FORM OF STATEMENT 2

[SR.NO. 9(a)]

PROPOSED BUILDING

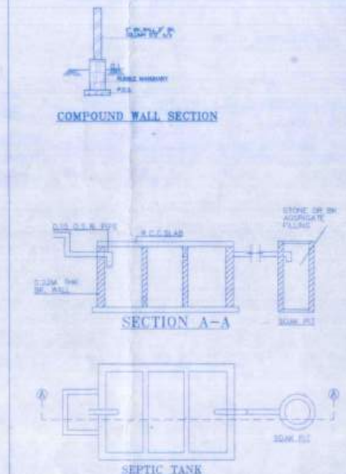
FLOOR NO.		PHASE -I TYPE - A	TYPE - B	TYPE - C	PHASE -II TYPE - D	TYPE - E	TYPE - F
G.R	=	1083.71 SQ.MT.	79.12 SQ.MT.	134.35 SQ.MT.	1292.53 SQ.MT	80.44 SQ.MT.	101.41 SQ.MT.
1ST	=	925.23 SQ.MT.	PODIUM	PODIUM	1231.47 SQ.MT	PODIUM	PODIUM
2ND	=	925.23 SQ.MT.	PODIUM 142.68 SQ.MT.	104.62 SQ.MT.	1247.50 SQ.MT	PODIUM 149.25 SQ.MT.	PODIUM 42.35 SQ.MT.
3RD	=	731.36 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	747.48 SQ.MT	361.94 SQ.MT.	686.18 SQ.MT.
4TH	=	751.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	747.48 SQ.MT	361.94 SQ.MT.	686.18 SQ.MT.
5TH	=	752.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	756.53 SQ.MT.	361.94 SQ.MT.	661.86 SQ.MT.
6TH	=	764.55 SQ.MT.	401.42 SQ.MT.	580.52 SQ.MT.	---	361.94 SQ.MT.	---
7TH	=	688.65 SQ.MT.	362.07 SQ.MT.	576.26 SQ.MT.	---	---	---
8TH	=	707.89 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
9TH	=	682.50 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
10TH	=	684.99 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
11TH	=	668.78 SQ.MT.	362.07 SQ.MT.	576.26 SQ.MT.	---	---	---
12TH	=	696.58 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
13TH	=	554.41 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
14TH	=	599.02 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
15TH	=	599.02 SQ.MT.	401.42 SQ.MT.	596.90 SQ.MT.	---	---	---
16TH	=	585.65 SQ.MT.	362.07 SQ.MT.	577.39 SQ.MT.	---	---	---
17TH	=	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
18TH	=	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
19TH	=	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
20TH	=	599.02 SQ.MT.	401.42 SQ.MT.	602.99 SQ.MT.	---	---	---
21ST	=	585.65 SQ.MT.	362.07 SQ.MT.	599.42 SQ.MT.	---	---	---
22ND	=	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
23RD	=	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
24TH	=	599.02 SQ.MT.	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
25TH	=	--	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
26TH	=	--	362.07 SQ.MT.	599.42 SQ.MT.	---	---	---
27TH	=	--	401.42 SQ.MT.	619.29 SQ.MT.	---	---	---
28TH	=	--	--	--	--	--	--
29TH	=	--	--	--	--	--	--
TOTAL	=	17180.46 SQ.MT.	10060.55 SQ.MT.	15176.51 SQ.MT.	6022.99 SQ.MT	1677.45 SQ.MT.	2177.98 SQ.MT.

PARKING SATATEMNET

FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT- 2 SCOOTER		-	-
30 TO 80 SQ.MT. EVERY 2 TENEMENT/1CAR & 2 SCOOTER	599	299.50	599
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1CAR & 2 SCOOTER	-	-	-
150 SQ.MT & ABOVE EVERY ONE TENEMENT/ 2CAR &1 SCOOTER	-	-	-
TOTAL NO OF RESIDENTIAL PARKING	599	299.50	599
ADD VISITOR PARKING FOR RESIDENTIAL 5%		14.98	29.95
COMMERCIAL AREA EVERY 100 SQ.MT.2 CAR & 6 SCOOTER	4855.21 SQ.MT.	97	291
ADD VISITOR PARKING FOR COMMERCIAL 20%		19	58
TOTAL NO OF PARKING		430	978
PARKING REQUIRED AS PER TABLE NO. 8C 80% OF PARKING		344	782
PARKING WITH COMPOSITE PARKING 98 X 6 = 588		98	588/6
PARKING PROPOSED			
STILT AND PODIUM PARKING			
OPEN STACK/ PUZZELE/MECANICAL PARKING 377 X 2 = 754		754	
2 WHEELER PARKING COMPOSITE IN 4 WHEELER			
TOTAL PROPOSED NO OF PARKING		656	658

PROPOSED SITE

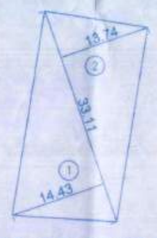
LOCATION PLAN



R.G 3.AREA DIAGRAM

SCALE- 1:200

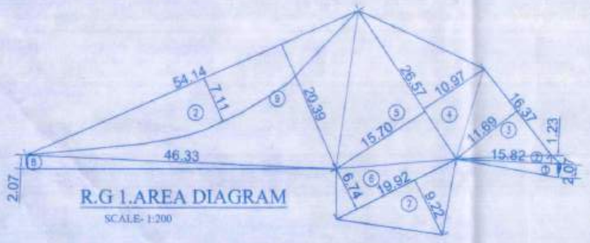
R.G AREA CALCULATION						
1	1/2 X 23.20 X 6.38 X 1 NO	=	74.01	SQ.MT		
2	1/2 X 31.08 X 16.80 X 1 NO	=	261.07	SQ.MT		
	TOTAL ADDITION	=	335.08	SQ.MT	X	



R.G 2.AREA DIAGRAM

SCALE- 1:200

R.G AREA CALCULATION						
1	1/2 X 33.11 X 14.43 X 1 NO	=	238.89	SQ.MT		
2	1/2 X 33.11 X 13.74 X 1 NO	=	227.47	SQ.MT		
	TOTAL ADDITION	=	466.36	SQ.MT	X	



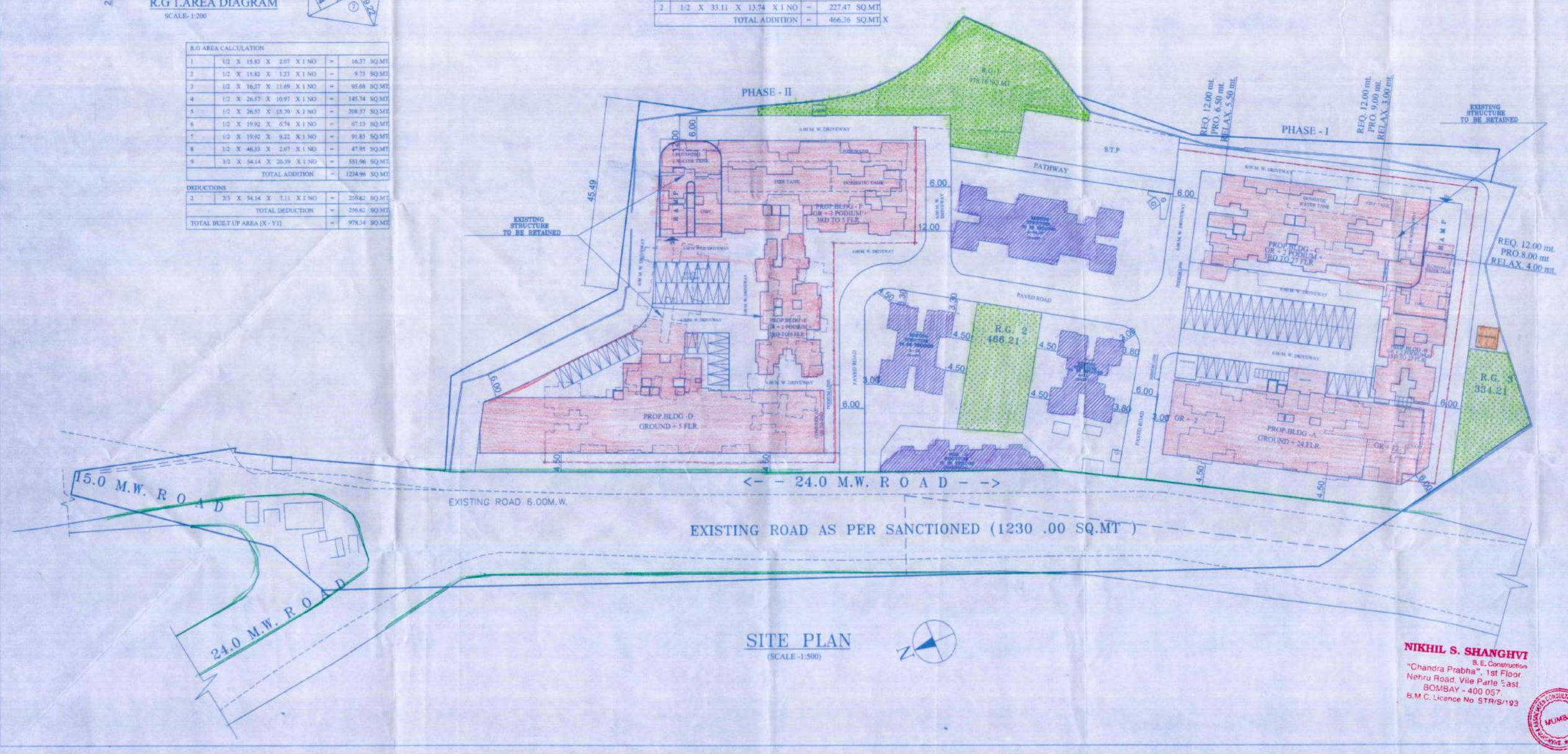
R.G 1.AREA DIAGRAM

SCALE- 1:200

R.G AREA CALCULATION						
1	1/2 X 15.82 X 2.07 X 1 NO	=	16.37	SQ.MT		
2	1/2 X 15.82 X 1.23 X 1 NO	=	9.73	SQ.MT		
3	1/2 X 16.37 X 11.69 X 1 NO	=	95.68	SQ.MT		
4	1/2 X 26.57 X 10.97 X 1 NO	=	145.74	SQ.MT		
5	1/2 X 26.57 X 15.70 X 1 NO	=	208.37	SQ.MT		
6	1/2 X 19.92 X 6.74 X 1 NO	=	67.13	SQ.MT		
7	1/2 X 19.92 X 9.22 X 1 NO	=	91.83	SQ.MT		
8	1/2 X 46.33 X 2.07 X 1 NO	=	47.95	SQ.MT		
9	1/2 X 54.14 X 20.39 X 1 NO	=	551.96	SQ.MT		
	TOTAL ADDITION	=	1234.96	SQ.MT		
DEDUCTIONS						
2	2/3 X 54.14 X 7.11 X 1 NO	=	256.62	SQ.MT		
	TOTAL DEDUCTION	=	256.62	SQ.MT		
TOTAL BUILT UP AREA (X - Y1)		=	978.34	SQ.MT		

		TOTAL BUILT UP AREA STATEMENT (IN SQ.MT.)			
	BLDG. NO.	FLOOR	TOTAL BUILT UP AREA	NO.OF FLATS & SHOPS
PHASE - I	A	GROUND + 24 FLR.	17180.46	16 SHOPS
				03 GODOWN
				54 OFFICE
				174 FLATS
	B	GR + 2 PODIUM + 3RD TO 27 FLR	10060.55	---
				145 FLATS
	C	GR + 2 PODIUM + 3RD TO 27 FLR	15176.51	---
				200 FLATS
PHASE -III	D	GROUND + 5 FLR.	6022.99	23 SHOPS
				78 OFFICE
				30 FLATS
	E	GR + 2 PODIUM + 3RD TO 6 FLR	1677.45	---
				20 FLATS
	F	GR + 2 PODIUM + 3RD TO 5 FLR	2177.98	---
				30 FLATS
	TOTAL AREA		52295.94	39 SHOPS
				132 OFFICE
				03 GODOWN
				599 FLATS

DOORS & WINDOWS SCHEDULE			
	SIZE W. X H.	AREA IN SQ.MTS	DISCRIPTION
D	1.20M X 2.15M	2.58	T.W.PLISHED DOOR
D1	1.00M X 2.15M	2.15	T.W.PANELLED DOOR
D2	0.90M X 2.15M	1.93	T.W.PANELLED DOOR
D3	0.75M X 2.15M	1.61	T.W.PANELLED DOOR
W	1.50M X 1.50M	2.50	T.W.GLAZED WINDOW
W1	1.80M X 2.15M	3.87	T.W.GLAZED WINDOW
W2	1.80M X 1.50M	2.70	T.W.GLAZED WINDOW
W3	1.20M X 1.50M	1.80	T.W.GLAZED WINDOW
V	0.60M X 0.75M	0.45	GLASS LOUVERR
RS			



SITE PLAN

(SCALE -1:500)

NIKHIL S. SHANGHVI
B.E. Construction
"Chandra Prabha", 1st Floor,
Nehru Road, Vile Parle East,
BOMBAY - 400 057.
B.M.C. Licence No. STR/S/193

LAYOUT PLAN

SHEET NO 01/23

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2020-21/06/267
Date :- 20/09/2022.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

	A.	AREA STATEMENT		IN SQ.MT.
1	A)	AREA OF PLOT		
	a)	As per ownership document (7/12,ats extract)	25057.87 + 1156.00 + 1876.50	28084.37
	b)	As per measurement sheet	24008.37 + 1000.00 + 1876.50	26884.87
	c)	As per agreement	17795.37 + 1000.00 + 1876.50	20671.87
2		DEDUCTIONS FOR		
	a)	24.00 M. W. D.P/D.P.ROAD WIDENING AREA/SERVICE ROAD HIGHWAY WIDENING		1794.60
	b)	15.00 M.W. D.P. ROAD AREA (AS PER SANCTIONED AREA)		2037.96
	c)	EXISTING ROAD AREA (AS PER SANCTIONED AREA)		1230.00
		TOTAL (a+b+c)		5062.56
3		BALANCE AREA OF PLOT (1 Minus 2)		15609.31
4		AMMENITY SPACE IF APPLICABLE		
	a)	REQUIRED		
	b)	ADJUSTMENT OF IF ANY		---
	c)	BALANCE PROPOSED		---
5		NET PLOT AREA (3-4(C))		15609.31
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	a)	REQUIRED		1560.93
	b)	PROPOSED		1560.93
7		INTERNAL ROAD AREA		
8		PLOTABLE AREA		
9		BUILT UP AREA WITH REFERANCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO- 3 X BASIC FSI) 15609.31 X 1.10 = 17170.241		17170.21
10		ADDITION OF FSI ON PAYMENT PREMIUM		
	a)	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH /TOD ZONE		
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM 20671.87 X 0.50 = 10335.93 OUT OF THIS		2775.00
11		IN-SITU FSI/TDR LOADING		
	a)	IN-SITU AREA AGAINST D.P. ROAD (1.0 xSR.NO:2 (a)) 1794.60X2.00		3589.20
	a1)	IN-SITU AREA AGAINST D.P. ROAD (2.0 xSR.NO:2 (a)) 2037.96X1.00		2037.97
	b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO:4 (b) AND / or (C)		---
	c)	TDR AREA		891.10
	d)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c)		6519.14
12		ADDITIONAL FSI AREA UNDER CHAPTER NO.7.6.1 (for Soc. Redevelopment as per 7.6.1) TOTAL FLAT 384 X 15=		5760.00
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	a)	(9+10(b)+11(d) or 12 WHICHEVER IS APPLICABLE		52224.35
	b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES COMMERCIAL AREA = 3713.93 X 80% = 2971.15 sq.mt RESIDENTIAL AREA = 28510.42 X 60% = 17106.25 sq.mt TOTAL = 20077.40 sq.mt (SANCTIONED 2148.00 + PROPOSED = 17929.40)		20077.40
	c)	TOTAL ENTITLEMENT (a+b)		52301.75
14		MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.8 or 1.8		
15		TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO:17(b)		52301.75
	a)	EXISTING BUILT UP AREA (AS PER SANCTIONED)		17180.46
	b)	PROPOSED BUILT UP AREA (AS PER P LINE)		35115.48
	c)	TOTAL (a+b)		52295.94
16		FSI CONSUMED (15/13)		52295.94
17		AREA FOR INCLUSIVE HOUSING IF ANY		
	(a)	REQUIRED (20% OF SR. NO:-5)		
	(b)	PROPOSED (20% OF SR. NO:-5)		

APPENDIX – C

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

R.C.C. ENGINEER'S SIGNATURE

OWNER'S DECLARATION

I/WE UNDER SIGNED 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 TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

LEGENDS

PLOT BOUNDRY SHOWN IN THICK BLACK
EXISTING STREET SHOWN IN GREEN
FUTURE STREET GREEN DOTTED
PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK
EXISTING WORK SHOWN IN BLUE
WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
PROPOSED WORK SHOWN IN RED
DRAINAGE & SEVERAGE WORK SHOWN IN RED DOTTED
WATER SUPPLY WORK SHOWN IN BLACK DOTTED THIN

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN FEET/METER
OUTER WALLS 15 M. & INTERNAL WALL 8 15 M THICK

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON AND THAT THE DIMENTIONS OF THE BEMS ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED ON AND TALLIES WITH THE AREA STATED IN THIS DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

ARCHITECT.

ANIL R. NIRGUDE. TEJAS A. NIRGUDE.

SIGNATURE OF OWNERS.

797 01 DRG. NO.	PROPOSED RESIDENTIAL REDEVELOPMENT BUILDING PLAN ON PLOT BEARING S.NO.39/1/1 (PT) S.NO.39/5, S.NO.6/1(P) & 6/2 AT VILLAGE KOLIVALI, TAL-KALYAN
AS SHOWN SCALE	FOR- SHREE COMPLEX PHASE III CO-HSG.FEDERAL SOCIETY LTD. SHRI. VIKAS H. JAIN.
12/07/2022 DATE	C. A. HOLDER : VIKAS DEVELOPER THROUGH ITS PROPRIETOR SHRI. VIKAS H. JAIN.
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS B-101,Bindu Tower,1st Floor,Opp Lourdes English School, Samanli Mata Road , Kalyan - 421301
CHITRA CAD DRN	