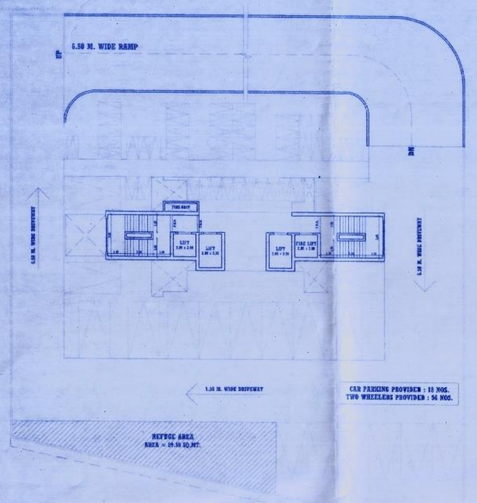
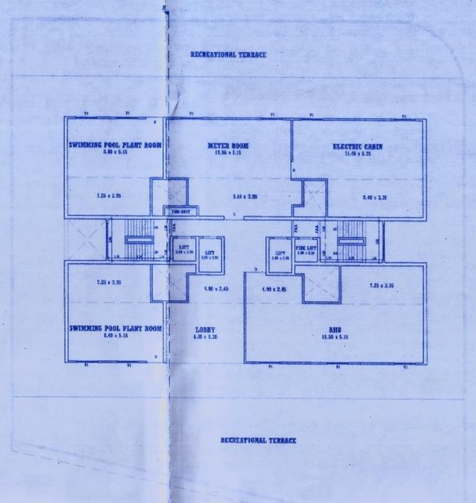


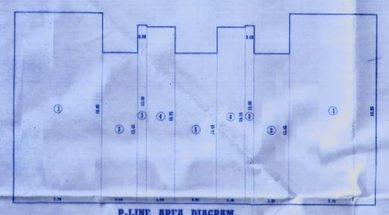
5TH PODIUM FLOOR PLAN
SCALE - 1:200



6TH PODIUM FLOOR PLAN
SCALE - 1:200

P-LINE AREA CALCULATION

GROUND FLOOR (COMMERCIAL)							
1	7.20	X	16.95	X	2 NOS	=	244.80 SQ.MT.
2	3.10	X	13.45	X	2 NOS	=	83.39 SQ.MT.
3	0.80	X	15.98	X	2 NOS	=	25.44 SQ.MT.
4	2.50	X	13.75	X	2 NOS	=	68.75 SQ.MT.
5	3.05	X	13.45	X	1 NO	=	40.99 SQ.MT.
					TOTAL ADDITION	=	467.78 SQ.MT.



P-LINE AREA DIAGRAM
GROUND FLOOR (COMMERCIAL)
SCALE - 1:200

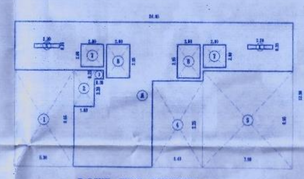
P-LINE AREA CALCULATION

GROUND FLOOR (RESIDENTIAL)							
A	24.45	X	5.15	X	1 NO	=	125.92 SQ.MT.
					TOTAL ADDITION	=	125.92 SQ.MT.
DEDUCTIONS							
1	4.30	X	1.32	X	2 NOS	=	9.50 SQ.MT.
2	2.90	X	0.90	X	1 NO	=	2.61 SQ.MT.
3	3.45	X	1.35	X	1 NO	=	12.23 SQ.MT.
4	3.90	X	0.90	X	1 NO	=	3.51 SQ.MT.
5	2.20	X	0.35	X	2 NOS	=	1.54 SQ.MT.
					TOTAL DEDUCTION	=	30.39 SQ.MT.
TOTAL P-LINE AREA						=	95.53 SQ.MT.

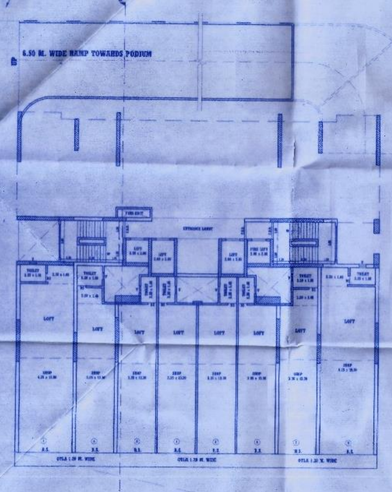
P-LINE AREA DIAGRAM
GROUND FLOOR (RESIDENTIAL)
SCALE - 1:200

P-LINE AREA CALCULATION

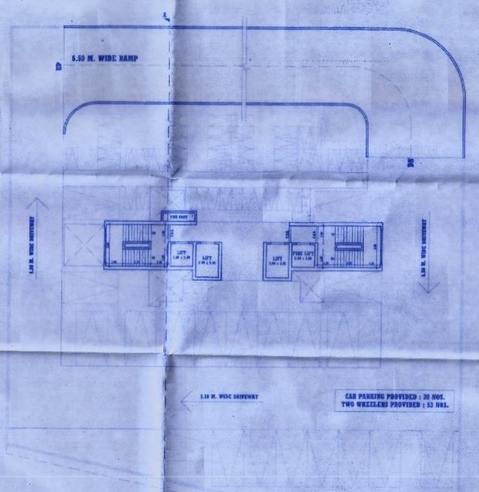
5TH PODIUM FLOOR							
A	24.45	X	12.90	X	1 NO	=	315.41 SQ.MT.
					TOTAL ADDITION	=	315.41 SQ.MT.
DEDUCTIONS							
1	3.30	X	0.65	X	1 NO	=	42.90 SQ.MT.
2	1.85	X	3.20	X	1 NO	=	5.92 SQ.MT.
3	0.80	X	0.75	X	1 NO	=	0.60 SQ.MT.
4	4.45	X	2.75	X	1 NO	=	24.48 SQ.MT.
5	7.30	X	0.65	X	1 NO	=	60.34 SQ.MT.
6	2.20	X	0.35	X	2 NOS	=	1.54 SQ.MT.
7	2.00	X	2.06	X	2 NOS	=	8.03 SQ.MT.
8	2.00	X	2.06	X	2 NOS	=	11.20 SQ.MT.
					TOTAL DEDUCTION	=	175.00 SQ.MT.
TOTAL P-LINE AREA						=	139.41 SQ.MT.



P-LINE AREA DIAGRAM
6TH PODIUM FLOOR
SCALE - 1:200



GROUND FLOOR PLAN
SCALE - 1:200



1ST TO 4TH PODIUM FLOOR PLAN
SCALE - 1:200

PARKING AREA STATEMENT

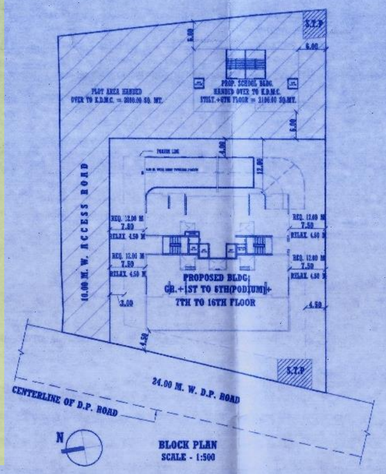
ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE 2 CAR & 3 SCOOTER	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 1 CAR & 3 SCOOTER	38 NOS	38 NOS	114 NOS
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR & 5 SCOOTER	NIL	NIL	NIL
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. 4 SCOOTER	NIL	NIL	NIL
6) SHOPS AND OTHER COMMERCIALS USERS AREA 497.70 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.MT. 2 CAR & 6 SCOOTER PARKING)	NIL	10 NOS	30 NOS
7) OFFICE AREA 0.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 200 SQ.MT. 3 CAR & 11 SCOOTER PARKING)	NIL	NIL	NIL
8) COMMUNITY HALL AND CLUB HOUSE AREA 00.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA (FOR 200 SQ.MT. 1 CAR & 5 SCOOTER PARKING)	NIL	NIL	NIL
9) ADDITION 5% RESI. VISITOR PARKING (5% of 1 TO 5)	NIL	2 NOS	6 NOS
10) TOTAL PARKING CAR	NIL	50 NOS	150 NOS
TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 10) AS PER UDCPR REGULATION NO. 8.2.2 TABLE NO.8C	NIL	40 NOS	120 NOS
TOTAL PROPOSED PARKING CAR	NIL	98 NOS	265 NOS

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULERS
D	1.05 x 2.40	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 x 2.40	T.W.FRAMED FULLY FLUSHED SINGLE LEAF
D2	0.75 x 2.10	T.W. FRAMED PARTLY GLAZED SINTEX DOOR.
W	2.75 x 2.40	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	2.40 x 2.40	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.50 x 2.40	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 x 0.90	ALLUMINIUM FRAME GLASS LOUVERS
V1	1.20 x 0.60	ALLUMINIUM FRAME GLASS LOUVERS

TENEMENT DETAIL OF BUILDING

BUILDING NO.	FLOOR NO.	TENEMENTS NO.
- -	GROUND FLOOR	SHOPS - 8 NOS
- -	1ST TO 5TH FLOOR	PODIUM PARKING
- -	7TH TO 16TH FLOOR	3BHK = 38 NOS



BLOCK PLAN
SCALE - 1:500

PROPOSED BLDG. ON PLOT BEARING S.NO. 23 H. NO. 4/1 & S.NO. 21 H. NO. 1 AT VILL. - GANDHARE, TEL. KALYAN, DIST. THANE.

SHEET NO. 1/3

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/KD/2021-22/19/421.
Date:- 22/02/2023.
SANCTIONED

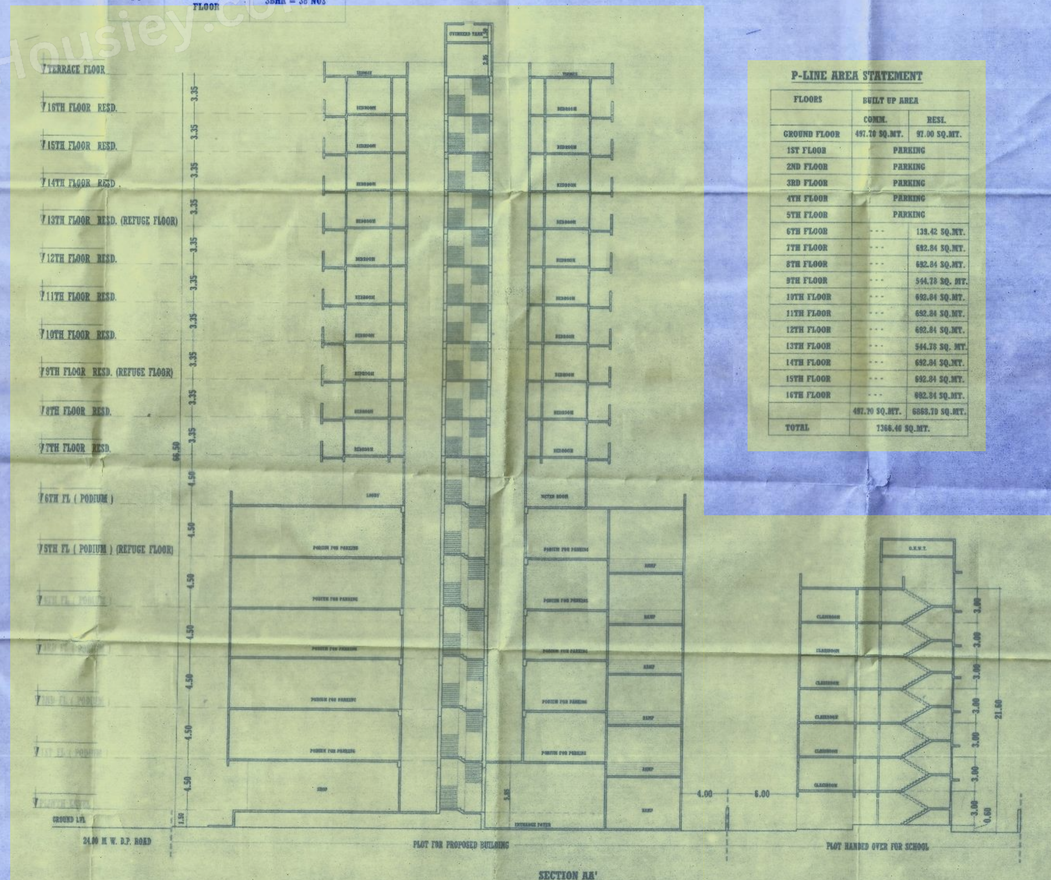
for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

FORM OF STATEMENT - 1
SR.NO.8 (g)
AREA DETAIL OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS		AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
- -	7TH TO 16TH FLOOR	32 NOS	17TH,27TH,37TH TO 47TH, 147TH TO 157TH FLOOR	101,201,301A,301B 1101,1201,1301,1401 102,202,302,402,1102 1202,1302,1402,1502,1602 103,203,303,403,1103 1203,1303,1403,1503,1603 104,204,304,404,1104 1204,1304,1404,1504,1604	126.09 SQ.MT.	14.29 SQ.MT. NIL
					126.09 SQ.MT.	14.29 SQ.MT. NIL
					125.99 SQ.MT.	14.29 SQ.MT. NIL
					125.99 SQ.MT.	14.29 SQ.MT. NIL
		5 NOS	27TH & 137TH FLOOR	2001,2101	126.09 SQ.MT.	14.29 SQ.MT. NIL
				2002,2102	126.09 SQ.MT.	14.29 SQ.MT. NIL
				2003,2103	125.99 SQ.MT.	14.29 SQ.MT. NIL

P-LINE AREA STATEMENT

FLOORS	BUILT UP AREA	
	COMM.	RESI.
GROUND FLOOR	497.70 SQ.MT.	97.00 SQ.MT.
1ST FLOOR	PARKING	
2ND FLOOR	PARKING	
3RD FLOOR	PARKING	
4TH FLOOR	PARKING	
5TH FLOOR	PARKING	
6TH FLOOR	- - -	139.42 SQ.MT.
7TH FLOOR	- - -	692.94 SQ.MT.
8TH FLOOR	- - -	692.94 SQ.MT.
9TH FLOOR	- - -	594.78 SQ. MT.
10TH FLOOR	- - -	692.94 SQ.MT.
11TH FLOOR	- - -	692.94 SQ.MT.
12TH FLOOR	- - -	692.94 SQ.MT.
13TH FLOOR	- - -	594.78 SQ. MT.
14TH FLOOR	- - -	692.94 SQ.MT.
15TH FLOOR	- - -	692.94 SQ.MT.
16TH FLOOR	- - -	692.94 SQ.MT.
	497.70 SQ.MT.	6869.78 SQ.MT.
TOTAL	7366.48 SQ.MT.	



SECTION AA'
SCALE - 1:200

AREA STATEMENT		SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	4200.00
(b)	as per measurement sheet (As per D.P. Remarks)	4200.00
(c)	as per site (As per possession)	4200.00
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area	- - -
(b)	Any D.P. Reservation area (Primary School)	4200.00
	(Total a+b)	- - -
3.	BALANCE AREA OF PLOT (1-2) (As per accommodation policy)	4200.00
4.	Amenity Space (if applicable)	
(a)	Required -	- - -
(b)	Adjustment of 30%, if any -	- - -
(c)	Balance Proposed -	- - -
5.	Net Plot Area [1-2(c)] (Area consider for calculation as per accomodation policy) Plot Area recomputed to R.D.M.C = 1050.00 sq.mt.	4200.00
6.	Recreational Open space (if applicable)	
(a)	Required -	- - -
(b)	Proposed -	- - -
7.	Internal Road area	- - -
8.	Plotable area (if applicable)	- - -
9.	Built up area with reference to basic F.S.I. as per road width (Sr. No. 5 x basic FSI) (4200.00 x 1.10)	4620.00
10.	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TPD Zone	- - -
(b)	Proposed FSI on payment of premium	- - -
11.	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road	
(b)	In-situ area against Amenity Space if handed over [1.60 or 1.85 x Sr. No. 4 (b) and / or (c)]	
(c)	TDR area	- - -
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	- - -
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	4620.00
(b)	Ancillary Area FSI upto 60%, with payment of charges (common. 60% of 215.30)	221.30
	(resi. 60% of 1243.28)	2026.69
(c)	Total entitlement (a + b)	6867.30
14.	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 4.4 or 6.2 or 6.4 as applicable) x 1.5 or 1.8)	
15.	Total Built-up Area in proposal (excluding area at Sr. No. 12 b)	
(a)	Existing Built-up Area	- - -
(b)	Proposed Built-up Area (as per 'P-Line')	7366.48
(c)	Total (a + b)	7366.48
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1.60
17.	Area for Inclusive Housing, if any	- - -
(a)	Required (20% of Sr. No. 9)	- - -
(b)	Proposed	

STRUCTURAL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORK ARE PREPARED BY US AND THE WORK, AS FAR AS STRUCTURAL DESIGNING ARE CONCERNED, SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX "X". I SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE STRUCTURAL DESIGN AS FAR AS STRUCTURAL DESIGNS ARE CONCERNED.

Pentacon Structural Consultants Pvt. Ltd.
A 102, FIRST FLOOR, DEVI DARSHAN,
TEMGHAR NAKA, THANE (W) 400 601. (M) 9820 [illegible]
TEL. 2544 3295
SIGNATURE AND NAME OF THE STRUCTURAL ENGINEER

CERTIFICATE OF AREA

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS INVESTED BY US. ON 15.07.2013 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AND ALSO MEASURED ON SITE AND THE AREA AS WORKED OUT ARE(1.20 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS. SIGNATURE

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CERTIFY 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 (S) NAME AND SIGNATURE

P.O.A / OWNER'S NAME & SIGNATURE

M/S. DESAI INFRA.

EMERGE ARCHITECT & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS & ENGINEERS
1-3 KISHORE APARTMENT, SHIVAJI NAGAR, KALYAN (WEST) - 421 301. MOB. 98 [illegible]

(DEEPAK BHAMAT PATIL)
(ARCHITECT)

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
	1	1:200	PRAVIN DULE	DEEPAKBHAI	CA / 2012 / 74231

Housiey.com