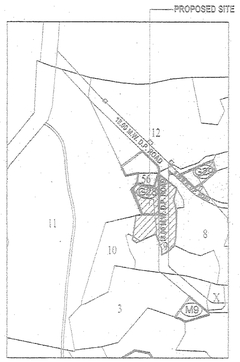
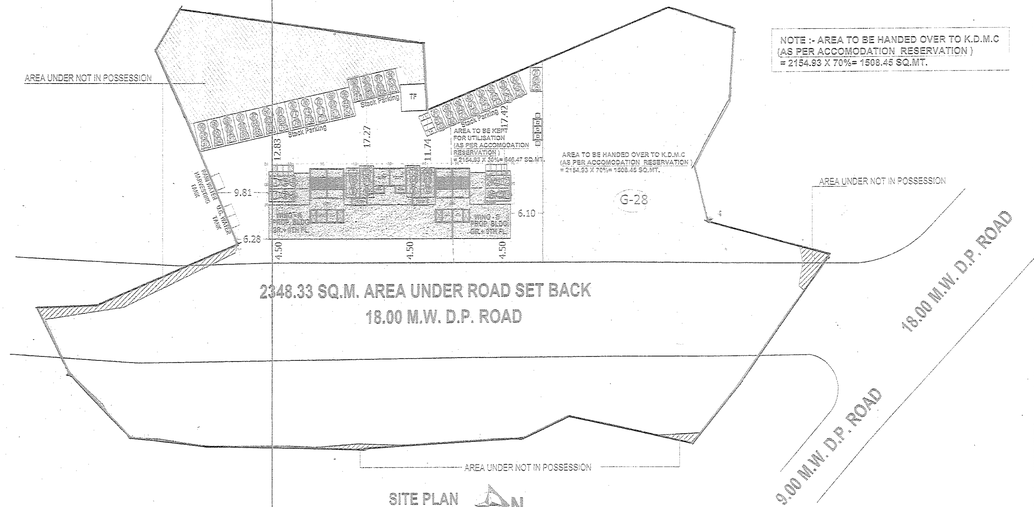


LOCATION PLAN
(SCALE 1:5000)

PLOT AREA CALCULATION

PLOT										
1	1/2	X	13.20	X	10.16	X	1 NO	=	66.99	SQ.MT.
2	1/2	X	28.00	X	8.16	X	1 NO	=	102.88	SQ.MT.
3	1/2	X	25.21	X	1.16	X	1 NO	=	16.20	SQ.MT.
4	1/2	X	32.46	X	12.1	X	1 NO	=	196.48	SQ.MT.
5	1/2	X	32.45	X	5.16	X	1 NO	=	87.13	SQ.MT.
6	1/2	X	33.02	X	8.16	X	1 NO	=	137.03	SQ.MT.
7	1/2	X	37.15	X	9.6	X	1 NO	=	178.32	SQ.MT.
8	1/2	X	27.34	X	0.46	X	1 NO	=	6.21	SQ.MT.
9	1/2	X	38.13	X	14.16	X	1 NO	=	270.68	SQ.MT.
10	1/2	X	40.70	X	6.6	X	1 NO	=	135.36	SQ.MT.
11	1/2	X	44.22	X	6.16	X	1 NO	=	130.23	SQ.MT.
12	1/2	X	44.42	X	0.16	X	1 NO	=	13.05	SQ.MT.
13	1/2	X	48.10	X	5.16	X	1 NO	=	121.55	SQ.MT.
14	1/2	X	83.44	X	10.3	X	1 NO	=	416.48	SQ.MT.
15	1/2	X	68.64	X	7.16	X	1 NO	=	253.97	SQ.MT.
16	1/2	X	21.09	X	5.16	X	1 NO	=	53.36	SQ.MT.
17	1/2	X	48.75	X	20.16	X	1 NO	=	489.06	SQ.MT.
18	1/2	X	45.75	X	6.6	X	1 NO	=	140.58	SQ.MT.
19	1/2	X	44.50	X	5.16	X	1 NO	=	120.61	SQ.MT.
20	1/2	X	44.06	X	22.16	X	1 NO	=	497.88	SQ.MT.
21	1/2	X	61.93	X	42.16	X	1 NO	=	1301.21	SQ.MT.
22	1/2	X	61.93	X	40.16	X	1 NO	=	1243.08	SQ.MT.
23	1/2	X	31.28	X	8.16	X	1 NO	=	134.05	SQ.MT.
24	1/2	X	43.92	X	22.16	X	1 NO	=	484.00	SQ.MT.
25	1/2	X	30.94	X	9.16	X	1 NO	=	148.67	SQ.MT.
26	1/2	X	23.29	X	2.6	X	1 NO	=	31.67	SQ.MT.
27	1/2	X	22.20	X	10.16	X	1 NO	=	112.16	SQ.MT.
28	1/2	X	23.53	X	2.16	X	1 NO	=	31.90	SQ.MT.
29	1/2	X	51.15	X	6.16	X	1 NO	=	172.70	SQ.MT.
30	1/2	X	50.29	X	27.46	X	1 NO	=	689.58	SQ.MT.
31	1/2	X	29.44	X	8.46	X	1 NO	=	124.33	SQ.MT.
32	1/2	X	29.27	X	8.16	X	1 NO	=	59.78	SQ.MT.
					TOTAL ADDITION			=	7990.00	SQ.MT.



NOTE :- AREA TO BE HANDED OVER TO K.D.M.C (AS PER ACCOMODATION RESERVATION) = 2154.93 X 70% = 1508.46 SQ.MT.

SITE PLAN
(SCALE 1:500)

N

PROFORMA -1 : AREA STATEMENT

PROPOSED BLDG. ON PLOT BEARING S.NO.9 H.NO. 1 & S.NO. 10 H.NO. 1 AT.VILLAGE- PISAVLI. TAL. KALYAN , DIST. THANE

DRAWING SHEET NO 1/3

STAMPS OF APPROVAL OF PLANS:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/28 Village/2021-22/16
Date :- 12/10/2021.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

ASSISTANT DIRECTOR OF TOWN PLANNING

AREA STATEMENT		
1.	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12) [S.NO. 9/1 + 10/1]	7990.00
(b)	as per measurement sheet [7990.00 - (899.81 + 88.37)]	7222.02
(c)	as per site	7222.02
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	2348.33
(b)	Reservation No. G-28 " GARDEN " - (2154.93)	--
	(Total a+b)	2348.33
3.	Balance area of plot (1-2)	4873.69
4.	Amenity Space	
(a)	Required -	N.A.
(b)	Adjustment of 2(b), if any -	-
(c)	Balance Proposed -	-
5.	Net Plot Area (3-4 (c))	4873.69
6.	Recreational Open space	
(a)	Required -	NIL
(b)	Proposed -	NIL
7.	Internal Road area	--
8.	Plottable area (if applicable)	NA
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (4873.69 x 1.10)	5361.05
10.	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI (7222.02 x 0.50 = 3611.01)	--
(b)	Proposed FSI on payment of premium.	--
11.	In-situ FSI / TDR loading (2348.33 x 2.00 = 4696.66)	--
(a)	In-situ area against D.P. road [2.00 x Sr. No. 2 (a) + 2 (c)], if any	--
(b)	In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	--
(c)	TDR area (7222.02 x 0.90 = 6499.81)	--
(c)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	--
12.	Additional FSI area under Chapter No. 7	--
13.	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	5361.05
(b)	Ancillary Area FSI upto 60% with payment of charges.(5361.05 x 60% = 3216.63)	171.00
(c)	Total entitlement (a+b)	5532.05
14.	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Road width (5361.05 x 1.6)	5532.05
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area.	--
(b)	Proposed Built-up Area (as per 'P-line')	5531.93
(c)	Total (a+b)	5531.93
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17.	Area for Inclusive Housing, If any	
(a)	Required	--
(b)	Proposed	--

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on -------- 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 7990.00 SQ.MT stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

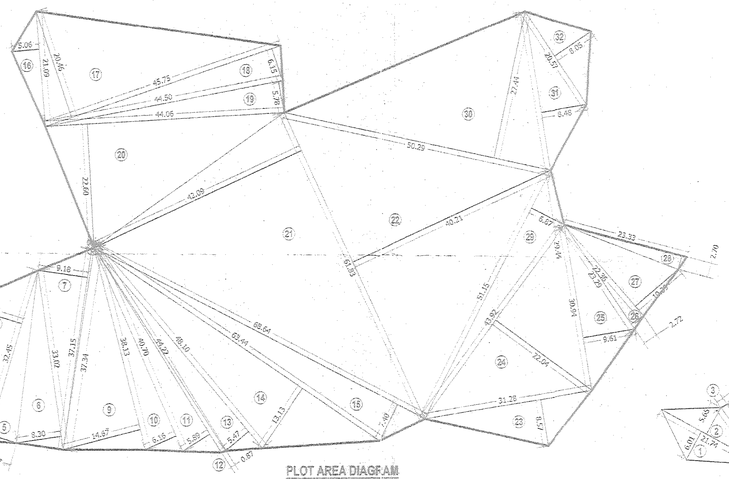
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

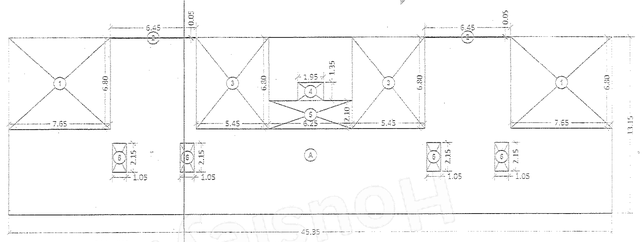
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
MRS. ANJU P. MISHRA MR. VICKY S. MISHRA MRS. SHANTI M. PANDEY MR. MANISH U. RUPCHANDANI MR. YUSUF S. LOKHANDWALA	AR. SANDEEP P. PATIL NIRMAL ARTS, L-002 , SANGRVI ESTATE, NEW RTO ROAD , KHADAKPADA, NEAR CINEMAX , KALYAN (W) 421302 MOB. NO. - 9820666576

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REG. NO. OF ARCHITECT
1	24 / 2021 / MAY 17	1:100	SUNIL	AR.SANDEEP P.	CA / 2003 / 40512



PLOT AREA DIAGRAM
(SCALE 1:600)



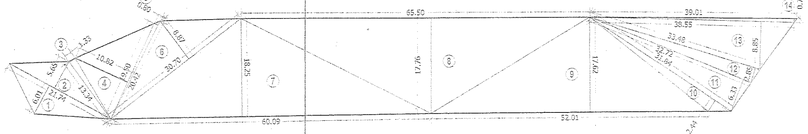
P- LINE AREA DIAGRAM
GROUND FLOOR PLAN (WING - A & B)
(SCALE 1:200)

P- LINE AREA CALCULATION (WING - A & B)
GROUND FLOOR

A	45.35	X	13.15	X	1 NO	=	596.35	SQ.MT.		
					TOTAL ADDITION	=	596.35	SQ.MT.	X	
DEDUCTIONS										
1	7.65	X	6.80	X	2 NOS	=	104.04	SQ.MT.		
2	6.45	X	0.05	X	2 NOS	=	0.65	SQ.MT.		
3	5.45	X	6.80	X	2 NOS	=	74.12	SQ.MT.		
4	1.55	X	1.35	X	1 NO	=	2.09	SQ.MT.		
5	6.25	X	2.10	X	1 NO	=	13.13	SQ.MT.		
6	1.05	X	2.15	X	4 NOS	=	9.03	SQ.MT.		
					TOTAL DEDUCTION	=	203.00	SQ.MT.	Y1	
TOTAL BUILT UP AREA (X - Y1)						=	392.75	SQ.MT.	X1	

BUILT UP AREA STATEMENT (P-LINE)
(WING A & B)

FLOOR	BUILT UP AREA
GROUND FLOOR	392.75
FIRST FLOOR	571.02
SECOND FLOOR	571.02
THIRD FLOOR	571.02
FOURTH FLOOR	571.02
FIFTH FLOOR	571.02
SIXTH FLOOR	571.02
SEVENTH FLOOR	571.02
EIGTH FLOOR	571.02
NINTH FLOOR	571.02
TOTAL	5531.93 SQ.MT.



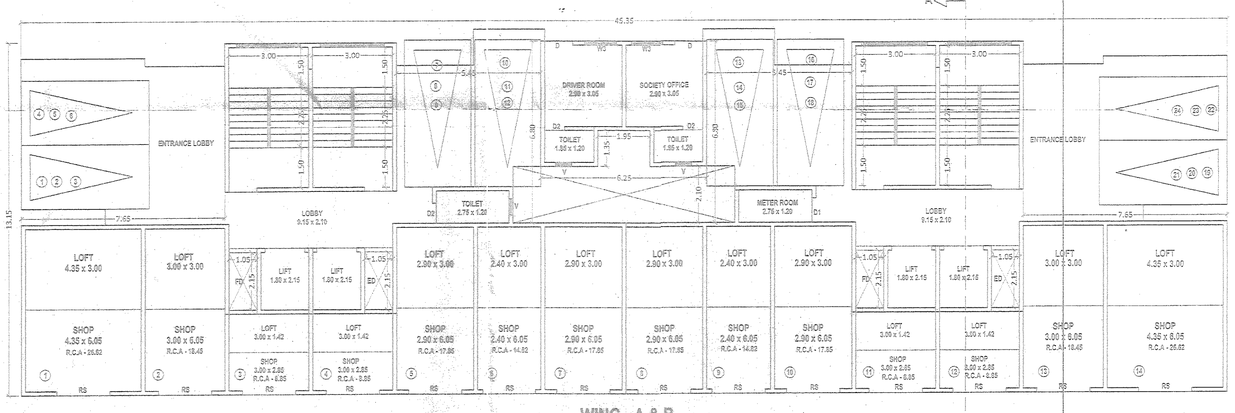
ROAD SET BACK AREA DIAGRAM
(SCALE 1:600)

ROAD SET BACK AREA CALCULATION

1	1/2	X	21.70	X	8.01	X	1 NO	=	86.83	SQ.MT.
2	1/2	X	21.74	X	8.65	X	1 NO	=	81.42	SQ.MT.
3	1/2	X	15.34	X	1.33	X	1 NO	=	9.87	SQ.MT.
4	1/2	X	19.65	X	10.83	X	1 NO	=	106.50	SQ.MT.
5	1/2	X	20.05	X	0.60	X	1 NO	=	6.17	SQ.MT.
6	1/2	X	30.70	X	8.87	X	1 NO	=	136.15	SQ.MT.
7	1/2	X	60.98	X	19.45	X	1 NO	=	593.93	SQ.MT.
8	1/2	X	56.60	X	17.76	X	1 NO	=	501.63	SQ.MT.
9	1/2	X	52.01	X	17.82	X	1 NO	=	463.21	SQ.MT.
10	1/2	X	31.84	X	2.44	X	1 NO	=	38.84	SQ.MT.
11	1/2	X	32.75	X	6.32	X	1 NO	=	103.58	SQ.MT.
12	1/2	X	33.46	X	2.88	X	1 NO	=	48.21	SQ.MT.
13	1/2	X	38.55	X	0.65	X	1 NO	=	12.58	SQ.MT.
14	1/2	X	38.01	X	0.72	X	1 NO	=	14.04	SQ.MT.
					TOTAL ADDITION	=	2348.33	SQ.MT.	X	

PARKING STATEMENT
(WING A & B)

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER
LESS THAN 30 SMT. 0 PARKING / 2 TENEMENTS. 4 PARKING / 2 TENEMENTS.	00	NIL	
30 TO 40 SMT. 1 PARKING / 2 TENEMENTS. 2 PARKING / 2 TENEMENTS.	36	18	36
40 TO 60 SMT. 1 PARKING / 2 TENEMENTS. 6 PARKING / 2 TENEMENTS.	36	18	00
60 TO 150 SMT. 1 PARKING / 1 TENEMENTS. 3 PARKING / 1 TENEMENTS.	00	00	00
ABOVE 150 SMT. 2 PARKING / 1 TENEMENTS. 3 PARKING / 1 TENEMENTS.	00	0.00	0.00
TOTAL	72 NOS.	36 NOS.	126 NOS.
5 % OF RESD. PARKING	****	02 NOS	07 NOS
COMMERCIAL FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF. CAR 3 SCOOTER 8	****	09 NOS	24 NOS
TOTAL PARKING REQUIRED	****	46 NOS.	157 NOS.
KDMC REQUIRED (60%)	****	27 NOS.	126 NOS.
COMPOSITE PARKING SIX SCOOTERS CAN BE ALLOWED INSTEAD OF ONE CAR Rule No. - 8.1.1. (V) 12 x 6 = 108 SCOOTERS PROPOSED = 21 SCOOTERS TOTAL = 129 SCOOTERS	****	****	****
TOTAL PARKING PROPOSED	TOTAL	45 NOS.	129 NOS.



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

N

RERA CARPET AREA STATEMENT
(WING - A & B)

SHOP NO.	CARPET AREA (SQ.MT.)
1	26.62 SQ.MT.
2	18.45 SQ.MT.
3	8.85 SQ.MT.
4	8.85 SQ.MT.
5	17.85 SQ.MT.
6	14.82 SQ.MT.
7	17.85 SQ.MT.
8	17.85 SQ.MT.
9	14.82 SQ.MT.
10	17.85 SQ.MT.
11	8.85 SQ.MT.
12	8.85 SQ.MT.
13	18.45 SQ.MT.
14	26.62 SQ.MT.

DOORS & WINDOWS SCHEDULE

TYPE	SIZE IN MTS	AREA	DESCRIPTION OF PARTICULERS
D	1.05 X 2.15	2.20 SQMT	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.10	1.89 SQMT	T.W.FRAMED FULLY PLUSHED SINGLE LEAF
D2	0.75 X 2.00	1.50 SQMT	T.W.FRAMED 0.25 M WIDE GLASS AT TOP,SINGLE LEAF
W	2.15 X 2.15	2.61 SQMT	T.W.FRAMED FULLY GLAZED
W1	1.00 X 2.15	1.93 SQMT	T.W.FRAMED FULLY GLAZED
W2	1.20 X 2.15	1.08 SQMT	T.W.FRAMED FULLY GLAZED
V	0.60 X 0.90	0.54 SQMT	T.W.FRAME GLASS LOUVERS
RS	2.40 X 3.00	7.20 SQMT	M.S ROLLING SHUTTER