

BLDG-1		BLDG-2		BLDG-6		CLUB HOUSE		
FLOOR	BUILT-UP AREA IN SQ.MT							
GR. FLR	40.34	GR. FLR	42.00	GR. FLR	SALE	MHADA	GR. FLR	456.76
1st FLR	818.34	1st FLR	710.43	1st FLR	196.61	97.61	1st FLR	448.53
2nd FLR	818.34	2nd FLR	710.43	1st FLR	842.31		2nd FLR	267.59
3rd FLR	818.34	3rd FLR	710.43	2nd FLR	842.31			
4th FLR	818.34	4th FLR	710.43	3rd FLR	842.31		TOTAL AREA	1172.88
5th FLR	818.34	5th FLR	710.43	4th FLR	842.31			
6th FLR	818.34	TOTAL AREA	3594.15	5th FLR	842.31			
7th FLR	818.34			6th FLR	842.31			
8th FLR	775.49			7th FLR	457.34			
9th FLR	818.34			TOTAL AREA	196.61	4408.81		
10th FLR	818.34							
11th FLR	818.34							
12th FLR	818.34							
13th FLR	775.49							
14th FLR	818.34							
15th FLR	818.34							
16th FLR	818.34							
17th FLR	818.34							
18th FLR	775.49							
19th FLR	818.34							
20th FLR	818.34							
21st FLR	818.34							
22nd FLR	818.34							
23rd FLR	775.49							
TOTAL AREA	18690.76							

DOORS & WINDOWS SCHEDULE			
SIZE IN MTS	AREA	DESCRIPTION OF PARTICULARS	
D1	1.05 X 2.10	2.21 SQ.MT	T.V.FRAMED FULLY PANELLED SINGLE LEAF
D2	0.90 X 2.10	1.89 SQ.MT	T.V.FRAMED FULLY FLUSHED SINGLE LEAF
D3	0.75 X 2.00	1.50 SQ.MT	T.V.FRAMED 0.25 MM HIGH GLASS AT TOP SINGLE LEAF
W	1.80 X 2.15	3.87 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.80 X 1.20	2.16 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.20 X 1.20	1.44 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W3	0.90 X 0.90	0.81 SQ.MT	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
RS	1.80 X 2.10	3.78 SQ.MT	ROLLING SHUTTER

R.G. AREA STATEMENT		
NO.	SIZE	AREA
1	2/3 X 6.16 X 1.27 X 1 NO	= 5.22 SQ.MT.
2	1/2 X 28.89 X 3.65 X 1 NO	= 52.72 SQ.MT.
3	1/2 X 37.81 X 15.62 X 1 NO	= 295.30 SQ.MT.
4	1/2 X 46.26 X 4.72 X 1 NO	= 109.17 SQ.MT.
5	1/2 X 46.26 X 6.22 X 1 NO	= 143.87 SQ.MT.
6	1/2 X 38.84 X 17.48 X 1 NO	= 339.46 SQ.MT.
7	1/2 X 38.84 X 9.85 X 1 NO	= 187.40 SQ.MT.
8	1/2 X 32.91 X 8.41 X 1 NO	= 138.39 SQ.MT.
9	1/2 X 32.91 X 10.82 X 1 NO	= 178.04 SQ.MT.
10	1/2 X 28.80 X 8.78 X 1 NO	= 125.55 SQ.MT.
11	1/2 X 29.83 X 9.47 X 1 NO	= 141.25 SQ.MT.
12	1/2 X 29.83 X 14.98 X 1 NO	= 223.43 SQ.MT.
13	1/2 X 26.29 X 4.56 X 1 NO	= 59.94 SQ.MT.
14	2/3 X 5.37 X 0.99 X 1 NO	= 3.54 SQ.MT.
TOTAL ADDITION		= 2003.28 SQ.MT.

PARKING AREA STATEMENT

BLDG -	TOTAL PARKING REQUIRED	80% OF	REQUIRED NOS OF PARKING		
			PROP. FLAT	CAR PARKING	TWO WHEELERS
BLDG - 1	318.00 NOS	80% OF	318.00 NOS	38.64 NOS	333.90 NOS
BLDG - 2	60.00 NOS	80% OF	60.00 NOS	8.40 NOS	63.00 NOS
BLDG - 3					
BLDG - 4					
BLDG - 5					
BLDG - 6	80.00 NOS	80% OF	80.00 NOS	2.87 NOS	94.70 NOS
TOTAL	458.00 NOS		458.00 NOS	49.91 NOS	491.80 NOS
TOTAL SCOOTER PARKING PROVIDED			80.15 NOS		547.00 NOS
TOTAL CAR PARKING REQUIRED			49.91 NOS		
TOTAL CAR PARKING PROVIDED			80.15 NOS		

TOTAL PARKING PROP. @ STILT		
PROPOSED STILT FLOOR (BLDG - 1)	86.00 NOS	53.00 NOS
PROPOSED STILT FLOOR (BLDG - 2)	76.00 NOS	38.00 NOS
PROPOSED STILT FLOOR (BLDG - 3)	NIL	NIL
PROPOSED STILT FLOOR (BLDG - 4)	NIL	NIL
PROPOSED STILT FLOOR (BLDG - 5)	NIL	NIL
PROPOSED STILT FLOOR (BLDG - 6)	22.00 NOS	41.00 NOS
OPEN PARKING	NIL	415.00 NOS
TOTAL SCOOTER PARKING PROVIDED	186.00 NOS	547.00 NOS

Form of Statement 1

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

Building No.	Floor No.	Total B-sip Area of floor as per outer construction Line
1	2	3
BLDG - 1	STILT+ 23 UP FLS	18690.76 SQ.M
BLDG - 2	STILT+ 5 UP FLS	3594.15 SQ.M
BLDG - 3		
BLDG - 4		
BLDG - 5		
BLDG - 6	GR(p)+STILT+ 7 UP(p) FLS	196.61 SQ.M
CLUB HOUSE	GR+2 UP	1172.88 SQ.M
TOTAL		23654.40 SQ.M

Form of Statement 3

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal attached to Apart.	Area of Double height terraces attached to flat
1	2	3	4	5	6
BLDG - 1	STILT+ 23 UP FLS	318.00 NOS	11060.88 SQ.M	2475.49 SQ.M	
BLDG - 2	STILT+ 5 UP FLS	276.00 NOS	2130.90 SQ.M	470.80 SQ.M	
BLDG - 3					
BLDG - 4					
BLDG - 5					
BLDG - 6	GR(p)+STILT+ 7 UP(p) FLS	9 NOS SHOPS 80.00 NOS FLATS (MHADA FLATS)	178.35 SQ.M 2377.60 SQ.M	940.86 SQ.M	
TOTAL		83 SHOPS 1540.00 NOS FLATS	178.35 COMM 15569.36 RESID	3891.15 SQ.M	

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED BUILDING ON PLOT BEARING S.NO. 124/1 33/2, 33/1, 33/2 MOULIE -USARGHAR, TAL-KALYAN, DIST.-THANE WARD

M/S LAUKIK LIFESTYLES & OTHERS

**DRAWING SHEET NO.: 1/5**

**STAMP OF APPROVAL OF PLAN**

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. KDMC/TPD/BP/27/Village/2023-24/27

Date: 31/01/2024

**SANCTIONED**

ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation

AREA STATEMENT	SQ.MT
1 AREA OF PLOT	24430.00
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	24430.00
(B) AS PER MEASUREMENT SHEET	20830.00
(C) AS PER SITE	
2 DEDUCTIONS FOR	
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING AREA UNDER 24.00M WD D.P. ROAD = 386.00 AREA UNDER 30.00M WD D.P. ROAD = 440.00	836.00
(B) ANY D.P. RESERVATION AREA	
(C) ANY D.P. RESERVATION AREA	
(TOTAL A+B)	836.00
3 BALANCE AREA OF PLOT (1-2)	19594.00
4 AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED	
(B) ADJUSTMENT OF 2(B), IF ANY -	
(C) BALANCE PROPOSED	19594.00
5 NET PLOT AREA (A+B+C)	19594.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	19994.00 x 10% = 1999.40
(B) PROPOSED	2003.28
7 INTERNAL ROAD AREA	NIL
8 PLOTTABLE AREA (IF APPLICABLE)	NIL
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5) BASIC FSI	19994.00 x 1.10 = 21993.40
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	NIL
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TCD ZONE	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11 IN-SITU FSI / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD (2 X SR. NO. 2) (A) IF ANY	836.00 x 2.00 = 1672.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	NIL
(C) OR 1.85 X SR. NO. 4 (B) AND (C) IF ANY	NIL
(C) TDR AREA	NIL
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	0.00
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	23654.40
(A) (B + 10(B) + 11(C)) OR 12 WHICHEVER IS APPLICABLE	23654.40
(B) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES	NIL
(C) TOTAL ENTITLEMENT (A+B)	23654.40
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 61 OR 62 OR 63 OR 64 AS APPLICABLE) X 1.8 OR 1.8	23654.40
(A) EXISTING BUILT-UP AREA	NIL
(B) PROPOSED BUILT-UP AREA (AS PER 'Y' LINE)	23654.40
(C) TOTAL (A+B)	23654.40
16 F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1.61
17 AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED (20% OF SR.NO.5)	21993.40 x 20% = 4398.68
(B) PROPOSED	BLDG-6 (ALL RESID. FLATS) = 808.81

**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 damage or earthquake due to negligence of the standards.

(Signature)

**CERTIFICATE OF AREA:**

Certified that the plot under reference was surveyed by me on 04-10-23 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out 24430.00 not tallies with the area stated in document of Ownership/T.P. Scheme 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 execute the work under supervision of proper technical person so as to I/We would ensure the quality and safety at the work site.

**LAUKIK LIFE STYLES**

M/S. SANJAY R. SINGH  
M/S. LAUKIK LIFE STYLES (P.A. HOLDER)

ADDRESS: SHOP 5, 4, 7, 8 PADMAVATI BLDG. BALAJI ENCL. AD. THANE WEST, THANE-421 301

DATE: 31/01/2024

**NAME, ADDRESS & SIGNATURE OF ARCHITECT**

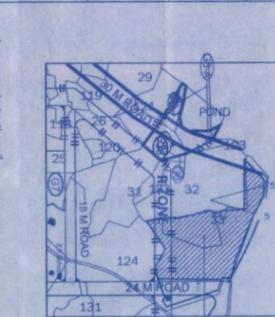
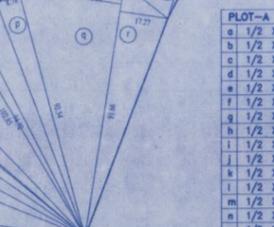
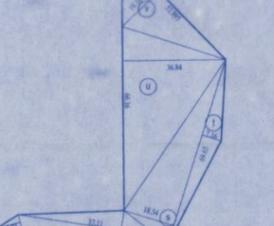
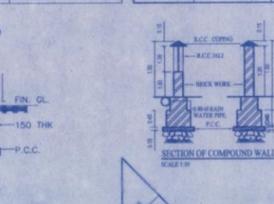
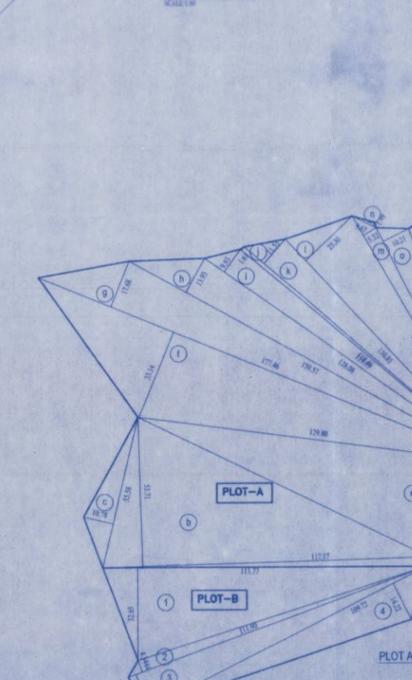
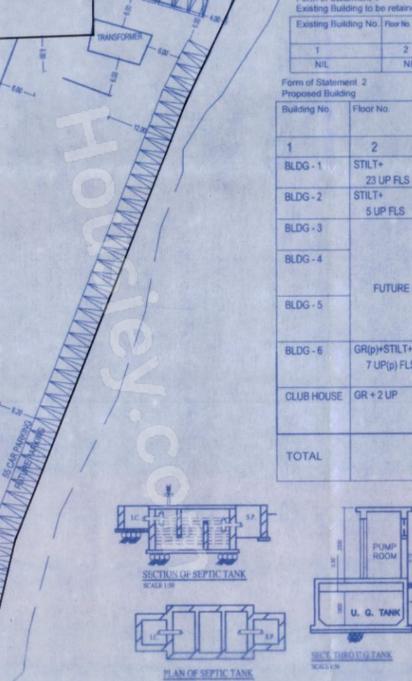
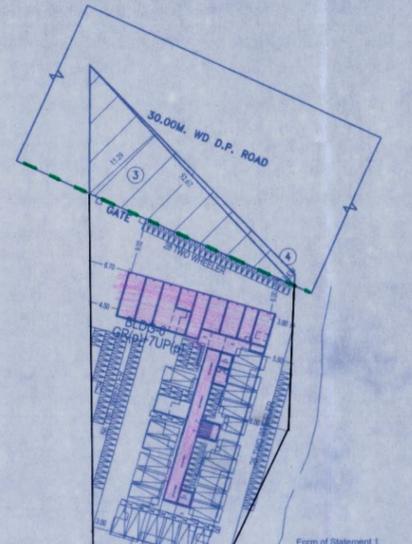
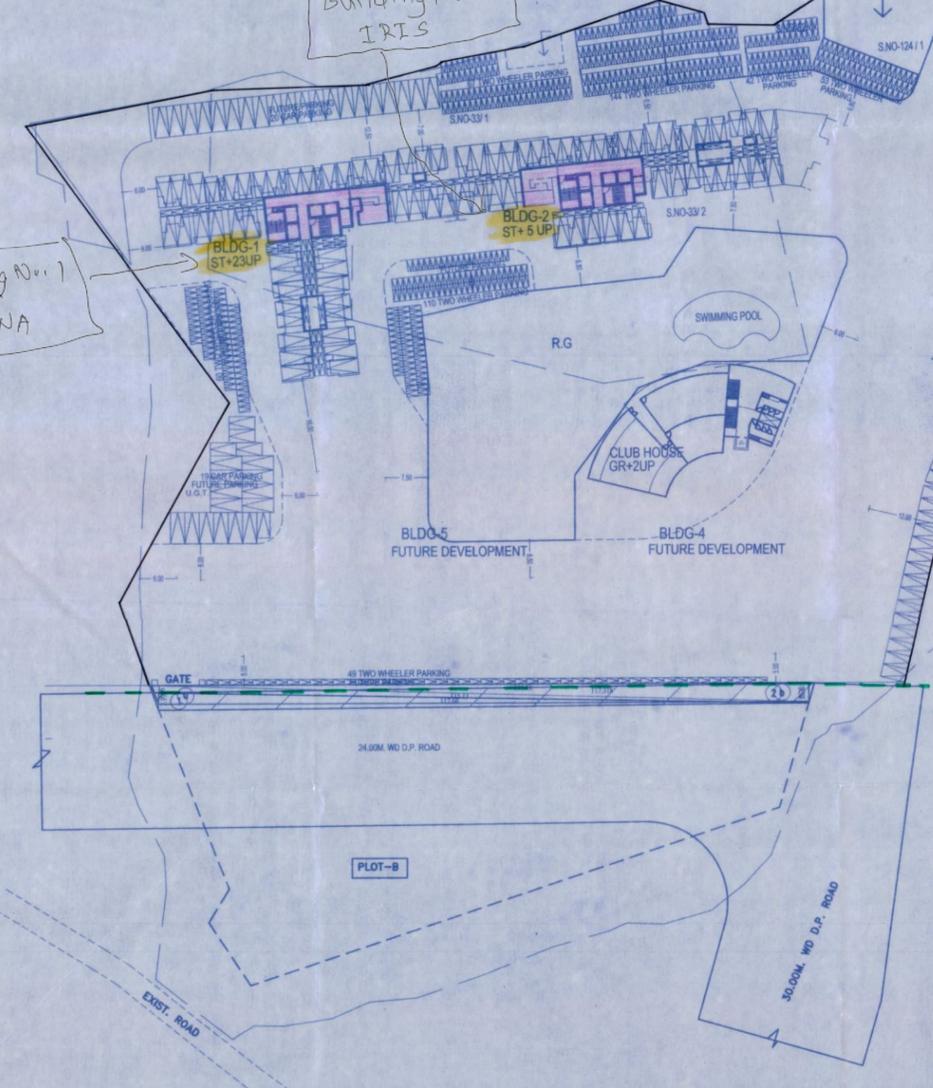
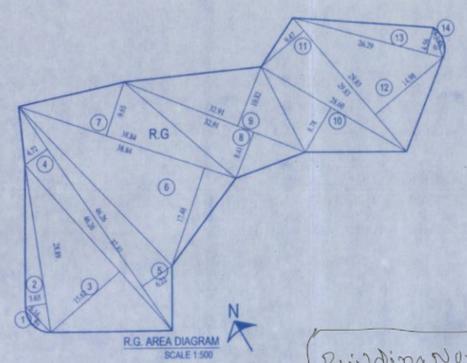
(Signature)

**SHAPATYA NIRMAAN**  
Architects & Interior Designers

**ARCHITECT: SHIRISH G. NACHANE**  
11992/03/21

**SHAPATYA NIRMAAN**  
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR KALAS MANTION NEAR RATIYA MANGAL KAPPAJALA, AGARWAL ROAD, DOMBIVLI (E.)  
2ND FLOOR, JAGANNATHS COMMERCE PLAZA, NEAR GOORE'S SHOWROOM, MANPADRA ROAD, DOMBIVLI (E.)



AREA UNDER 24.00M. WD D.P. ROAD		
1	1/2 X 117.318 X 3.17 X 1 NO	= 185.95 SQ.MT.
2	1/2 X 116.67 X 3.54 X 1 NO	= 210.05 SQ.MT.
TOTAL ADDITION		= 396.00 SQ.MT.

AREA UNDER 30.00M. WD D.P. ROAD		
3	1/2 X 52.82 X 15.29 X 1 NO	= 402.28 SQ.MT.
4	1/2 X 52.82 X 1.434 X 1 NO	= 37.72 SQ.MT.
TOTAL ADDITION		= 440.00 SQ.MT.

PLOT-A		
a	1/2 X 117.17 X 3.34 X 1 NO	= 195.67 SQ.MT.
b	1/2 X 117.17 X 53.71 X 1 NO	= 3146.60 SQ.MT.
c	1/2 X 55.56 X 10.78 X 1 NO	= 299.58 SQ.MT.
d	1/2 X 41.86 X 13.34 X 1 NO	= 277.87 SQ.MT.
e	1/2 X 129.80 X 36.69 X 1 NO	= 2381.18 SQ.MT.
f	1/2 X 177.46 X 33.14 X 1 NO	= 2940.51 SQ.MT.
g	1/2 X 177.46 X 17.88 X 1 NO	= 1568.75 SQ.MT.
h	1/2 X 150.57 X 13.93 X 1 NO	= 1048.72 SQ.MT.
i	1/2 X 128.08 X 9.83 X 1 NO	= 635.92 SQ.MT.
j	1/2 X 119.95 X 1.81 X 1 NO	= 96.56 SQ.MT.
k	1/2 X 119.46 X 11.55 X 1 NO	= 689.88 SQ.MT.
l	1/2 X 110.81 X 23.30 X 1 NO	= 1290.94 SQ.MT.
m	1/2 X 102.85 X 5.32 X 1 NO	= 273.58 SQ.MT.
n	1/2 X 9.67 X 1.49 X 1 NO	= 7.30 SQ.MT.
o	1/2 X 94.93 X 10.21 X 1 NO	= 484.62 SQ.MT.
p	1/2 X 92.34 X 8.78 X 1 NO	= 405.37 SQ.MT.
q	1/2 X 91.66 X 37.11 X 1 NO	= 1700.75 SQ.MT.
r	1/2 X 91.66 X 17.27 X 1 NO	= 791.48 SQ.MT.
s	1/2 X 89.85 X 18.54 X 1 NO	= 645.66 SQ.MT.
t	1/2 X 89.85 X 7.16 X 1 NO	= 249.35 SQ.MT.
u	1/2 X 86.16 X 36.84 X 1 NO	= 1218.68 SQ.MT.
v	1/2 X 82.83 X 18.16 X 1 NO	= 481.13 SQ.MT.
TOTAL ADDITION		= 20830.00 SQ.MT.

PLOT-B		
1	1/2 X 113.77 X 32.65 X 1 NO	= 1857.30 SQ.MT.
2	1/2 X 111.90 X 4.3444 X 1 NO	= 243.07 SQ.MT.
3	1/2 X 111.90 X 12.86 X 1 NO	= 719.52 SQ.MT.
4	1/2 X 109.72 X 14.22 X 1 NO	= 780.11 SQ.MT.
TOTAL ADDITION		= 3600.00 SQ.MT.
TOTAL PLOT (A+B)		= 24430.00 SQ.MT.