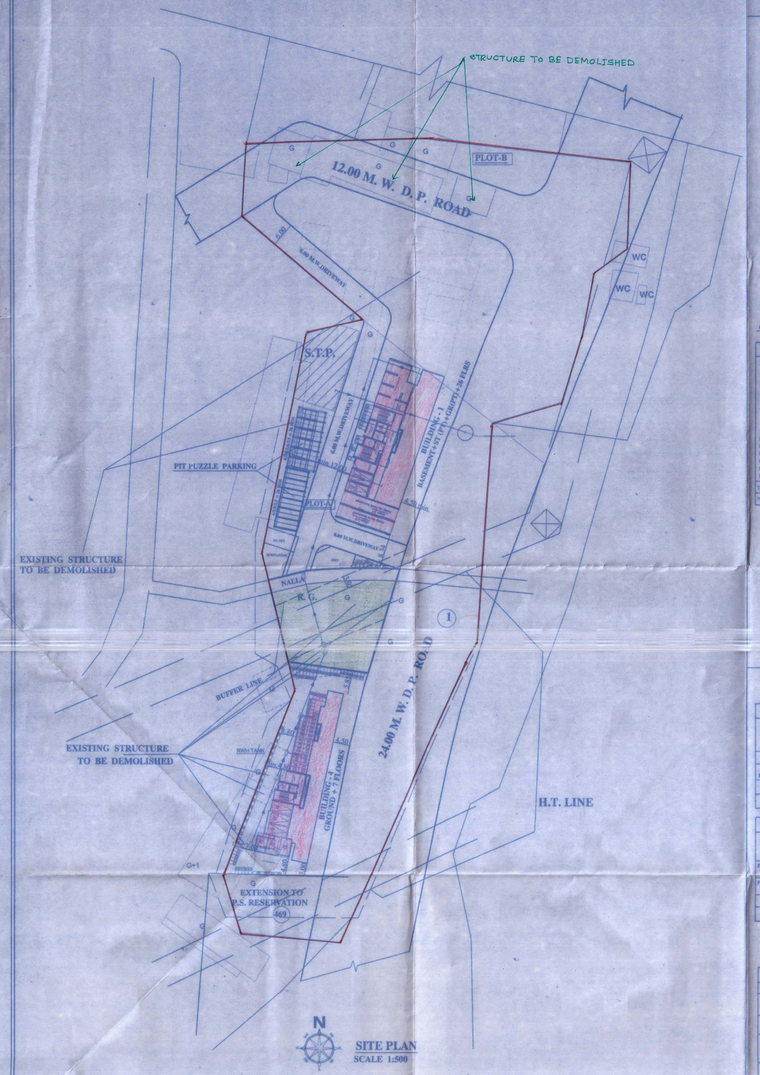
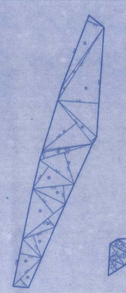
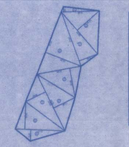


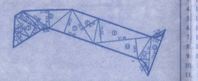
12.00 AND 24.00 MT. WIDE D. P. ROAD AREA CALCULATION



(24.00 M. W.) D.P. ROAD DIAGRAM-1
SCALE 1:1000



(24.00 M. W.) D.P. ROAD DIAGRAM -2
SCALE 1:1000



(12.00 M. W.) D. P. ROAD DIAGRAM
SCALE 1:1000

24.00 M.W. DP ROAD AREA-1

ADDITIONS :-

1.	1 / 2 X 38.09 X 8.83 =	165.31 SQ.M
2.	1 / 2 X 41.41 X 1.76 =	36.42 SQ.M
3.	1 / 2 X 39.81 X 17.23 =	428.24 SQ.M
4.	1 / 2 X 26.68 X 3.56 =	47.76 SQ.M
5.	1 / 2 X 26.68 X 16.86 =	250.13 SQ.M
6.	1 / 2 X 24.70 X 0.88 =	10.87 SQ.M
7.	1 / 2 X 26.09 X 3.31 =	43.35 SQ.M
8.	1 / 2 X 26.09 X 16.05 =	213.38 SQ.M
9.	1 / 2 X 20.03 X 15.16 =	151.84 SQ.M
10.	1 / 2 X 19.93 X 9.04 =	90.08 SQ.M
11.	1 / 2 X 26.47 X 15.42 =	204.54 SQ.M
12.	1 / 2 X 26.47 X 5.20 =	78.91 SQ.M
13.	1 / 2 X 14.39 X 11.60 =	98.18 SQ.M
14.	1 / 2 X 22.08 X 16.74 =	123.40 SQ.M
15.	1 / 2 X 18.34 X 5.71 =	55.22 SQ.M
TOTAL ADDITIONS :-		1946.50 SQ.M
NET AREA = 1946.50 =		1,946.50 SQ.M

24.00 M.W. DP ROAD AREA-2

ADDITIONS :-

1.	1 / 2 X 38.09 X 2.59 =	23.71 SQ.M
2.	1 / 2 X 26.68 X 3.24 =	106.03 SQ.M
3.	1 / 2 X 27.68 X 3.82 =	115.02 SQ.M
4.	1 / 2 X 32.83 X 10.29 =	193.91 SQ.M
5.	1 / 2 X 32.09 X 16.48 =	189.56 SQ.M
6.	1 / 2 X 30.23 X 11.40 =	172.02 SQ.M
7.	1 / 2 X 30.23 X 10.66 =	161.13 SQ.M
8.	1 / 2 X 23.77 X 15.21 =	180.19 SQ.M
9.	1 / 2 X 27.71 X 5.67 =	78.51 SQ.M
TOTAL ADDITIONS :-		1389.30 SQ.M
NET AREA = 1389.30 =		1,389.30 SQ.M

12.00 M.W. D.P. ROAD AREA

ADDITIONS :-

1.	1 / 2 X 9.33 X 6.76 =	31.33 SQ.M
2.	1 / 2 X 12.39 X 4.19 =	26.00 SQ.M
3.	1 / 2 X 14.18 X 5.73 =	40.78 SQ.M
4.	1 / 2 X 14.18 X 3.83 =	27.26 SQ.M
5.	1 / 2 X 15.06 X 2.91 =	22.04 SQ.M
6.	1 / 2 X 23.40 X 8.55 =	103.69 SQ.M
7.	1 / 2 X 22.45 X 12.00 =	136.87 SQ.M
8.	1 / 2 X 19.22 X 8.38 =	80.66 SQ.M
9.	1 / 2 X 27.88 X 11.52 =	102.76 SQ.M
10.	1 / 2 X 27.88 X 8.65 =	136.69 SQ.M
11.	1 / 2 X 18.72 X 5.53 =	51.76 SQ.M
12.	1 / 2 X 23.92 X 8.13 =	61.25 SQ.M
TOTAL ADDITIONS :-		881.16 SQ.M
TOTAL ADDITIONS =		881.16 SQ.M
STANDARD DEDUCTIONS :-		
A.	2 / 3 X 9.51 X 1.95 =	12.36 SQ.M
B.	2 / 3 X 7.76 X 1.42 =	7.35 SQ.M
C.	2 / 3 X 4.06 X 0.35 =	0.95 SQ.M
		20.66 SQ.M
TOTAL DEDUCTIONS =		20.66 SQ.M
NET AREA = 881.16 - 20.66 =		860.50 SQ.M

BUILT UP AREA STATEMENT (BLDG. - 1 & 4 - (PLOT A)

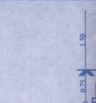
FLOORS	BLDG. - 1	BLDG. - 4 MHADA	BLDG. - 4 DEVELOPERS
GROUND FLOOR	321.77 sq.mt.	----	226.30 sq.mt.
FIRST FLOOR	454.28 sq.mt.	408.08 sq.mt.	----
SECOND FLOOR	495.50 sq.mt.	408.08 sq.mt.	----
THIRD FLOOR	495.50 sq.mt.	408.08 sq.mt.	----
FOURTH FLOOR	495.50 sq.mt.	81.36 sq.mt.	318.19 sq.mt.
FIFTH FLOOR	495.50 sq.mt.	----	399.43 sq.mt.
SIXTH FLOOR	495.50 sq.mt.	----	399.43 sq.mt.
SEVENTH FLOOR	495.50 sq.mt.	----	399.43 sq.mt.
EIGHTH FLOOR	454.40 sq.mt.	----	----
NINETH FLOOR	495.50 sq.mt.	----	----
TENTH FLOOR	495.50 sq.mt.	----	----
ELEVENTH FLOOR	495.50 sq.mt.	----	----
TWELFTH FLOOR	495.50 sq.mt.	----	----
THIRTEENTH FLOOR	454.40 sq.mt.	----	----
FOURTEENTH FLOOR	495.50 sq.mt.	----	----
FIFTEENTH FLOOR	495.50 sq.mt.	----	----
SIXTEENTH FLOOR	495.50 sq.mt.	----	----
SEVENTEENTH FLOOR	495.50 sq.mt.	----	----
EIGHTEENTH FLOOR	454.40 sq.mt.	----	----
NINETEENTH FLOOR	495.50 sq.mt.	----	----
TWENTIETH FLOOR	495.50 sq.mt.	----	----
TWENTY FIRST FLOOR	495.50 sq.mt.	----	----
TWENTY SECOND FLOOR	495.50 sq.mt.	----	----
TWENTY THIRD FLOOR	454.40 sq.mt.	----	----
TWENTY FOURTH FLOOR	495.50 sq.mt.	----	----
TWENTY FIFTH FLOOR	495.50 sq.mt.	----	----
TWENTY SIXTH FLOOR(PT) (CLUB HOUSE)	296.11 sq.mt.	----	----
TOTAL AREA	12,799.76 sq.mt.	1,305.54 sq.mt.	1,742.78 sq.mt.

PROPOSED BUILT UP AREA FOR BLDG. (1 & 4) = 14,542.54 sq.mt.

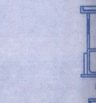
NET BUILT UP AREA PROPOSED FOR MHADA BLDG. = 1,305.54 sq.mt.

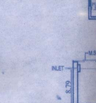
AREA AS PER 7/12	
S.NO./H.NO.	AREA AS PER 7/12 EXTRACT
S.NO.99/2	4,430.00 SQ.M.
S.NO.98/4	6,260.00 SQ.M.
TOTAL AREA	10,690.00 SQ.M.

NOTES:
1. BOUNDARY OF PLOT BOUNDED RED.
2. PROPOSED WORK SHOWN IN PINK.
3. AREA UNDER SET BACK SHOWN IN DOTTED
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH
5. RECREATION SHOWN IN GREEN
6. DRAINAGE LINE SHOWN IN YELLOW.



COMPOUND WALL SECTION





SECTION



PLAN OF SEPTIC TANK

PROFORMA - IA

A.	AREA STATEMENT		IN SQ.M
1	AREA OF PLOT (Minimum area of a,b,c to be considered)		
	(a) As per ownership document (7/12)		10,690.00
	(b) Area not in possession		--
	(c) Area of plot for development		--
2	DEDUCTIONS FOR		
	(a) Proposed D.P./D.P. Road widening area/Service Road/Highway widening. (24.00 m. wide road)		1,946.50
	(12.00 m. wide road)		860.50
	(24.00 m. wide road)		1,389.50
	(b) Any D.P.Reservation area (P.S.Reservation No. 469)		264.00
	TOTAL (a + b)		4,460.50
3	BALANCE AREA OF PLOT (1 MINUS 2)		6,229.50
B.	NATURAL SUB DIVISION DUE TO ROAD	PLOT - A	PLOT - B
	BALANCE AREA OF PLOT	5,904.00	325.50
4	Amenity space (if applicable).	--	--
	(a) Required.	--	--
	(b) Adjustment of 2(b), if any.	--	--
	(c) Balanced Proposed	--	--
5	NET AREA OF PLOT (3 MINUS 4)	5,904.00	325.50
6	Recreational Open Space (if applicable) NOT DEDUCTED	--	--
	(a) Required.	590.40	--
	(b) Proposed.	-592.60	--
7	Internal Road area	--	--
8	Potable area (if applicable)	--	--
9	Built up area with reference to Basic F.S.I as per front road width. (Sr.No.5 x basic FSI) (5,904.00 X 1.1)	6,494.40	--
10	Addition of FSI on payment of premium. 50%	--	--
	(a) Maximum Permissible premium FSI-based on road width/TOD zone.	--	--
	(b) Proposed FSI on payment of premium. - 50%	--	--
11	In-situ FSI/ TDR loading	--	--
	(a) In-situ area against D.P.road(2.0 x sr.no.2(a))/If any - 24.00 MT W. DP ROAD - 1,946.50 X 2.05 = 3,990.32 (Sanctioned) Reservation (P.S.Reservation) 264.00 X 2.05 = 541.20 (Sanctioned) 12.00 MT W. DP ROAD - 860.50 X 2.00 = 1,721.00 (Proposed) 24.00 MT W. DP ROAD - 1,389.50 X 2.00 = 2,779.00 (Proposed)	4,531.52	--
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c)	4,500.00	--
	(c) TDR area	--	--
	(d)Total In-situ FSI/ TDR loading proposed (11(a)+(b)+(c))	9,031.52	--
12	Additional FSI area under Chapter no.7	--	
13	Total entitlement of FSI in the proposal.	--	
	(a) 9 +11(d) or 12 whichever is applicable.	15,525.92	--
	(b) Ancillary area FSI up to 60%	--	--
	(c) Total entitlement(a+b)	15,525.92	--
14	Maximum utilisation of limit of FSI (building potential) Permissible as per Road widthas per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable(sr.(6 or1.8)	4.40	--
15	Total Built-up Area in proposal (excluding area at Sr.no.17)		
	(a) Existing Built -up Area (to be retained)	--	--
	(b) Proposed Built -up Area (as per p-line)	14,542.54	--
	(c) Total (a+b)	--	--
16	F.S.I. Consumed (15/13) should not be more than sr.no.15 above	0.93	--
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.no.5) 6,494.40 X 20%	1,298.88	--
	(b) Proposed	1,305.54	--

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24/12/2013 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/ LAND RECORDS DEPTCITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

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

SHRI. YASHWANT SHITALAPRASAD YADAV.

SHRI. PRAMOD EKNATH PINGLE.

SHRI. NARENDRA JANARDAN PATHAK.

SHRI. SABHAJIT JAYASHRI YADAV.

SHRI. RAVI JAYCHAND KESHARWANI.

SHRI. RUPESH JAYCHAND KESHARWANI.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE WORK OF STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORK ARE PREPARE BY US AND THE WORK, AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED, SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

ENGINEER'S SIGNATURE.

TENEMENT STATEMENT (FOR DEVELOPER) (PLOT - A)

BLDG. TYPE	TENEMENT 1 RK RM.	1 BHK RM.	2 BHK RM.	3 BHK RM.	TOTAL	SHOPS	OFFICES
1	----	67 NOS	79 NOS	----	146 NOS	12NOS.	----
Ground floor + 9th(pt.) + 11 flrs. for Developer	08 NOS	26 NOS	----	----	34 NOS	15 NOS.	----
	08 NOS	93 NOS.	79 NOS.	----	180 NOS.	27 NOS.	----

TOTAL = 180 NOS.

PARKING AREA STATEMENT

PARKING AREA STATEMENT (PLOT - A)

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: FOR EVERY 100.00 SQ.MT. BUILT UP AREA OR FRACTION THEREOF 2 CAR & 4 SCOOTERS	FOR EVERY 100.00 SQ.MT. BUILT UP AREA OR FRACTION THEREOF 1 CAR & 1 SCOOTERS	FOR EVERY 2 TENEMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 5 SCOOTERS	FOR EVERY 2 TENEMENT BETWEEN 40 TO 80 SQ.MT. LESS THAN 30 SQ.MT. 1 CAR & 3 SCOOTERS	FOR EVERY 2 TENEMENT BETWEEN 20 TO 40 SQ.MT. 1 CAR & 4 SCOOTERS	FOR EVERY 2 TENEMENT LESS THAN 30 SQ.MT. 1 CAR & 6 SCOOTERS	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLYING FACTOR 0.80 CAR	MULTIPLYING FACTOR 0.80 SCOOTER	ADDITIONAL 0% VISITORS PARKING CAR	ADDITIONAL 0% VISITORS PARKING SCOOTER	TOTAL PARKING TO BE PROPOSED CAR	TOTAL PARKING TO BE PROPOSED SCOOTER
1	146	182.93	--	--	146	--	--	77	376	62	301	03	15	65	316		
4 DEVELOPER	34	169.41	--	--	--	34	--	03	78	02	62	00	03	02	65		
TOTAL NO. OF PARKING								80	454	64	363	03	18	67	381		

PARKING AREA REQUIRED FOR CAR = 67 X 13.75 = 921.25 SQ.MT. | PARKING AREA REQUIRED FOR SCOOTER = 381 X 2.00 = 762.00 SQ.MT.

PARKING AREA STATEMENT FOR MHADA (BLDG. -4) (PLOT- A)

RESIDENTIAL	PROPOSED CARPET AREA IN SQ.MT.	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLYING FACTOR	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	ADDITIONAL 0% VISITORS PARKING CAR	ADDITIONAL 0% VISITORS PARKING SCOOTER	TOTAL PARKING TO BE PROPOSED CAR	TOTAL PARKING TO BE PROPOSED SCOOTER
FOR EVERY 2 TENEMENT BETWEEN 30 TO 40 SQ.MT. 1 CAR & 5 SCOOTERS	06 nos	03	06 nos	0.80						
FOR EVERY 2 TENEMENT LESS THAN 30 SQ.MT. 1 CAR & 3 SCOOTERS	23 nos	--	46 nos							
TOTAL NO. OF PARKING		03 nos	52 nos		02	42	00	02	02	44

PARKING AREA REQUIRED FOR CAR = 02 X 13.75 = 27.50 SQ.MT. | PARKING AREA REQUIRED FOR SCOOTER = 44 X 2.00 = 88 SQ.MT.

REQUIREDFOR CAR = 69 NOS = 69 X 13.75 = 948.75 SQ.MT.
REQUIRED SCOOTER = 425 NOS = 425 X 2.00 = 850.00 SQ.MT.

NO OF PARKING PROPOSED (PLOT- A)

CAR PARKING: MECHANICAL PARKING (STILT LEVEL)	CAR PARKING: MECHANICAL PARKING (BASEMENT LEVEL)	SCOOTER PARKING: SCOOTER PARKING (STILT LEVEL)	SCOOTER PARKING: SCOOTER PARKING (OPEN PARKING)	SCOOTER PARKING: SCOOTER PARKING (BASEMENT LEVEL)
	10 (stack parking)	25 nos	83 nos	252 nos
62 mechanical parking 6/5/5/5/5/5 = 36 NOS 6/5/5/5/5 = 26 NOS				86 cars - 75 cars = 11 cars
08 stilt (stack parking) 06 stilt parking				COMPOSITE CAR PARKING COVERTED WITH SCOOTER = 11 X 6 = 66
76 nos.	10 nos.	25 nos	83 nos	318 nos

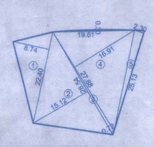
TOTAL NO. OF CAR PARKING PROPOSED = 75 NOS. | TOTAL NO. OF SCOOTER PARKING PROPOSED = 426 NOS.

TENEMENT STATEMENT FOR MHADA (PLOT - A)

BLDG.	TENEMENT 1BHK	1 BHK RM.	2 BHK RM.	TOTAL
4 1st to 4th(pt.)	03 NOS	26 NOS	----	29 NOS
	03 NOS	26 NOS	----	29 NOS

TOTAL TENEMENTS = 29 NOS

RECREATIONAL GROUND AREA CALCULATION



R.G. AREA DIAGRAM
SCALE 1:500

R.G. AREA STATEMENT

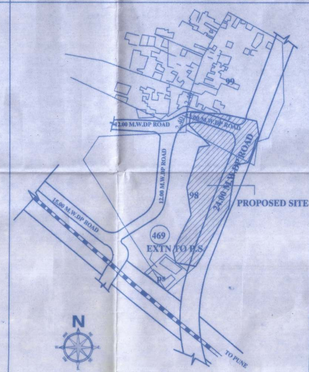
ADDITIONS :-

1.	1 / 2 X 22.40 X 8.74 =	97.89 SQ.M
2.	1 / 2 X 28.84 X 15.15 =	218.41 SQ.M
3.	1 / 2 X 28.84 X 4.72 =	16.27 SQ.M
4.	1 / 2 X 27.68 X 16.91 =	233.78 SQ.M
5.	1 / 2 X 35.13 X 1.56 =	26.80 SQ.M
6.	2 / 3 X 19.60 X 9.80 =	3.95 SQ.M
TOTAL ADDITIONS =		592.80 SQ.M
TOTAL ADDITIONS =		592.80 SQ.M
NET AREA = 592.80 =		592.80 SQ.M

REQUIRED R.G. = 590.40 SQ.M.

PROPOSED R.G. = 592.60 SQ.M.

LOCATION PLAN



STAMP OF APPROVAL OF PLAN

LAYOUT SHEET NO - 01 / 07

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. : KDMC/TPD/BP/KD/2020-21/0033/369
Date : 15/02/2024

SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - I

A.	AREA STATEMENT		IN SQ.M
1	AREA OF PLOT (Minimum area of a,b,c to be considered)		
	(a) As per ownership document (7/12)		10,690.00
	(b) Area not in possession		------
	(c) Area of plot for development		------
2	DEDUCTIONS FOR		
	(a) Proposed D.P./D.P. Road widening area/Service Road/Highway widening. (24.00 m. wide road)		1,946.50
	(12.00 m. wide road)		860.50
	(24.00 m. wide road)		1,389.50
	(b) Any D.P.Reservation area (P.S.Reservation No. 469)		264.00
	TOTAL (a + b)		4,460.50
3	BALANCE AREA OF PLOT (1 MINUS 2)		6,229.50
4	Amenity space (if applicable)		------
	(a) Required.		------
	(b) Adjustment of 2(b), if any.		------
	(c) Balanced Proposed		------
5	NET AREA OF PLOT (3 MINUS 4)		6,229.50
6	Recreational Open Space (if applicable) NOT DEDUCTED		
	(a) Required.(As shown in Proforma -1A)		590.40
	(b) Proposed.		592.60
7	Internal Road area		------
8	Potable area (if applicable)		6,229.50
9	Built up area with reference to Basic F.S.I as per front road width. (Sr.No.5 x basic FSI)		6,494.40
10	Addition of FSI on payment of premium. 50%		------
	(a) Maximum Permissible premium FSI-based on road width/TOD zone.		------
	(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 - 24.00 MT W. DP ROAD - 1,946.50 X 2.05 = 3,990.32 (Sanctioned) Reservation (P.S.Reservation) 264.00 X 2.05 = 541.20 (Sanctioned) 12.00 MT W. DP ROAD - 860.50 X 2.00 = 1,721.00 (Proposed) 24.00 MT W. DP ROAD - 1,389.50 X 2.00 = 2,779.00 (Proposed)		4,531.52
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c)		4,500.00
	(c) TDR area		------
	(d)Total In-situ FSI/ TDR loading proposed (11(a)+(b)+(c))		9,031.52
12	Additional FSI area under Chapter no.7		
13	Total entitlement of FSI in the proposal.		
	(a) 9 +11(d) or 12 whichever is applicable.		
	(b) Ancillary area FSI up to 60%		------
	(c) Total entitlement(a+b)		------
14	Maximum utilisation of limit of FSI (building potential) Permissible as per Road widthas per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable(sr.(6 or1.8)		2.75
15	Total Built-up Area in proposal (excluding area at Sr.no.17b)		
	(a) Existing Built -up Area (to be retained)		------
	(b) Proposed Built -up Area (as per p-line)		14,542.54
	(c) Total (a+b)		------
16	F.S.I. Consumed (15/13) should not be more than sr.no.15 above		0.93
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.no.5) 6,494.40 X 20%		1,298.88
	(b) Proposed		1,305.54

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON PLOT BEARING S. NO.-98, H. NO.-4 AND S. NO. 99, H. NO. 2, AT VILLAGE - KATEMANIVALI, TAL. - KALYAN, DISTRICT - THANE.

OWNERS NAME :	SIGNATURE
SHRI. YASHWANT SHITALAPRASAD YADAV.	
SHRI. PRAMOD EKNATH PINGLE.	
SHRI. NARENDRA JANARDAN PATHAK.	
SHRI. SABHAJIT JAYASHRI YADAV.	
SHRI. RAVI JAYCHAND KESHARWANI.	
SHRI. RUPESH JAYCHAND KESHARWANI.	

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD KALYAN (W) 421301 PH NO. 0251- 2313540

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	17 / 08 / 2022	SAGAR	SD	KYN/ BLD/282	LAY/01