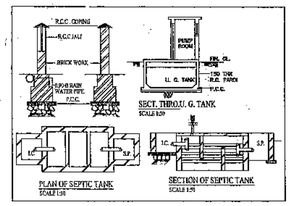


FORM STATEMENT 1
EXISTING BUILDING TO BE RETAINED

EX. BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING EXISTING BUILDING USE	OCCUPANCY OF FLOORS.
1	2	3	4	5
- -	- -	- -	- -	- -
- -	- -	- -	- -	- -

FORM STATEMENT 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL B.U.A. OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
WING -A	STILT+ 14TH FL	6485.64 SQ.MT
WING -B	GR+ 13TH FL	4165.42 SQ.MT.
WING -C	GR + 5TH FL.	2243.81 SQ.MT.

FORM STATEMENT 3
AREA DETAILS OF APARTMENT

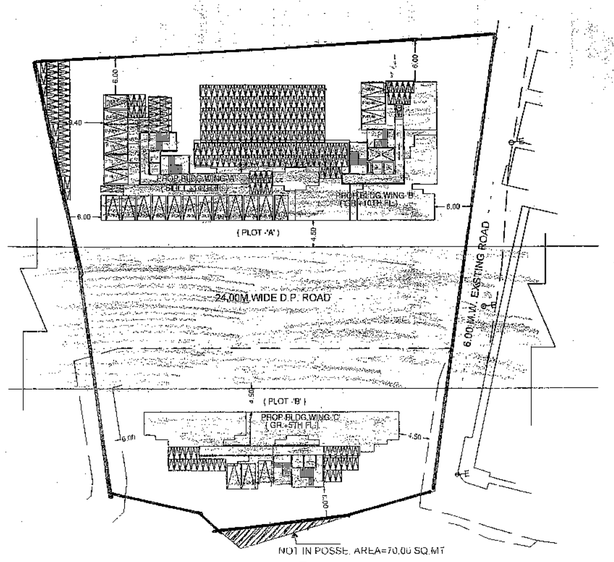
BUILDING NO.	FLOOR NO.	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	2	3	4	5	6
WING -A	STILT+ 14TH FL	138 NOS	4048.24 SQ.MT	- -	- -
WING -B	GR+ 10TH FL	69 NOS	2183.90 SQ.MT.	- -	- -
WING -C	GR + 5TH FL	35 NOS.	932.10 SQ.MT	- -	- -

PARKING AREA STATEMENT

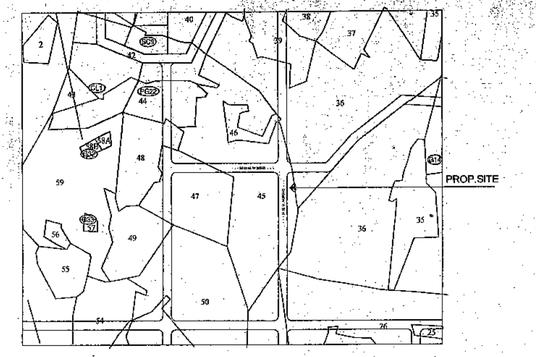
CATEGORY IN SQ.MT.	NO.OF FLAT PROPOSED	NO OF PARKING REQUIRED		NO OF PARKING PROPOSED		5 % VISITOR PARKING		TOTAL REQUIRED PARKING AS PER TABLE NO. 8B		PROPOSED PARKING AS PER REG NO.8.2.1 TABLE NO. 8B (50%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2 TENEMENTS HAVING CARPET UPTO 40 TO 80	00	00	00	00	00	00	00	00	00	00	00
2 TENEMENTS HAVING CARPET UPTO 30 TO 40	58	29	58	29	58	02	03	31	61	25	49
2 TENEMENTS HAVING CARPET UPTO 30	178	00	178	00	199	00	09	00	208	00	166
TOTAL	236	29	236	29	238	02	12	31	269	25	215

COMMERCIAL AREA STATEMENT

			CAR	SCOOTER	CAR	SCOOTER
WHOLE SALE SHOP NOT BEING USED FOR RETAIL TRADING	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THERE OF	PROPOSED SHOPS CARPET AREA @ GR.FLR. = 583.36 SQ.MT.	05	10	04	08
MARCANTILE HAVING CARPET AREA UPTO 30	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THERE OF	PROPOSED SHOPS CARPET AREA @ FIRST FLR. =	00	00	00	00
		TOTAL =	05	10	04	08



BLOCK PLAN
SCALE-1:500



LOCATION PLAN
SCALE -1:5000

P.-LINE B/UP AREA STATEMENT
(WING-'A'&'B') (PLOT NO.-'A')

TOTAL FLOOR	B/UP AREA WING- 'A'	B/UP AREA WING- 'B'	TOTAL AREA WING-'A'&'B'
GROUND FLOOR	- -	303.95 SQ.MT.	303.95 SQ.MT.
1ST FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
2ND FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
3RD FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
4TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
5TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
6TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
7TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
8TH FLOOR	429.18 SQ.MT.	358.22 SQ.MT.	787.40 SQ.MT.
9TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
10TH FLOOR	468.94 SQ.MT.	389.25 SQ.MT.	858.19 SQ.MT.
11TH FLOOR	468.94 SQ.MT.	- -	468.94 SQ.MT.
12TH FLOOR	468.94 SQ.MT.	- -	468.94 SQ.MT.
13TH FLOOR	468.94 SQ.MT.	- -	468.94 SQ.MT.
14TH FLOOR	429.18 SQ.MT.	- -	429.18 SQ.MT.
TOTAL	5485.64 SQ.MT.	4165.42 SQ.FT	10651.06 SQ.MT.
TOTAL B/UP AREA = 10651.06 SQ.MT.			

P.-LINE B/UP AREA STATEMENT
(WING-'C') (PLOT NO.-'B')

TOTAL FLOOR	TOTAL AREA WING-'C'
GROUND FLOOR	279.41 SQ.MT.
1ST FLOOR	392.88 SQ.MT.
2ND FLOOR	392.88 SQ.MT.
3RD FLOOR	392.88 SQ.MT.
4TH FLOOR	392.88 SQ.MT.
5TH FLOOR	392.88 SQ.MT.
TOTAL B/UP AREA = 2243.81 SQ.MT.	

DESCRIPTION OF PROPOSAL & PROPERTY

1/1

RES.&COMM.PROP.BLDG.. WING - A, B&C ON LAND BEARING S.NO.45 H.NO.9/3 AT -ADIVALI-DHOKADI ,TAL.- AMBARNATH DIST-THANE

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. : KDMC/TPD/BP/27 Village/2021-22/26.
Date :- 30/03/2022.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - I		SQ.MT.
AREA STATEMENT		
1) AREA OF PLOT AS PER 7/12 (Minimum are of a, b, c to be considered)		
a) As per ownership document (7/12, CTS extract)		5590.00
b) As per measurement sheet		5590.00
c) As per site		5590.00
2) DEDUCTIONS FOR		
a) PROP. D.P./D.P. Road widening Area/Service Road/Highway wide.		1462.00
c) NOT IN POSSESION AREA		70.00
TOTAL AREA (a+b+c)		1532.00
3) BALANCE AREA OF PLOT (1 - 2)		3968.00
4) Amenity Space (If Applicable)		- -
a) Required		- -
b) Adjustment of 2(b), if any		- -
c) Balance Proposed		- -
5) NET GROSS PLOT AREA (3-4 (c))		3968.00
a) BALANCE GROSS PLOT AREA		- -
b) BALANCE NET PLOT AREA		- -
6) Recreational Open space 10%		- -
a) Required		
b) Proposed		
7) NET PLOT AREA (5-6)		3968.00
8) Potable area (If applicable)		
	PLOT -'B'	PLOT -'A'
NET GROSS PLOT AREA	1283.00	2685.00
9) Built Up Area with reference to Basic F.S.I. as per front road width PLOT-'A'-2685.00X1.10 = 2953.50 SQ.MT. (20 Mtr. Or Above F.S.I.) PLOT-'B'-1283.00X1.10 = 1411.30 SQ.MT.)	1411.30	2953.50
10) Addition of F.S.I. on payment of Premium		
a) Maximum permissible premium F.S.I. based on road width (F.S.I.) Zone		
b) Height of building (in meter) (70% of b) (0.67 of b) (0.67 of b)	- -	1119.91
11) In - Situ F.S.I. / T.D.R. loading		
a) In situ area eligible for F.S.I. (2.5 x (a)) (2.5 x (a))	- -	2924.00
b) Total Area eligible for F.S.I. (2.5 x (a)) (2.5 x (a))	- -	- -
c) ANY (0.75 F.S.I.)	- -	- -
d) Total F.S.I. Eligible (9+10+11(a)+11(b)+11(c)+11(d))	- -	2924.00
12) Additional F.S.I. Loss under Chapter No.7		
13) Total entitlement of F.S.I. in the proposal		
a) (9+10(a)+11(d)) Or 12 whichever is applicable	1411.30	6997.41
b) Parking Area F.S.I. consumption of Stilts (Zone-I 65 Sq.Mt. Zone-II 75 Sq.Mt. Zone-III 100 Sq.Mt.) PLOT-'A' Zone-I 65 Sq.Mt. x 50 = 3250.00 Sq.Mt. Zone-II 75 Sq.Mt. x 50 = 3750.00 Sq.Mt. Zone-III 100 Sq.Mt. x 50 = 5000.00 Sq.Mt.	877.91	4052.21
c) Total entitlement (a + b)	2289.11	11049.62
14) Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per Regulation No. 6.1 6.2 or 6.4 as applicable x 1.6 or 1.8)		
15) Total Built-up area in prop.(excluding area of Sr No.17b)		
a) Existing Built-up Area	- -	
b) Particulars which fall up area	- -	
c) Proposed Built - up area (regen "A-Line")	2243.81	10651.06
d) Total (a+b)	2243.81	10651.06
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 S.No.9)		
b) Proposed		
BALCONY AREA STATEMENT		
a) PERMISSIBLE BALCONY AREA PER FLOOR		
b) PROPOSED BALCONY AREA PER FLOOR	REFER STATEMENT	REFER STATEMENT
c) EXCESS BALCONY AREA (TOTAL)		
TENEMENT STATEMENT		
a) NET AREA OF PLOT ITEM A (10) ABOVE	2243.81	10651.06
b) LESS DEDUCTION OF NON RES.AREA(SHOPS)	276.41	303.95
c) AREA OF TENEMENTS(a-b)	1966.40	10347.11
d) TENEMENTS PERMISSIBLE	50 NO'S	250 NO'S
e) TENEMENTS PROPOSED	35 NO'S	209 NO'S
f) TENEMENTS EXISTING		
TOTAL TENEMENTS (e+f)	35 NO'S	209 NO'S

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS PRESCRIBED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED DUE TO EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.
ASCOM MUMBAI
ENGINEER'S SIGNATURE

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 11-11-2021 & THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT(5590.00 sq.mt. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS/LAND RECORDS DEPTT / CITY SURVEY RECORDS.
ARCHITECT'S SIGNATURE

OWNERS DECLARATION-

I/WE UNDERSIGNED HEREBYCONFIRM THAT/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY /COLLECTOR .I/WE WOULD EXECUTE THE STRUCTURE AS PERAPROVED PLANS ALSO I/WE WOULD EXEUTETHE WORKUNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

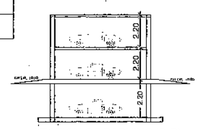
M/S. TECHNO SHELTER &INFRASRTUCTURE LLP & OTHERS

POWER OF ATTORNEY HOLDER	SIGNATURE
M/S SHREE JARIMARI DEVLOPERS LLP THRUOGH SHREE GANESH DEEPAK SHINDE	

JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY
	1	1:100	D. T.	

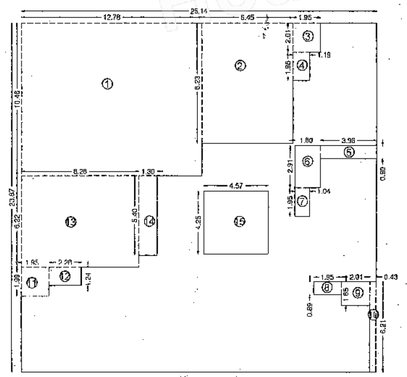
SIGNATURE
DILIP TAMBDAY
DIP. ARCH. AIA
C.A. NO 78/4436

DILIP TAMBDAY & ASSO.
architect
2nd Floor, Sukhsagar Chambers, Shivaji Path, Kalyan (W).



SECTION OF PARKING-'B-B'
SCALE - 1:200

PARKING PLAN

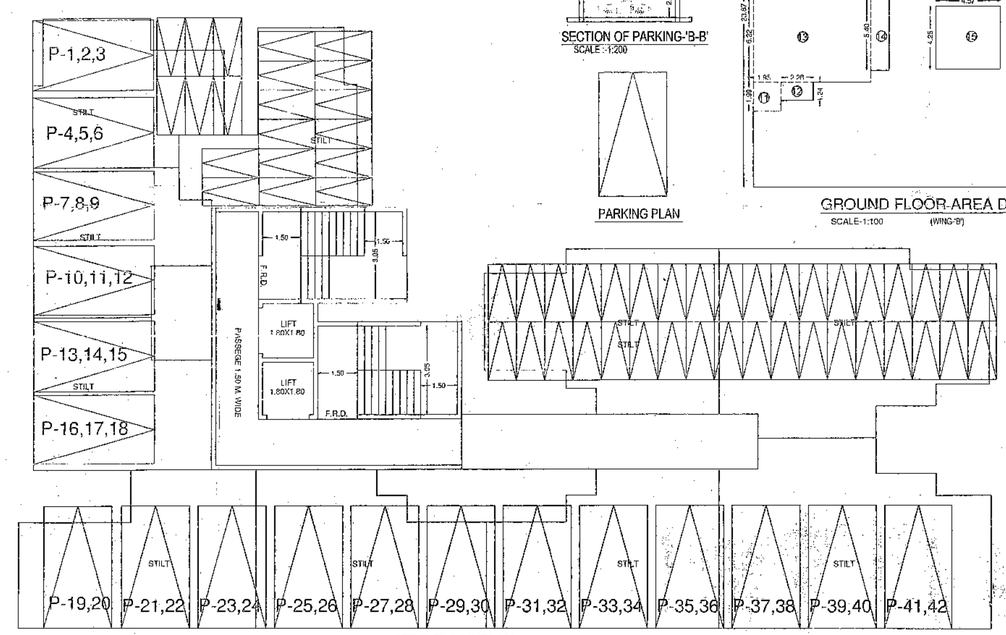


GROUND FLOOR AREA DAI.
SCALE-1:100 (WING-'B')

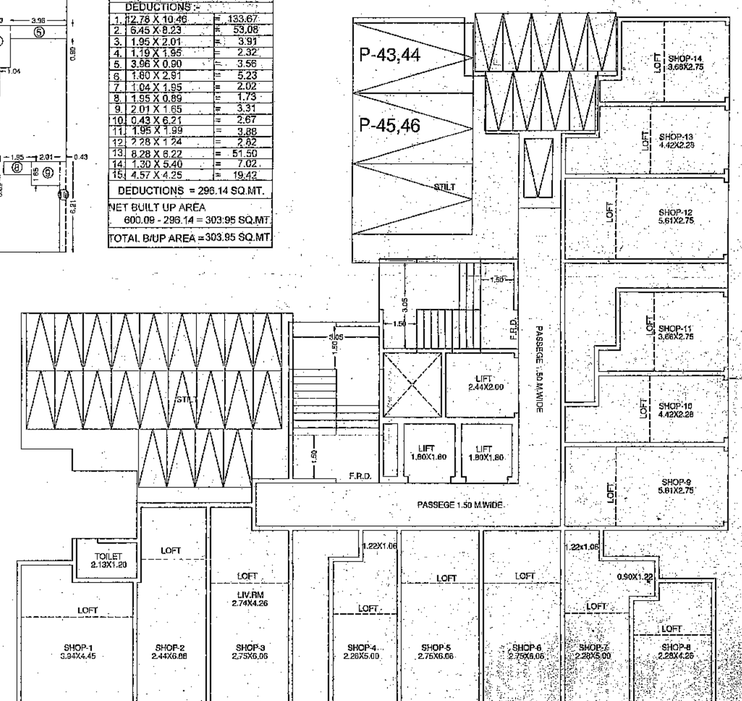
P-LINE AREA CALCULATION
GROUND FLOOR PLAN
WING-'B'
25.14 X 23.87 = 600.09 SQ.MT.

DEDUCTIONS :-		
1.	12.78 X 10.46	= 133.67
2.	6.45 X 8.23	= 53.08
3.	1.95 X 2.01	= 3.91
4.	1.19 X 1.95	= 2.32
5.	3.96 X 0.90	= 3.56
6.	1.80 X 2.91	= 5.23
7.	1.04 X 1.95	= 2.02
8.	1.95 X 0.89	= 1.73
9.	2.01 X 1.65	= 3.31
10.	0.43 X 6.21	= 2.67
11.	1.95 X 1.99	= 3.88
12.	2.28 X 1.24	= 2.82
13.	8.28 X 6.22	= 51.50
14.	1.30 X 5.40	= 7.02
15.	4.57 X 4.25	= 19.42

DEDUCTIONS = 296.14 SQ.MT.
NET BUILT UP AREA
600.09 - 296.14 = 303.95 SQ.MT.
TOTAL B/UP AREA = 303.95 SQ.MT



STILT FLOOR PLAN
SCALE-1:100 (WING-'A')



GROUND FLOOR PLAN
SCALE-1:100 (WING-'B')