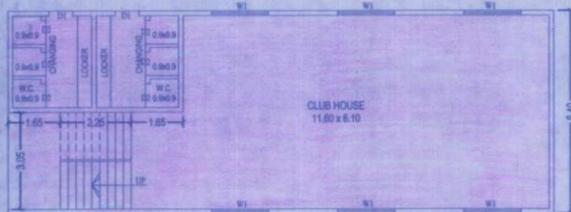


TERRACE FLOOR PLAN (CLUB HOUSE)

SCALE: 1:100



GROUND FLOOR PLAN (CLUB HOUSE)

SCALE: 1:100

BUILT UP AREA CALCULATION

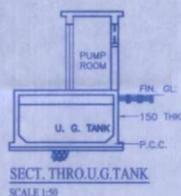
CLUB HOUSE	AREA
1	17.30 X 6.40 X 1 NO = 110.72 SQ.MT.
TOTAL ADDITION	= 110.72 SQ.MT.

AREA DIAGRAM FOR CLUB HOUSE

SCALE: 1:200

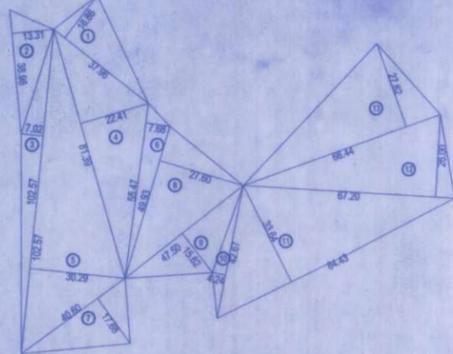
DOORS & WINDOWS SCHEDULE

TYPE	SIZE IN MTS	AREA	DESCRIPTION OF PARTS/USERS
W1	2.00 X 2.10	4.20 SQ.MT	WALLING BRACKET
W2	1.80 X 2.10	3.78 SQ.MT	7.50 FRAMED FULLY FRAMED SINGLE LEAF
W3	2.00 X 2.10	4.20 SQ.MT	7.50 FRAMED FULLY FRAMED SINGLE LEAF
W4	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W5	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W6	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W7	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W8	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W9	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED
W10	1.80 X 1.80	3.24 SQ.MT	7.50 FRAMED FULLY FRAMED



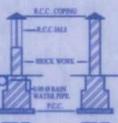
SECT. THRU. U.G. TANK

SCALE: 1:50



PLOT AREA DIAGRAM

SCALE: 1:1000

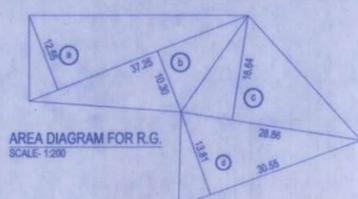


SECTION OF COMPOUND WALL

SCALE: 1:50

PLOT AREA CALCULATION

SQ.MT	DESCRIPTION
1	1/2 X 38.91 X 17.28 X 1 NO = 336.18
2	1/2 X 30.96 X 13.65 X 1 NO = 212.86
3	1/2 X 105.13 X 7.20 X 1 NO = 378.47
4	1/2 X 23.41 X 22.96 X 1 NO = 267.55
5	1/2 X 105.13 X 31.05 X 1 NO = 1632.14
6	1/2 X 58.85 X 7.87 X 1 NO = 232.70
7	1/2 X 41.61 X 18.12 X 1 NO = 376.99
8	1/2 X 51.17 X 28.29 X 1 NO = 723.90
9	1/2 X 48.68 X 16.01 X 1 NO = 389.68
10	1/2 X 43.73 X 4.59 X 1 NO = 99.11
11	1/2 X 86.53 X 34.47 X 1 NO = 1491.34
12	1/2 X 68.67 X 26.65 X 1 NO = 917.89
13	1/2 X 68.09 X 28.31 X 1 NO = 963.81
TOTAL ADDITION	= 8759.12



AREA DIAGRAM FOR R.G.

SCALE: 1:200

R.G. AREA CALCULATION

SQ.MT	DESCRIPTION
a	1/2 X 37.25 X 12.55 X 1 NO = 233.74
b	1/2 X 37.25 X 10.36 X 1 NO = 191.84
c	1/2 X 28.66 X 16.64 X 1 NO = 240.12
d	1/2 X 30.55 X 13.81 X 1 NO = 215.95
TOTAL ADDITION	= 878.65

PARKING AREA STATEMENT BLDG- 1WING-'A' + 'B'

RES/AREA	REQ. NOS OF PARKING CAR, PARK/2 WHEELERS	PROP. FLAT	PROP. NOS OF PARKING CAR, PARK/2 WHEELERS
For every two tenements with each tenement having carpet area less than 30 Sq.m	0 NOS	2 NOS	100.00 NOS
For every two tenements with each tenement having carpet area less than 40 Sq.m, but more than 30 sq.m.	1 NOS	2 NOS	78.00 NOS
For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	1 NOS	2 NOS	78.00 NOS
For every two tenements with each tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1 NOS	1 NOS	78.00 NOS
TOTAL			178.00 NOS
visitor parking (5%)			1.95 NOS
For every 100 sq.m. carpet area or fraction thereof	2 NOS	4 NOS	0.00
TOTAL PARKING REQUIRED			40.95 NOS
TOTAL PARKING PROVIDED 80 %			32.76 NOS

TOTAL SCOOTER PARKING PROVIDED

STILT	OPEN	74.00 NOS	103.00 NOS
BALANCE SCOOTER PARKING CONVERT IN TO COMPOSITE PARKING		75 NOS / 6	12.50 NOS
TOTAL CAR PARKING PROVIDED		32.76 + 12.50	45.26 NOS
TOTAL CAR PARKING REQUIRED		STILT 26.00 NOS	OPEN 74.00 NOS
TOTAL CAR PARKING PROVIDED		STILT 26.00 NOS	OPEN 100.00 NOS

Form of Statement 1 Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building Use	Occupancy of Floors.
1	2	3	4	5

Form of Statement 2 Proposed Building

Building No.	Floor No.	Total B+up Area of floor as per outer construction Line
BLDG-1 WING (A+B)	1ST TO 13TH FL.	5731.25 SQ.M.
BLDG-2	1ST TO 7TH FL.	3328.01 SQ.M.
CLUB HOUSE	GROUND	110.72 SQ.M.
TOTAL		14901.23 SQ.M.

Form of Statement 3 Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal. attached to Apart.	Area of Double height terraces attached to Bal.
BLDG-1	2	3	4	5	6
WING (A+B)	1ST TO 13TH FL.	89 NOS FLATS	2906.39 SQ.M.	630.28 SQ.M.	---
BLDG-2	1ST TO 7TH FL.	91 NOS FLATS	2950.15 SQ.M.	806.96 SQ.M.	---
TOTAL		289 NOS FLATS	8762.93 SQ.M.	2487.52 SQ.M.	---

PARKING AREA STATEMENT BLDG- 2

RES/AREA	REQ. NOS OF PARKING CAR, PARK/2 WHEELERS	PROP. FLAT	PROP. NOS OF PARKING CAR, PARK/2 WHEELERS
For every two tenements with each tenement having carpet area less than 30 Sq.m	0 NOS	2 NOS	28.00 NOS
For every two tenements with each tenement having carpet area less than 40 Sq.m, but more than 30 sq.m.	1 NOS	2 NOS	24.00 NOS
For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	1 NOS	2 NOS	24.00 NOS
For every two tenements with each tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1 NOS	1 NOS	24.00 NOS
TOTAL			52.00 NOS
visitor parking (5%)			0.80 NOS
For every 100 sq.m. carpet area or fraction thereof	2 NOS	4 NOS	0.00
TOTAL PARKING REQUIRED			12.80 NOS
TOTAL PARKING PROVIDED 80 %			10.08 NOS

MAHADA AREA PARKING AREA STATEMENT BLDG- 2

RES/AREA	REQ. NOS OF PARKING CAR, PARK/2 WHEELERS	PROP. FLAT	PROP. NOS OF PARKING CAR, PARK/2 WHEELERS
For every two tenements with each tenement having carpet area less than 30 Sq.m	0 NOS	2 NOS	21.00 NOS
For every two tenements with each tenement having carpet area less than 40 Sq.m, but more than 30 sq.m.	1 NOS	2 NOS	18.00 NOS
For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	1 NOS	2 NOS	18.00 NOS
For every two tenements with each tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.	1 NOS	1 NOS	18.00 NOS
TOTAL			39.00 NOS
visitor parking (5%)			0.45 NOS
For every 100 sq.m. carpet area or fraction thereof	2 NOS	4 NOS	0.00
TOTAL PARKING REQUIRED			9.45 NOS
TOTAL PARKING PROVIDED 80 %			7.56 NOS

TOTAL SCOOTER PARKING PROVIDED

STILT	OPEN	74.00 NOS	121.00 NOS
TOTAL CAR PARKING PROVIDED		STILT 29.00 NOS	OPEN 18.00 NOS
TOTAL CAR PARKING PROVIDED		STILT 29.00 NOS	OPEN 18.00 NOS

BUAP AREA STATEMENT

FLOOR	BUAP AREA BLDG-1 WING-'A'	FLOOR	BUAP AREA BLDG-1 WING-'B'	FLOOR	BUAP AREA BLDG-2
GROUND	87.27	GROUND	87.27	GROUND	237.17
1ST	440.08	1ST	440.08	1ST	772.71
2ND	440.08	2ND	440.08	2ND	772.71
3RD	440.08	3RD	440.08	3RD	772.71
4TH	440.08	4TH	440.08	4TH	772.71
5TH	440.08	5TH	440.08	5TH	772.71
6TH	440.08	6TH	440.08	6TH	772.71
7TH	440.08	7TH	440.08	7TH	772.71
8TH	401.55	8TH	401.55		
9TH	440.08	9TH	440.08		
10TH	440.08	10TH	440.08		
11TH	440.08	11TH	440.08		
12TH	440.08	12TH	440.08		
13TH	401.55	13TH	401.55		
TOTAL	5731.25 SQ.M.	TOTAL	5731.25 SQ.M.	TOTAL	3328.01 SQ.M.
TOTAL BUAP AREA BLDG- 1	11462.50 SQ.M.	TOTAL BLDG- 2	3328.01 SQ.M.		
TOTAL BUAP AREA BLDG- 1+2	11462.50 + 3328.01		14790.51 SQ.M.		
CLUB HOUSE			110.72 SQ.M.		
TOTAL BUAP AREA BLDG- 1+2			14901.23 SQ.M.		

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.18, H.NO. 1/A, 1/B, 4/A, 8, AT MOUJE - UMBROLI, TAL-AMBERNATH, DIST-THANE. FOR. SMT. LAXMI R. MHATRE & OTHERS.

STAMPS & DATE OF APPROVAL OF PLANS 1/3

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: KDMC/TPD/BLP/27Village/2023-24/36.

Date: 19/03/2024.

SANCTIONED



ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan Dombivli Municipal Corporation

AREA STATEMENT SQ.MT

AREA STATEMENT	SQ.MT
1. AREA OF PLOT	---
(A) MINIMUM AREA OF A, B, C TO BE CONSIDERED	---
(A) AS PER OWNERSHIP DOCUMENT (71/2, CTS EXTRACT)	9750.00
NOT IN POSSESSION	---
(B) AS PER MEASUREMENT SHEET	246.25
(C) AS PER SITE	8603.75
2. DEDUCTIONS FOR	---
(A) PROPOSED P.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	44.62
(B) ANY D.P. RESERVATION AREA	---
(TOTAL A-B)	44.62
3. BALANCE AREA OF PLOT (1-2)	9458.13
4. AMENITY SPACE (IF APPLICABLE)	---
(A) REQUIRED -	---
(B) ADJUSTMENT OF 20%, IF ANY -	---
(C) BALANCE PROPOSED -	---
5. NET PLOT AREA (3-4)	9458.13
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
A) (A) REQUIRED -	845.91
B) (B) PROPOSED -	845.91
7. INTERNAL ROAD AREA	---
8. PLOTTABLE AREA (IF APPLICABLE)	---
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5/BASIC FSI)	8459.13 X 1.10
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE)	---
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	---
11. IN-SITU FSI / TOR LOADING	---
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2) (A) IF ANY	44.62 X 2.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
(C) TOR AREA	---
(D) TOTAL IN-SITU / TOR LOADING PROPOSED (11 (A)+(B)+(C))	89.24
12. ADDITIONAL FSI AREA UNDER CHAPTER 7	---
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	9394.28
(A) B + 100B/11A) OR 12 WHICHEVER IS APPLICABLE	---
(B) ANCILLARY AREA FSI UPTO 80% OR BIRTHMAY PAYMENT OF CHARGES.	9036.56
(C) TOTAL ENTITLEMENT (A+B)	---
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.5 OR 1.8	15000.04
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 F-LINE)	14901.23
(C) TOTAL (A+B)	14901.23
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.98
17. AREA FOR INCLUSIVE HOUSING, IF ANY	---
(A) REQUIRED (20% OF SR.NO.5)	9575.91 X 0.20
(B) PROPOSED	2318.13

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26.03.2023 AND THE DIMENSIONS OF SIZES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 9750.00 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP I.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT SURVEY RECORDS.

STRUCTURAL CERTIFICATE

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY INJURY CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

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.

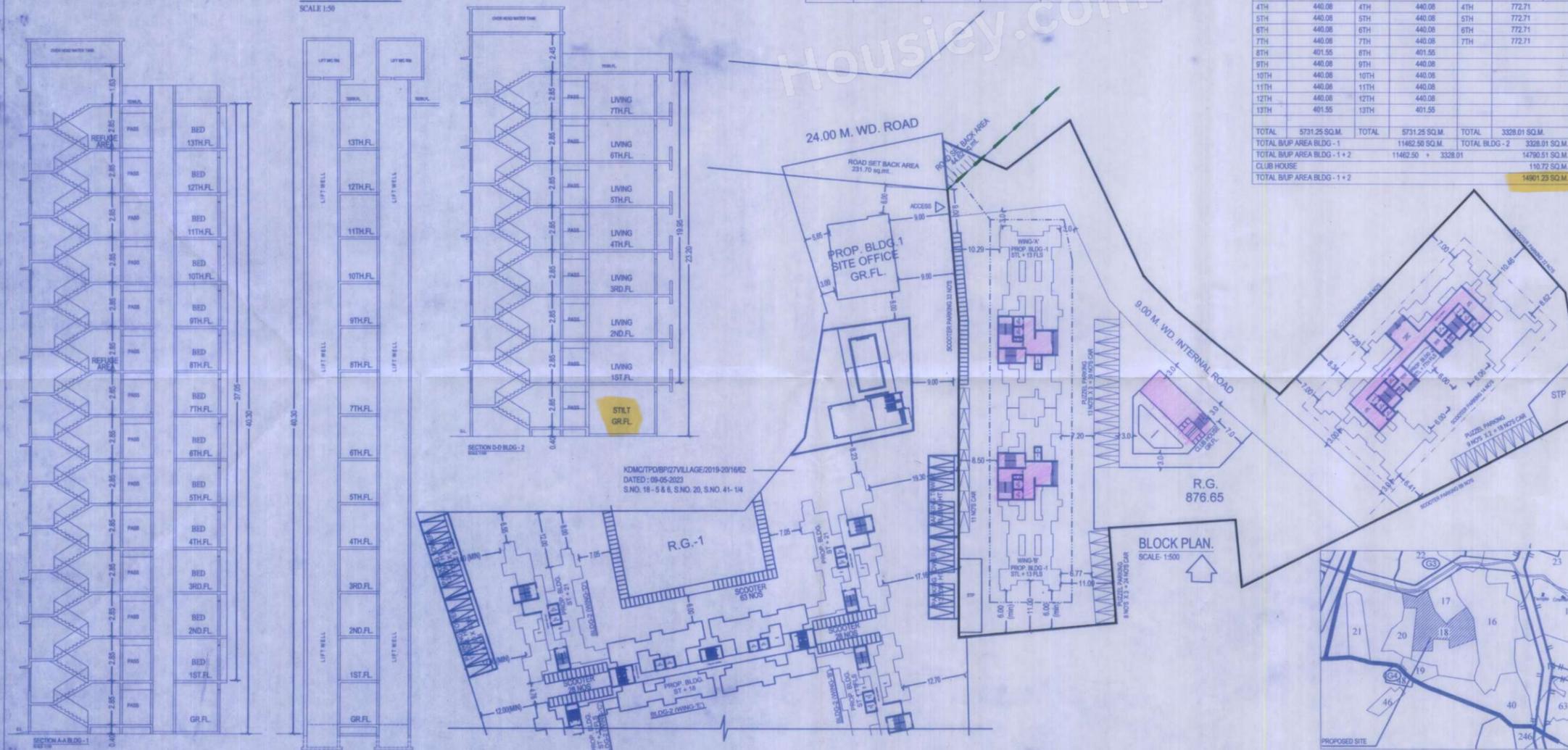
NAME & ADDRESS & SIGNATURE OF OWNER

For M/s. Dhanveer Enterprises
SHRI. AMIT S. RANGANI
M/S. DHANVEER ENTERPRISES
PARTNER
402 RATAN GALAXY J.K. ROAD MULLUND WEST MUMBAI 400008

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN-167	1	AS STATED			24-02-24

NAME, ADDRESS & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
CA-9924827.
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES
1ST FLOOR KALAS BANGLO, NEAR ADITYA MANGAL KARYALAYA,
AGARBAR ROAD, DOMBIVLI (E).



LOCATION PLAN SCALE: NTS