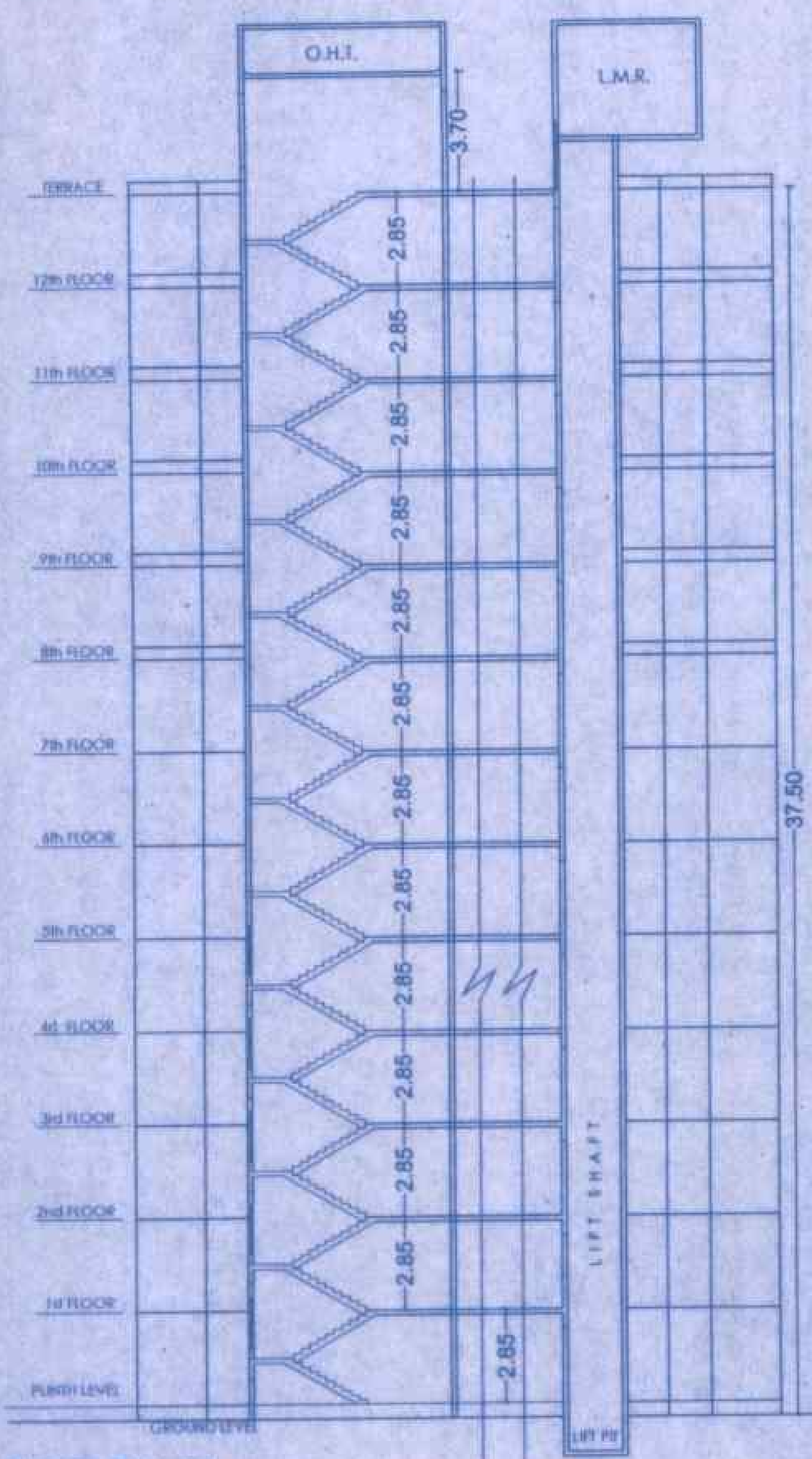
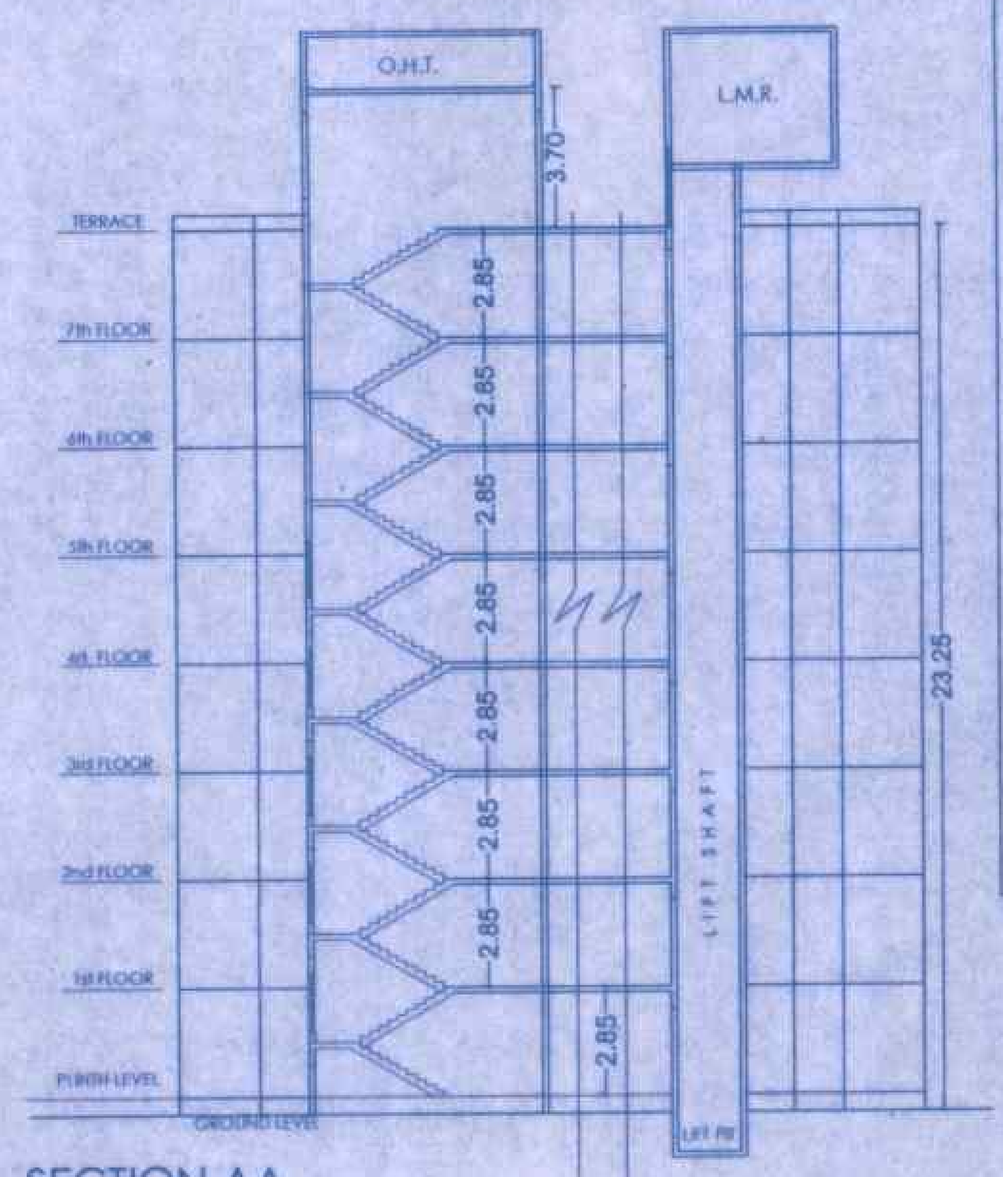
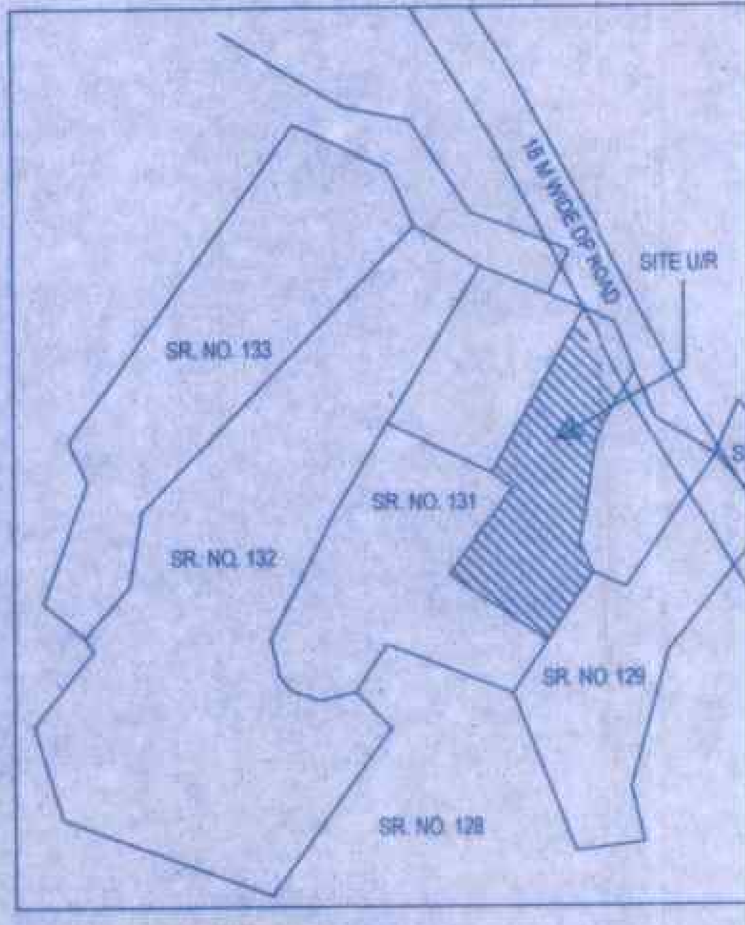

O.H.T.
L.M.R.
3.70
TERRACE
12th FLOOR
11th FLOOR
10th FLOOR
9th FLOOR
8th FLOOR
7th FLOOR
6th FLOOR
5th FLOOR
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
PLINTH LEVEL
GROUND LEVEL
2.85
37.50
LIFT SHAFT
LIFT PIT

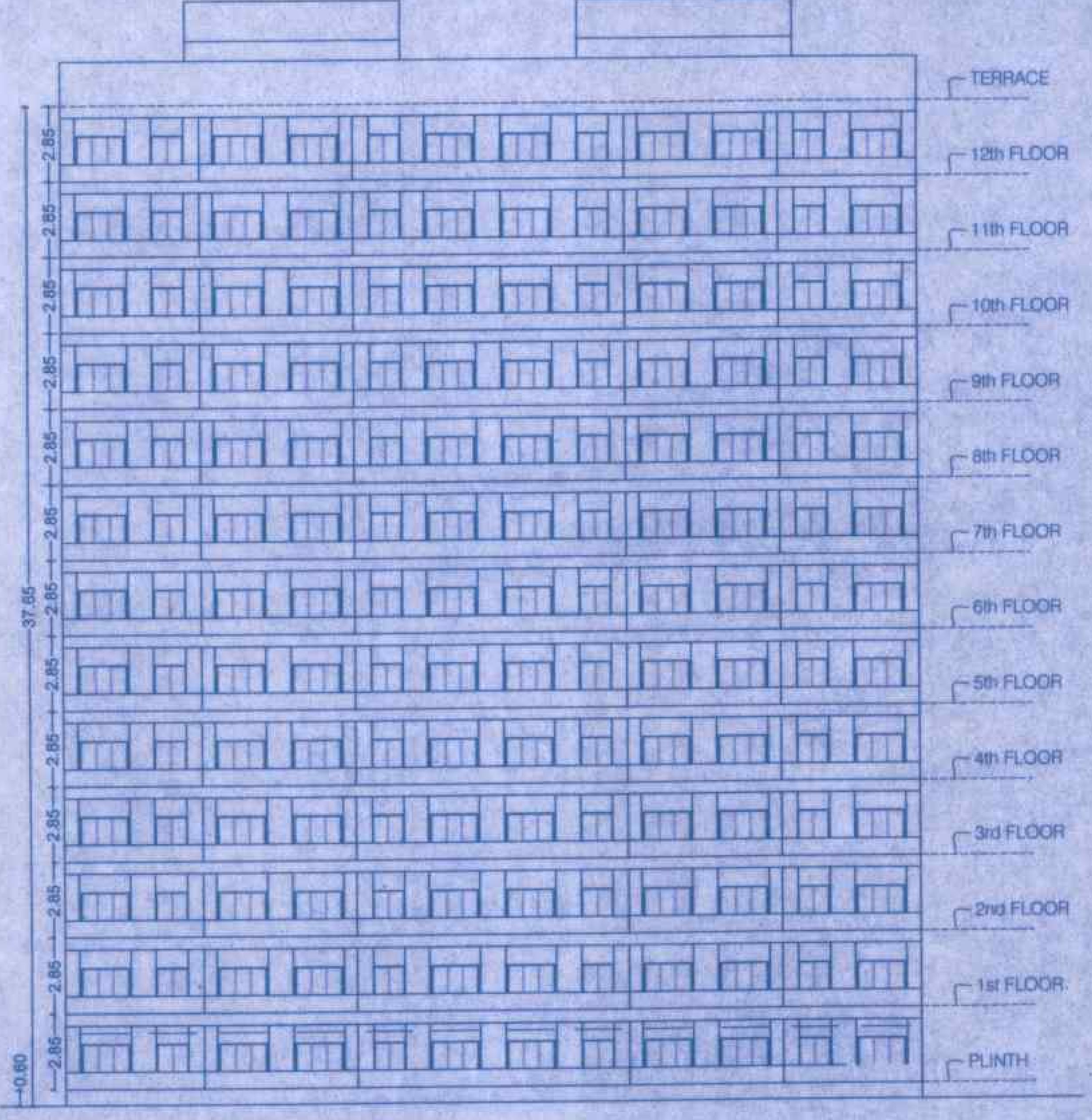
SECTION BB
SCALE 1:200


O.H.T.
L.M.R.
3.70
TERRACE
7th FLOOR
6th FLOOR
5th FLOOR
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
PLINTH LEVEL
GROUND LEVEL
2.85
23.25
LIFT SHAFT
LIFT PIT

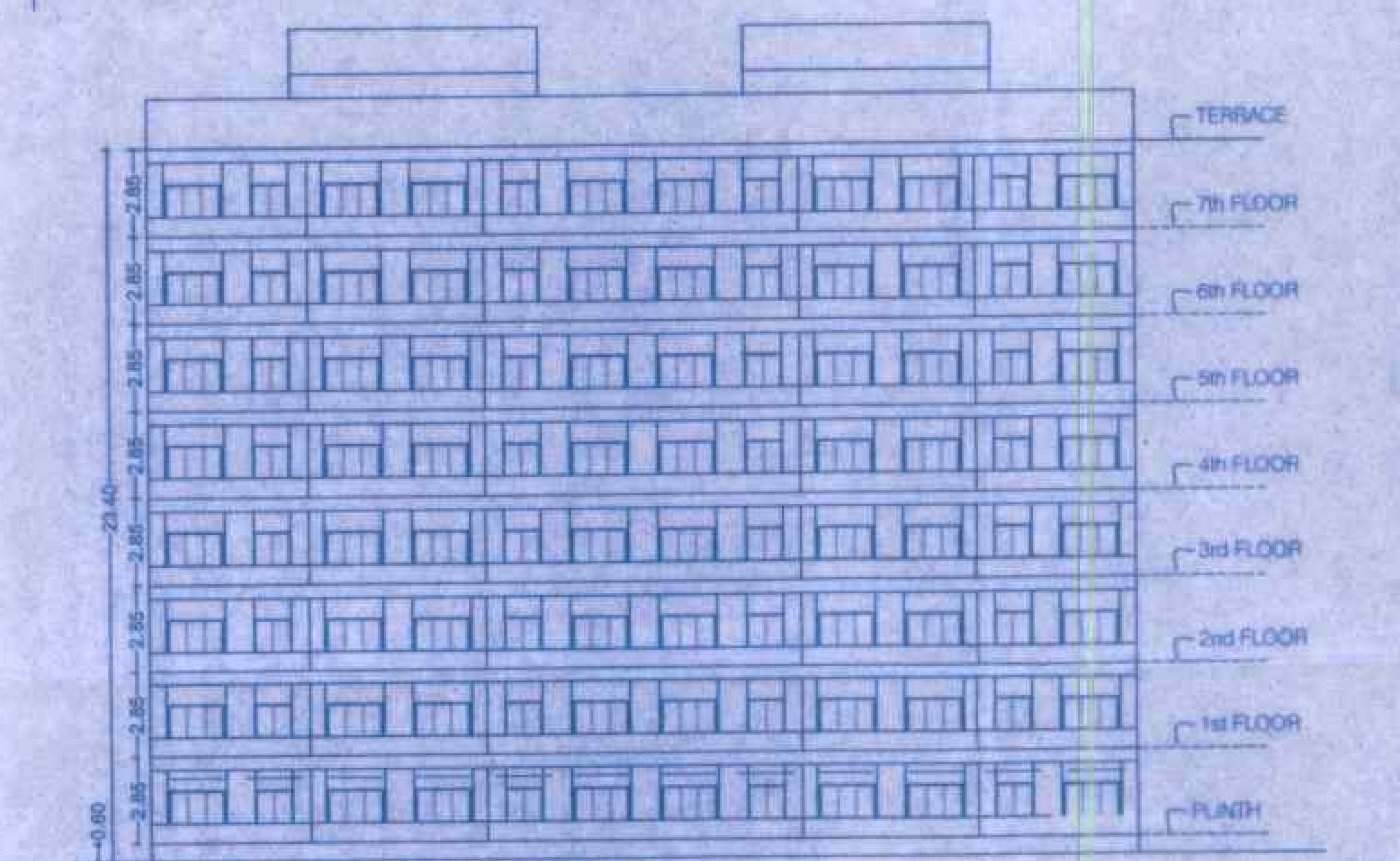
SECTION AA
SCALE 1:200


SR. NO. 133
SR. NO. 132
SR. NO. 131
SR. NO. 130
SR. NO. 129
SR. NO. 128
SITE U/R
18 M WIDE D.P. ROAD

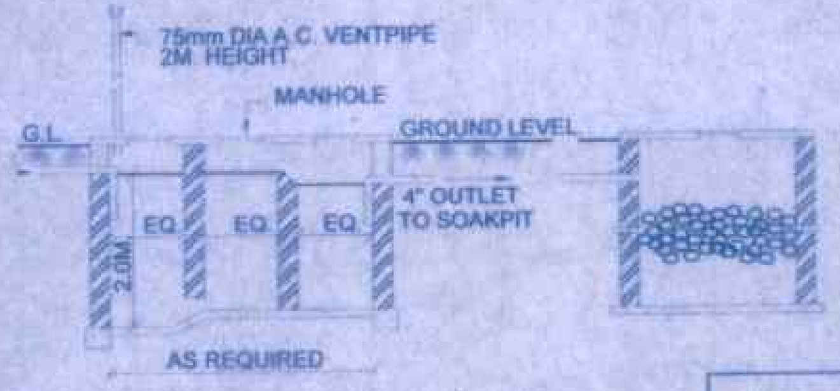
LOCATION PLAN
SCALE:- 1: 2000


TERRACE
12th FLOOR
11th FLOOR
10th FLOOR
9th FLOOR
8th FLOOR
7th FLOOR
6th FLOOR
5th FLOOR
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
PLINTH
2.85
0.60
37.65

FRONT ELEVATION
SCALE 1:200


TERRACE
7th FLOOR
6th FLOOR
5th FLOOR
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
PLINTH
2.85
0.60
23.40

FRONT ELEVATION
SCALE 1:200

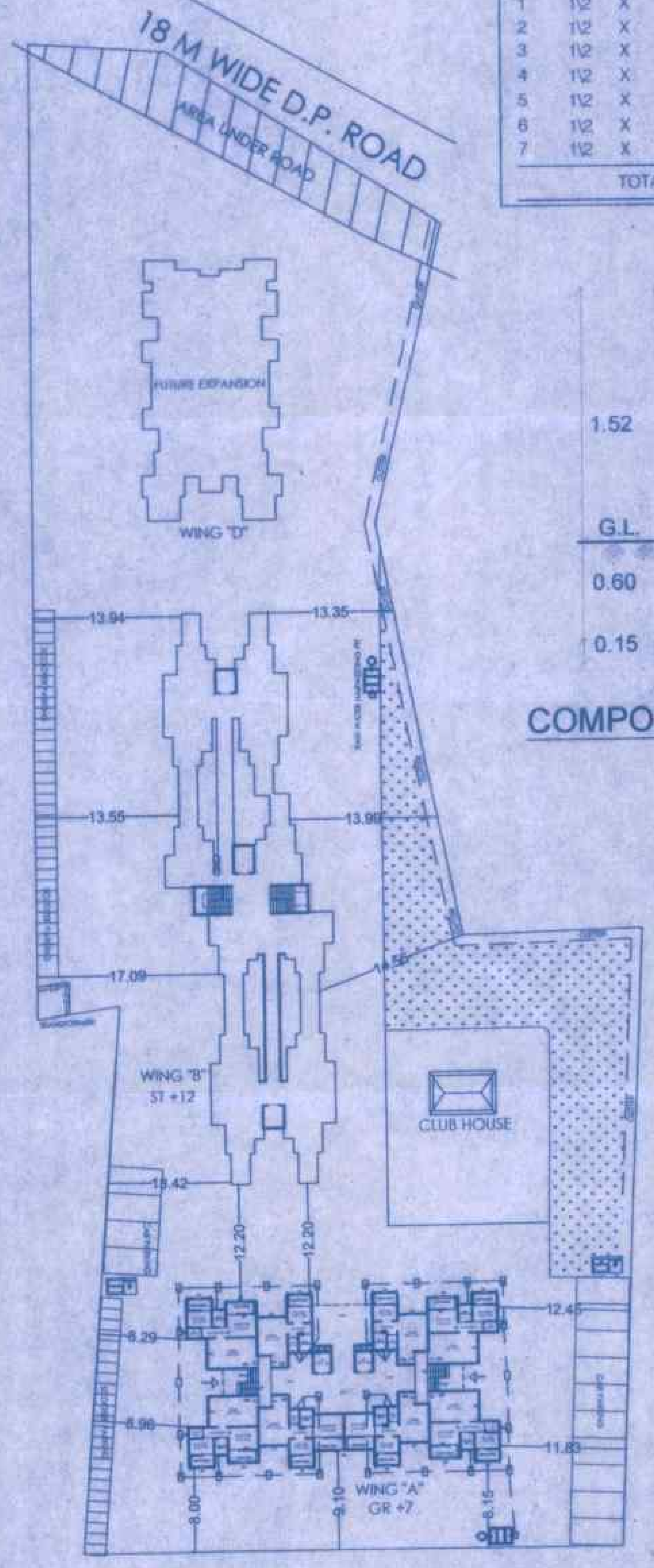

75mm DIA A.C. VENTPIPE
2M. HEIGHT
MANHOLE
G.L.
GROUND LEVEL
EQ
EQ
EQ
4" OUTLET TO SOAKPIT
AS REQUIRED

SEPTIC TANK & SOAKPIT SECTION

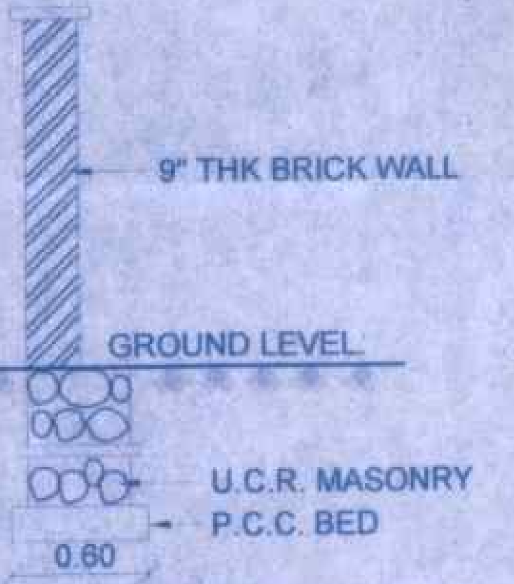
PLOT AREA CALCULATIONS

ADDITIONS

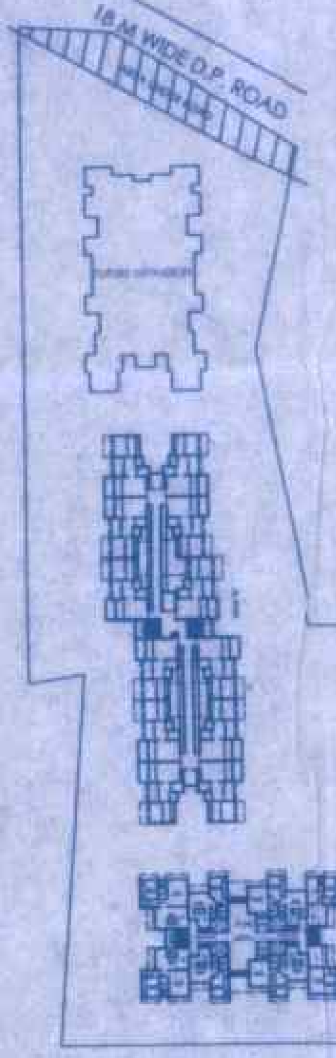
1	1\2	X	78.75	X	37.41	X	1NO	=	1473.01	SQ.MT.
2	1\2	X	78.75	X	12.10	X	1NO	=	476.43	SQ.MT.
3	1\2	X	67.99	X	24.06	X	1NO	=	817.91	SQ.MT.
4	1\2	X	56.00	X	28.68	X	1NO	=	803.04	SQ.MT.
5	1\2	X	90.86	X	32.32	X	1NO	=	1468.29	SQ.MT.
6	1\2	X	51.55	X	10.02	X	1NO	=	258.26	SQ.MT.
7	1\2	X	48.39	X	17.12	X	1NO	=	414.21	SQ.MT.
	TOTAL ADDITION							=	5711.16	SQ.MT.Y


18 M WIDE D.P. ROAD
AREA UNDER ROAD
FUTURE EXPANSION
WING "D"
WING "B"
St +12
CLUB HOUSE
WING "A"
GR +7
13.94
13.35
13.55
13.90
17.09
13.42
12.20
12.4
8.29
8.98
11.69
6.10

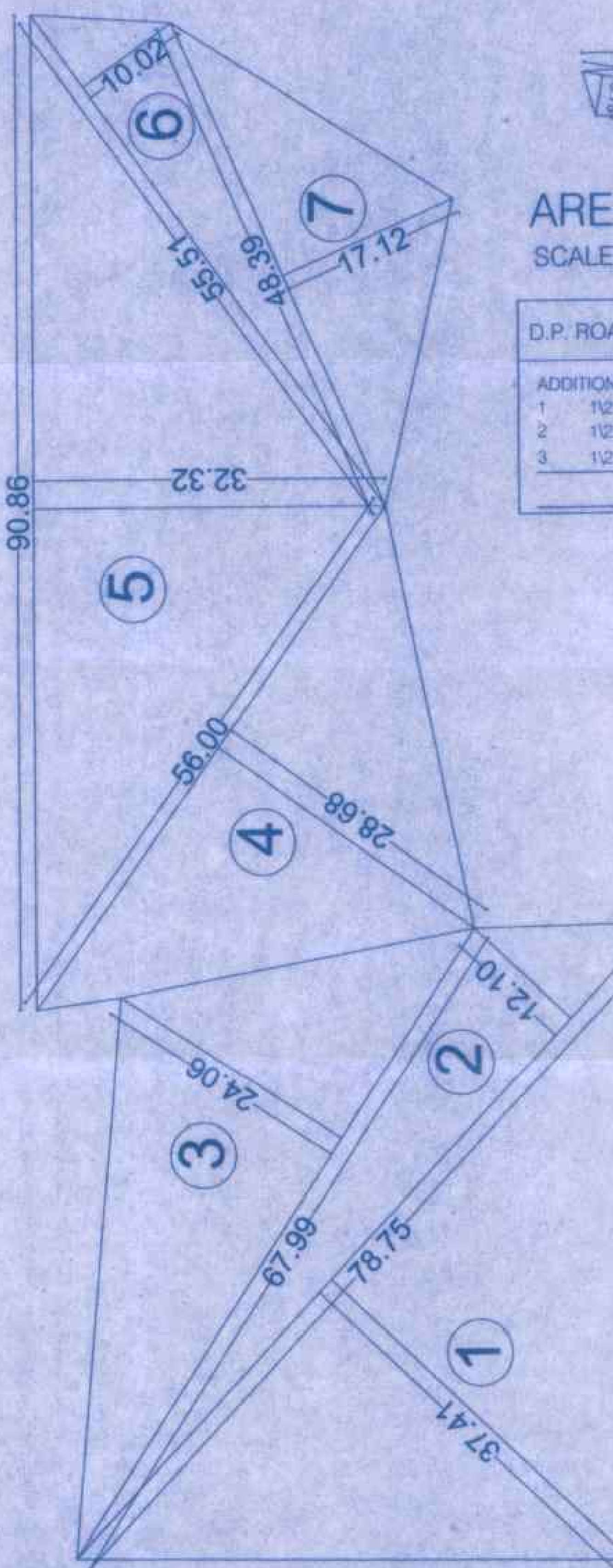
LAYOUT WITH LOWER GROUND FLOOR PLAN
SCALE 1:500


0.23
9" THK BRICK WALL
1.52
G.L.
GROUND LEVEL.
0.60
U.C.R. MASONRY
0.15
P.C.C. BED
0.60

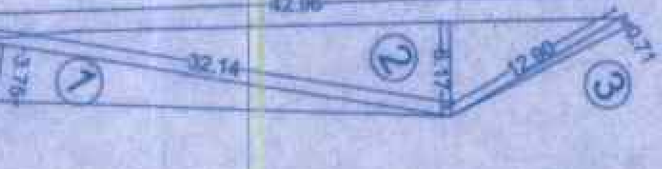
COMPOUND WALL SECTION


18 M WIDE D.P. ROAD

BLOCK PIAN
SCALE N.T.S.


10.02
6
55.51
48.39
7
17.12
90.86
32.32
5
56.00
28.68
4
12.10
2
24.06
3
67.99
78.75
1
37.41

PLOT AREA CALCULATION
SCALE 1:500

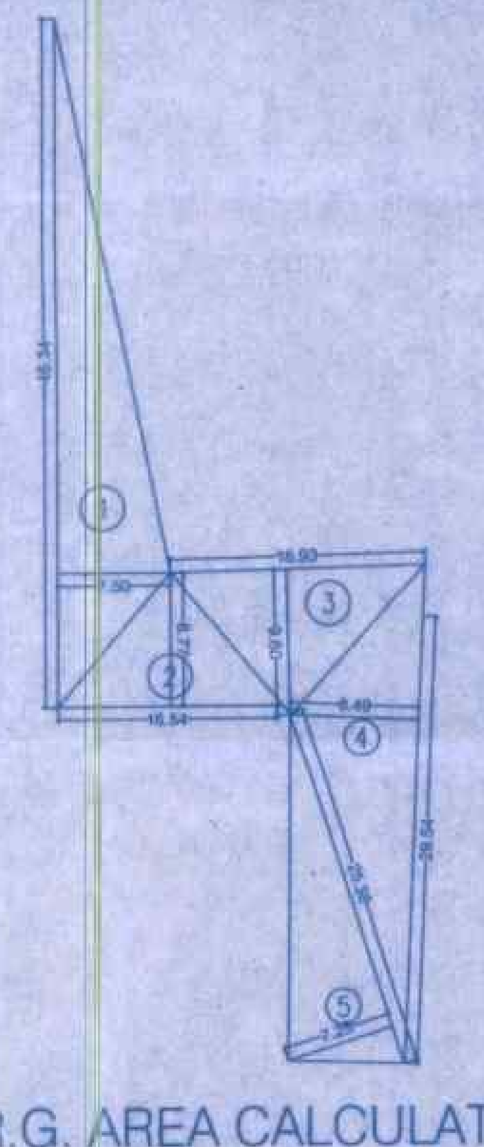

42.96
32.14
1
2
3
12.90

AREA UNDER D.P. ROAD
SCALE 1:500

D.P. ROAD AREA CALCULATIONS

ADDITIONS

1	1\2	X	32.14	X	3.75	X	1NO	=	60.26	SQ.MT.
2	1\2	X	42.96	X	6.17	X	1NO	=	132.53	SQ.MT.
3	1\2	X	12.90	X	0.71	X	1NO	=	4.57	SQ.MT.
	TOTAL ADDITION							=	197.36	SQ.MT.Y



R.G. AREA CALCULATION
SCALE 1:500

RG AREA CALCULATION

1	1/2	X	46.34	X	7.50	X 1 NO	=	173.77 SQ.MT
2	1/2	X	16.54	X	8.77	X 1 NO	=	72.52 SQ.MT
3	1/2	X	16.93	X	9.60	X 1 NO	=	81.26 SQ.MT
4	1/2	X	29.54	X	8.49	X 1 NO	=	125.40 SQ.MT
5	1/2	X	25.38	X	7.25	X 1 NO	=	92.00 SQ.MT
					TOTAL ADDITION		=	544.95 SQ.MT X

AREA SUMMARY FOR WING A

FLOORS	BUA	EXCESS BALCONY	EXCESS TERRACE	TOTAL BUA
GROUND	252.98	0	0	252.98
1st	262.86	8.25	0	271.11
2nd	262.86	8.25	0	271.11
3rd	262.86	8.25	0	271.11
4th	262.86	8.25	0	271.11
5th	262.86	8.25	0	271.11
6th	262.86	8.25	0	271.11
7th	262.86	8.25	0	271.11
TOTAL	2093	57.75	0	2150.75

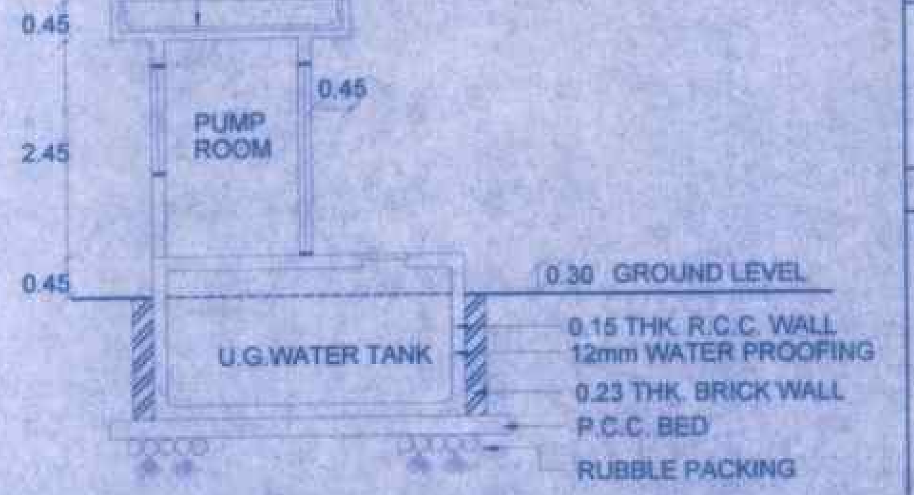
AREA SUMMARY FOR WING B

FLOORS	BUA	EXCESS BALCONY	EXCESS TERRACE	TOTAL BUA
1st	350.36	24.81	0	375.17
2nd	321.9	31.29	0	353.19
3rd	350.36	24.81	0	375.17
4th	321.9	31.29	0	353.19
5th	350.36	24.81	0	375.17
6th	321.9	31.29	0	353.19
7th	371.15	0	3.74	374.89
8th	300.42	0	0	300.42
9th	375.58	0	0	375.58
10th	277.28	28.45	0	305.73
11th	227.99	30.12	9.63	267.74
12th	277.28	28.45	0	305.73
TOTAL	3846.48	255.32	13.37	4115.17
TOTAL	5939.48	313.07	13.37	6265.92
TOTAL BUA OF WING A AND B				6265.92

TYPE	FLAT NO.
1RK	2
1BHK	206
TOTAL	208

PARKING AREA STATEMENT

CARPET AREA	NO. OF FLAT	PARKING REQ./FLAT
20 TO 40 SQ.MT.	281 FLATS	NIL
41 TO 80 SQ.MT.	0	1
81 SQ.MT & ABOVE	0	1.5
TOTAL PARKING REQ. = NIL		
TOTAL PARKING PROPOSED = NIL NOS.		


R.C.C. SLAB WITH WATER PROOFING
0.45
PUMP ROOM
2.45
0.45
0.30 GROUND LEVEL
U.G.WATER TANK
0.15 THK. R.C.C. WALL
12mm WATER PROOFING
0.23 THK. BRICK WALL
P.C.C. BED
RUBBLE PACKING

PUMP ROOM&U.G.WATER TANK SECTION

STAMP & DATE OF APPROVAL OF PLAN **1/5**

सुनील क्र. ५४

सुधारीत
अट क्र.३ ला अधीन राहून
बांधकाम नकाशे मंजूरी
हिरव्या रंगाने दुरुस्ती
बांधकाम प्रारंभ प्रमाणपत्र
/ ५७८४-५४
दिलेल्या अटीप्रमाणे
१/८/२०१६

सहाय्यक नगर रचनाकार
कुळगाव-बदलापूर नगरपालिका परिषद

मुख्याधिकारी व नियोजन अधिकारी
कुळगाव-बदलापूर नगरपालिका
कुळगाव

PROFORMA I

A AREA STATEMENT

AREA STATEMENT	AREA IN SQMT
1. AREA OF THE PLOT	5390.00
(a) AS PER 7/12 EXTRACT	5390.00
(b) AS PER C.T.S. DEMARCATION	
2. DEDUCTIONS FOR:	
(a) Road acquisition area (18 m D.P. road)	197.36
(b) Proposed road area	NIL
(c) Any Reservations	00.00
Total deductions (a+b+c)	197.36
3. GROSS PLOT AREA (1-2)	5192.64
4. DEDUCTIONS FOR:	
(a) 10% open space	519.26
(b) Internal roads	NIL
(c) 5% Amenity space if any	NIL
Total deductions (a+b+c)	519.26
5. NET PLOT AREA	4673.37
6. PERMISSIBLE F.S.I.	
(a) Permissible FSI as per road width = Net Plot X 1.10	5140.71
(b) Permissible FSI with the payment of premium @ 20% of net plot	934.67
7. ADDITION OF F.S.I. IF ANY	
(a) Area under D.P. road	197.36
(b) Permissible TDR as per road width is 40% - 7(a)	NIL
(c) -----------------	
8. TOTAL PERMISSIBLE BUILT-UP AREA (6a+6b+7a+7b)	6272.74
9. PROPOSED BUILT UP AREA	5939.48
10. EXCESS BALCONY AREA TAKEN IN F.S.I.	313.07
11. EXCESS TERRACE AREA TAKEN IN F.S.I.	13.37
12. TOTAL BUILT UP AREA (9+10+11)	6265.92
13. F.S.I. CONSUMED (12 / 8)	
14. BALANCE PLOT AREA	6.82

B. BALCONY AREA STATEMENT

(a) PERMISSIBLE BALCONY AREA PER FLOOR	AS SHOWN
(b) PROPOSED BALCONY AREA PER FLOOR	
(c) EXCESS BALCONY PER FLOOR	
(d) TOTAL EXCESS BALCONY AREA PER FLOOR	

C. T.D.R. STATMENTS

- (a) PERMISSIBLE AS PER ROAD WIDTH
- (b) PROPOSED TO BE UTILISED

D. PARKING STATMENTS

(a) COVERED GARAGES PERMISSIBLE	AS SHOWN
(b) COVERED GARAGES PROPOSED	
(c) TOTAL PARKING PROVIDED	

E. TENEMENT STATEMENT

1. TOTAL BUILT UP AREA PROPOSED (AS PER ITEM 13 ABOVE)	
2. LESS NON RESIDENTIAL AREA (Shops etc.)	
3. AREA AVAILABLE FOR STATEMENT (1-2)	
4. TENMENT PERMMISSIBLE (Density of tenments/hectare, 200-450/H)	AS SHOWN
5. TENMENTS PROPOSED	
6. TENMENTS EXISTING	
7. TOTAL No. OF TENMENTS	

DESCRITION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON
PLOT BEARING SR. NO 131 HISSA NO 2 & 4
OF VILLAGE BADLAPUR, BADLAPUR W
TALUKA AMBERNATH DIST -THANE

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on 25.06.2014 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 5390.00 sq.mts. and tallies with the area stated in the document of ownership / town planning scheme record.

Architect.

NAME & SIGN OF THE OWNER

MR. BHUSHAN VISHNU PISEKAR & OTHER ONE
P.O.A. HOLDER OF
MR. SUNIL SHIVRAM BHAGAT
MR. PATHAMESH SUNIL BHAGAT
MR. SANTOSH SHIVRAM BHAGAT

BPisekar

NORTH	SCALE	DRAWN BY	CHKD BY
	AS SHOWN	MUKESH	M.B.M.

NAME & SIGN OF ARCHITECT

ARCHITECT
NILESH B. MORE
CA/2015/71086

NILESH B. MORE
SHOP NO 1,2&3 OMGAYATRI SOC.,B/H GOVINDDHAM COMPLEX,
OPP-PANCHRATNA ROW HOUSES,MANJARLI ,BADLAPUR WEST.
MOB. NO. 9987722864