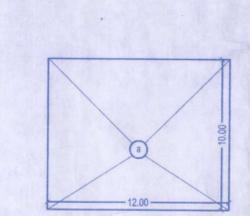
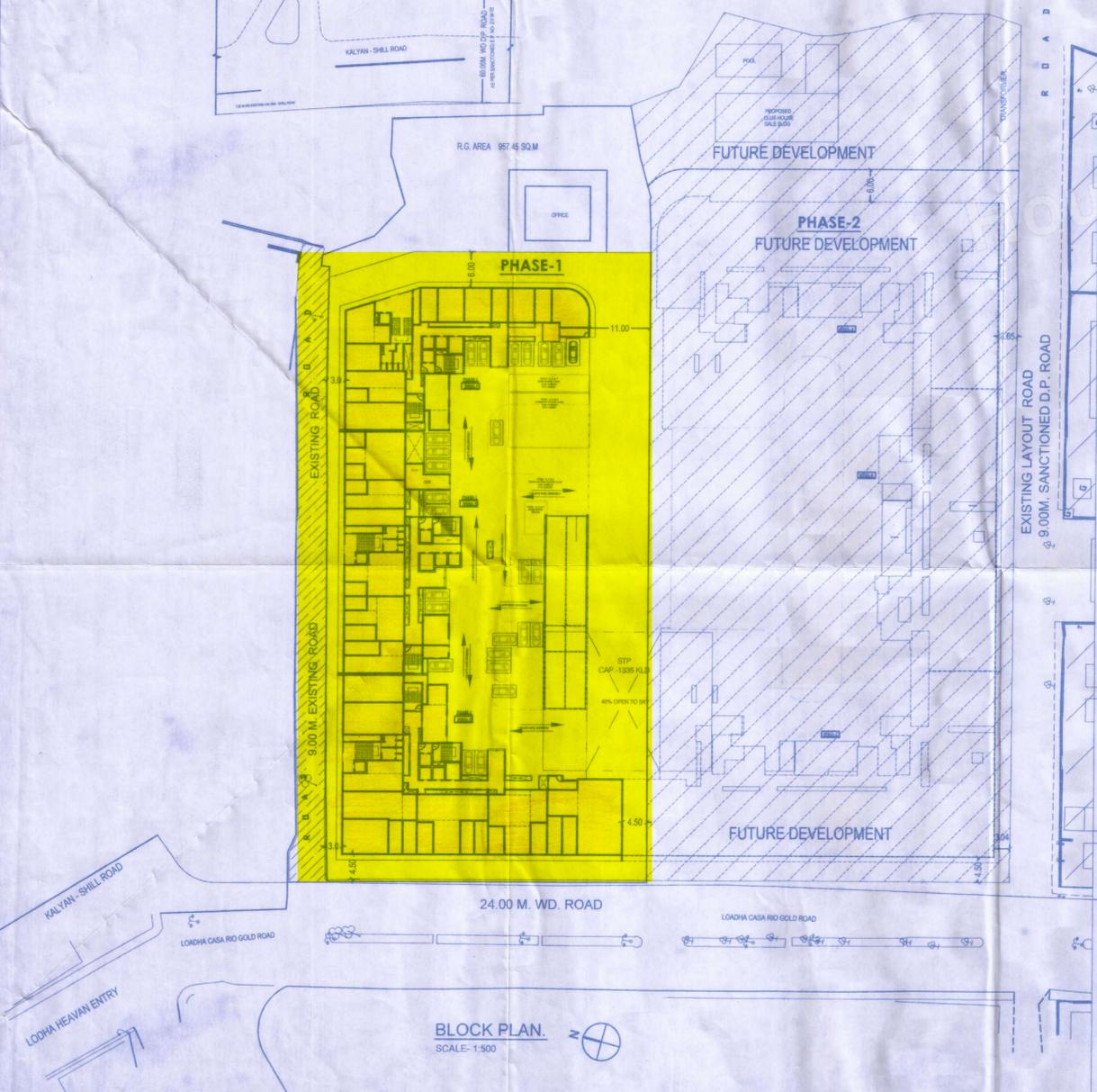
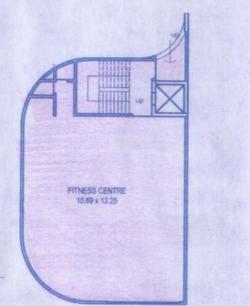


DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED REDEVELOPMENT BUILDING ON LAND BEARING, S. NO.158 (OLD), 149 (NEW), H.NO. 1A, 1B, 1C, 2, 7, 9, S. NO.159 (OLD), 148 (NEW), H.NO. 2, 3, 10, 11, 12, 13, 14, S. NO.162 (OLD), 99 (NEW), H.NO. 1, 2, 3, S. NO.195 (OLD), 161 (NEW), H.NO. 1, 2A, 2B, 2C, 3, 4, 5, S. NO.196 (OLD), 147 (NEW), H.NO. 1A, 1B, 1C, 1D, 2, 3, 4A, 6A, 7, S. NO.198 (OLD), 160 (NEW), H.NO. 6, 7, 8, 9, 11, S. NO.208 (OLD), 101 (NEW), H.NO. 1, 2, 3, 4, S. NO.238 (OLD), 150 (NEW), H.NO. 1, AT VILLAGE - NILIJE, TALUKA - KALYAN (DIST-THANE)

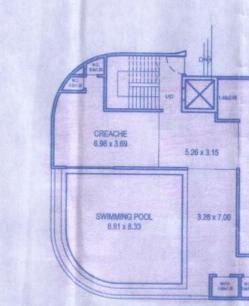
STAMP OF APPROVAL OF PLAN 1/7
OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: **KDMC/TPD/18P/27 Village/2024-25/11**
 Date: **24/07/2024**
SANCTIONED



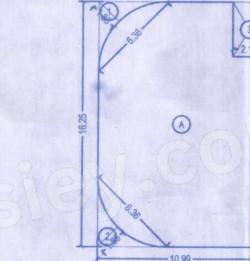
TYPICAL FLOOR	Area (SQ.MT)
a	12.00 X 10.00 X 1 NO = 120.00
TOTAL	= 120.00



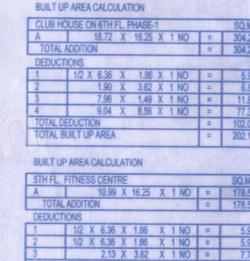
BUILT UP AREA CALCULATION	Area (SQ.MT)
A	10.99 X 16.25 X 1 NO = 178.59
TOTAL ADDITION	= 178.59
DEDUCTIONS	
1	1/2 X 6.36 X 1.86 X 1 NO = 5.91
2	7.96 X 1.48 X 1 NO = 11.86
3	9.04 X 8.98 X 1 NO = 81.16
TOTAL DEDUCTION	= 98.93
TOTAL BUILT UP AREA	= 179.66



BUILT UP AREA CALCULATION	Area (SQ.MT)
A	10.99 X 16.25 X 1 NO = 178.59
TOTAL ADDITION	= 178.59
DEDUCTIONS	
1	1/2 X 6.36 X 1.86 X 1 NO = 5.91
2	1/2 X 6.36 X 1.86 X 1 NO = 5.91
3	2.13 X 3.62 X 1 NO = 7.71
TOTAL DEDUCTION	= 19.53
TOTAL BUILT UP AREA	= 159.06



BUILT UP AREA CALCULATION	Area (SQ.MT)
A	10.99 X 16.25 X 1 NO = 178.59
TOTAL ADDITION	= 178.59
DEDUCTIONS	
1	1/2 X 6.36 X 1.86 X 1 NO = 5.91
2	1/2 X 6.36 X 1.86 X 1 NO = 5.91
3	2.13 X 3.62 X 1 NO = 7.71
TOTAL DEDUCTION	= 19.53
TOTAL BUILT UP AREA	= 159.06



BUILT UP AREA CALCULATION	Area (SQ.MT)
A	10.99 X 16.25 X 1 NO = 178.59
TOTAL ADDITION	= 178.59
DEDUCTIONS	
1	1/2 X 6.36 X 1.86 X 1 NO = 5.91
2	1/2 X 6.36 X 1.86 X 1 NO = 5.91
3	2.13 X 3.62 X 1 NO = 7.71
TOTAL DEDUCTION	= 19.53
TOTAL BUILT UP AREA	= 159.06

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
NIL	NIL	NIL	NIL	NIL

Form of Statement 2
Proposed Building

PHASE - 1	Floor No.	Total B-up Area of floor as per outer construction Line	OFFICE FLOORS AREA IN SQ.M
1	2	3	4
GR.	+ 15 FLS	7680.11 SQ.M.	120.00
1ST FL.		120.00	120.00
2ND FL.		120.00	120.00
3RD FL.		120.00	120.00
TOTAL		480.00 SQ.M.	480.00 SQ.M.
CLUB HOUSE PHASE-1 FLOORS AREA IN SQ.M			
5TH			159.06
6TH			202.17
TOTAL		22342.03 SQ.M.	361.23 SQ.M.

Form of Statement 3
Area details of Apartment

PHASE - 1	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal / otha attached to Apart.	Area of Double height terraces attached to flat.
1	2	3	4	5	6
WING-'D'	GR. + 15 FLS	88 NOS FLATS 15 NOS (OFFICE) 17 NOS (SHOP)	3728.14	280.04	85.49
PHASE - 1	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal / otha attached to Apart.	Area of Double height terraces attached to flat.
1	2	3	4	5	6
WING-'E'	GR. + 14 FLS	106 NOS FLATS 13 NOS (OFFICE) 59 NOS (SHOP)	3797.73	299.45	74.30
PHASE - 1	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal / otha attached to Apart.	Area of Double height terraces attached to flat.
1	2	3	4	5	6
WING-'F'	GR. + 14 FLS	79 NOS FLATS 12 NOS (OFFICE) 12 NOS (SHOP)	3353.71	230.84	74.51

PARKING AREA STATEMENT
(WING - 'D' + 'E' + 'F')

BLDG - 'D'	TOTAL PARKING REQUIRED	80% OF	PROP. FLAT	CAR PARKING	TWO WHEELERS
BLDG - 'D'	88 NOS	70.40 NOS	88 NOS	55.85 NOS	164.74 NOS
BLDG - 'E'	106 NOS	84.80 NOS	106 NOS	29.86 NOS	150.82 NOS
BLDG - 'F'	79 NOS	63.20 NOS	79 NOS	42.88 NOS	116.82 NOS
TOTAL	263 NOS	208.40 NOS	263 NOS	128.59 NOS	432.38 NOS

OWNER'S DECLARATION
I/we undersigned hereby confirm that the above mentioned plans are 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 P.O.A
M/S. YOGIJI BUILDERS & DEVELOPERS LLP
SHRI. HARSHAD PATIL

NAME & SIGNATURE OF ARCHITECT
STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
CARR/049257
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES

AREA STATEMENT

AREA OF PLOT	AS PER PREVIOUS SANCTION PLAN	SQ.MT
1. AREA OF PLOT	AS PER PREVIOUS SANCTION PLAN	6599.00
MINIMUM AREA OF A, B, C TO BE CONSIDERED		6400.00
(A) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)		6400.00
(B) AS PER MEASUREMENT SHEET		6400.00
KDMC/TPD/18P/27 VILLAGE/2024-25/11 DATED 07-03-24	3331.26	4528.60
FUTURE DEVELOPMENT PHASE-3	2968.00	
ROW HOUSE PLOT AS PER LAYOUT	9542.00	1881.00
NOT IN POSSESSION	2978.62	
(C) AS PER SITE		
1. S.NO. 159 (OLD), 148 (NEW) H.NO. 13	1800.00	
2. S.NO. 159 (OLD), 148 (NEW) H.NO. 14	510.00	3410.00
3. S.NO. 196 (OLD), 160 (NEW) H.NO. 9	1100.00	
7.23.53 X 13.55 X 7.80	327.00	4275.40
NOT IN POSSESSION	306.00	
AREA ALREADY CONSIDERED IN 2018 SQ.M.	4528.40	3363.00
2. DEDUCTIONS FOR		
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA	24.00 M. W.D. RD.	568.08
(B) ANY D.P. RESERVATION AREA	RES. NO. G-47 CASARIO RD	5731.00
AREA AFFECTED BY CRZ & NOT CONSIDERED		193.00
(TOTAL A+B)		11962.98
3. BALANCE AREA OF PLOT (1-2)		3063.32
4. AMENITY SPACE (IF APPLICABLE)	5%	152.66
(A) REQUIRED		...
(B) ADJUSTMENT OF 20% IF ANY		...
(C) BALANCE PROPOSED		...
5. NET PLOT AREA (3-4 (C))		2905.16
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		2393.51
(A) REQUIRED	PROP.P.L.G 957.45 + FUTURE 1558.12 + 2516.57 + (823.25 + 400.00 EXISTING R.G.)	3489.62
(B) PROPOSED		...
7. INTERNAL ROAD AREA		...
8. FLOATABLE AREA (IF APPLICABLE)		...
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 58/63 FSI)		...
FOR PHASE-1 AS PER 7/12	3177.00 X 1.10	762.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TTD ZONE)		...
(B) PROPOSED FSI ON PAYMENT OF PREMIUM		...
11. IN-SITU FSI / TOR LOADING		...
(A) IN-SITU AREA AGAINST D.P. ROAD (2 X SR. NO. 2) (IF ANY)		...
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4) (B) AND (C) (C) (TOR AREA)		...
(C) TOR AREA		...
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	408 NOS X 15.00 SQ.M.	6800.00
(A) (B) = 1058/11/10/12 WHICHEVER IS APPLICABLE		13816.70
(B) ANCILLARY AREA (FSI UPTO 80% WITH PAYMENT OF CHARGES)	4504/7.500 + 2516.26 X 0.80 = 2015.40	8885.06
COMMERCIAL AREA	13918.70 + 2516.26 = 11388.44 X 0.80 = 6809.66	
RESIDENTIAL AREA		
(C) TOTAL ENTITLEMENT (A+B)		22773.76
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 8.1 OR 8.2 OR 8.3 OR 8.4 AS APPLICABLE) (X) (6 OR 1.6)		...
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 (B))		...
(A) EXISTING BUILT UP AREA		...
(B) BALANCE BUILT UP AREA		...
(C) PROPOSED BUILT UP AREA (AS PER PLAN)		22138.03
(D) TOTAL (A+C)		22138.03
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 4 ABOVE)		...
(A) REQUIRED (20% OF SR.NO.5)		...
(B) PROPOSED		...
CERTIFICATE OF AREA		...
CERTIFIED THAT THE PLOT UNDER MEASUREMENT WAS SURVEYED BY ME ON - 14/10/23 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 6599.00 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP I.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY 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 HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE ENGINEERS.

For SSCONS Consulting Structural Engineers
Mr. Rakumar K. Bhonde
ENGINEERS SIGNATURE

OWNER'S DECLARATION
I/we undersigned hereby confirm that the above mentioned plans are 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 P.O.A
M/S. YOGIJI BUILDERS & DEVELOPERS LLP
SHRI. HARSHAD PATIL

NAME & SIGNATURE OF ARCHITECT
STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
CARR/049257
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES