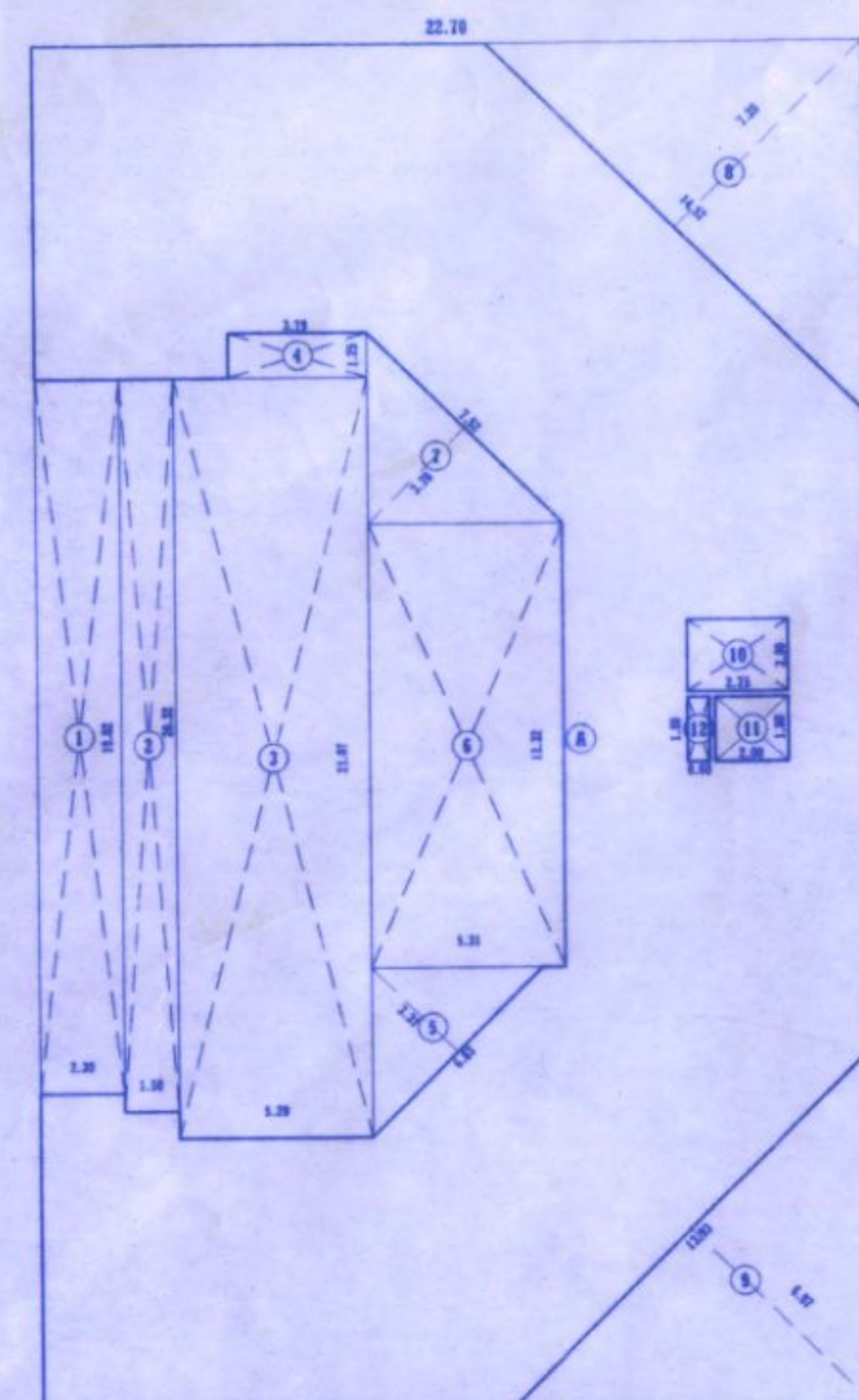
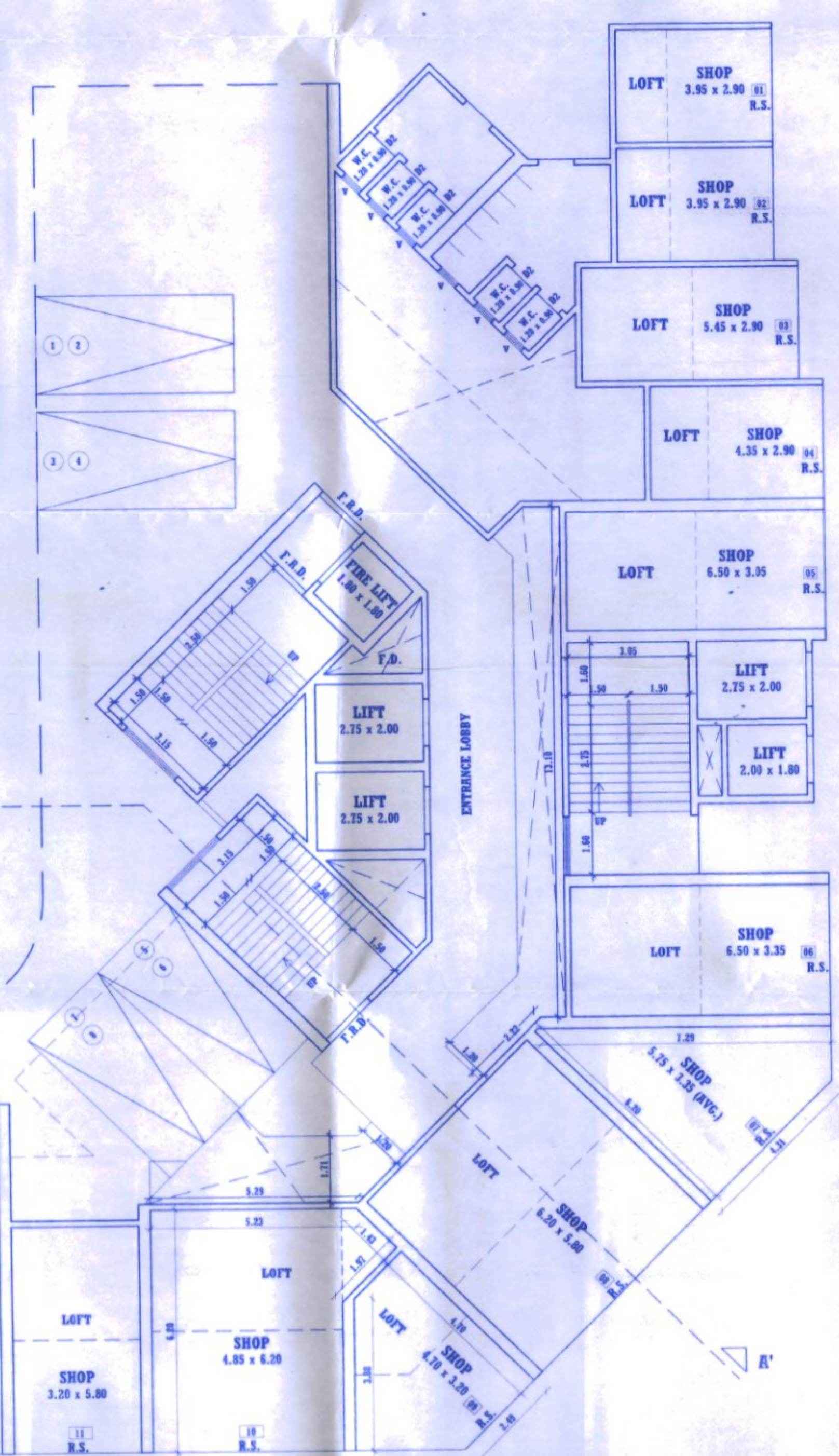
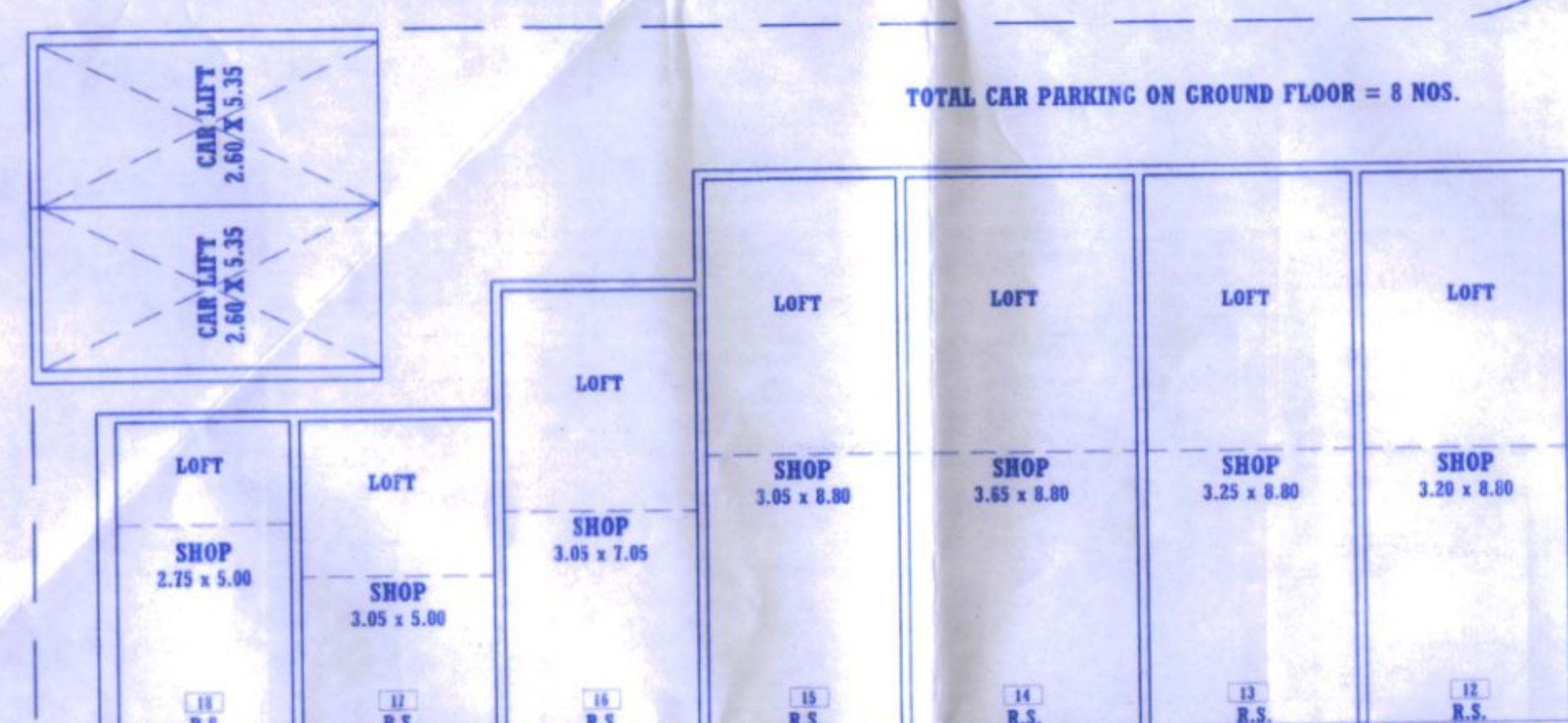
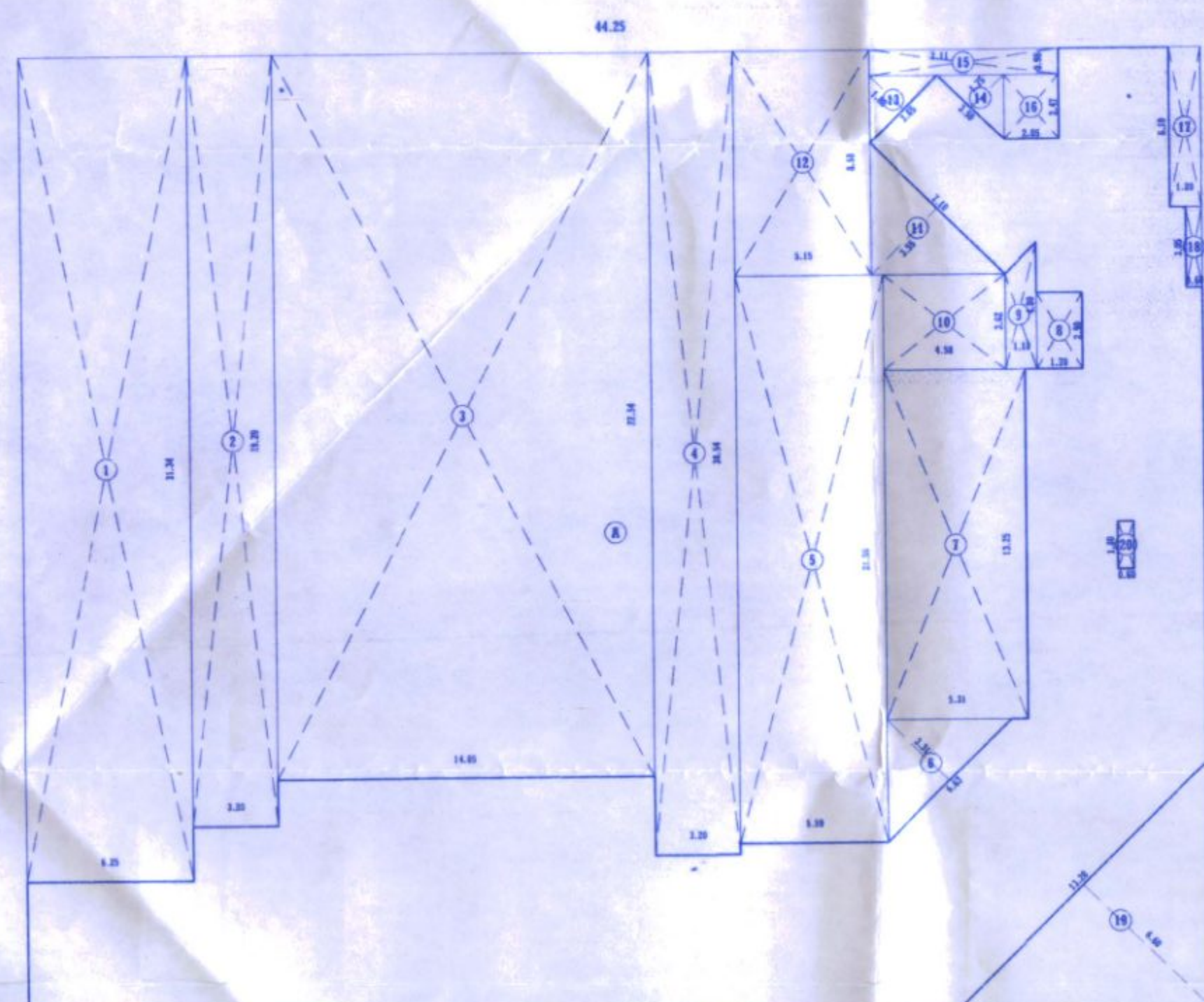
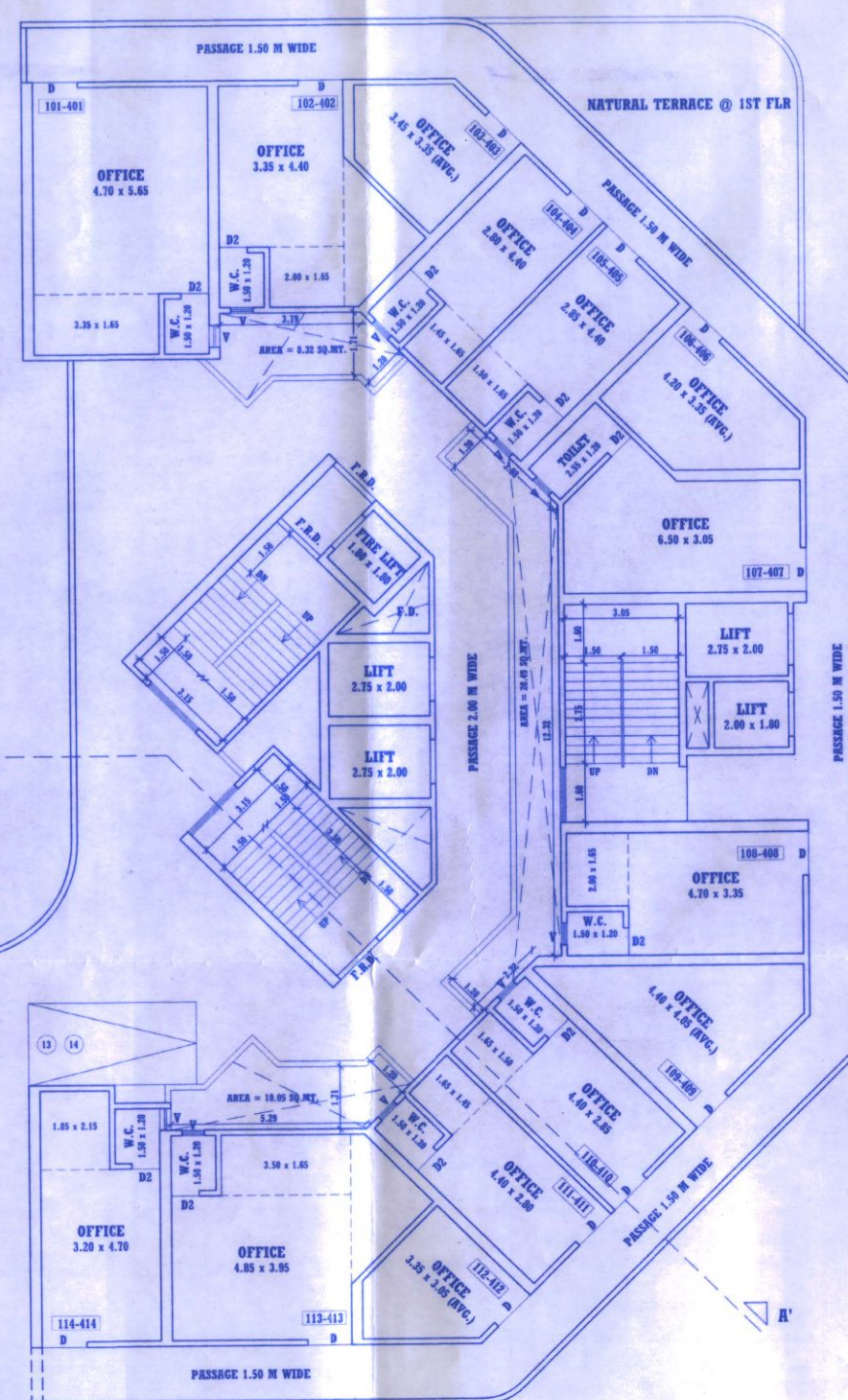
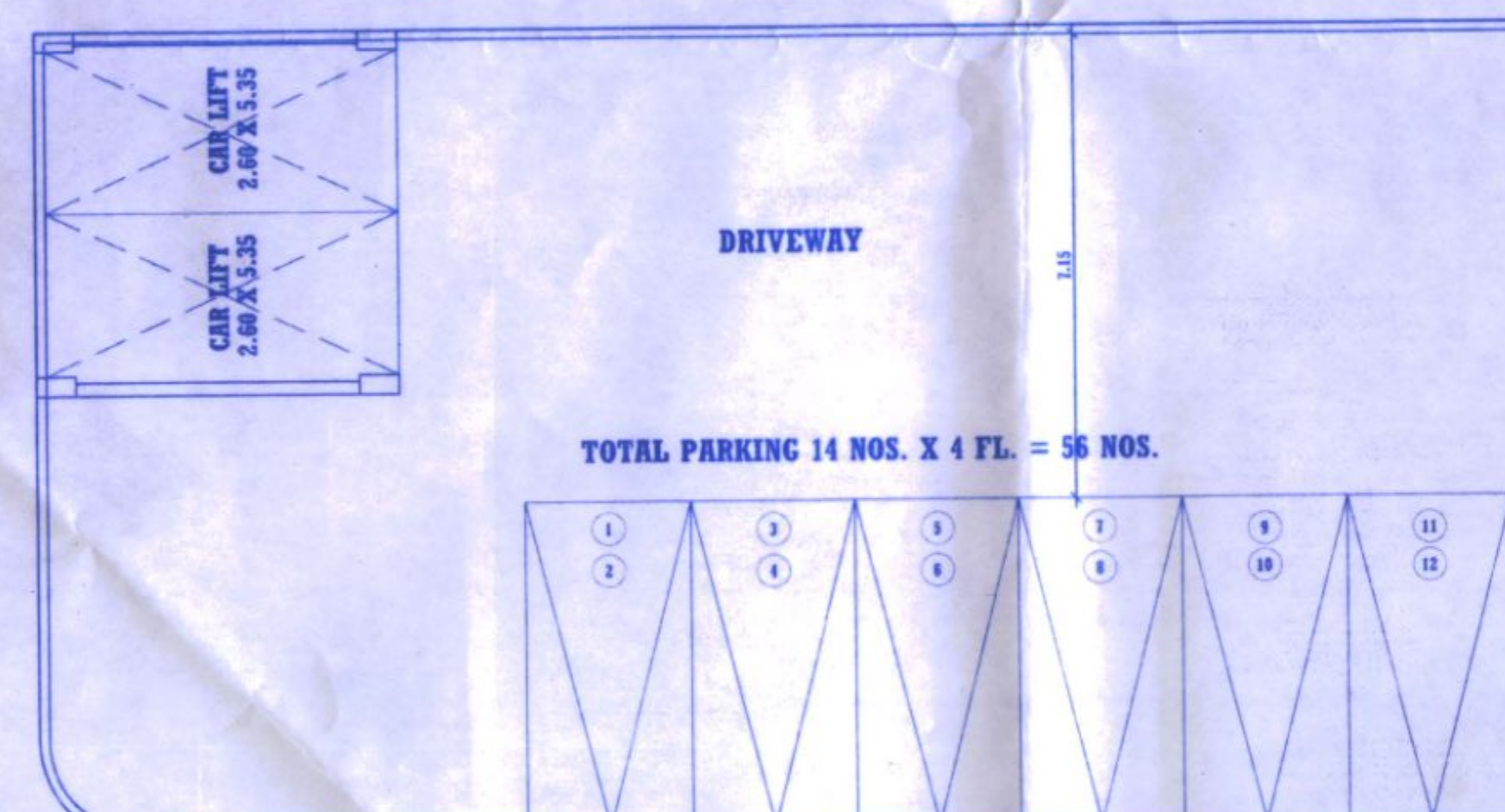




| P-LINE AREA CALCULATION     |      |       |       |            |              |
|-----------------------------|------|-------|-------|------------|--------------|
| EXP 10 IN FLARE (CHORDS/IN) |      |       |       |            |              |
|                             | 1    | 2     | 3     | 4          | 5            |
|                             | 0    | 22.51 | 0     | 22.51      | 0            |
|                             |      |       |       | TOTAL AREA |              |
|                             |      |       |       |            | 608.55 30.27 |
| DESCRIPTION                 |      |       |       |            |              |
| 1                           | 2.25 | 0     | 15.52 | 2.25       | 0            |
| 2                           | 1.50 | 0     | 25.52 | 1.50       | 0            |
| 3                           | 5.00 | 0     | 23.52 | 5.00       | 0            |
| 4                           | 1.75 | 0     | 1.25  | 1.75       | 0            |
| 5                           | 3.75 | 6.40  | 2.50  | 3.75       | 6.40         |
| 6                           | 5.51 | 0     | 12.52 | 5.51       | 0            |
| 7                           | 1.75 | 1.75  | 2.50  | 1.75       | 1.75         |
| 8                           | 1.75 | 14.51 | 1.75  | 1.75       | 14.51        |
| 9                           | 1.75 | 12.50 | 0     | 1.75       | 12.50        |
| 10                          | 2.75 | 0     | 2.50  | 2.75       | 0            |
| 11                          | 2.50 | 0     | 1.50  | 2.50       | 0            |
| 12                          | 0.50 | 0     | 1.50  | 0.50       | 0            |
|                             |      |       |       | TOTAL AREA |              |
|                             |      |       |       |            | 395.56 30.27 |
| NET P-LINE AREA             |      |       |       |            | 608.55 30.27 |



FORM OF STATEMENT 2  
SR.NO.9 (a)  
PROPOSED BUILDING

| PROPOSED BUILDING |                                                          |                                                             |
|-------------------|----------------------------------------------------------|-------------------------------------------------------------|
| BUILDING NO.      | FLOOR NO.                                                | TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE |
| --                | GR+ 5TH PODIUM FL. ( COM. )<br>6TH TO 11TH FL. ( RESI. ) | 4460.85 SQ.MT.                                              |

### PARKING AREA STATEMENT

| ONE PARKING AREA FOR EVERY TWO (2) FLATS                                                                                                              | Res. OF FLATS | Res. OF CAR | Res. OF SCOOTER |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|-----------------|
| 1) FOR EVERY TENMENT HAVING CARPIT AREA OF 150 SQ.M. AND ABOVE<br>1 CAR & 1 SCOOTER                                                                   | NIL           | NIL         | NIL             |
| 2) FOR EVERY TENMENT HAVING CARPIT AREA EQUAL TO OR ABOVE 90 SQ.M. BUT LESS THAN 150 SQ.M.<br>1 CAR & 1 SCOOTER                                       | NIL           | NIL         | NIL             |
| 3) FOR EVERY TWO TENMENT WITH EACH TENMENT HAVING CARPIT AREA EQUAL TO OR ABOVE 45 SQ.M. BUT LESS THAN 90 SQ.M.<br>1 CAR & 1 SCOOTER                  | 17 NOS        | 5.50 NOS    | 42.50 NOS       |
| 4) FOR EVERY TWO TENMENT WITH EACH TENMENT HAVING CARPIT AREA LESS THAN 90 SQ.M. BUT MORE THAN 30 SQ.M.<br>1 CAR & 1 SCOOTER                          | NIL           | NIL         | NIL             |
| 5) FOR EVERY TWO TENMENTS WITH EACH TENMENT HAVING CARPIT AREA LESS THAN 30 SQ.M.<br>4 SCOOTER                                                        | NIL           | NIL         | NIL             |
| 6) SHOPS AND OTHER COMMERCIALS USES AREA 275.61 SQ.MT. FOR EVERY 100 SQ.M. CARPIT AREA OR FRACTION THEREOF<br>(100 SQ.MT. 1 CAR, & 1 SCOOTER PARKING) | NIL           | 1.50 NOS    | 22.14 NOS       |
| 7) OFFICE AREA 1132.00 SQ.MT. FOR EVERY 300 SQ.M. CARPIT AREA OR FRACTION THEREOF<br>(300 SQ.MT. 1 CAR, & 1 SCOOTER PARKING)                          | NIL           | 16.40 NOS   | 62.38 NOS       |
| 8) ADDITION 3% RES. VISITOR PARKING (3% of 1 TO 5)                                                                                                    | NIL           | 0.43 NOS    | 2.13 NOS        |
| 9) TOTAL PARKING CAR                                                                                                                                  |               | 23.43 NOS   | 123.83 NOS      |
| TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 10)                                                                                                      |               | 27.70 NOS   | 104.04 NOS      |
| AS PER UDCP REGULATION NO. 8.2.2 TABLE NO.4C                                                                                                          |               |             |                 |
| TOTAL PROPOSED PARKING CAR                                                                                                                            |               |             | 55 NOS          |

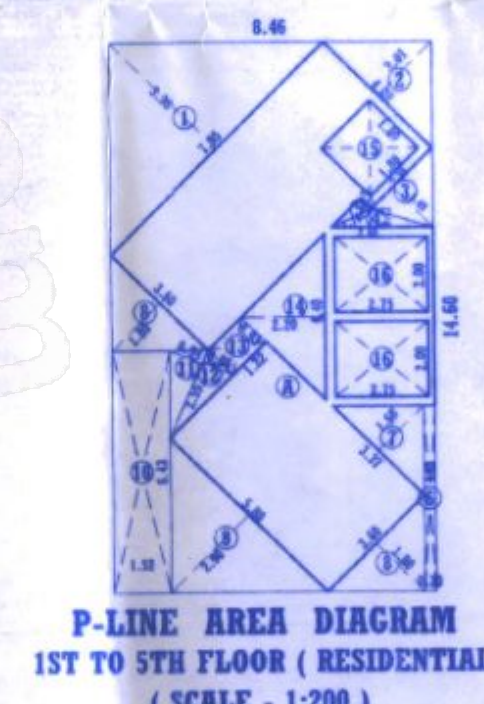
COMPOSITE PARKING ( 1 CAR = 6 SCOOTER ) 9 CAR X 6 = 54 NO

FORM OF STATEMENT - 1  
SR.NO.9 (g)

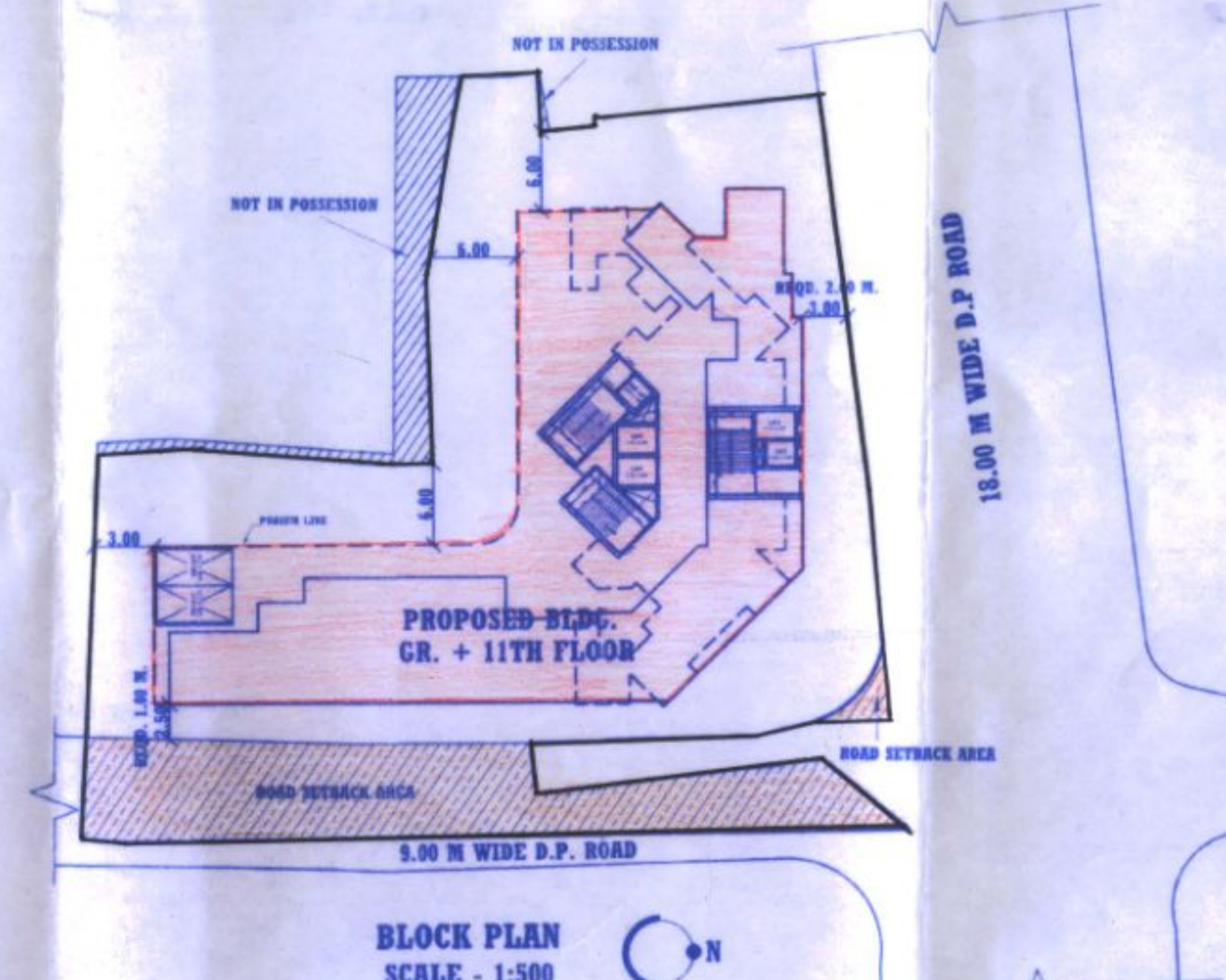
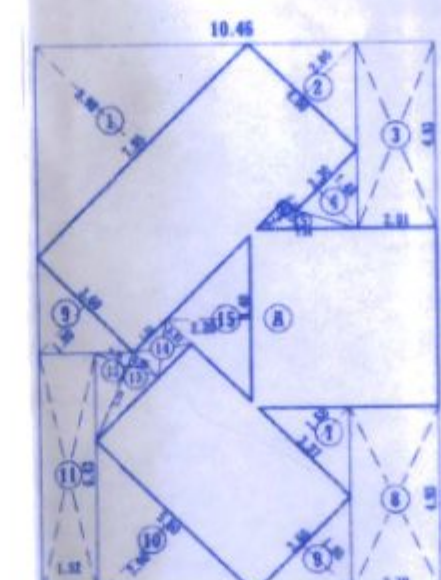
| SCHEDULE (B)             |                       |               |                                |                                       |       |                                                 |     |
|--------------------------|-----------------------|---------------|--------------------------------|---------------------------------------|-------|-------------------------------------------------|-----|
| AREA DETAIL OF APARTMENT |                       |               |                                |                                       |       |                                                 |     |
| BUILDING NO.             | FLOOR NO.             | APARTMENT NO. | NETA CARPET AREA OF APARTMENTS | AREA OF BALCONY ATTACHED TO APARTMENT |       | AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT |     |
|                          |                       |               |                                | ENCL.                                 | OFFER |                                                 |     |
| ...                      | 6TH FLOOR             | 3 NOS         | 601                            | 58.58 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 602                            | 58.71 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 603                            | 61.51 SQ.MT.                          | ---   | ---                                             | NIL |
|                          | 7TH FLOOR             | 3 NOS         | 702                            | 58.71 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 703                            | 61.51 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 704                            | 54.88 SQ.MT.                          | ---   | ---                                             | NIL |
|                          | 8TH, 9TH & 10TH FLOOR | 9 NOS         | 801,801,1101                   | 58.71 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 802,802,1102                   | 61.51 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               | 803,803,1103                   | 54.88 SQ.MT.                          | ---   | ---                                             | NIL |
|                          | 10TH FLOOR            | 2 NOS         | 1001                           | 58.71 SQ.MT.                          | ---   | ---                                             | NIL |
|                          |                       |               |                                |                                       |       |                                                 |     |

### P-LINE AREA CALCULATION

| USE THE FLOOR (REPRESENTATIVE) |                             | TOTAL ADDITION |        |        |
|--------------------------------|-----------------------------|----------------|--------|--------|
| 8                              | 6.40 X 16.00 X 1.80         | 8              | 133.32 | 16.00  |
| <b>REDUCTIONS</b>              |                             |                |        |        |
| 1                              | 1/2 X 7.00 X 2.00 X 1.80    | 1              | 18.00  | 18.00  |
| 2                              | 1/2 X 6.00 X 2.01 X 1.80    | 2              | 6.64   | 36.64  |
| 3                              | 1/2 X 2.00 X 1.00 X 1.80    | 3              | 5.40   | 42.04  |
| 4                              | 1/2 X 2.00 X 1.00 X 1.80    | 4              | 3.60   | 45.64  |
| 5                              | 1/2 X 1.00 X 1.00 X 1.80    | 5              | 1.80   | 47.44  |
| 6                              | 3/8 X 3.00 X 0.50 X 1.80    | 6              | 1.05   | 48.49  |
| 7                              | 1/2 X 2.00 X 1.00 X 1.80    | 7              | 3.60   | 52.09  |
| 8                              | 1/2 X 2.00 X 1.00 X 2.0005  | 8              | 6.00   | 58.09  |
| 9                              | 1/2 X 3.00 X 1.00 X 1.80    | 9              | 8.10   | 66.19  |
| 10                             | 1.00 X 3.00 X 0.40 X 1.80   | 10             | 3.24   | 69.43  |
| 11                             | 1/2 X 2.00 X 1.00 X 1.80    | 11             | 3.60   | 73.03  |
| 12                             | 1/2 X 2.00 X 1.00 X 1.80    | 12             | 3.60   | 76.63  |
| 13                             | 0.50 X 3.00 X 1.22 X 1.80   | 13             | 3.53   | 80.16  |
| 14                             | 1/2 X 6.00 X 2.00 X 1.80    | 14             | 21.60  | 101.76 |
| 15                             | 1.00 X 3.00 X 1.00 X 1.80   | 15             | 5.40   | 107.16 |
| 16                             | 2.00 X 3.00 X 0.50 X 1.8005 | 16             | 5.40   | 112.56 |
| <b>TOTAL PLANT AREA</b>        |                             |                |        | 112.56 |
| <b>TOTAL PLANT AREA</b>        |                             |                |        | 68.00  |



### P-LINE AREA CALCULATION

[illegible]

### P-LINE AREA STATEMENT

| FLOORS       | P-LANE AREA     |                 |
|--------------|-----------------|-----------------|
|              | CONH.           | WING A          |
| GROUND FLOOR | 453.01 SQ. MT.  | 70.02 SQ. MT.   |
| 1ST FLOOR    | 465.15 SQ. MT.  | 50.31 SQ. MT.   |
| 2ND FLOOR    | 465.15 SQ. MT.  | 50.31 SQ. MT.   |
| 3RD FLOOR    | 465.15 SQ. MT.  | 50.31 SQ. MT.   |
| 4TH FLOOR    | 465.15 SQ. MT.  | 50.31 SQ. MT.   |
| 5TH FLOOR    | ---             | 50.31 SQ. MT.   |
| 6TH FLOOR    | ---             | 220.44 SQ. MT.  |
| 7TH FLOOR    | ---             | 206.48 SQ. MT.  |
| 8TH FLOOR    | ---             | 206.48 SQ. MT.  |
| 9TH FLOOR    | ---             | 206.48 SQ. MT.  |
| 10TH FLOOR   | ---             | 246.38 SQ. MT.  |
| 11TH FLOOR   | ---             | 206.48 SQ. MT.  |
|              |                 |                 |
| TOTAL        | 2242.04 SQ. MT. | 2117.21 SQ. MT. |
|              | 4404.05 SQ. MT. |                 |

### P-LINE AREA CALCULATION

| GROUP FOLD (CONCRETE) |       |       |       |      | TOTAL          |               |
|-----------------------|-------|-------|-------|------|----------------|---------------|
|                       | 4     | 42.25 | 34.48 | 1    | 1.80           |               |
|                       |       |       |       |      | TOTAL ADDITION |               |
|                       |       |       |       |      |                |               |
| DESCRIPTIONS          |       |       |       |      |                |               |
| 1                     | 6.25  | 31.24 | 1.80  |      |                | 150.00 30.00  |
| 2                     | 3.20  | 39.28 | 1.80  |      |                | 55.12 30.00   |
| 3                     | 14.00 | 22.64 | 1.80  |      |                | 208.94 30.00  |
| 4                     | 3.20  | 30.84 | 1.80  |      |                | 61.12 30.00   |
| 5                     | 3.30  | 21.65 | 1.80  |      |                | 120.45 30.00  |
| 6                     | 1.75  | 6.85  | 3.35  | 1.80 |                | 39.00 30.00   |
| 7                     | 5.25  | 5.15  | 1.80  |      |                | 39.00 30.00   |
| 8                     | 1.75  | 1.50  | 1.80  |      |                | 4.80 30.00    |
| 9                     | 4.00  | 3.50  | 1.75  | 1.35 | 2.30           | 6.87 30.00    |
| 10                    | 4.50  | 3.32  | 1.80  |      |                | 58.50 30.00   |
| 11                    | 1.75  | 1.10  | 3.35  | 1.80 |                | 12.85 30.00   |
| 12                    | 5.15  | 6.38  | 1.80  |      |                | 64.15 30.00   |
| 13                    | 1.75  | 1.85  | 1.32  | 1.80 |                | 3.34 30.00    |
| 14                    | 1.75  | 1.50  | 1.15  | 1.80 |                | 3.06 30.00    |
| 15                    | 2.11  | 0.80  | 1.80  |      |                | 8.57 30.00    |
| 16                    | 2.50  | 2.40  | 1.80  |      |                | 5.00 30.00    |
| 17                    | 1.20  | 6.10  | 1.30  | 1.80 |                | 7.32 30.00    |
| 18                    | 0.80  | 1.85  | 1.80  |      |                | 1.80 30.00    |
| 19                    | 1.75  | 2.35  | 4.00  | 1.80 |                | 65.50 30.00   |
| 20                    | 0.80  | 1.80  | 1.80  |      |                | 1.80 30.00    |
|                       |       |       |       |      | TOTAL SUBTOTAL |               |
|                       |       |       |       |      |                | 1131.50 30.00 |
| TOTAL 1/2 IN. BEER    |       |       |       |      |                | 68.24 30.00   |

|                                                                                                                                               |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| PROPOSED BLDG. ON PLOT BEARING S.NO. 97 - H. NO. 1/A, H. NO. 1/A/1, H. NO. 3/A/4, H. NO. 6/B AT VILL. - CHIRANCHAR, TAL. KALYAN, DIST. THANE. | SHEET NO<br>1/2 |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

**STAMP OF APPROVAL**

OFFICE OF THE KALYAN DOMBIVLI  
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-  
KDMC/TPD/BP/KD/2022-23/57  
Date :- 22/09/2022.

Date :- 22/09/2022.

**SANCTIONED**



*Sundar*  
ASSISTANT DIRECTOR OF  
TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation

|                |    |
|----------------|----|
| AREA STATEMENT | 50 |
|----------------|----|

|     |                                                                                                                                                                    |    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1.  | Area of plot<br>(Minimum area of a, b, c to be considered)                                                                                                         |    |
| (a) | As per ownership document (7/12, CTS extract)                                                                                                                      | 21 |
| (b) | As per measurement sheet                                                                                                                                           | 22 |
| (c) | As per site<br>(1125.00 - 95.00)                                                                                                                                   | 23 |
| 2.  | Reductions for                                                                                                                                                     |    |
| (a) | Proposed D.P. / B.P. Road widening Area                                                                                                                            | 31 |
| (b) | Any D.P. Reservation area<br>(Total a+b)                                                                                                                           |    |
| 3.  | BALANCE AREA of Plot (c-d)                                                                                                                                         |    |
| 4.  | Amenity Space (if applicable)                                                                                                                                      |    |
| (a) | Required -                                                                                                                                                         |    |
| (b) | Adjustment of 20b, if any -                                                                                                                                        |    |
| (c) | Balance Proposed -                                                                                                                                                 |    |
| 5.  | Net Plot Area (3-6c)                                                                                                                                               | 17 |
| 6.  | Recreational Open space (if applicable)                                                                                                                            |    |
| (a) | Required -                                                                                                                                                         |    |
| (b) | Proposed -                                                                                                                                                         |    |
| 7.  | Internal Road area                                                                                                                                                 |    |
| 8.  | Plotable area (if applicable)                                                                                                                                      |    |
| 9.  | Build up area with reference to Basic F.S.I. as per front road width<br>(St. No. x basic F.S.I.) (1718.00 x 1.10)                                                  | 18 |
| 10. | Addition of FSI on payment of premium                                                                                                                              |    |
| (a) | Maximum permissible premium FSI based on road width / TDR Zone                                                                                                     |    |
| (b) | Proposed FSI on payment of premium                                                                                                                                 |    |
| 11. | In-situ FSI / TDR loading                                                                                                                                          |    |
| (a) | In-situ area against D.P. Road<br>(2.00 X 312.00)                                                                                                                  | 6  |
| (b) | In-situ area against Amenity Space if handed over<br>(2.00 x 1.85 x St. No. (b) and / or (c))                                                                      |    |
| (c) | TDR area                                                                                                                                                           |    |
| (d) | Total In-situ / TDR loading proposed [(1) + (b) + (c)]                                                                                                             | 6  |
| 12. | Additional FSI area under Chapter No. 7                                                                                                                            |    |
| 13. | Total entitlement of FSI in the proposal<br>[ 9 (No. of Tenements) x 15.00 ]                                                                                       | 5  |
| (a) | 15 x 100 = 1500 or 12 whichever is applicable                                                                                                                      | 26 |
| (b) | Auxiliary Area FSI upto 80% with payment of charges<br>CONTR. 80% of 1200.00<br>PERF. 20% of 1200.00                                                               | 3  |
| (c) | Total entitlement (a + b)                                                                                                                                          | 46 |
| 14. | Maximum utilization limit of F.S.I. (building potential) Permissible as per TDR<br>width (as per Regulation No. 8.1 to 8.2 or 8.3 or 8.4 as applicable) (1.8 x 13) |    |
| 15. | Total Build-up Area in proposal (excluding area at St. No. 17 b)                                                                                                   |    |
| (a) | Existing Build-up Area                                                                                                                                             |    |
| (b) | Proposed Build-up Area (as per '7-Lines')                                                                                                                          |    |
| (c) | Total (a + b)                                                                                                                                                      |    |
| 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 St. No. 5)                                                                                                                                        |    |
| (b) | Proposed                                                                                                                                                           |    |

**CERTIFICATE OF AREA**

**CERTIFICATE OF AREA.** CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-07-2018 AND THE DIMENSIONS OF 3480 SQ. FT. OF PLOT STATED ON PLAN AND AS MEASURED ON SITE AND THE PLOT AREA WAS RECORDED WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ 7/12 RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORD. SIGNATURE

**CERTIFICATE OF AREA**

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25 OCT 1967 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE WORKED OUT 2125.00 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. 5 RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS. SIGNATURE

### 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 EX THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO INSURE THE QUALITY AND: BY THE WORK SITE OWNER (NAME AND SIGNATURE

P.O.A / OWNERS 'S NAME & SIGNATURE  
M/S. PHOENIX REALTY



**EMERGE ARCHITECT & ASSOCIATES**  
ARCHITECTS, INTERIOR DESIGNERS & ENGINEERS

|                                                                              |             |       |          |            |                                     |
|------------------------------------------------------------------------------|-------------|-------|----------|------------|-------------------------------------|
| C-3 MIDCITY APARTMENT, BARAST ROAD, KOLKATA WEST-2, 401 HSA, 700048, KOLKATA |             |       |          |            | (DINRAJ BHARAT PATI<br>(ARCHITECT)) |
| JOB NO.                                                                      | DRAWING NO. | SCALE | DRAWN BY | CHECKED BY | REGISTRATION NO. OF ARCHITECT       |

|          |                   |
|----------|-------------------|
| NITENDRA | CA / 2014 / 19021 |
|----------|-------------------|

\_\_\_\_\_