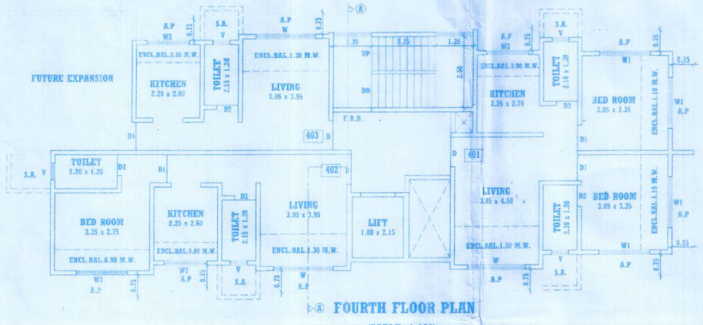
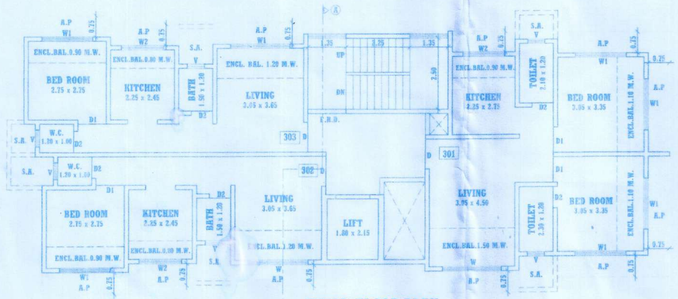
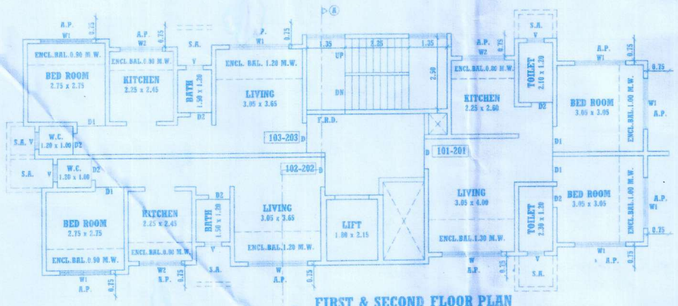


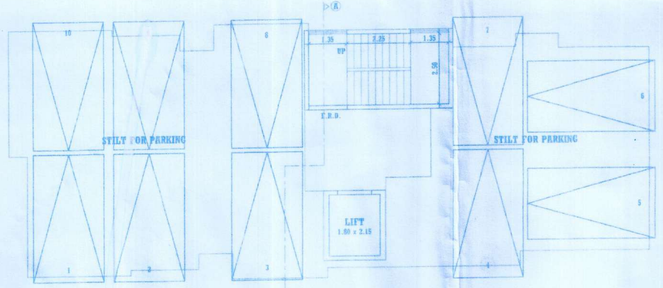

FOURTH FLOOR PLAN
(SCALE :1:100)




THIRD FLOOR PLAN
(SCALE :1:100)




FIRST & SECOND FLOOR PLAN
(SCALE :1:100)



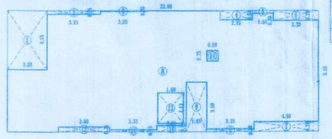

GROUND FLOOR PLAN
( SCALE - 1:100 )

## P-LINE AREA CALCULATION

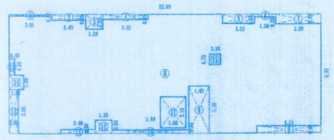
| FOURTH FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A | 22.00 | X | 8.55 | X | 1 NO | = | 188.10 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 188.10 | SQ.MT. |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.85 | X | 4.15 | X | 1 NO | = | 11.83 | SQ.MT. |
| 2 | 2.75 | X | 0.35 | X | 1 NO | = | 0.94 | SQ.MT. |
| 3 | 2.20 | X | 0.05 | X | 1 NO | = | 0.16 | SQ.MT. |
| 4 | 2.25 | X | 0.65 | X | 1 NO | = | 1.46 | SQ.MT. |
| 5 | 1.50 | X | 0.20 | X | 1 NO | = | 0.30 | SQ.MT. |
| 6 | 3.20 | X | 0.70 | X | 1 NO | = | 2.24 | SQ.MT. |
| 7 | 4.55 | X | 0.70 | X | 1 NO | = | 3.19 | SQ.MT. |
| 8 | 3.35 | X | 0.20 | X | 1 NO | = | 0.67 | SQ.MT. |
| 9 | 1.45 | X | 3.50 | X | 1 NO | = | 5.08 | SQ.MT. |
| 10 | 2.05 | X | 0.45 | X | 1 NO | = | 0.92 | SQ.MT. |
| 11 | 2.35 | X | 0.15 | X | 1 NO | = | 0.36 | SQ.MT. |
| 12 | 2.50 | X | 0.35 | X | 1 NO | = | 1.26 | SQ.MT. |
| 13 | 1.80 | X | 2.15 | X | 1 NO | = | 3.87 | SQ.MT. |
| 14 | 0.80 | X | 0.75 | X | 1 NO | = | 0.60 | SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 33.82 | SQ.MT. |
| TOTAL P-LINE AREA | | | | | | = | 151.67 | SQ.MT. |

## P-LINE AREA CALCULATION

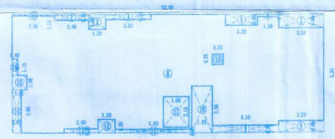
| THIRD FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A | 22.05 | X | 8.35 | X | 1 NO | = | 184.12 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 184.12 | SQ.MT. |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.05 | X | 0.15 | X | 1 NO | = | 0.31 | SQ.MT. |
| 2 | 2.40 | X | 0.40 | X | 1 NO | = | 0.96 | SQ.MT. |
| 3 | 1.20 | X | 1.05 | X | 1 NO | = | 1.26 | SQ.MT. |
| 4 | 3.20 | X | 0.35 | X | 1 NO | = | 1.12 | SQ.MT. |
| 5 | 2.25 | X | 0.65 | X | 1 NO | = | 1.46 | SQ.MT. |
| 6 | 1.50 | X | 0.20 | X | 1 NO | = | 0.30 | SQ.MT. |
| 7 | 3.20 | X | 0.70 | X | 1 NO | = | 2.24 | SQ.MT. |
| 8 | 4.55 | X | 0.50 | X | 1 NO | = | 2.28 | SQ.MT. |
| 9 | 1.45 | X | 3.30 | X | 1 NO | = | 4.79 | SQ.MT. |
| 10 | 5.40 | X | 0.25 | X | 1 NO | = | 1.35 | SQ.MT. |
| 11 | 1.20 | X | 0.95 | X | 1 NO | = | 1.14 | SQ.MT. |
| 12 | 2.40 | X | 0.30 | X | 1 NO | = | 0.72 | SQ.MT. |
| 13 | 0.65 | X | 3.05 | X | 1 NO | = | 1.98 | SQ.MT. |
| 14 | 1.05 | X | 1.00 | X | 1 NO | = | 1.05 | SQ.MT. |
| 15 | 0.40 | X | [illegible] | X | 1 NO | = | 0.40 | SQ.MT. |
| 16 | 0.80 | X | [illegible] | X | 1 NO | = | 0.60 | SQ.MT. |
| 17 | 1.00 | X | 2.[illegible] | X | 1 NO | = | 2.37 | SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 25.89 | SQ.MT. |
| TOTAL P-LINE AREA | | | | | | = | 158.24 | SQ.MT. |



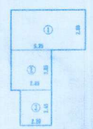
P-LINE AREA DIAGRAM
FOURTH FLOOR
( SCALE - 1:200 )



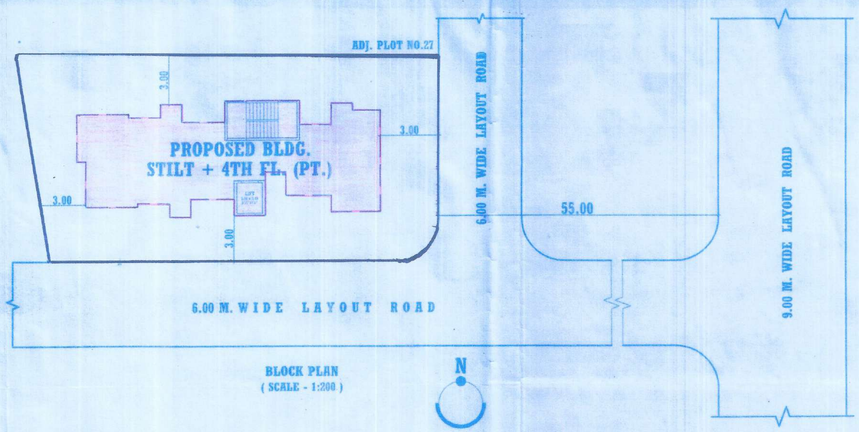
P-LINE AREA DIAGRAM
THIRD FLOOR
( SCALE - 1:200 )



P-LINE AREA DIAGRAM
FIRST & SECOND FLOOR
( SCALE - 1:200 )



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




BLOCK PLAN
( SCALE - 1:200 )

## FORM OF STATEMENT 2
## SR.NO.9 (a)
## PROPOSED BUILDING

| BUILDING NO. | FLOOR NO. | TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE |
|---|---|---|
| -- | STILT + 1ST TO 4TH FL ( RESI. ) | 653.72 SQ.MT. |

## P-LINE AREA STATEMENT

| FLOOR | P-LINE AREA SQ.MT. | | |
|---|---|---|---|
| | COMMERCIAL | RESIDENTIAL | TOTAL AREA |
| GROUND FLOOR | - - | 28.21 | 28.21 |
| FIRST FLOOR | - - | 154.30 | 154.30 |
| SECOND FLOOR | - - | 154.30 | 154.30 |
| THIRD FLOOR | - - | 158.24 | 158.24 |
| FOURTH FLOOR | - - | 158.67 | 158.67 |
| | | | |
| TOTAL AREA | - - | 653.72 | 653.72 |

## PARKING AREA STATEMENT

| ONE PARKING SHEE FOR EVERY TENEMENTS | Nos. OF FLATS | Nos. OF CRS | Nos. OF SCOOTER |
|---|---|---|---|
| 1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE ( CAR & 2 SCOOTER | NIL | NIL | NIL |
| 2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE OF 50 SQ.M. BUT LESS THAN 150 SQ.M. ( CAR & 1 SCOOTER | NIL | NIL | NIL |
| 3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE OF 30 SQ.M. BUT LESS THAN 50 SQ.M. ( CAR & 5 SCOOTER | NIL | NIL | NIL |
| 4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. BUT MORE THAN 20 SQ.M. ( CAR & 3 SCOOTER | 5 NOS | 3 NOS | 3 NOS |
| 5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 20 SQ.M. ( SCOOTER | 7 NOS | NIL | 4 NOS |
| 6) SHOPS AND OTHER COMMERCIALS EACH AREA 0.00 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF ( FOR 100 SQ.MT. 2 CAR & 4 SCOOTER PARKING ) | NIL | NIL | NIL |
| 7) ADDITION 5% RESI. VISITOR PARKING ( 5% of ( 79 ) ) | NIL | NIL | 1 NOS |
| 8) TOTAL PARKING CAR | NIL | 3 NOS | 15 NOS |
| TOTAL REQUIRED PARKING CAR & SCOOTER ( 10% of 8 ) AS PER UMC'S REGULATION NO. 8.2.1 TABLE NO.3C | NIL | 2 NOS | 15 NOS |
| TOTAL PROPOSED PARKING CAR | NIL | 3 NOS | 15 NOS |

COMPOSITE PARKING ( 1 CAR = 6 SCOOTER ) 3 CAR X 6 = 18 NOS

## FORM OF STATEMENT - 1
## SR.NO.9 (g)
## AREA DETAIL OF APARTMENT

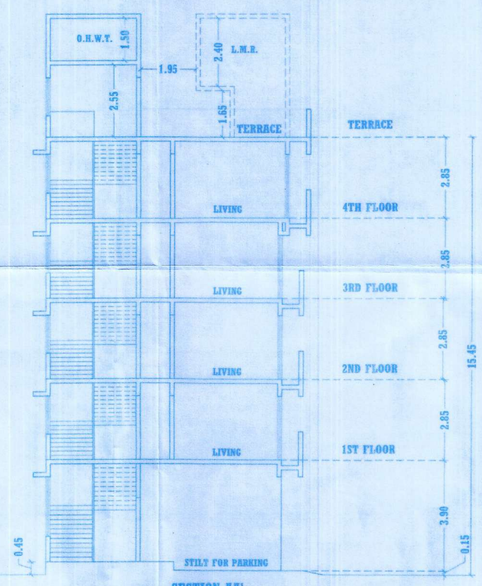
| BUILDING NO. | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENTS | | AREA OF BALCONY ATTACHED TO APARTMENT | AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT |
|---|---|---|---|---|---|---|
| | 1ST TO 4TH FLOOR | 6 NOS | 1ST & 2ND FL. | 101,201 | 30.09 SQ.MT. | 10.20 SQ.MT. | NIL |
| | | | | 102,202 | 22.79 SQ.MT. | 6.82 SQ.MT. | NIL |
| | | | | 103,203 | 22.79 SQ.MT. | 6.82 SQ.MT. | NIL |
| | | 3 NOS | THIRD FL. | 301 | 30.67 SQ.MT. | 12.31 SQ.MT. | NIL |
| | | | | 302 | 22.79 SQ.MT. | 6.82 SQ.MT. | NIL |
| | | | | 303 | 22.79 SQ.MT. | 6.82 SQ.MT. | NIL |
| | | 3 NOS | FOURTH FL. | 401 | 30.67 SQ.MT. | 12.31 SQ.MT. | NIL |
| | | | | 402 | 22.62 SQ.MT. | 7.34 SQ.MT. | NIL |
| | | | | 403 | 21.79 SQ.MT. | 4.67 SQ.MT. | NIL |

## P-LINE AREA CALCULATION

| FIRST & SECOND FLOOR | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A | 22.05 | X | 8.35 | X | 1 NO | = | 184.12 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 184.12 | SQ.MT. |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.05 | X | 0.10 | X | 1 NO | = | 0.31 | SQ.MT. |
| 2 | 2.40 | X | 0.40 | X | 1 NO | = | 0.96 | SQ.MT. |
| 3 | 1.20 | X | 1.05 | X | 1 NO | = | 1.26 | SQ.MT. |
| 4 | 3.20 | X | 0.35 | X | 1 NO | = | 1.12 | SQ.MT. |
| 5 | 2.25 | X | 0.80 | X | 1 NO | = | 1.80 | SQ.MT. |
| 6 | 1.50 | X | 0.20 | X | 1 NO | = | 0.30 | SQ.MT. |
| 7 | 3.20 | X | 1.00 | X | 1 NO | = | 3.20 | SQ.MT. |
| 8 | 3.20 | X | 0.80 | X | 1 NO | = | 2.56 | SQ.MT. |
| 9 | 4.70 | X | 0.50 | X | 1 NO | = | 2.35 | SQ.MT. |
| 10 | 1.45 | X | 3.30 | X | 1 NO | = | 4.79 | SQ.MT. |
| 11 | 5.40 | X | 0.25 | X | 1 NO | = | 1.35 | SQ.MT. |
| 12 | 1.20 | X | 0.95 | X | 1 NO | = | 1.14 | SQ.MT. |
| 13 | 2.40 | X | 0.30 | X | 1 NO | = | 0.72 | SQ.MT. |
| 14 | 0.65 | X | 3.05 | X | 1 NO | = | 1.98 | SQ.MT. |
| 15 | 1.05 | X | 1.00 | X | 1 NO | = | 1.05 | SQ.MT. |
| 16 | 0.40 | X | 1.15 | X | 1 NO | = | 0.46 | SQ.MT. |
| 17 | 1.00 | X | 2.15 | X | 1 NO | = | 2.37 | SQ.MT. |
| 18 | 0.80 | X | 0.75 | X | 1 NO | = | 0.60 | SQ.MT. |
| | | | | | TOTAL DEDUCTION | = | 29.32 | SQ.MT. |
| TOTAL P-LINE AREA | | | | | | = | 154.30 | SQ.MT. |

## P-LINE AREA CALCULATION

| GROUND FLOOR (RESIDENTIAL) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 5.25 | X | 2.90 | X | 1 NO | = | 14.78 | SQ.MT. |
| 2 | 2.85 | X | 2.35 | X | 1 NO | = | 6.42 | SQ.MT. |
| 3 | 2.20 | X | 2.45 | X | 1 NO | = | 5.39 | SQ.MT. |
| | | | | | TOTAL ADDITION | = | 26.21 | SQ.MT. |




SECTION AA'
SCALE - 1:100

PROPOSED BLDG. ON PLOT BEARING S.NO. 28 H. NO. 4/C & 4/C AT VILL. - GANDHARE, TAL. KALYAN, DIST. THANE.

SHEET NO. 1/1

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2022-23/43.
Date :- 10/08/2022
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

| 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) | 325.00 |
| (b) | as per measurement sheet | 325.00 |
| (c) | as per site | -- |
| 2. | Deductions for | |
| (a) | Proposed D.P. / D.P. Road widening Area | -- |
| (b) | Any D.P. Reservation area | -- |
| | (Total a+b) | -- |
| 3. | BALANCE AREA OF PLOT (1-2) | 325.00 |
| 4. | Amenity Space (if applicable) | |
| (a) | Required - | -- |
| (b) | Adjustment of 2(b), if any - | -- |
| (c) | Balance Proposed - | -- |
| 5. | Net Plot Area [3-4(c)] | 325.00 |
| 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 front road width ( 375.00 x 1.10 ) | 412.50 |
| 10. | Addition of FSI on payment of premium | -- |
| (a) | Maximum permissible premium FSI - based on road width / TOD 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 | -- |
| | [2.00 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 | 412.50 |
| (b) | Ancillary Area FSI upto 60% with payment of charges 412.50 X 60% | 247.50 |
| (c) | Total entitlement (a + b) | 660.00 |
| 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 1.5 or 1.0) | -- |
| 15. | Total Built-up Area in proposal (excluding area at Sr. No. 17 b) | -- |
| (a) | Existing Built-up Area | -- |
| (b) | Proposed Built-up Area (as per 'P-Line') | 653.72 |
| (c) | Total (a + b) | 653.72 |
| 16. | F.S.I. Consumed (15/13) (should not be more than serial No. 14 above) | 0.99 |
| 17. | Area for Inclusive Housing, if any | -- |
| (a) | Required (20% of Sr. No. 5) | -- |
| (b) | Proposed | -- |

## CERTIFICATE OF AREA

CERTIFICATE OF AREA CERTIFIED THAT THE PLOT BEARS REFERENCE WAS SURVEYED BY ME ON 25 07 2016 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 325.00 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 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. ATTACH (3) NAME AND SIGNATURE

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

M/S. PHOENIX BUILDCON.

EMERGE ARCHITECT & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS & ENGINEERS
C / 2 MEHDICHA APARTMENT, BADLAPUR ROAD, BADLAPUR ( WEST ) - 421 503. MAHA. 9594 606 0830

( DHIRAJ BHARAT PATIL )
( ARCHITECT )

| JOB NO. | DRAWING NO. | SCALE | DRAWN BY | CHECKED BY | REGISTRATION NO. OF ARCHITECT |
|---|---|---|---|---|---|
| | 1 | 1:100 | PRAVIN MULE | MITENDRA | CR / 2016 / 79531 |