BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
1	TYPICAL FLOOR 2ND AND 3RD	0.00	406.08	0.00	0.00	0.00	87.96	0.00	0.00	7.20	0.00	0.00	0.00	398.88
1	FIRST FLOOR	0.00	203.04	0.00	0.00	0.00	49.30	0.00	0.00	3.60	0.00	0.00	0.00	199.44
1	FOURTH FLOOR	0.00	145.00	0.00	0.00	0.00	31.56	0.00	3.60	3.60	0.00	0.00	0.00	141.40
1	GROUND FLOOR	63.55	24.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.01
1	Total	63.55	778.58	0.00	0.00	0.00	168.82	0.00	3.60	14.40	0.00	0.00	0.00	827.73

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
1	FOURTH FLOOR	FLAT	1	29.78	8.94	0.00	38.72
1	FOURTH FLOOR	FLAT	1	29.86	3.43	0.00	33.29
1	FOURTH FLOOR	FLAT	1	29.86	8.75	0.00	38.61
1	FIRST FLOOR	FLAT	1	29.78	8.94	0.00	38.72
1	FIRST FLOOR	FLAT	1	29.86	8.75	0.00	38.61
1	FIRST FLOOR	FLAT	1	29.86	8.75	0.00	38.61
1	FIRST FLOOR	FLAT	1	29.78	8.94	0.00	38.72
1	TYPICAL FLOOR 2ND AND 3RD	FLAT	2	29.78	8.94	0.00	38.72
1	TYPICAL FLOOR 2ND AND 3RD	FLAT	2	29.86	8.75	0.00	38.61
1	TYPICAL FLOOR 2ND AND 3RD	FLAT	2	29.78	8.94	0.00	38.72
1	TYPICAL FLOOR 2ND AND 3RD	FLAT	2	29.86	3.43	0.00	33.29

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
1	Residential	1	2	15	7.50	15.00
Total	-	-	-	-	7.50	15.00
Visitors parking(5%)	-	-	-	-	0.38	0.75
Total	-	-	-	-	7.88	15.75

SCHEDULE OF OPENING:

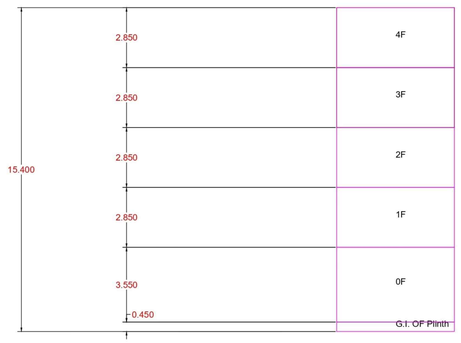
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
1	V	0.60	0.90	22
1	W1	1.80	2.10	8
1	W2	1.35	2.10	11
1	W	1.95	2.10	11

SCHEDULE OF OPENING:

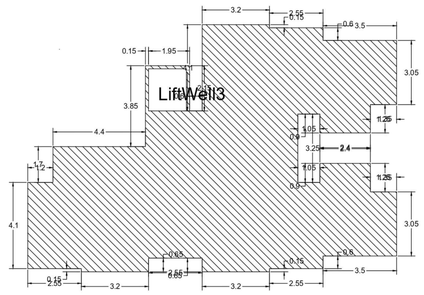
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
1	D2	0.75	2.10	22
1	D1	1.00	2.10	11
1	D	1.05	2.10	12

Project Details
Building Type : Building Development
Zone Type : Residential Zone - (R1)
Location : Non-Congested
Plot No : 0
Plot No : -
Sheet Name : Drawing No. - 40
Sheet No. : 1
Zone Number : zone-1
Plot Name : Chikanghar(PL)
Grade Value : 0.00

Signature Not Verified
Digitally signed by DHIRAJ BHAVAR SAWANT
Date: 2023.07.05 17:34:51 IST
Reason: Approved Drawing
Location: Kalyan Dombivali Municipal Corporation
Project Code : KDMCC-22-87422
Application Number : KDMCC/BP/23/00002
Proposal Number : 167543
Certificate Number : KDMCC/BP/2023/APL/00162



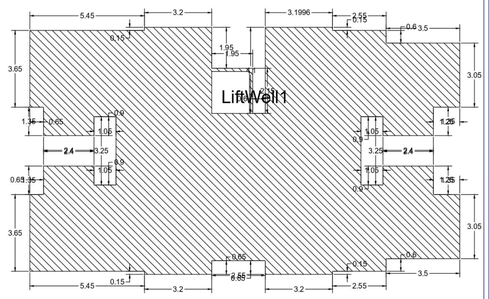
SECTION VIEW - 1



BUILT-UP AREA CALCULATION FOURTH FLOOR 1

BUILT UP AREA CALCULATION FOR FOURTH FLOOR 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.55	11.75	145.00
		BLOCK AREA TOTAL	=145.00Sq.M
LiftWell3	-	-	3.60
		TOTAL Deduction	=3.60Sq.M
		Net BuiltUp Area	=141.40 Sq.M

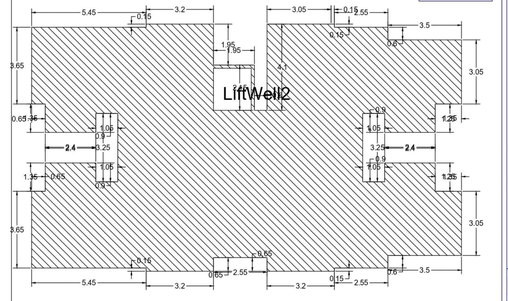


BUILT-UP AREA CALCULATION TYPICAL FLOOR 2ND AND 3RD 1

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR 2ND AND 3RD 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.45	11.75	203.04
		BLOCK AREA TOTAL	=203.04Sq.M
LiftWell1	-	-	3.60
		TOTAL Deduction	=3.60Sq.M
		Net BuiltUp Area	=199.44 Sq.M

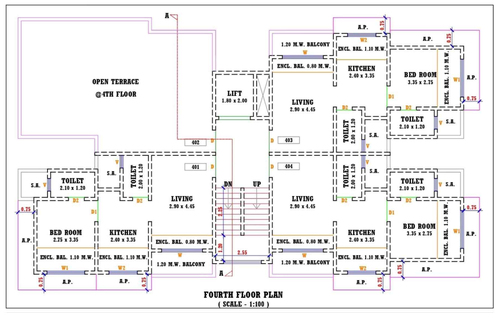
LEGENDS:
THE DRAWING MUST BE READ WITH THE APPROVED APPLICATION AND CONDITIONS (IF ANY) ATTACHED TO THE LEAP LICENCE INCLUDED ALL SHOWN OR NOT SHOWN ON THE DRAWING. ANY OTHER USE, SHOWN DRAWN EXCEPTING FOR WHICH AUTHORIZED



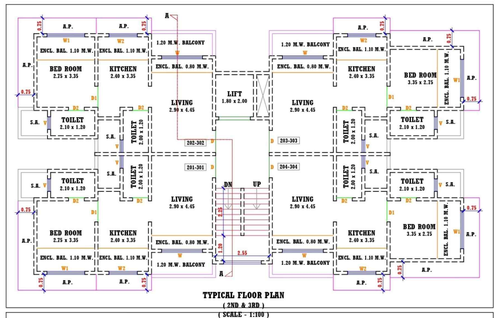
BUILT-UP AREA CALCULATION FIRST FLOOR 1

BUILT UP AREA CALCULATION FOR FIRST FLOOR 1

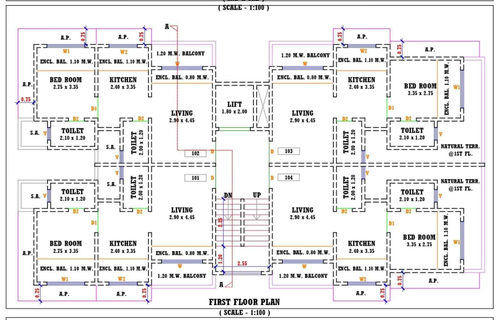
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.45	11.75	203.04
		BLOCK AREA TOTAL	=203.04Sq.M
LiftWell2	-	-	3.60
		TOTAL Deduction	=3.60Sq.M
		Net BuiltUp Area	=199.44 Sq.M



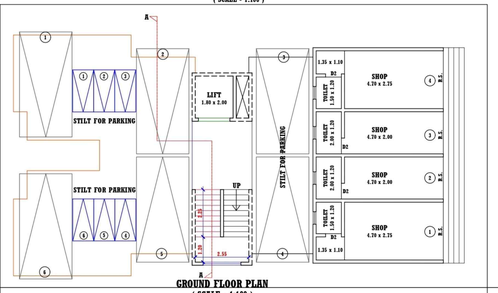
FOURTH FLOOR PLAN
(SCALE - 1:100)



TYPICAL FLOOR PLAN
(2ND & 3RD)
(SCALE - 1:100)



FIRST FLOOR PLAN
(SCALE - 1:100)



GROUND FLOOR PLAN
(SCALE - 1:100)

PARKING AREA STATEMENT

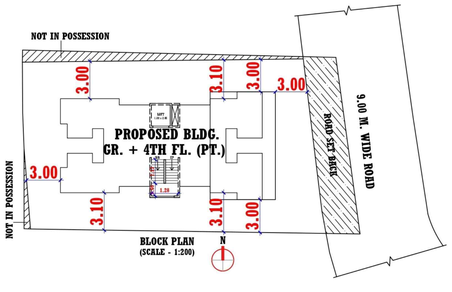
ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE 2 CAR & 1 SCOOTER	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 1 CAR & 1 SCOOTER	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. 2 SCOOTER	15 NOS	NIL	15 NOS
6) SHOPS AND OTHER COMMERCIALS USERS AREA 0.00 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.MT. 2 CAR & 6 SCOOTER PARKING)	NIL	NIL	NIL
7) ADDITION 5% RESI. VISITOR PARKING (5% of 1 TO 5)	NIL	NIL	0 NOS
8) TOTAL PARKING CAR	NIL	NIL	COMM. - NIL RESI. - 15 NOS
TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 8) AS PER UDCPR REGULATION NO. 8.2.2 TABLE NO.8C	NIL	NIL	15 NOS
TOTAL PROPOSED PARKING CAR	NIL	6 NOS	6 NOS

COMPOSITE PARKING (1 CAR = 6 SCOOTER) 2 CAR X 6 = 12 NOS

FORM OF STATEMENT - 1
SR.NO.9 (g)

AREA DETAIL OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS			AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
- -	1ST TO 4TH FLOOR	12 NOS	1ST TO 3RD FLOOR	101-301	29.78 SQ.MT.	11.36 SQ.MT.	NIL
				102-302	29.78 SQ.MT.	11.36 SQ.MT.	NIL
				103-303	29.86 SQ.MT.	11.19 SQ.MT.	NIL
				104-304	29.86 SQ.MT.	11.19 SQ.MT.	NIL
		03 NOS	4TH FLOOR	401	20.36 SQ.MT.	8.17 SQ.MT.	NIL
				403	29.86 SQ.MT.	11.19 SQ.MT.	NIL
				404	29.86 SQ.MT.	11.19 SQ.MT.	NIL



PROPOSED BLDG. ON PLOT BEARING S.NO. 40 H. NO. 1/E AT VILL. - CHIKANGHAR, TAL. KALYAN, DIST. THANE.

SHEET NO.
1/1

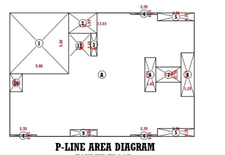
AREA STATEMENT			SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)		--
(a)	As per ownership document (7/12, CTS extract)		460.00
(b)	as per measurement sheet (460.00 - 16.00)		444.00
(c)	as per site		--
2.	Deductions for		
(a)	Proposed D.P. / D.P. Road widening Area	6.00 M.W. EXISTING ROAD	22.00
		9.00 M.W. D.P. ROAD	36.00
(b)	Any D.P. Reservation area		--
	(Total a+b)		58.00
3.	BALANCE AREA OF PLOT (1-2)		386.00
4.	Amenity Space (if applicable)		
(a)	Required -		--
(b)	Adjustment of 2(b), if any -		--
(c)	Balance Proposed -		--
5.	Net Plot Area [3-4(c)]		386.00
6.	Recreational Open space (if applicable)		--
(a)	Required -		--
(b)	Proposed -		--
7.	Internal Road area		--
8.	Plotable area (if applicable)		--
9.	Built up area with reference to Basic F.S.I. as per front road width (386.00 x 1.10)		424.60
10.	Addition of FSI on payment of premium		--
(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	6.00 M.W. EXISTING ROAD	22.00
		9.00 M.W. D.P. ROAD (36.00 x 2.00)	72.00
(b)	In-situ area against Amenity Space if handed over		--
	[2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]		--
(c)	TDR area		
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]		94.00
12.	Additional FSI area under Chapter No. 7		--
13.	Total entitlement of FSI in the proposal		--
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable		518.60
(b)	Ancillary Area FSI upto 60% with payment of charges COMM. 35.30 X 60%		28.24
	RESI. 483.30 X 60%		289.98
(c)	Total entitlement (a + b)		836.82
14.	Maximum utilization limit 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 1.5 or 1.8)		--
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)		--
(a)	Existing Built-up Area		--
(b)	Proposed Built-up Area (as per 'P-Line')		827.76
(c)	Total (a + b)		827.76
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		0.98
17.	Area for Inclusive Housing, if any		--
(a)	Required (20% of Sr. No. 5)		--
(b)	Proposed		--

P-LINE AREA STATEMENT

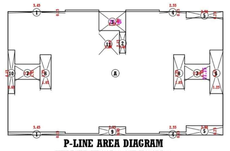
FLOOR	P-LINE AREA SQ.MT.		
	COMMERCIAL	RESIDENTIAL	TOTAL AREA
GROUND FLOOR	63.55	24.46	88.01
FIRST FLOOR	- -	199.45	199.45
SECOND FLOOR	- -	199.45	199.45
THIRD FLOOR	- -	199.45	199.45
FOURTH FLOOR	- -	141.40	141.40
TOTAL AREA	63.55	764.21	827.76

TENEMENT DETAIL OF BUILDING

BUILDING NO.	FLOOR NO.	TENEMENTS NO.
- -	1ST TO 4TH FLOOR	1 BHK = 1 NOS
		1 BHK = 14 NOS



P-LINE AREA DIAGRAM
FOURTH FLOOR
(SCALE - 1:200)



P-LINE AREA DIAGRAM
TYPICAL FLOOR (1ST TO 3RD)
(SCALE - 1:200)

P-LINE AREA DIAGRAM
GROUND FLOOR (RESIDENTIAL)
(SCALE - 1:200)

P-LINE AREA DIAGRAM
GROUND FLOOR (COMMERCIAL)
(SCALE - 1:200)

P-LINE AREA CALCULATION

FOURTH FLOOR								
A	17.55	X	11.75	X	1 NOS	=	206.21 SQ.MT.
					TOTAL ADDITION	=	206.21 SQ.MT.
DEDUCTIONS							
1	5.60	X	5.80	X	1 NOS	=	32.48 SQ.MT.
2	2.70	X	1.95	X	1 NOS	=	5.27 SQ.MT.
3	0.60	X	2.15	X	1 NOS	=	1.29 SQ.MT.
4	2.55	X	0.15	X	3 NOS	=	1.15 SQ.MT.
5	3.50	X	0.75	X	2 NOS	=	5.25 SQ.MT.
6	1.95	X	3.25	X	1 NOS	=	6.34 SQ.MT.
7	2.40	X	1.45	X	1 NOS	=	3.48 SQ.MT.
8	1.25	X	4.15	X	1 NOS	=	5.19 SQ.MT.
9	2.55	X	0.65	X	1 NOS	=	1.66 SQ.MT.
10	1.20	X	1.20	X	1 NOS	=	2.04 SQ.MT.
11	1.80	X	2.00	X	1 NOS	=	3.60 SQ.MT.
					TOTAL DEDUCTION	=	64.82 SQ.MT.
TOTAL P-LINE AREA						=	141.40 SQ.MT.

P-LINE AREA CALCULATION

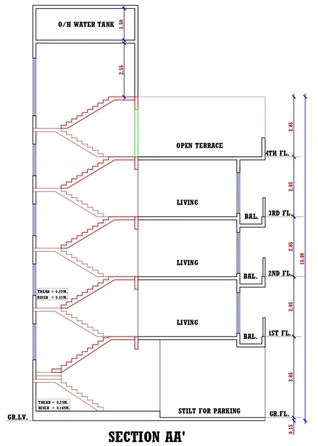
TYPICAL FLOOR (1ST TO 3RD)							
A	20.45	X	11.75	X	1 NOS	=	240.29 SQ.MT.
					TOTAL ADDITION	=	240.29 SQ.MT.
DEDUCTIONS							
1	5.45	X	0.15	X	2 NOS	=	1.64 SQ.MT.
2	0.60	X	2.15	X	1 NOS	=	1.29 SQ.MT.
3	2.55	X	1.95	X	1 NOS	=	4.97 SQ.MT.
4	2.55	X	0.15	X	2 NOS	=	0.77 SQ.MT.
5	3.50	X	0.75	X	2 NOS	=	5.25 SQ.MT.
6	1.25	X	4.15	X	1 NOS	=	5.19 SQ.MT.
7	2.40	X	1.45	X	2 NOS	=	6.96 SQ.MT.
8	1.95	X	3.25	X	2 NOS	=	6.33 SQ.MT.
9	2.55	X	0.65	X	1 NOS	=	1.66 SQ.MT.
10	0.65	X	4.15	X	1 NOS	=	2.70 SQ.MT.
11	1.80	X	2.00	X	1 NOS	=	3.60 SQ.MT.
					TOTAL DEDUCTION	=	40.86 SQ.MT.
TOTAL P-LINE AREA						=	199.43 SQ.MT.

P-LINE AREA CALCULATION

GROUND FLOOR (COMMERCIAL)							
1	6.20	X	10.25	X	1 NOS	=	63.55 SQ.MT.
					TOTAL ADDITION	=	63.55 SQ.MT.

P-LINE AREA CALCULATION

GROUND FLOOR							
1	2.10	X	2.15	X	1 NOS	=	4.52 SQ.MT.
2	2.85	X	2.00	X	1 NOS	=	19.95 SQ.MT.
					TOTAL ADDITION	=	24.46 SQ.MT.



SECTION AA'
SCALE (1:100)

CERTIFICATE OF AREA

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25 07 2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 460.00 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS. SIGNATURE

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CERTIFIED 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

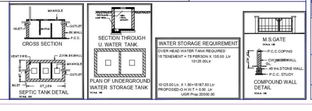
P.O.A /OWNERS 'S NAME & SIGNATURE

SHRI. ARJUN VISHNU MHATRE.

EMERGE ARCHITECT & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS & CONSULTANTS
C-2 RIMJHIM APARTMENT, BEHAVE ROAD, KALYAN (WEST) - 421 301. MOB. 989 606 4181.

(DHIRAJ BHARAT PATIL)
(ARCHITECT)

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
	1	1:100	PRAVIN BULE.	YASH	CA / 2016 / 79131



WATER STORAGE REQUIREMENT
OVER-HEAD WATER TANK REQUIRED
18 TENAMENT = 18 PERSON X 150.00 LIT
107.00 Sq.m

Area Statement		SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	--
(a)	As per ownership document (7/12, CTS extract)	460.00
(b)	as per measurement sheet (460.00 - 16.00)	444.00
(c)	as per site	--
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area	6.00 M.W. EXISTING ROAD 22.00
		9.00 M.W. D.P. ROAD 36.00
(b)	Any D.P. Reservation area	--
	(Total a+b)	58.00
3.	BALANCE AREA OF PLOT (1-2)	386.00
4.	Amenity Space (if applicable)	
(a)	Required -	--
(b)	Adjustment of 2(b), if any -	--
(c)	Balance Proposed -	--
5.	Net Plot Area [3-4(c)]	386.00
6.	Recreational Open space (if applicable)	--
(a)	Required -	--
(b)	Proposed -	--
7.	Internal Road area	--
8.	Plotable area (if applicable)	--
9.	Built up area with reference to Basic F.S.I. as per front road width (386.00 x 1.10)	424.60
10.	Addition of FSI on payment of premium	--
(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 6.00 M.W. EXISTING ROAD	22.00
	9.00 M.W. D.P. ROAD (36.00 x 2.00)	72.00
(b)	In-situ area against Amenity Space if handed over	--
	[2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	--
(c)	TDR area	--
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	94.00
12.	Additional FSI area under Chapter No. 7	--
13.	Total entitlement of FSI in the proposal	--
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable	518.60
(b)	Ancillary Area FSI upto 60% with payment of charges COMM. 35.30 X 60%	28.24
	RESI. 483.30 X 60%	289.98
(c)	Total entitlement (a + b)	836.82
14.	Maximum utilization limit 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 1.5 or 1.8)	--
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	--
(a)	Existing Built-up Area	--
(b)	Proposed Built-up Area (as per 'P-Line')	827.76
(c)	Total (a + b)	827.76
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.98
17.	Area for Inclusive Housing, if any	--
(a)	Required (20% of Sr. No. 5)	--
(b)	Proposed	--

Town Planner
Date: 20/06/2023

Assistant Town Planner
Date: 10/06/2023

Junior Engineer
Date: 17/06/2023

Name Of : Owner Arjun Vishnu Mhatre

Postal Address : VIRAJ NIWAS, BEHIND BIRLA COLLEGE,NEAR DATT MANDIR,Kalyan D.c , Kalyan, Thane-421301,Maharashtra

Phone No.: 8108237774

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING OFI CTS. NO./SURVEY NO. - 40

SITE ADDRESS :
S. NO. 40, H. NO. 1/E, VILLAGE - CHIKANGHAR

Name Of Architect : Dhiraj Bharat Patil

LOGO	ADDRESS OF OFFICE
EMERGE ARCHITECT & ASSOCIATES ARCHITECTS, INTERIOR DESIGNERS & CONSULTANTS	OFFICE : C-7, Hibiscus Apartment, Barave Road, Kalyan west

OWNER'S SIGN
Signature Not Verified
Digitally signed by ARJUN VISHNU MHATRE
Date: 2023.07.05 17:35:11 IST
Reason: Approved Drawing
Location: Kalyan Dombivali Municipal Corporation

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by DHIRAJ BHARAT PATIL
Date: 2023.07.05 17:35:11 IST
Reason: Approved Drawing
Location: Kalyan Dombivali Municipal Corporation

SCALE : 1:100	Date: 20/03/23
JOB NO - KDMCC-22-87422	CHECK BY - -

SUBMISSION DRAWING