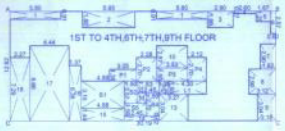
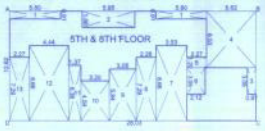
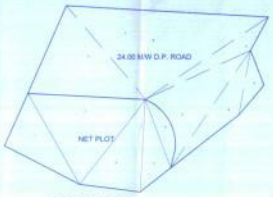






PLOT AREA DIAGRAM
(SCALE 1:500)

BUILT-UP AREA STATEMENT : GR. FLOOR

AREA OF BLOCK (ABCD) = 29.26 X 11.19 = 327.64 SQ.M

STANDARD DEDUCTIONS :-

1.	3.55 X 2.12 =	7.48 SQ.M
2.	11.25 X 2.07 =	26.66 SQ.M
3.	1.12 X 4.22 =	4.73 SQ.M
4.	0.95 X 1.20 =	1.14 SQ.M
5.	4.58 X 0.92 =	4.49 SQ.M
6.	2.28 X 4.29 =	9.62 SQ.M
7.	5.62 X 6.71 =	39.27 SQ.M
		93.39 SQ.M

STAIRCASE DEDUCTIONS :-

S1.	4.96 X 3.35 =	16.10 SQ.M
S2.	1.90 X 2.72 X 2 =	6.18 SQ.M
S3.	3.96 X 1.50 =	5.94 SQ.M
S4.	0.95 X 1.52 =	1.44 SQ.M
		31.65 SQ.M

LIFT DEDUCTIONS :-

L1.	4.23 X 1.65 =	7.00 SQ.M
		7.00 SQ.M

PASSAGE DEDUCTIONS :-

P1.	3.12 X 3.55 =	5.41 SQ.M
P2.	14.34 X 1.20 =	17.21 SQ.M
		22.62 SQ.M

TOTAL DEDUCTIONS =	156.67 SQ.M
NET AREA = 327.64 - 156.67 =	172.17 SQ.M

BUILT-UP AREA STATEMENT 1ST TO 4TH,6TH,7TH,9TH FLOOR

AREA OF BLOCK (ABCD) = 35.19 X 12.63 = 361.06 SQ.M

STANDARD DEDUCTIONS :-

1.	5.80 X 0.91 X 2 =	10.56 SQ.M
2.	5.80 X 1.68 =	11.18 SQ.M
3.	2.80 X 1.08 =	3.45 SQ.M
4.	2.80 X 1.21 =	3.39 SQ.M
5.	2.80 X 1.20 =	3.36 SQ.M
6.	0.80 X 2.07 =	1.66 SQ.M
7.	1.82 X 2.06 =	3.75 SQ.M
8.	2.12 X 2.06 =	5.05 SQ.M
9.	1.50 X 3.04 =	5.04 SQ.M
10.	3.63 X 2.67 =	9.67 SQ.M
11.	0.88 X 1.20 =	1.16 SQ.M
12.	1.08 X 1.58 =	1.69 SQ.M
13.	2.27 X 3.58 =	8.64 SQ.M
14.	3.88 X 2.62 =	10.08 SQ.M
15.	4.88 X 1.44 =	7.03 SQ.M
16.	1.37 X 6.38 =	8.74 SQ.M
17.	4.44 X 8.68 =	38.45 SQ.M
18.	2.27 X 7.29 =	16.55 SQ.M
		166.91 SQ.M

STAIRCASE DEDUCTIONS :-

S1.	4.80 X 3.15 =	15.37 SQ.M
S2.	1.50 X 2.57 =	3.85 SQ.M
S3.	2.45 X 1.20 =	2.94 SQ.M
S4.	1.50 X 2.78 =	4.08 SQ.M
S5.	2.45 X 1.50 =	3.68 SQ.M
		30.31 SQ.M

LIFT DEDUCTIONS :-

L1.	4.30 X 1.38 =	5.93 SQ.M
		5.93 SQ.M

PASSAGE DEDUCTIONS :-

P1.	3.55 X 1.20 =	4.12 SQ.M
P2.	3.28 X 1.70 =	5.18 SQ.M
P3.	1.87 X 1.50 =	1.30 SQ.M
P4.	2.12 X 2.70 =	5.72 SQ.M
		21.32 SQ.M

TOTAL DEDUCTIONS =	205.19 SQ.M
NET AREA = 361.06 - 205.19 =	175.87 SQ.M

BALCONY STATEMENT 1ST TO 4TH,6TH,7TH,9TH FLOOR

TOTAL BUILT-UP AREA =	2122.05 SQ.M
PERMISSIBLE BALCONY AREA (15.00) =	317.31 SQ.M

PROPOSED BALCONY AREA :-

1.	2.80 X 0.82 =	2.87 SQ.M
2.	2.80 X 1.21 =	3.51 SQ.M
3.	2.80 X 1.21 =	3.51 SQ.M
4.	2.80 X 0.82 =	2.87 SQ.M
5.	2.80 X 1.20 =	3.36 SQ.M
6.	2.80 X 3.04 =	8.74 SQ.M
	TOTAL BALCONY AREA =	175.12 SQ.M
	BALANCE BALCONY AREA =	317 SQ.M

BALCONY STATEMENT 5TH & 8TH FLOOR

TOTAL BUILT-UP AREA =	175.64 SQ.M
PERMISSIBLE BALCONY AREA (10.00) =	17.56 SQ.M

PROPOSED BALCONY AREA :-

1.	2.80 X 0.82 =	2.87 SQ.M
2.	2.80 X 1.21 =	3.51 SQ.M
3.	2.80 X 1.21 =	3.51 SQ.M
4.	2.80 X 0.82 =	2.87 SQ.M
5.	2.80 X 2.04 =	5.71 SQ.M
	TOTAL BALCONY AREA =	18.47 SQ.M
	BALANCE BALCONY AREA =	16.92 SQ.M

BUILT-UP AREA STATEMENT 5TH & 8TH FLOOR

AREA OF BLOCK (ABCD) = 28.03 X 12.52 = 353.74 SQ.M

STANDARD DEDUCTIONS :-

1.	5.80 X 0.91 X 2 =	10.56 SQ.M
2.	5.80 X 1.68 =	11.18 SQ.M
3.	2.80 X 3.03 =	8.48 SQ.M
4.	2.80 X 1.21 =	3.39 SQ.M
5.	2.80 X 1.20 =	3.36 SQ.M
6.	3.12 X 3.05 =	9.72 SQ.M
7.	3.63 X 5.66 =	20.57 SQ.M
8.	2.28 X 7.29 =	16.62 SQ.M
9.	3.05 X 5.04 =	15.37 SQ.M
10.	3.20 X 4.59 =	14.69 SQ.M
11.	1.37 X 6.38 =	8.74 SQ.M
12.	4.44 X 8.68 =	38.45 SQ.M
13.	2.27 X 7.29 =	16.55 SQ.M
		214.34 SQ.M

TOTAL DEDUCTIONS =	214.34 SQ.M
NET AREA = 353.74 - 214.34 =	139.40 SQ.M

BUILT-UP AREA SUMMERY

FLOOR	B.U.A.	STANDARD AREA	TOTAL BUILT UP AREA	BALCONY AREA PERMISSIBLE	BALCONY AREA PROVIDED	BALCONY AREA EXCESS	TOTAL B.U.A
GR. FLOOR	172.17	45.86	218.10	----	----	---	218.10
1ST FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
2ND FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
3RD FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
4TH FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
5TH FLOOR	139.40	38.24	175.64	17.56	16.10	NIL	175.64
6TH FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
7TH FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
8TH FLOOR	139.40	38.24	175.64	17.56	16.10	NIL	175.64
9TH FLOOR	175.62	38.24	212.06	21.21	17.74	NIL	212.06
TOTAL	1991.71	372.14	2363.85			NIL	2363.85

STAMP AND DATE OF APPROVAL OF PLAN

NET PLOT AREA CALCULATION

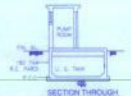
1	1/2	X	32.04	X	10.38	= 165.81 SQ.MT.
2	1/2	X	30.88	X	28.78	= 444.38 SQ.MT.
3	1/2	X	30.88	X	12.81	= 197.15 SQ.MT.
4	1/2	X	26.26	X	15.31	= 138.63 SQ.MT.
5	1/2	X	20.06	X	4.79	= 48.05 SQ.MT.
TOTAL ADDITION						= 997.17 SQ.MT.

ROAD AREA CALCULATION

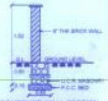
A	1/2	X	33.45	X	23.42	= 391.70 SQ.MT.
B	1/2	X	54.75	X	24.39	= 667.08 SQ.MT.
C	1/2	X	40.13	X	4.84	= 97.11 SQ.MT.
D	1/2	X	38.70	X	16.15	= 312.00 SQ.MT.
E	1/2	X	38.70	X	7.22	= 139.52 SQ.MT.
F	1/2	X	15.00	X	5.33	= 40.00 SQ.MT.
TOTAL ROAD AREA						= 1653.20 SQ.MT.

TOTAL AREA CALCULATION

NET PLOT AREA CALCULATION =	997.17 SQ.MT.
ROAD AREA CALCULATION =	1653.20 SQ.MT.
TOTAL AREA =	2642.49 SQ.MT.

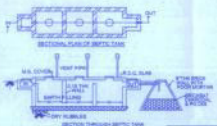


SECTION THROUGH UNDER GROUND TANK
SCALE 1:100



COMPOUND WALL SECTION

LOCATION PLAN
SCALE 1:2500



PARKING AREA STATEMENT

AS PER D. C. REGULATION

COMMERCIAL :	ONE PARKING FOR EVERY 30.00 SQ.M	
COMMERCIAL :	156.00	= 156 NOS
RESIDENTIAL :	ONE PARKING FOR	
	- 30 TO 45 SQM	= 1 TENEMENT
	- 45 SQM TO 75 SQM	= 2 TENEMENT
	- 75 SQM TO 180 SQM	= 3 TENEMENT

CARPET AREA	NO. OF FLATS	REQUIRED
UPTO 45 SQM	12 NOS	12
45 TO 45 SQM	12 NOS	= 24 NOS
45 SQM TO 75 SQM	NIL	= NIL
75 SQM TO 180 SQM	NIL	= NIL
TOTAL PARKING REQUIRED		= 240 NOS
10% ON MIX USE VISITORS		24
TOTAL PARKING REQUIRED		1.50
MPTS		27 NOS

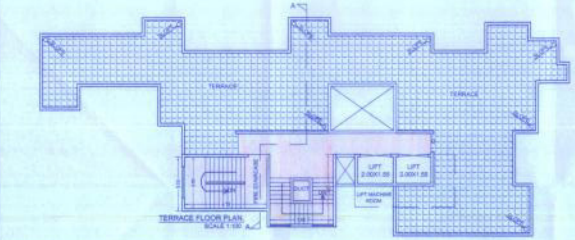
TOTAL REQUIRED PARKING	PROVIDED PARKING
CAR : 27 NOS	CAR : 27 NOS

SCHEDULE OF DOORS & WINDOWS

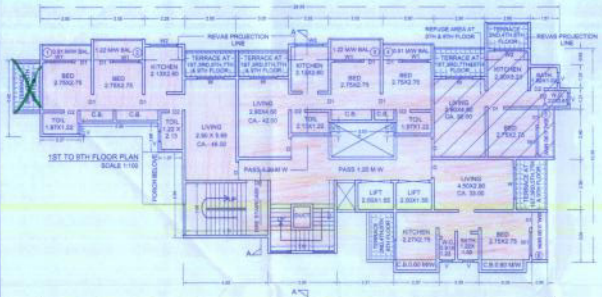
TYPE	SIZE	ROOM	DESCRIPTION
D0	1.200x2.10	FIRE STAIRCASE	FIRE DOOR
D	1.050x2.10	LIV	T. W. FRAME DOOR
D1	0.900x2.10	KIT., BED	T. W. FRAME FLUSH DOOR
D2	0.750x2.00	BATH, W.C.	T. W. FRAME FLUSH DOOR

VENTILATION STATEMENT

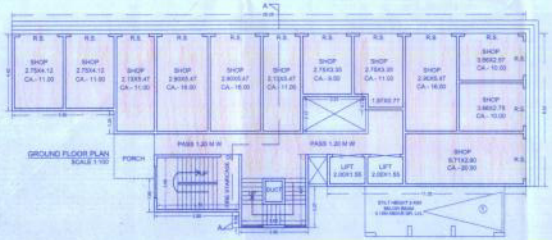
TYPE	SIZE	ROOM	ROOM SIZE	ROOM AREA	REQD. VENT.	PROP. VENT.	DESCRIPTION
W	1.88x1.80	LIV	4.73X3.60	16.70 SQM.	2.70 SQM.	2.82 SQM.	ALUM. FRAME GLAZED
W1	1.65X1.65	BED	3.94X2.90	11.34 SQM.	1.62 SQM.	1.90 SQM.	ALUM. FRAME GLAZED
W2	1.35x1.65	KIT.	2.73X2.82	8.00 SQM.	1.20 SQM.	1.52 SQM.	ALUM. FRAME GLAZED
V	0.750X0.60	TOIL.	2.51X1.38	3.60 SQM.	0.90 SQM.	0.97 SQM.	ALUM. FRAME GLAZED LOUVERED



TERRACE FLOOR PLAN
SCALE 1:100

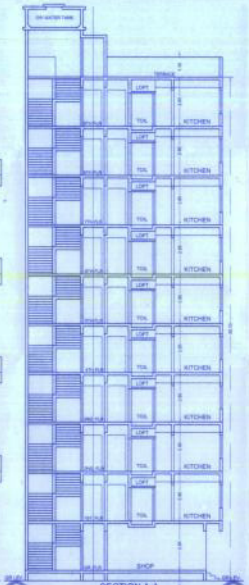


1ST TO 9TH FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

ROAD SIDE ELEVATION
SCALE 1:100



SECTION A-A
(SCALE 1:100)

STAMP AND DATE OF APPROVAL OF PLAN

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT AS PER 7/12 EXTRACT	2500.00
2	DEDUCTION	
	A. ROAD SETBACK AREA	NIL
	B. PROPOSED ROADS (1-3, RESIDENTIAL AREA AS PER DP REMARK)	1513.00
	C. ANY RESERVATION	NIL
	D. TOTAL (A+B+C)	1513.00
3	NET AREA OF THE PLOT (1 MINUS 2)	987.00
4	DEDUCTION	
	A. RECREATION GROUND	NIL
	B. INTERNAL ROADS	NIL
	C. TOTAL (A+B)	NIL
5	NET AREA OF PLOT (3 MINUS 4C)	987.00
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2A. 100%	---
	2B. 215% (1513.00 X 2.15 = 3252.95) (SEE NOTE)	1135.05
	2C. 100%	---
7	TOTAL AREA (5+6)	2122.05
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9A	F.S.I. CREDIT AVAILABLE	NIL
9	PERMISSIBLE FLOOR AREA	2122.05
10	EXISTING FLOOR AREA	NIL
11	PROPOSED AREA	2093.85
12	EXCESS BALCONY AREA TAKEN IN T.F.S.I.	NIL
13	TOTAL BUILT-UP AREA PROPOSED (11+12)	2093.85
B	BALCONY AREA STATEMENT	REFER BALCONY AREA STATEMENT
(i)	PERMISSIBLE BALCONY AREA PER FLOOR	
(ii)	PROPOSED BALCONY AREA PER FLOOR	
(iii)	EXCESS BALCONY AREA PER FLOOR	
(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C	TENEMENT STATEMENT (200sqm PER HECTOR)	
(i)	PROPOSED AREA	2093.85
(ii)	LESS DEDUCTION OF NONRESIDENTIAL AREA (SHOP ETC.)	218.10
(iii)	AREA AVAILABLE FOR TENEMENTS (1-FINAL5 (i)	1875.75
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS, HECTORE)	55 NOS
(v)	TENEMENTS PROPOSED (12 SHOPS)	34 NOS

NOTE :-
1) MAXIMUM BUILT-UP AREA CAN BE PROPOSED ON PLOT
987.00 X 2.15 = 2122.05
2)THE MAXIMUM ADDITIONS FROM ROAD AREA
2122.05 - 987.00 = 1135.05 sq.mt.

AREA TAKEN FOR ADDITIONS
24.00 M/W D.P. ROAD AREA = 1513.00 X 2.15 = 3252.95 sq.mt.
1) TDR GENERATED 1513.00X2.15 = 3252.95 Sq.Mt
2) BALANCE AREA FOR D.R.C.
3252.95 - 1135.05 = 2117.90 Sq.Mt

NAME AND SIGN OF STRUCTURAL ENGINEER

THE PLANS PREPARED BY US ARE IN ACCORDENCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE AND WE WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

SHANTI CONSULTANTS
N.T.C. Structural Engineers Associate
Reg. No. STA/R/01 AGNC Reg. No. 479

SIGNATURE OF STRUCURAL ENGINEER

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/08/2008 & THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 2642.49 SQ.METER AND NOT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

For Vastu Sai Builders & Developers

SIGNATURE OF P.O.A. HOLDER | SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.7(NEW), H.NO.2(pt), S.NO.- 85 (OLD) , H.NO :- 2 (pt), OF VILLAGE : KANCHANGAON, TAL. KALYAN, DIST. THANE.

FOR SHRI. DINANATHA LAXMAN MALI & OTHERS.

NAME , ADDRESS AND SIGN OF P. O. A. HOLDER

For Vastu Sai Builders & Developers

SHRI. SANJIV RAMJI GUPTA
M/S VASTUSHI BUILDERS & DEVELOPERS
TEKWANDI NAKA, GUPTE ROAD, DOMBIVLI (W)
TALUKA : KALYAN,DIST. THANE.

NAME, ADDRESS AND SIGN OF ARCHITECT

Shirish Gajanan Nachane
Architect And Interior Designer
CA/96/20777

ARCHITECT: SHIRISH G. NACHANE
DARSHSIT:
LANDMARK GROUP
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR, ROOM NO. 12, KAILASH MANSION BUILDING AGARKAR ROAD, DOMBIVLI(E). OFFICE: 9324873285

JOB NO.	DRAW NO.	DATE	SCALE	DRAWN BY	CHECKED BY
300			AS STATED	SIDDHESH	SHANTI