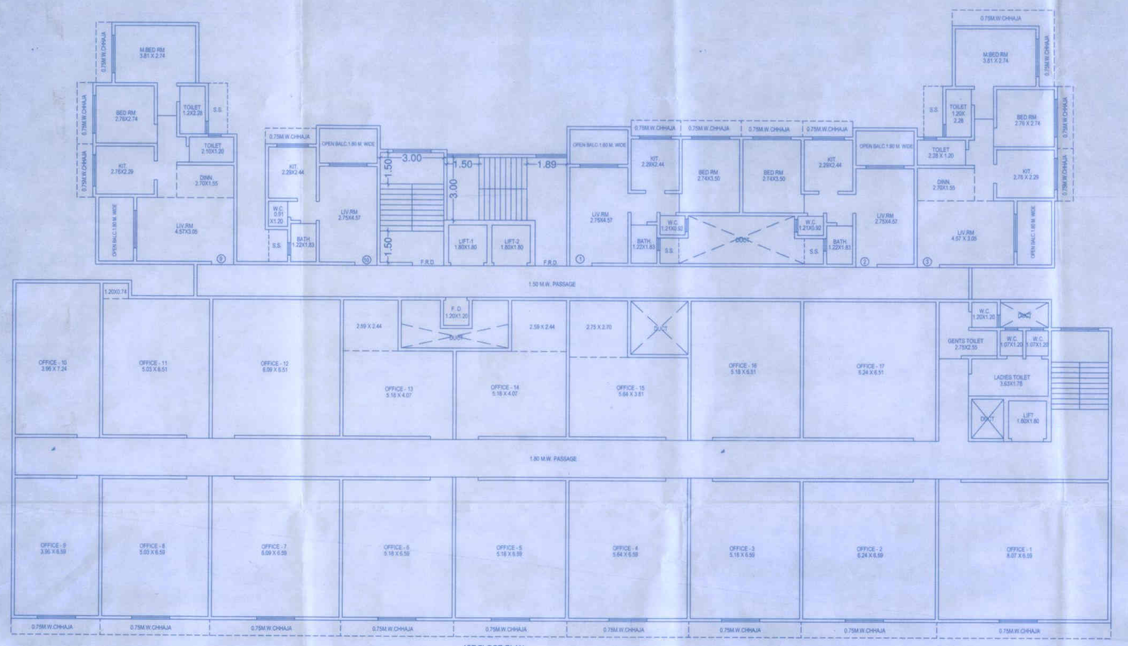
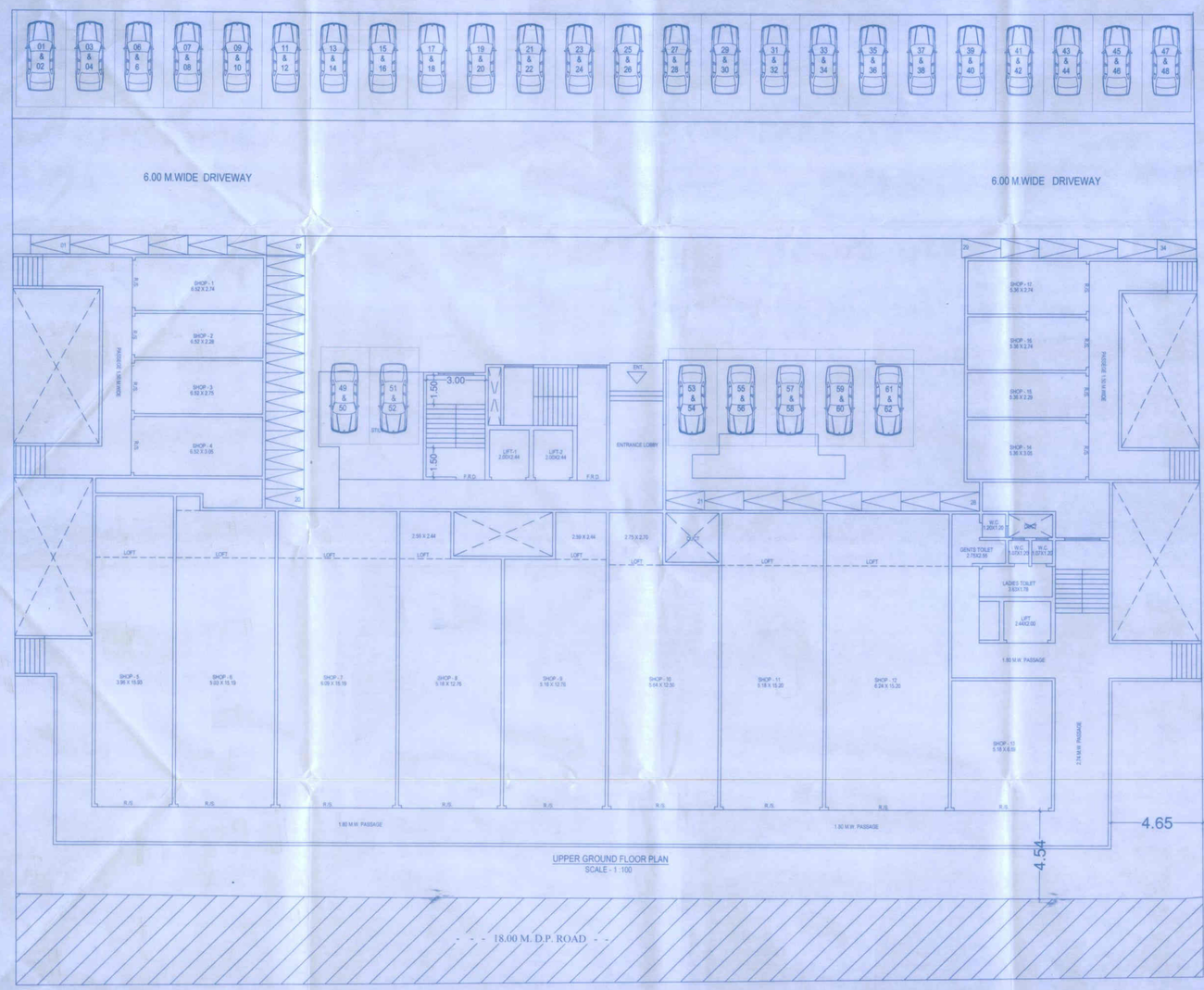


1ST FLOOR PLAN
SCALE - 1:100



UPPER GROUND FLOOR PLAN
SCALE - 1 :100

FORM STATEMENT 1
EXISTING BUILDING TO BE RETAINED

EXISTING BLDG.NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXST EXISTING BUILDING USE	OCCUPANCY OF FLOORS
1	2	3	4	5
- -	- -	- -	- -	- -

FORM STATEMENT 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL B.U.A. OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
BLDG.	GR.+ 8TH FLR.	7607.68 SQ.MT.

FORM STATEMENT 3
AREA DETAILS OF APARTMENT

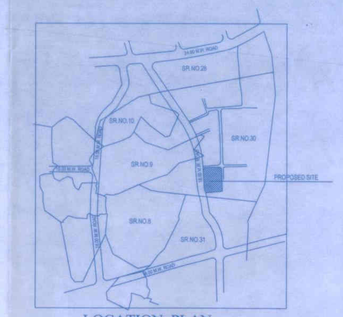
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	2	3	4	5	6
BLDG.	GR.+ 8TH FL.	70 NOS.	3783.04 SQ.MT.	- - - -	- - - -

PARKING AREA STATEMENT

CATEGORY IN SQ.MT.	NO.OF FLAT PROPOSED	NO.OF PARKING REQUIRED		NO.OF PARKING PROPOSED		5 % VISITOR PARKING		TOTAL REQUIRED PARKING AS PER TABLE NO. 8B		PROPOSED PARKING AS PER REQ.NO.8.2.1 TABLE NO. 8B (80%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2 TENEMENTS HAVING CARPET UPTO 40 TO 82	41	21	82	21	82	01	04	22	86	18	69
2 TENEMENTS HAVING CARPET UPTO 30 TO 40	34	17	34	17	34	01	02	18	36	15	29
2 TENEMENTS HAVING CARPET UPTO 30	09	00	18	00	18	00	01	00	19	00	15
TOTAL	84	38	134	38	134	02	07	40	141	33	113

COMMERCIAL AREA STATEMENT

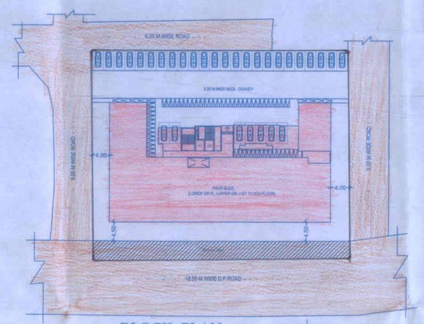
			CAR	SCOOTER	CAR	SCOOTER
WHOLE SALE SHOP NOT BEING USED FOR RETAIL TRADING	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THERE OF	PROPOSED GODOWN CARPET AREA @ BASEMENT FLR. = 801.51 SQ.MT.	06	24	05	20
WHOLE SALE SHOP NOT BEING USED FOR RETAIL TRADING	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THERE OF	PROPOSED SHOPS CARPET AREA @ GROUND FLR. = 801.10 SQ.MT.	08	32	06	26
MARCANTILE HAVING CARPET AREA UPTO 30	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THERE OF	PROPOSED OFFICES CARPET AREA @ FIRST FLR. = 598.54 SQ.MT.	06	24	05	20
		TOTAL =	60	221	48	179



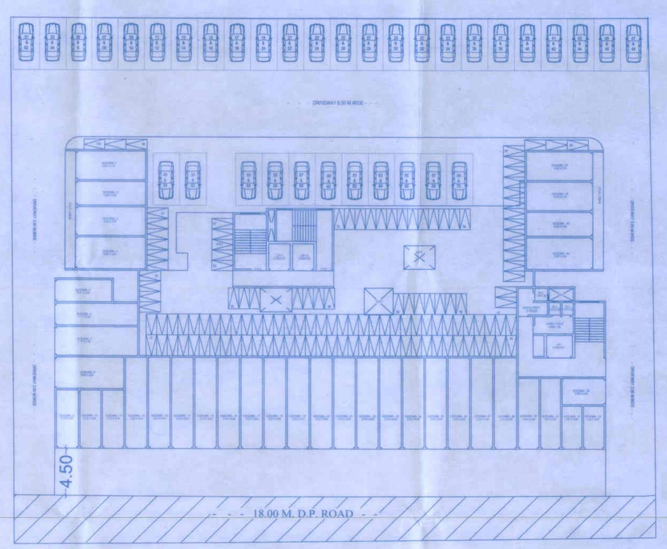
LOCATION PLAN
SCALE - N.T.S.

P- LINE AREA STATEMENT

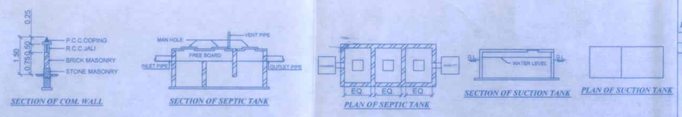
FLOOR	TOTAL AREA
LOWER GR. FLOOR	762.79 SQ.MT.
UPPER GR. FLOOR	1083.19 SQ.MT.
1ST FLOOR	1132.54 SQ.MT.
2ND FLOOR	636.46 SQ.MT.
3RD FLOOR	665.45 SQ.MT.
4TH FLOOR	665.45 SQ.MT.
5TH FLOOR	665.45 SQ.MT.
6TH FLOOR	665.45 SQ.MT.
7TH FLOOR	665.45 SQ.MT.
8TH FLOOR	665.45 SQ.MT.
TOTAL AREA	7607.68 SQ.MT.
TOTAL B/UP AREA =	7607.68 SQ.MT.



BLOCK PLAN
SCALE 1 : 500



LOWER GROUND FLOOR PLAN
SCALE - 1 :200



STAMP APPROVAL SHEET (1)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.30, PLOT NO. 48,49,53,54,57 & 58, H.NO.11(PT) & 12(PT) AT VILLAGE - TISGAON ,TALUKA- KALYAN, DIST.- THANE

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. KDMC/TPD/BP/KDL/2022-23/47
Date :- 23/08/2022
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - I		SQ.MT.
A. AREA STATEMENT	1) AREA OF PLOT AS PER 7/ 12 = (Minimum are of a, b, c'ds be considered)	3242.00
	a) As per ownership document (7/12, CTS extract)	3242.00
	b) As per measurement sheet	3242.00
	c) As per site	3242.00
	2) DEDUCTIONS FOR	
	a) PROP. D.P./D.P.Road widening Area/Service Road/Highway widening	180.00
	b) HOSPITAL RES.NO.283 AREA	- - -
	TOTAL AREA (a+b)	180.00
	3) BALANCE AREA OF PLOT (1 - 2)	3062.00
	4) Amenity Space (if Applicable)	- - -
	a) Required	- - -
	b) Adjustment of 2(b), if any	- - -
	c) Balance Proposed	- - -
	5) NET GROSS PLOT AREA (3-4)(C)	3062.00
	6) Recreational Open space 10% (PHYSICALLY)	- - -
	a) Required	- - -
	b) Proposed	- - -
	7) Internal Road Area	- - -
	8) Potable area (if applicable)	3062.00
	9) Built Up Area with reference to Basic F.S.I. as per from road width (9.14m. is Basic F.S.I.) (3062.00X3.10 = 3368.20 SQ.MT.)	3368.20
	10 Addition of F.S.I. on payment of Premium	
	a) Maximum permissible premium F.S.I. based on road width (1.0)X Zone	- - -
	b) Proposed F.S.I. on payment of premium (100% of 9) (3368.20 X 100% = 1820.00 SQ.MT.)	200.00
	11 to ... Etc. F.S.I / T.D.R loading	
	a) Profit area against D.P.road (2.19 is an of 3.04), if any (462.00 X 3.04 = 380.00 SQ.MT.)	368.00
	b) Profit area against D.P.road (2.19 is an of 3.04), if any	- - -
	c) 100% ART REQUIRED (2.4)	- - -
	Total b+c= (7.3)-(loading consumed (7.0)) = (0.3) SQ	368.00
	12 Additional F.S.I. areas under Chapter No.7	
	a) Fire Tenement F.S.I (180.00 X 0.25 = 45.00 SQ.MT.)	890.00
	13 Total entitlement of F.S.I. in the proposal	
	a) (3368.20 + 1820.00 +368.00) is applicable	4627.20
	b) Ancillary area F.S.I. (4627.20 % 40% extra premium of charges 100% - 1854.88) 40% = 1237.92 SQ.MT. 100% - 3270.27) 40% = 1308.00 SQ.MT. = 2545.91 SQ.MT.	3587.28
	c) Total entitlement (a + b)	8214.48
	14 Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per Regulation No. 6.1 , 6.2 or 6.4 as applicable x 1.6 or 1.8)	- - -
	15 Total Built-up area in prop.(excluding area at Sr.No.17b)	
	a) Existing Built-up area	- - -
	b) Previous sanction built-up Area	- - -
	c) Proposed Built- up Area (as per 7/12)( )	7607.68
	d) Total (a + b)	7607.68
	16 F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	1.85
	17 Area for Inclusive Housing , if any	
	a) Required (20% of 9) in sq.m	- - -
	b) Proposed	- - -
BAL.AREA STATEMENT	*a) PERMISSIBLE BALCONY AREA PER FLOOR*	- - -
	b) PROPOSED BALCONY AREA PER FLOOR	*REFER*
	c) EXCESS BALCONY AREA (TOTAL)	*STATEMENT*
TENEMENT STATEMENT	*a) NET AREA OF PLOT ITEM A (7) ABOVE*	7607.68
	b) LESS DEDUCTION OF NON RES.AREA(SHOPS)	2978.52
	c) AREA OF TENEMENTS(a-b)	4629.16
	d) TENEMENTS PERMISSIBLE	92 NO'S
	e) TENEMENTS PROPOSED	70 NO'S
	f) TENEMENTS EXISTING	- - -
	TOTAL TENEMENTS (e+f)	70 NO'S

ARCHITECT'S CERTIFICATE: THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMAS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.
ARCHITECT'S SIGNATURE

CERTIFICATE OF PRACTICE: A TRUE DIMENSIONS OF SHAPE ETC.OF PLOT STATED ON PLAN ARE MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P SCHEME RECORDS/ LAND RECORDS DEPT / CITY SURVEY RECORDS.
ARCHITECT'S SIGNATURE

NOTES
* BOUNDARY OF THE PLOT SHOWN IN BLACK
* PROPOSED WORK SHOWN IN RED
* ALL EXTERNAL WALLS 0.15m. THK.
* DRAINAGE LINE SHOWN IN DOTTED RED
* EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
* ALL DRAWING & DESIGNS ARE PREPARED AS PER OWNERS/ POWER OF ATTORNEY SUGGESTION AND INFORMATION SUPPLIED
* AREA UNDER SET BACK SHOWN IN DOTTED GREEN

NAME OF OWNERS

1) ASHTAMI CO-OPERATIVE HOUSING SOCIETY LIMITED.
POWER OF ATTORNEY HOLDER SIGNATURE

2) M/S. RAI RESEDENCY PVT.LTD.

JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY
12 - 2016	1	1 : 100	D. T.	

SIGNATURE
DILIP TAMBDAY
DIP. ARCH. AIA.
C.A. NO. 76443B.

DILIP TAMBDAY & ASSO.
architect
2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan (W).