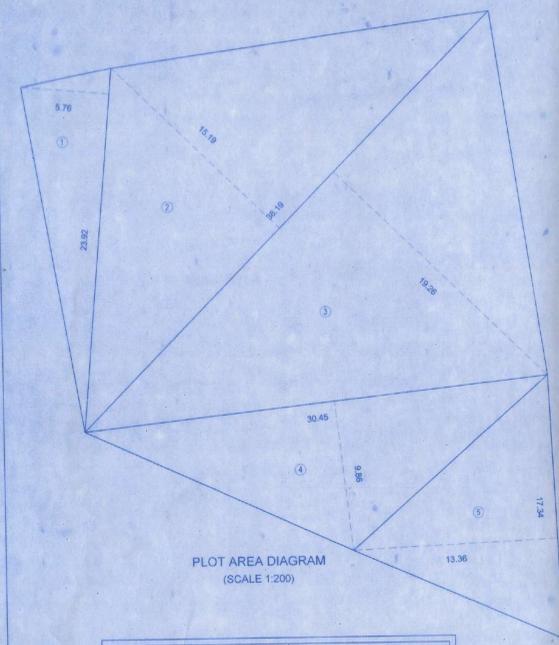


PLANS APPROVED (22-NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/COMMENCED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING NO. SR07/BSNA/2501/18/1 Kor-118 (C) 155/2025
 DATE: 07.02.2025
 AND THE CONDITIONS MENTIONED THEREIN.



LEGEND -

- 1 PLOT BOUNDARY SHOWN AS
- 2 PROPOSED BUILDING SHOWN AS
- 3 DRAINAGE LINE SHOWN AS
- 4 EXISTING STRUCTURE TO BE DEMOLISH

BUILT UP AREA SUMMARY

FLOOR	COMMERCIAL	RESIDENTIAL
STILT/GROUND	183.37	63.30
1st	277.96	277.96
2nd	284.80	284.80
3rd	284.80	284.80
4th	284.80	284.80
5th	284.80	284.80
6th	284.80	284.80
7th	284.80	284.80
TOTAL	183.37	2055.06
TOTAL	2238.43	

ANCILLARY AREA SUMMARY

FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
BASE FSI	107.87	1284.41	1386.28
ANCILLARY FSI AREA	81.50	770.65	852.15
TOTAL	183.37	2055.06	2238.43

SCHEDULE OF DOOR & WINDOW

D1 = 1.06 X 2.28	W = 1.22 X 2.10
D2 = 0.91 X 2.13	W1 = 1.82 X 2.10
D3 = 0.76 X 2.00	W2 = 2.40 X 2.10
R.S. = 2.30 X 3.08	V = 0.60 X 0.76

1ST FLOOR BUILT UP AREA CALCULATION

A	18.97	X	24.69	X	1	=	468.37
1	1.46	X	2.90	X	2	=	8.47
2	2.22	X	5.65	X	1	=	12.54
3	6.00	X	8.88	X	1	=	69.44
4	8.83	X	1.68	X	1	=	14.83
5	5.93	X	1.68	X	1	=	9.96
6	0.81	X	1.98	X	2	=	2.42
7	1.54	X	2.90	X	1	=	4.47
8	0.08	X	2.28	X	1	=	0.18
9	2.30	X	2.75	X	2	=	12.65
10	1.23	X	3.04	X	1	=	3.74
11	2.44	X	0.93	X	1	=	2.27
12	0.76	X	2.89	X	1	=	2.20
13	1.83	X	0.76	X	1	=	1.39
14	1.93	X	1.83	X	1	=	3.35
15	2.13	X	1.98	X	1	=	4.22
16	2.97	X	1.68	X	1	=	4.99
17	0.69	X	1.98	X	1	=	1.37
18	2.06	X	2.97	X	1	=	6.12
19	1.00	X	2.90	X	1	=	2.90
20	2.37	X	1.29	X	1	=	3.06
21	1.23	X	3.50	X	1	=	4.31
22	1.00	X	10.97	X	1	=	10.97
23	1.00	X	2.28	X	2	=	4.56
TOTAL						=	190.41
TOTAL BUILT UP AREA						=	277.96

2ND TO 7TH FLOOR BUILT UP AREA CALCULATION

A	18.97	X	24.69	X	1	=	468.37
1	1.46	X	2.90	X	2	=	8.47
2	2.22	X	5.65	X	1	=	12.54
3	6.00	X	8.88	X	1	=	69.44
4	8.83	X	1.68	X	1	=	14.83
5	5.93	X	1.68	X	1	=	9.96
6	0.81	X	1.98	X	2	=	2.42
7	1.54	X	2.90	X	1	=	4.47
8	0.08	X	2.28	X	1	=	0.18
9	2.30	X	2.75	X	2	=	12.65
10	1.23	X	3.04	X	1	=	3.74
11	2.44	X	0.93	X	1	=	2.27
12	0.76	X	2.89	X	1	=	2.20
13	1.83	X	0.76	X	1	=	1.39
14	1.93	X	1.83	X	1	=	3.35
15	2.13	X	1.98	X	1	=	4.22
16	2.97	X	1.68	X	1	=	4.99
17	0.69	X	1.98	X	1	=	1.37
18	2.06	X	2.97	X	1	=	6.12
19	1.00	X	2.90	X	1	=	2.90
20	2.37	X	1.29	X	1	=	3.06
21	1.23	X	3.50	X	1	=	4.31
22	3.20	X	1.00	X	1	=	3.20
23	5.49	X	1.00	X	1	=	5.49
TOTAL						=	183.57
TOTAL BUILT UP AREA						=	284.80

PLOT AREA CALCULATION

1	23.92	X	5.76	X	0.5	=	68.89
2	38.19	X	15.19	X	0.5	=	290.05
3	38.19	X	19.26	X	0.5	=	367.77
4	30.45	X	9.86	X	0.5	=	150.12
5	17.34	X	13.36	X	0.5	=	115.93
TOTAL						=	992.66

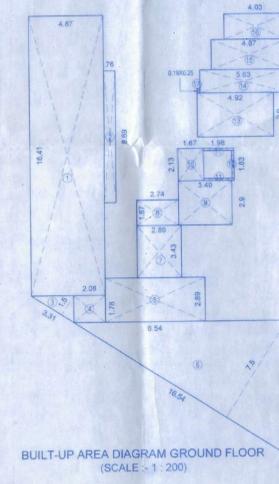
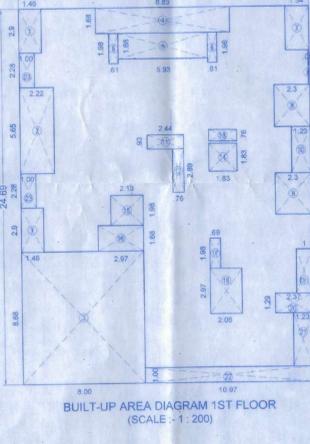
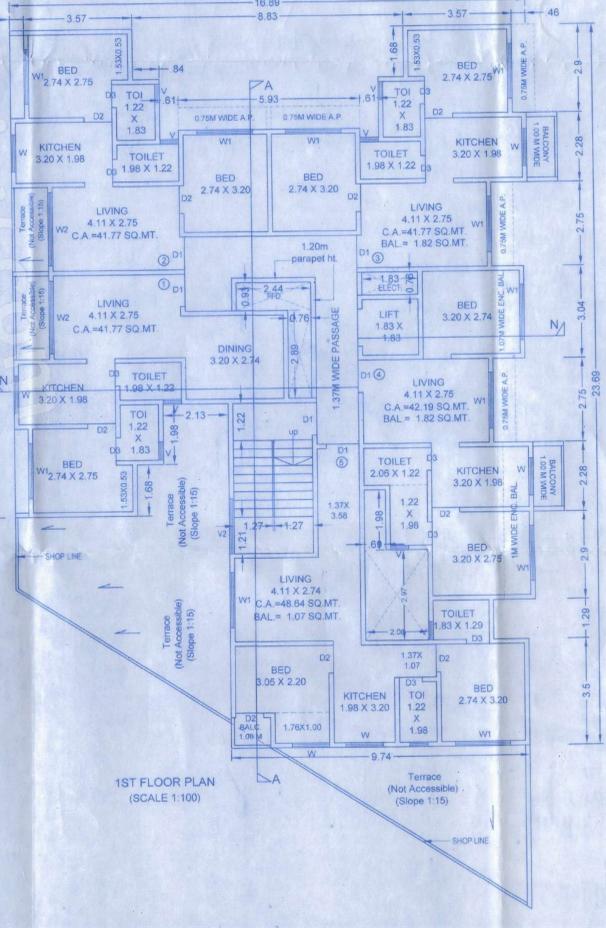
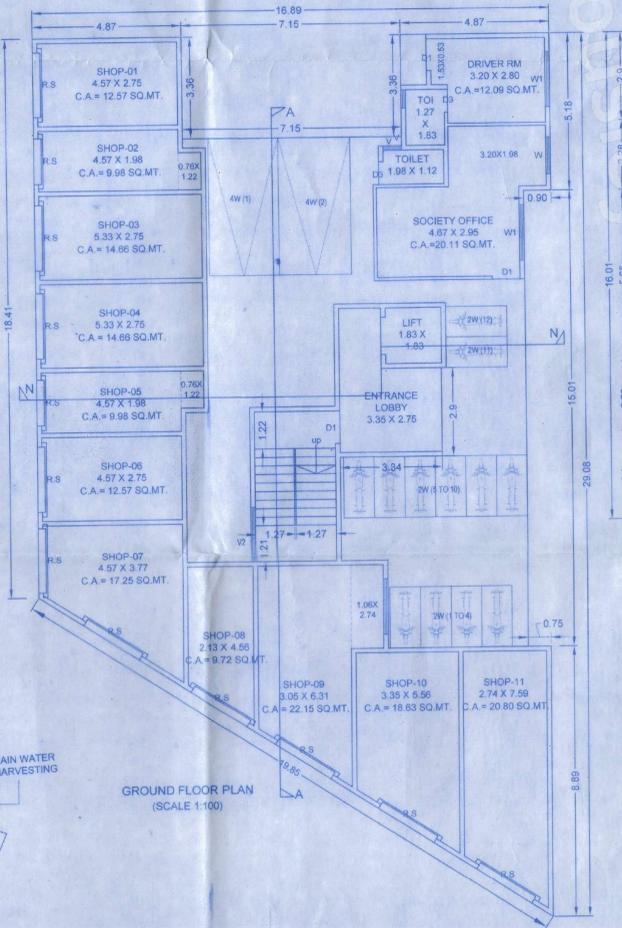
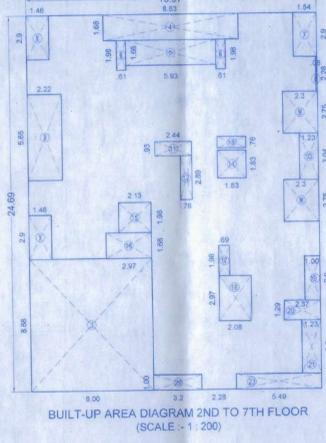
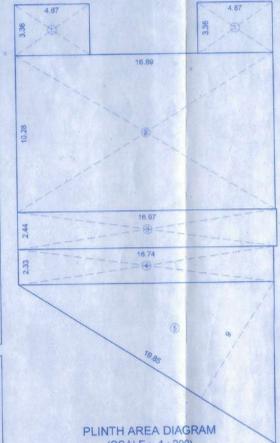
PLINTH AREA CALCULATION

1	4.87	X	3.36	X	2	=	32.73
2	16.89	X	10.28	X	1	=	173.63
3	16.87	X	2.44	X	1	=	41.41
4	16.74	X	2.33	X	1	=	39.00
5	19.85	X	9.00	X	0.5	=	89.33
TOTAL						=	378.10

GROUND FLOOR BUILT UP AREA CALCULATION

COMMERCIAL							
1	4.87	X	18.41	X	1	=	89.86
2	0.76	X	0.69	X	1	=	6.80
3	3.31	X	1.50	X	0.5	=	2.48
4	2.08	X	1.78	X	1	=	3.70
5	6.54	X	2.89	X	1	=	18.90
6	16.84	X	7.50	X	0.5	=	62.03
TOTAL						=	183.37

RESIDENTIAL							
7	2.89	X	3.43	X	1	=	9.91
8	2.74	X	1.57	X	1	=	4.58
9	3.49	X	2.90	X	1	=	10.11
10	1.87	X	2.13	X	1	=	3.96
11	1.98	X	0.15	X	2	=	0.69
12	0.15	X	1.82	X	1	=	0.27
13	4.92	X	2.90	X	1	=	14.27
14	5.83	X	1.52	X	1	=	8.86
15	4.87	X	1.98	X	1	=	9.64
16	4.03	X	1.68	X	1	=	6.77
17	0.19	X	0.25	X	1	=	0.04
TOTAL						=	88.30



Area Statement

Sl. No.	Description	Area (sq. m)
1	Area of plot (Minimum area of a, b, c to be considered)	1130.00
(a)	As per ownership document (7/12, CTS extract)	962.66
(b)	As per measurement sheet	962.66
(c)	As per site	962.66
2	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b)	Any D.P. Reservation area	0.00
(c)	Any D.P. Reservation area	0.00
(Total a+b)		0.00
3	Balance area of plot (1-2)	962.66
4	Amenity Space (if applicable)	
(a)	Required -	N/A
(b)	Adjustment of 2(b), if any -	N/A
(c)	Balance Proposed -	N/A
5	Net Plot Area (3-4 (c))	962.66
6	Recreational Open space (if applicable)	
(a)	Required - (10% of net plot area)	0.00
(b)	Proposed -	0.00
7	Internal Road area	
(a)	Plotwise area (if applicable)	0.00
(b)	Plotwise area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI) (1019.23 X 1.10)	1061.93
9	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	297.80
(b)	Proposed FSI on payment of premium.	294.36
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.00
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for(c)]	0.00
(c)	TDR area	0.00
(d)	Total in-situ / TDR loading proposed ((1 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable (1061.93 + 294.36)	1356.29
(b)	Ancillary Area FSI upto 80% or 80% with payment of charges.	852.15
(c)	Total entitlement (a+b)	2238.43
14	Maximum Utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 (b))	
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area (as per 'P'-line)	2238.43
(c)	Total (a+b)	2238.43
16	F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	2.25
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	N/A
(b)	Proposed	N/A

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 Records/ Land Records Department/City Survey records.

Description of Proposal & Property
 Proposed Residential & Commercial Building On Land Bearing S.no.185/20/E Of Village - Kon, Taluka - Bhiwandi, Dist - Thane

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.

Mrs. Poonam Narendra Jain Urif Pinki Jitendra Mehta
 Mr. Jitendra Primal Mehta
 Address - Kalyan Group, 501, Asha Tower Society, Near Durgadi Chowk, Agra Road, Lalchowki, Kalyan (W)

Architect/ Licensed Engineer/ Supervisor name and signature
 Er. DURRAD KAMANKAR
 LICENSE NO. TP/ENG/433

K K AND ASSOCIATES
 Architect Surveyors And Consulting Engineers
 150/308, H. G. Compd, Ideal Building, 1st Flr, Opp. Post Office College Road, Dhanankar Naka, Bhiwandi - 421302, Dist. Thane
 web site :- www.kkandassociates.com