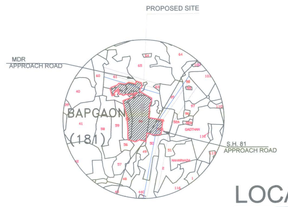


LOCATION PLAN

SCALE :- 1:4000

GOOGLE IMAGE

SCALE :- NTC

FLOOR	BLDG. NO.1	BLDG. NO.2	BLDG. NO.3	BLDG. NO.4	BLDG. NO.5	BLDG. NO.6	BLDG. NO.7	BLDG. NO. 8	COMM. BLDG.	TOTAL CONSTRUCTION AREA
NO. FLOOR	ST. + 16UP	ST. + 16UP	ST. + 16UP	ST. + 16UP	ST. + 16UP	ST. + 16UP	ST. + 16UP			
HIGHT OF BLDG.	49.45MT.	49.45MT.	49.45MT.	49.45MT.	49.45MT.	49.45MT.	49.45MT.			
	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.			
GROUND	11.00	11.00	10.59	11.00	11.00	10.44	11.00	FUTURE DEVELOPMENT 6395.24 +STILT AREA - 110.08 = 6505.32 SQ. MT.	FUTURE DEVELOPMENT ~~5524.90~~ + 5347.96 BASEMENT AREA - ~~1345.28~~ = ~~6872.18~~ SQ.MT 5347.96 SQ.MT	TOTAL AREA = SOCIETY OFFICE, DRIVER'S ROOM & SANITARY BLOCK = 254.71 SQ.MT.
FIRST	568.29	568.29	650.66	568.29	568.29	550.95	568.29			
SECOND	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
THIRD	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
FOURTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
FIFTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
SIXTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
SEVENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
EIGHTH	567.18	567.18	648.84	567.18	567.18	544.16	567.18			
NINTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
TENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
ELEVENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
TWELFTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
THIRTEENTH	567.18	567.18	648.84	567.18	567.18	544.16	567.18			
FOURTEENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
FIFTEENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
SIXTEENTH	605.48	605.48	698.26	605.48	605.48	585.07	605.48			
TOTAL	**9584.89**	**9584.89**	**11036.31**	**9584.89**	**9584.89**	**9255.62**	**9584.89**			68471.09
STILT AREA /BASEMENT	546.17	546.17	655.19	546.17	546.17	538.35	546.17			3924.39
CONS. AREA	10131.06	10131.06	11691.50	10131.06	10131.06	9793.97	10131.06			**72395.48**
				TOTAL CONSTRUCTION AREA (PROPOSED + FUTURE DEVELOPMENT AREA) =						85772.98

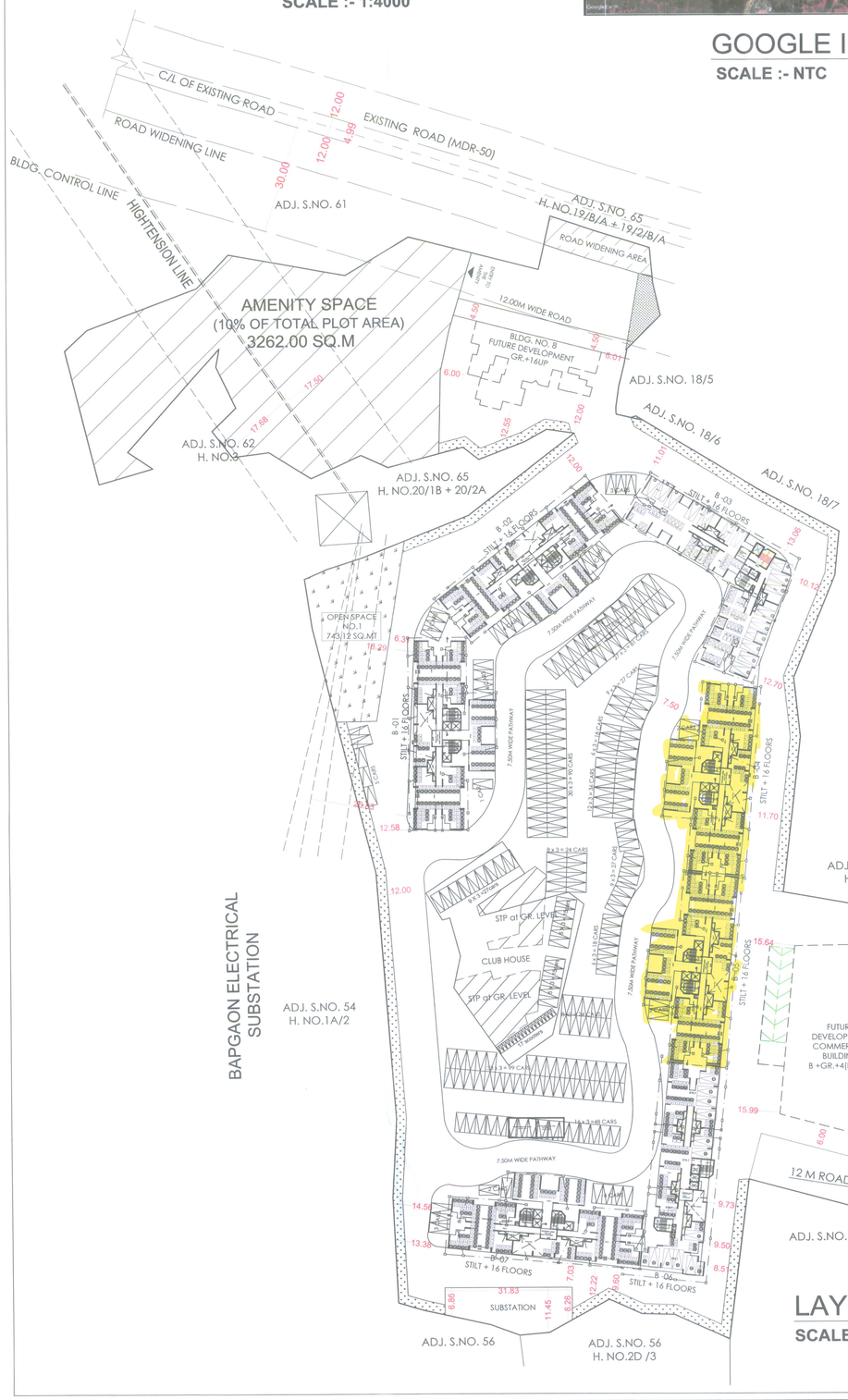
STAMP OF APPROVAL

DRAWING SHEET NO: 1/12

CONTENTS: LAYOUT, BLOCK PLAN, AREA STATEMENT, FSI TABLE, GOOGLE IMAGE, PARKING TABLE

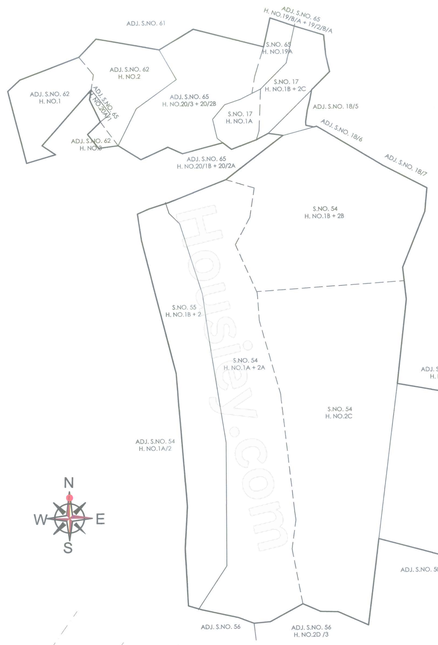
या कार्यालयाचे पृष्ठ क्र. विशे/~~सेवानिवृत्त~~/बांध./नी. सा.२०२२-२३
सा.सि.वि.क्र.) सर्व्हेक्षणे/...२२२२..., दि...०२.१२.२०२३
मार्फत आले व शर्तीस अधीन राहून ...फि.२०६१... रंगाने
दुरुस्ती दर्शविल्या प्रमाणे.....~~फि.~~.....पाचपरवानी
नकाशांना मंजूरीसाठी शिफारस करणेत येत आहे.

सहायक संचालक
नगर रचना, ठाणे



LAYOUT

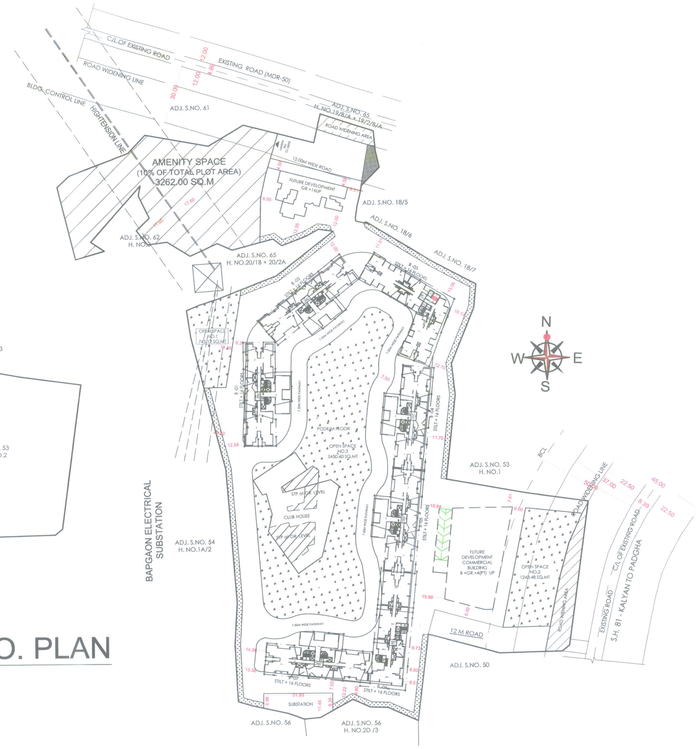
SCALE :- 1:500



SURVEY NO. PLAN

SCALE :- 1:1000

Sr.No.	Survey No.	PLOT AREA in SQ.M.	Name of Owner as per 7/12
1	17/1/A	430.00	M/S. KGI REALTY PVT. LTD. MR. AMIT ANIL HOTCHANDANI
2	17/1/B/2/C	740.00	
3	53/2	4930.00	
4	54/1/A/2/A	5730.00	
5	54/1/B/2/B	5080.00	
6	54/2/C	7810.00	
7	55/1/B/2	3440.00	
8	62/1	1060.00	
9	62/2	1240.00	
10	62/3	100.00	
11	65/18/5	175.00	
12	65/19/A	300.00	
13	65/20/1/A	100.00	
14	65/20/3/20/2/B	2200.00	
	Total Area	33335.00	



BLOCK PLAN

SCALE :- 1:1000

AREA STATEMENT

1 . Area of Plot (minimum area of a,b,c to be considered)	33335.00 SQ.MT.
(a) As per ownership document (7/12 CTS extract)	33335.00 SQ.MT.
(b) as per measurement sheet	33399.21 SQ.MT.
(c) as per site	33399.21 SQ.MT.
TOTAL PLOT AREA	33335.00 SQ.MT.
2. Deductions for	
(a) Proposed Road widening area	715.77 SQ.MT.
(b) Any D.P. Reservation Area	NIL
Total (a+b)	715.77 SQ.MT.
3. Balance area of plot (1-2a)	32619.23 SQ.MT.
4. Amenity Space (if applicable)	
(a) Required- 10% of 32619.23 sq.mt.	3261.92 SQ.MT.
(b) Adjustment of 2(b), if any-	NIL
(c) Proposed	3262.00 SQ.MT.
5. Net Plot Area (3-4(c))	29357.23 SQ.MT.
6. Recreational Open Space (if applicable)	
(a) Required- 10% of 33335.00 sq.mt.	3333.50 SQ.MT.
(b) Proposed-Total Area 4969.90 Sq.Mt.	3333.50 SQ.MT.
7. Internal Road Area	658.72 SQ.MT.
8. Plotable Area (if applicable)	23728.61 SQ.MT.
9. Buildup area of with reference to Basic F.S.I as per front road width (sr.no. 5xbasic FSI) (29357.23 X 1.10)	32292.95 SQ.MT.
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI- Based on road width/ TOD zone	NIL
(b) Proposed FSI on payment of premium. 0.30 (33335.00 X 0.30)	10000.50 SQ.MT.
11. In- situ FSI / TDR loading	
Maximum permissible premium TDR loading - based on road width / TDO zone (0.6)	
(a) In-situ area against road [1.0x Sr.no.2(a)], if any	715.77 SQ.MT.
(b) In-situ area against Amenity Space If handed over [2.00 or 1.85 x Sr.no. 4(b) and /or (c)]	N.A.
(c) TDR area-	0.00 SQ.MT.
(d) Total In-situ/ TDR loading proposed (11(a+b+c))	715.77 SQ.MT.
12. 3% Incentive on basic FSI on basic	N.A.
13. Additional FSI area under chapter No.7	
14. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)]or 12 whichever is applicable	43009.22 SQ.MT.
(b) Ancillary area FSI upto 80% with payment of charges for commercial (60%)	
(b) Ancillary area FSI upto 60% with payment of charges for residential (60%) on 43009.22sq.mt.	25805.53 SQ.MT.
(c) Total entitlement (a+b)	68814.75 SQ.MT.
15. Maximum utilization limit of FSI (building potential) permissible as per road width (Las per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8)	2.24
16. Total Builtup-Area In Proposal.	0.99
(a) Existing Built-up Area.	NIL
(b) Future Development after Amenity plot handover	11742.26 ~~14920.14~~ SQ.MT.
(c) Proposed Built-up Area (as per P-line)	68471.09 SQ.MT.
(d) Total (a+b)	80214.29 ~~83391.23~~ SQ.MT.
17. Ancillary used in proposal	25461.87 SQ.MT.

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED RESIDENTIAL CUM COMMERCIAL COMPLEX ON PLOT BEARINGS.NO.17/1/A, 17/1/B2/C, 53/2, 54/1/A/2/A, 54/1/B/2/B, 54/2/C, 55/1/B/2, 62/1, 62/2, 62/3, 65/18/5 ,65/19/A, 65/20/1/A, 65/20/3/20/2/B AT VILLAGE -BAPGAON, TAL - BHIWANDI ,DIST.-THANE.

NAME AND SIGNATURE OF OWNER

M/S. KGI REALTY PVT. LTD.

KGI REALTY PVT. LTD. Vikas Khanna

NAME AND SIGNATURE OF P.O.A

MR. AMIT ANIL HOTCHANDANI

M-1

DATE	DRG NO.	SCALE	DRAWN BY	JOB NO.	CHECKED BY
08.12.2023	M- 01 R- 01	AS STATED	NIMKAR	1005	PRADIP

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 Record/ Land Record Department/City Survey Records.

Signature of Architect/Licensed Engineer/ structural 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 supervisor of proper technical person so as to ensure the quality and safety at the work site.

Owners Name and Signature

NAME & SIGN OF ARCHITECT

PRASHAANT.CHAVAN
CA/98/22610

ARCHITECT -
KALA VASTU
ARCHITECTS . INTERIORS
Defines beyond design....
OPAL SQUARE, OFFICE NO. - 913, 9th FLOOR, PLOT NO. C1, ROAD NO. 01, OPP. RAILADEVI LAKE, WAGLE ESTATE, THANE (W) - 400602.