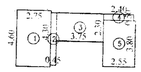
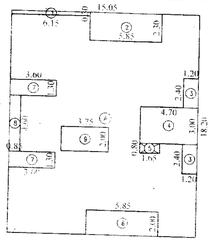


STAIRCASE AREA DIAGRAM
FIRST TO TWELTH FLOOR
(WING - A) SCALE 1:200

STAIRCASE AREA CALCULATION (WING - A)

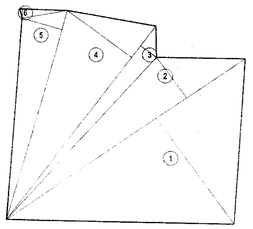
TYPICAL FLOOR (FIRST TO TWELTH)			
1	2.75 X 4.60 X 1 NO	=	12.65 SQ.MT.
2	0.45 X 4.60 X 1 NO	=	2.94 SQ.MT.
3	3.75 X 2.30 X 1 NO	=	8.63 SQ.MT.
4	2.40 X 0.80 X 1 NO	=	1.92 SQ.MT.
5	2.55 X 3.80 X 1 NO	=	9.69 SQ.MT.
TOTAL ADDITION		=	34.83 SQ.MT.



BUILT-UP AREA DIAGRAM
FIRST & SECOND FLOOR
(WING - A) SCALE 1:200

BUILT UP AREA CALCULATION (WING - A)

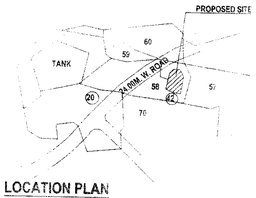
TYPICAL FLOOR (FIRST & SECOND)			
A	15.05 X 18.20 X 1 NO	=	273.91 SQ.MT.
	TOTAL ADDITION	=	273.91 SQ.MT.
DEDUCTIONS			
1	6.15 X 0.30 X 1 NO	=	1.85 SQ.MT.
2	5.85 X 2.30 X 1 NO	=	13.46 SQ.MT.
3	1.20 X 2.40 X 2 NOS	=	5.76 SQ.MT.
4	4.70 X 3.00 X 1 NO	=	14.10 SQ.MT.
5	1.65 X 0.80 X 1 NO	=	1.32 SQ.MT.
6	5.85 X 2.00 X 1 NO	=	11.70 SQ.MT.
7	3.60 X 1.20 X 2 NOS	=	8.64 SQ.MT.
8	0.85 X 4.60 X 1 NO	=	3.91 SQ.MT.
9	3.75 X 2.00 X 1 NO	=	7.50 SQ.MT.
	TOTAL DEDUCTION	=	68.96 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		=	204.95 SQ.MT.



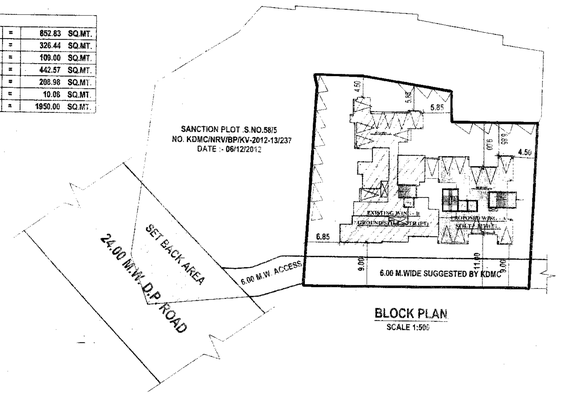
PLOT AREA DIGRAM
SCALE 1:500

PLOT AREA CALCULATION

PLOT								
1	1/2	X	60.96	X	27.98	X 1 NO	=	852.83 SQ.MT.
2	1/2	X	60.96	X	10.71	X 1 NO	=	326.44 SQ.MT.
3	1/2	X	52.53	X	4.15	X 1 NO	=	109.00 SQ.MT.
4	1/2	X	52.53	X	16.85	X 1 NO	=	442.57 SQ.MT.
5	1/2	X	47.12	X	8.87	X 1 NO	=	208.96 SQ.MT.
6	1/2	X	10.23	X	1.97	X 1 NO	=	10.06 SQ.MT.
						TOTAL ADDITION	=	1950.06 SQ.MT.



LOCATION PLAN
SCALE - N.T.S.



BLOCK PLAN
SCALE 1:500

STAMP OF APPROVAL OF PLAN

SHEET - 1

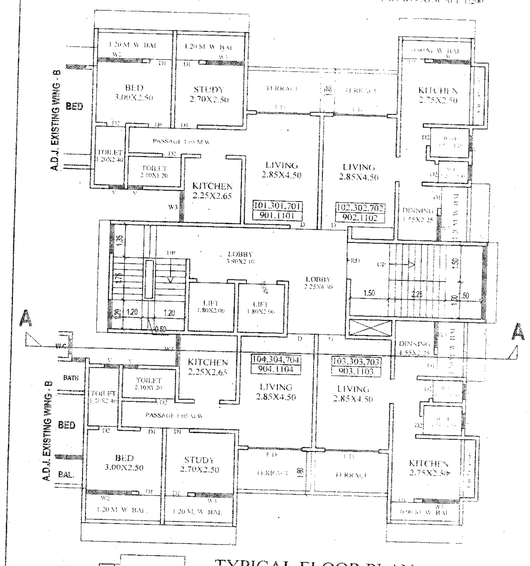
CONSTANCE :- BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALC. BUILT-UP AREA STATEMENT & SUMMERY, TYPICAL FL. PLAN (DIAGRAM & CALC.) SECTION,CARPET AREA / STATEMENT,PARKING STATEMENT.

REV- (WING -A)

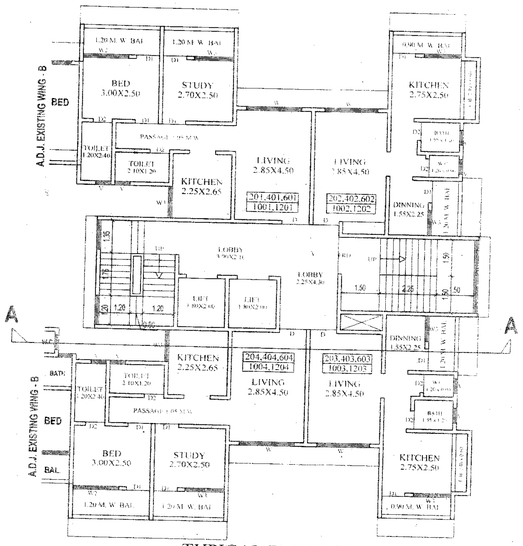
बांधकाम नकाशे मंजूरी — सुधारित
संगणे दुरुस्ती दाखविल्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / बांधकाम / 2012-13 / 1923 / 0 C 8
दिनांक 26/10/13 सही/पदनाम
दिलेला आहे.

कल्याण डोंबिवली महानगरपालिका DIST. THANE

सहाय्यक संचालक नगर रचना कल्याण डोंबिवली महानगरपालिका



TYPICAL FLOOR PLAN
1ST,3RD,7TH9TH & 11TH
(WING- A) SCALE 1:100



TYPICAL FLOOR PLAN
2ND,4TH,6TH,10TH & 12TH
(WING- A) SCALE 1:100

CARPET AREA STATEMENT
WING-A

1ST,3RD,7TH,9TH & 11TH FLOOR		2ND,4TH,6TH,10TH & 12TH FLOOR	
FLAT NO.	CARPET AREA (SQ.MT.)	FLAT NO.	CARPET AREA (SQ.MT.)
101,301,701,901,1101	48.03 SQ.MT.	201,401,601,1001,1201	47.34 SQ.MT.
102,302,702,902,1102	34.82 SQ.MT.	202,402,602,1002,1202	34.12 SQ.MT.
103,303,703,903,1103	33.92 SQ.MT.	203,403,603,1003,1203	33.22 SQ.MT.
104,304,704,904,1104	48.03 SQ.MT.	204,404,604,1004,1204	47.34 SQ.MT.
5TH FLOOR		8TH FLOOR	
FLAT NO.	CARPET AREA (SQ.MT.)	FLAT NO.	CARPET AREA (SQ.MT.)
501	48.03 SQ.MT.	801	47.34 SQ.MT.
502	34.82 SQ.MT.	802	34.12 SQ.MT.
503	48.03 SQ.MT.	803	47.34 SQ.MT.

BUILT UP AREA STATEMENT WING - A

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL AREA	TOTAL AREA
GROUND FLOOR	23.69	14.38	9.31				9.31
FIRST FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
SECOND FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
THIRD FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
FOURTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
FIFTH FLOOR	171.13	34.11	137.02	17.11	20.20	3.09	140.11
SIXTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
SEVENTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
EIGHTH FLOOR	171.13	34.11	137.02	17.11	20.20	3.09	140.11
NINETH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
TENTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
ELEVANTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
TWELTH FLOOR	204.95	34.11	170.84	20.50	25.70	5.20	176.04
TOTAL	2415.45	423.70	1991.75			56.18	2049.93

SUMMARY

FLOOR	PROPOSED FLOOR AREA WING - A STILT + 12TH	EXISTING FLOOR AREA WING - B GROUND STILT + 7TH (PT)	TOTAL
FLOOR AREA	1991.75 SQ.MT	2132.00 SQ.MT.	4123.75 SQ.MT.
EX BALC. AREA	56.18 SQ.MT.	NILL	56.18 SQ.MT.
TOTAL AREA	2049.93 SQ.MT.	2132.00 SQ.MT.	4181.93 SQ.MT.

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	1950.06
1 a	AREA AS PER SITE MEZURMENT	1950.00
2	DEDUCTION FOR AREA	
a	ROAD SET BACK AREA	--
b	PROPOSED ROAD	--
c	ANY RESERVATION	--
	TOTAL (a+b+c)	--
3	BALANCE AREA OF PLOT (1 - 2)	1950.00
4	DEDUCTION FOR	
a	RECRATION GROUND	--
b	INTERNAL ROAD	--
	TOTAL (a+b)	--
5	BALANCE AREA OF PLOT (3 - 4)	1950.00
6	ADDITIONS FOR FLOOR SPACE INDEX	-
7	TOTAL AREA (5+6)	1950.00
8	F.S.I. PERMISSIBLE	ONE
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED	
	TO 50% OF THE NET PLOT AREA 1950.00 X 1.15 = 2242.50	
a	FROM D.P. ROAD SANCTION T.D.R NO. (K.D.M.C./NRV/VP/1820 DT.26/07/2015)	679.41
	NEW T.D.R. 2242.50 - 579.41	1663.09
b	FROM D.P. RESERVATION	
10	PERMISSIBLE FLOOR AREA (5)	4192.50
11	EXISTING FLOOR AREA	2132.00
12	PROPOSED AREA	1991.75
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.	56.18
14	TOTAL BUILT UP AREA (11+12+13)	4181.93
15	F.S.I. CONSUMED	0.99
B	TENEMENTS STATEMENT	
1	NET AREA OF PLOT	4192.50
2	LESS FOR NON RESIDENTIAL	172.82
3	AREA OF TENEMENTS	4019.68
4	TENEMENTS PERMISSIBLE	120 Nos.
		EXISTING / PROPOSED
5	TENEMENTS PROPOSED	50 Nos. / 58 Nos.

PARKING AREA STATEMENT WING - A

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR
TENEMENTS HAVING CARPET AREA AREA BETWEEN 35.05M. TO 45.05M	0 Nos.	0 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 45.05M. TO 70.05M	24 Nos.	12 Nos.
COMMERCIAL AREA PARKING AREA ---- SQ.M. / 100	-- Nos.	-- Nos.
TOTAL REQUIRED PARKING CAR		12 Nos.
TOTAL PROPOSED PARKING CAR		13 Nos.

BUILT UP AREA STATEMENT WING - B

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL AREA	TOTAL AREA
GROUND	182.02	9.20	172.82				172.82
1ST	337.83	51.95	285.88	33.78	29.71	NILL	285.88
2ND	337.83	51.95	285.88	33.78	29.71	NILL	285.88
3RD	337.83	51.95	285.88	33.78	29.71	NILL	285.88
4TH	337.83	51.95	285.88	33.78	29.71	NILL	285.88
5TH	328.91	51.95	276.96	32.89	29.71	NILL	276.96
6TH	337.83	51.95	285.88	33.78	29.71	NILL	285.88
7TH	304.77	51.95	252.82	30.47	29.71	NILL	252.82
TOTAL	2504.95	372.85	2132.00				2132.00

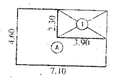
PARKING AREA STATEMENT WING - B

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR
TENEMENTS HAVING CARPET AREA AREA BETWEEN 35.05M. TO 45.05M	36 Nos.	9 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 45.05M. TO 70.05M	14 Nos.	7 Nos.
COMMERCIAL AREA PARKING AREA 172.82 SQ.M. / 100	-- Nos.	2 Nos.
TOTAL REQUIRED PARKING CAR		16 Nos.
TOTAL PROPOSED PARKING CAR		20 Nos.

STAIRCASE AREA DIAGRAM
GROUND FLOOR
(WING - A) SCALE 1:200

STAIRCASE AREA CALCULATION (WING - A)

GROUND FLOOR			
1	1.20 X 2.30 X 1 NO	=	2.76 SQ.MT.
2	3.05 X 2.30 X 1 NO	=	7.02 SQ.MT.
	TOTAL ADDITION	=	14.38 SQ.MT.



BUILT-UP AREA DIAGRAM
GROUND FLOOR
(WING - A) SCALE 1:200

BUILT UP AREA CALCULATION (WING - A)

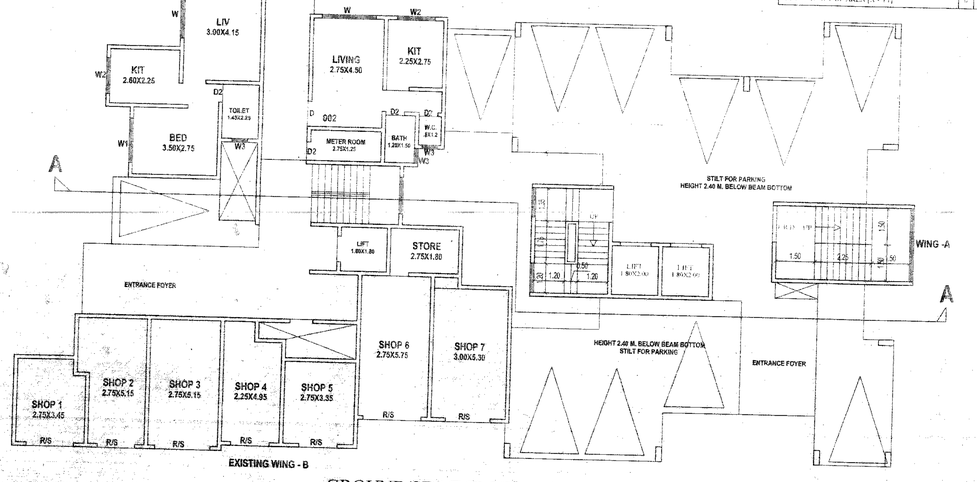
GROUND FLOOR			
A	7.10 X 4.60 X 1 NO	=	32.66 SQ.MT.
	TOTAL ADDITION	=	32.66 SQ.MT.
DEDUCTIONS			
1	3.90 X 2.30 X 1 NO	=	8.97 SQ.MT.
	TOTAL DEDUCTION	=	8.97 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		=	23.69 SQ.MT.

TENEMENT STATEMENT

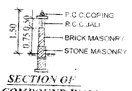
REQUIRED PERCENTAGE	NOS. OF TENEMENT	PERCENTAGE
35.00 TO 45.00 SQ.MT	40	70 %
45.00 TO 70.00 SQ.MT	18	30 %
ABOVE 70.00 SQ.MT	--	--
TOTAL	58	100 %

DOORS AND WINDOWS SCHEDULE

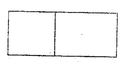
	SIZE	REMARKS
R/S	1.00 X 2.10	ROLLING SHUTTER.
D	1.00 X 2.10	T.W. FRAMED PANELLED DOOR.
D1	0.90 X 2.10	T.W. FRAMED PANELLED DOOR.
D2	0.75 X 2.00	T.W. FRAMED PARTLY GLAZED SINTEX DOOR.
W	1.50 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W1	1.50 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W2	1.20 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW.
W3	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW.



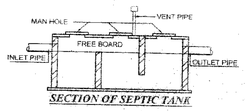
GROUND/STILT FLOOR PLAN
(WING- A & B) SCALE 1:100



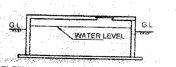
SECTION OF COMPOUND WALL



PLAN OF SUCTION TANK



SECTION OF SEPTIC TANK



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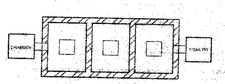
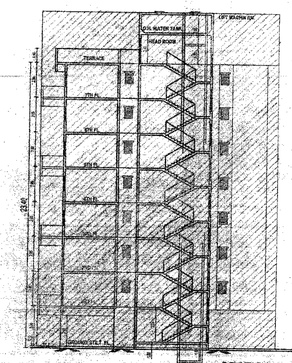
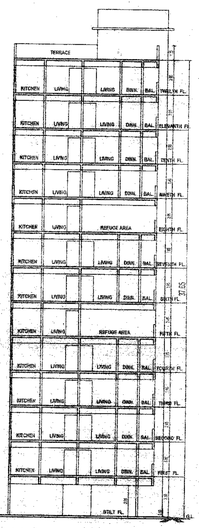


PLAN OF SEPTIC TANK



SECTION A-A
SCALE 1:200



APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED IN THE STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED TO ANYTHING DUE TO NEGLIENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25 /07/2011 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 1950.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED BLDG. PLAN ON PLOT BEARING S. NO. 58, H.NO. 8, AT VILL- MANDA , TAL. KALYAN , DIST. THANE.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
FOR :- AJAY P. NAIK SHRI :- SUBHASH P.VARAK SIGNATURE	(VARGHESE M.A.)

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY
1	A - 28	AS SHOWN	25-09-2016	NANDU

NORTH

ARCHITECTS & CONSULTANTS

De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS, REGD. VALUERS & PROJECT CONSULTANTS
G-1, RAJASHREE TOWER, RAMBAUG, LANE No. 6, KALYAN(WEST)-421 304. Tel. 2617209.