ROYALMEADOWS

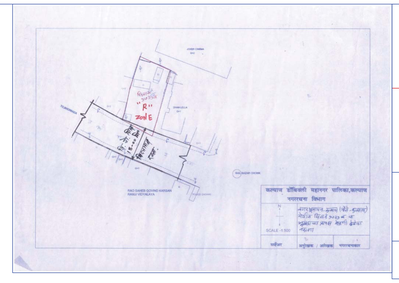
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
ROYAL MEADOWS	TYPICAL 3RD TO 4TH FLOOR	0.00	530.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.52	0.00	0.00	467.74
ROYAL MEADOWS	2ND FLOOR	0.00	265.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.26	0.00	0.00	233.87
ROYAL MEADOWS	1ST FLOOR	281.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.05	0.00	0.00	275.55
ROYAL MEADOWS	GROUND FLOOR	161.67	0.00	0.00	0.00	0.00	0.00	0.00	5.60	5.60	0.00	0.00	0.00	156.07
ROYAL MEADOWS	Total	443.27	795.39	0.00	0.00	0.00	0.00	0.00	5.60	5.60	99.83	0.00	0.00	1133.23

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	695.65	329.22	592.60	0.00	268.80	239.20	2125.47	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	695.65	0.00	52.08	0.00	268.00	117.50	1133.23	0.00	1133.23
9.6 Index Consumed	1.09	0.00	0.07	0.00	0.00	0.00	1.17	0.00	0.00

Area utilisation of Roads and Reservations

Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type	reseravation no	Name						
-	-	18.00.m DP Road Widening	26.04	52.08	1.30	53.38	0.00	0.00
-	-	Total	26.04	52.08	1.30	53.38	52.08	1.30



Owner details

Owner Name	Postal Address	Contact Number
SIDDH ENTERPRISES	BLOCK NO. 1, MAHAVIR SHOPPING CENTRE,S.P. ROAD,Kalyan,Thane,Maharashtra-421301	9820247674
JAYESH DUNGARSHI GALA AND OTHERS	KALYAN	

Signature valid

Digitally signed by DISHA PRAKASH SAWANT
Date: 2023.12.01 18:23:30 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/2023/00210
Application Number : KDMC/2023/00210
Proposal Number : 216760
Certificate Number : KDMCC/B/2023/APL/00279

Town Planner
Date: 26/10/2023

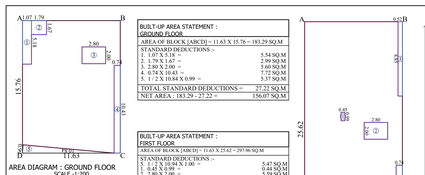
Assistant Town Planner
Date: 26/10/2023

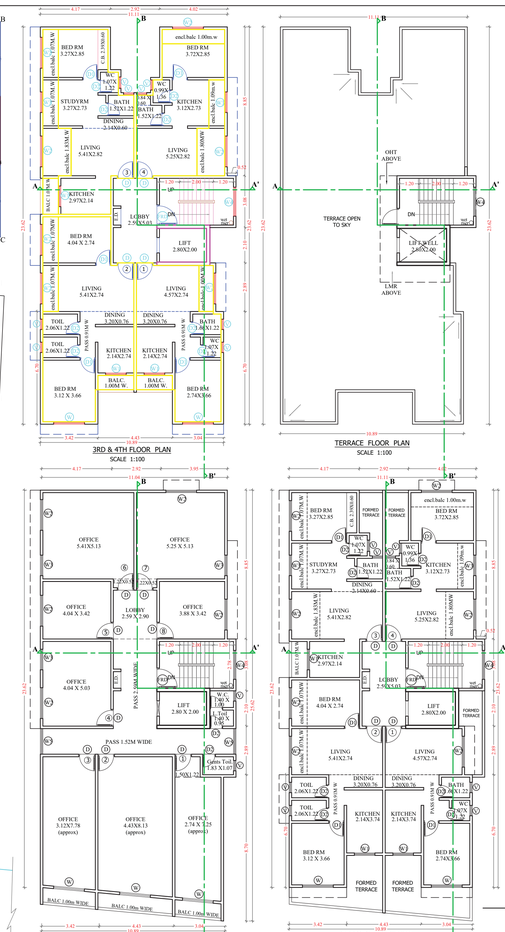
Assistant Engineer
Date: 31/10/2023

Surveyor
Date: 13/10/2023



SECTION VIEW - ROYAL MEADOWS





PARKING AREA STATEMENT

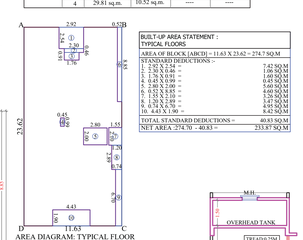
COMMERCIAL	PROPOSED CARPET AREA IN SQ.MT.	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	ADDITIONAL 5% VISITORS PARKING CAR	ADDITIONAL 5% VISITORS PARKING SCOOTER	MULTIPLYING FACTOR	MIN. REQUIRED PARKING CAR	MIN. REQUIRED PARKING SCOOTER
FOR EVERY 100.00 SQ.MT. AREA OR FRACTION THERE OF - 2 CARS & 6 SCOOTERS	290.09	06	17	-	-	6X0.80=05 17X0.80=14	05	14
RESIDENTIAL	NO. OF TENEMENTS					(ONLY FOR 4W)		
FOR EVERY 2 TENEMENT LESS THAN 30 SQ.MT. 1 CAR & 2 SCOOTERS	02 NOS	00	02	-	-			
FOR EVERY 2 TENEMENT BETWEEN 30 TO 40 SQ.MT. 1 CAR & 2 SCOOTERS	06 NOS	03	06	-	-	5X0.80=04	04	12
FOR EVERY 2 TENEMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 2 SCOOTERS	04 NOS	02	04	-	-			
TOTAL NO. OF PARKING	12 NOS	05	12				09	26
TOTAL REQUIRED PARKING							09	26
TOTAL PROPOSED PARKING							12	39

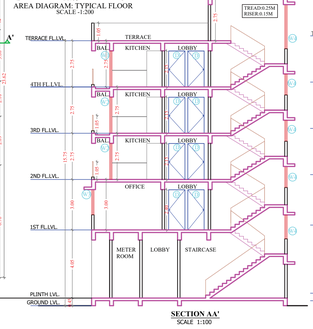
FLOORS	SHOP NO.	CARPET AREA AS PER RERA	LOFT CARPET AREA
GROUND FLOOR	1	29.84 sqm.	14.72 sq.m.
	2	44.00 sqm.	21.70 sq.m.
	3	28.32 sqm.	9.29 sq.m.
FIRST FLOOR	OFFICE NO.	CARPET AREA AS PER RERA	BALCONY CARPET AREA
	1	22.26 sqm.	2.33 sq.m.
	2	36.84 sqm.	3.78 sq.m.
	3	24.87 sqm.	2.66 sq.m.
	4	20.46 sqm.	
	5	13.96 sqm.	
	6	28.53 sqm.	
	7	27.71 sqm.	
	8	13.41 sqm.	

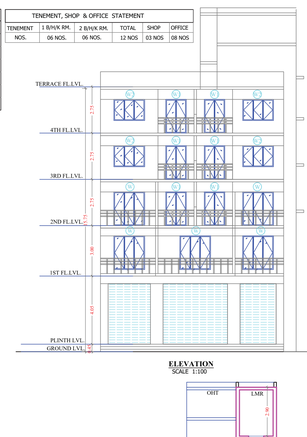
BUILT UP AREA STATEMENT	
FLOORS	AREA
GROUND FLOOR(commercial)	156.07 SQ.M.
1ST FLOOR(commercial)	275.55 SQ.M.
2ND FLOOR	233.87 SQ.M.
3RD FLOOR	233.87 SQ.M.
4TH FLOOR	233.87 SQ.M.
TOTAL	1,133.23 SQ.M.

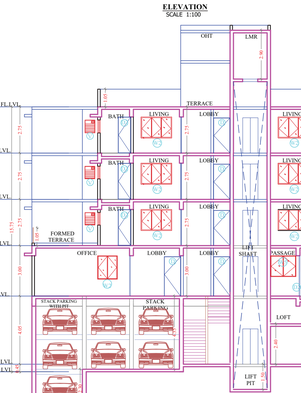
TENEMENT, SHOP & OFFICE STATEMENT					
TENEMENT NOS.	1 BHK/ RM. 06 NOS.	2 BHK RM. 06 NOS.	TOTAL 12 NOS	SHOP 03 NOS	OFFICE 08 NOS

FLOORS	FLAT NO.	CARPET AREA AS PER RERA	ENCLOSE BALCONY/ CARPET AREA	BALCONY CARPET AREA	FORMED TERRACE CARPET AREA
2ND FLOOR	1	42.76 sq.m.	-----	-----	18.11 sq.m.
	2	53.64 sq.m.	5.17sq.m.	-----	10.09 sq.m.
	3	39.83 sq.m.	10.28 sq.m.	1.96 sq.m.	4.37 sq.m.
	4	30.47 sq.m.	10.04 sq.m.	-----	4.69 sq.m.
3RD & 4TH FLOOR	1	37.04 sq.m.	2.32sq.m	1.81 sq.m.	-----
	2	50.75 sq.m.	5.17 sq.m.	1.81 sq.m.	-----
	3	39.04 sq.m.	10.28 sq.m.	1.96 sq.m.	-----
	4	29.81 sq.m.	10.52 sq.m.	-----	-----

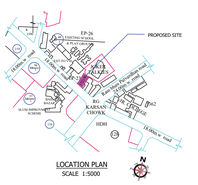








AREA UNDER 18M WIDE ROAD	
ROAD AREA CALCULATION	
ADDITIONS:	
1. 0.50 X 2.76 X 1.45	= 2.00 SQ.M.
2. 0.50 X 4.88 X 1.64	= 4.01 SQ.M.
3. 0.50 X 18.34 X 2.04	= 18.70 SQ.M.
4. 0.50 X 14.05 X 0.19	= 1.33 SQ.M.
	= 26.04 SQ.M.



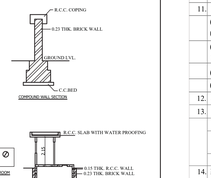


PLOT AREA STATEMENT	
SIDDH ENTERPRISES	= 608.95 SQ.MT.
MR. CHUMBLE	= 34.47 SQ.MT.
MR. KHANDELWAL	= 25.48 SQ.MT.
TOTAL	= 668.90 SQ.MT.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE (L x H)	AREA	DESCRIPTION
R.S.	2.53 X 3.60	9.10	ROLLING SHUTTER
R.S.	3.85 X 3.60	13.86	ROLLING SHUTTER
R.S.	2.15 X 3.60	7.74	ROLLING SHUTTER
FRD	1.20 X 2.15	2.58	T. W. FRAME PANELLED DOOR
D	0.90 X 2.15	2.52	T. W. FRAME PANELLED DOOR
D1	0.91 X 2.15	1.95	T. W. FRAME PANELLED DOOR
D2	0.76 X 2.15	1.63	T. W. FRAME PANELLED DOOR
W	1.85 X 2.15	3.93	ALMN. GLAZING WINDOW
W1	1.22 X 2.15	2.62	ALMN. GLAZING WINDOW
W2	1.83 X 1.25	2.28	ALMN. GLAZING WINDOW
W3	1.22 X 1.25	1.52	ALMN. GLAZING WINDOW
W4	1.72 X 1.25	2.15	ALMN. GLAZING WINDOW
W5	1.52 X 1.25	1.90	ALMN. GLAZING WINDOW
V	0.60 X 0.75	0.45	ALMN. LOUVERED WINDOW

NOTES:
BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWN IN YELLOW



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17 / 01 / 2012 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 S/ LAND RECORDS DEPT/CITY 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 JAYESH D. GALA

SHRI PRAKASH R. GOYAL

PARTNER OF -
M/S SIDDH ENTERPRISES

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.

PROFORMA - I		
A.	AREA STATEMENT	IN SQ.M
1.	AREA OF PLOT (Minimum area of a,b,c to be considered) No. and subplot No.	
	(a) As per ownership document (AS PER C.T.S.)	668.90
	(b) Area not in possession	10.45
	(c) Area of plot for development	658.45
2.	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P.Road widening area/Service Road/Highway widening. (18.00 mt. wide D.p. Road)	26.04
	(b) Any D. P. Reservation area	--
	TOTAL (a + b)	26.04
3.	BALANCE AREA OF PLOT (1 MINUS 2)	632.41
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)	632.41
	(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. (Sr.No.5 x basic FSI) (632.41 X 1.1)	695.65
10.	Addition of FSI on payment of premium.	
	(a) Maximum Permissible premium FSI-based on road width/TOD zone. 50%	329.22
	(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	
	(a) ROAD AREA = 26 .04 X 2 = 52.08	52.08
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c)	--
	(c) T.D.R.	
	(d) Total In-situ FSI/ TDR loading proposed (11(a) + (b) + (c))	52.08
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.	747.73
	(b) Ancillary area F.S.I. upto 60% or ~~60%~~ with payment of charges.	448.63
	(c) Total entitlement (a+b)	1,196.36
14.	Maximum utilisation of limitof FSI(building poential)Permissible as per Road width(as per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable)x(1.0 or1.8)	
15.	Total Built-up Area in proposal (excluding area at Sr.no.17b)	
	(a) Existing Built -up Area	--
	(b) Proposed Built -up Area (as per 'P-line')	1,133.23
	(c) Total (a+b)	1,133.23
18.	F.S.I. Consumed (15/ 3) (should not be more than sr.no.14 above)	
19.	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.no.5)	--
	(b) Proposed	--

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL AND RESIDENTIAL COMPLEX ON PLOT BEARING C.T.S.NO, 1721/B TAL - KALYAN, DISTRICT - THANE.

OWNERS NAME :

SHRI JAYESH D. GALA

SHRI PRAKASH R. GOYAL

PARTNER OF -
M/S SIDDH ENTERPRISES

SIGNATURE

SHOBHANA DESHPANDE Architect	CREATIONS ARCHITECTS & INTERIOR DESIGNERS A- 104/105 EVEREST TOWER, SANTOSHI MATA ROAD KALYAN (W) 421301 PHONE NO. 0251-2313140				
SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
AS SHOWN	11.08.2023	RUTUJA	S.D.	KYN / BLD/ 310	MUN / BLD /

Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	668.90
(a) As per ownership document (7/12, CTS extract)	668.90
(b) as per TILR or City Survey measurement sheet	668.90
(c) as per Demarcated drawing area	691.54
LESS	
2.Area not in possession	10.45
3. Entire area (1-2)	658.45
4.Deductions for	
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	26.04
(b) Any D.P. Reservation area	0.00
(Total a+b)	26.04
5.Balance area of plot (3-4)	632.41
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	632.41
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed____	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : BLOCK NO. 1, MAHAVIR SHOPPING CENTRE,S.P. ROAD,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :
Type of Proposal - Mixed
BUILDING ON CTS. NO./SURVEY NO.- 1721

SITE ADDRESS :
PRO COMMERCIAL AND RESIDENTIAL COMPLEX ON PLOT BEARING C.T.S.NO. 1721/B,TAL.-KALYAN, DISTRICT - THANE.

Name Of Architect : SHOBHANA JAYANT DESHPANDE

LOGO	ADDRESS OF OFFICE - OFFICE - KALYAN

OWNERS SIGN : Signature valid
TECHNICAL PERSON SIGN : Signature valid

SCALE - 1:100	Date: 06/10/23
JOB NO - KDMCC-23-79917	CHECK BY - -

SUBMISSION DRAWING