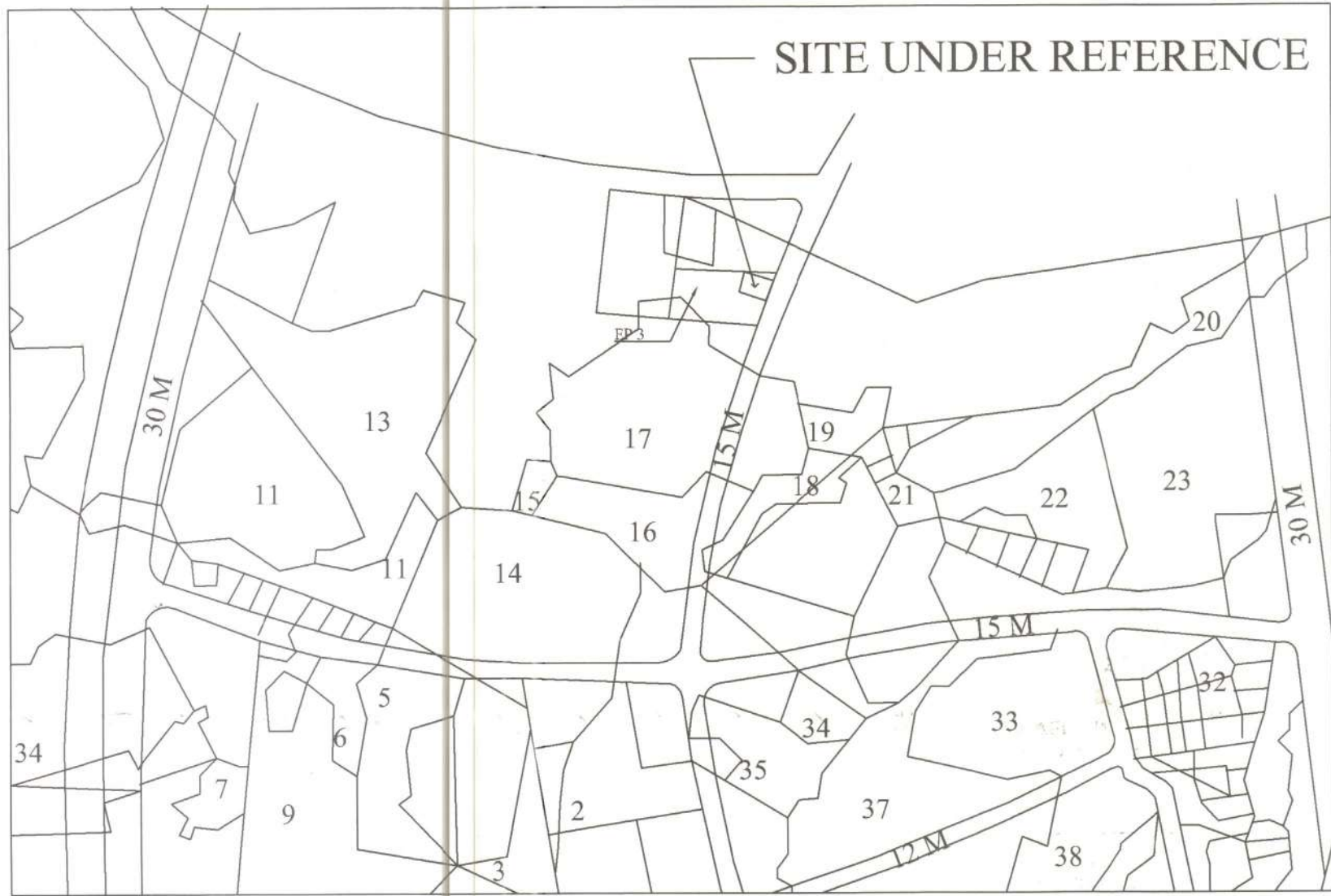
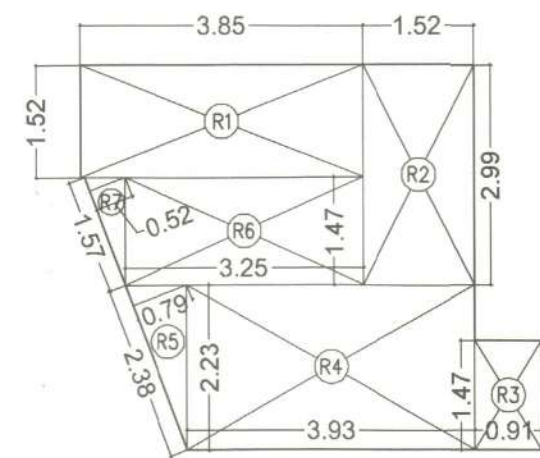
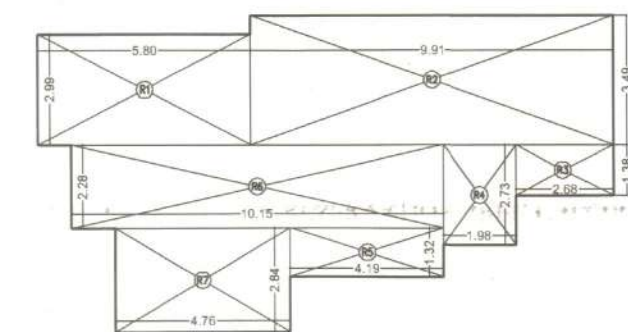




LOCATION PLAN
SCALE: 1:4000



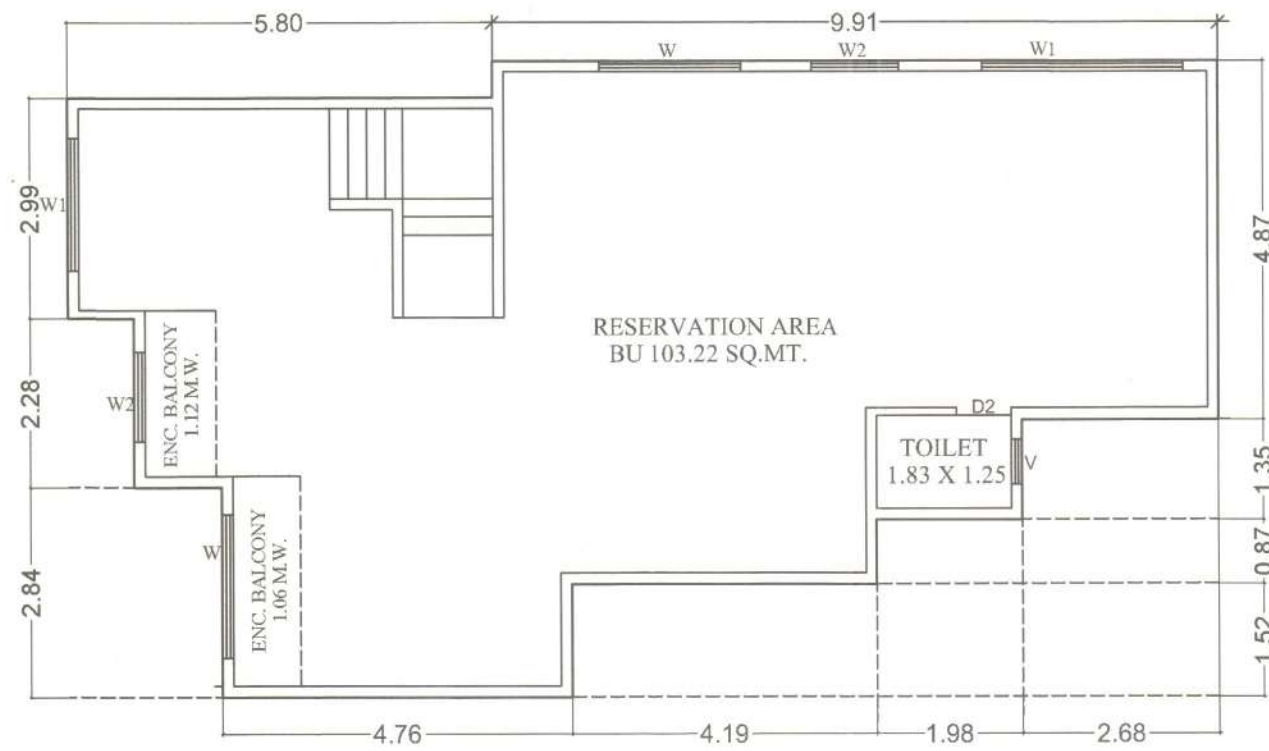
AREA DIAGRAM OF
RESERVATION AREA OF GROUND FLOOR
SCALE: 1:200



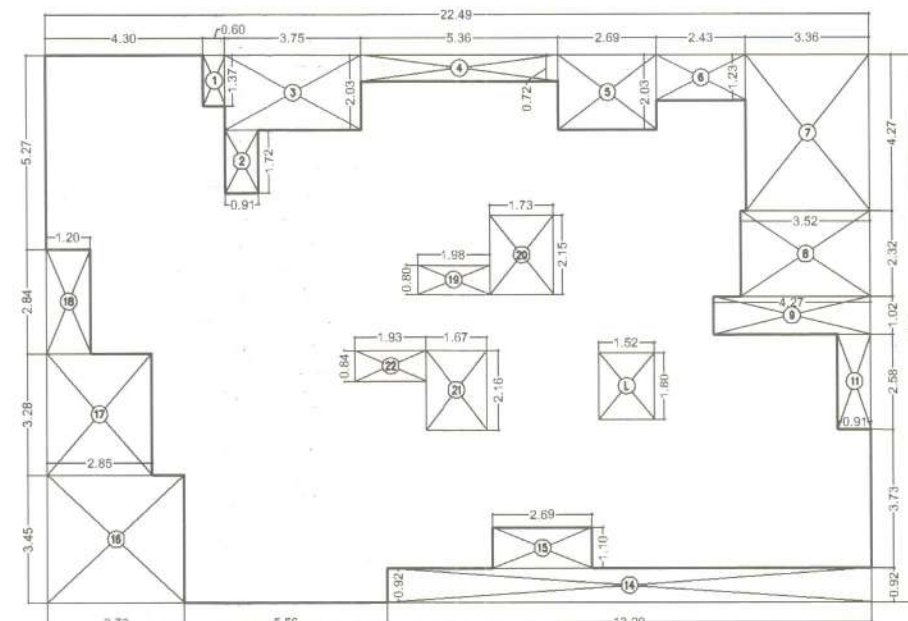
AREA DIAGRAM OF
RESERVATION AREA OF 1ST FLOOR
SCALE: 1:200

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.

RESERVATION AREA CALCULATION										
1ST FLOOR										
R1	5.80	X	2.99	X	1 NOS	=	17.34	SQ.MT.		
R2	9.91	X	3.49	X	1 NOS	=	34.59	SQ.MT.		
R3	2.68	X	1.38	X	1 NOS	=	3.70	SQ.MT.		
R4	1.98	X	2.73	X	1 NOS	=	5.40	SQ.MT.		
R5	4.19	X	1.32	X	1 NOS	=	5.53	SQ.MT.		
R6	10.15	X	2.28	X	1 NOS	=	23.14	SQ.MT.		
R7	4.76	X	2.84	X	1 NOS	=	13.52	SQ.MT.		
TOTAL RESERVATION AREA PER FL. (FLOOR PLAN OF 1ST FLOOR)							=	103.22	SQ.MT.	Y2



PLAN OF CONSTRUCTION TO BE HANDED OVER TO KBMC
ON FIRST FLOOR
SCALE: 1:100



AREA DIAGRAM OF 2ND TO 7TH FLOOR
SCALE: 1:200

AREA CALCULATION FOR
TYPICAL FLOOR PLAN OF
2ND TO 7TH FLOOR

1	22.49	X	14.84	X	1 NO	=	333.75	SQ.MT.
TOTAL ADDITION						=	333.75	SQ.MT.

DEDUCTIONS							
1	0.60	X	1.37	X	1 NOS	=	0.82 SQ.MT.
2	0.91	X	1.72	X	1 NOS	=	1.56 SQ.MT.
3	3.75	X	2.03	X	1 NOS	=	7.61 SQ.MT.
4	5.36	X	0.72	X	1 NOS	=	3.86 SQ.MT.
5	2.69	X	2.03	X	1 NOS	=	5.46 SQ.MT.
6	2.43	X	1.23	X	1 NOS	=	2.99 SQ.MT.
7	3.36	X	4.27	X	1 NOS	=	14.34 SQ.MT.
8	3.52	X	2.32	X	1 NOS	=	8.16 SQ.MT.
9	4.27	X	1.02	X	1 NOS	=	4.35 SQ.MT.
11	0.91	X	2.58	X	1 NOS	=	2.34 SQ.MT.
14	13.20	X	0.92	X	1 NOS	=	12.14 SQ.MT.
15	2.69	X	1.10	X	1 NOS	=	2.96 SQ.MT.
16	3.73	X	3.45	X	1 NOS	=	12.87 SQ.MT.
17	2.85	X	3.28	X	1 NOS	=	9.35 SQ.MT.
18	1.20	X	2.84	X	1 NOS	=	3.41 SQ.MT.
19	1.98	X	0.80	X	1 NOS	=	1.58 SQ.MT.
20	1.73	X	2.15	X	1 NOS	=	3.72 SQ.MT.
21	1.67	X	2.16	X	1 NOS	=	3.60 SQ.MT.
22	1.93	X	0.84	X	1 NOS	=	1.62 SQ.MT.

TOTAL DEDUCTION	=	102.74 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]	=	231.01 SQ.MT.

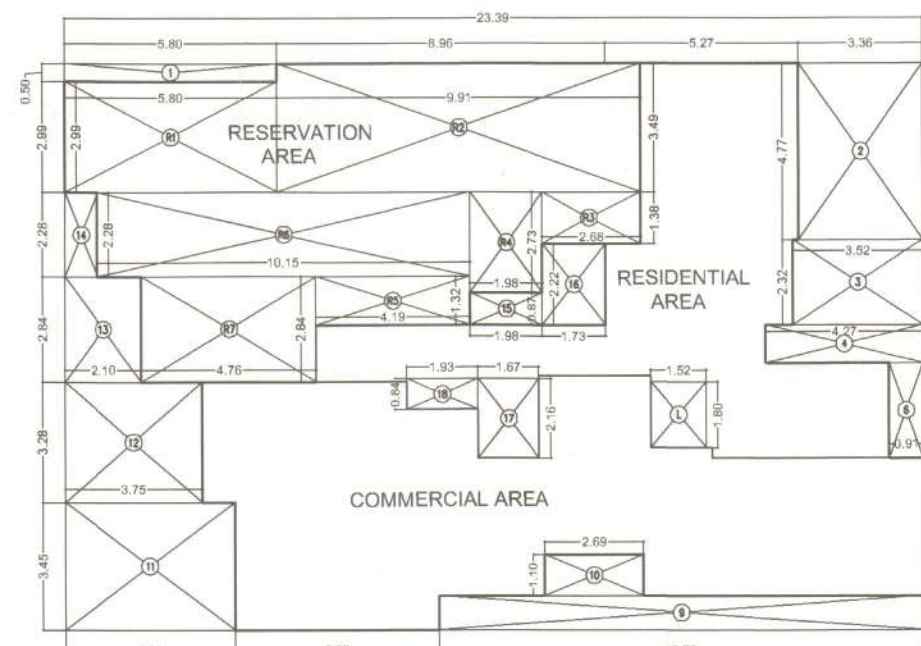
LIFT AREA CALCULATION						
TYPICAL FLOOR PLAN OF 2ND TO 7TH FLOOR						
L	1.52	X	1.80	X	1 NOS	= 2.73 SQ.MT.
TOTAL LIFT AREA PER FL. (TYPICAL FL. PLAN OF 2ND TO 7TH FL.)						= 2.73 SQ.MT.
NET BUILT UP AREA [X1 - Y2]						= 228.28 SQ.MT.

RERA AREA SUMMARY

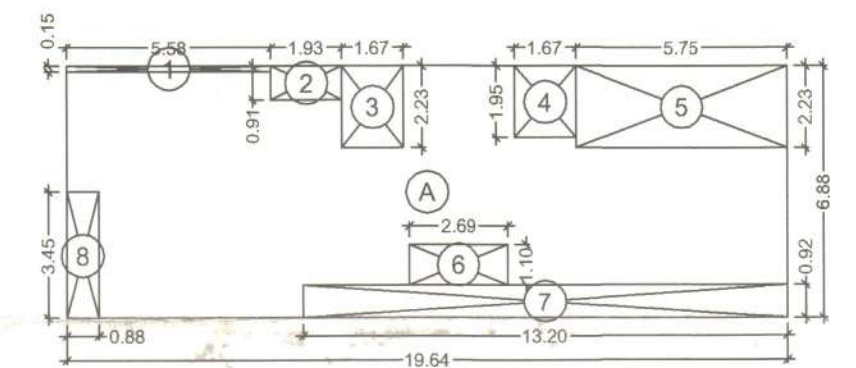
RERA CARPET AREA STATEMENT	
FLAT NO.	RERA CARPET SQ.MT.
201,301,401,501,601,701	38.04
202,302,402,502,602,702	48.12
203,303,403,503,603,703	36.15
204,304,404,504,604,704	34.54
205,305,405,505,605,705	22.66

REQUIRED RESERVATION AREA	
25% OF PLOT AREA	
25% OF 519.23 = 129.81 SQ. MT.	
TOTAL PROPOSED RESERVATION AREA	
RESERVATION AREA OF GROUND FLOOR	26.61 SQ.MT.
RESERVATION AREA OF FIRST FLOOR	103.22 SQ.MT.
TOTAL RESERVATION AREA	129.83 SQ.MT.

PLAN OF CONSTRUCTION TO BE HANDED OVER TO KBMC
ON GROUND FLOOR
SCALE: 1:100



AREA DIAGRAM OF 1ST FLOOR
SCALE: 1:200

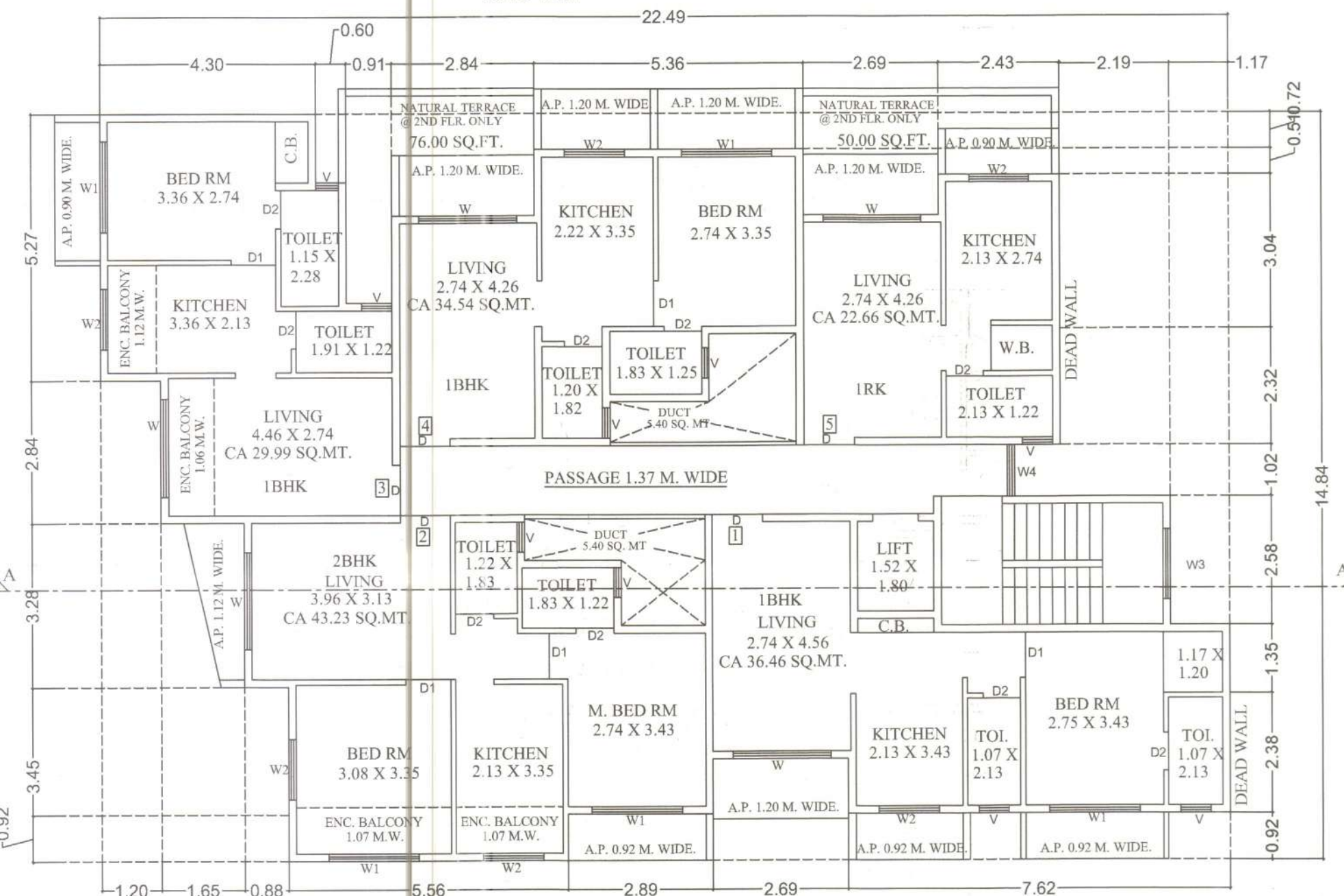


AREA DIAGRAM OF 1ST FL. COMM. AREA
SCALE: 1:200

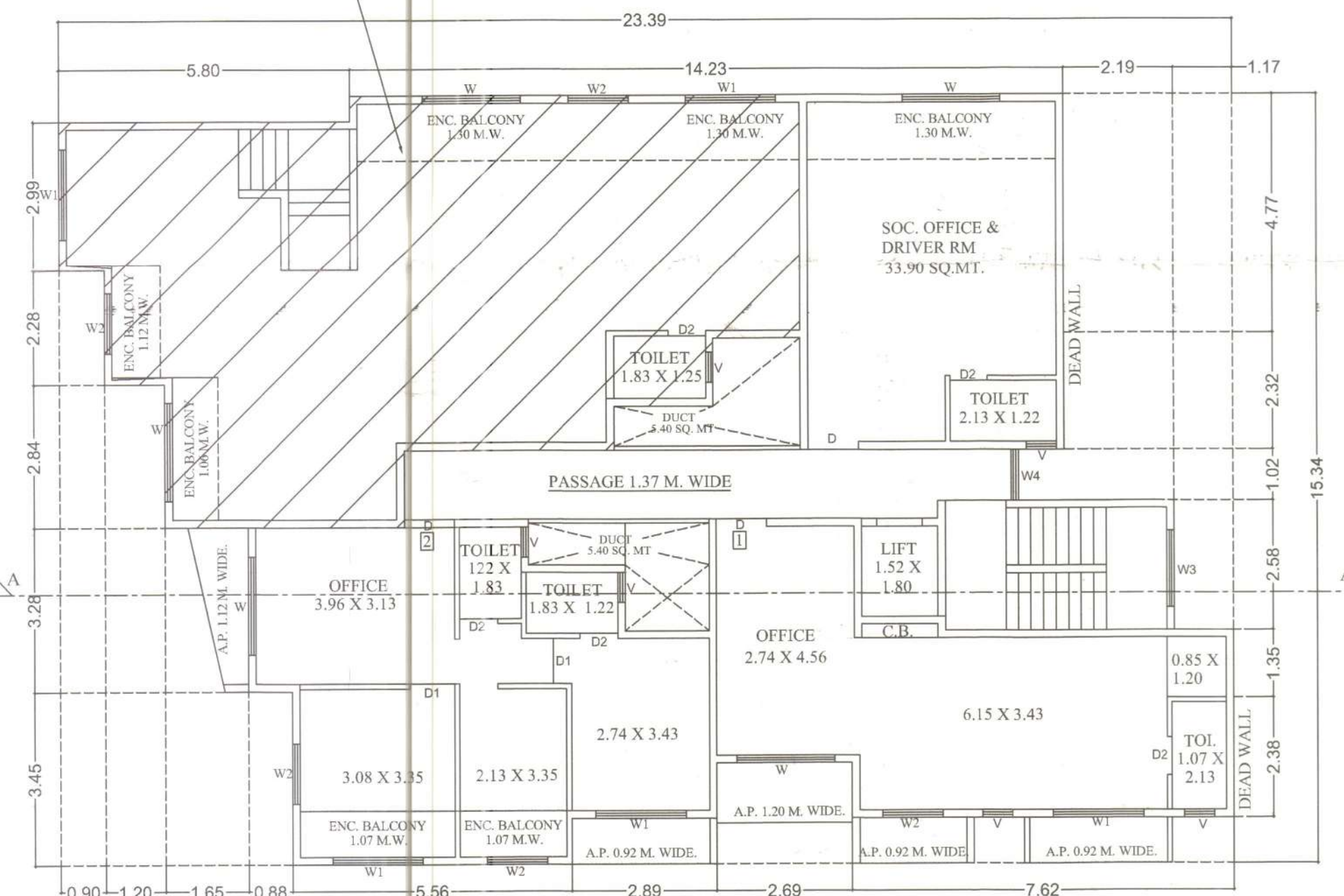
BUILT UP AREA CALCULATION (COMMERCIAL)								
FIRST FLOOR COMMERCIAL AREA								
A	19.64	X	6.88	X	1 NO	=	135.12	SQ.MT.
TOTAL ADDITION						=	135.12	SQ.MT. X

DEDUCTIONS								
1	5.58	X	0.15	X	1 NO	=	0.84	SQ.MT.
2	1.93	X	0.91	X	1 NO	=	1.76	SQ.MT.
3	1.67	X	2.23	X	1 NO	=	3.72	SQ.MT.
4	1.67	X	1.95	X	1 NO	=	3.26	SQ.MT.
5	5.75	X	2.23	X	1 NO	=	12.82	SQ.MT.
6	2.69	X	1.10	X	1 NO	=	2.96	SQ.MT.
7	13.20	X	0.92	X	1 NO	=	12.14	SQ.MT.
8	0.88	X	3.45	X	1 NO	=	3.04	SQ.MT.
TOTAL DEDUCTION						=	40.54	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	94.58	SQ.MT.X - Y1

AREA CALCULATION FOR 1ST FLOOR									
1ST FLOOR									
1		23.39	X	15.34	X	1 NO	=	358.80	SQ.MT.
TOTAL ADDITION							=	358.80	SQ.MT.
DEDUCTIONS									
1		5.80	X	0.50	X	1 NOS	=	2.90	SQ.MT.
2		3.36	X	4.77	X	1 NOS	=	16.03	SQ.MT.
3		3.52	X	2.32	X	1 NOS	=	8.17	SQ.MT.
4		4.27	X	1.02	X	1 NOS	=	4.36	SQ.MT.
6		0.91	X	2.58	X	1 NOS	=	2.35	SQ.MT.
9		13.20	X	0.92	X	1 NOS	=	12.14	SQ.MT.
10		2.69	X	1.10	X	1 NOS	=	2.96	SQ.MT.
11		4.63	X	3.45	X	1 NOS	=	15.97	SQ.MT.
12		3.75	X	3.28	X	1 NOS	=	12.30	SQ.MT.
13		2.10	X	2.84	X	1 NOS	=	5.96	SQ.MT.
14		0.90	X	2.28	X	1 NOS	=	2.05	SQ.MT.
15		1.98	X	0.87	X	1 NOS	=	1.71	SQ.MT.
16		1.73	X	2.22	X	1 NOS	=	3.84	SQ.MT.
17		1.67	X	2.16	X	1 NOS	=	3.61	SQ.MT.
18		1.93	X	0.84	X	1 NOS	=	1.62	SQ.MT.
TOTAL DEDUCTION							=	95.97	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	262.83	SQ.MT.
RESERVATION AREA CALCULATION 1ST FLOOR									
R1		5.80	X	2.99	X	1 NOS	=	17.34	SQ.MT.
R2		9.91	X	3.49	X	1 NOS	=	34.59	SQ.MT.
R3		2.68	X	1.38	X	1 NOS	=	3.70	SQ.MT.
R4		1.98	X	2.73	X	1 NOS	=	5.40	SQ.MT.
R5		4.19	X	1.32	X	1 NOS	=	5.53	SQ.MT.
R6		10.15	X	2.28	X	1 NOS	=	23.14	SQ.MT.
R7		4.76	X	2.84	X	1 NOS	=	13.52	SQ.MT.
TOTAL RESERVATION AREA PER FL. (FLOOR PLAN OF 1ST FLOOR)							=	103.22	SQ.MT.
LIFT AREA CALCULATION 1ST FLOOR									
L		1.52	X	1.80	X	1 NOS	=	2.73	SQ.MT.
TOTAL LIFT AREA PER FL. (1ST FLOOR)							=	2.73	SQ.MT.
TOTAL NET BUILT UP AREA [X1 - Y2 - Y3]							=	156.88	SQ.MT.
1ST FL. COMMERCIAL AREA							=	94.58	SQ.MT.
1ST FL. RESIDENTIAL AREA [156.88 - 94.58]							=	62.30	SQ.MT.



TYPICAL FLOOR PLAN
i.e. SECOND TO SEVENTH FLOORS
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100

STAMP OF APPROVAL OF PLAN SHEET NO.2/3

1ST FLOOR AND
TYPICAL FLOOR PLAN
& AREA CALCULATION



नगर स्वनामक
कुम्हार-बदनाप नगरपालिका,
कुम्हार.

मुख्याधिकारी व निवोनन अधिकारी
कुम्हार-बदनाप नगरपालिका,
कुम्हार.

.....गाणे दुलती
दखविल्या प्रमाणे व बांधकाम प्रमाणपत्र
क्र. कुम्हार/नवि/बांध/.....
दि. 20/03/2022

प्रमाणे बांधकाम पावना देण्यात येत आहे

विचारक

PROPOSAL AS PER ACCOMMODATION RESERVATION POLICY UDPCR

RESERVATION SITE NO. 22, EP/3 & TYPE OF RESERVATION = CULTURAL CENTER

CHAPTER -11: Acquisition and Development of Reserved Sites in Developments Plans

TABLE NO 11A: Manner of Development (CULTURAL CENTER)

Reservation	Person/Authority who may acquire/develop	Principle For Development through Accommodation Reservation subject to which development is permissible
3) Commercial	Planning Authority/ Appropriate Authority/ Owner	1) The Authority may allow the owner to develop the reservation, subject to handing over to the Planning Authority an independent plot along with constructed amenity of total area, mentioned in Note-1 below this table as per norms prescribed by the Authority.

AFFECTED AREA UNDER RESERVATION IS 207.69 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
3. Commercial	A Class Municipal Councils.	40%	25%
		Required	Provided
		207.69 SQ.M.	207.62
			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 207.62 Sq.M. & 25% construction area 129.83 Sq.M. out of proposed 129.83 Sq.M.

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

Note-1: If the area of reservation is not adequate to construct independent building as mentioned above DR when it is not possible to handover individual plot along with public amenity, then in such cases Authority may allow composite building on the land and 40% of land rate in A&S, 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 intended to be handed over to Authority; the rate of 40% of land rate in A&S, without considering the guidelines therein. If ground floor is utilised for parking, then such built up area shall be given on silt/fill floor with parking entry & exit from Public Street. In such cases, built-up area (along with appropriate undivided share in land) shall be handed over to the Planning Authority or Appropriate Authority, as the case may be.)

**PROPOSED COMPOST BLDG AS PER ACCOMMODATION RESERVATION POLICY MEMORANDUM IN UDPCR
CHAPTER NO. 11: PROPOSED BUILDING ON PROPERTY BEARING S. NO. 13 / H. NO. 4/B, PLOT NO. 4,
SITUATED AT VILLAGE - SHIRGAOT, TAL - AMBENATHI, DIST- THANE**

Area to be handed over to municipal council 40% land is 207.69 Sq.M. out of proposed 207.62 Sq.M. & 25% construction area 129.81 Sq.M. out of proposed 129.83 Sq.M.

A WING - DOOR & WINDOW SCHEDULE				
TYPE	SIZE	AREA	TOTAL	DESCRIPTION
D	1.00 X 2.10	2.10 M ²	32	DOOR
D1	0.90 X 2.10	1.89 M ²	32	DOOR
D2	0.75 X 2.10	1.57 M ²	58	SINTEX DOOR
W	1.95 X 1.80	3.51 M ²	35	WINDOW
W1	1.80 X 1.80	3.24 M ²	35	WINDOW
W2	1.20 X 1.80	2.16 M ²	42	WINDOW
W3	1.11 X 2.10	4.41 M ²	7	WINDOW
W4	1.02 X 2.10	4.41 M ²	7	WINDOW
V	0.60 X 0.90	0.54 M ²	60	LOUVERED VENTILATOR

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	

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

NAME & SIGNATURE OF ARCHITECT				
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</