

PROPOSED SUMMARY
BLDG NO-1, 2 & 3 WING-A, B, C, D, E, F

| BLDG NO. | WING | TYPE | GROUND | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | SEVENTH | EIGHTH | NINTH | TENTH | ELEVENTH | TWELFTH | THIRTEENTH | TOTAL | NO OF TENEMENTS/BELL/ROOF/OFFICE |
|--------------|----------|------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------------------------------|
| 1 | A, B & C | | 293.07 | 302.68 | 495.93 | 865.49 | 865.49 | 866.49 | 865.49 | 865.49 | 865.49 | 865.49 | 865.49 | 865.49 | 865.49 | 865.49 | 10151.01 | 84 NOS/3/25/32 |
| 2 | D & E | | 109.64 | 89.82 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 541.29 | 6694.74 | 96 NOS/0/00/00 |
| 3 | F | | 47.11 | 207.36 | 207.96 | | | | | | | | | | | | 461.81 | 06 NOS/0/00/00 |
| TOTAL | | | 1483.16 | 1692.10 | 17307.56 | 186 NOS/3/25/32 |

GROUND/STILT FLOOR AREA (BLDG NO 1, 2 & 3) = 1629.92 SQMTS.
 PODIUM STILT FLOOR & RAMP (6.00M/W) AREA=(715.06+235.06)= 950.13 SQMTS.
 TOTAL (STILT+PODIUM+RAMP)=(1629.92+950.13) = 2580.05 SQMTS.
 PODIUM TERRACE (OPEN TO SKY) AREA = 733.13 SQMTS.

PROPOSED SITE 10% PHYSICAL RECREATIONAL GROUND

| | | | |
|-----------------------|---------------------------|---|---------------------|
| 1 | 1/2 X 11.80 X 1.35 X 1NO | = | 7.97 SQ.MT |
| 2 | 1/2 X 11.75 X 8.00 X 1NO | = | 47.00 SQ.MT |
| 3 | 1/2 X 19.00 X 7.15 X 1NO | = | 67.92 SQ.MT |
| 4 | 1/2 X 23.50 X 16.80 X 1NO | = | 197.40 SQ.MT |
| 5 | 1/2 X 27.00 X 8.90 X 1NO | = | 120.60 SQ.MT |
| 6 | 1/2 X 27.00 X 8.90 X 1NO | = | 116.53 SQ.MT |
| 7 | 1/2 X 20.50 X 7.00 X 1NO | = | 73.15 SQ.MT |
| 8 | 1/2 X 15.00 X 1.40 X 1NO | = | 10.48 SQ.MT |
| TOTAL ADDITION | | = | 641.06 SQ.MT |

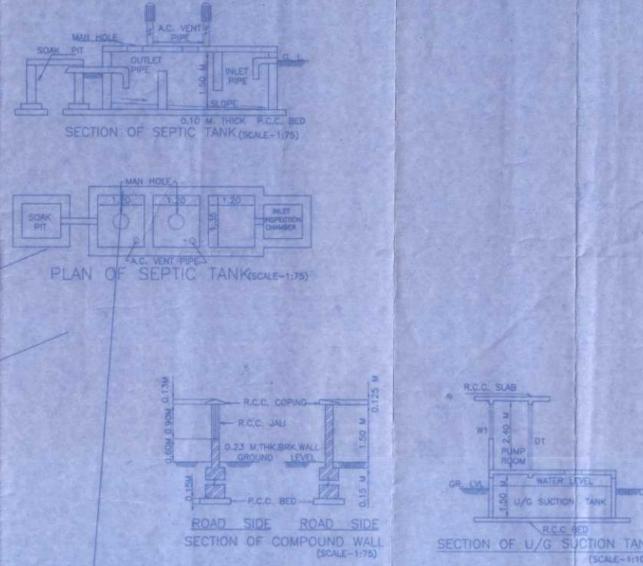
5% AMENITY AREA (6537.75-4900.00)=2537.75 SQMTS.

| | | | |
|-----------------------|--------------------------|---|---------------------|
| A | 1/2 X 10.50 X 4.05 X 1NO | = | 22.17 SQ.MT |
| B | 1/2 X 15.00 X 8.00 X 1NO | = | 62.20 SQ.MT |
| C | 1/2 X 15.25 X 5.47 X 1NO | = | 42.50 SQ.MT |
| TOTAL ADDITION | | = | 128.87 SQ.MT |

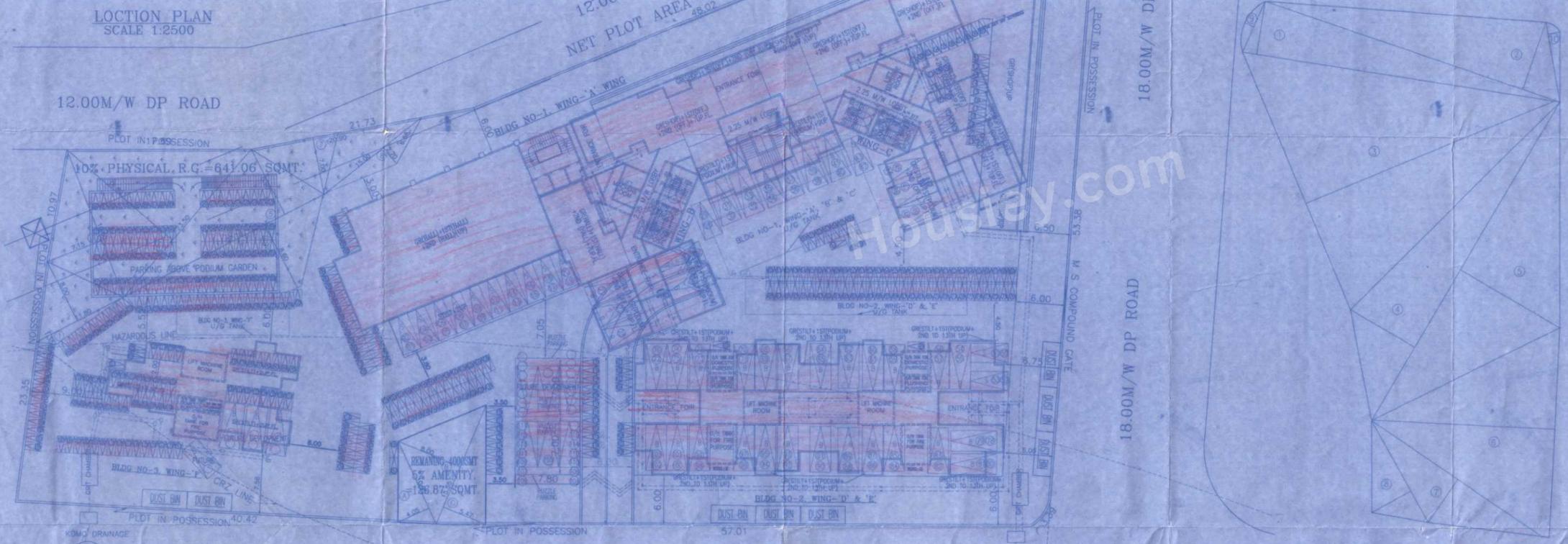
BLDG NO.1,2 & 3 WING-A, B, C, D, E, F.
PROPOSED PARKING AREA STATEMENT

| CARPET AREA | BLDG NO.-1 | | BLDG NO.-2 + BLDG NO.-3 | | PERMISSIBLE PARKING (BLDG NO-1, 2 & 3) | | | |
|---|-------------------|--------------|-------------------------|--------------|--|--------------|---------------|---------------|
| | NO. OF TENEMENTS | | NO. OF TENEMENTS | | 4 WHEELER | | 2 WHEELER | |
| CA. BELOW 30 SQ.MT. (E.M.H. FLOOR OR BELOW) | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 |
| CA. 30-40 SQ.MT. (ONLY STORES FOR SHOP) | 56.00 | 00.00 | 00.00 | 28.00 | 00.00 | 00.00 | 56.00 | 00.00 |
| CA. 40-80 SQ.MT. (CONSUMER FOR SHOP) | 28.00 | 96.00 | 06.00 | 14.00 | 48.00 | 03.00 | 70.00 | 240.00 |
| CA. 80-150 SQ.MT. (1 AND ABOVE FOR SHOP) | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 |
| WARRING HALL/SHOWRUM HALL EVERY CARPET AREA 100SQ.MT. (MIN. 200SQ.M FOR SHOP) | 411.12/100.00 | 00.00 | 00.00 | 14.11 | 00.00 | 00.00 | 70.55 | 00.00 |
| COMMERCIAL/RECREATIONAL EVERY CARPET AREA 100SQ.MT. (MIN. 200SQ.M FOR SHOP) | 610.75/100.00 | 00.00 | 00.00 | 32.22 | 00.00 | 00.00 | 96.65 | 00.00 |
| VISITORS 5% | | | | 04.42 | 02.40 | 00.15 | 14.66 | 12.00 |
| TOTAL | 84.00 | 96.00 | 06.00 | 92.75 | 50.40 | 03.15 | 307.86 | 252.00 |
| GRANT TOTAL | 186.00 NOS | | 146.30 | | 576.00 | | | |

PROPOSED PARKING 80% = 117.00 FOUR WHEELERS + 461.00 SCOOTERS.
 = (59.00X2.50X5.00)(B)+(58.00X2.30X4.50)(S) + (461.00X1.00X2.00)
 737.50 + 600.30 + 922.00 = 2259.80 SQ.MT.



LOCATION PLAN SCALE 1:2500



18.00M/W DP ROAD=2298.75 SQMTS

GREEN BELT=1235.25 SQMTS

LAYOUT CUM BLOCK PLAN SCALE 1:250

PLOT AREA DIAGRAM & AREA CALCULATION (SCALE-1:500)

| PLOT AREA | AREA |
|--------------------------------------|---|
| 1 | 5/8 X 78.84 X 12.81 X 1NO = 496.85 SQ.MT |
| 2 | 1/2 X 74.84 X 13.09 X 1NO = 437.60 SQ.MT |
| 3 | 1/2 X 87.15 X 64.35 X 1NO = 2160.59 SQ.MT |
| 4 | 1/2 X 88.00 X 17.81 X 1NO = 793.22 SQ.MT |
| 5 | 1/2 X 89.00 X 27.02 X 1NO = 1204.84 SQ.MT |
| 6 | 1/2 X 20.50 X 43.45 X 1NO = 1066.54 SQ.MT |
| 7 | 1/2 X 46.87 X 12.55 X 1NO = 310.08 SQ.MT |
| 8 | 1/2 X 27.38 X 10.51 X 1NO = 148.27 SQ.MT |
| 9 | 3/4 X 15.30 X 7.26 X 1NO = 21.07 SQ.MT |
| 10 | 1/2 X 18.49 X 3.91 X 1NO = 36.35 SQ.MT |
| TOTAL ADDITION = 822.12 SQ.MT | |

PLOT AREA UTILIZED & BUILDING COMPLETION PARTLY AWARDED BY KDMC
 VIDE LETTER NO.- KDMC/TPD/CC/KV/513
 DATED-11/01/2005 AREA ON =3682.26 SQMT
 BALANCE PLOT AREA ON =(10220.00-3682.25)=6537.75 SQMT
 BALANCE AREA BUILDING COMPLETION AWARDED BY KDMC
 VIDE LETTER NO.- KDMC/TPD/CC/KV/122
 DATED-17/05/1998 AND REDEVELOPMENT PLOT
 VIDE LETTER NO.- KDMC/TPD/CC/KV/148
 DATED-30/08/1998. AND REDEVELOPMENT PLOT.

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT BEARING S.NO.-31, H.NO.-5, AT VILLAGE-CHIKANGHAR,KALYAN, KALYAN WEST, TALUKA-KALYAN, DIST.-FOR -KRUSHI SAHAKARI GRIHA NIRM.

CHAIRMAN: [Signature]
 SECRETARY: [Signature]
 For SARVODAYA AMRUT LLP [Signature]

STAMPS OF APPROVAL OF PLANS:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: KDMC/TPD/EP/EP/2021-22/09
 Date: 24/05/2021
SANCTIONED

ASSTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation [Signature]

AREA STATEMENT

| | |
|--|-------------|
| TOTAL AREA OF PLOT AS PER DOCUMENT | 10220.00 |
| PCC AWARDED (PTBY KDMC/TPD/CC/KV/513, DATED-11/01/2005) | 6550.00 |
| BALANCE PLOT AREA=(10220.00-3682.25)=6537.75 SQMT AS PER POA | 6537.75 |
| 1. AREA OF PLOT (MINIMUM AREA OF a, b, c TO BE CONSIDERED) | 6537.75 |
| (a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) | 6537.75 |
| (b) AS PER MEASUREMENT SHEET (MINIMUM BOUNDARY) | 6537.75 |
| (c) AS PER SITE | 6537.75 |
| 2. DEDUCTIONS FOR | |
| (a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING(18.00 M/W ROAD) | NIL |
| (b) ANY D.P. RESERVATION AREA | NIL |
| TOTAL (a+b) | NIL |
| 3. BALANCE AREA OF PLOT (1-2) | 6537.75 |
| 4. AMENITY SPACE (IF APPLICABLE) | |
| (a) REQUIRED 5% (6537.50-4900.00) = 2537.50 X 5% | 126.87 |
| (b) ADJUSTMENT OF 2(b), IF ANY | NA |
| (c) BALANCE PROPOSED | 126.87 |
| 5. NET AREA OF PLOT (3-4)(c) | 6410.83 |
| 6. RECREATION OPEN SPACE (IF APPLICABLE) (10% PHYSICAL RG) | |
| a) REQUIRED | 641.06 |
| b) PROPOSED | 641.06 |
| 7. INTERNAL ROAD AREA | NA |
| 8. PLOTTABLE AREA (IF APPLICABLE) | 6410.83 |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROADWIDTH(SR.NO.5 X BASIC FSI) (6410.83 X 1.10=7051.89) | 7051.89 |
| 10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM | |
| (a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/TOD ZONE | |
| (b) PROPOSED FSI ON PAYMENT OF PREMIUM 0.50 = (6537.50 X 0.50=3268.75) | 3268.75 |
| 11. IN-SITU FSI / TDR LOADING | |
| (a) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR NO. 2 A] IF ANY | NA |
| (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR NO. 4 (BAND /OR(C))] | NA |
| (c) TDR AREA KDMC/TPD/HVH/2125, DATED-11/01/2021 | 1508.00 |
| (d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c)) | 1508.00 |
| 12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 | NA |
| 13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | |
| (a) [10 + (10D)+(14D)] OR 12 WHICHEVER IS APPLICABLE | 11826.44 |
| (b) ANCILLARY AREA FSI UP TO 60% COMMERCIAL WITH PAYMENT OF CHARGES | 3274.06 |
| ANCILLARY AREA FSI UP TO 60% RESIDENTIAL WITH PAYMENT OF CHARGES (11826.44-4189.90) | 4641.52 |
| TOTAL (b) = (3274.06 + 4641.52) | 7915.58 |
| (c) TOTAL ENTITLEMENT (a+b) | 19741.92 |
| 14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 AS APPLICABLE) X 1.6 OR 1.8 OR 6.2 OR 6.3 OR 6.4 | (1.80+1.60) |
| 15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B) | |
| (a) EXISTING BUILT-UP AREA | NIL |
| (b) PROPOSED BUILT-UP AREA (AS PER P-PLAN) | 17307.56 |
| (c) TOTAL (a+b) | 17307.56 |
| 16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE) | 0.88 |
| BALANCE AREA | 2436.46 |
| 17. AREA FOR INCLUSIVE HOUSING, IF ANY | |
| (a) REQUIRED (20% OF SR.NO.5) | |
| (b) PROPOSED | |

CERTIFICATE OF AREA.
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 18/10/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 10220.00 SQMTS TALLEST WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE (NAME OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR)
 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.

OWNER (S) NAME AND SIGNATURE

| DRG. SH. NO. | SCALE | DESIGN BY | DRAWN BY | CHECKED BY |
|------------------------|-----------|---|----------|------------|
| 01 OF 10 | AS STATED | | | |
| SIGNATURE OF ARCHITECT | | NAME AND ADDRESS OF ARCHITECT | | |
| [Signature] | | RACHANA SHILP C.A. NO. 84 / 8-8-8 R.C. MODAK Sreeji Arcade, First Floor, Above H.D.F.C. Bank, Phadke Cross Road, Dombivli (E) | | |