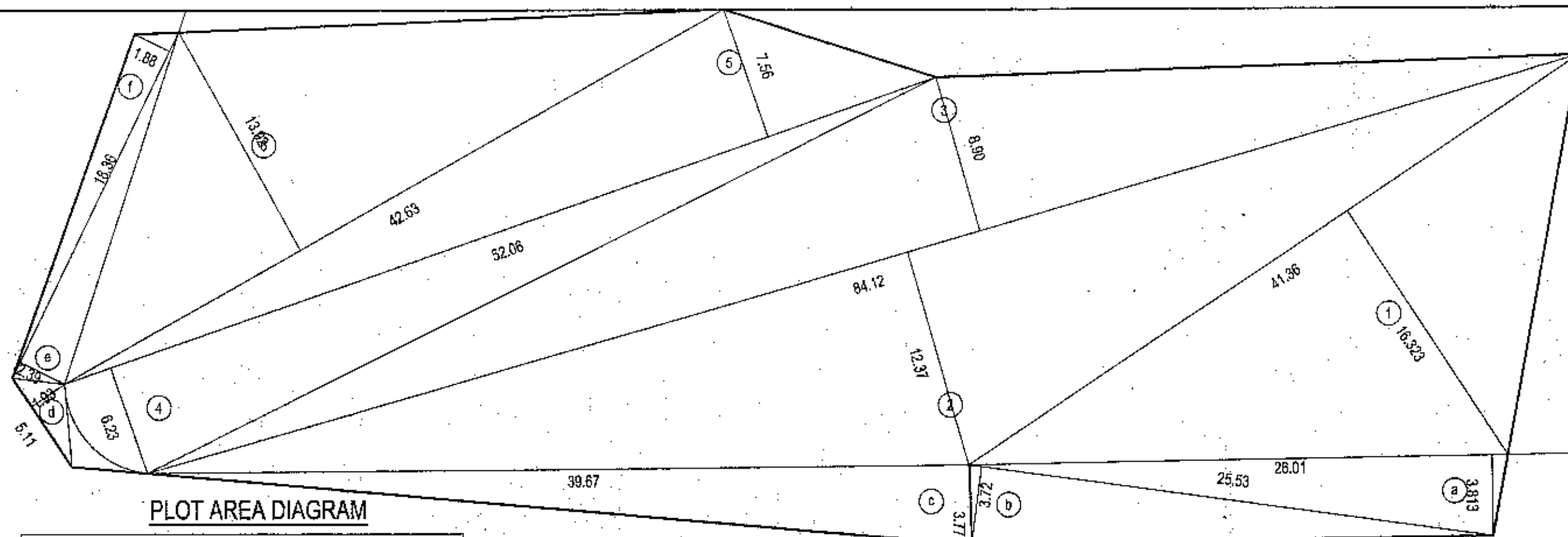


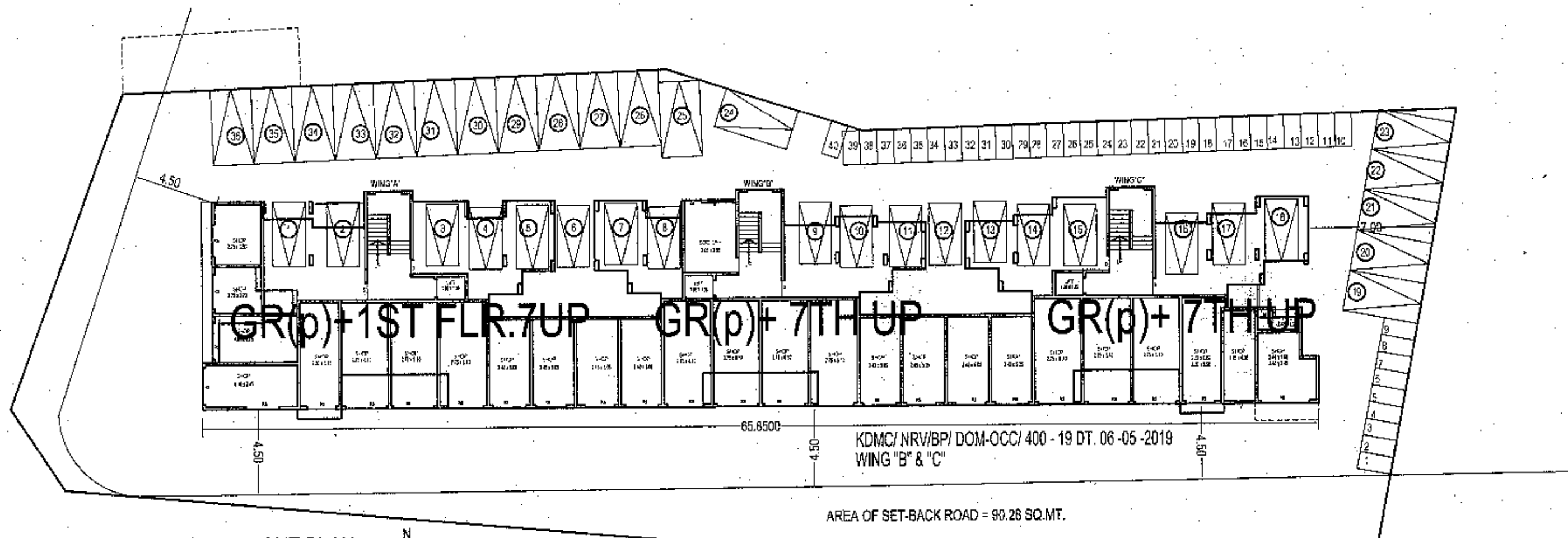


"R" ZONE					
1	1/2	X	41.36	X	16.323
2	1/2	X	84.12	X	12.38
3	1/2	X	84.12	X	8.90
4	1/2	X	52.06	X	6.23
5	1/2	X	52.06	X	7.56
6	1/2	X	42.63	X	13.92
TOTAL ADDITION					1998.25

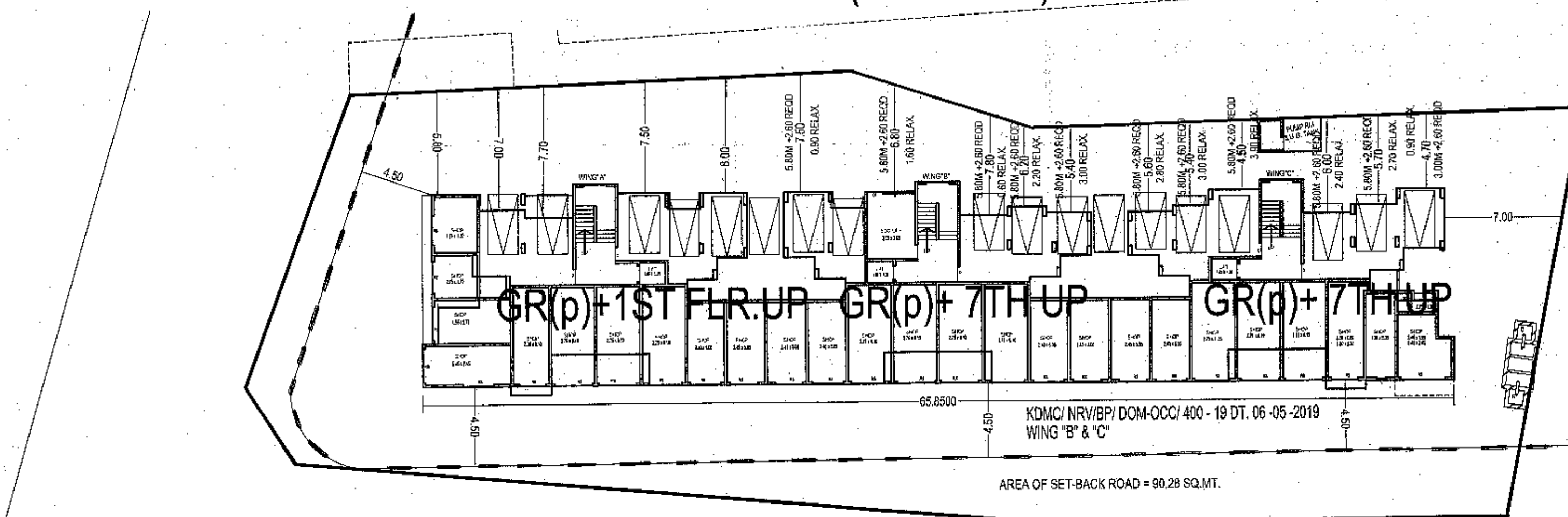
SETBACK AREA					
a	1/2	X	28.01	X	3.813
b	1/2	X	25.63	X	3.72
c	1/2	X	39.87	X	3.77
d	1/2	X	5.11	X	1.93
e	1/2	X	18.36	X	2.39
f	1/2	X	16.36	X	1.88
TOTAL ADDITION					216.21

PARKING AREA STATEMENT

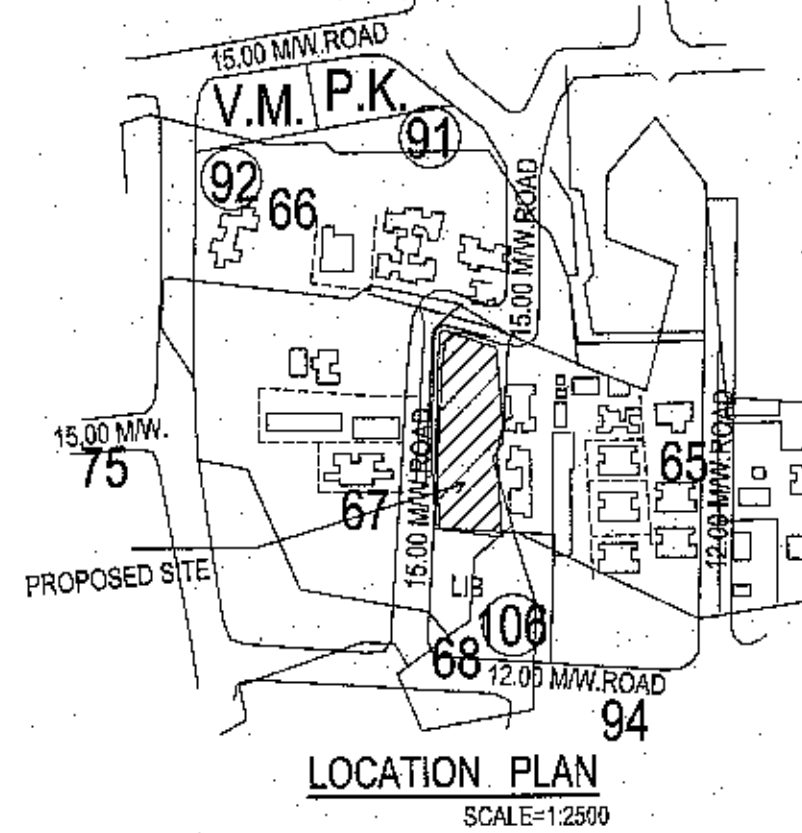
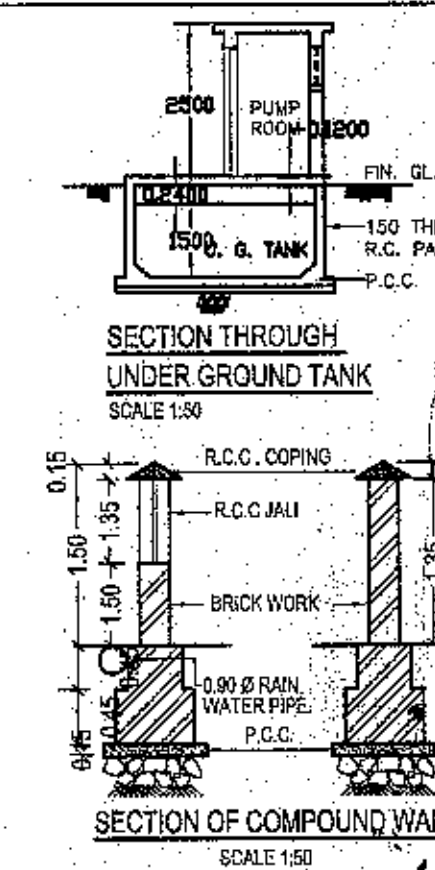
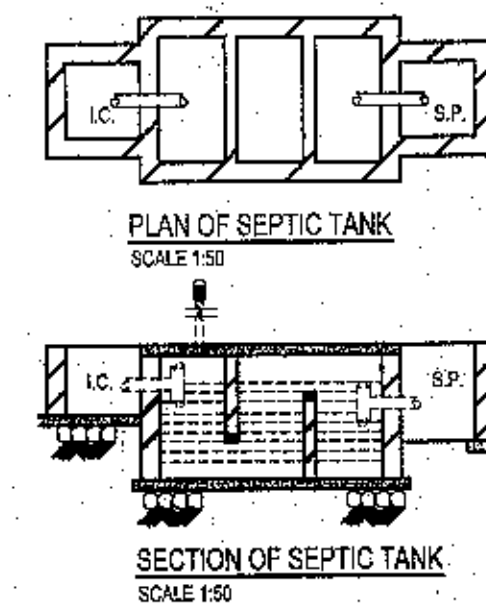
RESIDUAL AREA	REQUIRED NOS OF PARKING	PROPOSED NOS OF PARKING
For every two storeys with each storey having carpet area less than 30 sq.m.	0 NOS	NIL
For every two storeys with each storey having carpet area less than 40 sq.m. but more than 30 sq.m.	1 NOS	2 NOS
For every two storeys with each storey having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1 NOS	5 NOS
For every two storeys with each storey having carpet area equal to or above 60 sq.m. but less than 150 sq.m.	1 NOS	12 NOS
For every two storeys with each storey having carpet area equal to or above 150 sq.m.	1 NOS	30 NOS
Water parking (5%)		0.60 NOS
TOTAL	24 NOS	44.10 NOS
TOTAL PARKING REQUIRED	85% OF	37.48 NOS
AS PREVIOUS SANCTY ON CAR PARKING REQD.		28.00 NOS
TOTAL PARKING REQUIRED		36.00 NOS
TOTAL PARKING PROVIDED		40 NOS



D.P. ROAD(15.00 M/W.)



D.P. ROAD(15.00 M/W.)



Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building Use	Occupancy of Floors.
1	2	3	4	5
WING "A"	GR+1 UP	193.73	343.29	GR (p) + 1UP
WING "B" & "C"	7 UPPER	415.07	2772.42	GR (p) + 7UP

Building No.	Floor No.	Total B-up Area of floor as per outer construction Line
1	2	3
WING "A"	2nd TO 7UP FLOOR	1671.50

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal. attached to Apart.	Area of Double height terraces attached to flat.
1	2	3	4	5	6
WING "A"	2nd TO 7UP FLOOR	1	1093.50	247.68	84.48

FLOOR	BUILT-UP AREA IN SQ.MT.
GR. FLOOR	NIL
1st FLOOR	NIL
2nd FLOOR	274.05
3rd FLOOR	283.15
4th FLOOR	274.05
5th FLOOR	283.15
6th FLOOR	274.05
7th FLOOR	283.15
TOTAL AREA	1671.50

NOTE	
ALL DIMENSIONS ARE IN METRIC SYSTEM.	
ALL OUTER & INNER WALLS ARE 0.15M THICK.	
PLOT BOUNDARY SHOWN IN BLACK COLOUR.	
PROPOSED WORK SHOWN IN PINK COLOUR.	
DRAINAGE LINE SHOWN IN DOTTED RED.	
SET-BACK AREA SHOWN IN DOTTED GREEN.	

SHEET No 1 OF 3

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON S.NO.87,H.NO.1A, C.T.S.NO.4777 (PT),
MOUJE - AYRE, TAL - KALYAN, DIST - THANE.

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: KDMC/TPD/13P/2016-17/14/77
Date: 01/06/2021

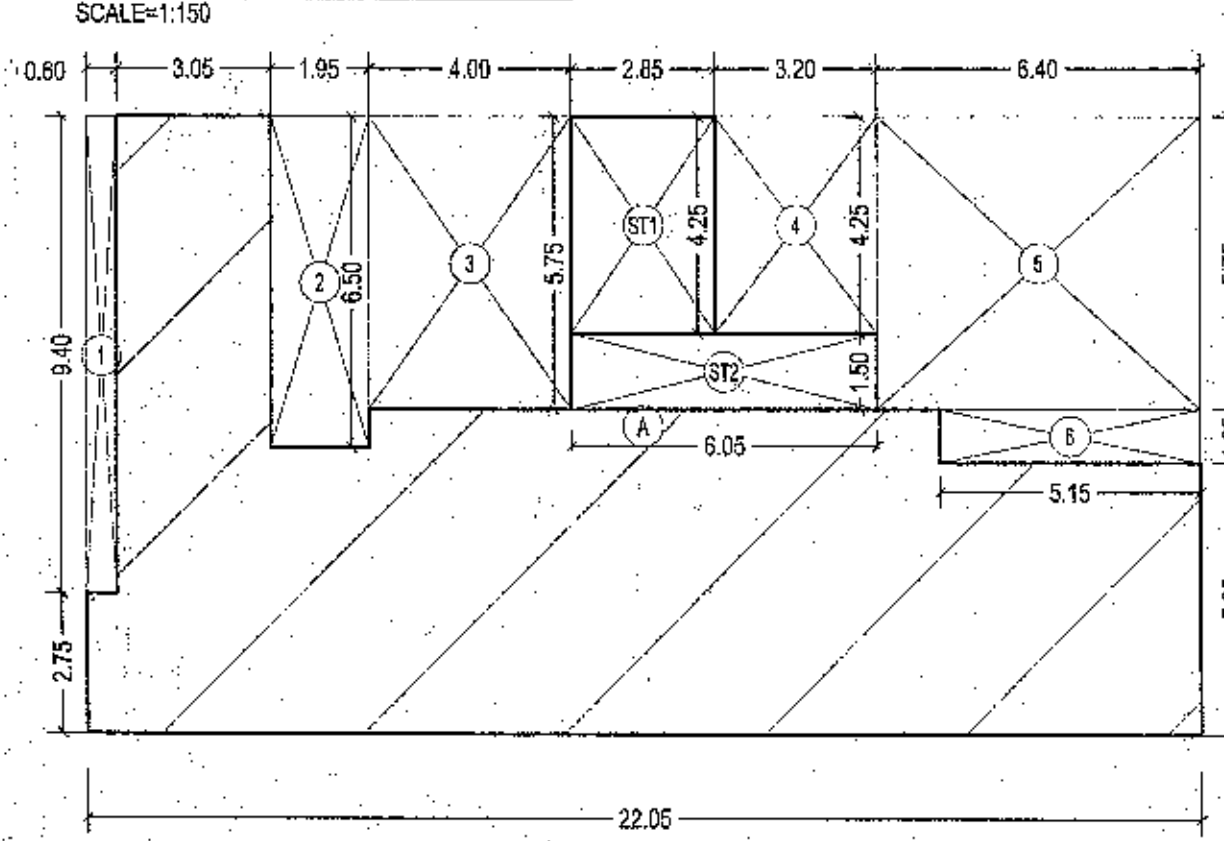
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan Dombivli Municipal Corporation

AREA STATEMENT

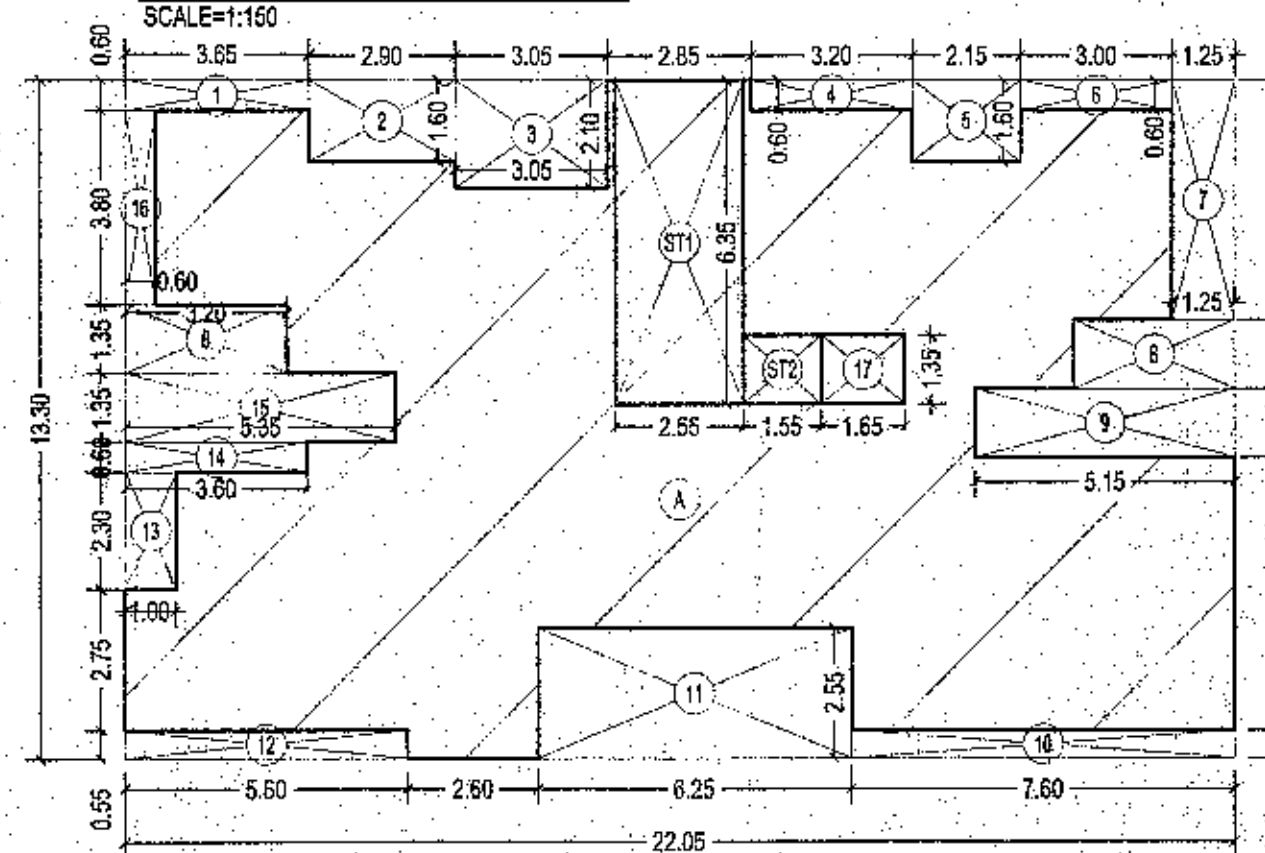
AREA STATEMENT	SQ.MT.				
1. AREA OF PLOT					
(A) MINIMUM AREA OF A, B, C TO BE CONSIDERED					
(A) AS PER OWNERSHIP DOCUMENT	2200.00				
(B) AS PER MEASUREMENT SHEET	2104.25				
(C) AS PER SITE					
2. DEDUCTIONS FOR					
(A) PROPOSED D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING					
(B) ANY D.P. RESERVATION AREA	216.00				
(C) ANY D.P. RESERVATION AREA					
(TOTAL A+B)	216.00				
3. BALANCE AREA OF PLOT (1-2)	1888.25				
4. AMENITY SPACE (IF APPLICABLE)					
(A) REQUIRED					
(B) ADJUSTMENT OF 2B, IF ANY					
(C) BALANCE PROPOSED					
5. NET PLOT AREA (3-4)	1888.25				
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)					
(A) REQUIRED					
(B) PROPOSED					
7. INTERNAL ROAD AREA					
8. PLOTTABLE AREA (IF APPLICABLE)					
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH					
(SR. NO. 5 BASIC F.S.I.)	1888.25 x 1.10 = 2077.08				
10. ADDITION OF FSI ON PAYMENT OF PREMIUM					
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	2104.25 x 0.50 = 1052.13				
(B) PROPOSED FSI ON PAYMENT OF PREMIUM					
11. IN-SITU FSI / TDR LOADING					
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2) (A) IF ANY	216.00 x 1.00 = 216.00				
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER					
(C) TOTAL ENTITLEMENT (A+B)					
12. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD					
WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.8 OR 1.8	4793.88				
13. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17.8)					
(A) EXISTING BUILT-UP AREA	KDMC/ NRV/BP/ DOM-2016 / 17/ 14/ 214 DT. 26-03-2018 - 343.29				
(B) PROPOSED BUILT-UP AREA (AS PER F.S.I.)	KDMC/ NRV/BP/ DOM-2016 / 17/ 14/ 214 DT. 26-03-2018 - 2772.42				
(C) TOTAL (A+B)	1671.50				
14. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.15				
15. AREA FOR INCLUSIVE HOUSING, IF ANY					
(A) REQUIRED (20% OF SR.NO.5)					
(B) PROPOSED					
NAME & SIGNATURE OF OWNER					
MR. PRAKASH S. PATIL & OTHERS					
P.A. HOLDER - MR. RAMNIKLAL PATEL					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED BUILDING ON S.NO.87,H.NO.1A, C.T.S.NO.4777 (PT), MOUJE - AYRE, TAL - KALYAN, DIST - THANE.					
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 STANDARDS.					
ENGINEERS SIGNATURE					
CERTIFICATE OF AREA					
CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 22.00.00 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQ.MT. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/ LAND RECORD DEPARTMENT					
SIGN OF ARCHITECT					
JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
1058	1	AS STATED	KARTHIK	KARTHIK	11-01-21
NAME & SIGNATURE OF ARCHITECT					
RACHANA ARCH					
206, 207, 208, 2nd FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR GODREJ SHOWROOM, WANPADA ROAD, DOMBIVLI (E.)					

AREA DIAGRAM & CALCULATION OF GR. FLOOR
SCALE=1:150



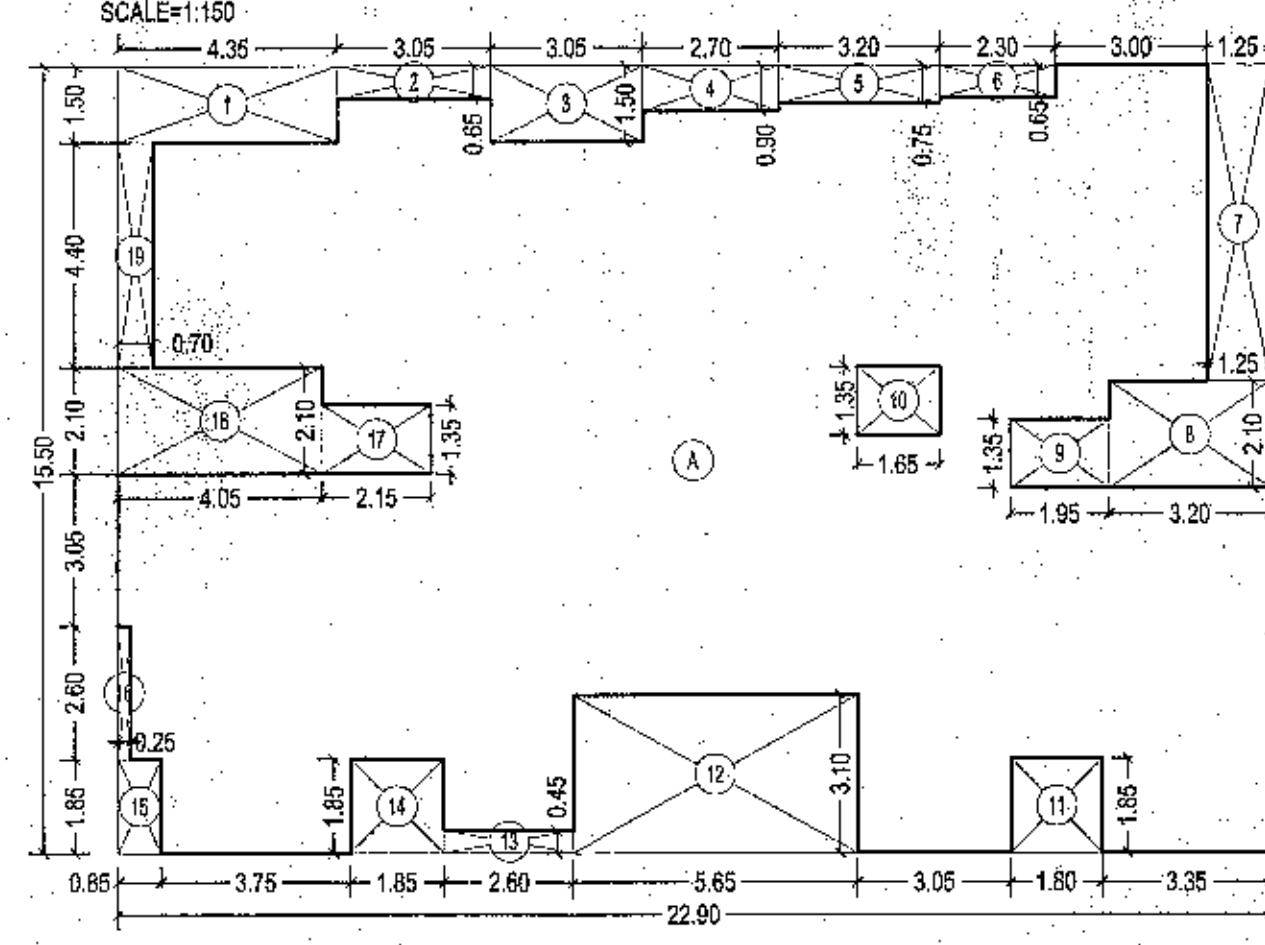
BUILT UP AREA CALCULATION								
GROUND FLOOR								
A	22.05	X	12.15	X	1 NO	=	267.31	SQ.MT.
TOTAL ADDITION						=	267.31	SQ.MT.
DEDUCTIONS								
1	0.60	X	9.40	X	1 NO	=	5.64	SQ.MT.
2	1.95	X	6.50	X	1 NO	=	12.68	SQ.MT.
3	4.90	X	5.75	X	1 NO	=	28.00	SQ.MT.
4	3.20	X	4.25	X	1 NO	=	13.60	SQ.MT.
5	6.40	X	5.75	X	1 NO	=	36.80	SQ.MT.
6	5.15	X	1.05	X	1 NO	=	5.41	SQ.MT.
TOTAL DEDUCTION						=	97.13	SQ.MT.
TOTAL BUILT UP AREA						=	170.78	SQ.MT.
STAIRCASE AREA CALCULATION								
GROUND FLOOR								
ST1	2.55	X	4.25	X	1 NO	=	10.78	SQ.MT.
ST2	6.05	X	1.50	X	1 NO	=	9.08	SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	21.19	SQ.MT.
NET BUILT UP AREA						=	149.59	SQ.MT.

AREA DIAGRAM & CALCULATION OF 1st FLOOR
SCALE=1:150



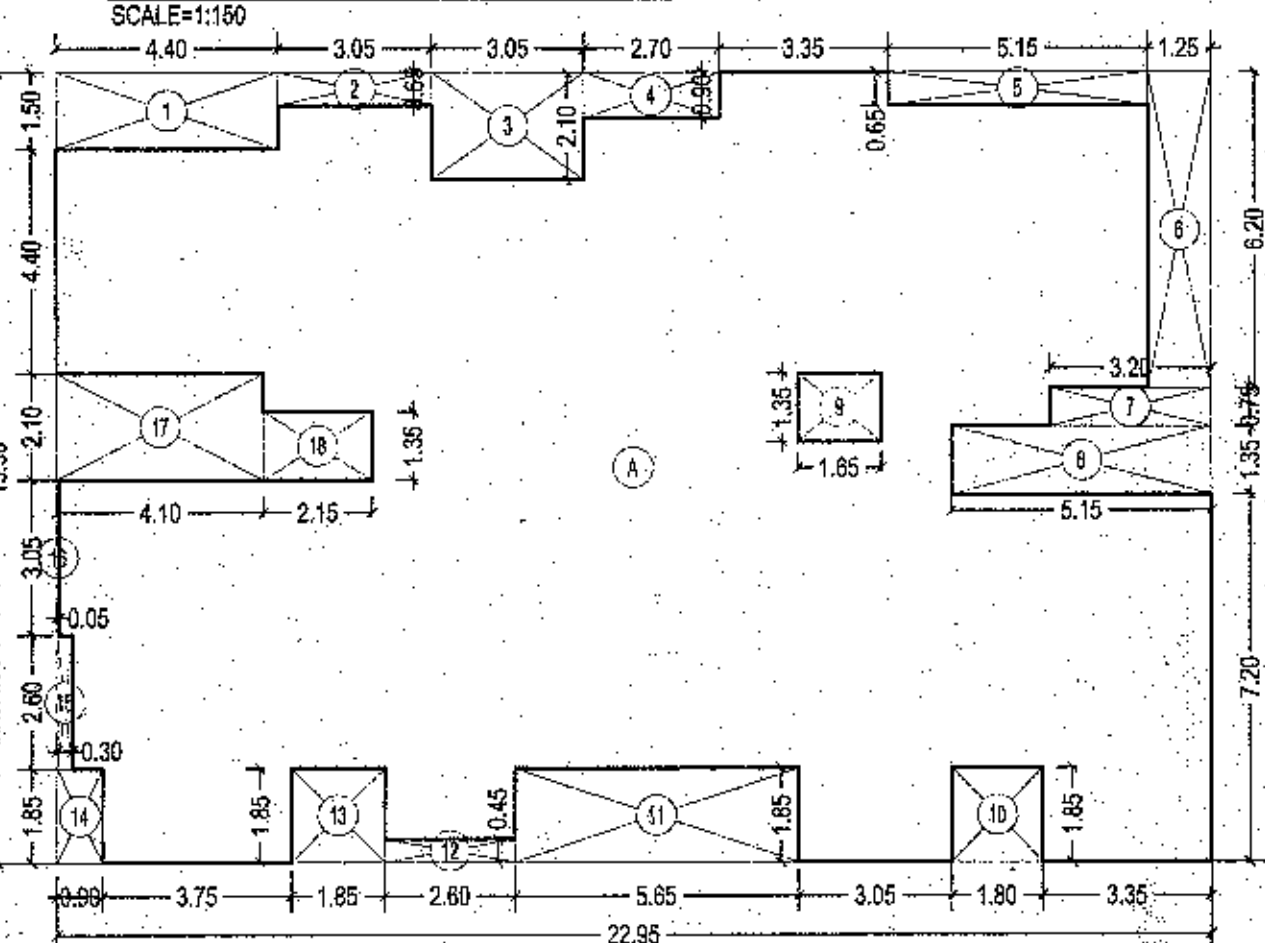
BUILT UP AREA CALCULATION						
1st FLOOR						
A	22.05	X	13.30	X	1 NO.	= 293.27 SQ.MT.
TOTAL ADDITION					F	293.27 SQ.MT.
DEDUCTIONS						
1	3.65	X	0.80	X	1 NO.	= 2.92 SQ.MT.
2	2.90	X	1.60	X	1 NO.	= 4.64 SQ.MT.
3	3.05	X	2.10	X	1 NO.	= 6.41 SQ.MT.
4	3.20	X	0.60	X	1 NO.	= 1.92 SQ.MT.
5	2.15	X	1.60	X	1 NO.	= 3.44 SQ.MT.
6	3.00	X	0.60	X	1 NO.	= 1.80 SQ.MT.
7	1.25	X	4.70	X	1 NO.	= 5.88 SQ.MT.
8	3.20	X	1.35	X	2 NOS.	= 8.64 SQ.MT.
9	5.15	X	1.35	X	1 NO.	= 6.95 SQ.MT.
10	7.60	X	0.65	X	1 NO.	= 4.94 SQ.MT.
11	6.25	X	2.55	X	1 NO.	= 15.94 SQ.MT.
12	5.60	X	0.55	X	1 NO.	= 3.08 SQ.MT.
13	1.00	X	2.30	X	1 NO.	= 2.30 SQ.MT.
14	3.60	X	0.60	X	1 NO.	= 2.16 SQ.MT.
15	5.05	X	1.35	X	1 NO.	= 7.22 SQ.MT.
16	0.80	X	3.80	X	1 NO.	= 2.28 SQ.MT.
17	1.65	X	1.35	X	1 NO.	= 2.26 SQ.MT.
TOTAL DEDUCTION					R	81.26 SQ.MT.
TOTAL BUILT UP AREA (X-VI)					S	212.01 SQ.MT.

AREA DIAGRAM & CALCULATION OF 2nd/4th/6th FLOOR
SCALE=1:150



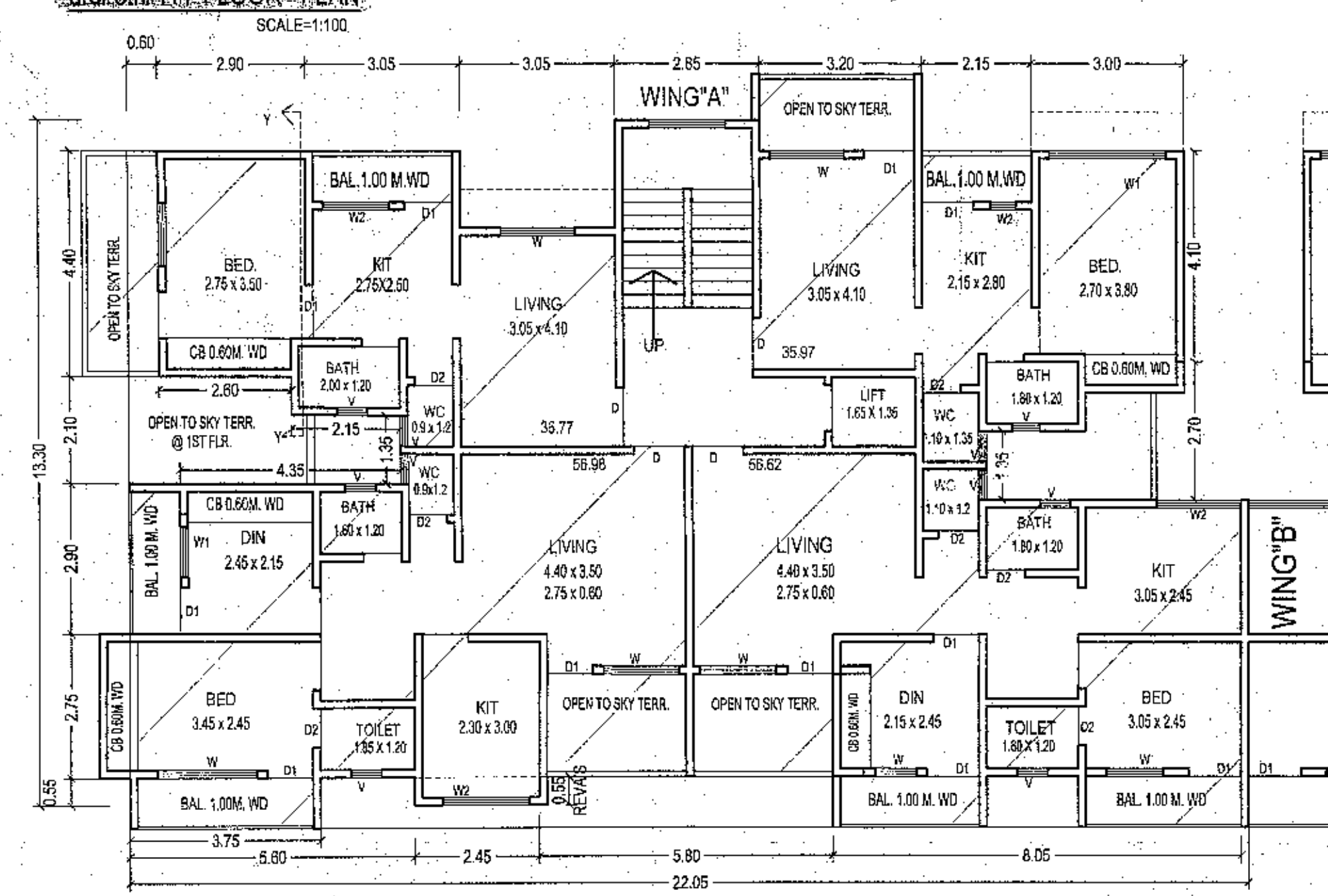
BUILT UP AREA CALCULATION						
TYPICAL FLOOR						
A	22.90	X	15.80	X	1 NO	= 354.95 SQ.MT.
TOTAL ADDITION					=	354.95 SQ.MT.
DEDUCTIONS						
1	4.95	X	1.50	X	1 NO	= 6.63 SQ.MT.
2	3.05	X	0.66	X	1 NO	= 1.98 SQ.MT.
3	3.05	X	1.50	X	1 NO	= 4.58 SQ.MT.
4	2.70	X	0.90	X	1 NO	= 2.43 SQ.MT.
5	3.20	X	0.75	X	1 NO	= 2.40 SQ.MT.
6	2.30	X	0.65	X	1 NO	= 1.50 SQ.MT.
7	1.25	X	8.20	X	1 NO	= 7.75 SQ.MT.
8	3.20	X	2.10	X	1 NO	= 6.72 SQ.MT.
9	1.95	X	1.35	X	1 NO	= 2.63 SQ.MT.
10	1.65	X	1.35	X	1 NO	= 2.23 SQ.MT.
11	1.50	X	1.85	X	1 NO	= 3.33 SQ.MT.
12	5.65	X	3.10	X	1 NO	= 17.52 SQ.MT.
13	2.60	X	0.45	X	1 NO	= 1.17 SQ.MT.
14	1.55	X	1.85	X	1 NO	= 3.42 SQ.MT.
15	0.85	X	1.95	X	1 NO	= 1.67 SQ.MT.
16	0.25	X	2.90	X	1 NO	= 0.65 SQ.MT.
17	2.15	X	1.35	X	1 NO	= 2.80 SQ.MT.
18	4.65	X	2.10	X	1 NO	= 8.61 SQ.MT.
19	0.70	X	4.40	X	1 NO	= 3.08 SQ.MT.
TOTAL DEDUCTION					=	89.90 SQ.MT.
TOTAL BUILT UP AREA (X-VI)					=	274.05 SQ.MT.

AREA DIAGRAM & CALCULATION OF 3rd/5th/7th FLOOR
SCALE=1:150

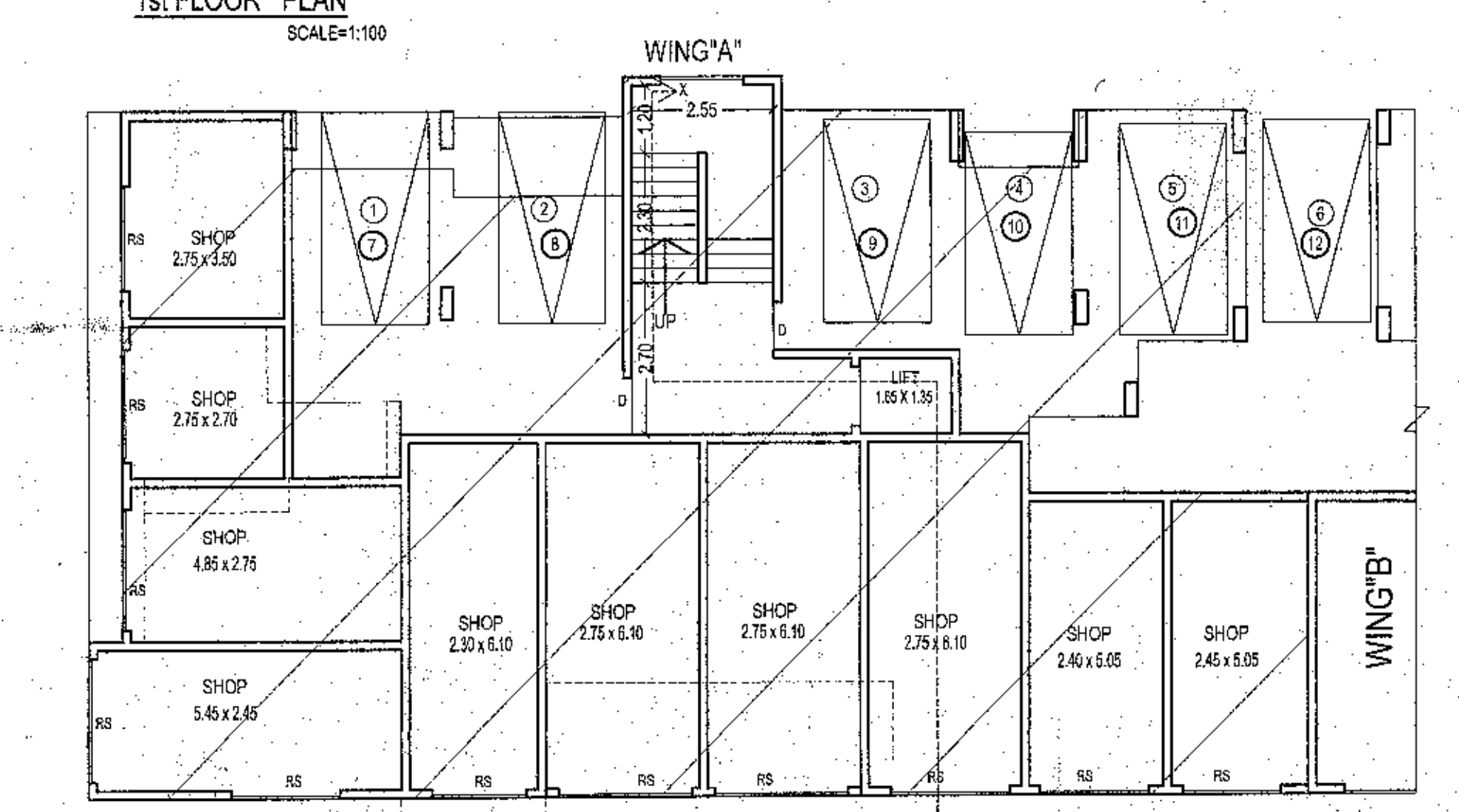


BUILT UP AREA CALCULATION					
TYPICAL FLOOR					
1	22.95	X	15.50	X 1 NO	= 356.73 SQ.MT.
TOTAL ADDITION					= 356.73 SQ.MT.
DEDUCTIONS					
1	4.40	X	1.50	X 1 NO	= 6.60 SQ.MT.
2	3.05	X	0.65	X 1 NO	= 1.98 SQ.MT.
3	3.05	X	2.10	X 1 NO	= 6.41 SQ.MT.
4	2.70	X	0.90	X 1 NO	= 2.43 SQ.MT.
5	3.15	X	0.85	X 1 NO	= 2.68 SQ.MT.
6	1.25	X	6.20	X 1 NO	= 7.75 SQ.MT.
7	3.20	X	0.75	X 1 NO	= 2.40 SQ.MT.
8	5.15	X	1.35	X 1 NO	= 6.95 SQ.MT.
9	1.65	X	1.35	X 1 NO	= 2.23 SQ.MT.
10	1.50	X	1.85	X 1 NO	= 2.78 SQ.MT.
11	5.65	X	1.85	X 1 NO	= 10.45 SQ.MT.
12	2.60	X	0.45	X 1 NO	= 1.17 SQ.MT.
13	1.55	X	1.85	X 1 NO	= 2.87 SQ.MT.
14	0.80	X	1.85	X 1 NO	= 1.52 SQ.MT.
15	0.30	X	2.60	X 1 NO	= 0.78 SQ.MT.
16	0.05	X	3.05	X 1 NO	= 0.15 SQ.MT.
17	4.10	X	2.10	X 1 NO	= 8.61 SQ.MT.
18	2.15	X	1.35	X 1 NO	= 2.90 SQ.MT.
TOTAL DEDUCTION					= 72.98 SQ.MT.
TOTAL BUILT UP AREA (X-VI)					= 283.75 SQ.MT.

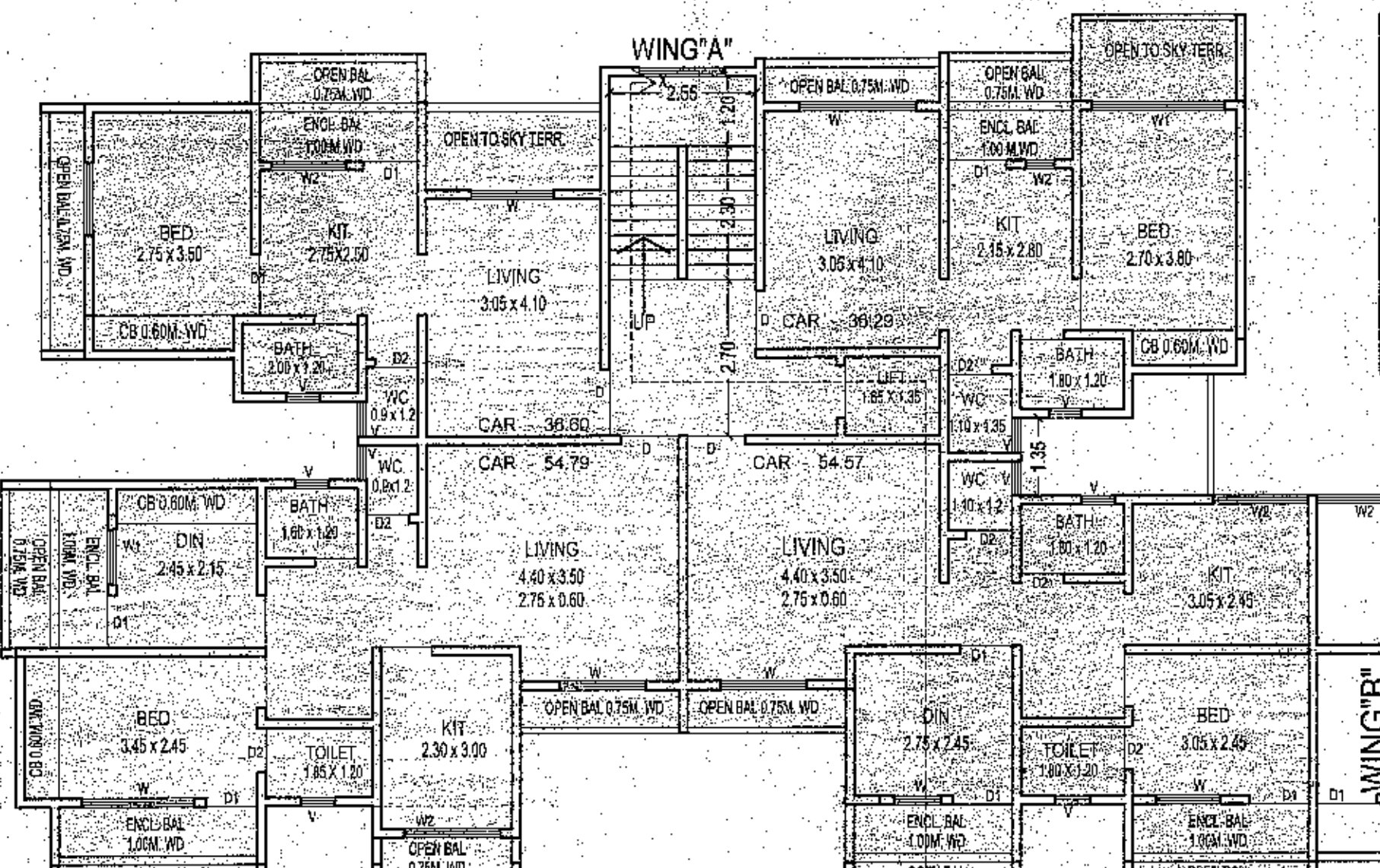
3rd/5th/7th FLOOR PLAN
SCALE=1:100



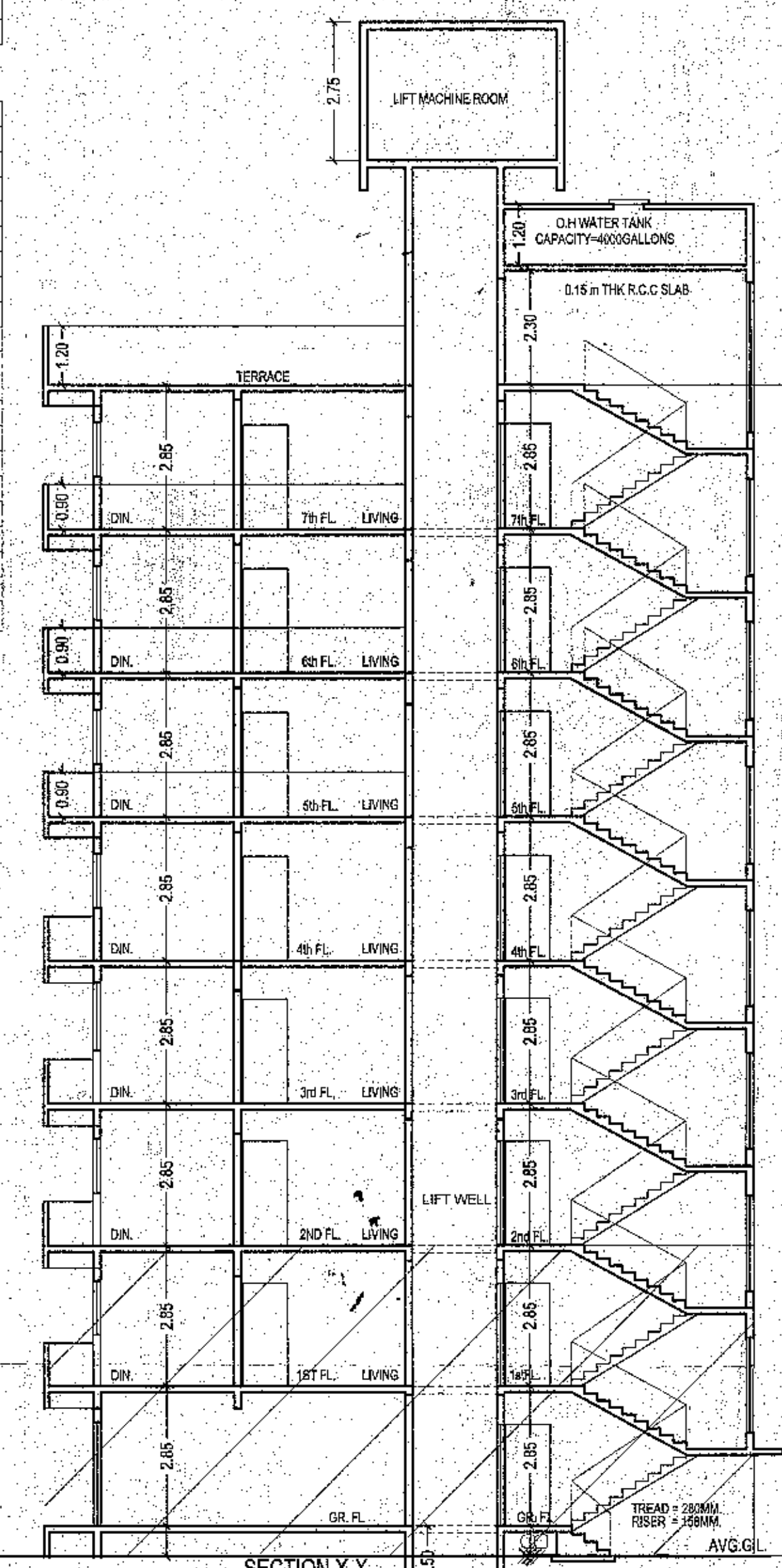
1st FLOOR PLAN
SCALE=1:100



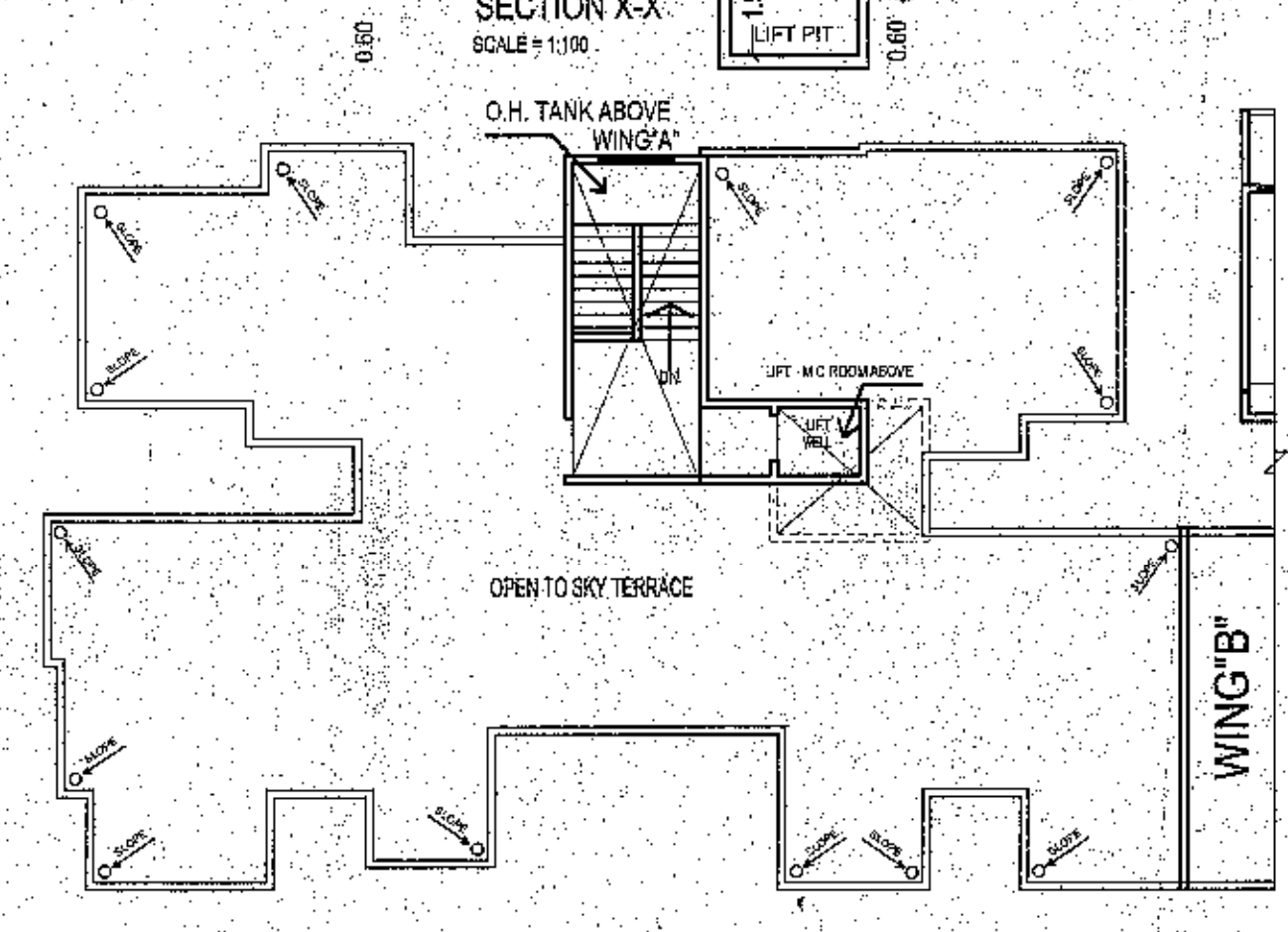
GROUND FLOOR PLAN
SCALE=1:100



2ND/4TH/6TH FLOOR PLAN
SCALE=1:100



SECTION X-X
SCALE=1:100



SHEET No 2 OF 3

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON S.NO.67,H.NO.1A, C.T.S.NO.4777 (PT),
MOUJE - AYRE, TAL - KALYAN, DIST - THANE.

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :
KMC/TPD/SP/DO/1/2016-17/14/77

Date : 01/06/2021

SANCTIONED

ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan Dombivli Municipal Corporation

NAME & SIGNATURE OF OWNER

MR.PRAKASH S. PATIL & OTHERS
P.A.HOLDER-MR.RAMNIKAL PATIL

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON S.NO.67,H.NO.1A, C.T.S.NO.4777 (PT),
MOUJE - AYRE, TAL - KALYAN, DIST - THANE.

JOB No. : 1058

DRG No. : 2

SCALE : AS STATED

DRAWN BY : KARTHIK

CHECKED BY : KARTHIK

DATE : 11-01-21

NAME & SIGNATURE OF ARCHITECT

RACHANA ARCH

205,207,208,2nd FLOOR,
JAGANNATH'S COMMERCE PLAZA,
NEAR GODREJ SHOWROOM,
MAHAPADA ROAD, DOMBIVLI (E)

