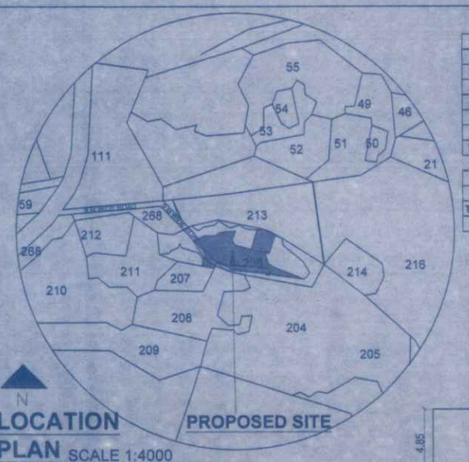
STAMP FOR APPROVAL

SHEET -5/1

.....विषयी दुरुस्ती/ राहाविण्या प्रयोजनार्थ व बांधकाम परवानगीबाबत
क्र. कुअप्र/वसवि/बांप/ ..... /२०२६
दि. ..... /..... /२०२६
प्रमाणे बांधकाम परवाना देण्यात येत आहे.

नगर रचनाकार
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.

मुख्याधिकारी व ईओ/वसवि अधिकारी
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.



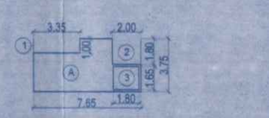
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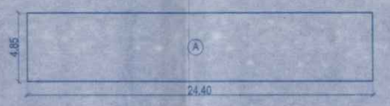
LOCATION PLAN SCALE 1:4000

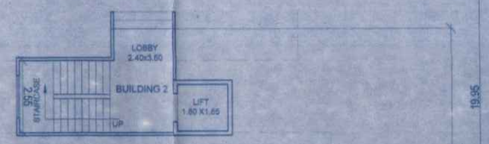
PROPOSED SITE

(BUILDING 2 RESIDENTIAL) GROUND FLOOR BU AREA CALCULATION								
A	7.65	X	3.75	X	1	=	28.7	
DEDUCTIONS								
1	3.35	X	1	X	1	=	3.4	
2	2	X	1.8	X	1	=	3.6	
3	1.8	X	3.65	X	1	=	3.0	
TOTAL						=	9.9	
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 2 RESIDENTIAL)						=	18.77	

(BUILDING 2 COMMERCIAL) GROUND FLOOR BU AREA CALCULATION							
A	24.4	X	4.85	X	1	=	118.3
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 2 COMMERCIAL)						=	118.34
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 2)						=	137.11

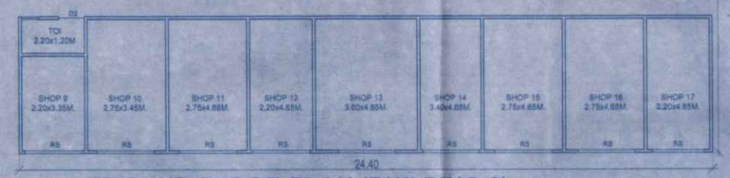




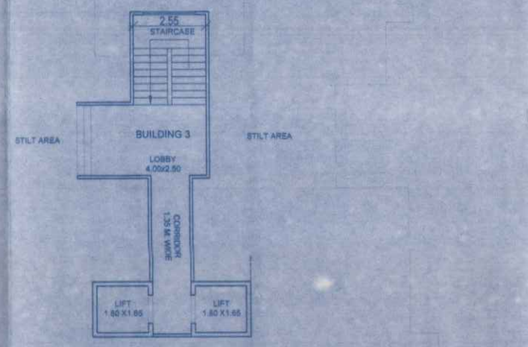


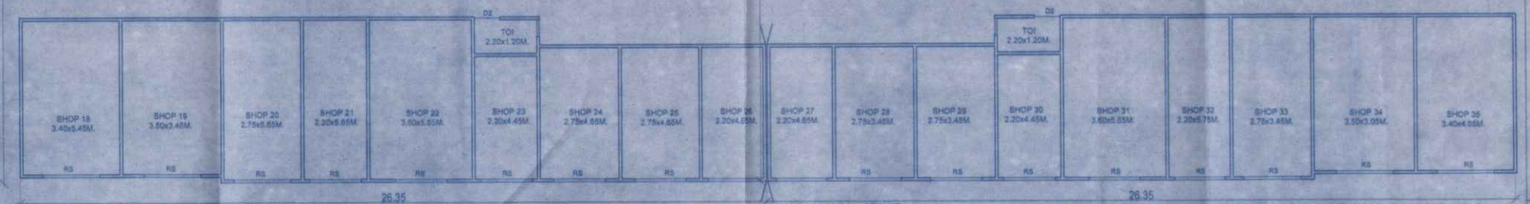
PLOT AREA CALCULATION				
SR NO.	HALF	BASE	HEIGHT	AREA
1	0.5	87.95	8.74	703.85
2	0.5	40.79	4.31	87.90
3	0.5	75.68	13.85	524.06
4	0.5	69.37	9.65	334.71
5	0.5	69.87	20.3	704.11
6	0.5	55.25	7.75	214.09
7	0.5	27.42	8.71	119.41
8	0.5	27.42	10.67	146.29
9	0.5	87.45	16.1	703.87
10	0.5	87.45	12.87	563.74
11	0.5	69.31	22.58	782.51
12	0.5	52.29	8.91	232.95
13	0.5	62.33	22.19	691.55
14	0.5	62.33	7.66	238.96
15	0.5	61.05	11.02	336.39
16	0.5	109.07	16.53	901.46
17	0.5	125.7	4.03	253.29
18	0.5	30.1	6.04	90.90
TOTAL AREA OF PLOT A				7002.17
19	0.5	48.61	18.04	438.46
20	0.5	48.61	20.13	489.36
21	0.5	43.01	8.09	173.98
TOTAL AREA OF PLOT B				1103.70
TOTAL ADDITION				8103.87

BUILDING 2 GROUND RESI. & COMM. FLOOR BUILDING AREA DIAGRAM SCALE 1:200

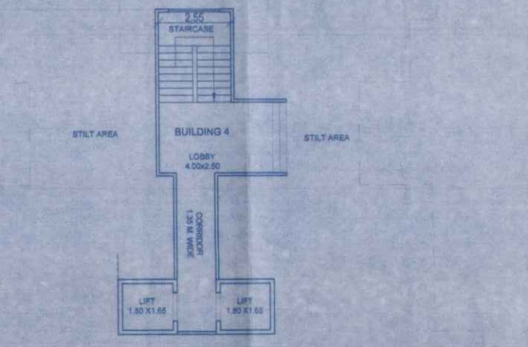


GROUND FLOOR PLAN (BUILDING 2) SCALE 1:100





GROUND FLOOR PLAN (BUILDING 3) SCALE 1:100



GROUND FLOOR PLAN (BUILDING 4) SCALE 1:100

PROPOSED LIG / EWS RESIDENTIAL AND COMMERCIAL SCHEME AT SR. NO. 206,H.NO. 8 & SR. NO. 206, H.NO.1/2 AT VILLAGE BADLAPUR TALUKA AMBERNATH DIST. THANE		
	AREA STATEMENT	
	AREA OF PLOT (A) [S.NO. 206, H.NO.8]	7000.00
	AREA OF PLOT(B) [S.NO. 206, H.NO.1 (P)]	1100.00
1.	AREA OF PLOT (Minimum area of a, b, c to be considered)	8100.00
	(a) AS PER OWNERSHIP DOCUMENT (7 / 12 CTS EXTRACT)	8100.00
	(b) AS PER MEASUREMENT SHEET	8103.87
	(c) AS PER SITE	8100.00
	DEDUCTIONS FOR -	
	(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0
	(b) ANY D.P. RESERVATION AREA	
	(TOTAL a+b)	0
2.	BALANCE AREA OF PLOT (1-2)	8100.00
	AMENITY SPACE (if applicable)	
	(a) REQUIRED -	
	(b) PROPOSED -	
	(c) BALANCE PROPOSED	
3.	NET PLOT AREA (3-4(c))	8100.00
4.	RECREATIONAL OPEN SPACE (if applicable)	NIL
	(a) REQUIRED -	810.00
	(b) PROPOSED -	810.00
5.	NET PLOT AREA	8100.00
	INTERNAL ROAD AREA	1493.61
6.	PLOTABLE AREA (if applicable)	NIL
7.	BUILT UP AREA WITH REFERENCE OF BASIC F.S.I. AS PER FRONT ROAD WIDTH 8100.00X 1.0 = 8100.00	8100.00
8.	ADDITION OF FSI ON PAYMENT OF PREMIUM	NIL
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	NIL
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	NIL
9.	IN-SITU FSI / TDR LOADING	
10.	(a) IN-SITU AREA AGAINST D.P. ROAD (2.0 x Sr. No. 9(a)) if any	NIL
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X Sr. No. (b) or (c)]	NIL
	(c) TDR AREA	NIL
11.	(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))	NIL
	ADDITIONAL FSI AREA UNDER Chap. No 7	
	(a) NO. OF TENEMENTS	
	(b) 7% INCENTIVE ON BASIC F.S.I (as per 7.10)	
12.	(c) TOTAL ADDITIONAL F.S.I (a + b)	
	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8100.00
13.	(a) (9+10(b)+11(d)) or 12 WHICHEVER IS APPLICABLE	
	(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES RESI. COUNTABLE FSI = 8100.00-641.27 =7458.73 = 7458.73 X 0.6 = 4475.23 COMM.COUNTABLE FSI = 641.30X 0.8 = 513.01	4475.24 / 513.00
	(b) TOTAL (b)	4988.24
	(c) TOTAL ENTITLEMENT 8100.00+ 4974.62 = 13074.62	13088.24
	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Reg No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr No. 17c)	
14.	(a) EXISTING BUILT-UP AREA	NIL
	(b) PROPOSED BUILT-UP AREA (as per 'P-line')	13087.3
	(c) TOTAL (a+b)	13087.3
15.	F.S.I CONSUMED (15/13) (should not be more than serial No. 14 above)	1.61
	AREA FOR INCLUSIVE HOUSING, IF ANY	
16.	(a) REQUIRED (20% OF SR.NO.5)	
	(b) PROPOSED	

17. **CERTIFICATE OF AREA:**

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23/03/2019 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 DEPARTMENT / CITY SURVEY RECORDS.

Ar. Rahul Shrikhande
Architect & Town Planner
CA/2015/72591
AR. RAHUL SHRIKHANDE

OWNER'S DECLARATION -

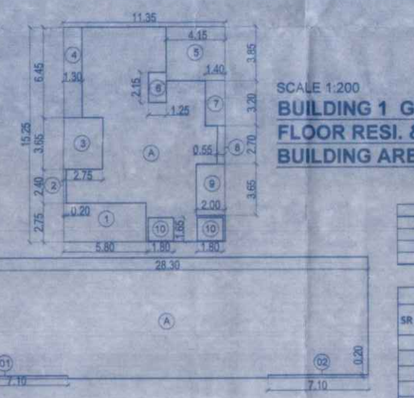
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

M/s. VINAYAK INFRASTRUCTURE
MR. SUBASH BHAGAJI GHORPADE
MR. ROHAN JANARDAN PATIL

ARCHITECT: Ar. Rahul Shrikhande & Associates

DATE	SCALE	DRAWN BY	CHECKED BY	REV NO.
31-01-2023	AS MENTION	AR. HRUSHIKESH	AR. RAHUL S.	

SCALE 1:200 BUILDING 1 GROUND FLOOR RESI. & COMM. BUILDING AREA DIAGRAM



TYPE OF FLATS	No. OF UNITS	
TOTAL NUMBER OF FLATS	370	
TOTAL UNDER 30 SQM.	164	44%
TOTAL BETWEEN 30-50 SQM.	206	56%
TOTAL ABOVE 50 SQM.	0	0%

TOTAL AREA STATEMENT		
SR NO.	BUILDING	BU AREA (SQ.M)
1	BUILDING 1	2955.2
2	BUILDING 2	2093.6
3	BUILDING 3	2695.3
4	BUILDING 4	2695.3
5	BUILDING 5	2648.0
TOTAL BUILT UP AREA		13087.3

AREA STATEMENT BUILDING 1		
SR NO.	FLOOR	BU AREA (SQ.M)
1	GROUND	333.83
2	FIRST	374.48
3	SECOND	374.48
4	THIRD	374.48
5	FOURTH	374.48
6	FIFTH	374.48
7	SIXTH	374.48
8	SEVENTH	374.48
TOTAL BUILT UP AREA		2955.19

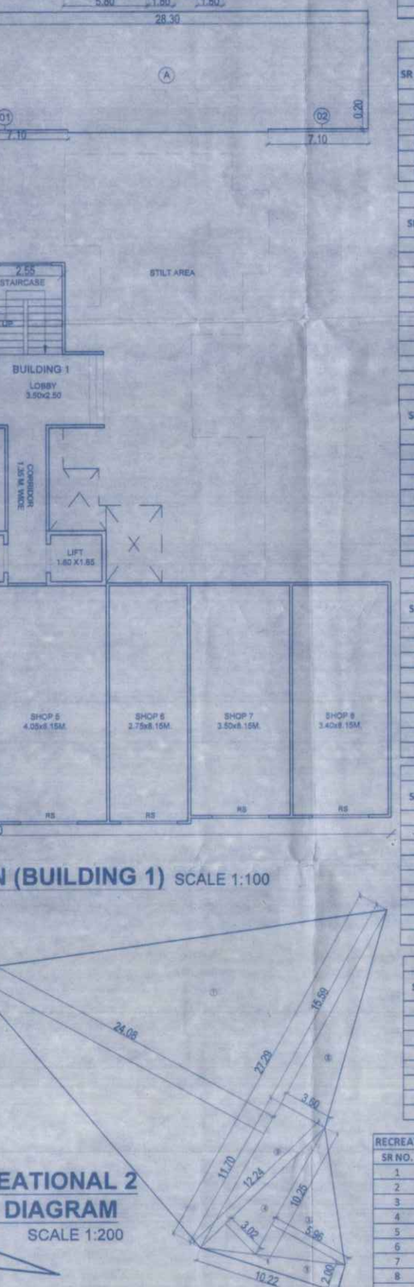
AREA STATEMENT BUILDING 2		
SR NO.	FLOOR	BU AREA (SQ.M)
1	GROUND	137.1
2	FIRST	279.5
3	SECOND	279.5
4	THIRD	279.5
5	FOURTH	279.5
6	FIFTH	279.5
7	SIXTH	279.5
8	SEVENTH	279.5
TOTAL BUILT UP AREA		2093.6

AREA STATEMENT BUILDING 3		
SR NO.	FLOOR	BU AREA (SQ.M)
1	GROUND	175.27
2	FIRST	360
3	SECOND	360
4	THIRD	360
5	FOURTH	360
6	FIFTH	360
7	SIXTH	360
8	SEVENTH	360
TOTAL BUILT UP AREA		2695.27

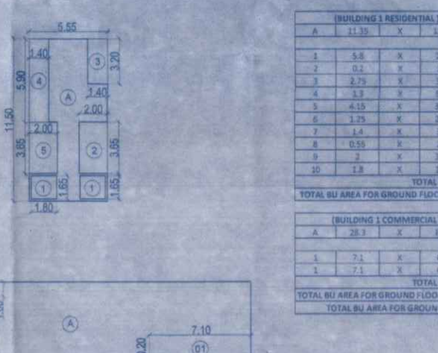
AREA STATEMENT BUILDING 4		
SR NO.	FLOOR	BU AREA (SQ.M)
1	GROUND	175.27
2	FIRST	360
3	SECOND	360
4	THIRD	360
5	FOURTH	360
6	FIFTH	360
7	SIXTH	360
8	SEVENTH	360
TOTAL BUILT UP AREA		2695.27

AREA STATEMENT BUILDING 5		
SR NO.	FLOOR	BU AREA (SQ.M)
1	GROUND	0.00
2	FIRST	458
3	SECOND	458
4	THIRD	458
5	FOURTH	458
6	FIFTH	458
7	SIXTH	358
TOTAL BUILT UP AREA		2648.00

RECREATIONAL AREA 2, AREA CALCULATIONS				
SR NO.	HALF	BASE	HEIGHT	AREA
1	0.5	8.19	3.99	16.34
2	0.5	16.6	5.91	49.05
3	0.5	8.28	16.6	68.72
4	0.5	12.73	5.19	32.98
5	0.5	20.86	7.54	78.64
6	0.5	18.01	6.97	62.76
7	0.5	12.71	6.13	38.96
8	0.5	10.91	4.97	25.62
TOTAL AREA				373.08



GROUND FLOOR PLAN (BUILDING 1) SCALE 1:100

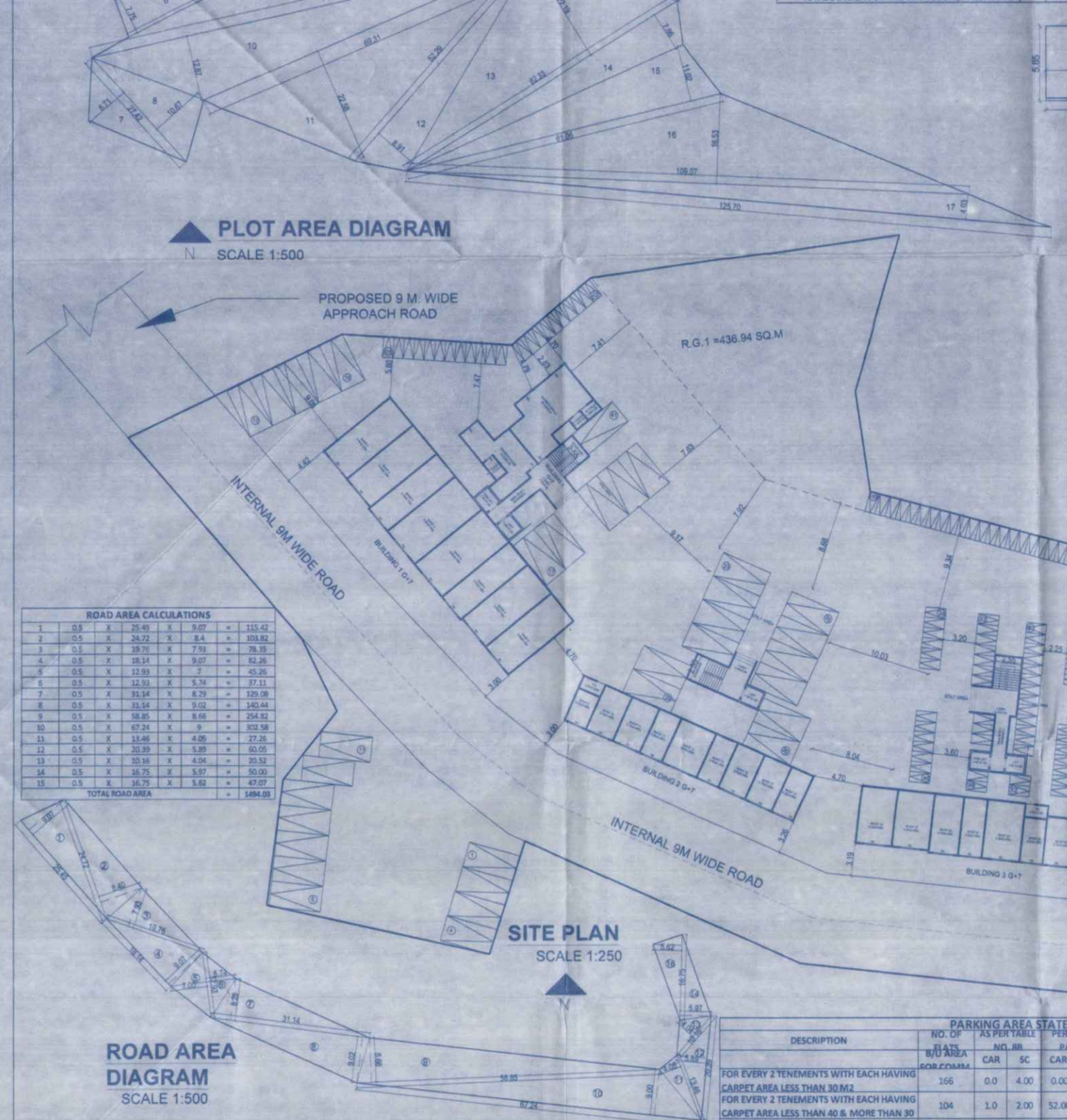


[BUILDING 1 RESIDENTIAL] GROUND FLOOR BU AREA CALCULATION							
A	11.35	X	15.25		1	=	173.1
DEDUCTIONS							
1	5.6	X	2.75	X	1	=	15.0
2	0.6	X	2.4	Y	1	=	1.5
3	2.75	X	3.65	X	1	=	10.0
4	1.3	X	6.45	X	1	=	8.4
5	4.55	X	8.65	X	1	=	39.0
6	1.75	X	2.15	X	1	=	3.7
7	1.4	X	3.3	X	1	=	4.5
8	0.55	X	4.7	Y	1	=	1.3
9	2	X	3.65	X	1	=	7.3
10	1.8	X	1.65	Y	2	=	1.9
TOTAL							72.7
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 1 RESIDENTIAL)						=	100.37

[BUILDING 1 COMMERCIAL] GROUND FLOOR BU AREA CALCULATION							
A	28.1	X	8.85	X	1	=	248.3
DEDUCTIONS							
1	7.1	X	0.2	X	1	=	1.4
2	8	X	1	X	1	=	8.0
TOTAL						=	9.4
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 1 COMMERCIAL)						=	331.47
TOTAL BU AREA FOR GROUND FLOOR (BUILDING 1)						=	331.83

BUILDING 3&4 GROUND FLOOR RESI. & COMM. BUILDING AREA DIAGRAM SCALE 1:200

COMM. AREA STATEMENT		
SR NO.	BUILDING	BU AREA (SQ.M)
1	BUILDING 1	233.5
2	BUILDING 2	118.3
3	BUILDING 3	144.7
4	BUILDING 4	144.7
5	BUILDING 5	0.0
TOTAL BUILT UP AREA		641.3



PLOT AREA DIAGRAM

N SCALE 1:500

SITE PLAN SCALE 1:250

N

ROAD AREA CALCULATIONS							
1	0.5	X	25.45	X	9.07	=	115.42
2	0.5	X	24.72	X	8.4	=	103.82
3	0.5	X	19.76	X	7.93	=	78.39
4	0.5	X	18.14	X	9.07	=	82.26
5	0.5	X	12.93	X	7	=	45.26
6	0.5	X	12.93	X	5.74	=	37.11
7	0.5	X	31.14	X	8.29	=	129.08
8	0.5	X	31.14	X	9.02	=	140.44
9	0.5	X	58.85	X	8.66	=	254.62
10	0.5	X	67.24	X	9	=	302.58
11	0.5	X	13.46	X	4.05	=	27.26
12	0.5	X	30.99	X	5.85	=	60.05
13	0.5	X	30.16	X	4.04	=	20.52
14	0.5	X	16.75	X	5.97	=	50.00
15	0.5	X	16.75	X	5.82	=	47.07
TOTAL ROAD AREA						=	1494.08

ROAD AREA DIAGRAM SCALE 1:500

PARKING AREA STATEMENT										
DESCRIPTION	NO. OF FLATS BU AREA FOR COMM.	AS PER TABLE NO. 8R		VISITORS PARKING PERMISSIBLE		VISITORS PARKING		AS PER BC		PROPOSED
		CAR	SC	CAR	SC	CAR	SC	CAR	SC	CAR / SC
FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 30 M2	166	0.0	4.00	0.00	332.00	0.00	16.60	0.00	209.16	0.00 / 209.00
FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 40 & MORE THAN 30	104	1.0	2.00	52.00	104.00	2.60	5.20	32.76	65.52	33.00 / 67.00
FOR EVERY 100 SQ.M CARPET AREA	641.30	2.00	6.00	12.83	38.48			7.70	23.09	8.00 / 23.00
TOTAL										41.00 / 299.00