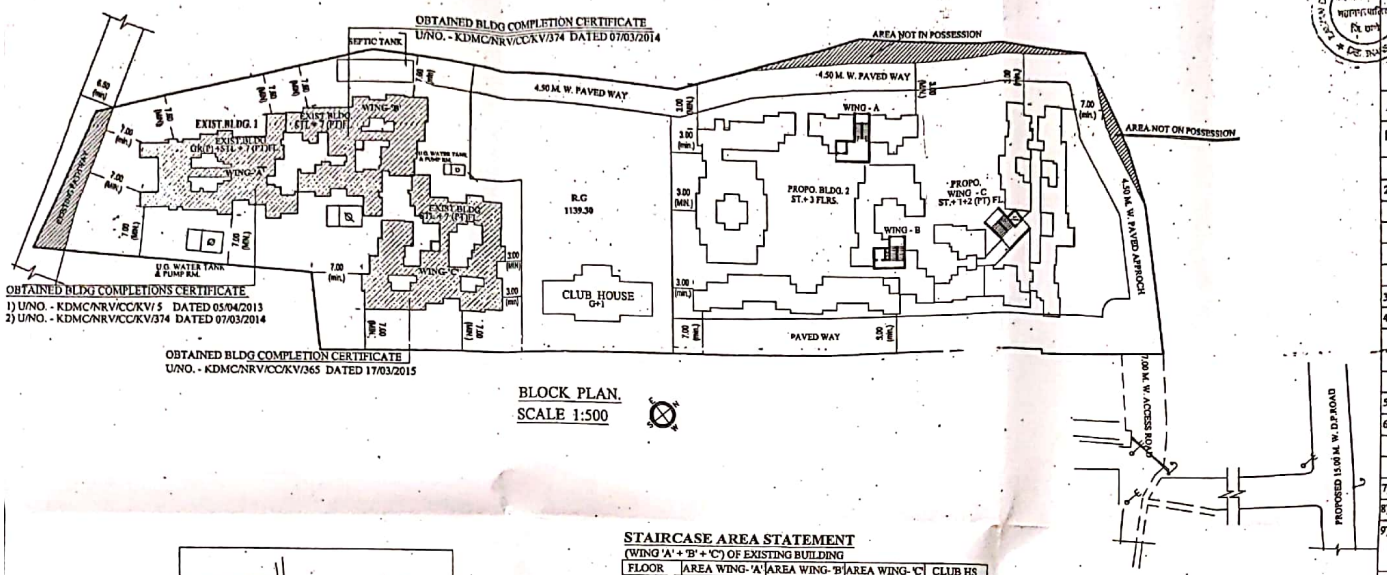
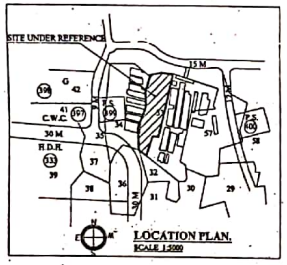


BLOCK PLAN.
SCALE 1:500

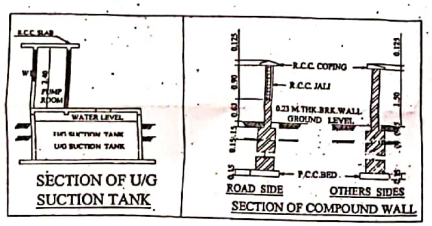


LOCATION PLAN.
SCALE 1:2000

STAIRCASE AREA STATEMENT

(WING 'A' + 'B' + 'C') OF EXISTING BUILDING

FLOOR	AREA WING- 'A'	AREA WING- 'B'	AREA WING- 'C'	CLUB HS
GROUND	—	15.30	17.56	25.08
FIRST	21.12	34.71	43.41	—
SECOND	31.74	34.71	43.41	—
THIRD	31.74	34.71	43.41	—
FOURTH	31.74	34.71	43.41	—
FIFTH	31.74	34.71	43.41	—
SIXTH	31.74	34.71	43.41	—
SEVENTH	31.74	34.71	36.65	—
TOTAL	211.56 SQ.M.	258.27 SQ.M.	314.67 SQ.M.	25.08 SQ.M.
TOTAL STAIRCASE AREA AVAILABLE			809.58 SQ.M.	
PREMIUM ALREADY PAID FOR			408.00 SQ.M.	
BALANCE STAIRCASE AREA FOR PREMIUM			401.58 SQ.M.	
TOTAL EXISTING BUILT UP AREA WAS			5103.45 SQ.M.	
LESS PREMIUM TO BE PAID			401.58 SQ.M.	
REVISED EXISTING BUILT UP AREA			4701.87 SQ.M.	



SECTION OF U/G SUCTION TANK

SECTION OF COMPOUND WALL

DOORS & WINDOWS SCHEDULE

TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULERS
D	1.00 X 2.10	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.10	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D2	0.75 X 2.00	T.W.FRAMED 0.23 M THICK GLASS AT TOP SINGLE LEAF
W	2.00 X 2.15	T.W.FRAMED FULLY GLAZED FOUR SHUTTERS
W'	2.00 X 2.10	T.W.FRAMED FULLY GLAZED FOUR SHUTTERS
W1	1.50 X 2.10	T.W.FRAMED FULLY GLAZED THREE SHUTTERS
W2	1.20 X 1.20	T.W.FRAMED FULLY GLAZED TWO SHUTTERS
V	0.60 X 0.30	ALUMINIUM FRAME GLASS LOUVRES

APPEDINIX -C -6-3(7)

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECICIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSOBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE DUE TO NEGLENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 15/03/2017 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 7580.00 SQM.TS AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP , TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING COMPLEX ON PLOT BEARING S. NO-33, /1/1/2; 33/1/1/1A; 33/1/1/1B; 33/1/1/1C AT VILLAGE -KHADEGOLIVLI, TAL-KALYAN, DIST- THANE

NAME OF OWNER

SMT - RAKHAMABAI A. KENE & OTHERS.

STAMP OF APPROVAL | SHEET NO- 1/3

बांधकाम नकाशा मंजूर
रंगाने दुरुस्ती दाखविलेल्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र.कडोंमपा / नरवि / बांप / कलि-शाप / 2022-23 / 226 / 99
दिनांक 05/12/2022
दिलेल्या अटीप्रमाणे.

स्वाक्षरीवर मा. सहायक संचालक नगर रचना यांची स्वाक्षरी असते.

सहायक संचालक
नगर रचना, कडोंमपा, कल्याण

A)	AREA STATEMENT	SQ.M.
1)	a) AREA OF THE PLOT (AS PER 7/12 EXTRACT) (6000 + 1000 + 350 + 350)	7700.00
	b) AREA OF PLOT AS PER POSSESSION	7580.00
2)	BALANCE AREA OF PLOT	7580.00
	a. ROAD SET BACK AREA	84.93
	b. PROPOSED ROAD	
	c. ANY RESERVATION	
	TOTAL (a+b+c)	84.93
3)	BALANCE AREA OF PLOT	7,495.07
4)	DEDUCTION (IF DEDUCTIBLE)	
	a. FOR RECREATION GROUND 15% DEDUCTIBLE	1,124.26
	b. INTERNAL ROAD	—
	TOTAL (a+b)	—
5)	NET AREA OF PLOT (3-4)	6370.80
6)	ADDITION FOR FLOOR SPACE INDEX	
	a (2a+2b) 100% OR 40%	
	b (2c.2) 100% OR 40%	84.93
7)	TOTAL AREA (5+6)	6455.73
8)	FLOOR SPACE INDEX PERMISSIBLE 1.00	
9)	FLOOR SPACE INDEX CREDIT AVAILABLE BY THE BALANCE AREA) VIDE ITEM 3 ABOVE DEVELOPEMENT RIGHTS	—
10)	PERMISSIBLE FLOOR AREA (7+8+9)	6,455.74
11)	EXISTING FLOOR AREA	4,701.87
12)	PROPOSED FLOOR AREA	1723.62
13)	EXCESS BALCONY PROPOSED TOTAL (BLDG. A+B+C) AREA TAKEN IN F.S.I.	0.18
14)	TOTAL BUILT UP AREA (EXISTING + PROPOSED)	6425.67
15)	F.S.I. CONSUMED (14/3)	0.85
B)	BALCONY AREA STATEMENT	
I	PERMISSIBLE BALCONY AREA (TOTAL)	
II	PROPOSED BALCONY AREA (TOTAL)	REFER
III	EXCESS BALCONY AREA (TOTAL)	
C)	TENEMENT STATEMENT	
I	PROPOSED AREA ITEM (A-7) ABOVE	6425.67
II	LESS DEDUCTION OF NON RESI. AREA (SHOPS)	—
III	AREA AVAILABLE FOR TENEMENTS (I-II)	—
IV	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTRE)	
V	TENEMENTS PROPOSED	
VI	TENEMENTS EXISTING	—
	TOTAL TENEMENTS	—
D)	PARKING STATEMENT	
I	TOTAL PARKING REQUIRED	—
II	TOTAL PARKING PROVIDED	—

POWER OF ATTORNY HOLDER

M/S.GAJANAN PROPERTIES
SHRI.V.A. MISHRA.
SHIVAM APT, SHOP NO.-3 NEAR DURGAMATA MANDIR, KOLSEWADI, KALYAN (E).

P.O.A. HOLDER'S SIGNATURE | ARCHITECT'S SIGNATURE

A. S. DASTANE & ASSOCIATES
ARCHITECTS & INTERIORS DESIGNERS
B-404, OM VIJAY KRISHNA APT, OPP. RELIANCE COMMUNICATION, WADEGHAR ROAD, KALYAN (W) 421 301

SCALE	DRAWN BY	CHK BY	DATE	JOB NO.	DRG.NO.	RV
	CHITRA	SANTOSH	05.12.2016			

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