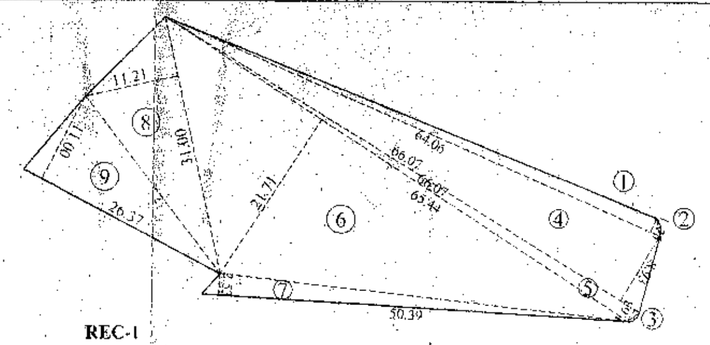
BUILT UP AREA STATEMENT (BLDG - A, B, C, D, E ,F & G)

FLOORS	BLDG - A	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F	BLDG - G
GROUND FLOOR	-	-	-	-	-	-	-
FIRST FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	-
SECOND FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	457.32 sq.mt.
THIRD FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	456.52 sq.mt.
FOURTH FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	459.29 sq.mt.
FIFTH FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	-
SIXTH FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	-
SEVENTH FLOOR	192.80 sq.mt.	153.47 sq.mt.	192.80 sq.mt.	153.61 sq.mt.	243.52 sq.m.	183.41 sq.mt.	-
EIGHTH FLOOR	-	-	-	-	243.52 sq.m.	-	-
NINTH FLOOR	-	-	-	-	243.52 sq.m.	-	-
TENTH FLOOR	-	-	-	-	243.52 sq.m.	-	-
ELEVENTH FLOOR	-	-	-	-	243.52 sq.m.	-	-
STAIRCASE AREA	-	-	-	-	-	-	564.80 sq.mt.
EXCESS BALCONY	-	-	-	-	-	0.28 sq.mt.	4.84 sq.mt.
TOTAL AREA	**1,349.60 sq.mt.**	**1,074.29 sq.mt.**	**1,349.60 sq.mt.**	**1,075.27 sq.mt.**	**2,678.72 sq.mt.**	**1,284.15 sq.mt.**	**1,942.77 sq.mt.**

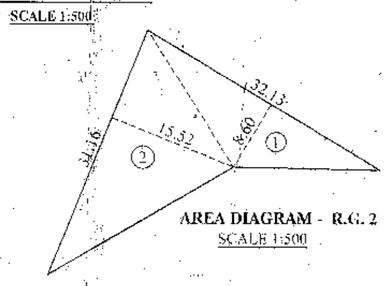
NET BUILT UP AREA PROPOSED FOR BLDG. (A, B ,C, D, E, F & G) = 10,754.40 sq.mt.

RECREATIONAL GROUND AREA CALCULATION



REC-1
R.G. AREA DIAGRAM
SCALE 1:500

AREA STATEMENT - R.G -1	
ADDITIONS :-	
1. 1/2 X 64.06 X 1.75 =	56.05 SQ.M
2. 2/3 X 2.13 X 0.33 X 2 =	0.94 SQ.M
3. 2/3 X 1.35 X 0.35 =	0.41 SQ.M
4. 1/2 X 66.07 X 8.93 =	295.00 SQ.M
5. 1/2 X 66.07 X 1.63 =	53.85 SQ.M
6. 1/2 X 65.44 X 21.71 =	710.35 SQ.M
7. 1/2 X 30.39 X 2.53 =	63.74 SQ.M
8. 1/2 X 31.00 X 11.21 =	173.76 SQ.M
9. 1/2 X 26.37 X 11.00 =	145.04 SQ.M
TOTAL ADDITIONS :-	1,499.14 SQ.M
TOTAL ADDITIONS :-	1,499.14 SQ.M
NET AREA 1,499.14 -	1,499.14 SQ.M



AREA DIAGRAM - R.G. 2
SCALE 1:500

AREA STATEMENT - R.G. 2	
ADDITIONS :-	
1. 0.5 X 32.13 X 8.60 =	138.16
2. 0.5 X 31.16 X 15.52 =	241.80
TOTAL ADDITIONS	379.96
TOTAL ADDITIONS	379.96
NET AREA 379.96	379.96

TOTAL AREA FOR R.G.	
RG1 + R.G2 1,499.14 + 379.96	
REQUIRED R.G.	1,466.95 SQM
PROPOSED R.G.	1,879.10 SQM

AREA AS PER 7/12	
S.NO./H.NO.	AREA AS PER 7/12 EXTRACT
S.NO.21/1	11,127.46 SQ.M.
S.NO.21/2	2400.00 SQ.M.
S.NO.20	2250.00 SQ.M.
TOTAL AREA	15,477.46 SQ.M.
LESS AREA BELONGING TO SMT. NIRMLA HUNDEKARI OUT OF S.NO.21/1	319.00 SQ.M.
TOTAL AREA	15,158.46 SQ.M.

STAMP OF APPROVAL OF PLANS LAYOUT

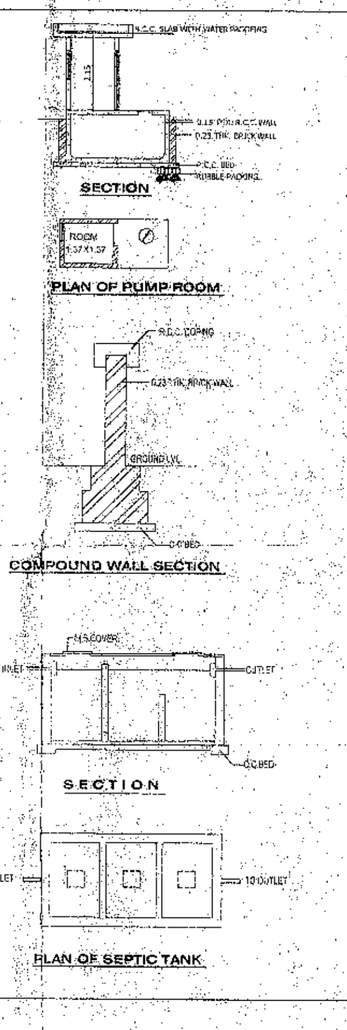
नवीन बांधकाम नकाशे मंजूरी 3601/ठि
शाळे दुरुस्ती, दोषविलासमानी व बांधकाम प्रारंभ
पत्रानुसार जा.क्रमांक/नरवि/ बां/ कावि/ 1203 / 2020
दिनांक 21/12/2020
हिस्त्या अटिमाणे.

KALYAN DOMBIVLI MUNICIPAL CORPORATION
सहाय्यक संचालक नगर रचना कल्याण डोंबिवली महानगरपालिका

PROFORMA - I

A.	AREA STATEMENT	IN SQ.M.
1.	AREA OF PLOT (AS PER 7/12)	15,158.16
1.	AREA OF PLOT (AS PER POSSESSION)	17,043.80
2.	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA	
	b) PROPOSED ROAD	
	c) ANY RESERVATION	
	d) AREA UNDER GREEN ZONE	570.00
	e) AREA UNDER PROPOSED NALLA	360.00
	TOTAL (a + b + c + d +e)	930.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	16,113.80
4.	DEDUCTION (IF DEDUCTIBLE)	
	a) FOR 15% RECREATIONAL GROUND	1,666.95
	b) FOR AMENITY SPACE 5 %	555.65
5.	NET AREA OF PLOT (3 MINUS 4)	9,890.40
6.	ADDITIONS FOR FLOOR SPACE INDEX	
	2a) 100 % OR 80 % OF 5	NIL
	2b) 100 % OR 80 % OF 5	
	2c) 100 % OR 80 % OF 5 (100% OF RESERVATIONS)	NIL
	ADDITION FOR AREA UNDER NALLA	360.00
7.	TOTAL AREA (5 PLUS 6)	9250.40
8.	FLOOR SPACE INDEX PERMISSIBLE	ONE
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
a)	KDMC / NRV / GVH / 385 DT.2/5/2011	962.00
b)	KDMC / NRV / GVH / 386 DT.2/5/2011	840.00
10.	PERMISSIBLE FLOOR AREA (7X8) PLUS 9 ABOVE	11,052.40
11.	EXISTING FLOOR AREA (A+B+C)	-
12.	PROPOSED FLOOR AREA	10,749.38
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER 8(iv) BELOW)	5.42
14.	TOTAL BUILT UP AREA PROPOSED (11+12 +13)	10,754.40
15.	FLOOR SPACE INDEX CONSUMED (14/10)	0.97
	B. TENEMENT STATEMENT	
B1.	NET AREA OF PLOT (ITEM A10 ABOVE)	11,052.40
B2.	LESS DEDUCTION OF NON - RESIDUNTIAL AREA (SHOPS ETC.)	-
B3.	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	11,052.40
B4.	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	300 HECTARE
B5.	TENEMENTS PROPOSED	198 NOS
B6.	PROPOSED SHOPS	-
B7.	TOTAL TENEMENTS ON THE PLOT	198 NOS

NOTES:
1. BOUNDARY OF PLOT BOUNDED RED.
2. PROPOSED WORK SHOWN IN PINK.
3. AREA UNDER SET BACK SHOWN IN HATCH
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH
5. RECREATION AREA SHOWN IN GREEN.
6. DRAINAGE LINE SHOWN IN YELLOW



PARKING AREA STATEMENT

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: NOS OF FLATS UPTO 35.00	NOS OF FLATS BETWEEN 35.00 TO 45.00	NOS OF FLATS BETWEEN 45.00 TO 70.00	NOS OF FLATS ABOVE 70.00	REQUIRED PARKING CAR	PARKING PROPOSED CAR
A	28	14	-	14	-	7	7
B	28	28	-	-	-	-	-
C	28	14	-	14	-	7	7
D	28	28	-	-	-	-	-
E	44	-	-	44	-	22	22
F	28	14	-	14	-	7	7
G	12	-	-	-	12	12	12
TOTAL NO. OF PARKING						55	55

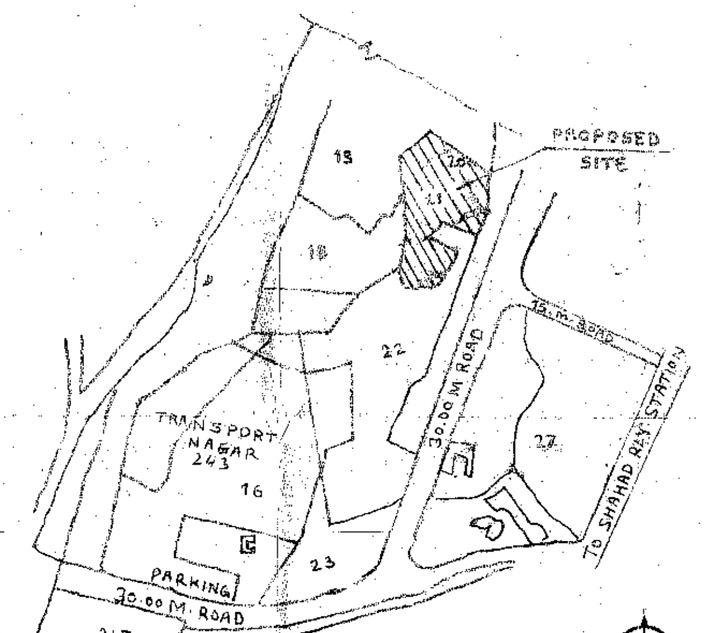
PARKING AREA REQUIRED FOR CAR = 55 X 13.75 = 756.25 SQ.MT.

TENEMENT STATEMENT

BLDG. TYPE	TENEMENT			
	1 B/H/K RM.	1 1/2 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.
A	14 NOS	-	14 NOS	-
B	28 NOS	-	-	-
C	14 NOS	-	14 NOS	-
D	28 NOS	-	-	-
E	-	-	44 NOS	-
F	14 NOS	-	14 NOS	-
G	-	-	06 NOS	06 NOS
	98 NOS	-	92 NOS	06 NOS
TOTAL TENEMENTS				196 NOS

PATIO STATEMENT

BLDG. TYPE	TOTAL NO. OF TENEMENTS	TOTAL NO. OF PATIOS
A	28 NOS	28 NOS
B	28 NOS	28 NOS
C	28 NOS	28 NOS
D	28 NOS	28 NOS
E	44 NOS	44 NOS
F	28 NOS	20 NOS
G	12 NOS	-
TOTAL	196 NOS	- 168 NOS
TOTAL NO. OF PATIOS =		168 NOS.



LOCATION PLAN
SCALE 1:5000

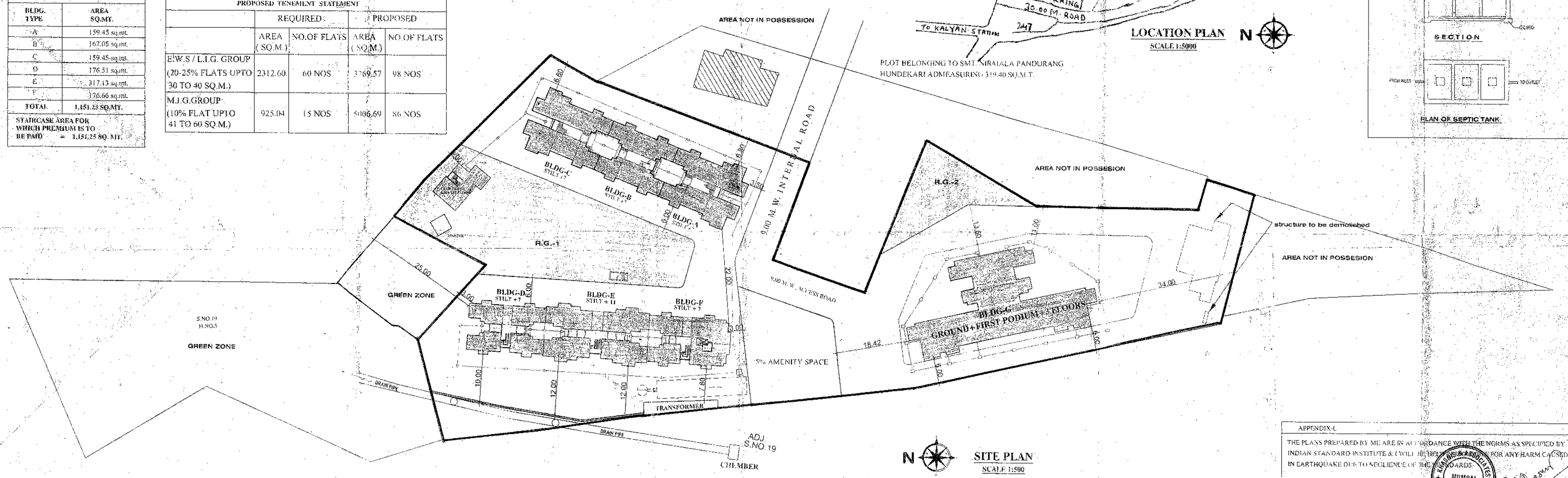
STAIRCASE AREA STATEMENT

BLDG. TYPE	AREA SQ.MT.
A	159.45 sq.mt.
B	167.05 sq.mt.
C	159.45 sq.mt.
D	176.51 sq.mt.
E	317.13 sq.mt.
F	176.66 sq.mt.
TOTAL	1,151.25 SQ.MT.

STAIRCASE AREA FOR WHICH PREMIUM IS TO BE PAID = 1,151.25 SQ. MT.

PROPOSED TENEMENT STATEMENT

	REQUIRED : AREA (SQ.M.)	REQUIRED : NO.OF FLATS	PROPOSED : AREA (SQ.M.)	PROPOSED : NO.OF FLATS
E.W.S / L.I.G. GROUP (20-25% FLATS UPTO 30 TO 40 SQ.M.)	2312.60	60 NOS	3769.57	98 NOS
M.I.G.GROUP (10% FLAT UPTO 41 TO 60 SQ.M.)	925.04	15 NOS	5006.69	86 NOS



SITE PLAN
SCALE 1:500

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SQ WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHEET, P. SCHEME RECORDS, LAND RECORDS IDENTICITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S.NO.20(P), S.NO.21 H. NO.1, 2(P) AT VILLAGE SHAHAD TAL- KALYAN DIST.-THANE

OWNERS NAME :
MR. SHASHIKANT MOHANLAL DEDHIYA & OTHERS

P. O. A. HOLDER

SHRI. RAMESH HARI MARATHE
SHRI. PRASANNA RAMESH MARATHE

SIGNATURE

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 HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE BOARDS.

KUNAL MODI & ASSOCIATES CONSULTING ENGINEERS MUMBAI

ENGINEER'S SIGNATURE.

SHOBHA & DESHPANDE ARCHITECTS

CREATIONS ARCHITECTS & INTERIOR DESIGNERS
A - 104/105 EVEREST TOWER SANTOSHI MATA ROAD KALYAN (W) 421301 PH NO. 0231- 2313140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	20/04/14	SHOBHADA	SD	KYM/BLD/209	LAY-III