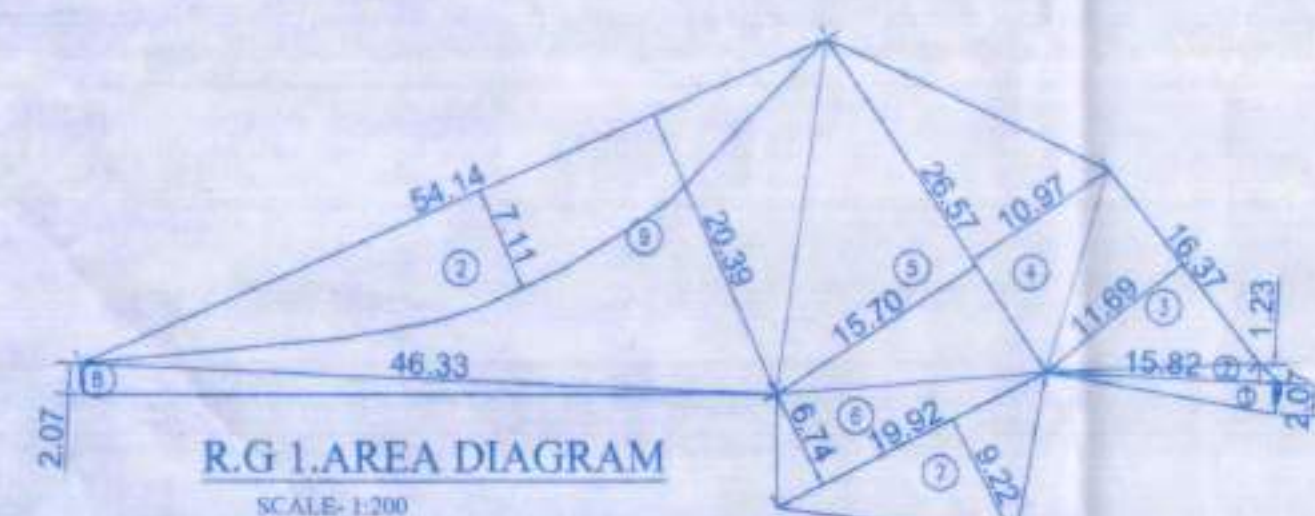


PROPOSED BUILDING

PHASE - I				PHASE - II		
FLOOR NO.	TYPE - A	TYPE - B	TYPE - C	TYPE - D	TYPE - E	TYPE - F
G.R	1083.71 SQ.MT.	79.12 SQ.MT.	134.35 SQ.MT.	1292.53 SQ.MT.	80.44 SQ.MT.	101.41 SQ.MT.
1ST	925.23 SQ.MT.	PODIUM	PODIUM	1231.47 SQ.MT.	PODIUM	PODIUM
2ND	925.23 SQ.MT.	PODIUM 142.89 SQ.MT.	104.62 SQ.MT.	1247.50 SQ.MT.	PODIUM 149.25 SQ.MT.	PODIUM 42.35 SQ.MT.
3RD	731.36 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	747.48 SQ.MT.	361.94 SQ.MT.	686.18 SQ.MT.
4TH	751.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	747.48 SQ.MT.	361.94 SQ.MT.	686.18 SQ.MT.
5TH	752.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	756.53 SQ.MT.	361.94 SQ.MT.	686.18 SQ.MT.
6TH	764.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	---	361.94 SQ.MT.	---
7TH	688.65 SQ.MT.	362.07 SQ.MT.	576.26 SQ.MT.	---	---	---
8TH	707.89 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
9TH	682.50 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
10TH	684.99 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
11TH	668.78 SQ.MT.	362.07 SQ.MT.	576.26 SQ.MT.	---	---	---
12TH	696.58 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
13TH	554.41 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
14TH	599.02 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
15TH	599.02 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
16TH	585.65 SQ.MT.	362.07 SQ.MT.	577.79 SQ.MT.	---	---	---
17TH	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
18TH	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
19TH	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
20TH	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
21ST	585.65 SQ.MT.	362.07 SQ.MT.	599.42 SQ.MT.	---	---	---
22ND	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
23RD	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
24TH	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
25TH	---	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
26TH	---	362.07 SQ.MT.	599.42 SQ.MT.	---	---	---
27TH	---	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
28TH	---	---	---	---	---	---
29TH	---	---	---	---	---	---
TOTAL	17180.46 SQ.MT.	10060.55 SQ.MT.	15176.51 SQ.MT.	6002.99 SQ.MT.	1677.45 SQ.MT.	2177.98 SQ.MT.

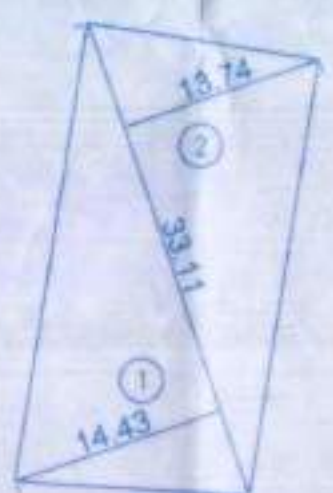


R.O AREA CALCULATION						
1	12	X	15.82	X	2.07	X 180 = 1637 SQ.MT
2	12	X	15.82	X	1.23	X 180 = 879 SQ.MT
3	12	X	16.27	X	10.99	X 180 = 9568 SQ.MT
4	12	X	26.57	X	11.67	X 180 = 14754 SQ.MT
5	12	X	26.57	X	15.79	X 180 = 20837 SQ.MT
6	12	X	19.92	X	6.74	X 180 = 4713 SQ.MT
7	12	X	19.92	X	9.22	X 180 = 9183 SQ.MT
8	12	X	46.53	X	2.07	X 180 = 4795 SQ.MT
9	12	X	54.14	X	20.39	X 180 = 35196 SQ.MT
TOTAL ADDITION						= 123446 SQ.MT
DIRECTIONS						
2	23	X	54.14	X	7.11	X 180 = 25862 SQ.MT
TOTAL DIRECTION						= 25862 SQ.MT
TOTAL BUILD UP AREA [X+Y]						= 97534 SQ.MT

FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT, EVERY 2 TENEMENT/ 2 SCOOTER	-	-	-
30 TO 80 SQ.MT. EVERY 2 TENEMENT/ 1 CAR & 2 SCOOTER	599	299.50	599
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1 CAR & 2 SCOOTER	-	-	-
150 SQ.MT & ABOVE EVERY ONE TENEMENT/ 2 CAR & 1 SCOOTER	-	-	-
TOTAL NO OF RESIDENTIAL PARKING	599	299.50	599
ADD VISITOR PARKING FOR RESIDENTIAL 5%		14.98	29.95
COMMERCIAL AREA EVERY 100 SQ.MT 2 CAR & 6 SCOOTER	4855.21 SQ.MT.	97	391
ADD VISITOR PARKING FOR COMMERCIAL 20%		19	58
TOTAL NO OF PARKING		430	978
PARKING REQUIRED AS PER TABLE NO. 8C 80% OF PARKING		344	782
PARKING WITH COMPOSITE PARKING: 98 X 6 = 588		98	588.6
PARKING PROPOSED			
STILT AND PODIUM PARKING			
OPEN STACK/ PUZZLE/MECHANICAL PARKING: 377 X 2 = 754		754	
2 WHEELER PARKING COMPOSITE IN 4 WHEELER			
TOTAL PROPOSED NO OF PARKING		656	658

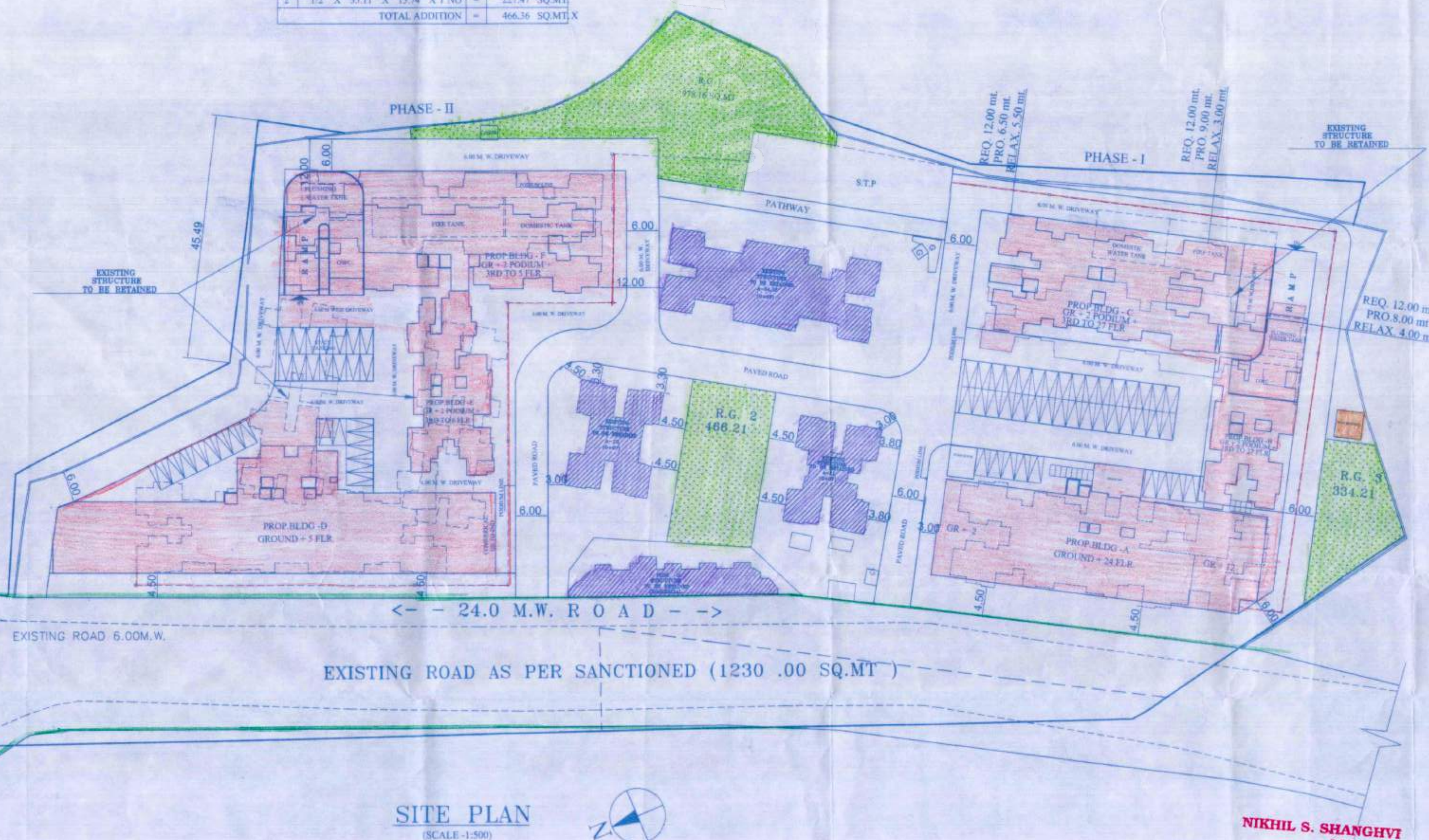


R.G 3, AREA DIAGRAM



R.G 2.AREA DIAGRAM

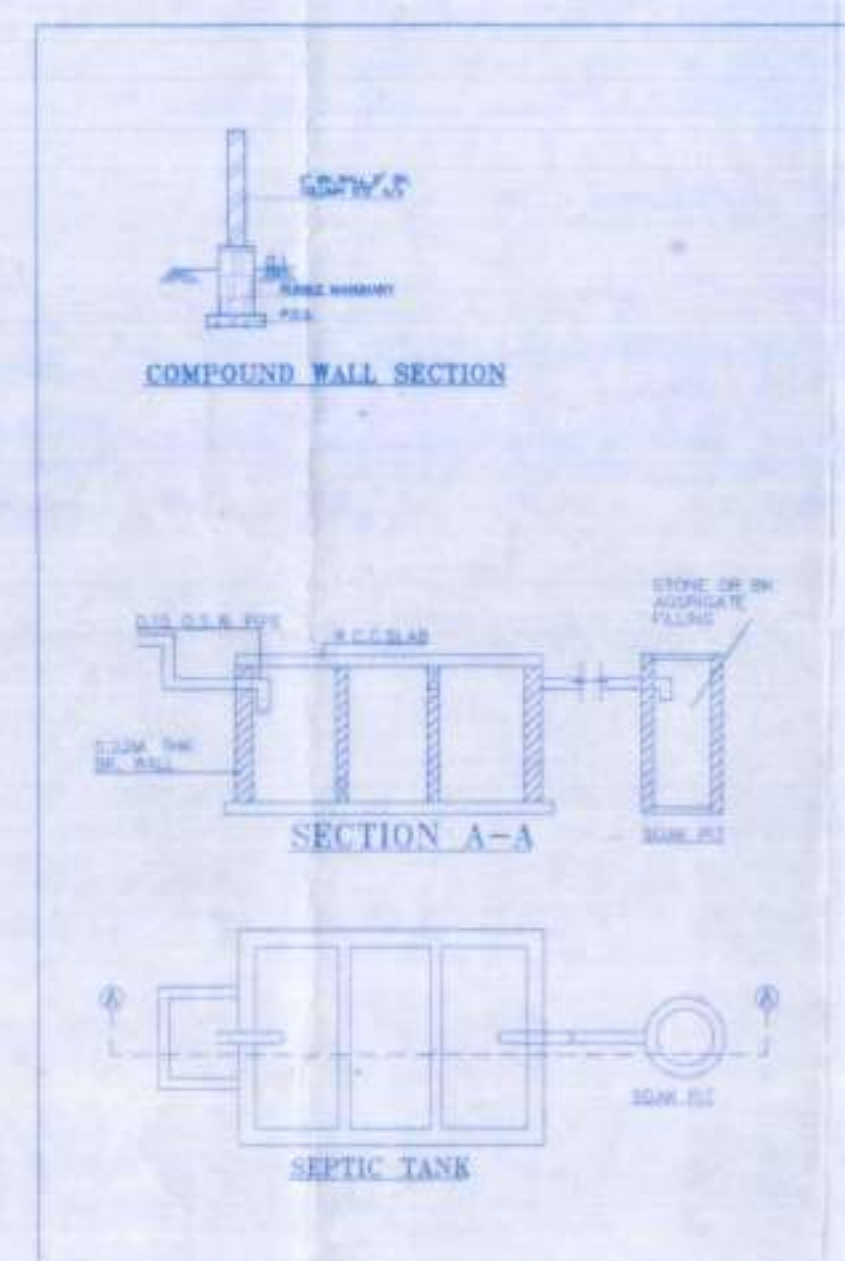
R.G AREA CALCULATION						
1	1/2	X	33.11	X	14.43	X 1 NO = 238.89 SQ.MT
2	1/2	X	33.11	X	13.74	X 1 NO = 227.47 SQ.MT
TOTAL ADDITION					=	466.36 SQ.MT X



SITE PLAN
(SCALE - 1:500)



LOCATION PLAN



TOTAL BUILT UP AREA STATEMENT					
	BLDG. NO.	FLOOR	TOTAL BUILT UP AREA	(In SQ.MT.)	
				NO OF FLATS & SHOPS	
PHASE - I	A	GROUND + 24 FLR.	17180.46	16 SHOPS	
				03 GODOWN	
				54 OFFICE	
					174 FLATS
	B	GR + 2 PODIUM + 3RD TO 27 FLR	10060.55	---	
				145 FLATS	
	C	GR + 2 PODIUM + 3RD TO 27 FLR	15176.51	---	
				200 FLATS	
D	GROUND + 5 FLR.	6022.99	23 SHOPS		
			78 OFFICE		
			30 FLATS		
PHASE - III	E	GR + 2 PODIUM + 3RD TO 6 FLR.	1677.45	---	
				20 FLATS	
	F	GR + 2 PODIUM + 3RD TO 5 FLR.	2177.98	---	
				30 FLATS	
	TOTAL AREA		52295.94	39 SHOPS	
				132 OFFICE	
				03 GODOWNS	
				590 FLATS	

DOORS & WINDOWS SCHEDULE			
	SIZE W X H	AREA IN SQMTS	DESCRIPTION
D	1.20M X 2.15M	2.58	7. W FLUSHED DOOR
D1	1.00M X 2.15M	2.15	7. W PANELLIED DOOR
D2	0.90M X 2.15M	1.93	7. W PANELLIED DOOR
D3	0.75M X 2.15M	1.61	7. W PANELLIED DOOR
W	1.00M X 1.50M	1.50	7. W GLAZED WINDOW
W1	1.00M X 2.15M	1.87	7. W GLAZED WINDOW
W2	1.20M X 2.15M	2.58	7. W GLAZED WINDOW
W3	0.90M X 2.15M	0.47	GLASS LIVERY

SHEET NO 01/23

Building Permit No. :-
KDMC/TPD/BP/KD/2020-21/06/267
Date :- 20/09/2022.

SANCTIONED



Sundar P.
for ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT		IN SQ.MT
1	A) AREA OF PLOT a) As per ownership document (7112.215 extract) b) As per measurement sheet c) As per agreement	25057.87 + 1130.00 + 1876.50 26008.37 + 1000.00 + 1876.50 17985.37 + 1000.00 + 1876.50
2	DEDUCTIONS FOR a) 24.00 M. W. D.P.D.P. ROAD WIDENING AREA/SERVICE ROAD HIGHWAY WIDENING b) 13.00 M.W. D.P. ROAD AREA (AS PER SANCTIONED AREA) c) EXISTING ROAD AREA (AS PER SANCTIONED AREA) TOTAL (a+b+c)	1794.80 2037.96 1230.00 5062.56
3	BALANCE AREA OF PLOT (1 Minus 2)	15609.31
4	AMENITY SPACE IF APPLICABLE a) REQUIRED b) ADJUSTMENT IF ANY c) BALANCE PROPOSED	— — —
5	NET PLOT AREA (1-4C) d) RECREATIONAL OPEN SPACE (IF APPLICABLE) e) REQUIRED f) PROPOSED	15609.31 1560.83 1560.93
7	INTERNAL ROAD AREA	1560.93
8	POTABLE AREA	—
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO - 5 X BASIC FSI) 15609.31 X 1.10 = 17170.241	17170.21
10	ADDITION OF FSI ON PAYMENT PREMIUM a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH, TDR ZONE b) PROPOSED FSI ON PAYMENT OF PREMIUM 20671.87 X 8.50 = 10353.93 OUT OF THIS c) IN-SITU FSI/TDR LOADING	— 2775.00 —
11	a) IN-SITU AREA AGAINST D.P. ROAD (1.0 x SR. NO-2 (a)) 1794.60 X 2.00 b) IN-SITU AREA AGAINST D.P. ROAD (2.0 x SR. NO-2 (a)) 2037.96 X 1.00 c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X SR. NO-4 (b) AND / OR (C) d) TDR AREA e) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	3589.20 2037.97 — 891.16 6519.14
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7.61 (For Soc. Redevelopment as per 7.6.1) TOTAL FSI 344 X 15 =	5760.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) (9+10b)+11(b) or 12 WHICHEVER IS APPLICABLE b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES COMMERCIAL AREA = 3733.93 X 80% = 2971.15 sq.mt RESIDENTIAL AREA = 2810.42 X 60% = 1716.25 sq.mt TOTAL = 2077.40 sq.mt (SANCTIONED 2148.00 + PROPOSED = 17929.40)	87224.31 20077.40
14	c) TOTAL ENTITLEMENT (a+b)	52301.75
15	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 whichever is applicable TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	52801.75
16	a) EXISTING BUILT UP AREA (AS PER SANCTIONED) b) PROPOSED BUILT UP AREA (AS PER PLAN LINE) c) TOTAL (a+b)	17180.46 35113.48 52293.94
17	FSI CONSUMED (15/13) AREA FOR INCLUSIVE HOUSING IF ANY a) REQUIRED (20% OF SR. NO-5) b) PROPOSED (20% OF SR. NO-5)	52293.94 — —

APPENDIX - C

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

OWNER'S DECLARATION

I/WE UNDER SIGNED 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 OR TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

LEGENDS		OWNER NAME AND DRAWING NO.	NOTES
PLAY BOUNDARY SHOWN IN THICK BLACK			DRAWING IN SCALE
EXISTING STREET SHOWN IN GREEN			ALL DIMENSIONS ARE IN FEET/INCHES
FUTURE STREET GRASSY LOTTER			OUTER WALL IS 15 M & INTERNAL WALL 8.13 M THIN
PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK			
EXISTING WORK, HIGHLY NOBLE			
WORK PROPOSED TO BE LEGAL DRED SHOWN IN YELLOW HATCHED			
PROPOSED WORK, MINORLY FILL			
DRAINAGE & SEWERAGE WORK, SHOWN IN BLUE DOTTLED			
WATER BURY WORK, SHOWN IN BLACK DOTTLED			

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP. TOWN PLANNING SCHEME RECORDS.

ARCHITECT

[Signature]

ANIL R. NIRGUDE. TEJAS A. NIRGUDE. SIGNATURE OF OWNERS.

797-01	PROPOSED RESIDENTIAL REDEVELOPMENT BUILDING PLAN ON PLOT BEARING S.NO.39/1/1 (P)
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DRG. NO.	S.NO.39/5, S.NO.6/1(P) & 6/2 AT VILLAGE KOLIVALI, TAL-KALYAN
	FOR STREET COMPLEX PHASE II, CO-OP HOUSING SOCIETY LTD.

AS SHOWN
SCALE

C. A. HOLDER : VIKAS DEVELOPER THROUGH ITS PROPRIETOR

DATE	SHRI. VIKAS H. JAIN.
------	----------------------

ANIL VITAN CONSULTANTS

DESIGNED BY:  ARCHITECTS & ENGINEERS

B-101, Bindu Tower, 1st Floor, Opp Lourdes English School,
Samoshi Mata Road, Kalyan - 421301
