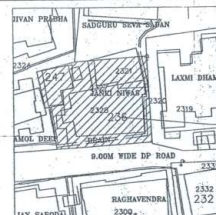
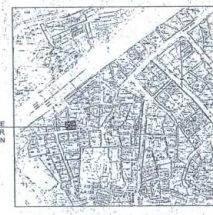


PLOT AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATIONS				
SR. NO.	ADDITIONS			AREA
1	0.50	X	15.82	7.91
2	0.50	X	14.68	7.34
3	0.50	X	25.73	12.86
4	0.50	X	25.73	12.86
5	0.50	X	21.19	10.59
TOTAL (NET PLOT)				357.70
ROAD AREA CALCULATIONS				
SR. NO.	ADDITIONS			AREA
6	0.50	X	19.66	9.83
7	0.50	X	19.55	9.77
TOTAL (ROAD CUTTING)				19.60



BLOCK PLAN
SCALE 1:250



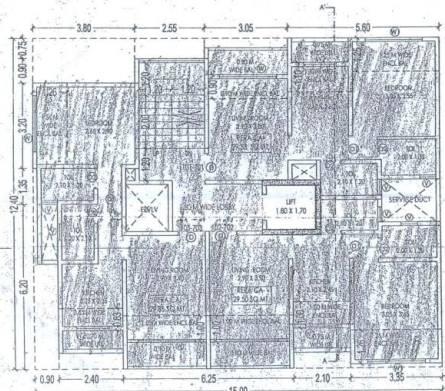
LOCATION PLAN
SCALE 1:2000



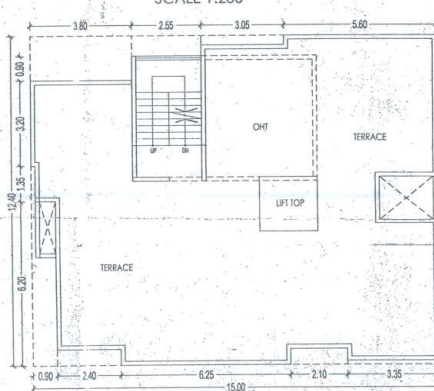
SECTION OF PROPOSED BUILDING
SCALE 1:200

P LINE AREA STATEMENT				
FLOOR	COMMERCIAL AREA IN SQ.MTR	RESIDENTIAL AREA IN SQ.MTR		
GROUND FLOOR	94.79	157.44		
1st FLOOR	-	157.44		
2nd FLOOR	-	157.44		
3rd FLOOR	-	157.44		
4th FLOOR	-	157.44		
5th FLOOR	-	157.44		
6th FLOOR	-	157.44		
7th FLOOR	-	157.44		
TOTAL	94.79	1102.08		
Commercial Plinth	94.79			
BASIC	52.66	42.13		
Residential Plinth		1102.08		
BASIC	688.80	413.28		
Total Plinth		1196.87		

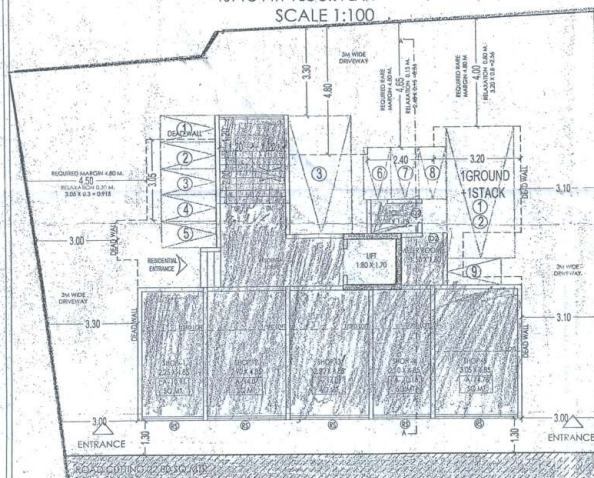
P LINE AREA CALCULATION FOR TYPICAL FLOOR				
AREA	A	B	NO.	AREA (SQ.M)
1	3.80	X	1.65	6.27
2	2.55	X	0.75	1.91
3	3.05	X	0.35	1.07
4	0.15	X	1.35	0.20
5	0.35	X	0.60	0.21
6	0.80	X	0.90	0.72
7	1.55	X	1.80	2.79
8	2.15	X	1.65	3.55
9	0.90	X	6.20	5.58
10	2.40	X	0.60	1.44
11	2.10	X	0.60	1.26
12	0.19	X	3.35	0.63
LIFT	1.8	X	1.7	3.06
TOTAL LIFT AREA				3.06
TOTAL DEDUCTIONS				
TOTAL B.U.A. AREA	186.00	-	(B+C)	157.44
TOTAL BUA				157.44



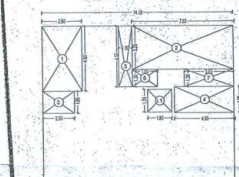
1ST TO 7TH FLOOR PLAN
SCALE 1:100



TERRACE PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



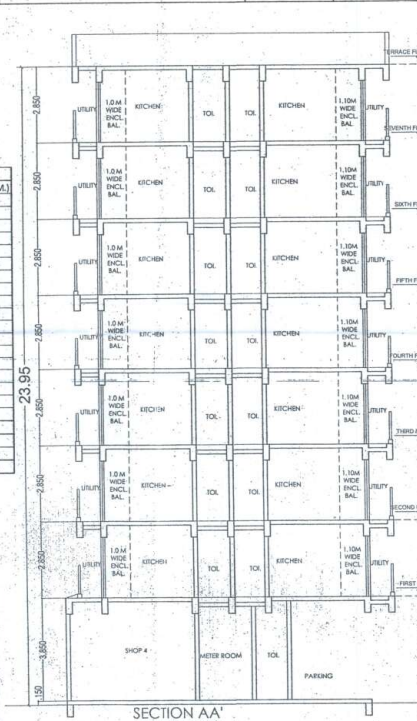
AREA DIAGRAM GROUND FLOOR PLAN
SCALE 1:200

P LINE AREA CALCULATION FOR GROUND FLOOR COMMERCIAL				
AREA	A	B	NO.	AREA (SQ.M)
1	2.80	X	4.85	13.58
2	7.60	X	3.25	24.70
3	2.30	X	1.65	3.80
4	4.50	X	1.95	8.78
5	1.00	X	4.55	4.55
6	1.85	X	1.30	2.41
7	3.65	X	1.30	4.75
LIFT	1.8	X	1.7	3.06
TOTAL LIFT AREA				3.06
TOTAL DEDUCTIONS				
TOTAL B.U.A. AREA	162.15	-	(B+C)	94.79
TOTAL BUA				94.79

Unit No.	Description	RERA Carpet Area (Sq.M.)	Enclosed Balcony (Sq.M.)	Balcony (Sq.M.)	TOTAL AREA (SQ.MT.)
101 - 701	1BHK	29.38	8.57	4.18	42.13
102 - 702	1BHK	29.50	8.55	4.19	42.24
103 - 703	1BHK	29.85	8.16	4.18	42.19

Commercial Area Statement			
Shop No.	RERA Carpet Area (Sq.M.)	LOFT AREA (Sq.M.)	TOTAL Area (Sq.M.)
Shop No. 1	10.91	3.64	14.55
Shop No. 2	14.07	4.69	18.76
Shop No. 3	14.07	4.69	18.76
Shop No. 4	10.18	3.39	13.57
Shop No. 5	14.78	7.39	22.17
Total	64.01	23.80	87.81

PARKING SCHEDULE FOR RESIDENTIAL OCCUPANCY - NON CONGESTED AREA				
SR. NO.	DESCRIPTION ABOUT CARPET AREA	NO. OF CAR PARKING REQUIRED AS PER R.F. FACTOR	NO. OF TWO WHEELER PARKING REQUIRED AS PER R.F. FACTOR	NO. OF TWO WHEELER PARKING REQUIRED AS PER R.F. FACTOR
1	FOR 2 TEN. - CA < 80 SQ.M	21	0.00	16.80
2	FOR 2 TEN. - 80 SQ.M < CA < 400 SQ.M	0	0.00	0.00
3	FOR 2 TEN. - 400 SQ.M < CA < 800 SQ.M	0	0.00	0.00
4	FOR 2 TEN. - 800 SQ.M < CA < 1500 SQ.M	0	0.00	0.00
5	FOR 2 TEN. - 1500 SQ.M < CA	0	0.00	0.00
TOTAL REQUIRED PARKING		21	0.00	16.80
PARKING SCHEDULE FOR COMMERCIAL OCCUPANCY - NON CONGESTED AREA				
SR. NO.	DESCRIPTION ABOUT CARPET AREA	NO. OF CAR PARKING REQUIRED AS PER R.F. FACTOR	NO. OF TWO WHEELER PARKING REQUIRED AS PER R.F. FACTOR	NO. OF TWO WHEELER PARKING REQUIRED AS PER R.F. FACTOR
1	FOR EVERY 100 SQ.M AND FRACTION THERE OF	64	1.00	3.1
TOTAL REQUIRED PARKING		64	1.00	3.1
TOTAL PARKING SCHEDULE FOR RESIDENTIAL, COMMERCIAL AND OFFICE OCCUPANCY AREA				
TOTAL CAR PARKING REQUIRED		85	1.00	20.9
TOTAL TWO WHEELER PARKING REQUIRED				
1 + 2 (CONVERTED BIKES) = 3.20				23 BIKES
CAR PARKING PROVIDED		3 NOS.		9 NOS.



SECTION AA'
SCALE 1:100

DOOR WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
D1	1.0 X 2.1	T.W. FRAMED FLUSH DOOR
D2	0.9 X 2.1	T.W. FRAMED FLUSH DOOR
D3	0.75 X 1.95	T.W. FRAMED FLUSH DOOR
W1	2.10 X 2.40	ALL FRAMED SLIDING WINDOW
W2	2.10 X 2.10	ALL FRAMED SLIDING WINDOW
W3	1.50 X 2.10	ALL FRAMED SLIDING WINDOW
RS	1.80 X 2.40	ROLLING SHUTTER
V	0.60 X 0.90	ALL FRAMED VENTILATOR

ENGINEER'S DECLARATION -
I, ADITYA RAJAN DESHMUKH, C. STRUCTURAL CONSULTANT, J.D.M.G. LICENSE NO. 480, hereby declare that the R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED. THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE INDIAN STANDARD SPECIFICATIONS AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.

NAME AND SIGNATURE OF ENGINEER
ADITYA RAJAN DESHMUKH
C. STRUCTURAL CONSULTANT
J.D.M.G. LICENSE NO. 480

Stamps of Approvals of Plans
PROPOSED PARTLY COMMERCIAL + PARTLY RESIDENTIAL BUILDING ON C.T.S. NO. CTS NO. 2321, 2326, 2327, 2328. SHEET NO. 01
MOJIE-AAYE, DOMBIVLI (EAST), TAL-KALYAN, DIST-THANE / 01

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN

Building Permit No. K.D.M.C./P.B./P.D./P.M./2023-24/55
Date: 04/12/2023

Sr. No. AREA STATEMENT SANCTIONED For ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation

1	(a) As per ownership document (CTS Extract)	357.70
2	(b) as per measurement sheet	357.70
3	(c) as per site	357.70
4	Deductions for	
5	(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	23.00
6	(b) Any D.P. Reservation area	0.00
7	(c) Area not in possession	23.00
8	(Total a-b)	334.70
9	Balance area of plot (1-2)	
10	Amenity Space (if applicable)	
11	(a) Required -	
12	(b) Adjustment of 2 (b), if any -	0.00
13	(c) Balance Proposed -	334.70
14	Net Plot Area (3-4 (c))	
15	Recreational Open Space (if applicable)	NA
16	(a) Required -	
17	(b) Proposed -	NA
18	Plotable area (if applicable)	NA
19	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x 1.1 BASIC FSI)	368.17
20	Addition of FSI on payment of premium	
21	(a) Maximum permissible premium FSI - based on road width / TOD Zone	178.85
22	(b) Proposed FSI on payment of premium	178.85
23	In-situ area against D.P. road [2.00 x Sr. No. 2 (a)] if any	46.00
24	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / (c)]	0.00
25	TDR area 40% - ROAD TDR = (357.70 x 40%) = 143.08-46.00-97.08	0.00
26	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	46.00
27	Additional FSI area under Chapter No. 2	150.00
28	Total entitlement of FSI in the proposal	743.03
29	(a) [9x 10(b) + 11(d)] or 12 whichever is applicable	
30	Ancillary Area FSI upto 60% (RESIDENTIAL) or 80% (COMMERCIAL) with Commercial premium = 52.66 X 60% = 42.13	455.41
31	Residential premium = 688.80 X 60% = 413.28	
32	Total entitlement (a+b)	1199.36
33	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 1.6 or 1.8	0.00
34	Total Built-up Area in proposal. (excluding area at Sr. No. 17b)	
35	(a) Previously sanctioned BUA	0.00
36	(b) Proposed Built-up Area (as per P-line)	1196.87
37	(c) Total (a+b)	1196.87
38	F.S.I. Consumed (15/13) (should not be more than serial No. of 14 above.)	0.99
39	Area for Inclusive Housing (if any)	
40	(a) Required (20% of Sr.No. 5)	
41	(b) Proposed	

Certificate of Area - CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITE OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPT. / CITY SURVEY RECORDS.

Description Of Proposal -

Owner's Declaration -

Jay Ashapura Developers
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

OWNER (S) NAME AND SIGNATURE
Architect/ Licensed Engineer/Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
			PANIKAJ P.	AR. SHREYAS SHARAD BRID	CA/2019/107490

NAME AND ADDRESS OF ARCHITECT
AR. SHREYAS SHARAD BRID

AR. SHREYAS S. BRID
COA/2019/107490

302, SNEH ALANKAR, RAJAJI PATH, RAMNAGAR, DOMBIVLI (EAST), 421201, MOBILE: 96196966199