## PARKING STATEMENT WING A & B

| SR. NO. | OCCUPANCY | SIZE OF TENAMENT | NO OF FLATS/ BU AREA | NON-CONGESTED AREA AS PER RULE CAR | NON-CONGESTED AREA AS PER RULE SC | NON-CONGESTED AREA PROPOSED CAR | NON-CONGESTED AREA PROPOSED SC | ADD. VISITORS PARKING 5% CAR | ADD. VISITORS PARKING 5% SC | TOTAL PARKING CAR | TOTAL PARKING SC | TOTAL PARKING MULTIPLYING FACTOR 0.6 CAR | TOTAL PARKING MULTIPLYING FACTOR 0.6 SC | TOTAL PARKING CAR | TOTAL PARKING SC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RESIDENTIAL | Every 2 Tenements With Each Tenement Having C.A. upto 40 TO 80 sq.mt. | 22 | 1 | 5 | 11 | 22 | 1 | 1 | 12 | 23 | 7 | 14 | 18 | 41 |
| | | Every 2 Tenements With Each Tenement Having C.A. upto 30 TO 40 sq.mt. | 36 | 1 | 2 | 18 | 36 | 1 | 2 | 19 | 38 | 11 | 23 | | |
| | | Every 2 Tenements With Each Tenement Having C.A. Less than 30 sq.mt. | 06 | 0 | 4 | 00 | 06 | 0 | 0 | 00 | 06 | 00 | 4 | | |
| | | Every 100 SQ.MT. C.A. | TOTAL BU AREA | | | | | | | | | | | | |
| 3 | | | 199.25 | 2 | 6 | 2 | 6 | NIL. | NIL. | NIL. | NIL. | 1 | 4 | 1 | 4 |
| | | | | | | | | | | | | | TOTAL | 19 | 45 |

## BUILT UP AREA STATEMENT IN SQ.MT WING A & B

| | RESIDENCIAL BUILT UP AREA | COMMERCIAL BUILT UP AREA | TOTAL BUILT UP AREA |
|---|---|---|---|
| GROUND FLR. | 55.07 | 93.11 | 148.18 |
| FIRST FLR. | 373.83 | 106.57 | 480.40 |
| SECOND FLR. | 471.75 | ---- | 471.75 |
| THIRD FLR. | 471.75 | ---- | 471.75 |
| FOURTH FLR. | 471.75 | ---- | 471.75 |
| FIFTH FLR. | 471.75 | ---- | 471.75 |
| SIXTH FLR. | 471.75 | ---- | 471.75 |
| TOTAL | 2787.65 | 199.68 | 2987.33 |

## CONSTRUCTION AREA STATEMENT

| FLOOR | AREA IN SQ.MT |
|---|---|
| GROUND FLR. | 457.33 |
| FIRST FLR. | 549.99 |
| SECOND FLR. | 549.99 |
| THIRD FLR. | 549.99 |
| FOURTH FLR. | 549.99 |
| FIFTH FLR. | 549.99 |
| SIXTH FLR. | 549.99 |
| TOTAL | 3757.27 |

## EXISTING FLAT AREA STATEMENT WING-A

| EXIS. FLAT NO | EXIS. CARPET AREA |
|---|---|
| 01,101,201,301 | 32.81 |
| 02, 102,202,302 | 32.81 |
| 03, 103, 203 | 22.93 |
| 303 | 32.81 |
| 04,104,204 | 32.81 |

## EXISTING FLAT AREA STATEMENT WING-B

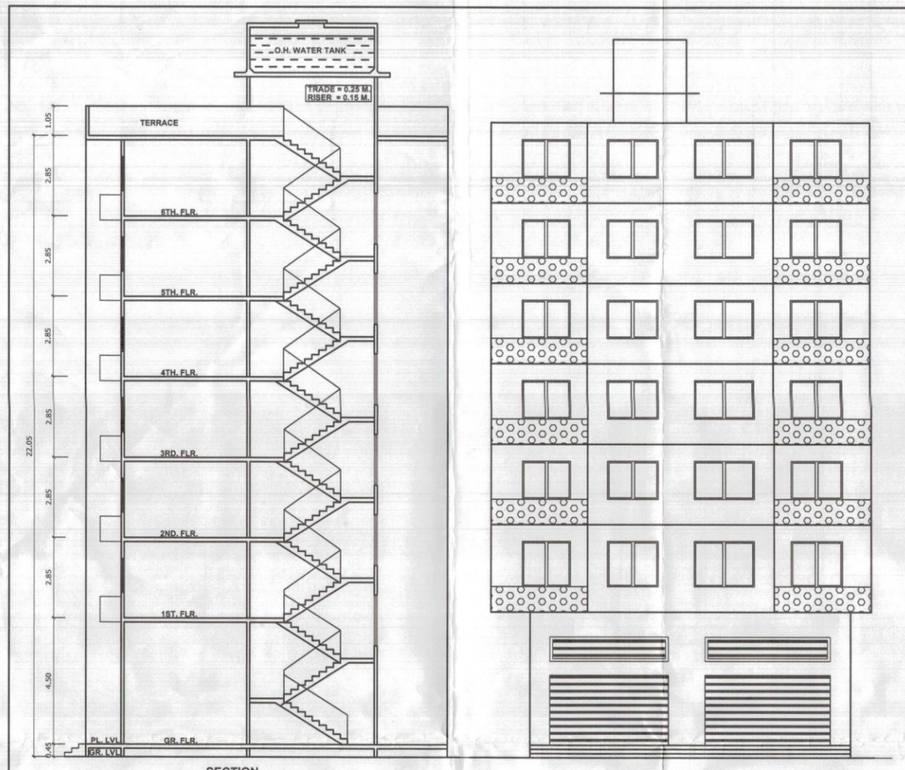
| EXIS. FLAT NO | EXIS. CARPET AREA |
|---|---|
| 01,101,201,301 | 32.81 |
| 02, 102,202 | 22.93 |
| 03,103,203,302 | 32.81 |
| 104,204 | 32.81 |

STAMP OF APPROVAL OF PLANS — SHEET NO. 1

जिल्हे दुय्यम निबंधक कुळगाव
सामाजिक अभाणे व संरक्षण शाखा प्रयोजनार्थ
क्र. कुदय/गावि/कार्य/2932-23
दि. 23/03/2023
अभाणे बांधकाम परवाना देण्यात येत आहे.

नगर रचनाकार
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.

मुख्याधिकारी व पदसिद्ध सचिवांसाठी
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.

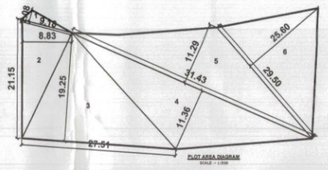



SECTION
SCALE :-1:100



ELEVATION
SCALE 1:100



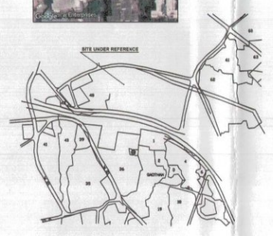



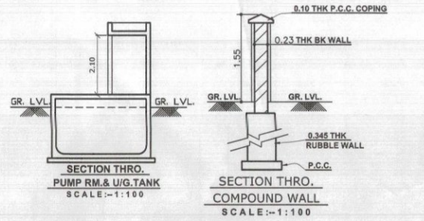

PLOT AREA CALCULATION

ADDITION

1. 9.18 x 2.08 x 0.50 = 0.25 SQ.MT.
2. 21.15 x 8.83 x 0.50 = 93.37 SQ.MT.
3. 27.51 x 19.25 x 0.50 = 264.78 SQ.MT.
4. 31.43 x 11.36 x 0.50 = 178.52 SQ.MT.
5. 31.43 x 11.29 x 0.50 = 177.42 SQ.MT.
6. 29.50 x 25.60 x 0.50 = 377.60 SQ.MT.

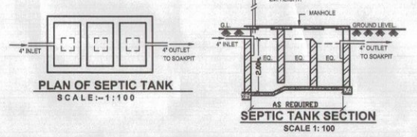
TOTAL = 1091.94 SQ.MT.



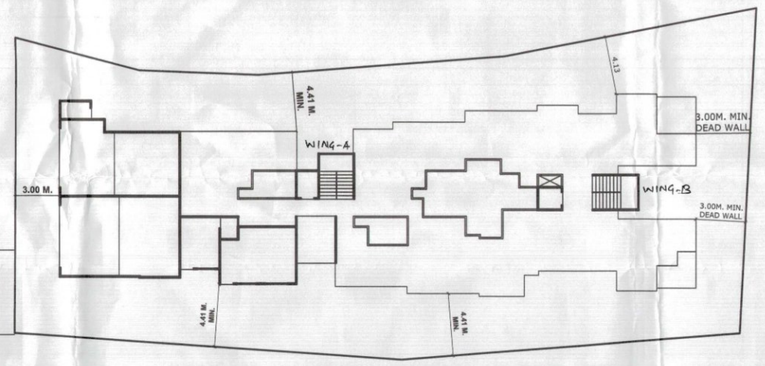

SECTION THRO. PUMP RM.& U/G.TANK
SCALE:-1:100

SECTION THRO. COMPOUND WALL
SCALE:-1:100

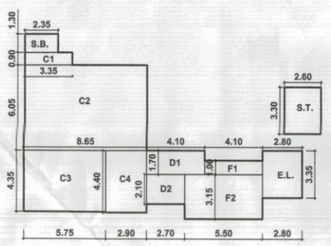



PLAN OF SEPTIC TANK
SCALE:-1:100

SEPTIC TANK SECTION
SCALE 1:100




BLOCK PLAN
SCALE - 1: 200




AREA DIAG. OF GROUND FLOOR WING-A
SCALE :- 1:200

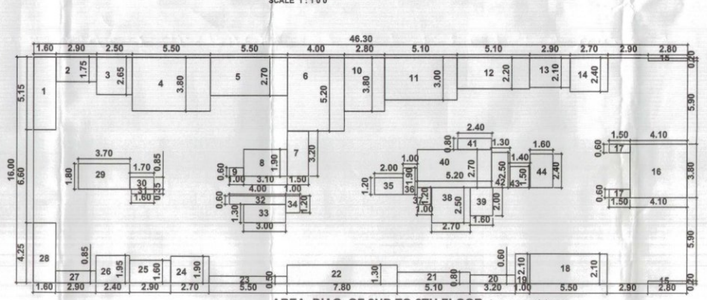
AREA CAL. OF GROUND FLR.

ADDITION

| | | | | | |
|---|---|---|---|---|---|
| C1. | 3.35 x 0.90 x 1 | = | 3.01 | SQ.MT. | COMMERCIAL AREA 93.11 SQ.M. |
| C2. | 8.65 x 6.05 x 1 | = | 52.33 | SQ.MT. | |
| C3. | 5.75 x 4.35 x 1 | = | 25.01 | SQ.MT. | |
| C4. | 2.90 x 4.40 x 1 | = | 12.76 | SQ.MT. | |
| D1. | 4.10 x 1.70 x 1 | = | 6.97 | SQ.MT. | DRIVER RM. 12.64 SQ.M. |
| D2. | 2.70 x 2.10 x 1 | = | 5.67 | SQ.MT. | |
| F1. | 4.10 x 1.00 x 1 | = | 4.10 | SQ.MT. | SOC. OFFICE 21.42 SQ.M. |
| F2. | 5.50 x 3.15 x 1 | = | 17.32 | SQ.MT. | |
| S.B. | 2.35 x 1.30 x 1 | = | 3.05 | SQ.MT. | SANITARY BLOCK |
| ST. | 2.60 x 3.30 x 1 | = | 8.58 | SQ.MT. | STAIRCASE |
| E.L. | 2.80 x 3.35 x 1 | = | 9.38 | SQ.MT. | ENTERANCE LOBBY |

TOTAL = 148.18 SQ.MT.

BUILT UP AREA = 148.18 SQ.MT.




AREA DIAG. OF 2ND TO 6TH FLOOR WING A&B
SCALE :- 1:200

AREA CAL. OF 2ND TO 6TH FLR.

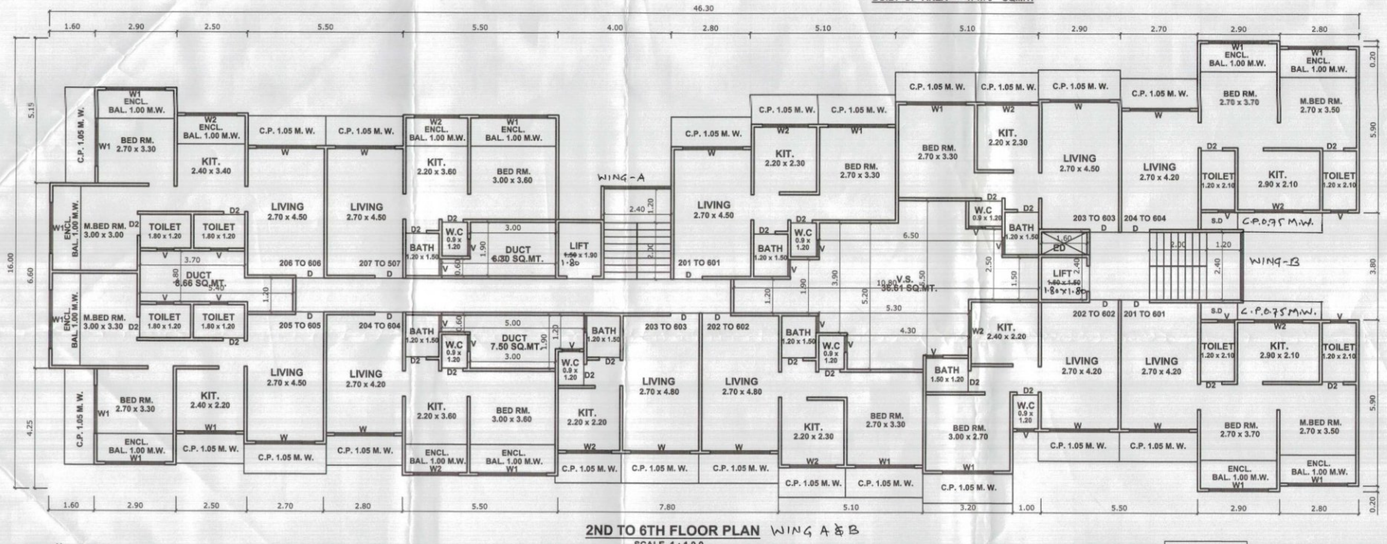
DEDUCTION

A. 46.30 x 16.00 x 1 = 740.80 SQ.MT.

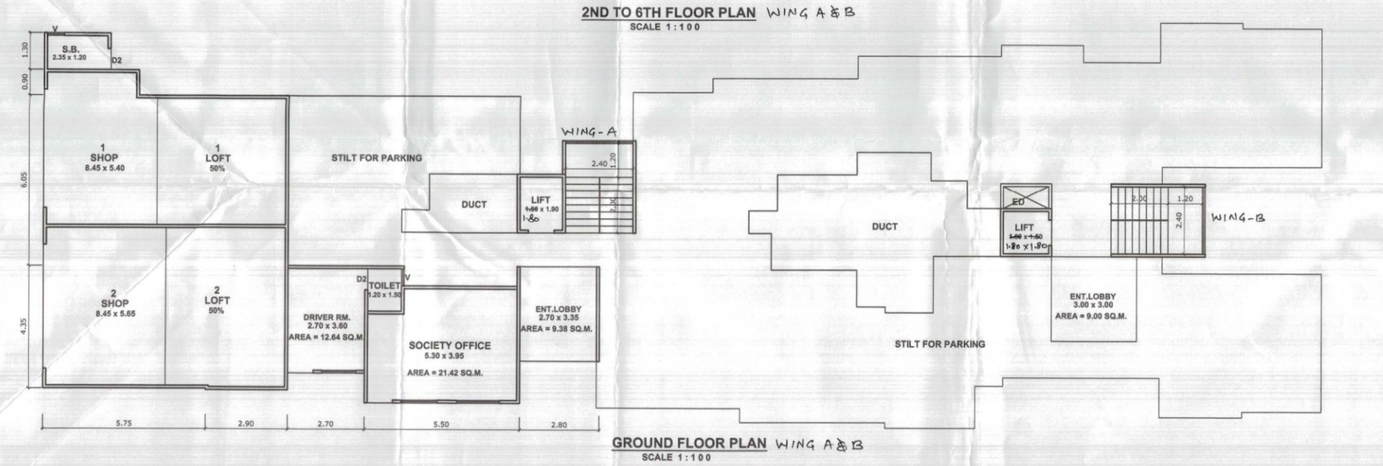
| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 1.60 x 5.15 x 1 | = | 8.24 | SQ.MT. | 17. | 1.50 x 0.60 x 2 | = | 1.80 | SQ.MT. | 32. | 4.00 x 0.60 x 1 | = | 2.40 | SQ.MT. |
| 2. | 2.90 x 1.75 x 1 | = | 5.08 | SQ.MT. | 18. | 5.50 x 2.10 x 1 | = | 11.55 | SQ.MT. | 33. | 3.00 x 1.30 x 1 | = | 3.90 | SQ.MT. |
| 3. | 2.50 x 2.65 x 1 | = | 6.63 | SQ.MT. | 19. | 1.00 x 2.10 x 1 | = | 2.10 | SQ.MT. | 34. | 1.00 x 1.20 x 1 | = | 1.20 | SQ.MT. |
| 4. | 5.50 x 3.80 x 1 | = | 20.90 | SQ.MT. | 20. | 3.20 x 0.60 x 1 | = | 1.92 | SQ.MT. | 35. | 2.00 x 1.20 x 1 | = | 2.40 | SQ.MT. |
| 5. | 5.50 x 2.70 x 1 | = | 14.85 | SQ.MT. | 21. | 5.10 x 0.80 x 1 | = | 4.08 | SQ.MT. | 36. | 1.00 x 1.90 x 1 | = | 1.90 | SQ.MT. |
| 6. | 4.00 x 5.20 x 1 | = | 20.80 | SQ.MT. | 22. | 7.80 x 1.30 x 1 | = | 10.14 | SQ.MT. | 37. | 1.00 x 1.20 x 1 | = | 1.20 | SQ.MT. |
| 7. | 1.50 x 3.20 x 1 | = | 4.80 | SQ.MT. | 23. | 5.50 x 0.80 x 1 | = | 4.40 | SQ.MT. | 38. | 2.70 x 2.50 x 1 | = | 6.75 | SQ.MT. |
| 8. | 1.90 x 3.20 x 1 | = | 6.08 | SQ.MT. | 24. | 2.70 x 1.90 x 1 | = | 5.13 | SQ.MT. | 39. | 1.60 x 2.00 x 1 | = | 3.20 | SQ.MT. |
| 9. | 2.90 x 1.60 x 1 | = | 4.64 | SQ.MT. | 25. | 2.90 x 1.60 x 1 | = | 4.64 | SQ.MT. | 40. | 5.20 x 2.70 x 1 | = | 14.04 | SQ.MT. |
| 10. | 2.40 x 1.95 x 1 | = | 4.68 | SQ.MT. | 26. | 2.40 x 1.95 x 1 | = | 4.68 | SQ.MT. | 41. | 2.40 x 0.80 x 1 | = | 1.92 | SQ.MT. |
| 11. | 5.10 x 3.00 x 1 | = | 15.30 | SQ.MT. | 27. | 2.90 x 0.85 x 1 | = | 2.47 | SQ.MT. | 42. | 1.30 x 2.50 x 1 | = | 3.25 | SQ.MT. |
| 12. | 5.10 x 2.20 x 1 | = | 11.22 | SQ.MT. | 28. | 1.60 x 4.25 x 1 | = | 6.80 | SQ.MT. | 43. | 1.40 x 1.50 x 1 | = | 2.10 | SQ.MT. |
| 13. | 2.90 x 2.10 x 1 | = | 6.09 | SQ.MT. | 29. | 3.70 x 1.80 x 1 | = | 6.66 | SQ.MT. | 44. | 1.60 x 2.40 x 1 | = | 3.84 | SQ.MT. |
| 14. | 2.70 x 2.40 x 1 | = | 6.48 | SQ.MT. | 30. | 1.70 x 0.85 x 1 | = | 1.45 | SQ.MT. | | | | | |
| 15. | 2.80 x 0.20 x 2 | = | 1.12 | SQ.MT. | 31. | 1.60 x 0.35 x 1 | = | 0.56 | SQ.MT. | | | | | |
| 16. | 4.10 x 3.80 x 1 | = | 15.58 | SQ.MT. | | | | | | | | | | |

TOTAL = 269.05 SQ.MT.

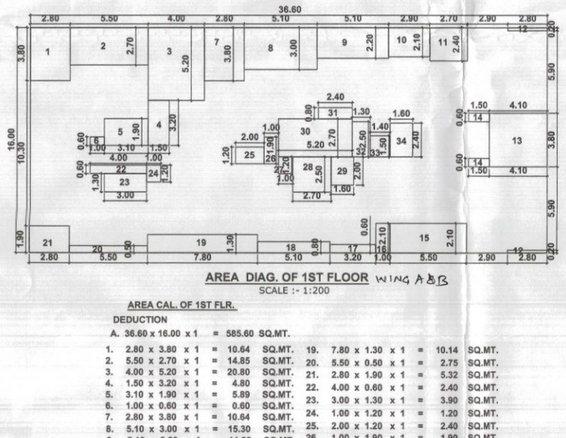
BUILT UP AREA = 471.75 SQ.MT.




2ND TO 6TH FLOOR PLAN WING A&B
SCALE 1:100




GROUND FLOOR PLAN WING A&B
SCALE 1:100




AREA DIAG. OF 1ST FLOOR WING A&B
SCALE :- 1:200

AREA CAL. OF 1ST FLR.

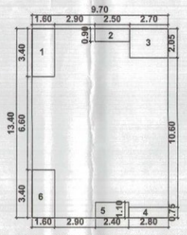
DEDUCTION

A. 36.60 x 16.00 x 1 = 585.60 SQ.MT.

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 2.80 x 3.80 x 1 | = | 10.64 | SQ.MT. | 19. | 7.80 x 1.30 x 1 | = | 10.14 | SQ.MT. | | |
| 2. | 5.50 x 2.70 x 1 | = | 14.85 | SQ.MT. | 20. | 5.50 x 0.50 x 1 | = | 2.75 | SQ.MT. | | |
| 3. | 4.00 x 5.20 x 1 | = | 20.80 | SQ.MT. | 21. | 2.80 x 1.90 x 1 | = | 5.32 | SQ.MT. | | |
| 4. | 1.50 x 3.20 x 1 | = | 4.80 | SQ.MT. | 22. | 4.00 x 0.60 x 1 | = | 2.40 | SQ.MT. | | |
| 5. | 3.10 x 1.90 x 1 | = | 5.89 | SQ.MT. | 23. | 3.00 x 1.30 x 1 | = | 3.90 | SQ.MT. | | |
| 6. | 1.00 x 0.60 x 1 | = | 0.60 | SQ.MT. | 24. | 1.00 x 1.20 x 1 | = | 1.20 | SQ.MT. | | |
| 7. | 2.80 x 3.80 x 1 | = | 10.64 | SQ.MT. | 25. | 2.00 x 1.20 x 1 | = | 2.40 | SQ.MT. | | |
| 8. | 5.10 x 3.00 x 1 | = | 15.30 | SQ.MT. | 26. | 1.00 x 1.90 x 1 | = | 1.90 | SQ.MT. | | |
| 9. | 5.10 x 2.20 x 1 | = | 11.22 | SQ.MT. | 27. | 1.00 x 1.20 x 1 | = | 1.20 | SQ.MT. | | |
| 10. | 2.90 x 2.10 x 1 | = | 6.09 | SQ.MT. | 28. | 2.70 x 2.50 x 1 | = | 6.75 | SQ.MT. | | |
| 11. | 2.70 x 2.40 x 1 | = | 6.48 | SQ.MT. | 29. | 1.60 x 2.00 x 1 | = | 3.20 | SQ.MT. | | |
| 12. | 2.80 x 0.20 x 2 | = | 1.12 | SQ.MT. | 30. | 5.20 x 2.75 x 1 | = | 14.04 | SQ.MT. | | |
| 13. | 4.10 x 3.80 x 1 | = | 15.58 | SQ.MT. | 31. | 2.40 x 0.80 x 1 | = | 1.92 | SQ.MT. | | |
| 14. | 1.50 x 0.60 x 2 | = | 1.80 | SQ.MT. | 32. | 1.30 x 2.50 x 1 | = | 3.25 | SQ.MT. | | |
| 15. | 5.50 x 2.10 x 1 | = | 11.55 | SQ.MT. | 33. | 1.40 x 1.50 x 1 | = | 2.10 | SQ.MT. | | |
| 16. | 1.00 x 2.10 x 1 | = | 2.10 | SQ.MT. | 34. | 1.60 x 2.40 x 1 | = | 3.84 | SQ.MT. | | |
| 17. | 3.20 x 0.60 x 1 | = | 1.92 | SQ.MT. | | | | | | | |
| 18. | 5.10 x 0.80 x 1 | = | 4.08 | SQ.MT. | | | | | | | |

TOTAL = 211.77 SQ.MT.

BUILT UP AREA = 373.83 SQ.MT.




AREA DIAG. OF COMMERCIAL 1ST FLOOR WING-A
SCALE :- 1:200

AREA CAL. OF COMMERCIAL 1ST FLR.

DEDUCTION

A. 9.70 x 13.40 x 1 = 129.98 SQ.MT.

| | | | | |
|---|---|---|---|---|
| 1. | 1.60 x 3.40 x 1 | = | 5.44 | SQ.MT. |
| 2. | 2.50 x 0.90 x 1 | = | 2.25 | SQ.MT. |
| 3. | 2.70 x 2.05 x 1 | = | 5.54 | SQ.MT. |
| 4. | 2.80 x 0.75 x 1 | = | 2.10 | SQ.MT. |
| 5. | 2.40 x 1.10 x 1 | = | 2.64 | SQ.MT. |
| 6. | 1.60 x 3.40 x 1 | = | 5.44 | SQ.MT. |

TOTAL = 23.41 SQ.MT.

BUILT UP AREA = 106.57 SQ.MT.




1ST FLOOR PLAN WING A&B
SCALE 1:100

## AREA STATEMENT

| | | SQ.MTS. |
|---|---|---|
| 1 | AREA OF PLOT | 1086.00 |
| 2 | DEDUCTIONS FOR | |
| | (a) Proposed D.P./D.P.Road widening Area/ServiceRoad/Highway widening | --- |
| | (b) Any D.P. Reservation area | --- |
| | TOTAL (a+b) | --- |
| 2A | ENCROACHMENT AREA | --- |
| 3 | Balance area of Plot (1-(2+2A)) | 1086.00 |
| 4 | Amenity Space (if applicable) | |
| | (a) Required | --- |
| | (b) Adjustment of 2(b), if any | --- |
| | (c) Balance Proposed | --- |
| 5 | NET PLOT AREA (3-4 (C)) | 1086.00 |
| 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 EXISTING AUTHORISED BUILT UP AREA | 1085.30 |
| 10 | Addition of FSI on payment of premium (a) Maximum permissible premium FSI-based on road width / TOD Zone. (b) Proposed FSI on payment of premium. 1086.00 X 0.30 % = 325.80 (c) | 311.26 |
| 11 | IN-SITU FSI / TDR LOADING (a) In-situ area against D.P.road [2.0 x Sr.no.2(a)], If any (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No.4(b) and / or (c)) (c) TDR area 1086.00 X 0.60% = 651.60 (d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) | ---- ---- ---- ---- |
| 12 | Additional FSI area under Chapter No.7 1) 15.00 SQ. MT. FOR EACH TENEMENT AGAINST REDEVELOPMENT SCHEME (15 X 28 FLATS = 420.00 SQ.MT.) 2) 27.87 - 22.93 =4.94 EXIS. OCCUPANT AREA = 4.94 X 6 = 29.64 | 449.64 |
| 13 | Total entitlement of FSI in the proposal | |
| | (a) [1+10)+(11)(d) or (c) whichever is applicable. | 1846.20 |
| | (b) Ancillary Area FSI UPTO 60% OR 80% with payment of charges. Ancillary Area FSI UPTO 80% with payment of charges.(1646.02 x 60%) Ancillary Area FSI UPTO 80% with payment of charges.(199.68 x 80%) | 987.91 159.74 |
| | TOYAL ANCILLARY | 1147.65 |
| | (c) Total entitlement (a+b) | 2993.85 |
| 14 | Maximum utilization limit of F.S.I. (building potential)permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8) | -- |
| 15 | Total Built-up Area in proposal.(excluding area at Sr.No.17 b) | |
| | (a) Existing Built-up Area. | |
| | (b) Proposed Built-up Area(as per 'P line') Proposed Residential Built-up Area(as per 'P line') Proposed Commercial Built-up Area(as per 'P line') | 2787.65 199.68 |
| | (c) Total (a+b) | 2987.33 |
| 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) (b) proposed | -- -- -- |
| 18 | ANCILLARY BALANCE AREA | 8.57 |

## CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REF. WAS SURVEYED BY ME ON 20/11/2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P SCHEME RECORDS/LAND RECORDS DEPTT./C.T.S RECORDS

SIGN. OF ENGINEER

## 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.

## DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON PROPERTY BEARING S.NO. 48 , H.NO. 06 (P),

AT VILLAGE - KULGAON , TAL. AMBARNATH, DIST. THANE.

FOR : M/S. AKANSHA CO.OP. HSG. SOC. LTD.
M/S. KRISHNA BUILDCON ( P.O.A.H.)

OWNER'S SIGN

Krishna Buildcon Partner

ENGINEER'S SIGN

PRAMOD V. PATIL
ENGINEER
SHOP NO. 2, OM SAI NANDANVAN, CO. OP. SOC.
SHIV GANGA NAGAR, AMBERNATH (E).

| DRAWN BY | SCALE | DATE |
|---|---|---|
| MAHESH | AS NOTED | 24/03/2023 |