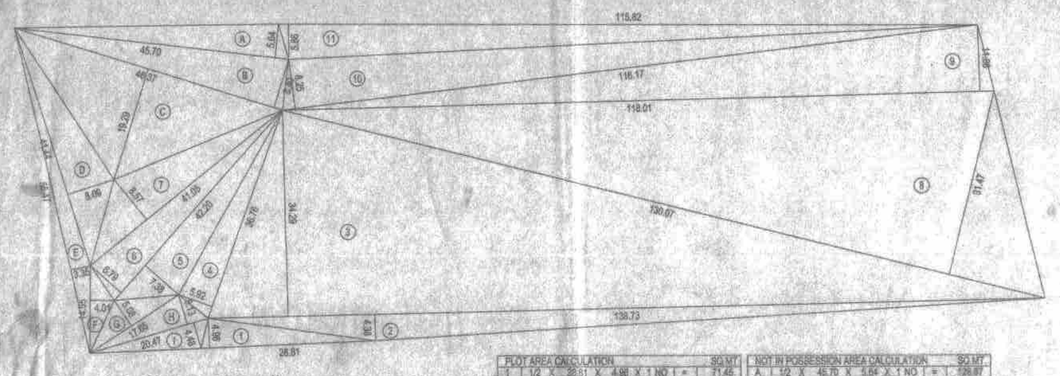


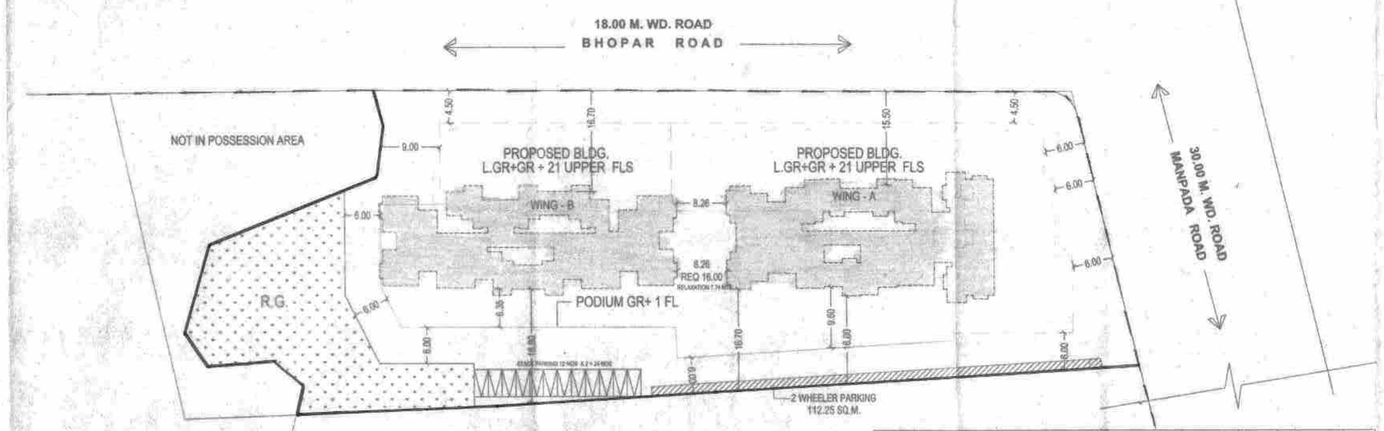
PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION						SQ.MT.
A	1/2 X	45.70	X 3.64	X 1 NO	=	71.45
B	1/2 X	13.72	X 4.55	X 1 NO	=	31.21
C	1/2 X	116.17	X 34.29	X 1 NO	=	2028.93
D	1/2 X	45.70	X 14.29	X 1 NO	=	326.2
E	1/2 X	42.30	X 7.15	X 1 NO	=	151.12
F	1/2 X	41.05	X 7.15	X 1 NO	=	146.72
G	1/2 X	47.85	X 8.97	X 1 NO	=	214.50
H	1/2 X	130.67	X 31.47	X 1 NO	=	2055.95
I	1/2 X	118.01	X 11.06	X 1 NO	=	652.13
J	1/2 X	116.17	X 8.85	X 1 NO	=	513.2
K	1/2 X	115.82	X 5.88	X 1 NO	=	339.36
			TOTAL ADDITION		=	6856.45

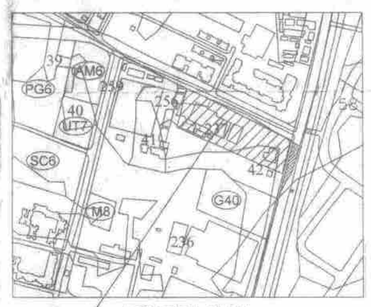
NOT IN POSSESSION AREA CALCULATION						SQ.MT.
A	1/2 X	45.70	X 5.64	X 1 NO	=	128.87
B	1/2 X	44.37	X 8.41	X 1 NO	=	186.3
C	1/2 X	44.37	X 18.41	X 1 NO	=	408.3
D	1/2 X	41.64	X 8.06	X 1 NO	=	167.6
E	1/2 X	56.47	X 3.35	X 1 NO	=	92.91
F	1/2 X	45.48	X 3.35	X 1 NO	=	76.1
G	1/2 X	17.66	X 5.06	X 1 NO	=	44.65
H	1/2 X	20.47	X 5.13	X 1 NO	=	52.51
I	1/2 X	20.47	X 4.6	X 1 NO	=	47.1
			TOTAL ADDITION		=	1203.36
			TOTAL ADDITION		=	8059.81
			6856.45 + 1203.36		=	8060.26

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	AREA	REMARKS
RS	1.80 X 2.40	4.32	ROLLING SHUTTER
D	1.05 X 2.15	2.26	T.W. PANNELLED DOOR
D1	0.90 X 2.15	1.94	T.W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
W1	1.50 X 1.20	1.80	T.W. GLAZED WINDOW
W2	1.20 X 1.20	1.44	T.W. GLAZED WINDOW
W3	2.15 X 2.15	4.62	T.W. GLAZED WINDOW
v	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW



BLOCK PLAN
SCALE = 1:500

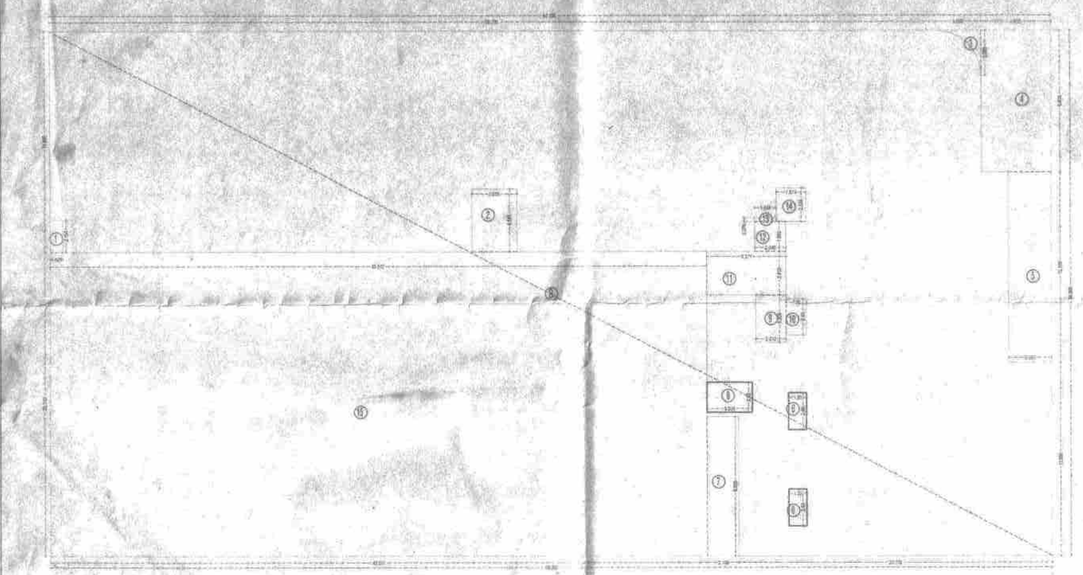


PROPOSED SITE

LOCATION PLAN
SCALE : NTS

GROUND FLOOR		WING-'A' & 'B'	1ST FLOOR		WING-'A' & 'B'
SHOP	UNIT	RERA CARPET	SHOP	UNIT	RERA CARPET
7	SHOP	50.690	6	OFFICE	45.121
8	SHOP	39.658	7	OFFICE	35.598
9	SHOP	43.500	8	OFFICE	39.03
10	SHOP	39.929	9	OFFICE	35.841
11	SHOP	39.768	10	OFFICE	35.696
12	SHOP	39.766	11	OFFICE	35.696
13	SHOP	39.760	12	OFFICE	35.696
14	SHOP	43.337	13	OFFICE	38.885
15	SHOP	55.978	14	OFFICE	50.573
16	SHOP	45.686	15	OFFICE	41.016
17	SHOP	42.654	16	OFFICE	38.045
18	SHOP	44.632	17	OFFICE	40.041
19	SHOP	44.515	18	OFFICE	39.937
20	SHOP	44.950	19	OFFICE	40.325
21	SHOP	41.325	20	OFFICE	37.067
22	SHOP	41.442	21	OFFICE	37.192
23	SHOP	41.257	22	OFFICE	37.036
24	SHOP	41.384	23	OFFICE	37.140
25	SHOP	39.875	24	OFFICE	35.793
26	SHOP	43.600	25	OFFICE	39.030
27	SHOP	39.786	26	OFFICE	35.696
28	SHOP	39.786	27	OFFICE	35.696
29	SHOP	43.383	28	OFFICE	38.926
30	SHOP	49.336	29	OFFICE	44.242
31	SHOP	37.093	30	OFFICE	136.406
32	SHOP	108.231	31	OFFICE	41.720
33	SHOP	38.884	32	OFFICE	41.349
34	SHOP	43.791	33	OFFICE	41.788
35	SHOP	42.059	34	OFFICE	41.788
36	SHOP	42.058	35	OFFICE	50.348
37	SHOP	50.616	36	OFFICE	92.077
38	SHOP	52.362	37	OFFICE	50.348
39	SHOP	50.824	38	OFFICE	50.348
28	SHOP	50.824			
TOTAL		1552.209 SQ.M.	TOTAL	OFFICE	1436.496 SQ.M.
TOTAL					2988.705 SQ.M.

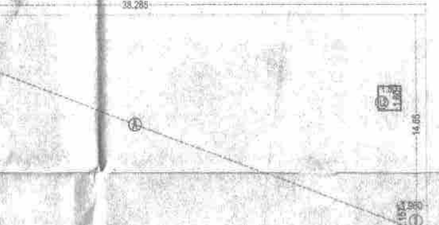
B/UP AREA STATEMENT	WING-'A'	B/UP AREA STATEMENT	WING-'B'		TOTAL B/UP AREA
FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	MAHADA	WING-'A' + 'B'
LOWER GROUND	91.96	LOWER GROUND	94.59		186.55
GROUND	1464.09	GROUND	740.504		2204.59
1ST	1448.659	1ST	719.04		2165.699
2ND	91.96	2ND	94.59		186.55
3RD	91.96	3RD	94.59		186.55
4TH	91.96	4TH	94.59		186.55
5TH	91.96	5TH	94.59		186.55
6TH	653.674	6TH	--	596.291	653.674
7TH	653.674	7TH	--	596.291	653.674
8TH	653.674	8TH	289.953	306.338	943.627
9TH	653.674	9TH	596.291		1249.965
10TH	653.674	10TH	596.291		1249.965
11TH	653.674	11TH	596.291		1249.965
12TH	653.674	12TH	596.291		1249.965
13TH	653.674	13TH	596.291		1249.965
14TH	653.674	14TH	596.291		1249.965
15TH	653.674	15TH	596.291		1249.965
16TH	653.674	16TH	596.291		1249.965
17TH	653.674	17TH	596.291		1249.965
18TH	653.674	18TH	596.291		1249.965
19TH	653.674	19TH	596.291		1249.965
20TH	653.674	20TH	596.291		1249.965
21TH	653.674	21TH	596.291		1249.965
TOTAL	13829.333 SQ.M.	TOTAL	9974.23 SQ.M.	1498.92 SQ.M.	23803.559 SQ.M.
UPDCR CLAUSE NO. 9.31					117.00 SQ.M.
TOTAL AREA					23920.563 SQ.M.



GROUND FLOOR AREA DIAGRAM (WING -A)
(SCALE= 1:200)

BUILT UP AREA CALCULATION (WING-'A')

GROUND FLOOR						SQ.MT.
A	38.285	X	34.999	X 1 NO	=	2321.797
TOTAL ADDITION					=	2321.797
DEDUCTIONS						
1	0.625	X	2.154	X 1 NO	=	1.777
2	1.00	X	4.161	X 1 NO	=	12.483
3	PLINE AREA		1.931	X 1 NO	=	1.931
4	4.615	X	9.418	X 1 NO	=	43.464
5	2.455	X	15.70	X 1 NO	=	38.533
6	1.20	X	2.45	X 2 NO	=	5.880
7	2.10	X	5.286	X 1 NO	=	10.436
8	3.000	X	2.05	X 1 NO	=	6.315
9	2.815	X	3.200	X 1 NO	=	9.008
10	1.35	X	2.45	X 1 NO	=	3.308
11	5.271	X	2.91	X 1 NO	=	15.338
12	3.445	X	1.383	X 1 NO	=	4.761
13	1.424	X	0.274	X 1 NO	=	0.390
14	1.974	X	2.224	X 1 NO	=	4.390
15	43.617	X	20.319	X 1 NO	=	886.222
TOTAL DEDUCTION					=	1045.260
TOTAL BUILT UP AREA					=	1276.377



GROUND FLOOR AREA DIAGRAM (WING -B)
(SCALE= 1:100)

BUILT UP AREA CALCULATION (WING-'B')

GROUND FLOOR						SQ.MT.
A	38.285	X	14.65	X 1 NO	=	560.875
TOTAL ADDITION					=	560.875
DEDUCTIONS						
1	0.995	X	3.151	X 1 NO	=	3.166
2	3.00	X	2.157	X 1 NO	=	6.471
3	1.95	X	2.157	X 1 NO	=	4.206
L1	1.40	X	2.40	X 1 NO	=	3.360
L2	1.50	X	1.60	X 1 NO	=	2.400
TOTAL DEDUCTION					=	19.564
TOTAL BUILT UP AREA					=	541.311

Form of Statement 1
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Existing Building Use	Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL
NIL	NIL	NIL	NIL	NIL

Form of Statement 2
Proposed Building

Building No.	Floor No.	Total B-up Area of floor as per outer construction Line
1	2	3
WING-'A'	LW.GR + GR + 21 FLS	13829.333 SQ.M.
WING-'B'	LW.GR + GR + 21 FLS	9974.23 SQ.M.
		117.00 SQ.M.
TOTAL		23920.563 SQ.M.
WING-'B'	MAHADA 6TH, 7TH & 8TH (P)	1438.92 SQ.M.

Form of Statement 3
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal attached to Apart.	Area of Doublin height terraces attached to flat
1	2	3	4	5	6
WING-'A'	LW.GR + GR + 21 FLS	112 NOS	23297.836 SQ.M.	564.21 SQ.M.	NIL
WING-'B'	LW.GR + GR + 21 FLS	144 NOS	7041.74 SQ.M.	240.00 SQ.M.	NIL

UPDCR CLAUSE NO. 9.31	
GROUND FL. WING-'A'	
C.TOILET DRIVER RM	16.88
5TH FL. WING-'B'	
SOCIETY OFFICE	23.48
FITNESS CENTRE	40.57
CRECHE	36.41
TOTAL	117.00 SQ.M.

PARKING PROVIDED ON FLOORS		
FLOORS	SCOOTER	BIG CAR
LOWER	26	49
GROUND	91	51
FIRST	109	23
SECOND	152	74
THIRD	152	74
FOURTH	152	74
TOTAL	903	345

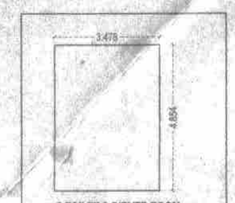
WING A					WING B				
FLATS		NOS	FLOORS	TOTAL NOS	FLATS		NOS	FLOORS	TOTAL NOS
644.908	59.916	4	16	64	546.553	50.776	4	16	64
657.00	61.037	1	16	16	555.413	36.549	5	16	80
792.45	73.629	1	16	16					
805.061	74.792	1	16	16					
			TOTAL	112	TOTAL				144
			TOTAL				256		

FLAT RERA CARPET AREA

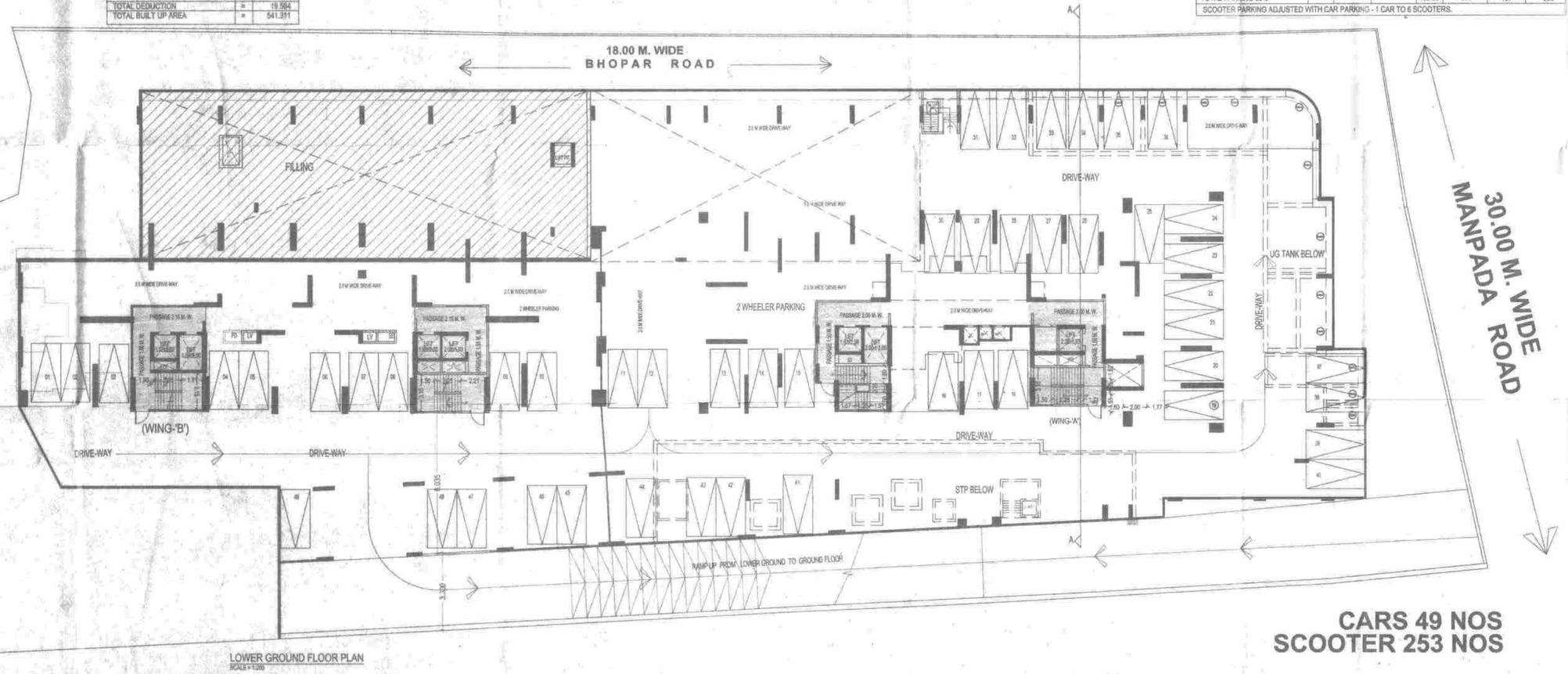
WING A					WING B				
TYPE	AREA	NOS	FLOORS	TOTAL NOS	TYPE	AREA	NOS	FLOORS	TOTAL NOS
	SQ.M					SQ.M			
2BHK	59.916	4	16	64	2BHK	50.776	4	16	64
2BHK	61.037	1	16	16	1BHK	36.549	5	16	80
3BHK	73.629	1	16	16					
FOURTH	74.792	1	16	16					
TOTAL				112		TOTAL			144
TOTAL				112					

PARKING REQUIREMENT & PROVIDED STATEMENT								
			TOTAL PROPOSED FLAT	REQUIRED		PROPOSED		
	CAR	SCOOTER		CAR	SCOOTER	CAR	SCOOTER	
FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M AND ABOVE	2	3	0	0	0	0	0	
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MBUT LESS THAN 150 SQ.M	1	3	0	0	0	0	0	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT MORELESS THAN 80 SQ.M	1	5	176	88	440	88	483	
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT MORELESS THAN 30 SQ.M	1	5	80	40	200	105	200	
AS PER CLAUSE NO. 8.1.1 - V) COMPOSITE PARKING CONSIDERING 6 SCOOTERS FOR 1 CAR PARKING	6	0	0	0	0	0	0	
SHOP FOR EVERY 100 SQ.M CARPET AREA / FRACTION	1	6	2989.09	30	179	30	179	
TOTAL PARKING			256	158	819	223	862	
VISITOR'S				8	41	11.15	43.10	
TOTAL PARKING				166	860	234	903	
TOTAL PARKING 80%				132.80	688	187	903	

SCOOTER PARKING ADJUSTED WITH CAR PARKING - 1 CAR TO 6 SCOOTERS.



C.TOILET & DIRVER ROOM AREA DIAGRAM & CALCULATION
(SCALE= 1:100)
3.478 X 4.854 = 16.882 SQ.MT.



LOWER GROUND FLOOR PLAN
SCALE = 1:200

CARS 49 NOS
SCOOTER 253 NOS

STAMP OF APPROVAL OF PLAN 1/7

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.42/2, & 237/5, AT MOUJE :- BHOPAR ,TAL- KALYAN, DIST-THANE.

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- EDMC/TPD/BP-27/Village/2020-21/05/185
Date :- 26/07/2021
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

A	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)	6960.00
	(B) AS PER MEASUREMENT SHEET	
	(C) AREA OF PLOT AS PER T.I.L.R. SURVEY (6290.00 + 173.45)	8463.45
	(D) AREA NOT IN POSSESSION	9.50
		6453.95
	(E) AS PER SITE	8060.26
2	DEDUCTION	
	A. PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING.	NIL
	B. ANY D.P. RESERVATION AREA	NIL
	TOTAL A+B	NIL
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	6453.95
4	AMENITY SPACE (IF APPLICABLE)	
	A. REQUIRED - (5%)	N.A.
	B. ADJUSTMENT OF 2(B), IF ANY -	N.A.
	C. BALANCE PROPOSED -	N.A.
5	NET AREA OF PLOT (3 MINUS 4C)	6453.95
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A. REQUIRED - (6453.95 x 10%)	645.39
	B. PROPOSED	
7	INTERNAL ROAD AREA	NIL
8	PLOTABLE AREA (IF APPLICABLE)	N.A.
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (6453.95 X 1.10)	7099.34
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	A. MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (6453.95 X 0.5)	3226.98
	B. PROPOSED FSI ON PAYMENT OF PREMIUM.	3226.98
11	IN-SITU FSI / TDR LOADING	
	A. IN-SITU AREA AGAINST D.P. ROAD [2.00 X —— SR. NO. 2 (B)].IF ANY	NIL
	(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR1.85 X SR. NO. 4 (B)AND /OR(C)].	N.A.
	C.TDR AREA (6453.95 X 1.40 = 9035.53)	4404.07
	D.TOTAL IN-SITU / TDR LOADING PROPOSED.11 [(A)+(B)+(C)]	14730.39
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	A. [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	
	B. ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES COMMERICAL 4370.28 / 1.80 X 0.80 = 1942.34 RESIDENTAIL 19433.28 / 1.60 X 0.60 = 7287.48	9229.82
	C. TOTAL ENTITLEMENT (A+B)	9229.82
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 1.0 OR 1.8}	23960.21
15	TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT SR.NO.17 B)	
	(A) EXISTING BUILT-UP AREA.	NIL
	B1. PROPOSED BUILT-UP AREA (AS PER PREVIOUS SANCTION ')	NIL
	B2. PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	23920.563
	C. TOTAL (A+B)	23920.563
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	A. REQUIRED (20% OF SR.NO.5)	1290.79
	B. PROPOSED	1498.92

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01-11-2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 8060.20 SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.
SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER/ SUPERVISOR.)

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 (S) NAME AND SIGNATURE

OWNER NAME AND SIGNATURE

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 WORK CAUSED IN EARTHQUAKE DUE TO NEGLIENCE OF THE STANDARDS.

FIRM A. G. GOKHALE & ASSOCIATES
A. G. GOKHALE
ENGINEERS SIGNAT. Proprietor

NAME & ADDRESS & SIGNATURE OF P.O.A.

For Mahaavir Buildcon LLP
Partner/ Auth. Sign.

SHRI. SANJAY B. DHARIWAL
(PARTNER OF M/S MAHAAVIR BUILDCON LLP)
BHOPAR, DOMBIVLI (E).

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN - 112	1	AS STATED	RG		19-07-2021

NAME , ADDRESS & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers

ARCHITECT: SHIRISH G. NACHANE
CA/99/24527
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR KAILAS MANTION, NEAR ADITYA MANGAL KARYALAYA, AGARKAR ROAD, DOMBIVALI (E).
208-209 FLOOR, JAGANNATHS COMMERCE PLAZA, NEAR GODREJ SHOWROOM MANPADA ROAD, DOMBIVLI (E.)