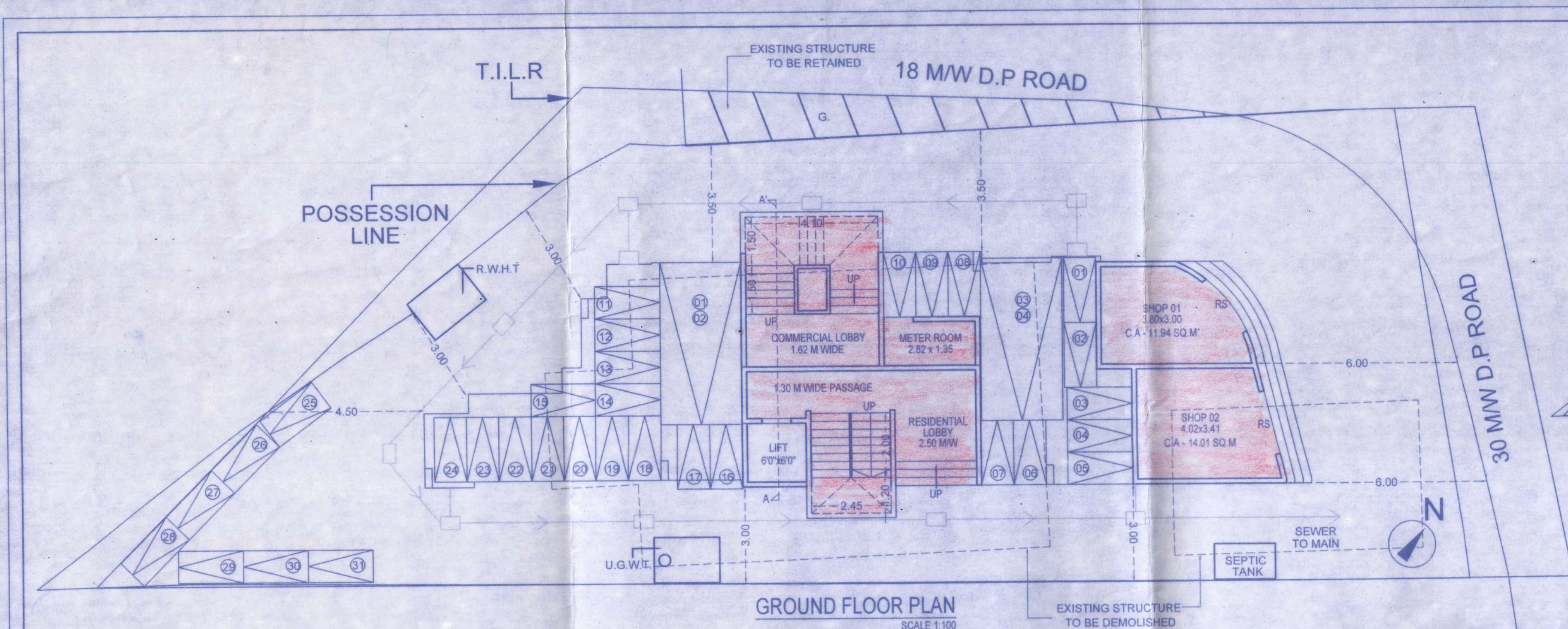
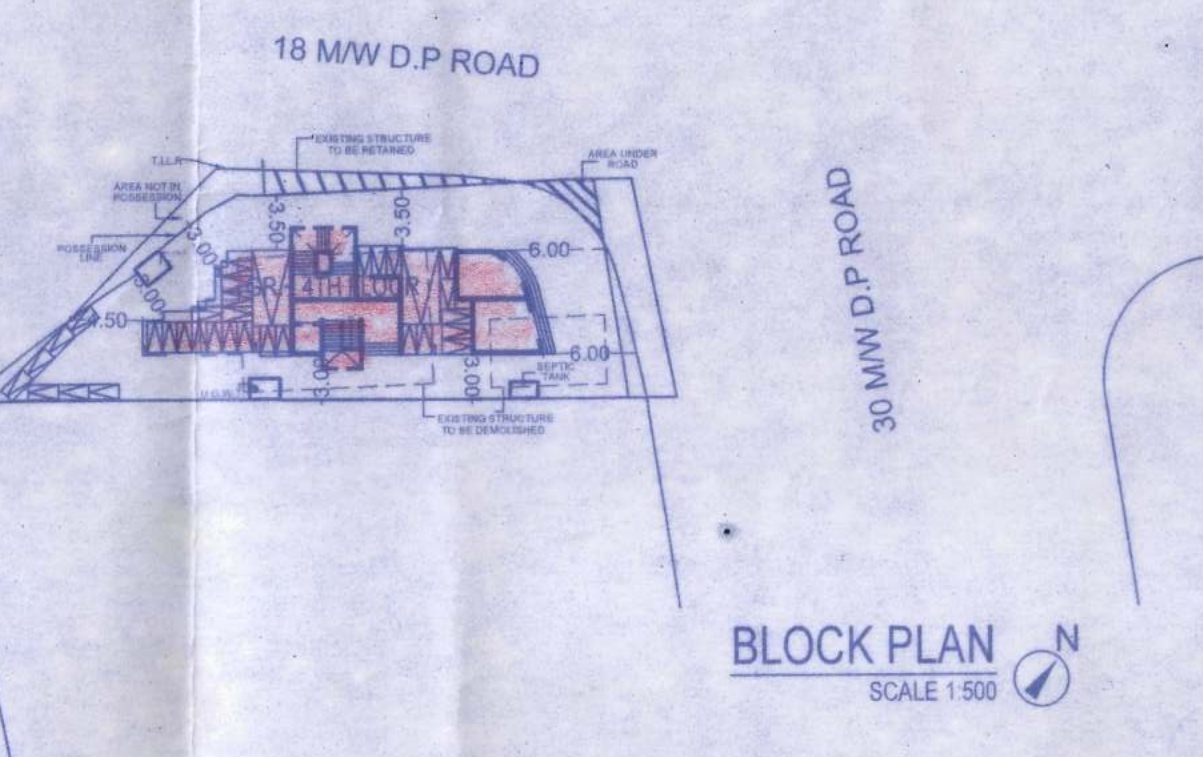
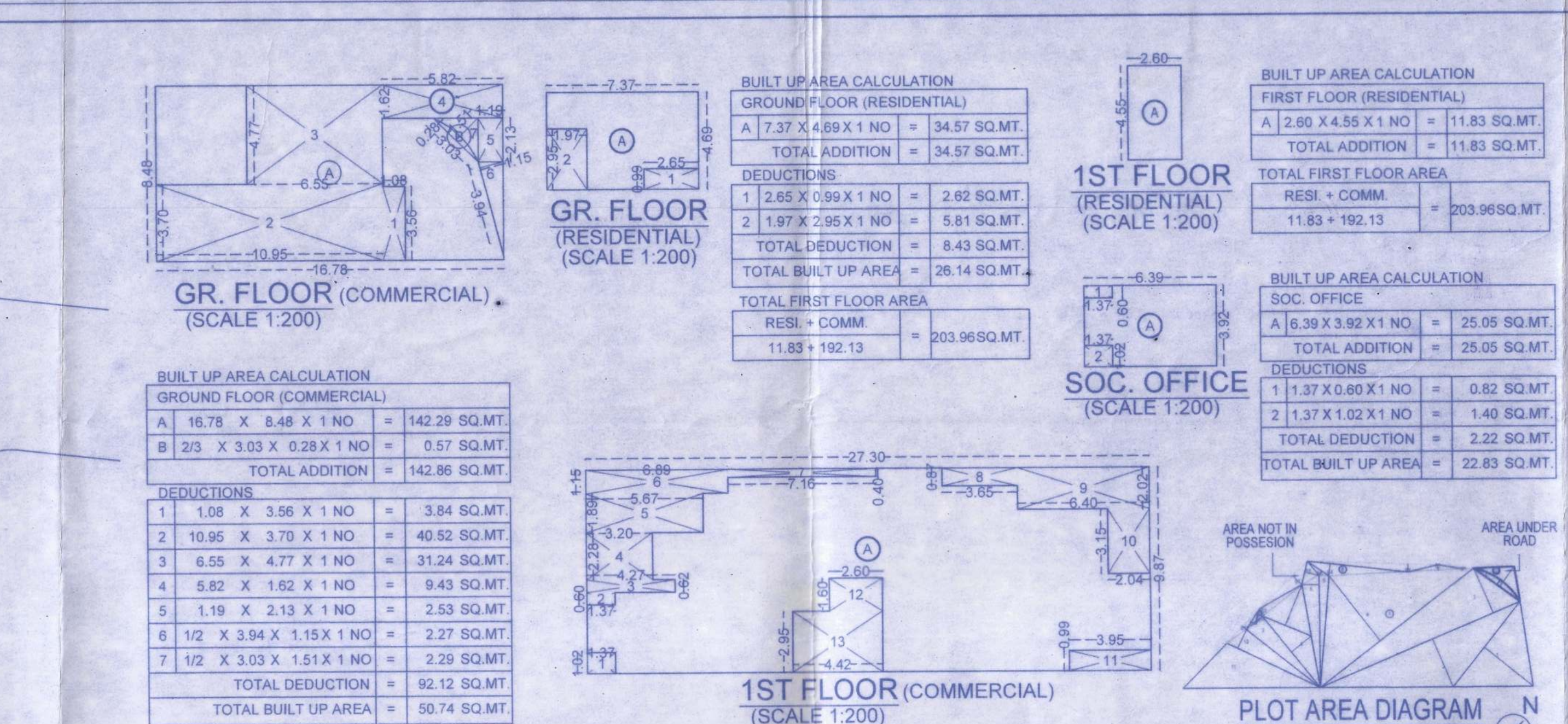




PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING S.NO. 114 NO. 14/2 AT VILLAGE - DWARLI, TALUKA - AMBARNATH DIST - THANE.

FOR: Mr. LINGAYYA SAILU PACHIMATL & Mr. RAJESH CHANDRAYA KASARAPU.

STAMP & DATE OF APPROVAL OF PLANS:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

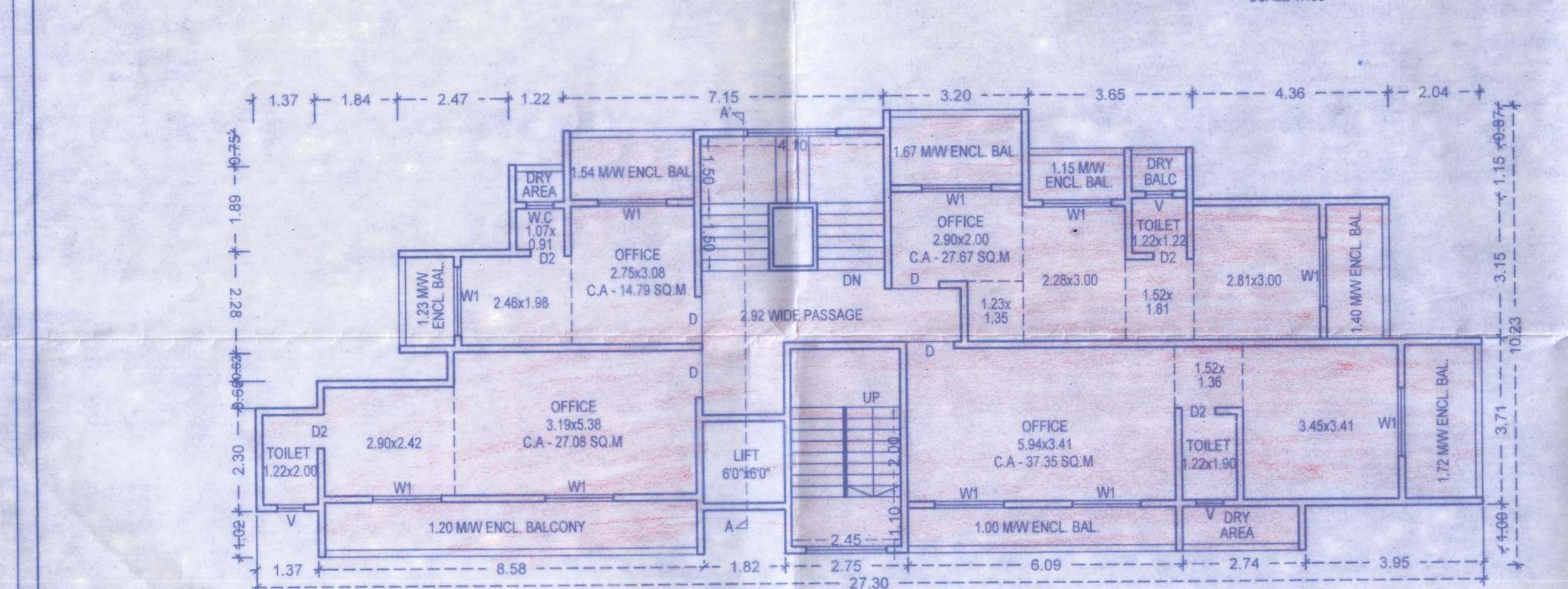
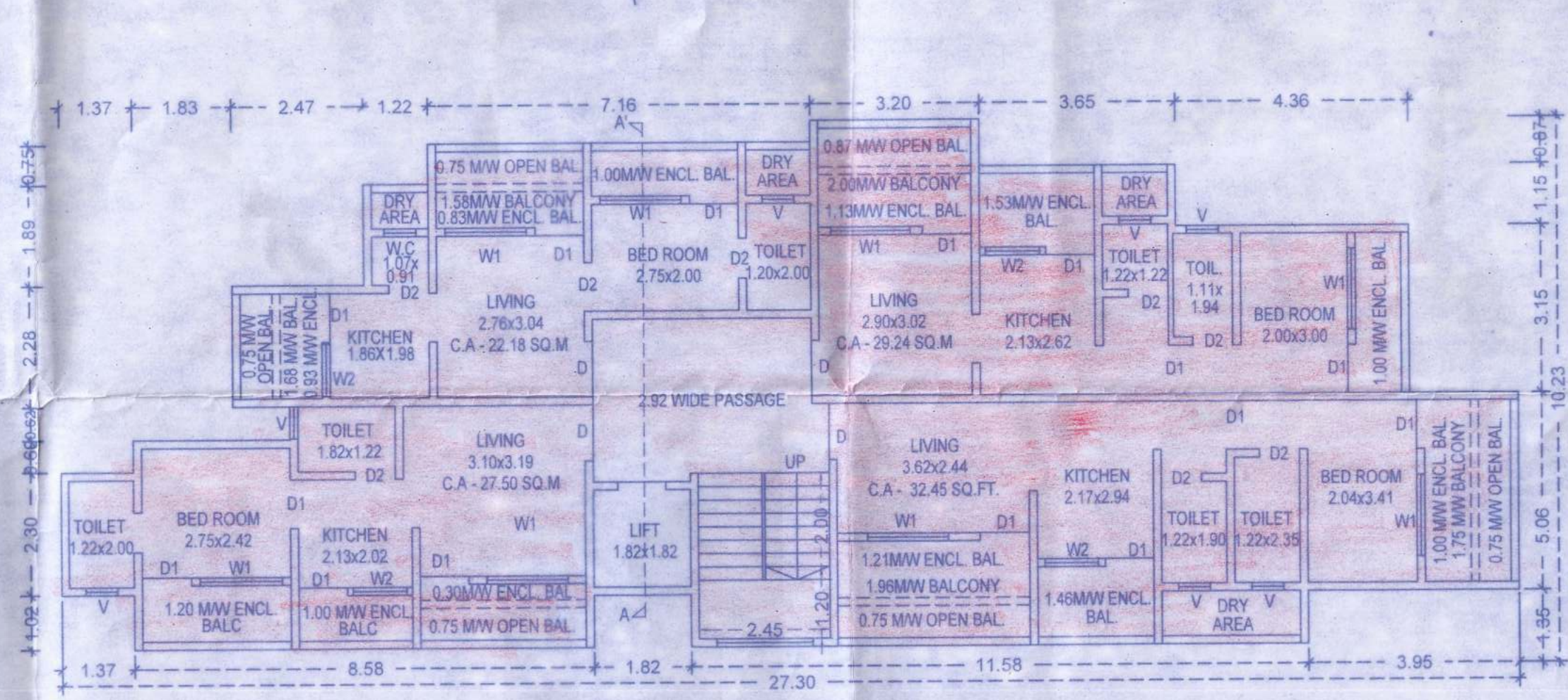
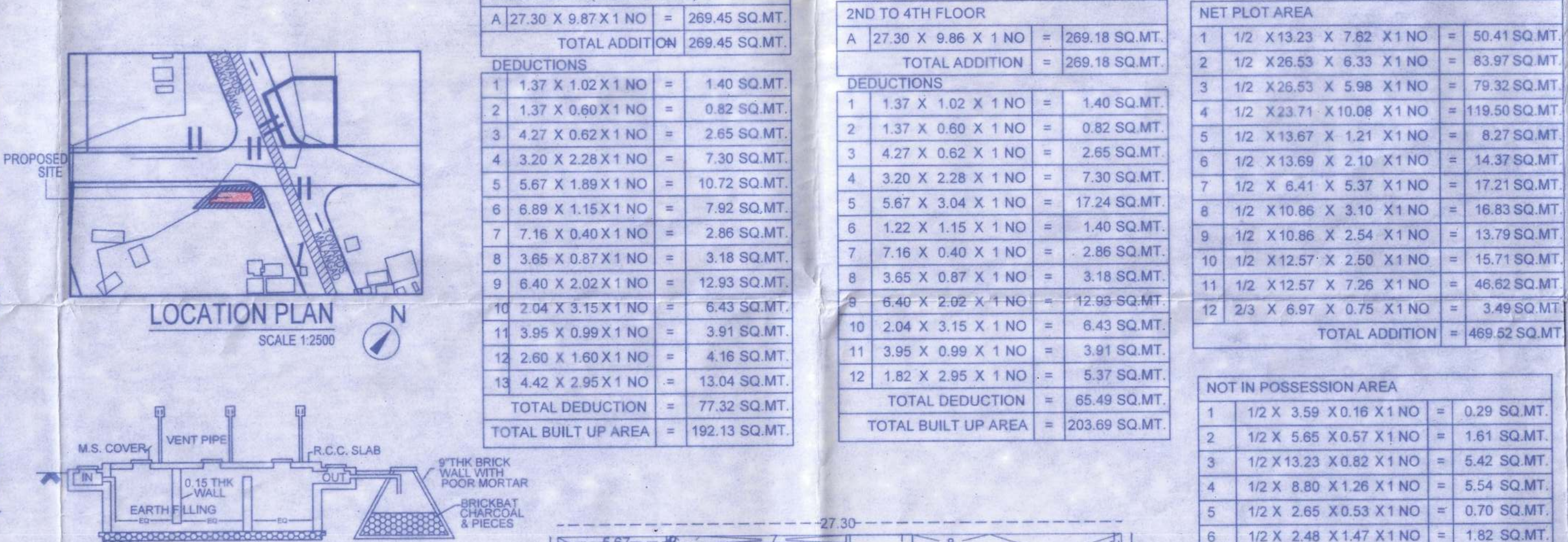
Building Permit No. KDMC/TPD/PP/27 Village/2023-24/30.

Date: 05/02/2024.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan Dombivli Municipal Corporation.

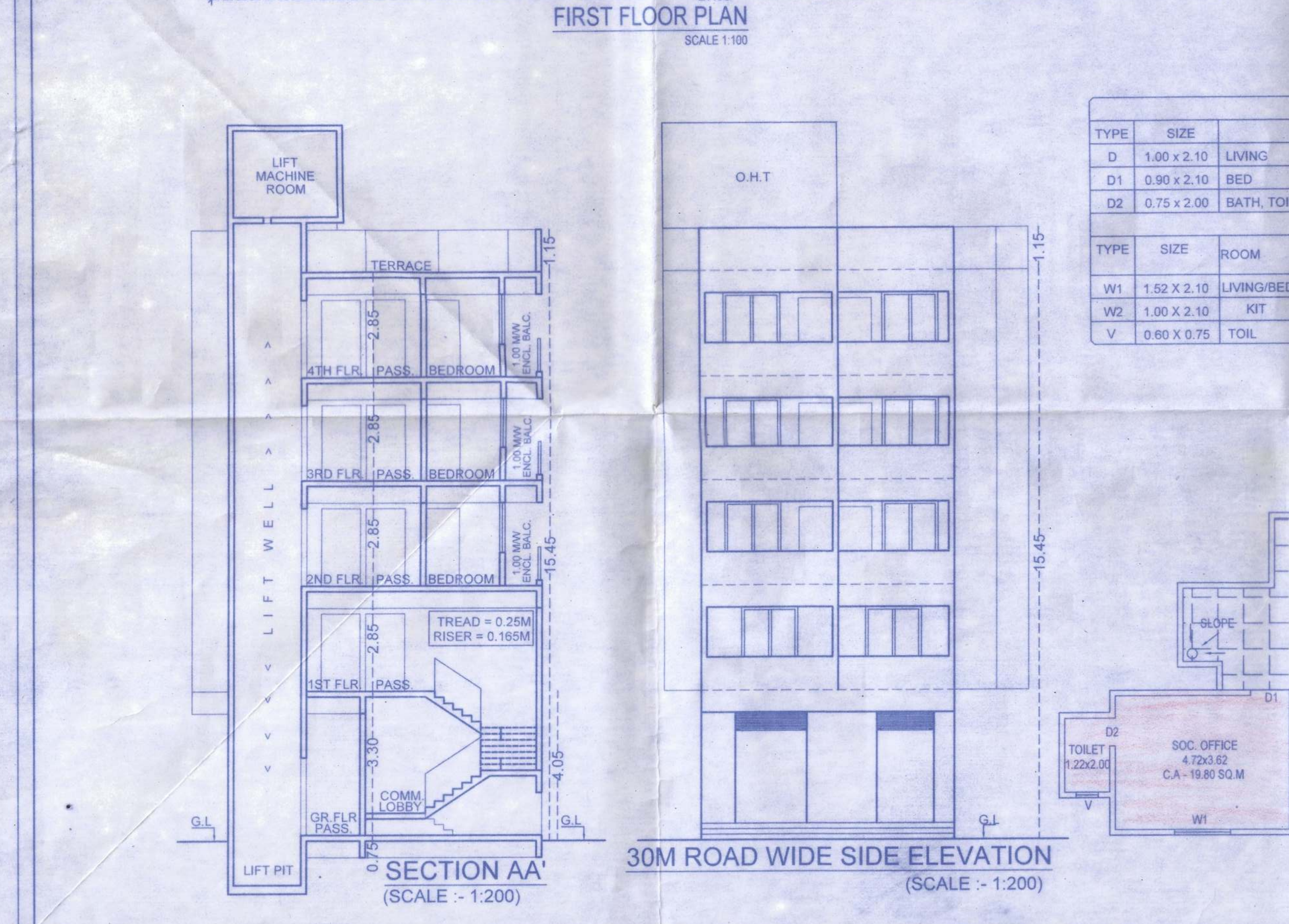
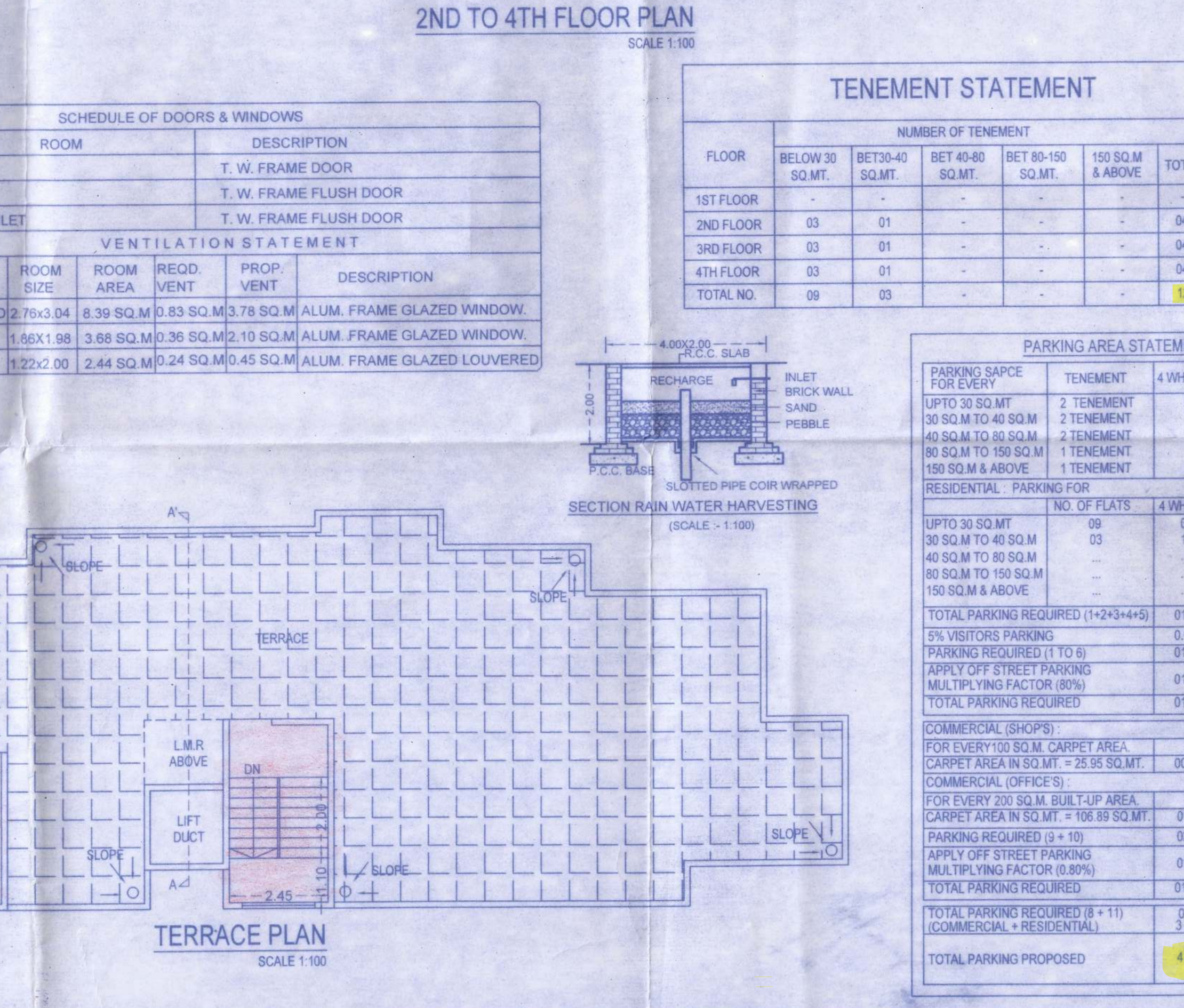
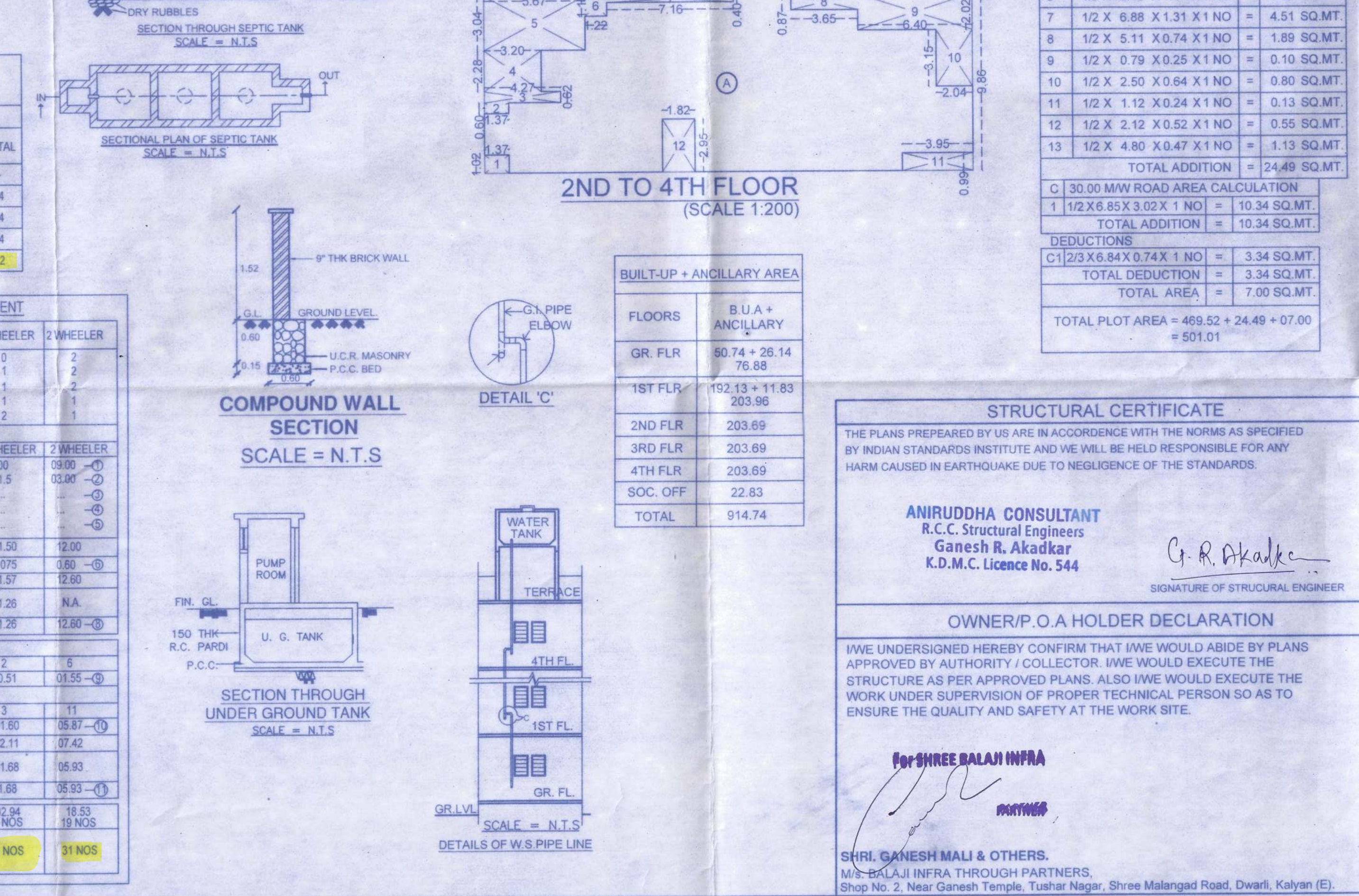
AREA STATEMENT	SQ. MT.
1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	500.00
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	501.01
(B) AS PER MEASUREMENT SHEET	475.50
(C) AS PER SITE (500.00 - 24.50)	475.50
2. DEDUCTION	
A. PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD /	7.00
B. ANY D.P. RESERVATION AREA	NIL
TOTAL A+B	7.00
3. BALANCE AREA OF THE PLOT (1 MINUS 2)	468.50
4. AMENITY SPACE (IF APPLICABLE)	
A. REQUIRED -	N/A
B. ADJUSTMENT OF 2(B), IF ANY -	N/A
C. BALANCE PROPOSED -	N/A
5. NET AREA OF PLOT (3 MINUS 4C)	468.50
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A. REQUIRED -	NIL
B. PROPOSED -	NIL
7. INTERNAL ROAD AREA	NIL
8. PLOTTABLE AREA (IF APPLICABLE)	N/A
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (468.50 X 1.10 = 515.35)	515.35
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
A. MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOP ZONE (475.50 X 0.50 = 237.75)	237.75
B. PROPOSED FSI ON PAYMENT OF PREMIUM.	28.00
11. IN-SITU FSI / TDR LOADING	
A. IN-SITU AREA AGAINST D.P. ROAD (2.0 X 7.00 SR. NO. 2 (A)) IF ANY	14.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (B) AND (C))	N/A
C. TDR AREA (475.50 X 1.40 = 665.70 - 14.00 = 651.70)	NIL
D. TOTAL IN-SITU / TDR LOADING PROPOSED 11 [(A)+(B)+(C)]	14.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (RULE NO. 7.6.2)	NIL
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
A. [(B + 100B)/(100)] OR 12 WHICHEVER IS APPLICABLE.	556.35
B. ANCILLARY AREA FSI UP TO 80% OR 80% WITH PAYMENT OF CHARGES. COMMERCIAL - (242.87 / 1.80 = 134.92 X 80% = 107.93) RESIDENTIAL - (671.87 / 1.80 = 373.26 X 80% = 298.61)	359.87
C. TOTAL ENTITLEMENT (A+B)	915.15
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 8.4 AS APPLICABLE) 1.5 OR 1.8	3.00 X 1.60 = 4.80 F.S.I. 2.296.77
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	
A. EXISTING BUILT-UP AREA	NIL
B. PROPOSED BUILT-UP AREA (AS PER P-LINE)	914.74
C. TOTAL (A+B)	914.74
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)	N/A
B. PROPOSED	N/A



NOT IN POSSESSION AREA

NO.	DESCRIPTION	SQ. MT.
1	1/2 X 13.23 X 7.82 X 1 NO.	50.41
2	1/2 X 26.53 X 6.33 X 1 NO.	83.97
3	1/2 X 26.53 X 5.98 X 1 NO.	79.32
4	1/2 X 23.71 X 10.08 X 1 NO.	119.50
5	1/2 X 13.67 X 1.21 X 1 NO.	8.27
6	1/2 X 13.69 X 2.10 X 1 NO.	14.37
7	1/2 X 6.41 X 5.37 X 1 NO.	17.21
8	1/2 X 10.86 X 3.10 X 1 NO.	16.83
9	1/2 X 10.86 X 2.54 X 1 NO.	13.79
10	1/2 X 12.57 X 2.50 X 1 NO.	15.71
11	1/2 X 12.57 X 7.26 X 1 NO.	46.62
12	2/3 X 6.97 X 0.75 X 1 NO.	3.49
TOTAL ADDITION		469.52

TOTAL BUILT UP AREA = 203.69 SQ.MT.



STRUCTURAL CERTIFICATE

THE PLANS PREPARED BY US ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE AND WE WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ANIRUDHA CONSULTANT
R.C.C. Structural Engineers
Ganesh R. Akolkar
K.D.M.C. Licence No. 544

G. R. Akolkar
SIGNATURE OF STRUCTURAL ENGINEER

OWNER/P.O.A HOLDER 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.

For SHREE BALAJI INFRA

SHIRISH G. NACHANE
Architect And Interior Designer
CA/99/24517
ARCHITECT: SHIRISH G. NACHANE
CA/99/24527
LANDMARK GROUP
CIVIL & ARCHITECTURAL SERVICES

151 FLOOR, KAILASH MANSION BUILDING AGARWAL ROAD, DOMBIVLI(E), OFFICE NO. 7715828251

JOB NO.	DRAWN NO.	DATE	SCALE	DRAWN BY	CHECKED BY
511			AS SHOWN	SUMET	SWATI