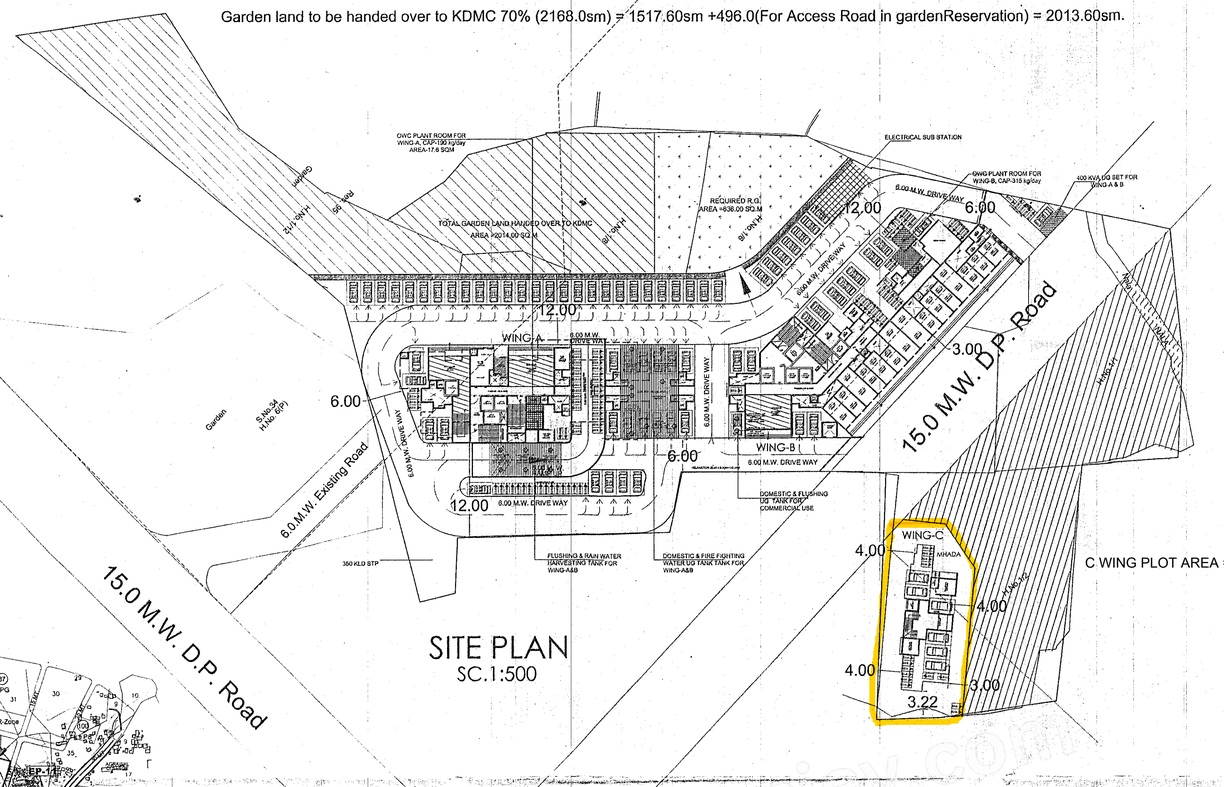
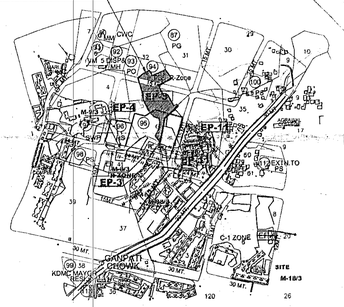
Garden land to be handed over to KDMC 70% (2168.0sm) = 1517.60sm +496.0(For Access Road in gardenReservation) = 2013.60sm.



SITE PLAN
SC.1:500

SITE UNDER REFERENCE



LOCATION PLAN

CARPET AREA STATEMENT(WING-A)
(TYP.6/11/16/21/26 Refuge Floor)

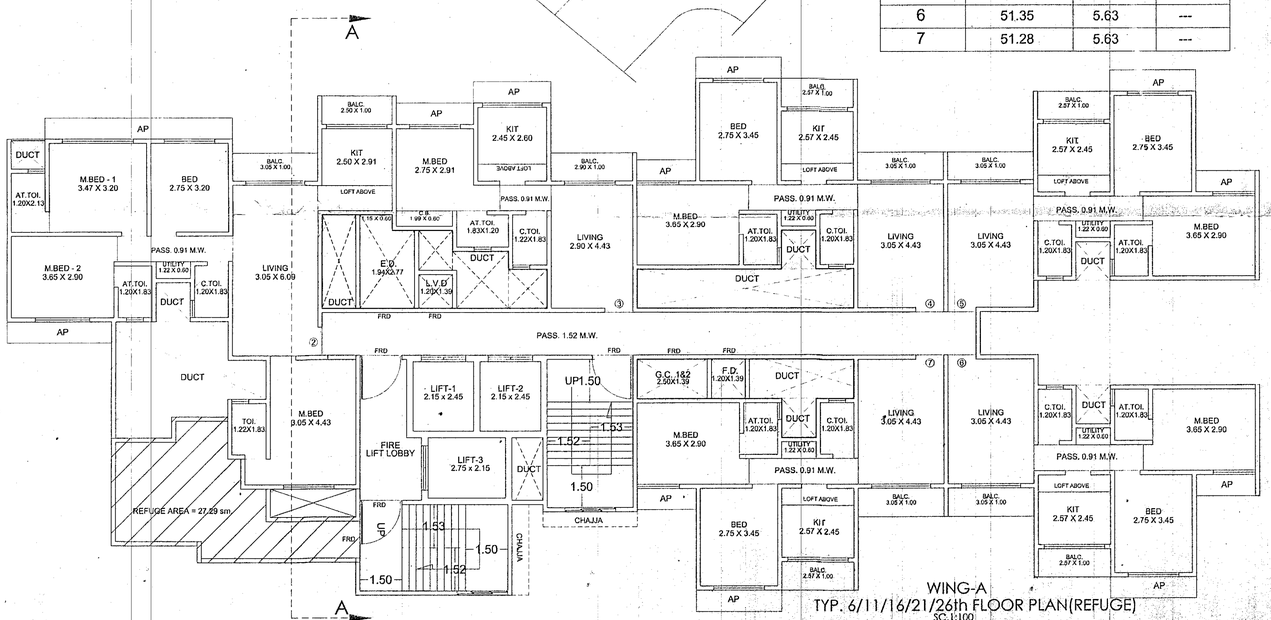
FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.	Cuboard Sq.Mt.
1	Refuge Area		
2	88.73	5.55	---
3	35.94	2.90	1.28
4	51.28	5.63	---
5	51.35	5.63	---
6	51.35	5.63	---
7	51.28	5.63	---

Form of Statement 3
[Sr. No.9 (g)]
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
Wing-A	29	187	9611.61sm.	931.76sm	-----
Wing-B	01(Resi)	11	505.60sm.	50.60sm	-----
Wing-C	7	28	1023.12sm.	64.75sm	-----

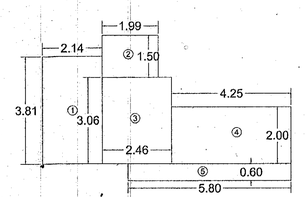
Form of Statement 2
[Sr. No.9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line.
(1)	(2)	(3)
Wing-A	29	14,837.11sm.
Wing-B	02	1174.02sm.



WING-A
TYP. 6/11/16/21/26th FLOOR PLAN(REFUGE)
SC.1:100

A-WING (REFUGE FLOOR AREA)
6/11/16/21/26th Floor
STANDARD ADDITION:-
1) 2.14 x 3.81 = 8.15sm.
2) 1.99 x 1.50 = 2.98sm.
3) 2.46 x 3.06 = 7.52sm.
4) 4.25 x 2.00 = 8.50sm.
5) 5.80 x 0.60 = 3.48sm.
TOTAL = 30.63sm.



WING-A
REFUGE AREA 6/11/16/21/26th FLOOR
P-LINE AREA DIAGRAM
SC.1:100

P-LINE AREA 6/11/16/21/26th FLOOR = 510.82 - 30.63 = 480.19sm.

Proforma-1 Area Statement.

NIRVANA GARDENS
PROPOSED BUILDING ON S. NO.33, H.No.1/A,1/B,1/D,1/E,1/F,1/H,1/K/1.1/K/2.1/K/3. H.No.1/L, 1/N,
VILLAGE :- KOUVALI, TALUKA:- KALYAN,DIS.THANE.

Drawing Sheet No.: 1/7
DT.01/01/2024.

Stamps of Approval/RE-Approval/Completion of Plans:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2023-24/97.
Date :- 15/03/2024.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT	Sq.Mt.
1. Area of plot *(Minimum area of a, b, c to be considered)*	
(a) As per ownership document (7/12, CTS extract)	10,820.00
(b) as per measurement sheet	-------
(c) as per site	10,743.00
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area.(15.00 M.W.)	522.00
(b) D.P. Reservation of (School) P.S. 94. Area	1695.00
(c) D.P. Reservation of (Garden)G-95	2168.00
(d) D.P. Reservation of Any	------
(Total a+b+c+d)	4385.00
3. Balance area of plot (1-2)	6358.00
4. Amenity Space (if applicable)	
(a) Required - 5% (more than 20,000)	Nil.
(b) Adjustment of 2(b), if any -	------
(c) Balance Proposed -	Nil.
5. Net Plot Area (3 - 4 (c))	6358.00
5.a) Add for FSI as per Accomodation Reservation policy (2c)	2168.00
b) Consider Area For Basic FSI (5+5a)	8526.00
6. Recreational Open space (if applicable)	
(a) Required - 10% (5)(Physical)	635.80
(b) Proposed	636.00
7. Internal Road area	N.A
8. Plotable area (if applicable)	N.A
9. Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b xbasic FSI)	9378.60
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width /TOD Zone.(0.50x1e)	5371.50
(b) Proposed FSI on payment of premium.	-----
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road *[2.00 x Sr. No. 2 (a)], if any*	1044.00
(i) In-situ area against P.S.-94 Reservation (2.00 X Sr. No. 2(b))	3390.00
(ii) Proposed T.D.R. Area.	NIL.
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	-----
(c) T.D.R. From Market	
(d) Total in-situ / TDR loading (a+b+c)	4434.00
12. Additional FSI area under Chapter No. 7	N.A
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	13,812.60
(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. 13,812.60 - 268.57 = 13,544.03SM. RESIDENTIAL = 13,544.03SM. x 60% =8126.415M COMMERCIAL=268.57SM x 80%=214.85SM.	8,341.26
(c) Total entitlement (a+b)	22,153.86
14	
15. Total Built-up Area in proposal. *(excluding area at Sr.No.17 b)*	
(a) Existing Built-up Area.	----
(b) Proposed Built-up Area (as per 'P-line')	16,011.13
(c) Total (a+b)	----
16. F.S.I. Consumed [15 / 13]*(should not be more than serial No.14 above.)*	0.99
17. Area for Inclusive Housing, if any (As per Old Approval)	----
(a) Required *(20% of Sr.No.5)*	1398.76
(b) Proposed	1399.09

Certificate : CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE.

For Epicons Consultants Pvt. Ltd.
SIGN. OF K.C.C. CONSULTANT

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 - SQYLINES BUILDERS LLP.

Certificate : Certified that the plot under reference has so-and-so area as measured on site and the dimension of sides etc. of plot stated on the plan are as measured on site and the area so worked out tallies with the area stated in the Ownership / Ownership / P.R. Sahanal Records / Land Records Department / Revenue records.

Ar. Vijay Pandey.

ARCHITECT.
M/S VIJAY PANDEY & ASSOCIATES.
303-RAJKAMAL TOWER
ABOVE KOTAK MAHINDRA BANK
SANTOSHI MATA RD. KALYAN (W)
TEL. 0251-2204441/ 9370490016.

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No, Of
50	01	N.S.	Ar.Aishwari	R-3	V.P.	Architect- Vijay Pandey. CA/96/20081