



AMENITY PLOT	AREA	DESCRIPTION
1	10 x 50	22.78 x 1 NO = 516.00 SQ.MT
2	10 x 50	4.74 x 1 NO = 47.40 SQ.MT
3	10 x 50	25.82 x 1 NO = 258.20 SQ.MT
TOTAL ADDITION		821.60 SQ.MT
AMENITY PLOT REQ.		118.00 SQ.MT

SUMMARY	P-LINE AREA	MHADA
BLDG - 'A'	862.79	1458.12 (1st & 2nd)
BLDG - 'B'	4811.53	NIL
BLDG - 'C'	1344.25	1458.12 (1st & 2nd)
BLDG - 'D'	2032.23	729.06 (1st)
BLDG - 'E'	1846.07	864.80 (1st & 2nd)
BLDG - 'F'	21767.70	755.94 (1st)
BLDG - 'G'	14571.24	506.07 (1st)
CLUB HOUSE	2006.99	NIL
TOTAL AREA	49242.80	5772.11
PERMI	50308.35	

BLDG-B'	BLDG-A'	BLDG-C'	BLDG-D'	BLDG-E'	BLDG-F'	BLDG-G'	
BUP AREA STATEMENT							
FLOOR	PROP. BUP AREA	FLOOR	PROP. BUP AREA	FLOOR	PROP. BUP AREA	FLOOR	PROP. BUP AREA
LOWER GR.	51.11	LOWER GR.	50.39	LOWER GR.	532.23	LOWER GR.	491.15
1ST	51.80	1ST	83.34	1ST	82.96	1ST	83.35
2ND	1175.87	2ND	729.06	2ND	729.06	2ND	755.94
3RD	1175.87	3RD	729.06	3RD	729.06	3RD	755.94
4TH	1175.87	4TH	729.06	4TH	729.06	4TH	755.94
5TH	1175.87	5TH	729.06	5TH	729.06	5TH	755.94
TOTAL	4811.53 SQ.M.	TOTAL	862.79 SQ.M.	TOTAL	1344.25 SQ.M.	TOTAL	2032.23 SQ.M.

PARKING AREA STATEMENT	PROV. BAPT	REQUIRED NOS OF PARKING
BLDG - 'A'	2030 NOS	514 NOS
BLDG - 'B'	54.00 NOS	20.16 NOS
BLDG - 'C'	24.00 NOS	11.16 NOS
BLDG - 'D'	38.00 NOS	10.60 NOS
BLDG - 'E'	38.00 NOS	11.78 NOS
BLDG - 'F'	348.00 NOS	55.08 NOS
BLDG - 'G'	224.00 NOS	26.96 NOS
TOTAL	758.00 NOS	140.20 NOS

CLUB HOUSE	BUP AREA STATEMENT
FLOOR	PROP. BUP AREA
GROUND	666.21
1ST	670.39
2ND	670.39
TOTAL	2006.99 SQ.M.

DOORS & WINDOWS SCHEDULE		
SIZE IN MTS	AREA	DESCRIPTION OF PARTICULARS
D1	1.00 X 2.10	2.21 SQ.MT T.W. FRAMED FULLY PANELLED SINGLE LEAF
D2	0.90 X 2.10	1.89 SQ.MT T.W. FRAMED FULLY FLUSHED SINGLE LEAF
D3	0.75 X 2.00	1.50 SQ.MT T.W. FRAMED 0.25 HIGH GLAZED AT TOP SINGLE LEAF
W1	1.80 X 2.15	3.87 SQ.MT ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.80 X 1.20	2.16 SQ.MT ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W3	1.20 X 1.20	1.44 SQ.MT ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 X 0.90	0.54 SQ.MT ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
RS	1.80 X 2.10	3.78 SQ.MT ROLLING SHUTTER

**DESCRIPTION OF PROPOSAL & PROPERTY**  
 PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, S. NO. 48/1, 2, 3, 8, S. NO. 48/4 A, B, C, S. NO. 49/1, 2, S. NO. 50, S. NO. 51/4, 5, 6, S. NO. 233/1 B, 1C, 1E, AT MOUJIE - BHOPUR, TAL - KALYAN, DOMBIVLI (E), DIST - THANE FOR: M/S. VENUS NIRVANA LLP SHRI. SANJAY R. SINGH & OTHERS

STAMP OF APPROVAL OF PLAN BLDG - 'A'  
 SHEET No-1-8  
 OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.  
 Building Permit No: KPMC/TPD/BP/27 Village/2023-24/10  
 Date: 01/09/2023.

**SANCTIONED**  
 TRUE COPY  
 Assistant Director of Town Planning  
 Kalyan-Dombivli Municipal Corporation

MAHADA 5772.11

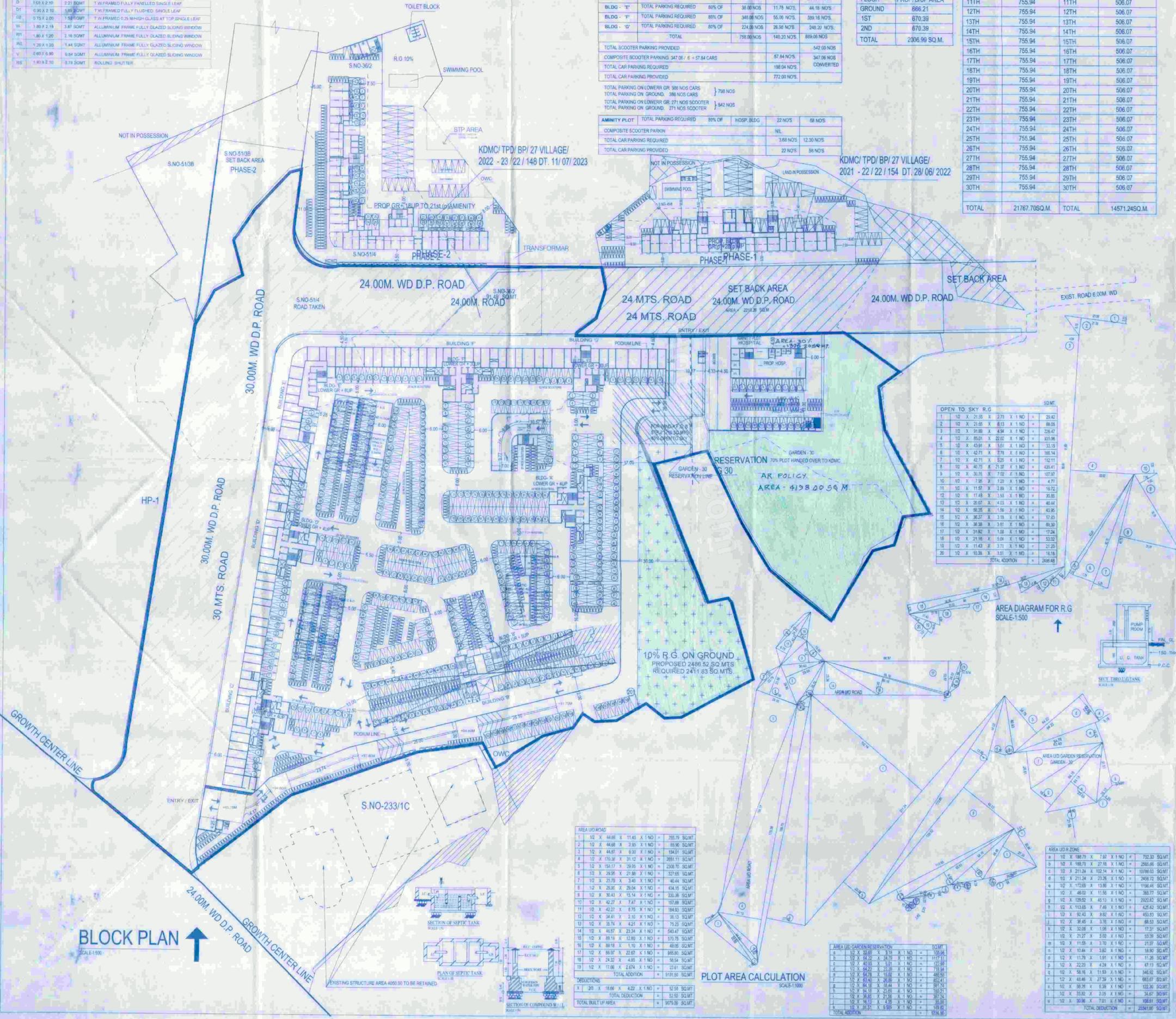
AREA STATEMENT	SQ.MT
1. AREA OF PLOT	57930.00
(A) AS PER OWNERSHIP DOCUMENT (DTC EXTRACT)	57930.00
(B) AS PER MEASUREMENT SHEET 52280 = 12131.45 (NOT CONSIDER FOR PHASE-3)	3920.562
(C) AS PER SITE POSSESSION (CONSIDER FOR PHASE-3)	39549.00
2. DEDUCTIONS FOR	
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	5961.34
(B) ANY D.P. RESERVATION AREA RES- G-30 (GARDEN)	5997.25
TOTAL AREA	12666.58
3. BALANCE AREA OF PLOT (A-B)	25930.41
3a. R.ZONE AREA (2384.41 + GARDEN RES. 5997.25 UNDER ACCOMMODATION POLICY 5997.25 X 0.10 = 599.73 FOR ADMS) 5997.25 X 0.10 = 599.73 FOR DEVELOPMENT	25930.41
4. AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED - R.ZONE AREA = 25930.41 x 6%	1556.42
(B) PROPOSED	1556.42
5. NET PLOT AREA (A-B-C)	24373.99
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED - 24373.99 x 10%	2437.39
(B) PROPOSED	2437.39
7. INTERNAL ROAD AREA	
(A) REQUIRED AREA (IF APPLICABLE)	NIL
(B) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 50/51/52)	3170.81
8. ADDITION OF FSI ON PAYMENT OF PREMIUM (MINIMUM PERMISSIBLE PREMIUM FSI: BASED ON ROAD WIDTH 100 FT. ZONE)	NIL
(A) PROPOSED FSI ON PAYMENT OF PREMIUM	NIL
(B) INSTITUTE TOR LOADING	NIL
(C) MAIN SITE AREA AGAINST D.P. ROAD (A+B) SR. NO. 2 (A+B) ANY	361.74
(D) MAIN SITE AREA AGAINST AMENITY SPACE (IF APPLICABLE)	NIL
(E) TOTAL INSTITUTE TOR LOADING PROPOSED (11)+(A)+(B)+(C)	361.74
9. ADDITIONAL FSI AREA UNDER CHAPTER NO. 1	NIL
10. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	24373.99
11. TOTAL INSTITUTE TOR LOADING (A)+(B)+(C)+(D)+(E)	361.74
12. TOTAL ENTITLEMENT OF FSI (A)+(B)+(C)+(D)+(E)	24373.99
13. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17)	24373.99
(A) EXISTING BUILT UP AREA	4050.00
(B) PROPOSED BUILT UP AREA (PER F.S.I.)	20323.99
(C) TOTAL BUILT UP AREA	24373.99
14. F.S.I. CONSUMED (15% SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.07
(A) REQUIRED (20% OF SR. NO. 13)	5094.80
(B) PROPOSED	5094.80

**CERTIFICATE OF AREA:**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21-09-2017 AND THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 57930.00 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

**OWNER'S DECLARATION -**  
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR LINE 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.

**NAME & SIGNATURE OF P.O.A**  
 M/S. VENUS NIRVANA LLP  
 SHRI. SANJAY R. SINGH & OTHERS  
 OFF. 606 RUNWAL R SQUARE, LBS MARG, MULUND (W)

**NAME & SIGNATURE OF ARCHITECT**  
 SHAPATYA NIRMAAN  
 Architects & Interior Designers  
 ARCHITECT: SHIRISH G. NACHANE  
 CIVIL & ARCHITECTURAL SERVICES



AREA UNDER ROAD	AREA UNDER GARDEN RESERVATION
1. 10 x 50	1. 10 x 50
2. 10 x 50	2. 10 x 50
3. 10 x 50	3. 10 x 50
4. 10 x 50	4. 10 x 50
5. 10 x 50	5. 10 x 50
6. 10 x 50	6. 10 x 50
7. 10 x 50	7. 10 x 50
8. 10 x 50	8. 10 x 50
9. 10 x 50	9. 10 x 50
10. 10 x 50	10. 10 x 50
11. 10 x 50	11. 10 x 50
12. 10 x 50	12. 10 x 50
13. 10 x 50	13. 10 x 50
14. 10 x 50	14. 10 x 50
15. 10 x 50	15. 10 x 50
16. 10 x 50	16. 10 x 50
17. 10 x 50	17. 10 x 50
18. 10 x 50	18. 10 x 50
19. 10 x 50	19. 10 x 50
TOTAL ADDITION	TOTAL ADDITION
DEDUCTIONS	DEDUCTIONS
TOTAL DEDUCTION	TOTAL DEDUCTION
TOTAL BUILT UP AREA	TOTAL BUILT UP AREA

AREA UNDER ROAD	AREA UNDER GARDEN RESERVATION
1. 10 x 50	1. 10 x 50
2. 10 x 50	2. 10 x 50
3. 10 x 50	3. 10 x 50
4. 10 x 50	4. 10 x 50
5. 10 x 50	5. 10 x 50
6. 10 x 50	6. 10 x 50
7. 10 x 50	7. 10 x 50
8. 10 x 50	8. 10 x 50
9. 10 x 50	9. 10 x 50
10. 10 x 50	10. 10 x 50
11. 10 x 50	11. 10 x 50
12. 10 x 50	12. 10 x 50
13. 10 x 50	13. 10 x 50
14. 10 x 50	14. 10 x 50
15. 10 x 50	15. 10 x 50
16. 10 x 50	16. 10 x 50
17. 10 x 50	17. 10 x 50
18. 10 x 50	18. 10 x 50
19. 10 x 50	19. 10 x 50
TOTAL ADDITION	TOTAL ADDITION

**BLOCK PLAN**  
 SCALE-1:500

