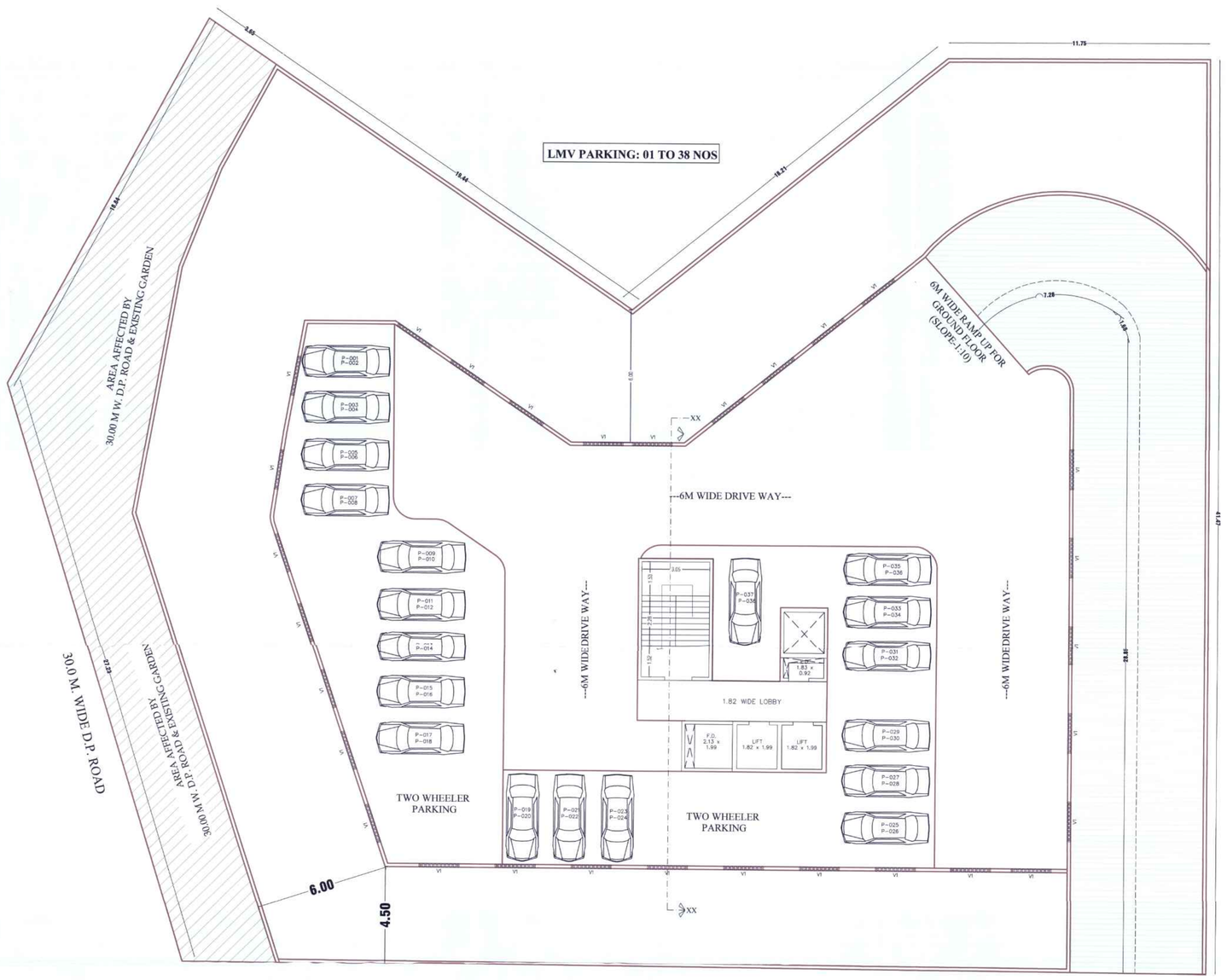
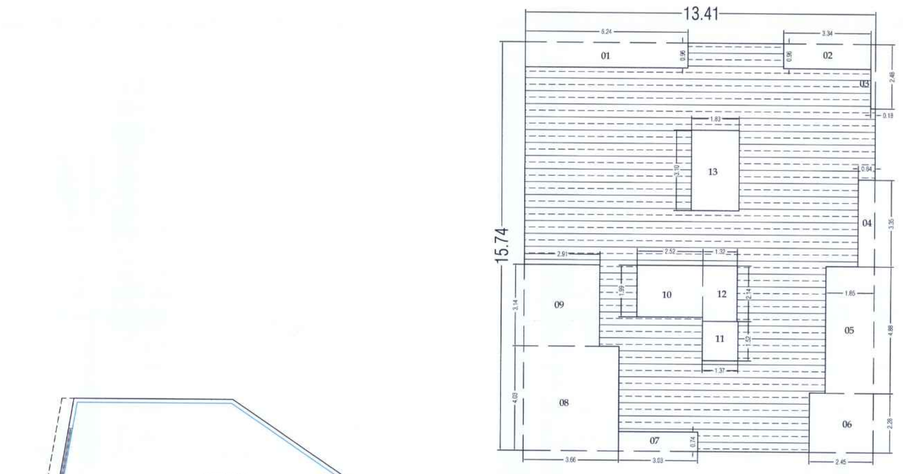


18.00 M. WIDE D.P. ROAD

BASEMENT PLAN (L.M.V. PARKING)

SCALE 1:100



FIRST & 2ND FLOOR PLAN (COMM/RESI.)

SCALE 1:100

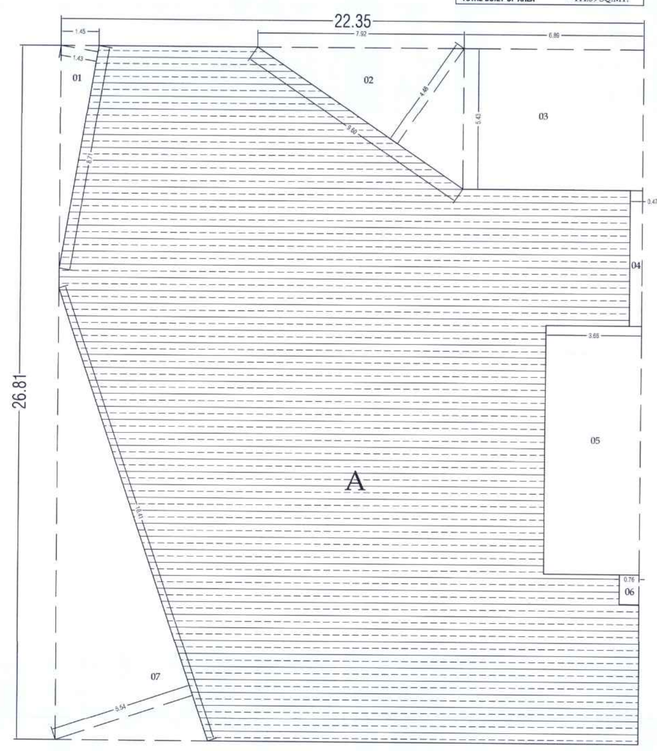
LINE DIAGRAM & AREA CALCULATION OF FIRST & SECOND FLOOR (RESIDENTIAL)

SR.NO	LENGTH	WIDTH	AREA IN(Q.MT
A	13.41	15.74	211.07
1	6.24	0.96	5.99
2	3.34	0.96	3.21
3	0.18	2.48	0.45
4	0.64	3.35	2.14
5	1.85	4.88	9.03
6	2.45	2.28	5.59
7	3.03	0.74	2.24
8	3.66	4.03	14.75
9	2.91	3.14	9.14
10	2.52	1.99	5.01
11	1.37	1.52	2.08
12	1.32	2.14	2.82
13	1.83	3.1	5.67
TOTAL DEDUCTION			68.13
TOTAL BUILT UP			142.95

LINE DIAGRAM & AREA CALCULATION OF FIRST & SECOND FLOOR (Commercial)

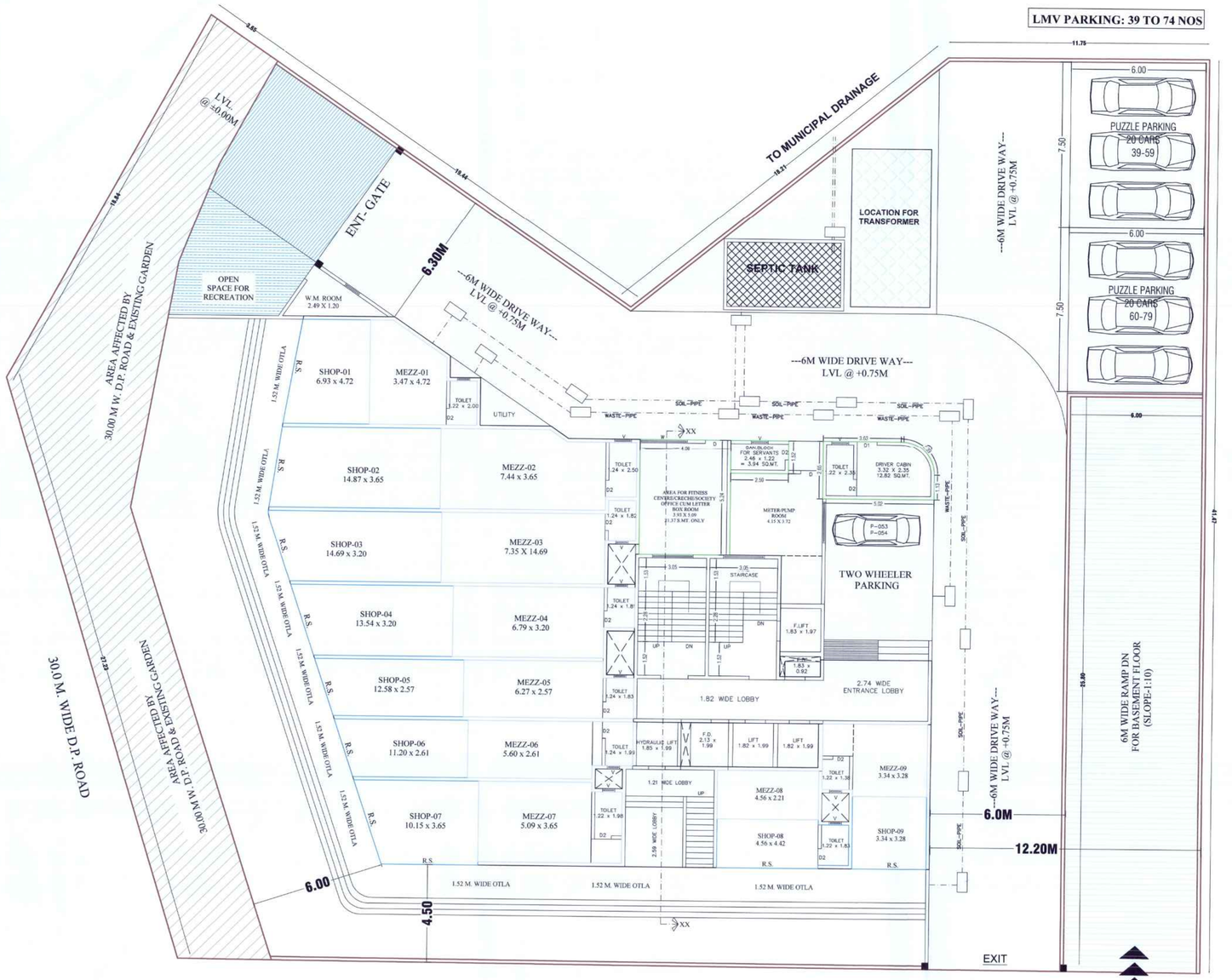
A 22.35 x 26.81 = 599.20 SQ.M.

DEDUCTION		
1	0.50 x 08.71 x 01.43	= 06.23
2	0.50 x 09.60 x 04.48	= 21.50
3	06.89 x 05.43	= 37.41
4	00.47 x 05.24	= 02.46
5	03.66 x 09.60	= 35.14
6	00.76 x 01.15	= 00.87
7	0.50 x 18.43 x 05.54	= 51.00
TOTAL DEDUCTION		= 154.61 SQ.MT.
TOTAL BUILT-UP AREA		= 444.59 SQ.MT.



#. AS PER G.R. NO. ४. एसीसी -२०२१/प्र.क्र.११६/एफएसआय-३ मंत्रालय, १७ मजला, [४१] म मजला, २०१[४] म्हाडा, वांद्रे (पू.), **DATED 02/12/2021 FOR REHABILITATION OF 30 YRS OLD BUILDING/ DILAPIDATED BUILDING 50% AREA OF EXISTING BUILDING IS ALLOWED INCENTIVE FSI FOR RE-CONSTRUCTION.**

EXISTING BUILT-UP AREA OF GR. FLOOR	= 521.14 SQ.M.
EXISTINGBUILT-UP AREA OF 1ST FLOOR	= 620.46 SQ.M.
EXISTING BUILT-UP AREA OF 2ND FLOOR	= 620.46 SQ.M.
EXISTING BUILT-UP AREA OF 3RD FLOOR	= 620.46 SQ.M.
TOTAL EXISTING BUILT-UP AREA	= 2382.52 SQ.M.
30% OF TOTAL EXISTING BUILT-UP AREA	= 714.76 SQ.M.



12.00 M. WIDE D.P. ROAD

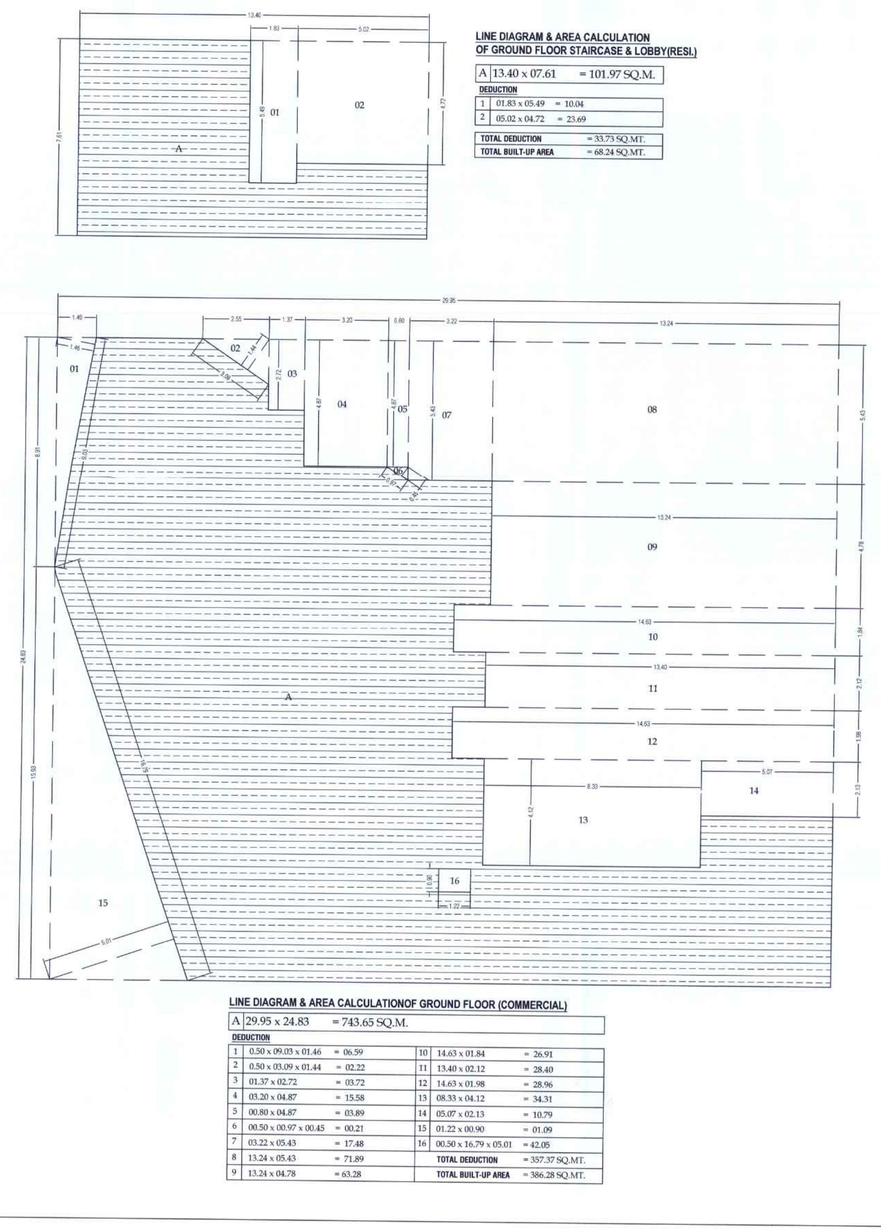
GROUND FLOOR PLAN

SCALE 1:100

LINE DIAGRAM & AREA CALCULATION OF GROUND FLOOR STAIRCASE & LOBBY(RESL)

A 13.40 x 07.61 = 101.97 SQ.M.

DEDUCTION		
1	01.83 x 05.49	= 10.04
2	05.02 x 04.72	= 23.69
TOTAL DEDUCTION		= 33.73 SQ.MT.
TOTAL BUILT-UP AREA		= 68.24 SQ.MT.



LINE DIAGRAM & AREA CALCULATIONOF GROUND FLOOR (COMMERCIAL)

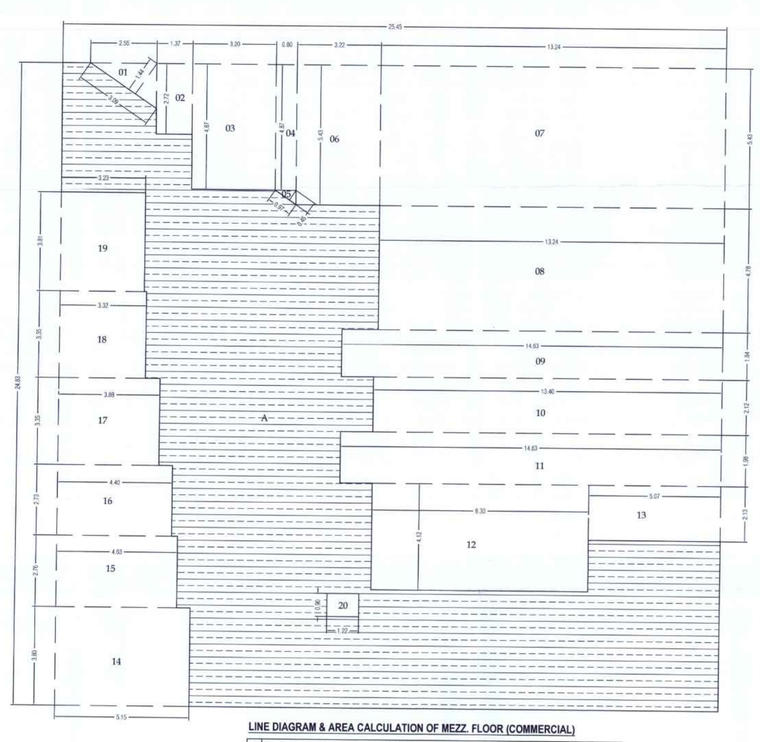
A 29.95 x 24.83 = 743.65 SQ.M.

DEDUCTION					
1	0.50 x 09.03 x 01.46	= 06.59	10	14.63 x 01.84	= 26.91
2	0.50 x 03.09 x 01.44	= 02.22	11	13.40 x 02.12	= 28.40
3	01.37 x 02.72	= 03.72	12	14.63 x 01.98	= 28.96
4	03.20 x 04.87	= 15.58	13	08.33 x 04.12	= 34.31
5	00.80 x 04.87	= 03.89	14	05.07 x 02.13	= 10.79
6	00.50 x 00.97 x 00.45	= 00.21	15	01.22 x 00.90	= 01.09
7	03.22 x 05.43	= 17.48	16	00.50 x 16.79 x 05.01	= 42.05
8	13.24 x 05.43	= 71.89		TOTAL DEDUCTION	= 357.37 SQ.MT.
9	13.24 x 04.78	= 63.28		TOTAL BUILT-UP AREA	= 386.28 SQ.MT.

LINE DIAGRAM & AREA CALCULATION OF MEZZ. FLOOR (COMMERCIAL)

A 25.45 x 24.83 = 631.92 SQ.M.

DEDUCTION					
1	0.50 x 03.09 x 01.44	= 02.22	12	08.33 x 04.12	= 34.31
2	01.37 x 02.72	= 03.72	13	05.07 x 02.13	= 10.79
3	03.20 x 04.87	= 15.58	14	05.15 x 03.80	= 19.57
4	00.80 x 04.87	= 03.89	15	04.63 x 02.76	= 12.77
5	00.50 x 00.97 x 00.45	= 00.21	16	04.40 x 02.73	= 12.01
6	03.22 x 05.43	= 17.48	17	03.88 x 03.35	= 12.99
7	13.24 x 05.43	= 71.89	18	03.32 x 03.35	= 11.12
8	13.24 x 04.78	= 63.28	19	03.23 x 03.81	= 12.30
9	14.63 x 01.84	= 26.91	20	01.22 x 00.90	= 01.09
10	13.40 x 02.12	= 28.40		TOTAL DEDUCTION	= 309.49 SQ.MT.
11	14.63 x 01.98	= 28.96		TOTAL BUILT-UP AREA	= 242.43 SQ.MT.



PROFORMA - I: AREA STATEMENT

PROPOSED CONSTRUCTION ON PLOT NO. 1 SECTION-2A,SHEET NO. 39, C.T.S.NO. 2369?& 30990, 31089, CHALTA NO. ?, ULHASNAGAR-421004. | SHEET NO. 01

CONTENTS OF SHEET — BASEMENT, GROUND, 1ST & 2ND FLOOR

PROPOSED BASEMENT, GROUND, 1ST & 2ND (COMM/RES) FLOOR PLAN WITH LINE DIAGRAM & CALCULATION ETC.

STAMPS OF APPROVAL OF PLANS:

मंजुरी
बांधकाम नकाशे मंजुरी
.....रचने : ही दाताविभाग्यासने
च संबंधात प्रारंभ प्रयत्न. क. उपशा/गणी/सं
05/23/62...R20/06/2014
यांचे मालकु विरोधात अधिपत्याने

या आयुक्त ३ ड ता. ल्हासनगर

कनिष्ठ अभियंता नगररचना विभाग उल्हासनगर महानगरपालिका

सहायक संचालक नगररचना अंबरनाथ-बदलापूर महानगरपालिका

AREA STATEMENT

1.	Area of plot *(Minimum area of a, b, c to be considered)*	**1876.98**
	a) As per ownership document (7/12, C.T.S. extract/Property card)	**1876.98**
	b) as per measurement sheet	**1876.98**
	c) As per site	**1876.98**
2.	Deduction for	
	a) Proposed D.P./ D.P. Road widening Area (area affected by 30 m. wide d.p. road)	187.04
	b) Any D.P. Reservation area	00.00
(Total a+b)		187.04
3.	**Gross Area of Plot (1-2)**	**1689.94**
4.	Recreational Open space (Not in rules)	
	a) Required	N.A.
	b) Proposed	N.A.
5.	Amenity space	
	a) Required	N.A.
	b) Proposed	N.A.
6.	Service road and Highway widening	N.A.
7.	Internal Road area	N.A.
8.	Net Area of Plot = [3 - 4(b)]	**1689.94**
9.	Built up area with reference to Basic F.S.I. (1.1) as per front road width *(Sr. No. 8 x 1.10)*	**1858.93**
10.	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road *[2.05 x Sr. No. 2 (a)], if any,*	383.43
	(b) In-situ area against Amenity Space *[2.00 or1.83 x Sr. No. 5 (b)],*	N.A.
	(c) Premium FSI area *(subject to maximum of 0.5 of Sr.No. 8)*	938.49
	(d) T.D.R. area APPLICABLE T.D.R. (1.40 X Z-B) 1876.98x1.40- 383.43	2244.34
	(e) Additional FSI area (ADD INCENTIVE F.S.I. (30% OF EXIST. BUILT UP)	714.76
	(Total of a-e)	**4281.02**
10A.	TOTAL BUILT UP AREA (9+10) 4281.02+1858.93	**6139.95**
11.	60% of area on Residential 80% of area on commercial (9) + (10)	
	(a) Ancillary use-comm. (1517.89x 80%)	**1214.31**
	(b) Ancillary use-Resi. (6139.95-1517.89 = 4622.06 x 60%)	**2773.24**
	TOTAL ANCILLARY AREA AVAILABLE (RESI)(COMM)	**3987.55**
12.	**Total area available (9+10+11) 1858.93+ 4281.02+ 3987.55**	**10127.50**
13.	Maximum utilization 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 1.6*	**10127.50**
14.	Total Built-up Area in proposal. *(excluding area at Sr.No.16.b)*	
	a) Existing Built-up Area.	---
	b) Proposed Built-up Area.	**10124.92**
(Total (a+b)		**10124.92**
15.	F.S.I. Consumed (14/8) *(should not be more than serial No 13 above.)*	3.00
16.	Area for Inclusive Housing, if any	
	a) Required *(20% of Sr.No.9)*	N.A.
	b) Proposed	N.A.

Certificate of Area:

Certified that the plot under reference was surveyed by me on_____and the dimensions 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 Records/ Land Records Department/City Survey records.

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

KALANI CO-OP-HSG. SOCIETY LTD.
Through (Secretary)
MR. MAHESH T. CHANDNANI

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
KS-1/22	MD-01/03	AS GIVEN	ANAND-G	S.NAIR	UMC-03/03

Architect/ Licensed Engineer/ Supervisor name and signature

BHUSHAN G. RUPANI
UMC LICENSE NO. 03/03

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Ulhasnagar-421 005.
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Contact-7020374601/02512524601