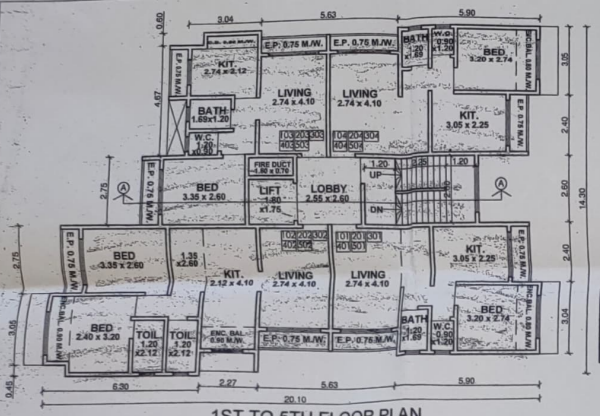
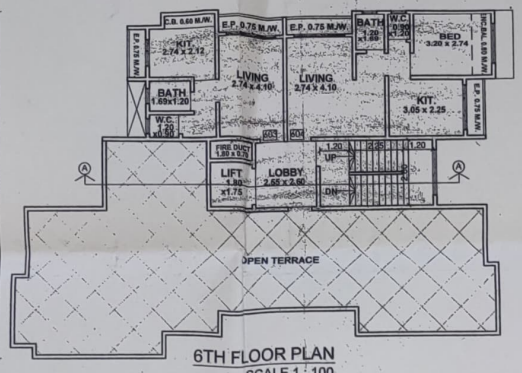


1ST TO 5TH FLOOR PLAN
SCALE 1 : 100



6TH FLOOR PLAN
SCALE 1 : 100

TENEMENTS STATEMENT	SQ.MT.
PROPOSED AREA	1277.83
LESS DEDUCTION FOR NON-RESI. AREAS	81.14
AREA AVAILABLE FOR TENEMENTS	1196.69
TENEMENTS PERMISSIBLE	36 NOS.
TENEMENTS PROPOSED	22 NOS. + 06 SHOPS
TENEMENTS EXISTING	—
TOTAL TENEMENTS PROPOSED	22 NOS. + 06 SHOPS

PARKING AREA STATEMENT	NOS of flats/SQ.MT.	REQ. CAR PARKING	PROP. CAR PARKING	REQ. SCOOTER PARKING	PROP. SCOOTER PARKING
COMMERECIAL C/A UP TO 100 Sqmt	81.11	1.60 No.	02 No.	04.80 No.	05 No.
NO OF TENEMENT C/A UP TO 30 Sqmt	01 NOS.	——	——	01.60 No.	02 No.
NO OF TENEMENT C/A IN BETWEEN 30 TO 40 Sqmt	16 NOS.	6.40 No.	07 No.	12.80 No.	13 No.
NO OF TENEMENT C/A IN BETWEEN 40 TO 80 Sqmt	05 NOS.	02.00 No.	02 No.	10 No.	10 No.
VISITORS 5%	——	0.50 No.	01 No.	1.46 No.	02 No.
TOTAL	22 NOS		12 No.		32 No.
PROPOSED PARKING - 12 Nos. (CAR) & 32 NOS. (SCOOTER)					

B - UP AREA STATEMENT IN SQ.MT.	
FLOOR	AREA
G.K.	81.14
1ST.	219.53
2ND.	219.53
3RD.	219.53
4TH.	219.53
5TH.	219.53
6TH.	99.04
7TH.	—
TOTAL	1277.83

CARPET FLAT AREA STATEMENT	
FLAT NO.	AREA
101,201,301,401,501	57.98 SQ.MT.
102,202,302,402,502	55.46 SQ.MT.
103,203,303,403,503	54.70 SQ.MT.
104,204,304,404,504,604	57.98 SQ.MT.
603	25.44 SQ.MT.

SHOP AREA STATEMENT	
SHOP NO.	AREA
01	06.88 SQ.MT.
02	06.46 SQ.MT.
03	11.66 SQ.MT.
04	12.57 SQ.MT.
05	14.38 SQ.MT.

STAMP OF APROVAL — SHEET NO. 1

DESCRIPTION OF PROPERTY & PROPOSAL
PROPOSED BUILDING ON S.NO.-10,H.NO.7/4,
AT VILLAGE:- MANDA WEST,
TAL. KALYAN, DIST. THANE.

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/KD/2021-22/08
Date:- 10/05/2021
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

	AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED	
	a) AS PER OWNERSHIP DOCUMENTS	500.00
	b) AS PER MEASUREMENT SHEET	500.00
	c) AS PER SITE	
2	DEDUCTIONS	
	a) PROPOSED D.P./30 00 MW.D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	——
	b) ANY D.P. RESERVATION AREA	——
	(TOTAL a + b)	——
3	BALANCE AREA OF THE PLOT	500.00
4	AMENITY SPACE (IF APPLICABLE)	
	a)REQUIRED	——
	b) ADJUSTMENT OF 2(b), IF ANY	——
	c) BALANCE PROPOSED	——
5	NET PLOT AREA (3 - 4(c))	500.00
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 (SR.NO.5 x BASIC F.S.I.) 500.00 x 1.1 = 550.00	550.00
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a)MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED OF ROAD WIDTH/TOD ZONE	
	b)PROPOSED F.S.I. ON PAYMENT OF PREMIUM 500.00 x 50% = 250.00	250.00
11	IN - SITU F.S.I. / T.D.R. LOADING	
	a)IN-SITU AREA AGAINST U/D ROAD (2.0x SR.NO. 2(b)/UF ANY	——
	b)IN-SITU AREA AGAINST AMENITY SPACE IF - HANDED OVER (2.0 OR 1.85x SR.NO. 4(b)/UD/OR4(c)	——
	c) T.D.R. AREA (500.00 x 1/4 = 700.00)	——
	d) TOTAL IN-SITU/ T.D.R. LOADING PROPOSED (11 (b) +(b)+(c))	——
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
	(a) (9 + 10 (9a+ 11 (d) OR 12 WHICHEVER IS APPLICABLE	800.00
	(b) ANCILLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES. 800.00 X 60% = 480.00	480.00
	(c) TOTAL ENTITLEMENT (a + b)	1280.00
14	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6 I OR 6.3 OR 6.4 AS APRICABLE + 1.5 OR 1.8)	
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)	1277.83
	(c) TOTAL (a + b)	1277.83
16	F.S.I. CONSUMED (15/13)	2.55
	(SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF SR.NO. 9)	
	(b) PROPOSED	

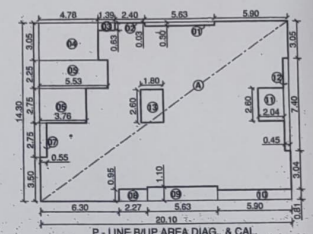
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS
SIGN. OF ARCHITECT

CERTIFICATE OF STRUCT. ENGINEER
THIS IS CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD FOR ANY LOSS OR DAMAGE DUE TO MY MISTAKES OF THE STANDARDS.
MANOHAR V. PATIL
BE CIVIL, A.M.I.E.
KDMC REGSTRN No: 440
SIGN. OF STRUCT. ENGINEER

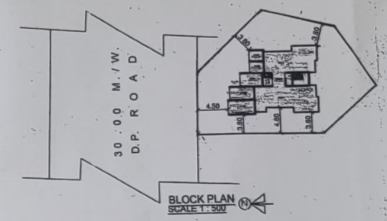
OWNERS DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I AM/ WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I AM/ WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
SHRI. RAMAKAR DHARMA PATIL

JOB. NO.	DRG. NO.	SCALE	DRN. BY	CHKD.BY	DATE
002	01	AS SHOWN			

ARCHITECT
REG. NO. - CA/2001/27600
SALIL JOSHI & ASSOCIATES.
ARCHITECTS
DOMBIVLI (WEST).

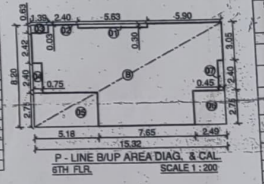


P - LINE B/UP AREA DIAG. & CAL.
1ST TO 5TH FLR. SCALE 1 : 200

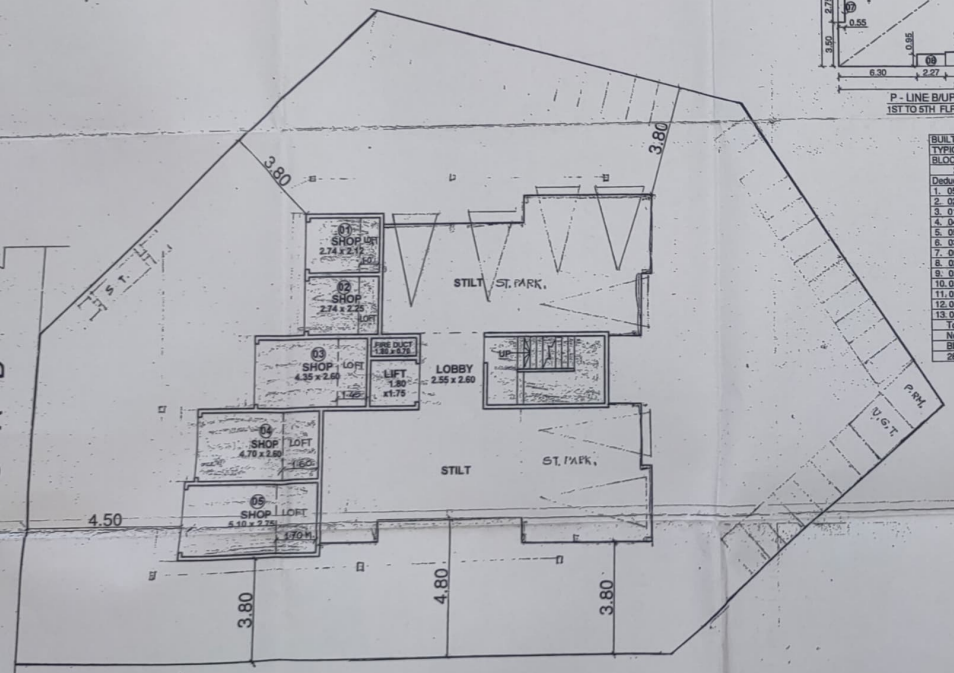


BLOCK PLAN
SCALE 1 : 500

BUILT UP AREA CALCULATION FOR 6TH FLOOR
BLOCK AREA B = 15.32 x 08.20 = 125.62 SQ.MT.
Deductions
1. 05.63 x 00.30 x 01 = 01.68 SQ.MT.
2. 02.40 x 00.03 x 01 = 00.07 SQ.MT.
3. 01.39 x 00.63 x 01 = 00.87 SQ.MT.
4. 00.75 x 02.40 x 01 = 01.80 SQ.MT.
5. 05.19 x 02.25 x 01 = 14.24 SQ.MT.
6. 02.49 x 02.75 x 01 = 06.84 SQ.MT.
7. 00.45 x 02.40 x 01 = 01.08 SQ.MT.
Total Deductions = 36.58 SQ.MT.
Net Built up area of 6TH floor = Block area B - Total Deductions 125.62 - 26.58 = 99.04 SQ. MT.



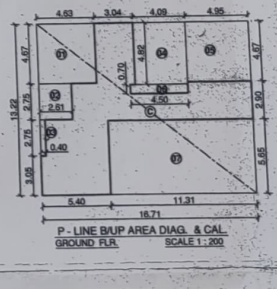
P - LINE B/UP AREA DIAG. & CAL.
6TH FLR. SCALE 1 : 200



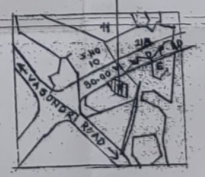
GROUND FLOOR PLAN
SCALE 1 : 100

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR (1st to 5th fr.)
BLOCK AREA A = 20.10 x 14.30 = 287.43 SQ.MT.
Deductions
1. 05.63 x 00.30 x 01 = 01.68 SQ.MT.
2. 02.40 x 00.03 x 01 = 00.07 SQ.MT.
3. 01.39 x 00.63 x 01 = 00.87 SQ.MT.
4. 04.78 x 03.05 x 01 = 14.57 SQ.MT.
5. 05.53 x 02.25 x 01 = 12.44 SQ.MT.
6. 03.76 x 02.75 x 01 = 10.34 SQ.MT.
7. 00.55 x 02.75 x 01 = 01.51 SQ.MT.
8. 02.27 x 00.95 x 01 = 02.15 SQ.MT.
9. 05.63 x 01.10 x 01 = 06.19 SQ.MT.
10. 05.90 x 00.81 x 01 = 04.77 SQ.MT.
11. 02.04 x 02.60 x 01 = 05.30 SQ.MT.
12. 00.45 x 07.40 x 01 = 03.33 SQ.MT.
13. 01.80 x 02.60 x 01 = 04.68 SQ.MT.
Total Deductions = 67.90 SQ.MT.
Net Built up area of typical floor = Block area A - Total Deductions 287.43 - 67.90 = 219.53 SQ. MT.

BUILT UP AREA CALCULATION FOR GROUND FLOOR
BLOCK AREA C = 16.71 x 13.22 = 220.90 SQ.MT.
Deductions
1. 04.63 x 04.67 x 01 = 21.62 SQ.MT.
2. 02.61 x 02.75 x 01 = 07.17 SQ.MT.
3. 00.40 x 02.75 x 01 = 01.10 SQ.MT.
4. 04.09 x 04.82 x 01 = 19.71 SQ.MT.
5. 04.95 x 04.67 x 01 = 23.11 SQ.MT.
6. 04.50 x 00.70 x 01 = 03.15 SQ.MT.
7. 11.31 x 05.65 x 01 = 63.90 SQ.MT.
Total Deductions = 139.76 SQ.MT.
Net Built up area of Ground floor = Block area C - Total Deductions 220.90 - 139.76 = 81.14 SQ. MT.



P - LINE B/UP AREA DIAG. & CAL.
GROUND FLR. SCALE 1 : 200



LOCATION PLAN
SCALE 1:5000

NOTES
= OWNERS PLOT BOUNDARY SHOWN IN THIS BLOCK.
= PROPOSED WORK SHOWN IN RED FILLED.
= DRAINAGE LINE SHOWN IN RED DOTTED.
= EXTERNAL & INTERNAL WALL 15M. THK.
= EX I STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW.
= EX I STRUCT.TO BE RETAINED SHOWN IN HATCHED BLUE.

DOORS AND WINDOWS SCHEDULE		
TYPE	SIZE	DESCRIPTION
D	1.00 X 2.13	T.W. FRAME FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.13	T.W. FRAME FULLY PANELLED SINGLE LEAF
D2	0.75 X 2.00	T.W. FRAME 0.25 M.W. GLASS AT TOP SING LEAF
W	2.00 X 1.20	T.W. FRAME FULLY GLAZED FOUR SHUTTERS
W1	1.65 X 1.20	T.W. FRAME FULLY GLAZED THREE SHUTTERS
W2	1.35 X 1.00	T.W. FRAME FULLY GLAZED TWO SHUTTERS
W3	0.60 X 0.90	T.W. FRAME GLASS LOUVERS AT 45