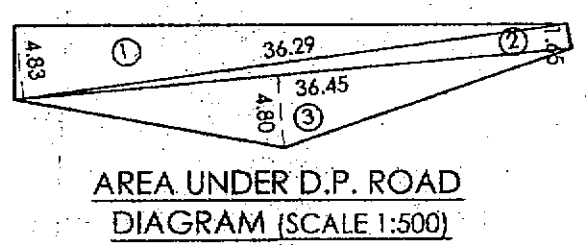
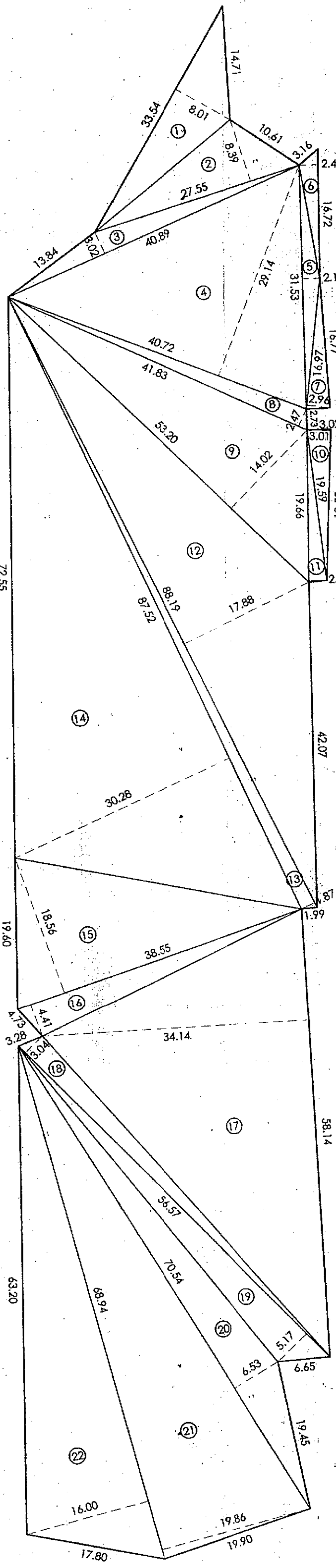
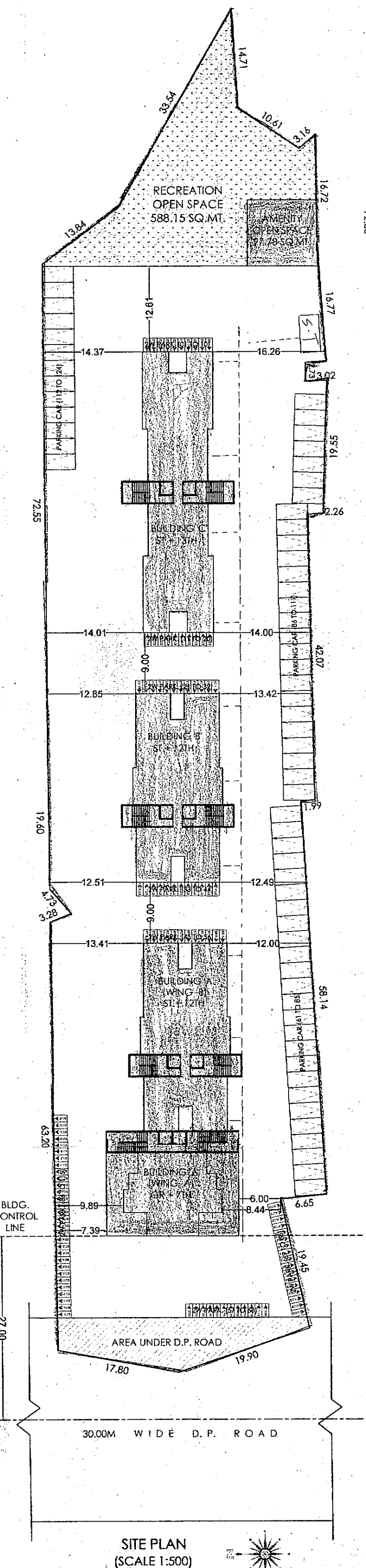


LEGEND :-

1	PLOT BOUNDARY SHOWN AS	
2	PROPOSED BUILDING SHOWN AS	
3	DRAINAGE LINE SHOWN AS	
4	RECREATIONAL OPEN SPACE	



AREA UNDER D.P. ROAD CALCULATION

1)	36.29 X 4.83 X 0.50	=	87.64 SQ.MT.
2)	36.45 X 1.65 X 0.50	=	30.07 SQ.MT.
3)	36.45 X 4.80 X 0.50	=	87.48 SQ.MT.
TOTAL			205.19 SQ.MT.

PLOT AREA CALCULATION

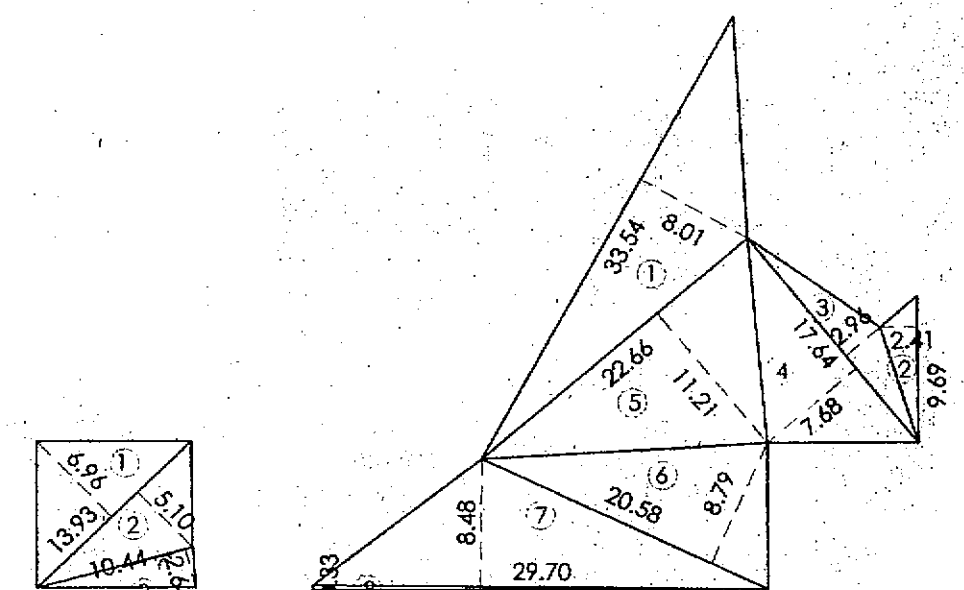
1)	33.54 X 8.01 X 0.50	=	134.32 SQ.MT.
2)	27.55 X 8.39 X 0.50	=	115.57 SQ.MT.
3)	40.89 X 3.02 X 0.50	=	61.74 SQ.MT.
4)	40.72 X 29.14 X 0.50	=	593.29 SQ.MT.
5)	31.53 X 2.19 X 0.50	=	34.52 SQ.MT.
6)	16.72 X 2.41 X 0.50	=	20.14 SQ.MT.
7)	16.97 X 2.96 X 0.50	=	25.11 SQ.MT.
8)	41.83 X 2.47 X 0.50	=	51.66 SQ.MT.
9)	53.20 X 14.02 X 0.50	=	372.93 SQ.MT.
10)	19.59 X 3.01 X 0.50	=	29.48 SQ.MT.
11)	19.66 X 2.26 X 0.50	=	22.21 SQ.MT.
12)	88.19 X 17.88 X 0.50	=	788.41 SQ.MT.
13)	88.19 X 1.87 X 0.50	=	82.45 SQ.MT.
14)	87.52 X 30.28 X 0.50	=	1325.05 SQ.MT.
15)	38.55 X 18.56 X 0.50	=	357.74 SQ.MT.
16)	38.55 X 4.41 X 0.50	=	85.00 SQ.MT.
17)	58.14 X 34.14 X 0.50	=	992.44 SQ.MT.
18)	56.57 X 3.04 X 0.50	=	85.98 SQ.MT.
19)	56.57 X 5.17 X 0.50	=	146.23 SQ.MT.
20)	70.54 X 6.53 X 0.50	=	230.31 SQ.MT.
21)	68.94 X 19.86 X 0.50	=	684.57 SQ.MT.
22)	68.94 X 16.00 X 0.50	=	551.52 SQ.MT.
TOTAL			6790.67 SQ.MT.

RECREATIONAL OPEN SPACES AREA CALCULATION

1	33.54 X 8.01 X 0.50	=	134.33
2	9.69 X 2.41 X 0.50	=	11.68
3	17.64 X 2.96 X 0.50	=	26.11
4	17.64 X 7.68 X 0.50	=	67.74
5	22.66 X 11.21 X 0.50	=	127.01
6	20.58 X 8.79 X 0.50	=	90.46
7	29.70 X 8.48 X 0.50	=	125.93
8	29.70 X 0.33 X 0.50	=	4.90
TOTAL			588.15

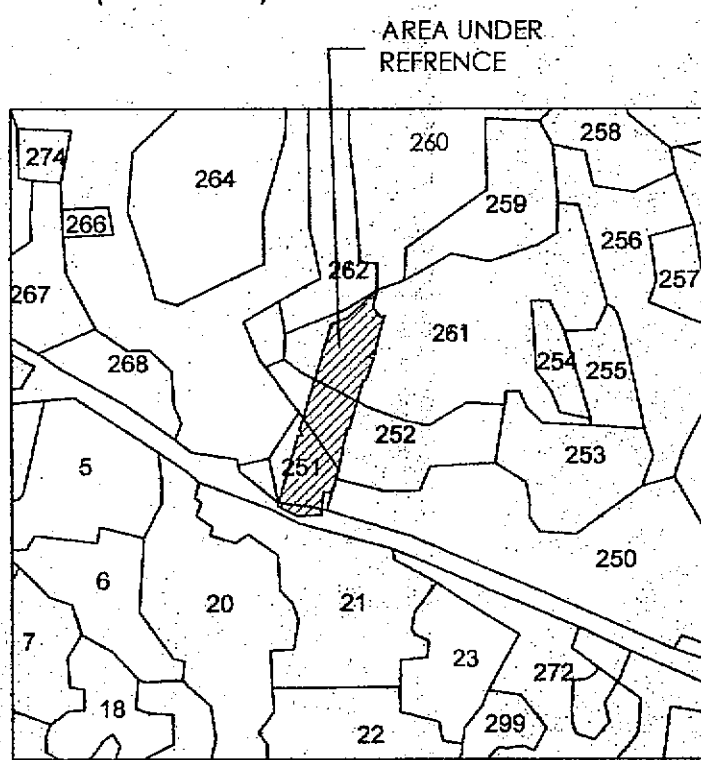
AMENITY OPEN SPACES AREA CALCULATION

1	13.93 X 6.98 X 0.50	=	48.46
2	13.93 X 5.10 X 0.50	=	35.52
3	10.44 X 2.64 X 0.50	=	13.78
TOTAL			97.76



BUILT UP AREA SUMMARY

FLOOR	BUILDING TYPE-A WING-A	BUILDING TYPE-B WING-B	BUILDING TYPE-C
STILT/GROUND	282.95	34.69	34.69
MEZZANINE	112.96		
1st	174.86	277.01	277.01
2nd	187.94	277.01	277.01
3rd	187.94	277.01	277.01
4th	187.94	277.01	277.01
5th	187.94	277.01	277.01
6th	133.86	277.01	277.01
7th	187.94	277.01	277.01
8th		250.97	250.97
9th		277.01	277.01
10th		277.01	277.01
11th		277.01	277.01
12th		277.01	277.01
13th			178.27
14th			
TOTAL	1644.33	3332.77	4917.15
TOTAL BUILT UP AREA			13227.02



PARKING AREA STATEMENT AS PER SANCTIONED DCR'S PUBLISHED UNDER SECTION 30(1) OF MR & TP ACT, 1966:-

SR.NO.	OCCUPANCY	PARKING SPACE FOR EVERY (UNIT)	TOTAL NO OF TENEMENTS	CAR	SCOOTER
1	COMMERCIAL	FOR EVERY 100.00 SQ.MT. CARPET AREA OR FRACTION THEREOF	[329.92 sq.mt.]	7	21
2	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	237	119	237
3	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.MT. BUT LESS THAN 80.00 SQ.MT.	16	8	40
4		5% VISITORS PARKING		7	16

MULTIPLYING FACTOR 0.70 (AS PER TABLE 8C (SR.NO.4))

5	PARKING PROVIDED - CAR	99
6	PARKING PROVIDED - SCOOTER	220

COMPOSITE PARKING (AS PER B.1.1 (V))

SCOOTER PARKING CONVERT TO CAR	120
PARKING REQUIRED - SCOOTER	20 CAR
PARKING PROVIDED	100 SCOOTER
PARKING PROVIDED - CAR	119
PARKING PROVIDED - SCOOTER	100

REFUGE AREA CALCULATION

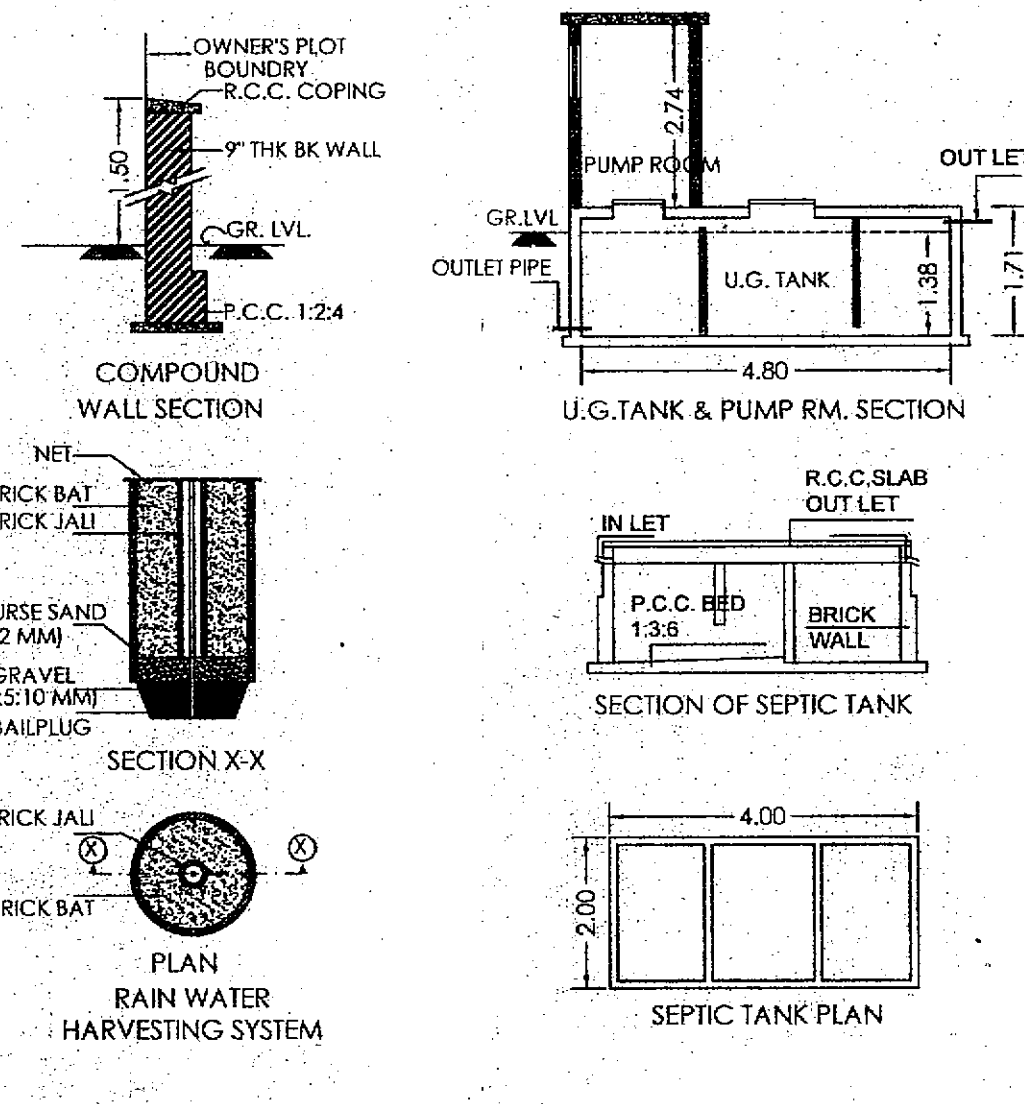
FOR BUILDINGS MORE THAN 24 M IN HEIGHT, REFUGE AREA OF 15 SQ.MT. OR AN AREA EQUIVALENT TO 0.30 SQ.MT. PER PERSON TO ACCOMMODATION THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED

(BLDG. TYPE-A, WING-A)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
5th, 6th & 7th FLOOR (5 TENEMENTS X 0.30 PERSON PER TENEMENT)
1) 5 X 7 X 0.30 = 10.50 SQ.MT.
PROVIDED REFUGE AREA = 15.00 SQ.MT.

(BLDG. TYPE-A, WING-B)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
7th, 8th, 9th FLOOR (17 TENEMENTS X 5 PERSON PER TENEMENT)
1) 17 X 5 X 0.30 = 25.50 SQ.MT.
REQUIRED REFUGE TOTAL AREA = 25.50 SQ.MT.
PROVIDED REFUGE AREA = 25.50 SQ.MT.

(BLDG. TYPE-C)
REFUGE AREA CALCULATION
PER PERSON 0.30 SQ.MT AREA REQUIRED
7th, 8th, 9th FLOOR (23 TENEMENTS X 5 PERSON PER TENEMENT)
1) 23 X 5 X 0.30 = 34.50 SQ.MT.
REQUIRED REFUGE TOTAL AREA = 34.50 SQ.MT.
PROVIDED REFUGE AREA = 34.50 SQ.MT.

TOTAL EXCESS AREA NIL



Stamp of Approval of Plans

PLANS APPROVED (26 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING NO. SROT/BSNA/2501/BP/ Kon - 57/1001/160/2021.

DATE: 10/05/2021.

AND THE CONDITIONS MENTIONED THEREIN.

Sub-Regional Office, Thane, MMRDA

Proforma for Building Permission

1	AREA STATEMENT	
(a)	Area of plot (Minimum area of 1/20 c to 1/10 c to be considered)	6150.00
(b)	As per ownership document (1/20 c to 1/10 c)	6790.67
(c)	As per measurement sheet	6790.67
2	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	205.19
(b)	Any D.P. Reservation area	0.00
(Total a+b)		205.19
3	Balance area of plot (1-2)	5944.81
4	Amenity Space (if applicable)	
(a)	Required : (1944.81 X 0.05)	97.24
(b)	Adjustment of 2(b), if any-	0.00
(c)	Balance Proposed -	97.78
5	Net Plot Area (3-4 (c))	5847.03
6	Recreational Open space (if applicable)	
(a)	Required - (10% of net plot area)	584.70
(b)	Proposed -	588.15
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5/basic FSI) (5847.03 X 1.10)	6431.73
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	1845.00
(b)	Proposed FSI on payment of premium: In-situ FSI / TDR loading	1845.00
(c)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
(d)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],	0.00
(e)	TDR area	0.00
(f)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)+(e))	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+(11(d)) or 12 whichever is applicable, (6431.73 + 1845.00)]	8276.73
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges. (0.60 X 8472.29)	4966.04
(c)	Total entitlement (a+b)	13242.77
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 1.6 or 1.8	24381.90
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a)	Existing Built-up Area.	0.00
(b)	Proposed Built-up Area (as per 'P-line')	13227.02
(c)	Total (a+b)	13227.02
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.26
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	N.A.
(b)	Proposed	N.A.

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 stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Er. Durraj Kamankar)

Description of Proposal & Property

Proposed Residential & Commercial Building On Land Bearing S.no.251, H.no.3pt, 4pt, S.no.252, H.no.2pt & S.no.261, H.no.1pt At Village - Kon, Tal - Bhiwandi, Dist - Thane.

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.

Mr. MAHESH AVCHAR GALA

Mr. LALIT HARIDAS SAMANI

Mr. DAYALAL HARIDAS SAMANI
ADD: Stylo Furniture, Near Tal Naka, Kalyan - Bhiwandi Road, Kogaon, Taluka - Bhiwandi, Dist - Thane, (4213111)

Architect/ Licensed Engineer/ Supervisor name and signature

Er. DURRAJ KAMANKAR
LICENSE NO. TP/ENG/439

K K AND ASSOCIATES
Architect Surveyors And Consulting Engineers
120 / 305, N. G. Compd, Ideal Building, 1st flr, Opp. Post Office College Road, Dhamankar Naka, Bhiwandi - 421302, Dist. Thane
web site :- www.kkandassociates.com