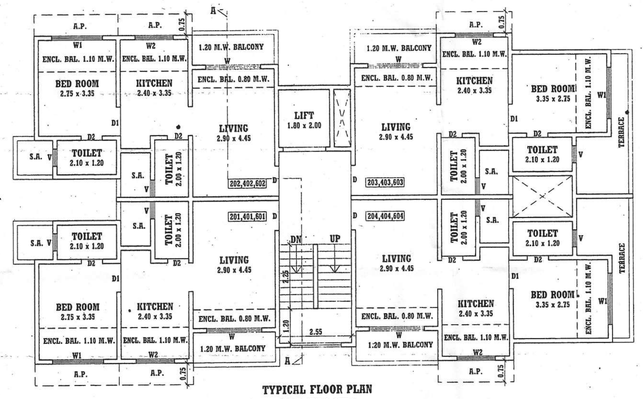
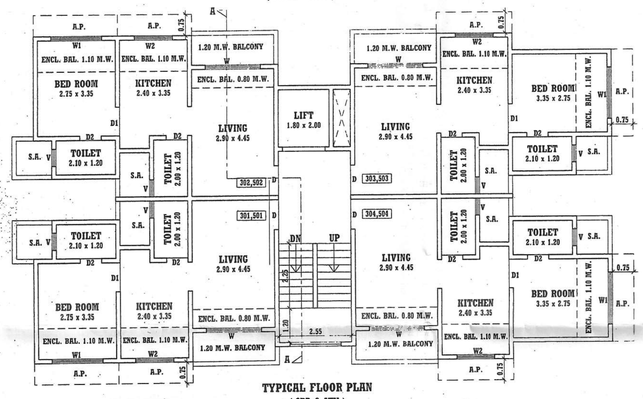
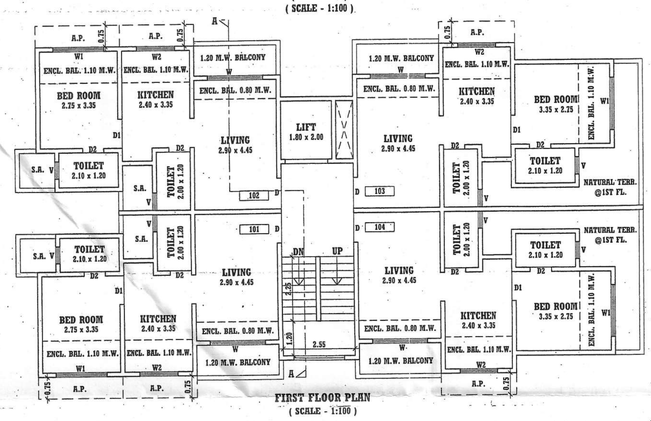


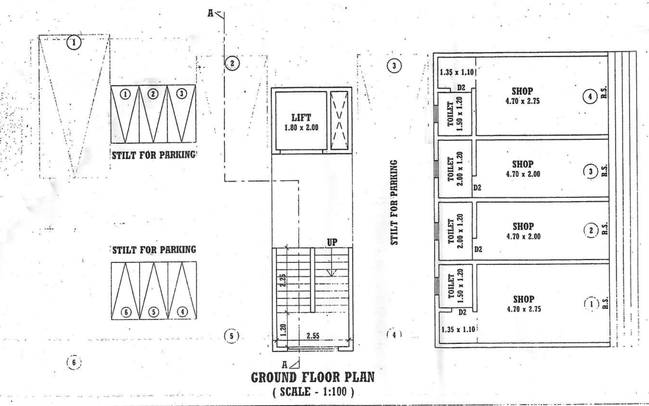
TYPICAL FLOOR PLAN
(2ND,4TH & 6TH)
(SCALE - 1:100)



TYPICAL FLOOR PLAN
(3RD & 5TH)
(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	24 NOS	NIL	24 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	1 NOS
8) TOTAL PARKING CAR	NIL	NIL	COMM. - NIL RESI. - 25 NOS
TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 8) AS PER UDCPR REGULATION NO. 8.2.2 TABLE NO.8C	NIL	NIL	25 NOS
TOTAL PROPOSED PARKING CAR	NIL	6 NOS	6 NOS

COMPOSITE PARKING (1 CAR = 6 SCOOTER) 4 CAR X 6 = 24 NOS

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

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS		AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
AREA DETAIL OF APARTMENT						
--	1ST TO 6TH FLOOR	12 NOS	1ST,3RD & 5TH FLOOR	101,301,501 29.78 SQ.MT.	11.36 SQ.MT.	NIL
				102,302,502 29.78 SQ.MT.	11.36 SQ.MT.	NIL
				103,303,503 29.86 SQ.MT.	11.19 SQ.MT.	NIL
				104,304,504 29.86 SQ.MT.	11.19 SQ.MT.	NIL
		12 NOS	2ND,4TH & 6TH FLOOR	201,401,601 29.78 SQ.MT.	11.36 SQ.MT.	NIL
				202,402,602 29.78 SQ.MT.	11.36 SQ.MT.	NIL
				203,403,603 29.86 SQ.MT.	11.19 SQ.MT.	5.44 SQ.MT.
				204,404,604 29.86 SQ.MT.	11.19 SQ.MT.	5.44 SQ.MT.

P-LINE AREA CALCULATION

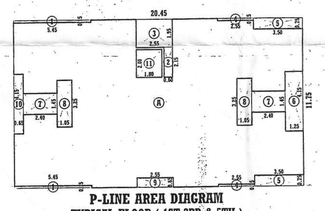
TYPICAL FLOOR (1ST,3RD & 5TH)

A	20.45	X	11.75	X 1 NO	=	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 NO	=	1.29 SQ.MT.
3	2.55	X	1.95	X 1 NO	=	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 NO	=	5.19 SQ.MT.
7	2.40	X	1.45	X 2 NOS	=	6.96 SQ.MT.
8	1.05	X	3.25	X 2 NOS	=	6.83 SQ.MT.
9	2.55	X	0.65	X 1 NO	=	1.66 SQ.MT.
10	0.65	X	4.15	X 1 NO	=	2.70 SQ.MT.
11	1.80	X	2.00	X 1 NO	=	3.60 SQ.MT.
				TOTAL DEDUCTION	=	40.86 SQ.MT.
TOTAL P-LINE AREA					=	199.45 SQ.MT.

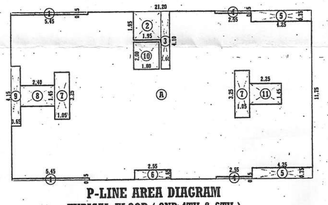
P-LINE AREA CALCULATION

TYPICAL FLOOR (2ND,4TH & 6TH)

A	21.20	X	11.75	X 1 NO	=	249.10 SQ.MT.
				TOTAL ADDITION	=	249.10 SQ.MT.
DEDUCTIONS						
1	5.45	X	0.15	X 2 NOS	=	1.64 SQ.MT.
2	1.95	X	1.95	X 1 NO	=	3.80 SQ.MT.
3	0.60	X	4.10	X 1 NO	=	2.46 SQ.MT.
4	2.55	X	0.15	X 2 NOS	=	0.77 SQ.MT.
5	4.25	X	0.75	X 2 NOS	=	6.38 SQ.MT.
6	2.55	X	0.65	X 1 NO	=	1.66 SQ.MT.
7	1.05	X	3.25	X 2 NOS	=	6.83 SQ.MT.
8	2.40	X	1.45	X 1 NO	=	3.48 SQ.MT.
9	0.65	X	4.15	X 1 NO	=	2.70 SQ.MT.
10	1.80	X	2.00	X 1 NO	=	3.60 SQ.MT.
11	2.25	X	1.45	X 1 NO	=	3.26 SQ.MT.
				TOTAL DEDUCTION	=	36.56 SQ.MT.
TOTAL P-LINE AREA					=	212.54 SQ.MT.



P-LINE AREA DIAGRAM
TYPICAL FLOOR (1ST,3RD & 5TH)
(SCALE - 1:200)



P-LINE AREA DIAGRAM
TYPICAL FLOOR (2ND,4TH & 6TH)
(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

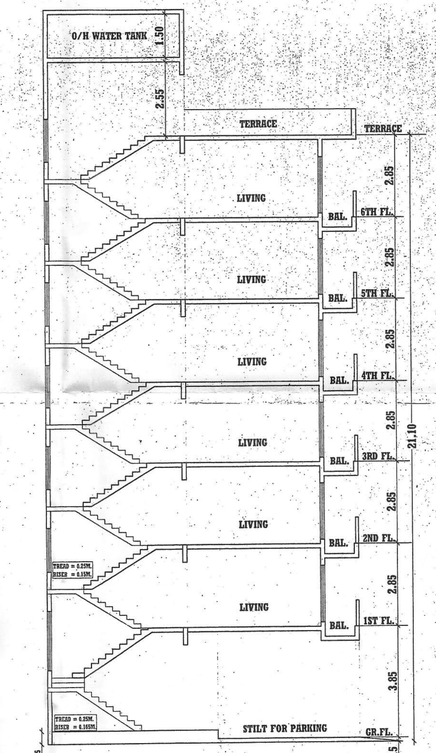
GROUND FLOOR (COMMERCIAL)

1	6.20	X	10.25	X 1 NO	=	63.55 SQ.MT.
				TOTAL ADDITION	=	63.55 SQ.MT.

P-LINE AREA CALCULATION

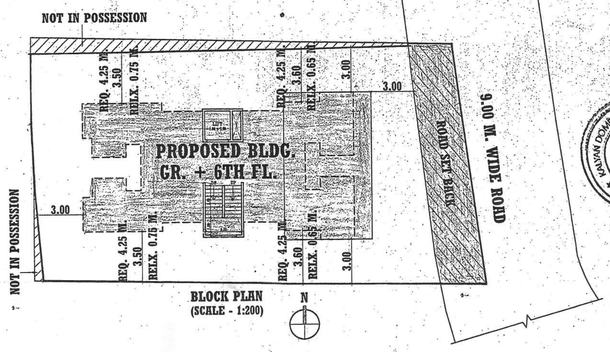
GROUND FLOOR

1	2.10	X	2.15	X 1 NO	=	4.52 SQ.MT.
2	2.85	X	7.00	X 1 NO	=	19.95 SQ.MT.
				TOTAL ADDITION	=	24.46 SQ.MT.



SECTION AA'
SCALE (1:100)

NOT IN POSSESSION



BLOCK PLAN
(SCALE - 1:200)

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	--	212.54	212.54
THIRD FLOOR	--	199.45	199.45
FOURTH FLOOR	--	212.54	212.54
FIFTH FLOOR	--	199.45	199.45
SIXTH FLOOR	--	212.54	212.54
TOTAL AREA	63.55	1260.43	1323.98

TENEMENT DETAIL OF BUILDING

BUILDING NO.	FLOOR NO.	TENEMENTS NO.
--	1ST TO 6TH FLOOR	1 BHK = 24 NOS

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

SHEET NO. 1/1

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMCC/B/2023/APL/0001621135
Date :- 25/10/2024
ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation
SANCTIONED

KALYAN DOMBIVLI MUNICIPAL CORPORATION कल्याण डोंबिवली महानगरपालिका जि. ठाणे. DIST. THANE

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	50% OF 444.00	222.00
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	40% X 444.00 = 177.60 - (22.00 + 72.00)	83.60
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]		177.60
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		824.20
(b)	Ancillary Area FSI upto 60% with payment of charges	COMM. 35.30 X 80%	28.24
		RESI. 788.90 X 60%	473.34
(c)	Total entitlement (a + b)		1325.78
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 8.1 or 8.2 or 8.3 or 6.4 as applicable) x 1.6 or 1.5)		--
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')		1323.98
(c)	Total (a + b)		1323.98
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		0.99
17.	Area for Inclusive Housing, if any		--
(a)	Required (20% of Sr. No. 5)		--
(b)	Proposed		--

CERTIFICATE OF AREA

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25 01 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 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

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

SHRI. ARJUN VISHNU MHATRE.

EMERGE ARCHITECT & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS & ENGINEERS
C -7 HIBISCUS APARTMENT, ABHAYE ROAD, BALTAN (WEST) - 421 304. MOB. 909 896 4838.

(ARCHITECT)

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	1	1:100	PRAVIN BULE.	YASH