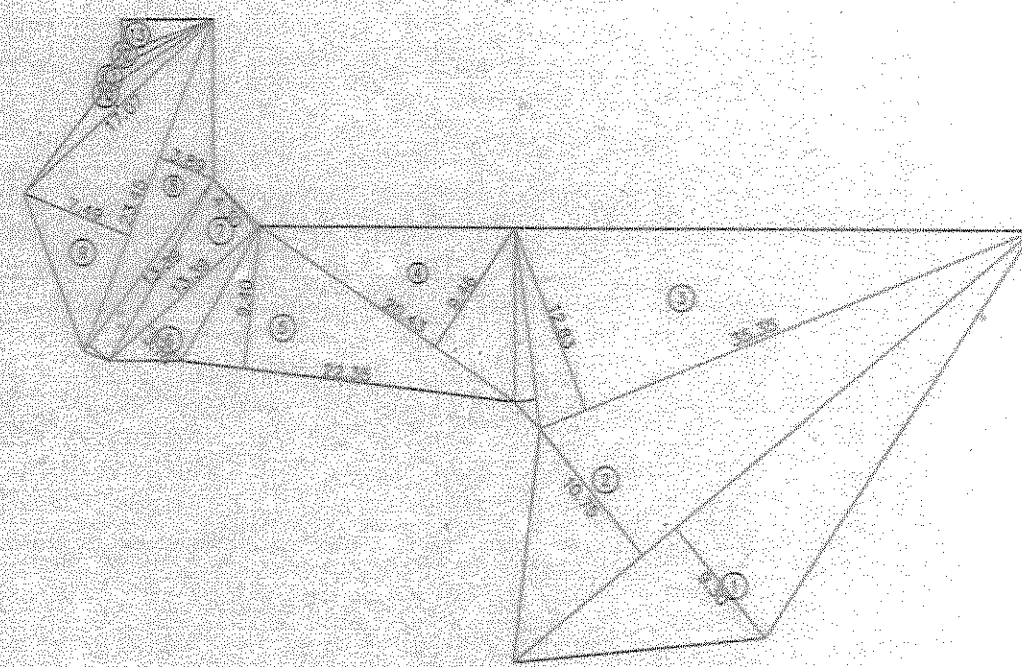
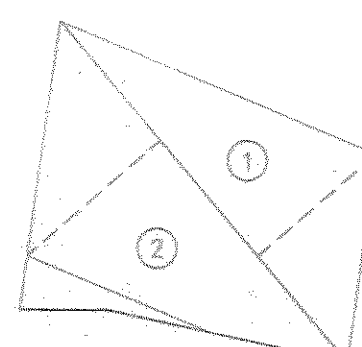


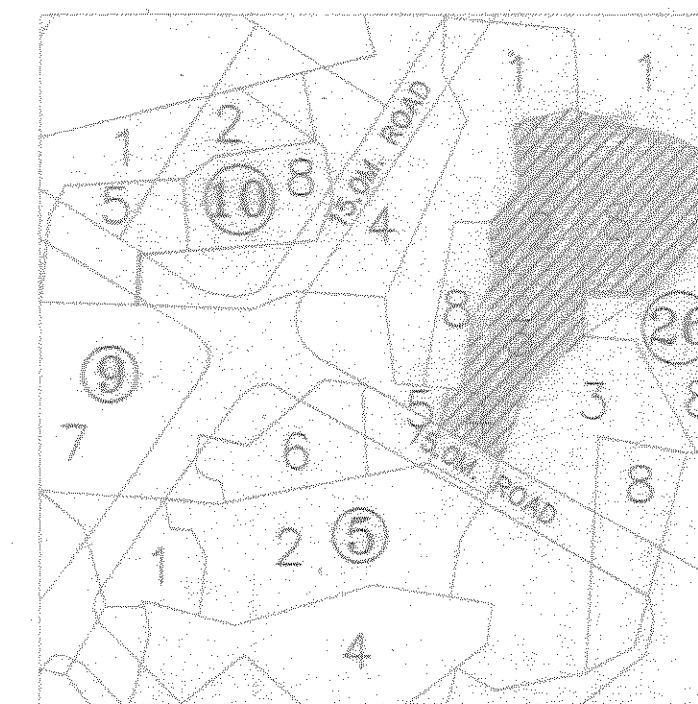


R.G. AREA DIAGRAM
SCALE: 1:500

R.G. AREA CALCULATION											
1	1/2	X	44.82	X	9.30	X	1.00	=	208.41	SQ.MT.	
2	1/2	X	44.82	X	10.75	X	1.00	=	240.91	SQ.MT.	
3	1/2	X	35.36	X	12.43	X	1.00	=	226.77	SQ.MT.	
4	1/2	X	20.43	X	9.46	X	1.00	=	96.63	SQ.MT.	
5	1/2	X	22.35	X	9.40	X	1.00	=	105.05	SQ.MT.	
6	1/2	X	13.39	X	3.16	X	1.00	=	21.16	SQ.MT.	
7	1/2	X	13.39	X	4.35	X	1.00	=	28.79	SQ.MT.	
8	1/2	X	23.45	X	3.89	X	1.00	=	45.61	SQ.MT.	
9	1/2	X	23.45	X	7.49	X	1.00	=	87.82	SQ.MT.	
10	1/2	X	17.07	X	1.39	X	1.00	=	11.86	SQ.MT.	
11	1/2	X	8.75	X	0.96	X	1.00	=	4.20	SQ.MT.	
12	1/2	X	8.17	X	0.73	X	1.00	=	2.98	SQ.MT.	
13	1/2	X	6.46	X	2.06	X	1.00	=	6.65	SQ.MT.	
TOTAL									=	1086.84	SQ.MT.
REQUIRED R.G. AREA									=	1003.50	SQ.MT.



ROAD AREA DIAGRAM									
SCALE: 1:500									
ROAD AREA CALCULATION									
ROAD	AREA								
1	1/2 X 28.0M X 12.0M X 1.00	=	168.00	SQ.MT.					
2	1/2 X 28.0M X 11.75M X 1.00	=	164.50	SQ.MT.					
TOTAL ADDITION			=	332.50	SQ.MT.				
AS PER KOMC			=	330.00	SQ.MT.				



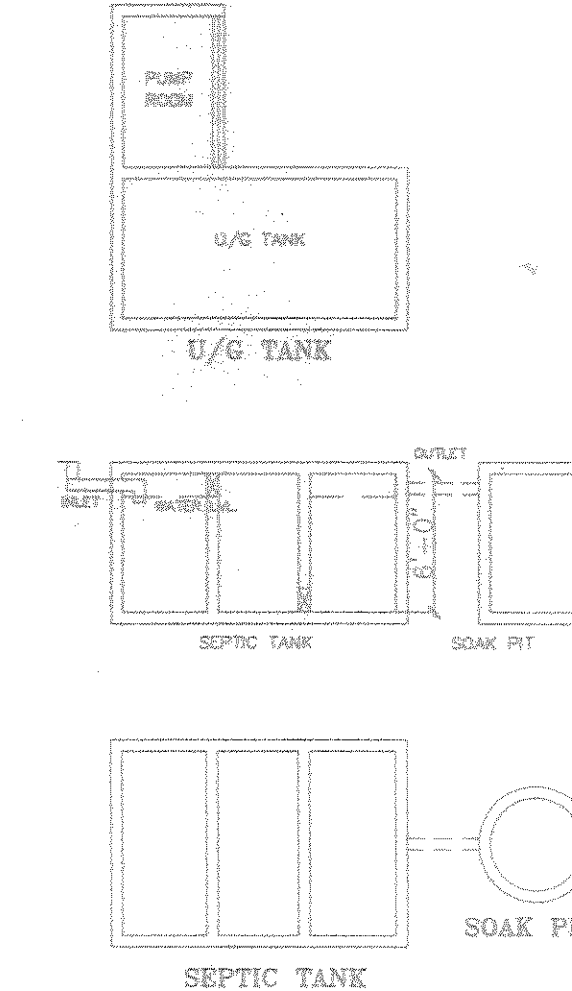
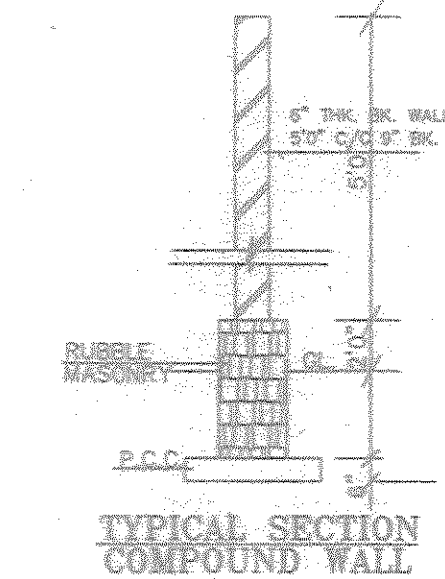
LOCATION PLAN
SCALE: 1:5000

DOORS & WINDOWS SCHEDULE			
SIZE	W X H	AREA IN SQ.MTS.	DISCUSSION
D	1.00M X 2.15M	2.15	I.W. FLUSHED DOOR
D1	0.90M X 2.15M	1.93	I.W. PANELLED DOOR
D2	0.75M X 2.00M	1.50	
W	1.50M X 1.65M	2.48	ALUMINIUM SLIDING
WT	1.50M X 1.65M	2.48	ALUMINIUM F.W.
V	0.53M X 0.75M	0.39	ALUMINIUM LOUVERS
V	1.50M X 0.45M	0.67	ALUMINIUM LOUVERS AT 7° NT
RS			ROLLING SHUTTER

PARKING AREA STATEMENT			
FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 35	-	-	-
35 TO 45	47	12	12
45 TO 70	141	71	71
COMMERCIAL AREA PER 2000 M.	238.51	5	3
TOTAL	188	86	86
STILT PARKING	62		
OPEN PARKING	0		

TOTAL BUILT UP AREA STATEMENT (PROPOSED AREA) (IN SQ.MT.)									
BLDG. TYPE	FLOOR	FLOOR AREA	BUILT UP AREA	NO. OF BLDG	TOTAL AREA	EXCESS BALCONY	STAIRCASE AREA	NO. OF FLATS & SHOPS	
A	ST.+17	ST. = 13.45 TYP. = 249.88 8TH, 13TH FLR. = 192.74	4147.13	1	4147.13	38.27	513.23	66 FLATS	
A1	ST.+17	ST. = 13.45 TYP. = 249.88 8TH, 13TH FLR. = 192.74	4147.13	1	4147.13	38.27	513.23	66 FLATS	
C	G.R.+1	G.R. = 75.51 1ST = 64.46	139.97	1	139.97	---	---	1 SHOP 1 OFFICE	
TOTAL				3	8434.23	76.54	1026.46	132 FLATS 1 SHOP 1 OFFICE	

C.C. OBTAINED AREA									
BLDG. TYPE	FLOOR	FLOOR AREA	BUILT UP AREA	NO. OF BLDG	TOTAL AREA	EXCESS BALCONY	STAIRCASE AREA	NO. OF FLATS & SHOPS	
B, B1	ST.+7	ST. = 4.86 TYP. = 179.63 5TH FLR. = 171.94	1254.58	2	2509.16	---	289.00	56 FLATS	
TOTAL				2	2509.16	---	289.00	56 FLATS	



STAMP OF APPROVAL OF PLAN

भाग बांधकाम पूर्वतः दाखला इमारत क 'A', 'A1' व कल्ल हाऊस करीत
मंजुरी रद्दीवासा मजल करीलत + पहीला निश्चतरावा मजल
खोल्या करनीका १३२ गाळे कल्ल हाऊस लॅक + १ मजला
दाखला कडोमपु न्याव स्कीम डि १०८८/१९६/१८
दिनांक २८/०२/२०१८
मध्य घातून दिलेल्या अटी प्रमाणे व दिश्या
रस्त्याने दुपारत काढिल्या प्रमाणे

सहायक संचालक
राज्य सरकार, कलकत्ता

PROFORMA - I (Sr.No. 3,10,11&19 IN ANNEXURE "I")

A. AREA STATEMENT			AREA (IN SQ.MT.)
1	AREA OF PLOT		7360.00
2	AREA OF PLOT AS PER MEASUREMENT		7125.00
3	DEDUCTION FOR		
a	15.00 M.W. ROAD SET BACK		330.00
b	ANY RESERVATION		
c	TOTAL (a+b+c+d)		330.00
4	BALANCE AREA PLOT (1 MINUS 2)		6795.00
a	SUB PLOT AREA	PLOT-2	105.00
5	LESS 15% R.G.		1003.50
6	NET AREA PLOT (3 MINUS 4)		105.00
7	ADDITIONS FOR FLOOR SPACE INDEX		
a	2b) 100% OF ROAD SET BACK AREA		330.00
b	2c) RESERVATION AREA		
8	TOTAL AREA PLOT (5 PLUS 6)		105.00
9	FLOOR SPACE INDEX PERMISSIBLE		1.00
10	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 80 % OF THE BALANCE AREA VIDE ITEM 9 ABOVE) 6690.00 KBORE = 5522.00 - 330 = 5022.00 (SANCTION TOR 4284.50 + PROP. TOR 237.50)		5022.00
11	PERMISSIBLE FLOOR AREA (7x8) PLUS 9 ABOVE		105.00
12	EXISTING FLOOR AREA		2509.16
13	PROPOSED FLOOR AREA		8434.23
14	EXCESS BALCONY AREA TAKEN IN TO F.S.I.		76.54
15	TOTAL BUILT AREA PROPOSED (11+12+13)		11019.93

B. BALCONY STATEMENT			SHOWN IN TABLE
1	PERMISSIBLE BALCONY AREA PER FLOOR		
2	PROPOSED BALCONY AREA PER FLOOR		
3	EXCESS BALCONY AREA PER FLOOR		
4	TOTAL EXCESS BALCONY AREA ALL FLOORS		

C. TENEMENT STATEMENT			
1	PROPOSED AREA (ITEM A-12 ABOVE)		11019.93
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		154.82
3	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)		10865.11
4	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		325
5	TENEMENTS PROPOSED	1 SHOP, 1 OFFICE	132 FLATS
6	TENEMENTS EXISTING		56 FLATS
7	TOTAL TENEMENTS ON THE PLOT	1 SHOP, 1 OFFICE	188 FLATS

D. TRANSPORT VEHICLES PARKING		
1	SPACES FOR TRANSPORT VEHICLES PARKING	
2	REQUIRED BY REGULATIONS	
3	TOTAL NO. OF TRANSPORT VEHICLES PARKING	
4	SPACES PROVIDED	

CERTIFICATE OF AREA
I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO STATED IS CORRECT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

LEGENDS
PLOT BOUNDARY SHOWN IN RED
PROP. WORK SHOWN IN PINK
DRAINAGE WORK SHOWN IN YELLOW
EXISTING WORK TO BE DEMOLISHED - SHOWN BY DOTTED YELLOW
ROAD SET BACK LINE SHOWN IN GREEN
RESERVATION, APPROPRIATE COLOR CODE
EXISTING STREET SHOWN IN BLUE
ALL EXT. & INT. WALLS ARE 6" THK.

ARCHITECT: ANIL R. NIRGUDE	SIGNATURE OF OWNERS: RAJU T.
483 01 ORG. NO. AS SHOWN SCALE 28/9/2015 DATE	PROPOSED BUILDING PLAN ON PLOT BEARING ON.S. NO. 9 H.NO. 2, 3 & 4, S.NO. 25/8 AT VILLAGE BARAVE, TAL. KALYAN DIST. THANE FOR: CHANGUNABAI BALRAM DHONE & OTHERS. C. A. HOLDER: RAJU T. JAISINGHANI & OTHERS.
ANIL CHD. BY. PARESH CAD/DRN	VITAN CONSULTANTS ARCHITECTS & ENGINEERS B-101, Bindu Tower, 1st Floor, Opp. Lourdes English School, Santoshi Mata Road, Kalyan - 421301