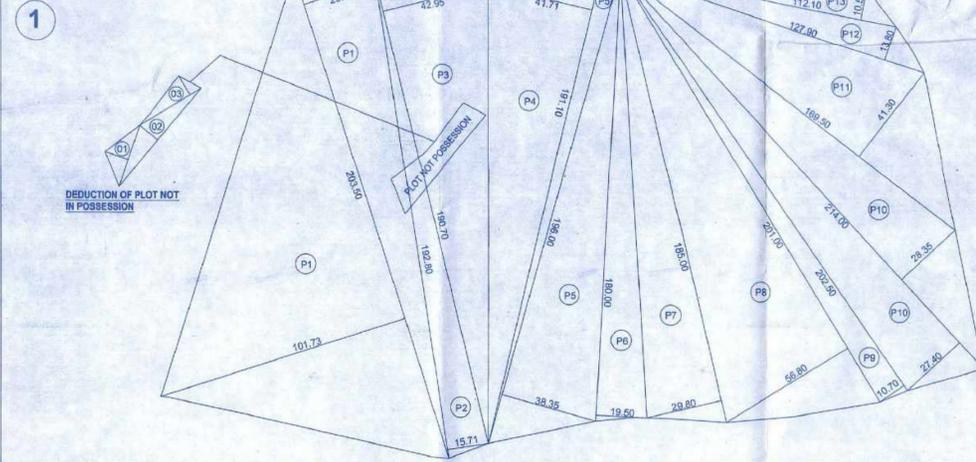


PLOT AREA CALCULATION



PLOT AREA CALCULATION

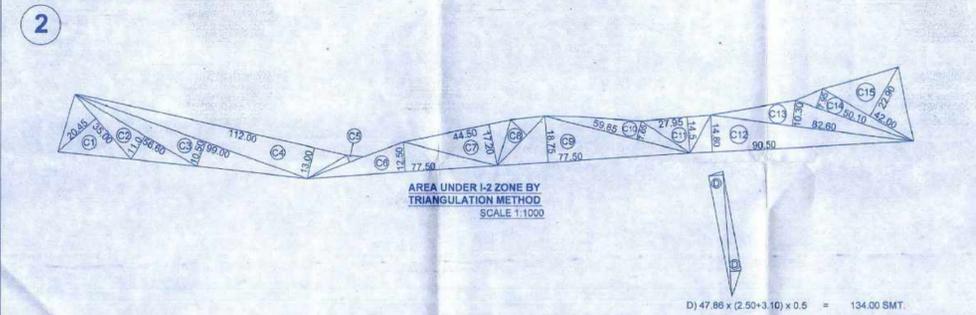
P1) 203.50 x (101.73+29.0) x 0.5 =	13301.78 SMT
P2) 162.80 x 15.71 x 0.5 =	1514.44 SMT
P3) 180.70 x 42.85 x 0.5 =	4095.29 SMT
P4) 191.10 x 41.71 x 0.5 =	3985.39 SMT
P5) 196.00 x (38.35+6.45) x 0.5 =	4390.40 SMT
P6) 180.00 x 18.50 x 0.5 =	1755.00 SMT
P7) 185.00 x 28.80 x 0.5 =	2756.50 SMT
P8) 201.00 x 56.80 x 0.5 =	5708.40 SMT
P9) 202.50 x 10.70 x 0.5 =	1083.37 SMT
P10) 214.00 x (28.35+27.40) x 0.5 =	5955.26 SMT
P11) 169.50 x 41.33 x 0.5 =	3500.17 SMT
P12) 127.90 x 13.80 x 0.5 =	882.51 SMT
P13) 112.10 x 10.50 x 0.5 =	588.52 SMT
TOTAL AREA	= 49627.03 SMT.

DEDUCTION OF OTHERS PLOT

1) 25.00 x 9.79 x 0.5 =	122.38 SMT
2) 51.47 x 9.30 x 0.5 =	239.34 SMT
3) 28.80 x 8.89 x 0.5 =	128.01 SMT
TOTAL DEDUCTION	= 489.73 SMT.

NET PLOT AREA AFTER DEDUCTION
(49627.03 - 489.73) = 49137.30 SMT.

AREA UNDER I-2 ZONE

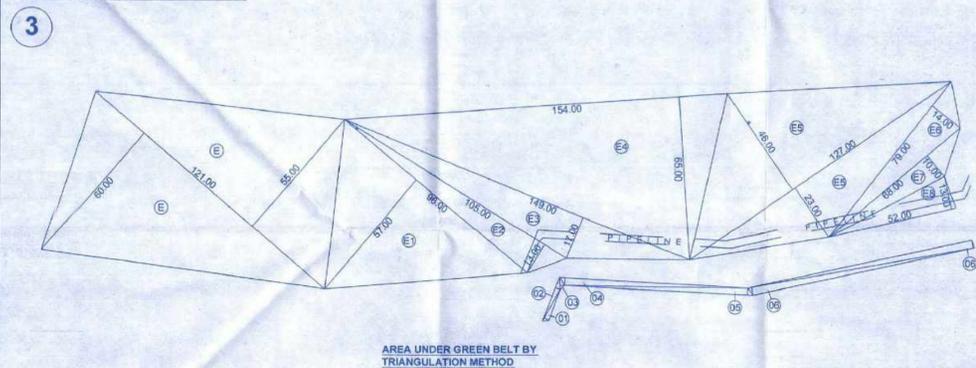


AREA UNDER I-2 ZONE CALCULATION

1) 20.45 x 35.00 x 0.5 =	357.87 SMT
2) 56.60 x 11.00 x 0.5 =	311.30 SMT
3) 99.00 x 10.50 x 0.5 =	519.75 SMT
4) 112.00 x 13.00 x 0.5 =	728.00 SMT
5) 24.61 x 3.00 x 0.5 =	37.37 SMT
6) 77.50 x 12.50 x 0.5 =	484.37 SMT
7) 44.50 x 17.20 x 0.5 =	382.70 SMT
8) 27.80 x 8.95 x 0.5 =	124.40 SMT
9) 77.50 x 18.75 x 0.5 =	726.56 SMT
10) 59.85 x 7.65 x 0.5 =	228.92 SMT
11) 27.95 x 14.50 x 0.5 =	202.63 SMT
12) 80.50 x 14.80 x 0.5 =	669.70 SMT
13) 82.60 x 10.30 x 0.5 =	426.39 SMT
14) 50.10 x 7.65 x 0.5 =	196.14 SMT
15) 42.00 x 22.90 x 0.5 =	480.90 SMT
TOTAL AREA	= 5879.00 SMT.

D) 47.86 x (2.50+3.10) x 0.5 = 134.00 SMT.

AREA UNDER GREEN BELT



AREA UNDER GREEN BELT CALCULATION

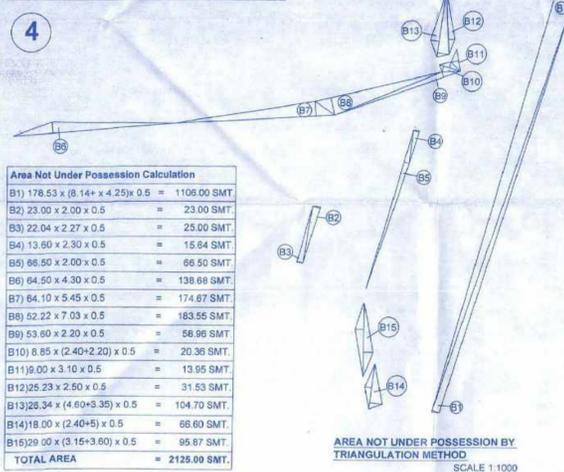
E1) 121.00 x (55+60) x 0.5 =	6957.50 SMT
E2) 96.00 x 57.00 x 0.5 =	2736.00 SMT
E3) 105.00 x 13.00 x 0.5 =	682.50 SMT
E4) 149.00 x 17.00 x 0.5 =	1266.50 SMT
E5) 154.00 x 65.00 x 0.5 =	5005.00 SMT
E6) 127.00 x (49+29) x 0.5 =	4381.50 SMT
E7) 79.00 x 14.00 x 0.5 =	553.00 SMT
E8) 68.00 x 10.00 x 0.5 =	340.00 SMT
E9) 52.00 x 13.00 x 0.5 =	338.00 SMT
TOTAL AREA	= 22280.00 SMT.

DEDUCTION OF PIPELINE

1) 15.00 x 2.80 x 0.5 =	19.50 SMT
2) 19.00 x 2.12 x 0.5 =	20.14 SMT
3) 5.00 x 2.04 x 0.5 =	5.10 SMT
4) 75.50 x 3.70 x 0.5 =	139.88 SMT
5) 75.40 x 3.10 x 0.5 =	116.88 SMT
6) 93.00 x (4+4) x 0.5 =	372.00 SMT
TOTAL DEDUCTION	= 873.30 SMT.

NET GREEN BELT AREA AFTER DEDUCTION
(22280.00 - 873.30) = 21406.70 SMT.

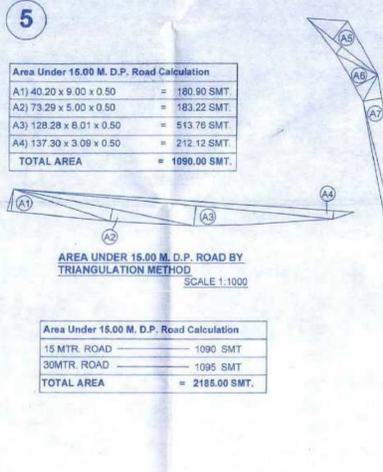
AREA NOT UNDER POSSESSION



Area Not Under Possession Calculation

B1) 178.53 x (8.14+4.25) x 0.5 =	1106.00 SMT
B2) 23.00 x 2.00 x 0.5 =	23.00 SMT
B3) 22.04 x 2.27 x 0.5 =	25.00 SMT
B4) 13.80 x 2.30 x 0.5 =	15.84 SMT
B5) 86.50 x 2.00 x 0.5 =	86.50 SMT
B6) 64.50 x 4.30 x 0.5 =	138.68 SMT
B7) 64.10 x 5.45 x 0.5 =	174.67 SMT
B8) 52.22 x 7.03 x 0.5 =	183.55 SMT
B9) 53.60 x 2.20 x 0.5 =	58.96 SMT
B10) 8.85 x (2.40+2.20) x 0.5 =	20.36 SMT
B11) 9.00 x 3.10 x 0.5 =	13.95 SMT
B12) 26.23 x 2.50 x 0.5 =	31.53 SMT
B13) 28.34 x (4.60+3.35) x 0.5 =	104.70 SMT
B14) 18.00 x (2.40+5) x 0.5 =	66.60 SMT
B15) 29.00 x (3.15+3.60) x 0.5 =	95.87 SMT
TOTAL AREA	= 2125.00 SMT.

AREA UNDER ROAD



Area Under 15.00 M. D.P. Road Calculation

A1) 40.20 x 9.00 x 0.50 =	180.90 SMT
A2) 73.29 x 5.00 x 0.50 =	183.22 SMT
A3) 128.28 x 8.01 x 0.50 =	513.76 SMT
A4) 137.30 x 3.09 x 0.50 =	212.12 SMT
TOTAL AREA	= 1090.00 SMT.

Area Under 30.00 M. D.P. Road Calculation

A5) 37.00 x (9+3) x 0.50 =	222.00 SMT
A6) 22.00 x 10.00 x 0.50 =	110.00 SMT
A7) 128.99 x 7.14 x 0.50 =	460.50 SMT
A8) 121.00 x 5.00 x 0.50 =	302.50 SMT
TOTAL AREA	= 1095.00 SMT.

AREA UNDER 30.00 M. D.P. ROAD BY TRIANGULATION METHOD
SCALE 1:1000

Area Under 15.00 M. D.P. Road by Triangulation Method
SCALE 1:1000

Area Under 15.00 M. D.P. Road Calculation

15 MTR. ROAD	1090 SMT
30MTR. ROAD	1095 SMT
TOTAL AREA	= 2185.00 SMT.

PLOT AREA AS PER 7/12 ABSTRACT

Sr No.	S. NO.	AREA IN SQ.MTR.	OWNERS NAME
1	52/1	596.00 Sq.mtr.	GOOREJ PROPERTIES LTD.
2	54B/1	1400.00 Sq.mtr.	GOOREJ PROPERTIES LTD.
3	54B/2	7887.00 Sq.mtr.	GOOREJ PROPERTIES LTD.
4	54B/3	300.00 Sq.mtr.	GOOREJ PROPERTIES LTD.
TOTAL		80947.00 Sq.mtr.	

LAND DIAGRAM NO. 1

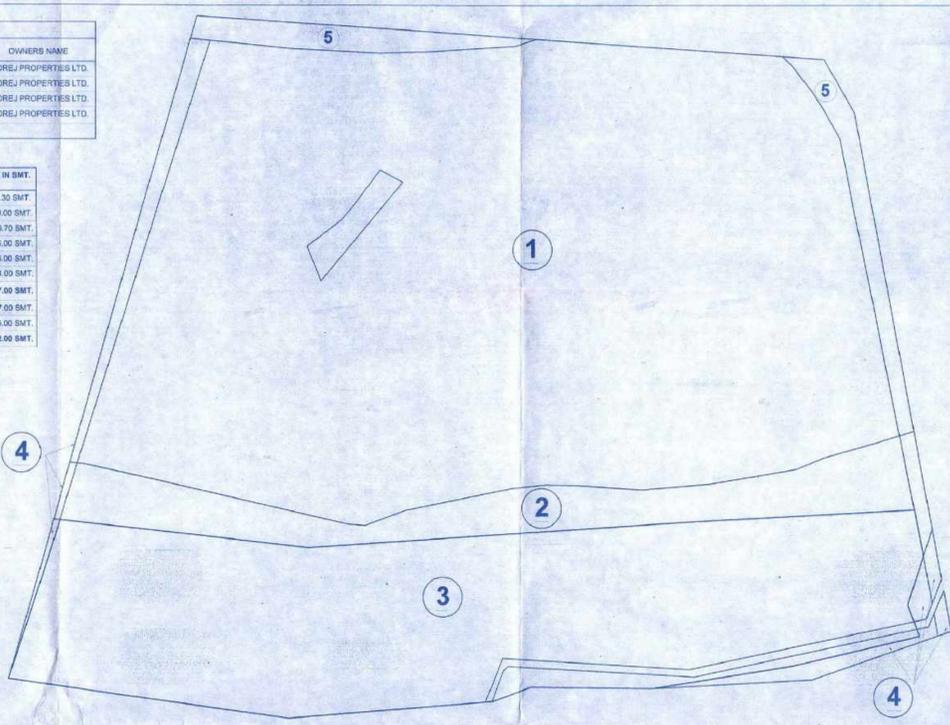
DIAGRAM DETAILS	AREA IN SMT.
1) I-2 ZONE LAND	49037.30 SMT
2) I-2 ZONE EFFECTED UNDER CRZ	5879.00 SMT
3) GREEN BELT	2198.70 SMT
4) AREA NOT UNDER POSSESSION	2125.00 SMT
5) AREA UNDER ROAD	2185.00 SMT
6) AREA UNDER ROAD IN CRZ	134.00 SMT
NET AREA OF PLOT (1 TO 6)	80947.00 SMT.
AREA AS PER 7/12	80647.00 SMT
DEDUCT SR NO. 4 AREA	2125.00 SMT
BALANCE AREA OF PLOT	78522.00 SMT.

LEGEND

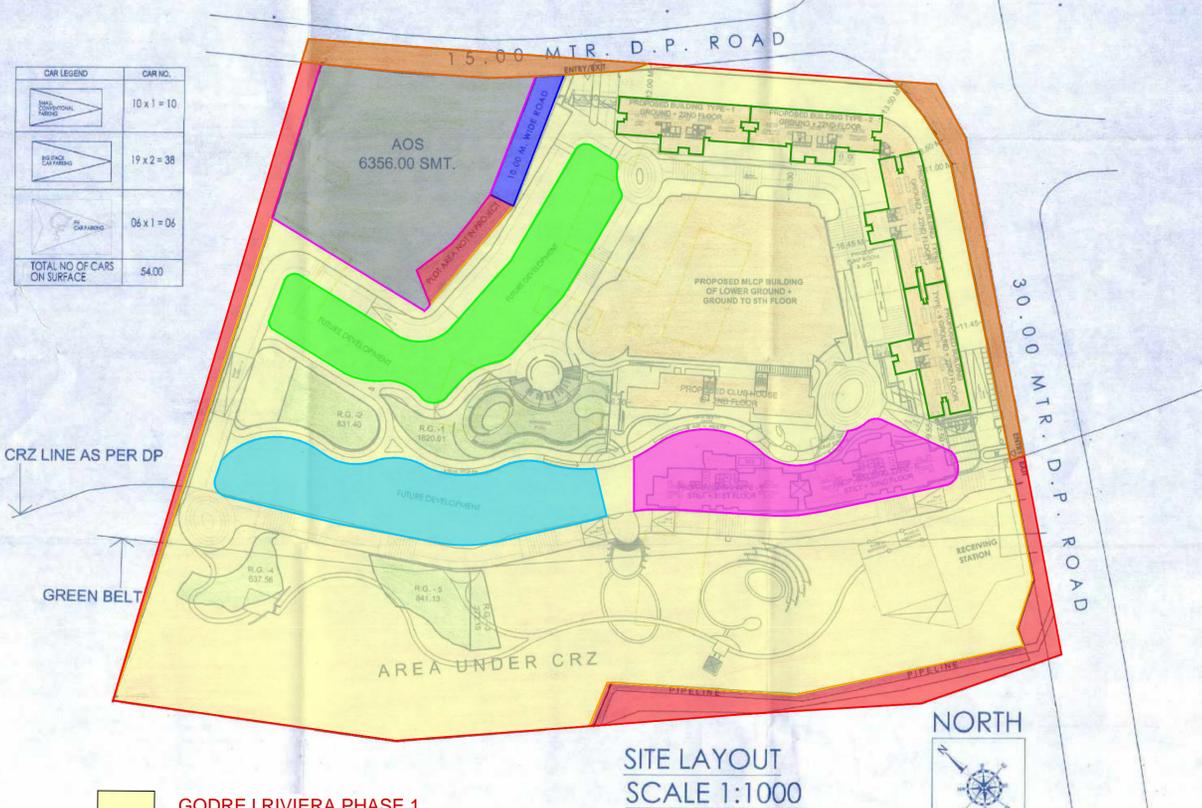
1) PLOT BOUNDARY SHOWN THUS	[Symbol]
2) PROPOSED BUILDING SHOWN THUS	[Symbol]
3) AREA EFFECTED UNDER 15.00 M. D.P. ROAD SHOWN THUS	[Symbol]
4) AREA EFFECTED UNDER 30.00 M. D.P. ROAD SHOWN THUS	[Symbol]
5) R.G. AREA SHOWN THUS	[Symbol]
6) AMENITY SPACE SHOWN THUS	[Symbol]
7) EXISTING STRUCTURE TO BE DEMOLISHED SHOWN THUS	[Symbol]
8) AREA EFFECTED UNDER CRZ SHOWN THUS	[Symbol]
9) PLOT AREA NOT IN PROJECT SHOWN THUS	[Symbol]
10) EXISTING WATER PIPELINE SHOWN THUS	[Symbol]
11) BATCHING PLANT TO BE DEMOLISHED SHOWN THUS	[Symbol]

CAR LEGEND

[Symbol]	CAR NO.
[Symbol]	10 x 1 = 10
[Symbol]	19 x 2 = 38
[Symbol]	06 x 1 = 06
TOTAL NO OF CARS ON SURFACE	54.00



PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE 1:1000



SITE LAYOUT
SCALE 1:1000

APPROVAL STAMP 01/25

CONTENTS OF SHEET
PLOT AREA CALCULATION, SITE LAYOUT PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. - ED/DC/TPP/DP/KD/2021-22/58501

Date: 25/02/2022

SANCTIONED

[Signature]
ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

Sr.No. Proforma - 1: Area Statement Area in sq.mtr.

Summary of Approval of Plans:

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	80947.00
(a) Area of plot as per 7/12 extract	80947.00
(b) As per measurement sheet	78522.00
(c) As per site	78522.00
2. Deductions for:	
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	2185.00
(b) Area affected in 30 M Proposed D.P. Road	134.00
(c) Any D.P. Reservation area (CRZ)	27455.70
(Total a+b)	22994.70
3. Balance area of plot (1-2)	110 R ZONE
4. Amenity Space (if applicable)	49037.30
(a) Reserved (20000.00 x 10%) = (20037.30 x 15%)	6355.59
(b) Proposed	6355.00
(c) Balance Proposed	-
5. Net Plot Area (3-4 (c))	42681.71
6. Recreational Open space (if applicable)	4388.17
(a) Required	4402.85
(b) Proposed as per	-
7. Internal Road area	-
8. Possible area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width (Gr. No. Suburbic FSI - 42081.71 x 1.1)	46949.88
10. Addition of FSI on payment of premium:	
(a) Maximum permissible premium F.S.I. based on road width / CRZ Zone (78522.00 - 27455.70) = 51066.30 x 0.6 = 25678.95	
(b) Proposed FSI on payment of premium	5072.70
11. In-built FSI / TDR loading:	
(a) In-built area against FSI based on 2185.00 = 4202.00	
(b) In-built area against FSI based on 134.00 = 188.25	
(c) In-built area against Amenity Space if reserved over 2.00 = 6355.00	
(d) In-built area against FSI based on 110 R ZONE = 110 R ZONE	13228.95
(e) TDR area (78522.00 - 27455.70) = 51066.30 x 1.4 = 71492.82 SMT. Balance to purchase (71492.82 - 46949.88) = 24542.94 SMT. Total In-built / TDR loading proposed (116915.95)	17842.30
12. Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal:	
(a) (B + 100) x 116915.95 / 12, whichever is applicable. Comm. / Retail FSI (10%+1000/10+1000/10) = 30848.43 + 1947.47 = 2847.97 SMT. Residential FSI (200/72 - 2847.41) = 6781.21 SMT	70064.78
(b) Ancillary Area FSI upto 60% with payment of charges. Ancillary area for Commercial / Retail = 2847.47 x 80% = 2277.97 SMT. Ancillary area for Residential = 6781.21 x 60% = 4068.73 SMT. Permissible = 2277.97 + 4068.73 = 6346.70 SMT. Proposed = 2840 + 4069.38 = 6909.38 SMT	40718.78
(c) Total entitlement (F.S.I.)	111383.56
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	111383.70
15. Total Built-up Area in proposal (excluding area at Sr.No.17 (b))	111383.70
16. F.S.I. Consumed (111383.70) should not be more than serial No.14 above)	111383.70
17. Area for inclusive housing, if any:	
(a) Requires (20% of Sr.No.5)	-
(b) Proposed	-

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STAKEHOLDERS.

[Signature]
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 AS TO ENSURE THE QUALITY AND SAFETY AT THE SITE.

OWNER (S) NAME AND SIGNATURE: **M/S GODREJ PROPERTIES LTD.**

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 STATED IN DOCUMENT WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

[Signature]
SIGNATURE (ALIM FOLDI)

PROPERTY DIScription

REVISED PLAN OF COMMERCIAL CUM RESIDENTIAL BUILDING ON LAND BEARING NEW SURVEY NUMBER 54B/1, 54B/2, 54B/3 AND 52/1 OF VILLAGE - VADAVLI, TALUKA-KALYAN

OWNER'S P.O.A. HOLDER'S SIGNATURE

M/S GODREJ PROPERTIES LTD.

ARCHITECT NAME AND SIGNATURE

Fauzi & Associates
ENGINEERS & ARCHITECTS
SHOP NO. 1 & 2, FIRST FLOOR, KANAKA ARCHADE,
BEHIND NEW MUNICIPAL CORPORATION BUILDING,
OPP. TAMILNADU OFFICE, SHIVAJI NAGAR,
E-MAIL: fauziassociates@gmail.com

DRN: A-SHEETS / A-MOMIN / 1:100 / 10/02/2022 / J-2812 / 2ND APPROVAL