CARPET AREA STATEMENT

1ST TO 3RD FLOOR

BLDG NO - 1

FLAT NO	AREA SQ.MT
101 TO 301	46.61 SQ.MT
102 TO 302	46.61 SQ.MT
103 TO 303	45.26 SQ.MT
104 TO 304	36.83 SQ.MT
105 TO 305	37.21 SQ.MT
106 TO 306	37.21 SQ.MT

CARPET AREA STATEMENT

GROUND FLOOR

BLDG NO - 2 (WING - A)

FLAT NO	AREA SQ.MT
001	36.00 SQ.MT
002	36.00 SQ.MT

CARPET AREA STATEMENT

1ST TO 3RD FLOOR

BLDG NO - 2 (WING - A)

FLAT NO	AREA SQ.MT
101 TO 201	35.98 SQ.MT
102 TO 202	36.23 SQ.MT
103 TO 203	36.50 SQ.MT
104 TO 204	36.50 SQ.MT

PLAN OF SUCTION TANK

SECTION OF SUCTION TANK

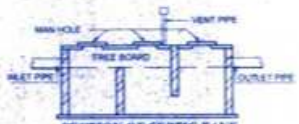
SECTION OF COMPOUND WALL

CARPET AREA STATEMENT

GROUND FLOOR

BLDG NO - 2 (WING - B)

FLAT NO	AREA SQ.MT
001	31.66 SQ.MT
002	36.00 SQ.MT
003	36.00 SQ.MT



SECTION OF SEPTIC TANK

CARPET AREA STATEMENT

1ST TO 3RD FLOOR

BLDG NO - 2 (WING - B)

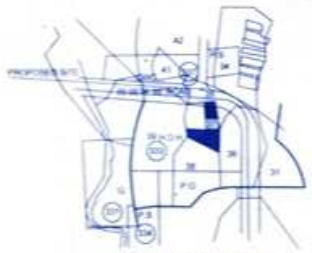
FLAT NO	AREA SQ.MT
101 TO 301	36.53 SQ.MT
102 TO 302	36.23 SQ.MT
103 TO 303	37.17 SQ.MT
104 TO 204	37.17 SQ.MT
105 TO 305	36.14 SQ.MT
106 TO 306	36.50 SQ.MT

PLAN OF SEPTIC TANK

TENEMENT AREA STATEMENT

BLDG. NO - 1 & 2

CLASS	CARPET AREA BETWEEN	NOS. OF TENEMENT	PERCENTAGE
LIG	20.00 TO 40.00 SQ.MT	35 NOS.	80 %
MIG	40.00 TO 70.00 SQ.MT	09 NOS.	20 %
HIG	ABOVE 70.00 SQ.MT	NIL	
	TOTAL	44 NOS.	100 %



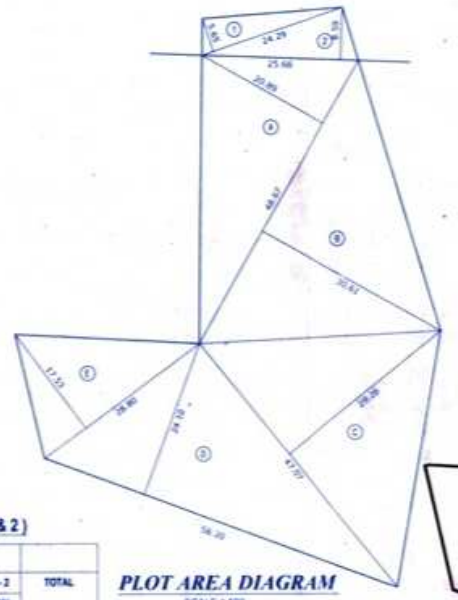
LOCATION PLAN

PLOT AREA CALCULATION

PLOT AREA CALCULATION				
A	1/2 X 48.87 X 20.89 X 1 NO	=	508.36 SQ.MT	
B	1/2 X 48.87 X 30.61 X 1 NO	=	744.89 SQ.MT	
C	1/2 X 47.07 X 29.26 X 1 NO	=	688.63 SQ.MT	
D	1/2 X 56.20 X 24.10 X 1 NO	=	677.21 SQ.MT	
E	1/2 X 28.80 X 17.53 X 1 NO	=	252.43 SQ.MT	
	TOTAL ADDITION	=	2871.10 SQ.MT	

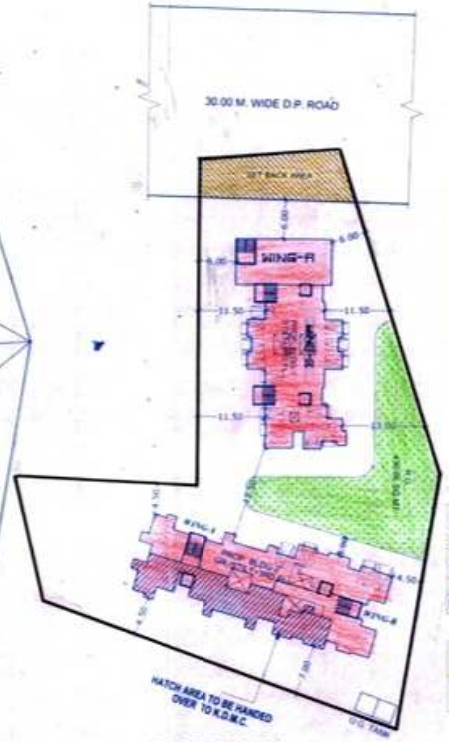
SET-BACK AREA CALCULATION				
1	1/2 X 24.29 X 5.65 X 1 NO	=	68.62 SQ.MT.	
2	1/2 X 25.96 X 8.59 X 1 NO	=	110.28 SQ.MT.	
	TOTAL ADDITION	=	178.90 SQ.MT.	

TOTAL PLOT AREA = 3050.00 SQ.MT



PLOT AREA DIAGRAM

SCALE 1:500



BLOCK PLAN

SCALE 1:500

BUILT UP AREA SUMMARY (BLDG. NO -1 & 2)

	BLDG. NO - 1		BLDG. NO - 2	TOTAL
	COMMERCIAL WING-A	RESIDENTIAL WING-B	RESIDENTIAL	
BUILTUP AREA	473.72 SQ.MT	983.49 SQ.MT	1155.47 SQ.MT	2612.68 SQ.MT
EX.BAL AREA	-	-	-	
TOTAL BUILUP AREA	473.72 SQ.MT.	983.49 SQ.MT.	1155.47 SQ.MT	2612.68 SQ.MT

PARKING AREA STATEMENT

BLDG. NO - 1 & 2

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR
TENEMENTS HAVING CARPET AREA BETWEEN 20.00 SQ.MT TO 40.00 SQ.MT	NIL	NIL
TENEMENTS HAVING CARPET AREA AREA BETWEEN 40.00SM. TO 70.00SM	35 Nos.	09 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 45.05SM. TO 70.05SM	09 Nos.	05 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 70.05SM ABOVE	-	-
COMMRICAL PARKING AREA AREA 473.72 SM /100		05 Nos.
TOTAL REQUIRED PARKING CAR		17 Nos.
TOTAL PROPOSED PARKING CAR		17 Nos.

DOORS AND WINDOWS SCHEDULE

	SIZE	REMARKS
RS	1.80 X 2.10	ROLLING SHUTTER
D	1.00 X 2.10	T.W. FRAMED PANELLED DOOR
D1	0.90 X 2.10	T.W. FRAMED PANELLED DOOR
D2	0.75 X 2.00	T.W. FRAMED PARTLY GLAZED SINTEX DOOR
W	1.80 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW
W1	1.50 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW
W2	1.20 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW
V	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW
V 1	1.50 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW

BUILT UP AREA STATEMENT

COMMERCIAL AREA (BLDG. NO - 1) WING-A

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
GROUND FLOOR	137.94	12.76	125.18				137.94
FIRST FLOOR	167.89	42.71	125.18	NIL	NIL	NIL	167.89
SECOND FLOOR	167.89	42.71	125.18	NIL	NIL	NIL	167.89
TOTAL	473.72 SQ.MT.	98.18 SQ.MT.	375.54 SQ.MT.				473.72 SQ.MT.

BUILT UP AREA STATEMENT

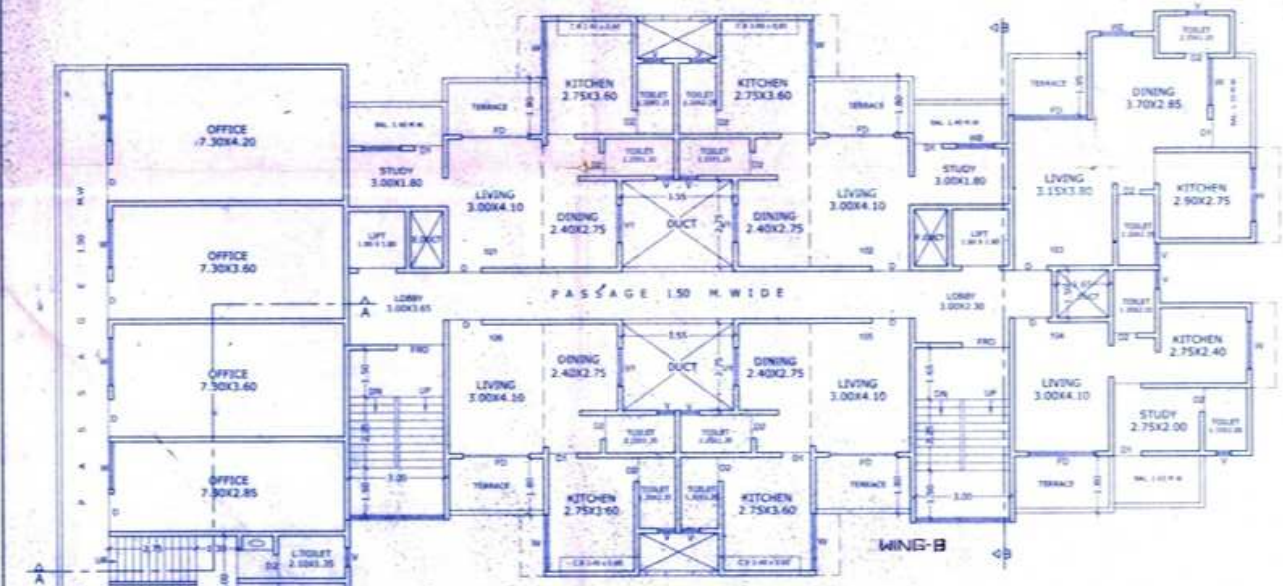
RESIDENTIAL AREA (BLDG. NO - 1) WING-B

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
GROUND FLOOR	26.82	12.87	13.95				26.82
FIRST FLOOR	318.89	58.59	260.30	31.88	19.26	NIL	318.89
SECOND FLOOR	318.89	58.59	260.30	31.88	19.26	NIL	318.89
THIRD FLOOR	318.89	58.59	260.30	31.88	19.26	NIL	318.89
TOTAL	983.49 SQ.MT.	188.64 SQ.MT.	794.85 SQ.MT.				983.49 SQ.MT.

BUILT UP AREA STATEMENT

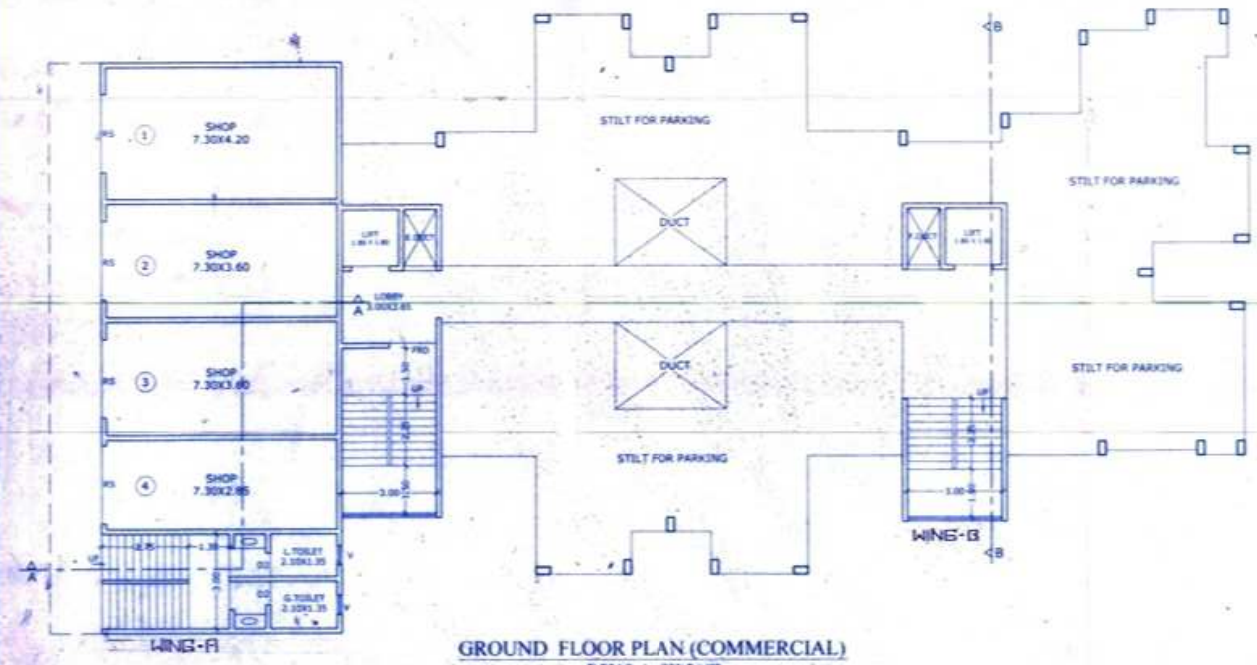
BUILDING NO - 2

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA 10%	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
GROUND FLOOR	95.04	51.41	43.63		--	--	95.04
1ST FLOOR	426.67	48.46	372.21	42.06	35.07	NIL	426.67
2ND FLOOR	426.67	48.46	372.21	42.06	35.07	NIL	426.67
3RD FLOOR	426.67	48.46	372.21	42.06	35.07	NIL	219.89
TOTAL	1357.05	196.79	1160.26				1155.47



FIRST FLOOR PLAN (RESIDENTIAL / COMMERCIAL)

BLDG NO - 1 , SCALE 1:100



GROUND FLOOR PLAN (COMMERCIAL)

BLDG NO - 1 , SCALE 1:100

BUILTUP AREA DIAGRAM

1ST & 2ND FLOOR (COMMERCIAL)

(BLDG NO - 1) SCALE 1:200

BUILTUP AREA DIAGRAM

GR.STILT FLOOR (COMMERCIAL)

(BLDG NO - 1) SCALE 1:200

STAIRCASE AREA DIAGRAM

1ST & 2ND FLOOR (COMMERCIAL)

(BLDG NO - 1) SCALE 1:200

BUILT UP AREA CALCULATION (COMMERCIAL)

GROUND FLOOR (BLDG. NO - 1)				
1	7.60 X 18.15 X 1 NO	=	137.94 SQ.MT	
	TOTAL ADDITION	=	137.94 SQ.MT	X

BUILT UP AREA CALCULATION (COMMERCIAL)

1ST & 2ND FLOOR (BLDG. NO - 1)				
2	9.25 X 18.15 X 1 NO	=	167.89 SQ.MT	
	TOTAL ADDITION	=	167.89 SQ.MT	X

STAIRCASE AREA CALCULATION (COMMERCIAL)

1ST & 2ND FLOOR (BLDG. NO - 1)				
1	1.65 X 15.00 X 1 NO	=	24.75 SQ.MT	
2	5.70 X 3.15 X 1 NO	=	17.96 SQ.MT	
	TOTAL ADDITION	=	42.71 SQ.MT	X

STAIRCASE AREA CALCULATION (COMMERCIAL)

GROUND FLOOR (BLDG. NO - 1)				
1	4.05 X 3.15 X 1 NO	=	12.76 SQ.MT	
	TOTAL ADDITION	=	12.76 SQ.MT	X

STAIRCASE AREA DIAGRAM

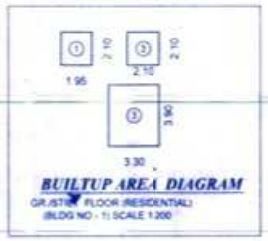
GROUND / STILT FLOOR (COMMERCIAL)

(BLDG NO - 1) SCALE 1:200

STAIRCASE AREA DIAGRAM

GROUND / STILT FLOOR (RESIDENTIAL)

(BLDG NO - 1) SCALE 1:200



BUILTUP AREA DIAGRAM

GR./STILT FLOOR (RESIDENTIAL)

(BLDG NO - 1) SCALE 1:200

BUILT UP AREA CALCULATION (RESIDENTIAL)

GROUND FLOOR (BLDG NO - 1)				
1	1.95 X 2.10 X 1 NO	=	4.10 SQ.MT	
2	2.10 X 2.10 X 1 NO	=	4.41 SQ.MT	
3	3.30 X 3.90 X 1 NO	=	12.87 SQ.MT	
	TOTAL ADDITION	=	21.38 SQ.MT	X

STAIRCASE AREA CALCULATION (RESIDENTIAL)

GROUND FLOOR (BLDG NO - 1)				
3	3.30 X 3.90 X 1 NO	=	12.87 SQ.MT	
	TOTAL ADDITION	=	12.87 SQ.MT	

STAMP OF APPROVAL OF PLAN

SHEET NO. 3/1

सोडतीस मंजूरी

नगर रचनाकार तथा सहायक संचालक नगर रचना

प्रमाणपत्र क्र. कडोंमपा / नरवि / बां / सी-१४ / २०२२-२३ / ५५५ / ९९

दिनांक २५/५/२०२३

ठिकाण कल्याण

ठिकाणचा अधिकारी

H.D.H AREA STATMENT

H.D.H. AREA STATEMENT FOR ACCOMMODATION POLICY AREA 2871.10 SQ. MT. X 50% = 1435.55 SQ. MT.

PROPOSED HOUSE FOR LIG. TENEMENTS

TOTAL TENEMENTS PROPOSED = 49 NOS.

LIG. TENEMENTS PROPOSED 40 NOS = 80 %

PERMISSIBLE AREA	PROPOSED AREA
LESS 50% H.D.H AREA :- 2871.10 X 50% = 1435.55 X 10% = 143.55	144.00 SQ.MT.

BUILDING NO. 2 WING A = FLAT NO. 001 & 002 WING B = FLAT NO.002 & 003 TO BE HANDED OVER TO K.D.M.C. AGAINST H.D.H. ACCOMMODATION POLICY AS PER D.C. REGULATION

NOTE :- PROPOSED BUILTUP AREA

CARPET 30.00 SQ.MT. + 20% = 36 X 4 = 144.00 SQ.MT.

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	3050.00
	AREA AS SITE MEASURMENT	
2	DEDUCTION	
a	ROAD SET BACK AREA	178.90
b	PROPOSED ROAD	-
c	ANY RESERVATION	-
	TOTAL (a+b+c)	178.90
3	BALANCE AREA OF PLOT (1 - 2)	2871.10
4	DEDUCTION FOR	
a	RECRATION GROUND	430.66
b	INTERNAL ROAD	-
	TOTAL (a+b)	430.66
5	BALANCE AREA OF PLOT (3 - 4)	2440.44
6	ADDITIONS FOR FLOOR SPACE INDEX	
	178.90	178.90
7	TOTAL AREA (5+6)	2619.34
8	F.S.I. PERMISSIBLE	ONE
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED	-
	TO 1.40% OF THE NET PLOT AREA	-
	PAYMENT OF PREMIUM 50% OF	
a	FROM D.P. ROAD	-
b	FROM D.P. RESERVATION	
10	PERMISSIBLE FLOOR AREA	2619.34
11	EXISTING FLOOR AREA	-
12	PROPOSED AREA	2612.68
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.	-
14	TOTAL BUILT UP AREA (11+12+13)	2612.68
15	F.S.I. CONSUMED	0.99
B	TENEMENTS STATEMENT	
1	NET BUILTUP AREA	2612.68
2	LESS NON RESIDENTIAL AREA	473.72
3	AREA OF TENEMENTS	2138.96
4	TENEMENTS PERMISSIBLE	53 Nos.
5	TENEMENTS PROPOSED	53 Nos.

APPENDIX - C

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

SIGNATURE OF ENGINEER

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THR PLOT UNDER REMERENCE ON 20-10-2112 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 7180.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMANTS OF OWNERSHIP / TOWN PLANING SCHEME RECIRDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED BLDG. ON PLOT BEARING S. NO. 37 H.NO. 2, AT VILL. - KHADE-GOLIVALI, TAL. KALYAN, DIST. THANE.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
SHRI. JAYANTILAL SHAMJI POKAR, partners of SHRI. SAI SIDDHI DEVELOPERS SIGNATURE	(NAROTTAM SHAH)

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY
1	P - 49	AS SHOWN		J.M

NORTH

ARCHITECTS & CONSULTANTS

De-con Consultants

ARCHITECTS, INTERIOR DESIGNERS,
REGD. VALUERS & PROJECT CONSULTANTS
S-1, RAJASHREE TOWER, RAMBAUG, LANE No. 6,
KALYAN(WEST)-421 304.