## BUILT UP AREA STATEMENT (BLDG - 1, 2, 3, 4, 5, 6, 7 )

| FLOORS | BLDG-1 | BLDG-2 | BLDG-3 | | BLDG-4 | BLDG-5 | BLDG-6 | BLDG-7 |
|---|---|---|---|---|---|---|---|---|
| GROUND FLOOR | 174.88 sq.mt. | --- | COMMERCIAL | 90.76 sq.mt. | --- | --- | --- | --- |
| FIRST FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | COMMERCIAL | 84.50 sq.mt. | 196.62 sq.mt. | 196.62 sq.mt. | 206.07 sq.mt. | 206.07 sq.mt. |
| SECOND FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | COMMERCIAL | 84.50 sq.mt. | 196.62 sq.mt. | 196.62 sq.mt. | 206.07 sq.mt. | 206.07 sq.mt. |
| THIRD FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | | --- | 196.62 sq.mt. | 196.62 sq.mt. | 206.07 sq.mt. | 206.07 sq.mt. |
| FOURTH FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | | --- | 196.62 sq.mt. | 196.62 sq.mt. | 206.07 sq.mt. | 206.07 sq.mt. |
| FIFTH FLOOR | 229.54 sq.mt. | 245.14 sq.mt. | | --- | 196.62 sq.mt. | --- | 206.07 sq.mt. | 206.07 sq.mt. |
| SIXTH FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | | --- | --- | --- | 206.07 sq.mt. | 206.07 sq.mt. |
| SEVENTH FLOOR | 236.40 sq.mt. | 259.27 sq.mt. | | --- | --- | --- | 206.07 sq.mt. | 206.07 sq.mt. |
| EIGHTH FLOOR | --- | --- | | --- | --- | --- | --- | --- |
| NINETH FLOOR | --- | --- | | --- | --- | --- | --- | --- |
| TENTH FLOOR | --- | --- | | --- | --- | --- | --- | --- |
| ELEVENTH FLOOR | --- | --- | | --- | --- | --- | --- | --- |
| TWELFTH FLOOR | --- | --- | | --- | --- | --- | --- | --- |
| EXCESS BALC. | 0.62 sq.mt. | 1.27 sq.mt. | | --- | --- | --- | --- | --- |
| STAIRCASE AREA | --- | --- | | 50.65 sq.mt. | 164.73 sq.mt. | 133.17 sq.mt. | 214.67 sq.mt. | 214.67 sq.mt. |
| TOTAL AREA | 1,823.44 sq.mt. | 1,802.03 sq.mt. | | 310.41 sq.mt. | 1,147.83 sq.mt. | 919.65 sq.mt. | 1,657.16 sq.mt. | 1,657.16 sq.mt. |

**NET BUILT UP AREA PROPOSED FOR BLDG. (1, 2 , 3, 4, 5, 6, 7 ) = 9,317.68 sq.mt.**

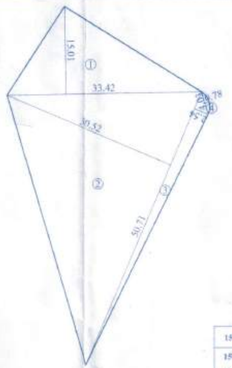
| STAIRCASE PREMIUM AREA | |
|---|---|
| BLDG. NO. | TOTAL STAIRCASE AREA |
| 1 | 295.81 SQ.MT. |
| 2 | 328.54 SQ.MT. |
| TOTAL | 624.45 SQ.MT. |
| TOTAL STAIRCASE AREA FOR WHICH PREMIUM IS TO BE PAID 624.45 SQ.MT. | |

## 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 |
|---|---|---|---|---|---|---|---|
| 1 | 42 | 28 | 14 | | - | 04 | 04 |
| 2 | 49 | 43 | - | 06 | - | 03 | 03 |
| 3 | - | - | - | - | - | - | - |
| 4 | 20 | 05 | 05 | 10 | - | 07 | 07 |
| 5 | 16 | 04 | 04 | 08 | - | 05 | 05 |
| 6 | 28 | - | 14 | 14 | - | 11 | 11 |
| 7 | 28 | - | 14 | 14 | - | 11 | 11 |
| COMMERCIAL AREA UP TO 800.00 SQ.MT. 1 CAR REQUIRED FOR 80.0 SQ.M AREA | | = 434.64 SQ.MT. | | | | 06 | 06 |
| TOTAL NO. OF PARKING | | | | | | 47 | 47 |

**PARKING AREA REQUIRED FOR CAR = 47 X 13.75 = 646.25 SQ.MT.**

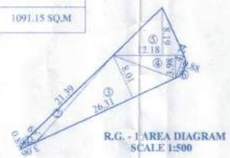
## RECREATIONAL GROUND AREA CALCULATION




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

| R.G.2 AREA STATEMENT | |
|---|---|
| ADDITIONS :- | |
| 1. 1/2 X 33.42 X 15.01 = | 250.82 SQ.M |
| 2. 1/2 X 50.71 X 30.52 = | 773.83 SQ.M |
| 3. 1/2 X 50.71 X 2.54 = | 64.40 SQ.M |
| 4. 2/3 X 4.03 X 0.78 = | 2.10 SQ.M |
| TOTAL ADDITIONS = | 1091.15 SQ.M |
| NET AREA = 1091.15 = | 1091.15 SQ.M |

| | |
|---|---|
| 15% OPEN SPACE REQUIRED = | 1,286.25 SQ.MT. |
| 15% OPEN SPACE PROPOSED = | |
| 199.28 + 1091.15 | = 1,290.43 SQ.MT. |




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

| R.G.1 AREA STATEMENT | |
|---|---|
| ADDITIONS :- | |
| 1. 1/2 X 3.06 X 0.89 = | 1.36 SQ.M |
| 2. 1/2 X 21.39 X 1.49 = | 15.94 SQ.M |
| 3. 1/2 X 26.31 X 8.01 = | 105.37 SQ.M |
| 4. 1/2 X 12.18 X 3.98 = | 24.24 SQ.M |
| 5. 1/2 X 12.18 X 8.19 = | 49.88 SQ.M |
| 6. 2/3 X 4.24 X 0.88 = | 2.49 SQ.M |
| TOTAL ADDITIONS = | 199.28 SQ.M |
| TOTAL ADDITIONS = | 199.28 SQ.M |
| NET AREA = 199.28 = | 199.28 SQ.M |

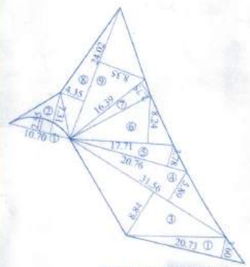
## TENEMENT STATEMENT

| BLDG. NO. | TENEMENT: 1 B/H/K RM. | 2 B/H/K RM. | OFFICE | SHOP |
|---|---|---|---|---|
| 1 | 30 NOS | 12 NOS | -- | 12 NOS |
| 2 | 43NOS | 06 NOS | -- | -- |
| 3 | -- | -- | 06 NOS | 04 NOS |
| 4 | 10 NOS | 10 NOS | -- | -- |
| 5 | 08 NOS | 08 NOS | -- | -- |
| 6 | 14 NOS | 14 NOS | -- | -- |
| 7 | 14 NOS | 14 NOS | -- | -- |
| TOTAL | 119 NOS | 64 NOS | 06 NOS | 16 NOS |
| TOTAL | 183 NOS | | | |

## PATIO STATEMENT

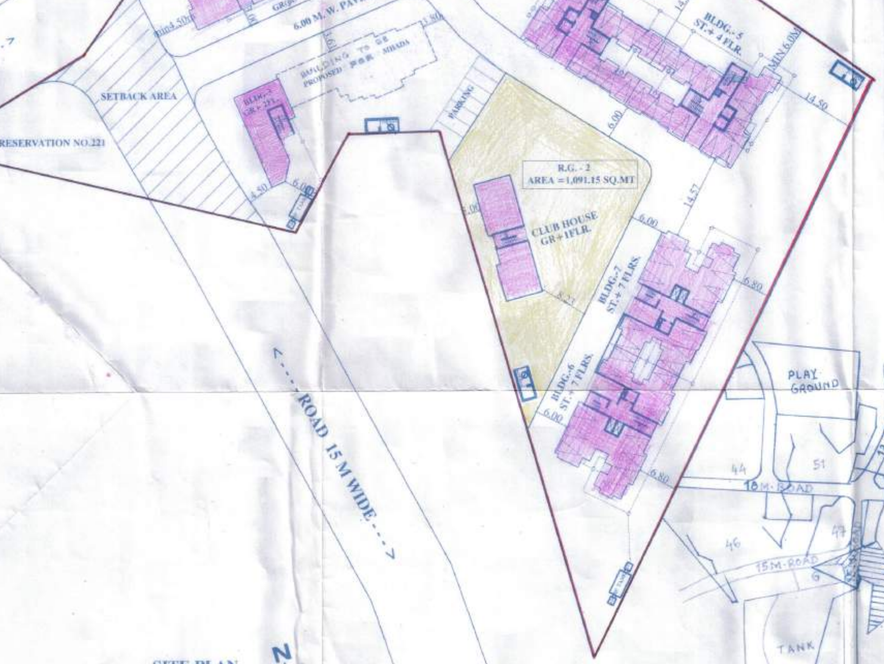
| BLDG. NO. | TOTAL NO. OF TENEMENTS | TOTAL NO. OF PATIOS |
|---|---|---|
| 1 | 42 NOS | 39 NOS |
| 2 | 49 NOS | 49 NOS |
| 3 | ---- | ---- |
| 4 | 20 NOS | 20 NOS |
| 5 | 16 NOS | 16 NOS |
| 6 | 28 NOS | 28 NOS |
| 7 | 28 NOS | 28 NOS |
| TOTAL NO. OF PATIOS = | | 180 NOS |

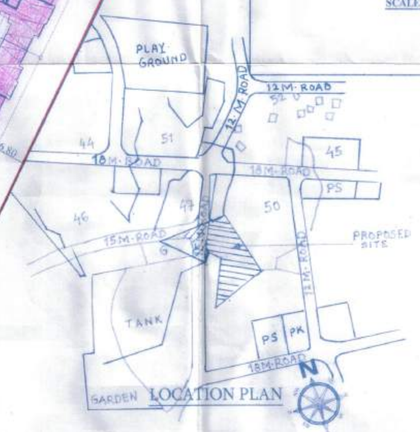
## 15.00 MT. WIDE D.P. ROAD AREA CALCULATION




D.P. ROAD 15.00 M WIDE
AREA DIAGRAM
SCALE 1:500

| ROAD AREA STATEMENT | |
|---|---|
| ADDITIONS :- | |
| 1. 1/2 X 20.73 X 3.60 = | 37.31 SQ.M |
| 2. 1/2 X 10.70 X 7.31 = | 39.11 SQ.M |
| 3. 1/2 X 31.56 X 7.70 = | 121.56 SQ.M |
| 4. 1/2 X 31.56 X 5.89 = | 92.94 SQ.M |
| 5. 1/2 X 20.76 X 3.78 = | 39.24 SQ.M |
| 6. 1/2 X 17.71 X 8.24 = | 72.97 SQ.M |
| 7. 1/2 X 16.39 X 2.75 = | 22.54 SQ.M |
| 8. 1/2 X 24.02 X 4.35 = | 52.24 SQ.M |
| 9. 1/2 X 24.02 X 8.35 = | 100.28 SQ.M |
| TOTAL ADDITIONS = | 578.19 SQ.M |
| TOTAL ADDITIONS = | 578.19 SQ.M |
| STANDARD DEDUCTIONS :- | |
| 1. 2/3 X 10.70 X 2.55 = | 18.19 SQ.M |
| TOTAL DEDUCTIONS = | 18.19 SQ.M |
| NET AREA = 578.19 - 18.19 = | 560.00 SQ.M |




### CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20 / 10 / 2011 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD S/ LAND RECORDS DEPT/CTTY SURVEY RECORDS.

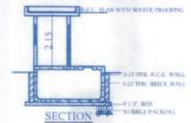
ARCHITECT SIGNATURE.

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 NEGLIENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE.

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



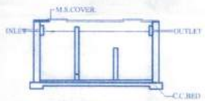

SECTION



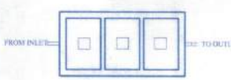

PLAN OF PUMP ROOM




COMPOUND WALL SECTION




SECTION




PLAN OF SEPTIC TANK

## STAMP OF APPROVAL OF PLANS.

SHEET NO. 1 / 10
LAYOUT

बांधकाम नकाशे मंजूर.....
रंगाने दुरुस्ती दाखवण्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / कवि-कावि-2022-23E-36/40
दिनांक 27/02/2023 चालून
दिलेला अटिप्रमाणे.

KALYAN DOMBIVLI MUNICIPAL CORPORATION DEV. DEPT.

सहाय्यक संचालक
नगर रचना मान्यता प्राधिकरण तथा सहाय्यक आयुक्त

## PROFORMA - I

| A. | AREA STATEMENT | IN SQ.M. |
|---|---|---|
| 1. | AREA OF PLOT ( AS PER 7/12 ) | 9,600.00 |
| 1A. | AREA OF PLOT ( AS PER ACTUAL SURVEY) | 9,520.00 |
| 2. | DEDUCTIONS FOR | - |
| | a) ROAD SET BACK AREA ( 15.00 M.D.P ROAD) | 560.00 |
| | b) PROPOSED ROAD | |
| | c) ANY RESERVATION garden resv. no.221 | 385.00 |
| | TOTAL ( a + b + c ) | 945.00 |
| 3. | BALANCE AREA OF PLOT (1 MINUS 2) | 8,575.00 |
| 4. | DEDUCTION (IF DEDUCTIBLE) | |
| | a) FOR 15% RECREATIONAL GROUND | 1,286.25 |
| 5. | NET AREA OF PLOT (3 MINUS 4) | 7,288.75 |
| 6. | ADDITIONS FOR FLOOR SPACE INDEX | - |
| | AS PER T.D.R.CIRCULAR DATED 29/01/2016 NO.TPS-1813/3067/CR-122/12 /MCORP/KONKONDIV / NRV-13 | |
| | DOUBLE T.D.R. AVAILABLE AS PER NEW G.R.+ 20% INCENTIVE | |
| | 2a) proposed road = 560.00 X 2.20 = 1232.00 sq.mt. | 2,079.00 |
| | 2c) reservation = 385.00 X 2.20 = 847.00 sq.mt. | |
| 7. | TOTAL AREA (5 PLUS 6) | 9,367.75 |
| 8. | FLOOR SPACE INDEX PERMISSIBLE | ONE |
| 9. | FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ( RESTRICTED TO 65% OF THE BALANCE AREA VIDE ITEM 5 ABOVE ) | - |
| 10. | PERMISSIBLE FLOOR AREA (7X8) PLUS 9 (A+B)ABOVE | 9,367.75 |
| 11. | EXISTING FLOOR AREA | - |
| 12. | PROPOSED FLOOR AREA | 9,315.79 |
| 13. | EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW) | 1.89 |
| 14. | TOTAL BUILT-UP AREA PROPOSED (11 + 12 +13) | 9,317.68 |
| 15. | FLOOR SPACE INDEX CONSUMED (14/10) | 0.99 |
| B. | **BALCONY AREA STATEMENT** | |
| i). | PERMISSIBLE BALCONY AREA PER FLOOR - 10 % | |
| ii). | PROPOSED BALCONY AREA PER FLOOR | REFER |
| iii). | EXCESS BALCONY AREA PER FLOOR | STATEMENT |
| iv). | TOTAL EXCESS BALCONY AREA FOR ALL FLOORS | |
| C. | **TENEMENT STATEMENT** | |
| i). | NET AREA OF PLOT (ITEM A-10 ABOVE) | 9,367.75 |
| ii). | LESS DEDUCTION OF NON - RESIDENTIAL AREA ( SHOPS ETC. ) | 434.64 |
| iii). | AREA AVAILABLE FOR TENEMENTS ( 1 MINUS 2 ) | 8,933.11 |
| iv). | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) | 300/ HECT |
| v). | TENEMENTS PROPOSED | 183 NOS. |
| vi). | SHOPS/OFFICES PROPOSED | 16/6 NOS. |
| vii). | TOTAL TENEMENTS ON THE PLOT | 183 NOS. |

### DESCRIPTION OF PROPOSAL AND PROPERTY

**PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON PLOT BEARING S.NO. 47, H.NO.3 AT VILLAGE - GAURIPADA, TAL. - KALYAN, DIST. - THANE.**

OWNERS NAME :

FOR :- SHRI. ATMARAM S. MHATRE & OTHERS.

P. O. A. HOLDER

SHRI. KISHOR DATTATRAY DESAL — SIGNATURE

SHOBHANA DESHPANDE
Architect

**CREATIONS**
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD
KALYAN (W) 421301 PH NO. 0251- 2313140

| SCALE | DATE | DRN. BY | CHD. BY | JOB. NO. | DRG. NO. |
|---|---|---|---|---|---|
| 1:500 | 03 / 09 / 2016 | Vrushali | SD | KYN/ BLD/237 | LAY/01 |