





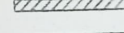
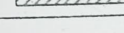
9.	PERMISSIBLE BUILT UP AREA	3069.86 x 1.30	0.00
10.	TDR AREA		0.00
11.	SPECIAL CASES FSI		0.00
12.	TOTAL PERMISSIBLE BUILT UP AREA	15.0 M.W. D.P. ROAD	4020.00
	PROPOSED AREAS	(8A+9+10)	1.3000
	(a) PROPOSED RESIDENTIAL AREA		4940.98
	(b) PROPOSED COMMERCIAL AREA		608.30
	(c) PROPOSED INDUSTRIAL AREA		950.14
	(d) PROPOSED SPECIAL USE AREA		6497.40
	TOTAL PROPOSED AREA (a+b+c+d)		6273.99
13.	SUB STRUCTURE AREA ADDITION		216.50
14.	SUB STRUCTURE AREA DEDUCTION		0.00
15.	EXCESS BALCONY AREA		0.00
16.	EXCESS STAIR+PASSAGE AREA		6490.49
17.	EXISTING BUILT UP AREA		0.00
18.	TOTAL BUILT UP AREA PROPOSED (12+13+14+15+16)		3.13
13.	CONSUMED FSI		600.56
	SPECIFICATIONS		0.00
			6493.62
			2.1153

CERTIFICATE OF AREA

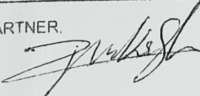
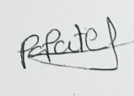
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

LEGEND

PILOT BOUNDARY SHOWN THICK BLACK	—————	
PROPOSED WORK SHOWN RED FILLED IN	—————	
DRAINAGE LINE SHOWN RED DOTTED	—————	
WATERLINE SHOWN BLUE DOTTED	—————	
EXISTING TO BE RETAINED HATCHED	—————	
DEMOLISHION SHOWN HATCHED YELLOW	—————	

OWNER'S NAME

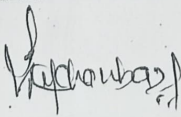
AKSHAR GROUP THROUGHTS PARTNER,
 MR. PRAKASHKUMAR R. PATEL 
 MR. PRATIKKUMAR C. PATEL 

PROJECT INFORMATION

PLOT NO.: SURVEY NO.: G.NO.76/1,2, G.NO.78
 VILLAGE : Sonivali HISSA NO. (P.O.A HOLDER)

PROJECT TYPE: Proposed development

ARCHITECT'S NAME

Mrs. S R Khambayat
 Regd. No. : CA/2001/27259
 Address : 

(AR. S. R. KHAMBAYAT)
 CA/2001/27259
RAJ ASSOCIATES
 ARCHITECT & ENGINEERS
 GROUND FLOOR, MAHALAXMI APARTMENT,
 BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W)



JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
870		1:100	SUBODH	RAJESH
INWARD NO.	KBMC/TEMP/0070/17-18		DATE	28-11-2017
KEY NO.			SHEET NO.	1/3

per the soft copy submitted by the Architect/ License Engineer

AREA STATEMENT

		SQ.M.
1.	AREA OF PLOT G.NO 76/1.2(P) . G NO 78	4020.00
2.	DEDUCTIONS (From Gross Plot Area)	
	(a) ROAD SETBACK AREA (RW) 15.0 M.W. D.P. ROAD	950.14
	(b) PROPOSED ROAD (DP)	0.00
	(c) RESERVE AREA	0.00
	(d) NDZ AREA	000.00
	(e) OTHER (ENCROACHED, NALA ETC)	000.00
	Total (a+b+c+d+e)	950.14
3.	BALANCE AREA OF PLOT (1-2)	3069.86
4.	DEDUCTIONS FOR (A)	
	(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
	(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
	Physical RG provided =	000.00
5.	NET BALANCE PLOT AREA OF PLOT (3-4): (C)	3069.86
6.	ADDITIONS FOR	
	(a) ROAD SETBACK AREA (RW) 15.0 M.W. D.P. ROAD	950.14
	(b) PROPOSED ROAD AREA (DP)	0.00
	(c) AMENITY SPACE	0.00
	(d) RESERVE AREA	0.00
	Total (a+b+c+d)	0.00
7.	NET.PLOT AREA :	4020.00
8.	PERMISSIBLE FSI FACTOR 3069.86 x 1.30	1.3000
9A.	PERMISSIBLE BUILT UP AREA	4940.96
9.	TDR AREA	606.30
10.	SPECIAL CASES FSI 15.0 M.W. D.P. ROAD	950.14
11.	TOTAL PERMISSIBLE BUILT UP AREA (8A+9+10)	6497.40
12.	PROPOSED AREAS	
	(a) PROPOSED RESIDENTIAL AREA	6273.99
	(b) PROPOSED COMMERCIAL AREA	216.50
	(c) PROPOSED INDUSTRIAL AREA	0.00
	(d) PROPOSED SPECIAL USE AREA	0.00
	TOTAL PROPOSED AREA (a+b+c+d)	6490.49
13.	SUB STRUCTURE AREA ADDITION	0.00
14.	SUB STRUCTURE AREA DEDUCTION	0.00
15.	EXCESS BALCONY AREA	3.13
16.	EXCESS STAIR+PASSAGE AREA	000.00
17.	EXISTING BUILT UP AREA	0.00
18.	TOTAL BUILT UP AREA PROPOSED (12+13+14+15+16)	6493.62
13.	CONSUMED FSI	2.1153

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

T.D.R. AREA STATEMENT

PERMISSIBLE T.D.R. AREA 65%	1995.40 M ²
PURCHASE T.D.R. AREA	302.33 M ²
T.D.R AREA AS PER VALUE BASE	606.30 M ²

1) D.R.C. NO. KBMC/TPD/TDR/321/2017-2018 DATE- 15/11/2017
 18M.W. D.P. ROAD S.NO.69 H.NO. 12A
 AT VILLAGE- JUVELI PURCHASE T.D.R. AREA= 302.33 M²
 UNDER REGISTRATION NO. 15222-2017
 27/11/2017

GENERATING YEAR= 2017

A.S.R RATE OF GENERATING YEAR = 7360.00

RECEIVING PLOT VALUE IN GENERATING YEAR
 G.NO.- 76, H.NO.1,2 G.NO. 78 AT VILLAGE - SONIVALI

A.S.R RATE IN GENERATING YEAR = 3670.00

COME OUT AREA OF T.D.R.
 AS PER VALUE BASE = 606.30 M²

VALUE BASE FORMULA :

$$X = \frac{R.G.}{R.R.} \times Y$$

$$X = \frac{302.33}{7360} \times 3670.00$$

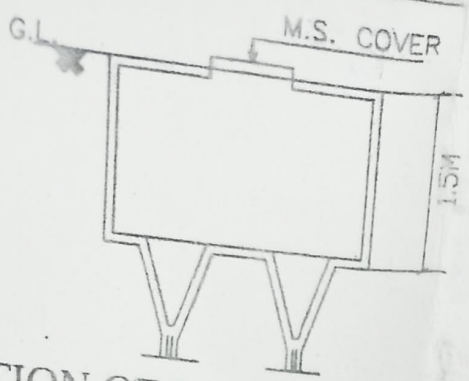
$$X = 606.30 \text{ M}^2$$

AREA TO BE CALCULATED FOR F.S.I.
 PURPOSE AS PER VALUE BASE = 606.30M²
 DEDUCTION AREA FROM D.R.C CERTIFICATE = 302.33M²

OF RIGHTS	
VILLAGE	AREA IN M ²
SONIVALI	1470.00 M ²
	530.00 M ²
	2020.00 M ²
	4020.00 M ²

FSI AREA			PERM. BALCONY	PROP. BALCONY	EXCESS BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
RESI.	IND.	SPEC.								FSI AREA
6273.99	0.00	0.00	911.16	897.63	3.13	0.00	589.80	176.97	201	6490.49 + 3.13
6273.99	0.00	0.00	911.16	897.63	3.13	0.00	589.80	176.97	201	6490.49 + 3.13

KSHAR GROUP)			PERM. BALCONY	PROP. BALCONY	EXCESS BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
RESI.	IND.	SPEC.								FSI AREA
501.64	0.00	0.00	75.25	78.37	3.13	0.00	53.63	16.50	20	501.64
622.67	0.00	0.00	93.40	91.03	0.00	0.00	53.63	16.19	20	622.67
619.50	0.00	0.00	92.92	91.03	0.00	0.00	53.63	15.89	20	619.50
618.67	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.67
618.65	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.65
618.67	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.67
618.65	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.65
618.67	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.67
618.65	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.65
618.67	0.00	0.00	92.80	91.03	0.00	0.00	53.63	16.19	20	618.67
199.58	0.00	0.00	0.00	0.00	0.00	0.00	53.63	16.81	20	618.65
6273.99	0.00	0.00	911.16	897.63	3.13	0.00	53.50	14.44	1	618.67
						0.00	589.80	176.97	201	6490.49 + 3.13



LOCATION OF RAIN HARVESTING

PLOT AREA

Poly Coverage

G.NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M ²
76	1	---	SONIVALI	1470.00 M ²
76	2(P)			530.00 M ²
78				2020.00 M ²
TOTAL PLOT AREA				4020.00 M²

1) D.R. 18M.V. AT VILL. UNDER GENERATION A.S.R RATE RECEIVING G.NO. 76, H. A.S.R RATE COME OUT AS PER VALUE BASE
 $x = \frac{R.G.}{R.R.}$
 $x = \frac{302.33}{7360}$
 $x = 806.30$
 DEDUCTION

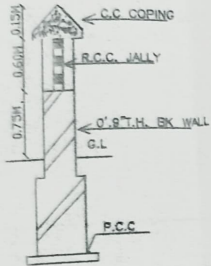
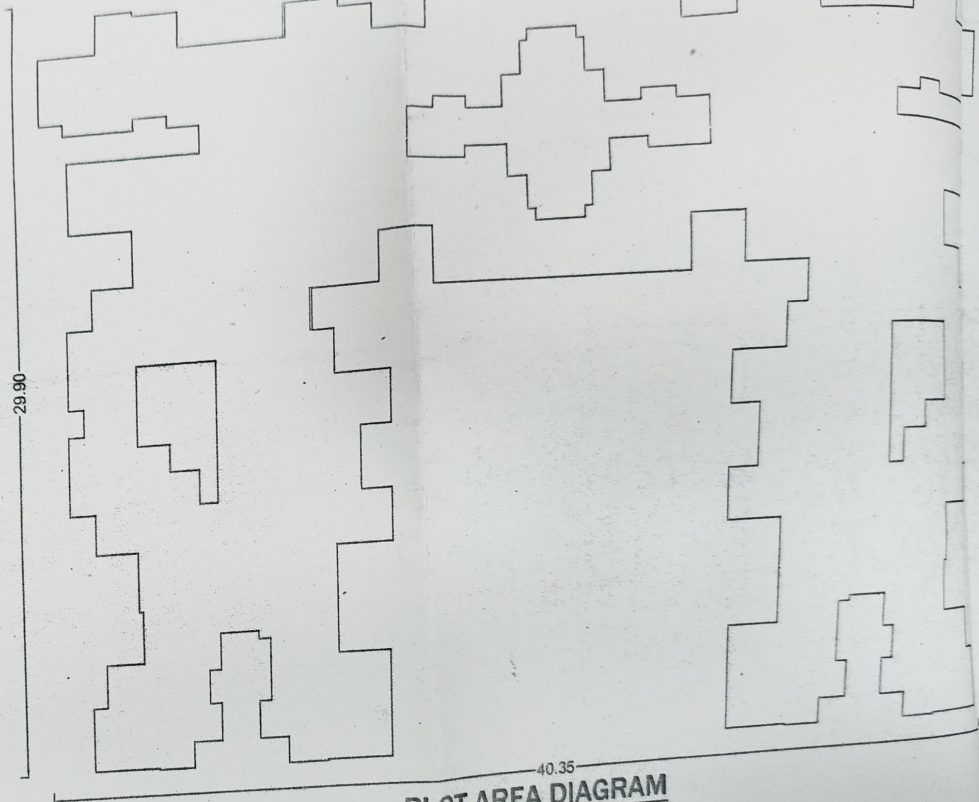
BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				PERM. BALCONY	PROP. BALCONY	EXCESS BALCONY	PASSAGE	S
	COMM.	RESI.	IND.	SPEC.					
A-1 (AKSHAR GROUP)	216.50	6273.99	0.00	0.00	911.16	897.63	3.13	0.00	
Total	216.50	6273.99	0.00	0.00	911.16	897.63	3.13	0.00	

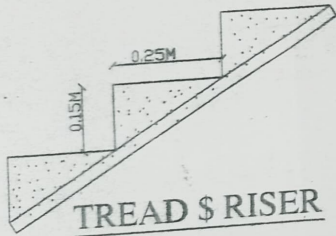
FLOOR WISE FSI STATEMENT: A (AKSHAR GROUP)

FLOORS	FSI AREA				PERM. BALCONY	PROP. BALCONY	EXCESS BALCONY	PASSAGE	STA
	COMM.	RESI.	IND.	SPEC.					
TENTH FLOOR	0.00	501.64	0.00	0.00	75.25	78.37	3.13	0.00	5
NINTH FLOOR	0.00	622.67	0.00	0.00	93.40	91.03	0.00	0.00	53
EIGHTH FLOOR	0.00	619.50	0.00	0.00	92.92	91.03	0.00	0.00	53
SEVENTH FLOOR	0.00	618.67	0.00	0.00	92.80	91.03	0.00	0.00	53
SIXTH FLOOR	0.00	618.65	0.00	0.00	92.80	91.03	0.00	0.00	53
FIFTH FLOOR	0.00	618.67	0.00	0.00	92.80	91.03	0.00	0.00	53
FOURTH FLOOR	0.00	618.65	0.00	0.00	92.80	91.03	0.00	0.00	53
THIRD FLOOR	0.00	618.67	0.00	0.00	92.80	91.03	0.00	0.00	53
SECOND FLOOR	0.00	618.65	0.00	0.00	92.80	91.03	0.00	0.00	53
FIRST FLOOR	0.00	618.67	0.00	0.00	92.80	91.03	0.00	0.00	53
GROUND FLOOR	0.00	199.58	0.00	0.00	0.00	0.00	0.00	0.00	53
Total	216.50	6273.99	0.00	0.00	911.16	897.63	3.13	0.00	589.80

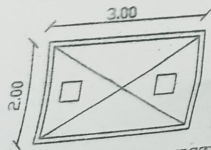
FRONT SIDE ELEVATION
SCALE 1:100



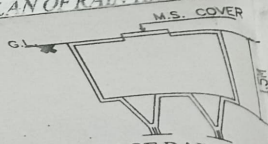
SECTION OF COMP. WALL



TREAD & RISER



PLAN OF RAIN HARVESTING



SECTION OF RAIN HARVESTING

PLOT AREA DIAGRAM
SCALE 1:500

Poly	Area
Coverage	669.70

T.D.R. AREA STATEMENT

PERMISSIBLE T.D.R. AREA 65%	1995 .40 MP
PURCHASE T.D.R. AREA	302 .33 MP
T.D.R. AREA AS PER VALUE BASE	606 .30 MP
D.R.C. NO. KBMC/TPD/DR-321/2017-2018 DATE- 15/11/2017	
1) 19M.W. D.P. ROAD S.NO.69 H.NO. 12A AT VILLAGE-JUVELI PURCHASE T.D.R. AREA= 302.33 MP UNDER REGISTRATION NO.	
GENERATING YEAR= 2017	
A.S.R. RATE OF GENERATING YEAR	= 7360.00
RECEIVING PLOT VALUE IN GENERATING YEAR	
G.NO. 78 H.NO. 12 G. NO. 78 AT VILLAGE - SONIVALI	
A.S.R. RATE IN GENERATING YEAR	= 3670.00
COME OUT AREA OF T.D.R. AS PER VALUE BASE - T.D.R.	

15222-2017
27/11/2017

STAMP OF APPROVAL

युक्ति क्र. 203



अट क्र. 3 ला अधीन राहून

बांधकाम नकाशे मंजूरी

..... रंगाने दुरुस्ती

कारविल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र

क्र. कुबनप/नरवि/बां.प. / 310.४ - 203

दि..... मध्ये घालून दिलेल्या अटी प्रमाणे

१०/०९/२०१५

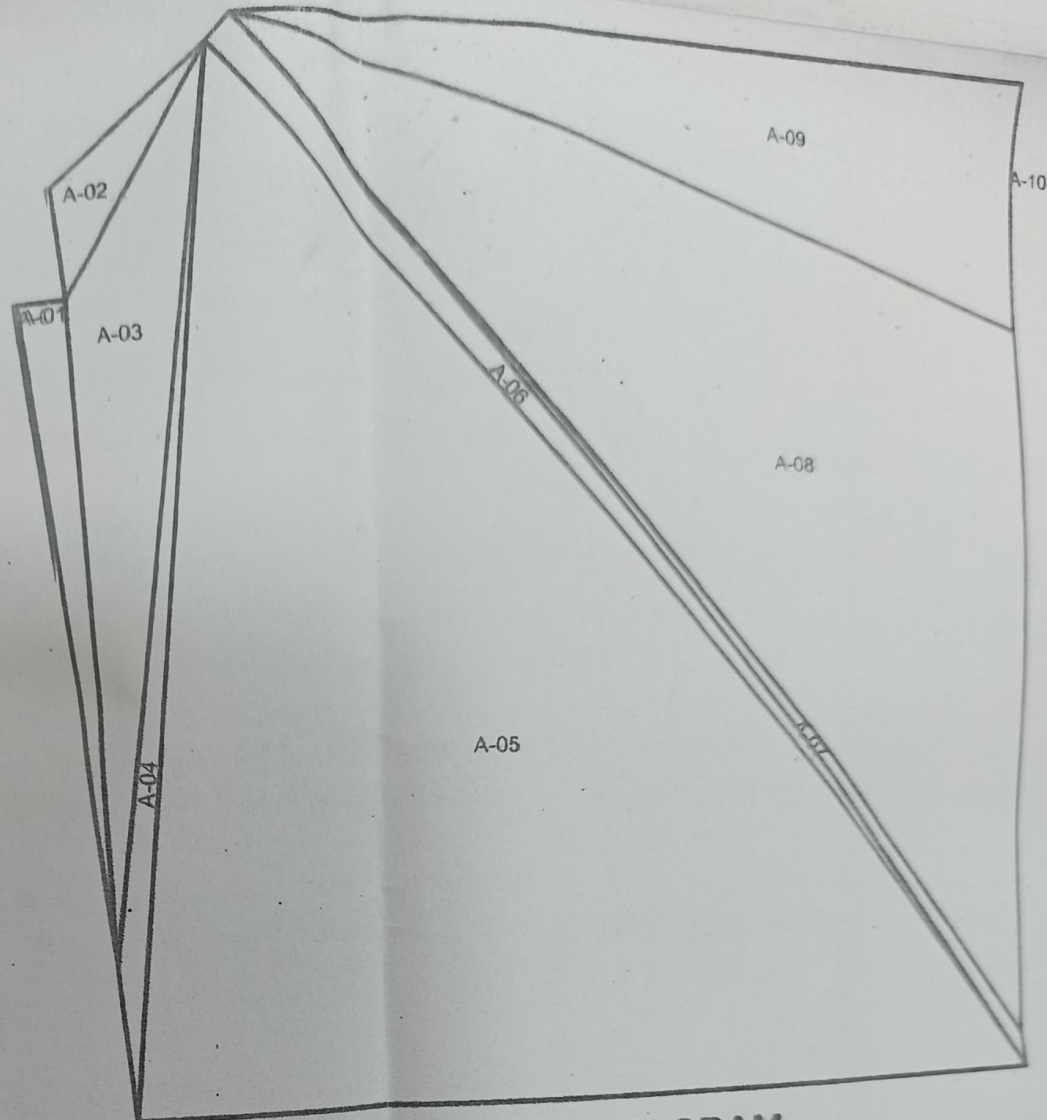
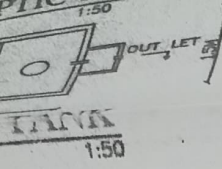
सहस्यक नगर रचनाकार

कुळगांव-बदलापूर नगरपालिका, परिषद

मुख्याधिकारी व नियोजन अधिकारी

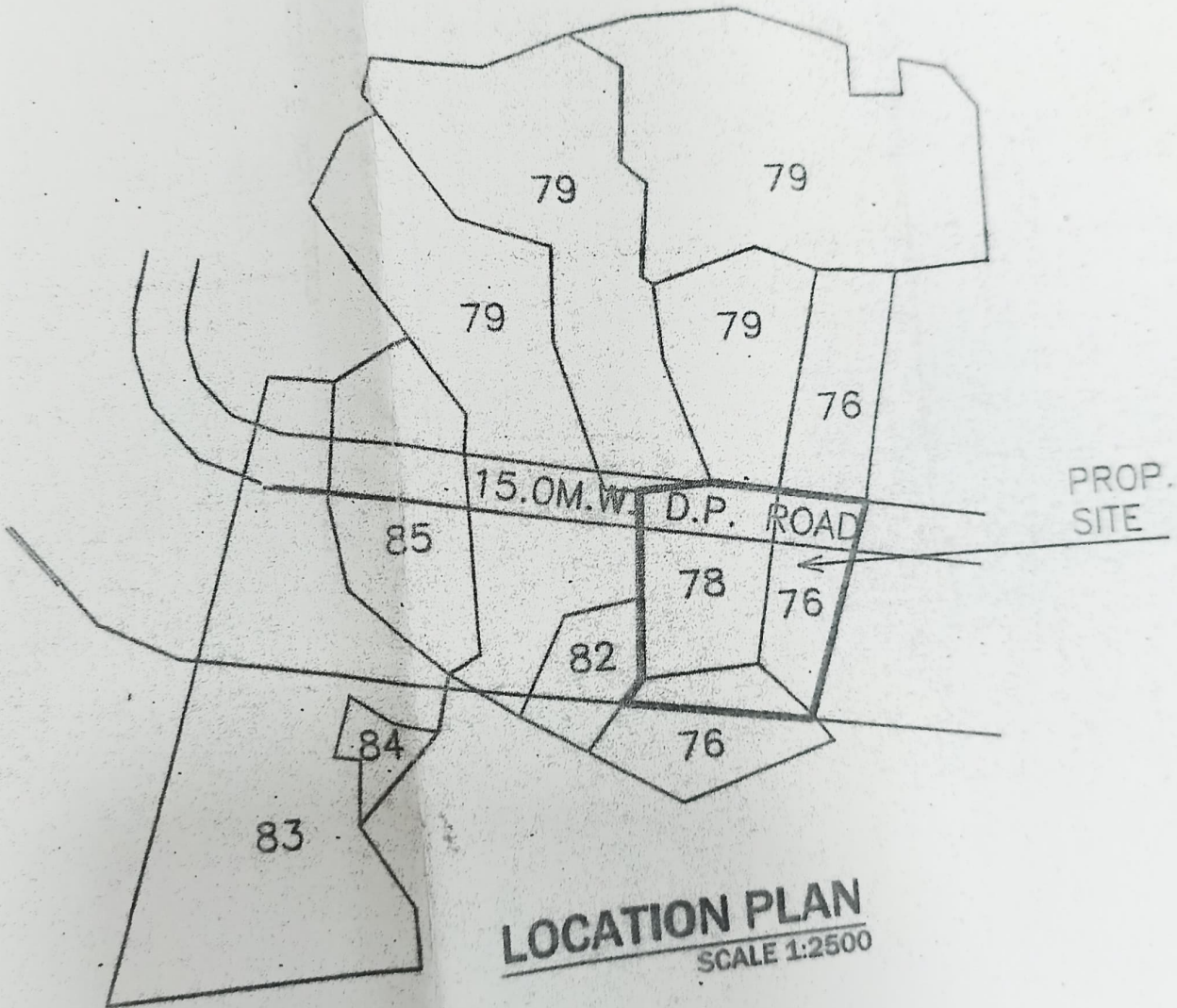
कुळगांव-बदलापूर नगरपालिका

कुळगांव



PLOT AREA DIAGRAM
SCALE 1:500

Triangle	Area
A-01	63.92
A-02	39.74
A-03	207.19
A-04	59.26
A-05	2056.23
A-06	96.51
A-07	49.62
A-08	1314.91
A-09	465.82
A-10	0.57
Total (PLOT NO 1)	4353.78



LOCATION PLAN
SCALE 1:2500

A-09

A-10

GR. LVL

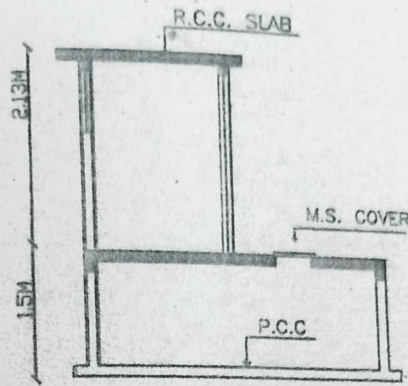
GROUND FLOOR

PLINTH

SHOP - 11

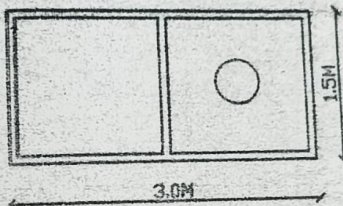
SECTION A-A'

SCALE 1:100

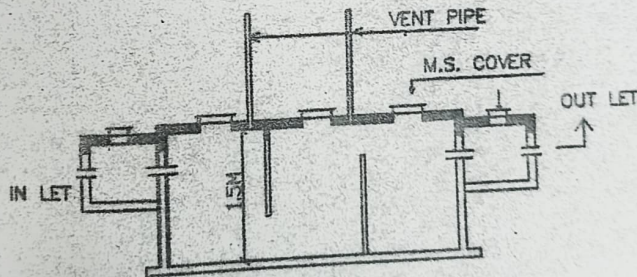


SECTION OF U/G. WATER TANK

1:50

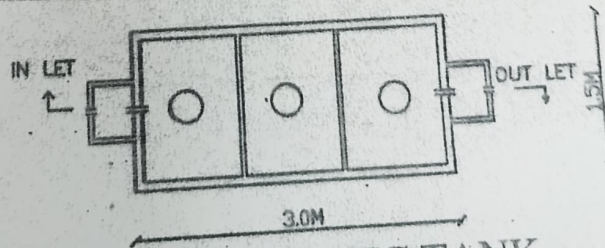


PLAN OF U/G. WATER TANK



SECTION OF SEPTIC TANK

1:50



PLAN OF SEPTIC TANK

1:50

ADJ. G. NO. 75

U.G. TANK

SC

SC

SC

SC

SC

SC

A-02

A-01

A-03

15.00 M.W. D.P. ROAD

G.NO.78

9.0M

G.NO.76/1

SEPTIC TANK

10.85M

WING-A
G+10

WING-B
G+10

10.85M

ADJ. G. NO. 85

ADJ. G. NO. 82

G.NO.76/2(P)
AREA 530.00 SQ.MTS.
AKSHAR GROUP THROUGHTS PARTNER,
MR. FIRAKASHKUMAR R. PATEL
P.O.A. HOLDER

10.85M

10.85M

G.NO.76/2
N.D.Z. AREA

BLOCK PLAN
SCALE 1:200

ADJ. G. NO. 67

ISO_A0 (841.00 x 1189.00 MM)

A-03	239.43
A-04	180.65
A-05	183.29
TOTAL	950.14

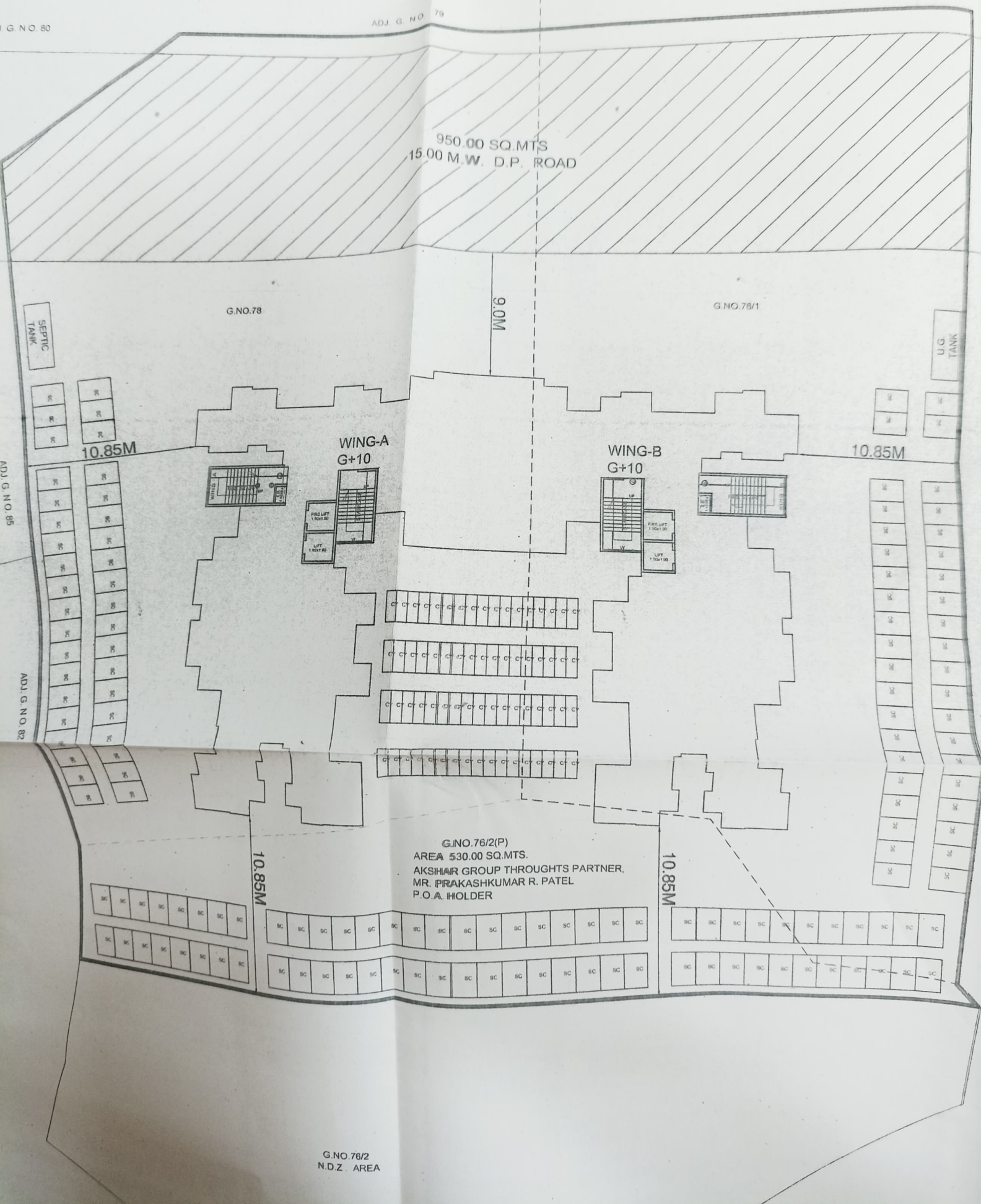
V33	12.01
S1	14.25
S2	14.38
B1	0.00
B2	0.00
Total	628.53

G. NO. 80

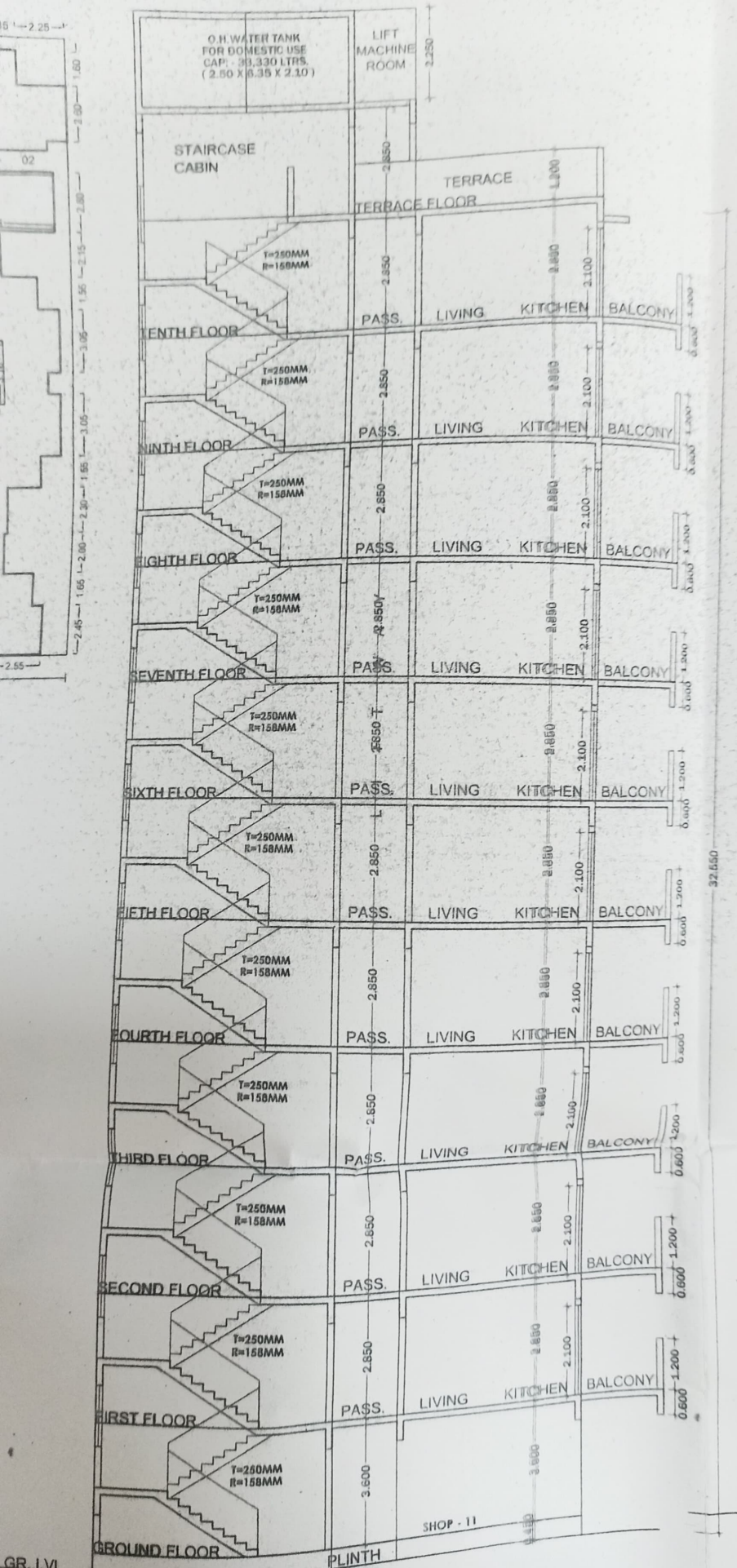
ADJ. G. NO. 79

ADJ. G. NO. 77

950.00 SQ. MTS
15.00 M. W. D.P. ROAD

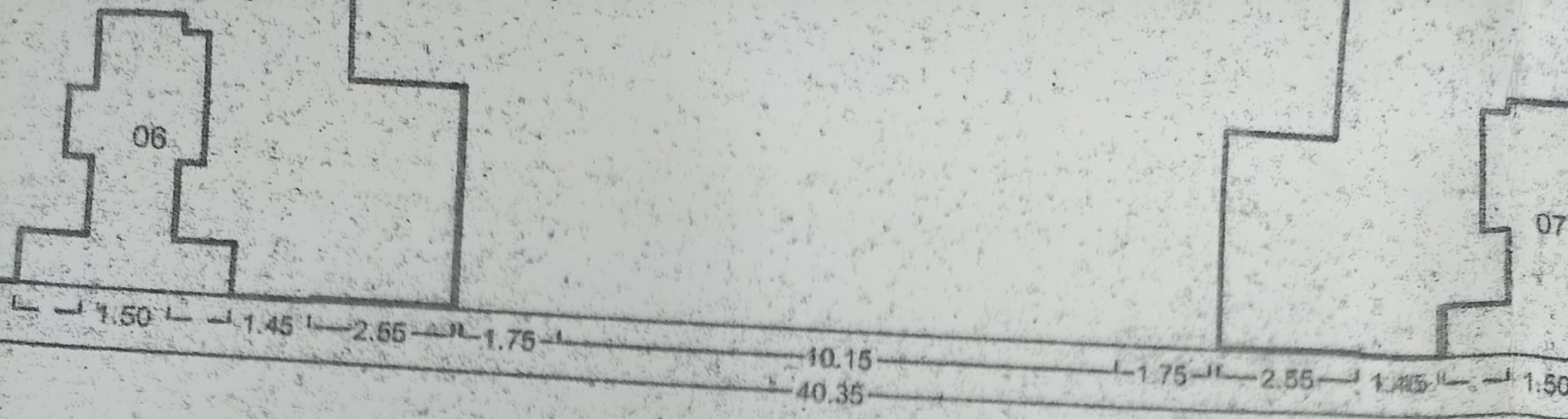


G.NO.76/2
N.D.Z. AREA



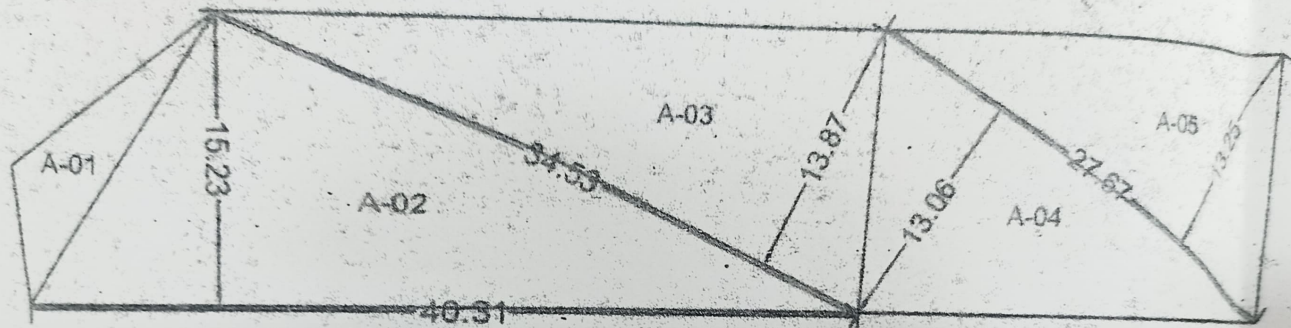
SECTION A-A'
SCALE 1:100

GR. I.V.



EIGHTH FLOOR PLAN
SCALE 1:200

Polygon	Area
A-Block	1206.46
01	54.30
02	47.06
03	25.12
04	25.12
05	296.48
06	11.59
07	11.44
L1	3.89
L2	3.89
L3	4.20
L4	3.89
VS1	12.61
VS2	37.09
VS3	12.61
S1	14.25
S2	14.38
B1	0.00
B2	0.00
Total	628.53

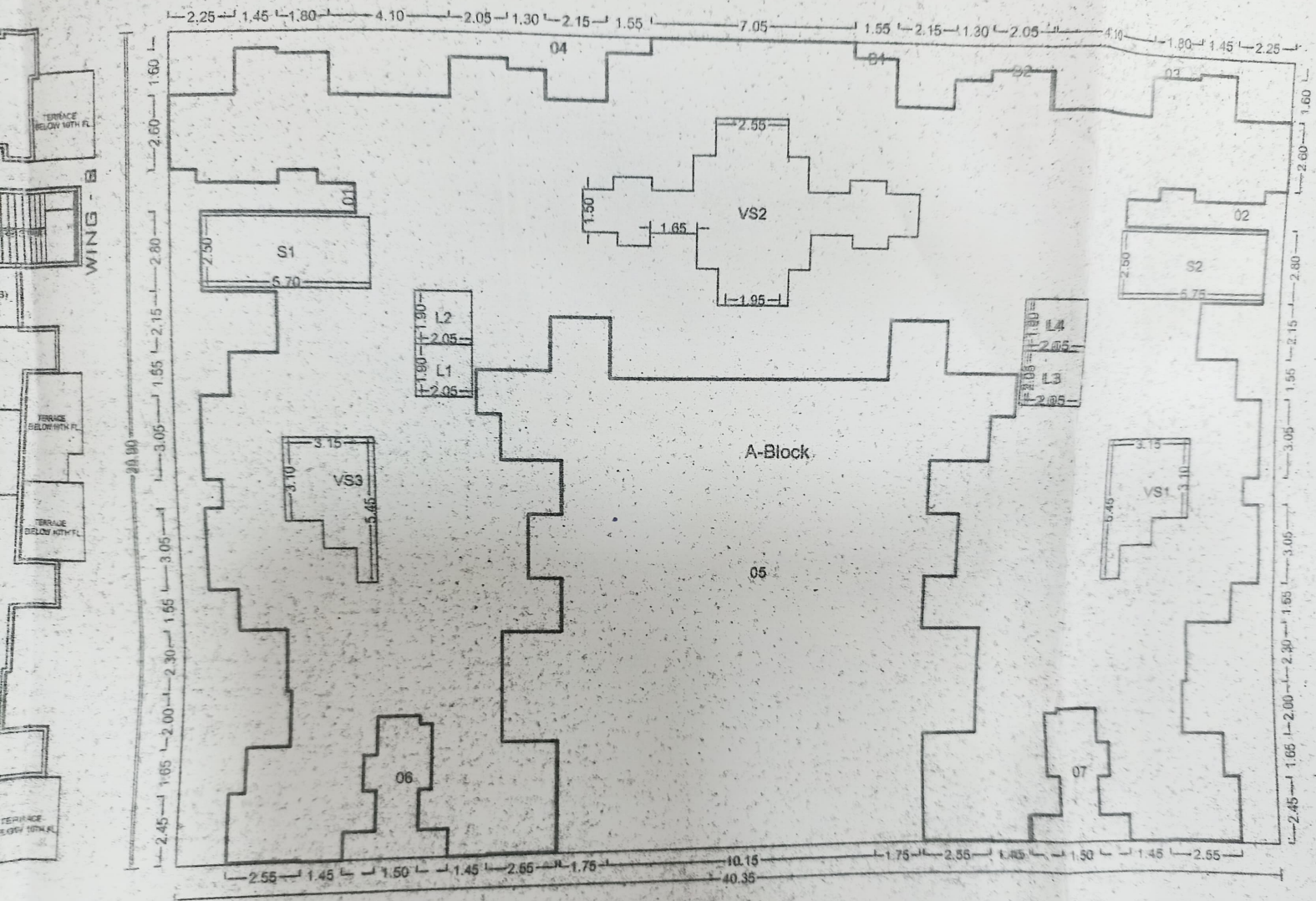


ROAD WIDENING AREA DIAGRAM

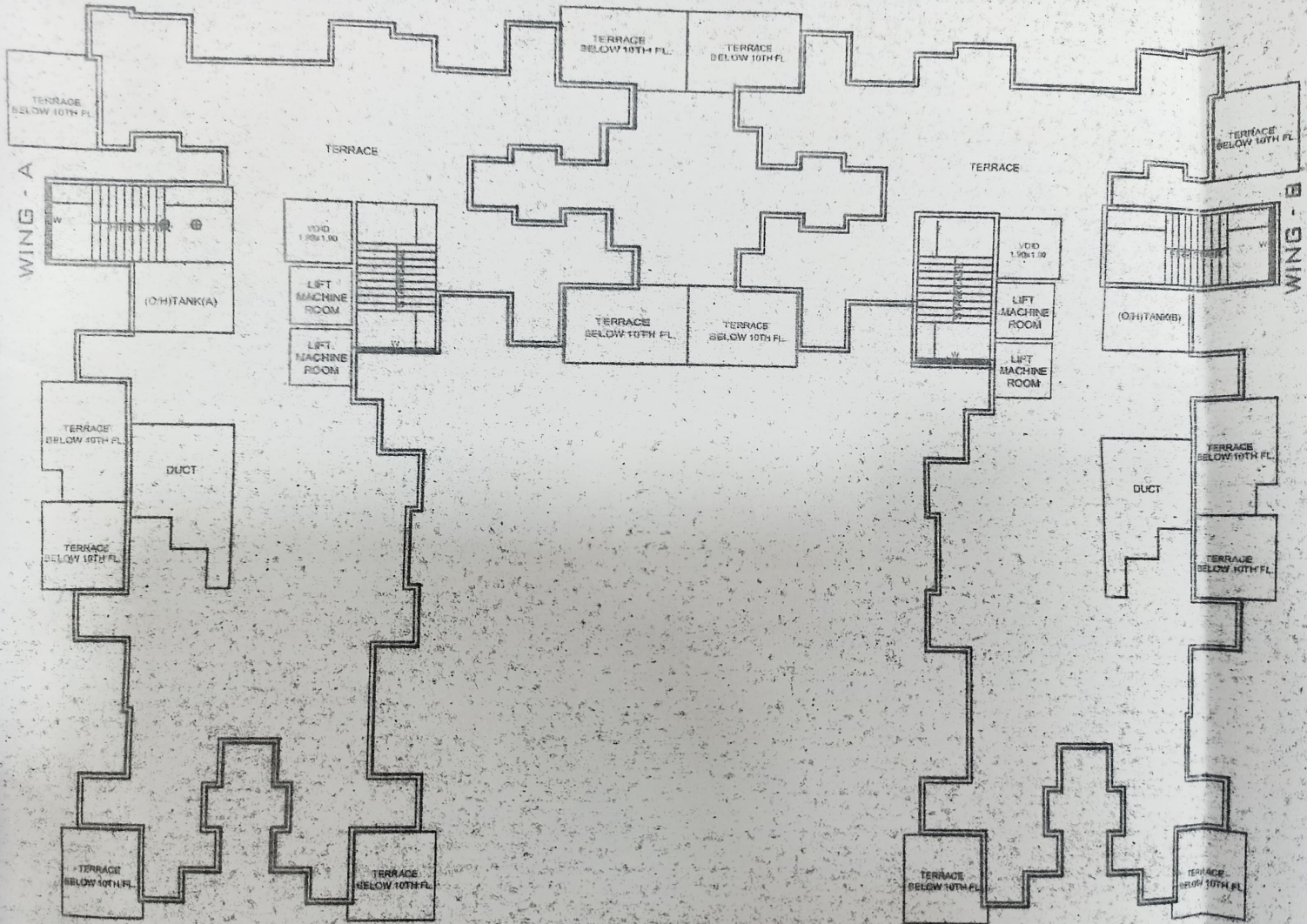
SCALE 1:500

TRIANGLE	AREA
A-01	39.74
A-02	307.02
A-03	239.43
A-04	180.65
A-05	183.29
TOTAL	950.14

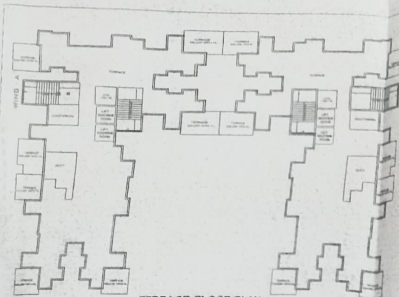
ADJ. G. N.O. 79



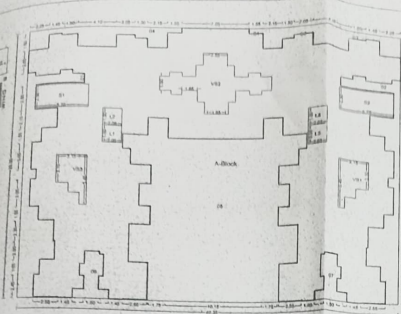
EIGHTH FLOOR PLAN
SCALE 1:200



TERRACE FLOOR PLAN
 SCALE 1:200

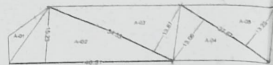


TERRACE FLOOR PLAN
SCALE 1:500



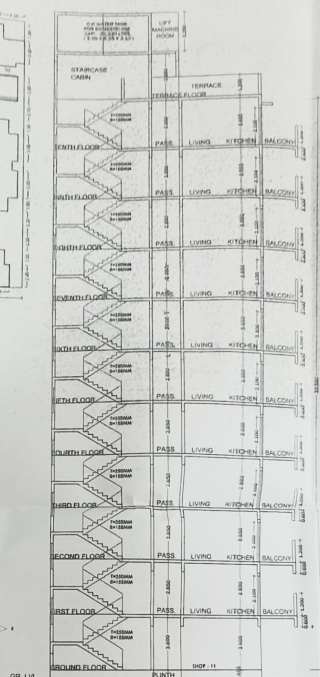
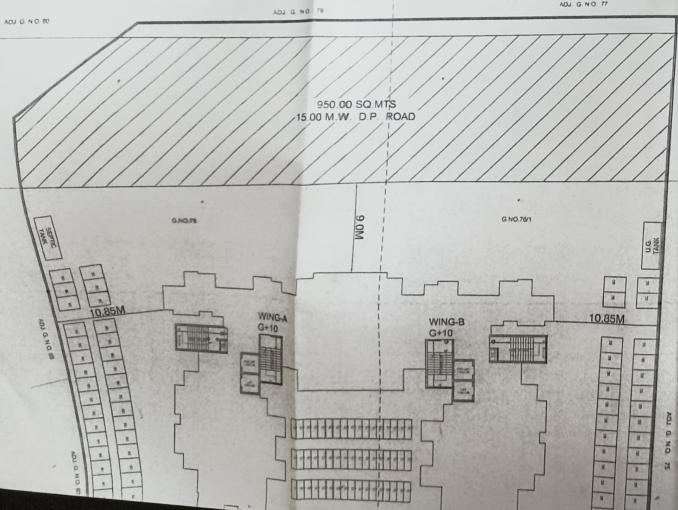
EIGHTH FLOOR PLAN
SCALE 1:500

Particular	Area
A-Block	1208.48
01	24.20
02	47.06
03	23.12
04	21.12
05	200.43
06	11.02
07	11.63
L1	3.59
L2	3.59
L3	4.25
L4	3.69
V51	12.67
V52	27.99
V53	12.81
S1	14.28
S2	14.38
B1	0.00
B2	0.00
Total	628.53



ROAD WIDENING AREA DIAGRAM
SCALE 1:500

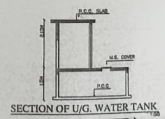
TRIANGLE	AREA
A-01	28.14
A-02	307.02
A-03	238.43
A-04	182.85
A-05	153.26
TOTAL	905.74



SECTION A-A
SCALE 1:500

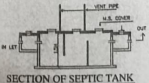


FRONT SIDE ELEVATION
SCALE 1:500



SECTION OF U.G. WATER TANK

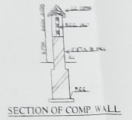
PLAN OF U.G. WATER TANK



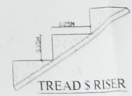
SECTION OF SEPTIC TANK



LOCATION PLAN
SCALE 1:500



SECTION OF COMP. WALL



TREAD'S RISER

