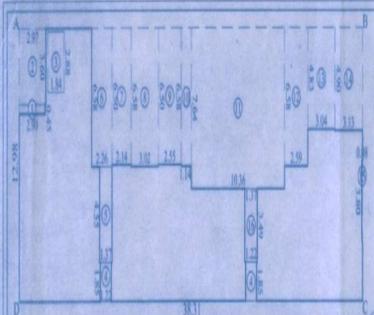
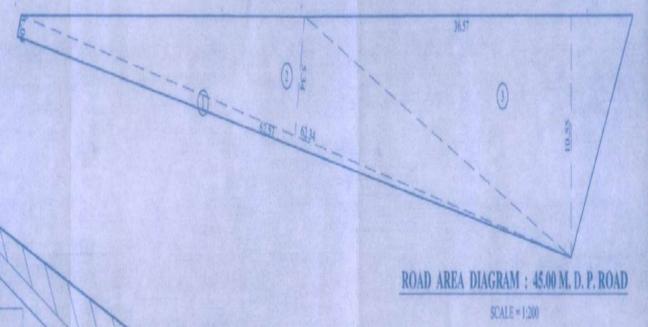


OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: KDMC/TDP/BP/KD/2022-23/42.
 Date: 05/08/2022.
SANCTIONED



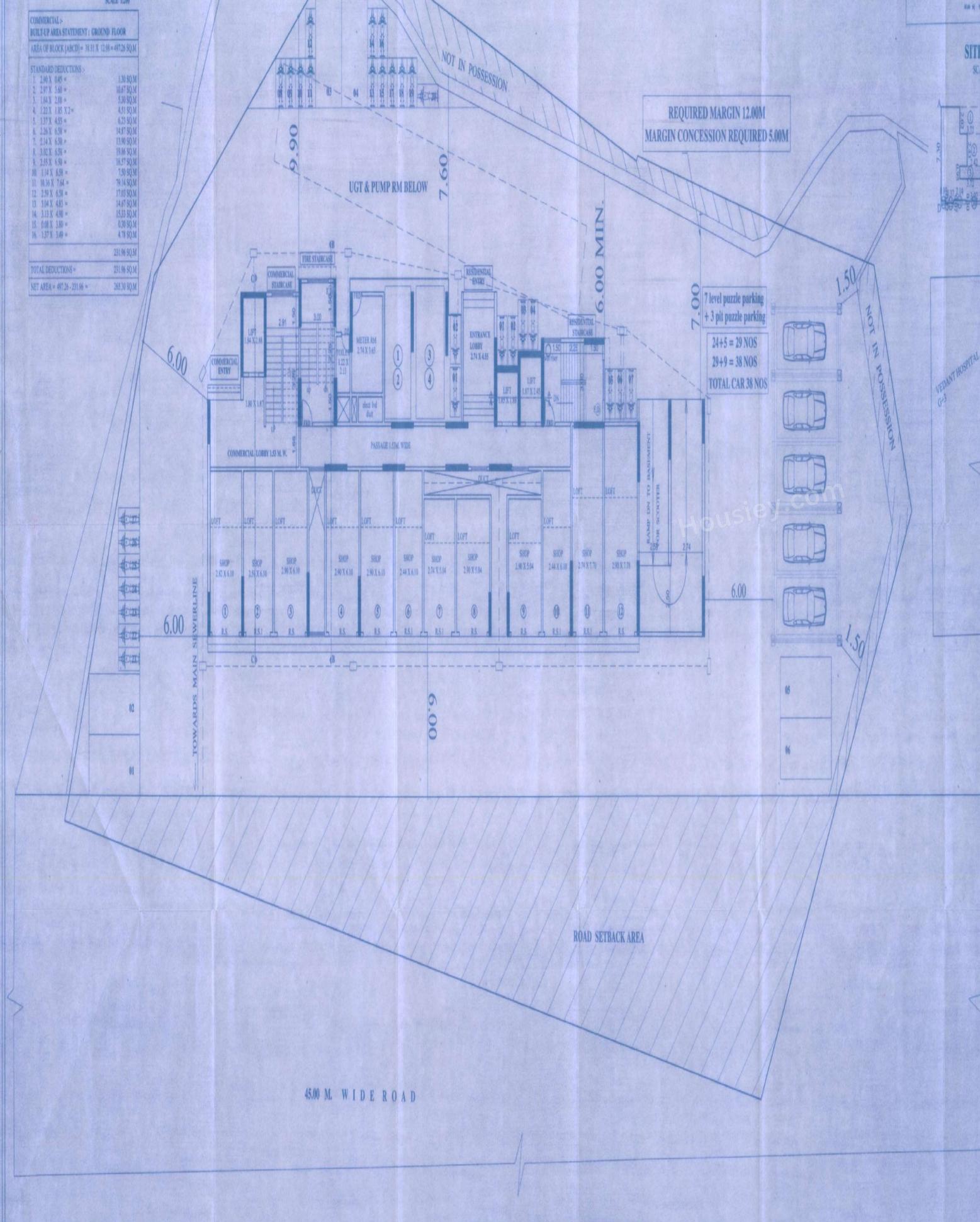
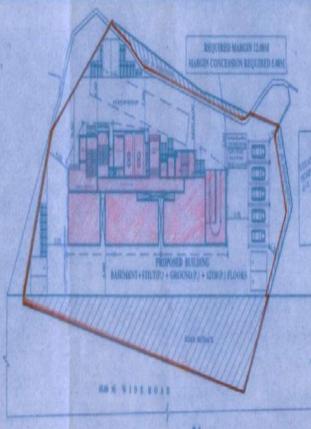
COMMERCIAL - BUILT UP AREA STATEMENT: GROUND FLOOR
 AREA OF BLOCK (ARCT) = 18.11 X 12.98 = 235.28 SQ.M.
 STANDARD DEDUCTIONS -

1. 2.90 X 0.85 =	2.47 SQ.M.
2. 2.97 X 1.00 =	2.97 SQ.M.
3. 1.64 X 2.00 =	3.28 SQ.M.
4. 1.22 X 1.83 X 2 =	4.51 SQ.M.
5. 1.77 X 4.55 =	8.05 SQ.M.
6. 2.26 X 6.58 =	14.87 SQ.M.
7. 2.14 X 6.58 =	14.09 SQ.M.
8. 3.02 X 6.58 =	19.88 SQ.M.
9. 2.55 X 6.58 =	16.77 SQ.M.
10. 1.14 X 6.58 =	7.50 SQ.M.
11. 10.36 X 7.04 =	72.94 SQ.M.
12. 2.59 X 6.58 =	17.05 SQ.M.
13. 1.94 X 4.81 =	9.33 SQ.M.
14. 3.13 X 4.00 =	12.52 SQ.M.
15. 0.88 X 3.00 =	2.64 SQ.M.
16. 1.37 X 3.00 =	4.11 SQ.M.
TOTAL DEDUCTIONS =	211.96 SQ.M.
NET AREA = 235.28 - 211.96 =	23.32 SQ.M.



ROAD SETBACK AREA 45.00 M. WIDE ROAD AREA STATEMENT
 ADDITIONS -

1. 1/2 X 45.07 X 1.04 =	23.54 SQ.M.
2. 1/2 X 45.07 X 5.74 =	128.54 SQ.M.
3. 1/2 X 36.87 X 10.55 =	192.93 SQ.M.
TOTAL ADDITIONS =	345.01 SQ.M.
NET AREA = 421.61 =	392.80 SQ.M.



BUILT UP AREA DIAGRAM GROUND FLOOR RESIDENTIAL SCALE 1:200
 RESIDENTIAL - BUILT UP AREA STATEMENT: GROUND FLOOR
 AREA OF BLOCK (ARCT) = 27.66 X 170 = 4701.42 SQ.M.
 STANDARD DEDUCTIONS -

1. 1.72 X 1.01 =	1.74 SQ.M.
2. 1.42 X 1.01 =	1.43 SQ.M.
3. 1.53 X 1.01 =	1.55 SQ.M.
4. 2.28 X 1.11 =	2.53 SQ.M.
5. 2.01 X 1.01 =	2.03 SQ.M.
6. 1.43 X 1.11 =	1.59 SQ.M.
7. 3.12 X 1.01 =	3.15 SQ.M.
8. 1.85 X 1.01 =	1.87 SQ.M.
9. 1.85 X 1.01 =	1.87 SQ.M.
10. 1.85 X 1.01 =	1.87 SQ.M.
11. 1.87 X 1.01 =	1.89 SQ.M.
12. 1.87 X 1.01 =	1.89 SQ.M.
13. 1.87 X 1.01 =	1.89 SQ.M.
14. 2.59 X 1.01 =	2.61 SQ.M.
15. 2.59 X 1.01 =	2.61 SQ.M.
16. 1.53 X 1.01 =	1.55 SQ.M.
17. 1.42 X 1.01 =	1.43 SQ.M.
18. 1.53 X 1.01 =	1.55 SQ.M.
19. 2.01 X 1.01 =	2.03 SQ.M.
20. 2.01 X 1.01 =	2.03 SQ.M.
21. 1.43 X 1.01 =	1.43 SQ.M.
22. 1.43 X 1.01 =	1.43 SQ.M.
23. 1.43 X 1.01 =	1.43 SQ.M.
24. 1.43 X 1.01 =	1.43 SQ.M.
TOTAL DEDUCTIONS =	60.88 SQ.M.
NET AREA = 4701.42 - 60.88 =	4640.54 SQ.M.

NO. OF PARKING PROPOSED

MECHANICAL PARKING (STILT LEVEL)	CAR PARKING		SCOOTER PARKING		
	CAR PARKING	OPEN PARKING	SCOOTER PARKING (STILT LEVEL)	SCOOTER PARKING (OPEN PARKING)	SCOOTER PARKING (BASEMENT LEVEL)
04 stilt (stack parking)	06 nos.	06 nos.	02 nos.	27 nos.	157 nos.
7 level puzzle parking + 3 pit puzzle parking	24+5 = 29 NOS	29+9 = 38 NOS			
TOTAL CAR 38 NOS	06 nos.	06 nos.	02 nos.	27 nos.	157 nos.

TOTAL NO. OF CAR PARKING PROPOSED = 48 NOS. TOTAL NO. OF SCOOTER PARKING PROPOSED = 184 NOS.

PROFORMA - I

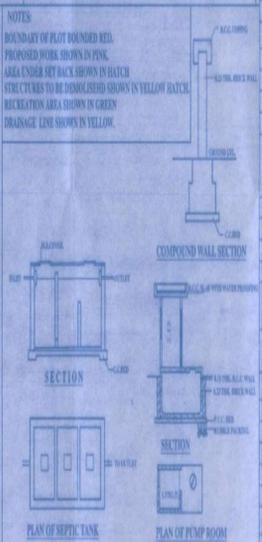
1. AREA TREATMENT	08.00
2. AREA OF PLOT (Minimum area of 1/2 acre to be reserved)	1,07,00
3. Area for ownership document (7%)	7,49
4. Area not in possession	36.00
5. Area of plot for development	1,57,00
6. Deductions for	
7. Proposed Plot (48 Nos. Car)	302.00
8. Total (1+2+3)	302.00
9. BALANCE AREA OF PLOT (1,57,00 - 302)	1,54,00
10. Ready space (Available)	
11. As proposed	
12. Substitution of 20% of area	
13. Balance Proposed	
14. NET AREA OF PLOT (MINIMUM 1/2)	1,54,00
15. Residential (Open type of application - NOT COLLECTED)	
16. As proposed	
17. As proposed	
18. As proposed	
19. As proposed	
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98. As proposed	
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100. As proposed	

TENMENT/ENCLOSED BALCONIES, SHOPS AND OFFICES STATEMENT

TENMENT NOS.	1 BHK RM.	2 BHK RM.	3 BHK RM.	TOTAL	ENCL. BALCONIES	SHOPS	OFFICES
	11 NOS.	34 NOS.	09 NOS.	54 NOS.	11 NOS.	12 NOS.	08 NOS.

BUILT UP AREA STATEMENT

FLOORS	RESIDENTIAL AREA IN SQ. MT.	COMMERCIAL AREA IN SQ. MT.
GROUND FLOOR	98.88 SQ.M.	365.30 SQ.M.
FIRST FLOOR	54.69 SQ.M.	466.77 SQ.M.
SECOND FLOOR	67.24 SQ.M.	.....
THIRD FLOOR	40.26 SQ.M.	.....
FOURTH FLOOR	40.26 SQ.M.	.....
FIFTH FLOOR	40.26 SQ.M.	.....
SIXTH FLOOR	40.26 SQ.M.	.....
SEVENTH FLOOR	40.26 SQ.M.	.....
EIGHTH FLOOR	40.26 SQ.M.	.....
NINTH FLOOR	40.26 SQ.M.	.....
TENTH FLOOR	40.26 SQ.M.	.....
ELEVENTH FLOOR	40.26 SQ.M.	.....
TWELFTH FLOOR	38.78 SQ.M.	.....
TOTAL	4,833.75 SQ.M.	672.07 SQ.M.
NET BUILT UP AREA PROPOSED	5,666.82 SQ.M.	



CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28/08/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT PLATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA OF WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP - I, II, SEVERAL RECORDS & LAND RECORDS DEPUTY SURVEY RECORDS.

OWNER'S DECLARATION
 I HEREBY CERTIFY THAT THE ABOVE MENTIONED WORKS ARE PREPARED BY US AND THE WORK AS PER AS STRUCTURAL DRAWINGS AND CONCRETE SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE WORK OF STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORKS ARE PREPARED BY US AND THE WORK AS PER AS STRUCTURAL DRAWINGS AND CONCRETE SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

NOTES
 BOUNDARY OF PLOT BOUNDED RED.
 PROPOSED WORK SHOWN IN PINK.
 AREA UNDER SETBACK SHOWN IN BLACK.
 STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
 RECREATION AREA SHOWN IN GREEN.
 DRAINAGE LINE SHOWN IN YELLOW.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON PLOT BEARING SNO. S. H. NO. 2 AT VILLAGE - KOLYALI TAL. - KALYAN, DISTRICT - THANE.

OWNERS NAME:
 SHRI-RUSHI MEKUND PATEL
 MS. HARASODHI DEVELOPERS PARTNER

SCALE 1:100 **DATE** 05/08/2022 **DRAWN BY** SD **CHECKED BY** SD **JOB NO.** KDMC/2022/42 **DRG. NO.** 15