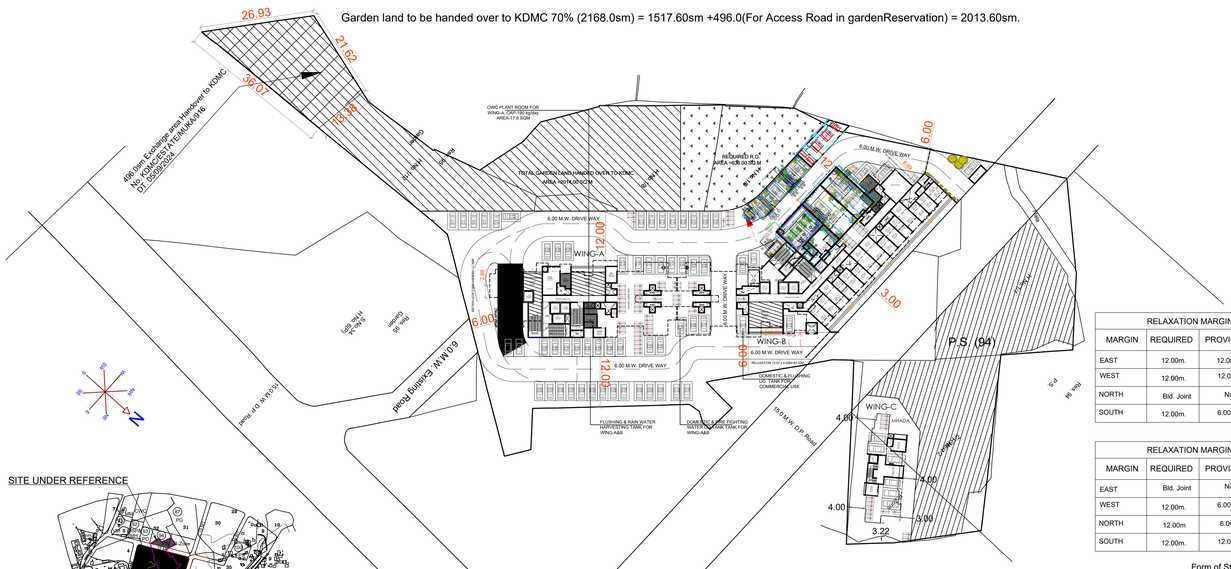
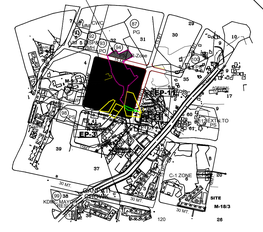
Owner Details		
Owner Name	**Postal Address**	**Contact Number**
M/S SQYLINES BUILDERS LLP	Mohan Sky Ville,Flat no-402,4th Floor ,Kalyan,Thane, Maharashtra-421301	8149549222
M/s Sqylines Builders Llp,SMT Aamsaiyra Mohan Bhoir And Others And Mr Sharad Waman Karbhari And Others P.O.A M/S Sqylines Builders LLP Partner Trust Through Mr Mohan H Tharwani And Mokshay P Sadhwani,	KALYAN	

Garden land to be handed over to KDMC 70% (2168.0sm) = 1517.60sm +496.0(For Access Road in gardenReservation) = 2013.60sm.



SITE UNDER REFERENCE



LOCATION PLAN

SITE PLAN
SC.1:500

CARPET AREA STATEMENT(WING-A)
(TYP.6/11/16/21/26 Refuge Floor)

FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.
1	----	----
2	91.16	5.59
3	37.78	3.05
4	52.39	5.83
5	52.46	5.83
6	52.44	5.83
7	53.18	5.83



RELAXATION MARGIN STATEMENT (A-Wing)				
MARGIN	REQUIRED	PROVIDED	REQUIRED Relaxation	DEFICIT IN mt
EAST	12.00m.	12.00m.	Nil	Nil
WEST	12.00m.	12.00m.	Nil.	Nil
NORTH	Bld. Joint	Nil	Nil.	Nil.
SOUTH	12.00m.	6.00m.	6.00m.	17.34m

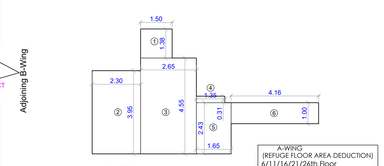
RELAXATION MARGIN STATEMENT (B-Wing)				
MARGIN	REQUIRED	PROVIDED	REQUIRED Relaxation	DEFICIT IN mt
EAST	Bld. Joint	Nil	Nil	Nil
WEST	12.00m.	6.00m.	6.00	52.14m
NORTH	12.00m	6.00m	6.00	82.02m
SOUTH	12.00m.	12.00m.	Nil.	Nil.

Form of Statement 3
[Sr. No.9 (g)]
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
Wing-A	31	183	9647.31sm.	957.07sm	-----
Wing-B	15	141	6850.81sm.	694.88sm	-----
Wing-C	7	28	1023.12sm.	64.75sm	-----

Form of Statement 2
[Sr. No.9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line.
(1)	(2)	(3)
Wing-A	31	15,009.28sm.
Wing-B	15	10,522.42sm.
	TOTAL =	25,531.70sm.



P-LINE AREA 6/11/16/21/26th FLOOR = 522.63 - 31.77 = 490.86sm.

A-WING
(REFUGE FLOOR AREA DEDUCTION)
6/11/16/21/26th Floor
STANDARD ADDITION:-
1) 1.35 x 1.38 = 2.07sm.
2) 2.30 x 3.95 = 9.08sm.
3) 2.65 x 4.55 = 12.05sm.
4) 1.35 x 0.31 = 0.41sm.
5) 1.65 x 2.43 = 4.00sm.
6) 4.16 x 1.00 = 4.16sm.
TOTAL = 31.77sm.

AREA STATEMENT		Sq.Mt.
1.	Area of plot *(Minimum area of a, b, c to be considered)*	
	(a) As per ownership document (7/12, CTS extract)	10,820.00
	(b) as per measurement sheet	--------
	(c) as per site	10,743.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area.(15.00 M.W.)	522.00
	(b) D.P. Reservation of (School) P.S. 94. Area	1695.00
	(c) D.P. Reservation of (Garden)G-95	2168.00
	(d) D.P. Reservation of Any	-------
	(Total a+b+c+d)	4385.00
3.	Balance area of plot (1-2)	6358.00
4.	Amenity Space (if applicable)	
	(a) Required - 5% (more than 20,000)	Nil.
	(b) Adjustment of 2(b), if any -	-------
	(c) Balance Proposed -	Nil.
5.	Net Plot Area (3 - 4 (c))	6358.00
5.a)	Add for FSI as per Accomodation Reservation policy (2c)	2168.00
b)	Consider Area For Basic FSI (5+5a)	8526.00
6.	Recreational Open space (if applicable)	
	(a) Required - 10% (5)(Physical)	635.80
	(b) Proposed	635.80
7.	Internal Road area	N.A
8.	Plotable area (if applicable)	N.A
9.	Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b xbasic FSI) {8526.00 x 1.10}	9378.60
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width /TOD Zone.(0.50x1c) {10,743 x 0.50}	5371.50
	(b) Proposed FSI on payment of premium.	2417.17
11.	In-situ FSI / TDR loading {10,743 x 0.90) = 9668.70sm.	
	(a)In-situ area against D.P. road *[2.00 x Sr. No. 2 (a)], if any*	1044.00
	(i)In-situ area against P.S.-94 Reservation (2.00 x Sr. No. 2(b))	3390.00
	(ii) Proposed T.D.R. Area.	NIL.
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	-------
	(c) T.D.R. From Market	------
	(d) Total in-situ / TDR loading (a+b+c)	4434.00
12.	Additional FSI area under Chapter No. 7	N.A
13.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	16,229.77
	(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges.	9791.57
	(c) Total entitlement (a+b)	26,021.34
14		
15.	Total Built-up Area in proposal. *(excluding area at Sr.No.17 b)*	
	(a) Previous Approved Built-up Area.	16,247.37
	(b) Proposed Built-up Area (as per 'P-line')	9284.33
	(c) Total (a+b)	25,531.70
16.	F.S.I. Consumed [15 / 13]*(should not be more than serial No.14 above.)*	----
17.	Area for Inclusive Housing, if any (As per Old Approval)	------
	(a) Required *(20% of Sr.No.5)*	1398.76
	(b) Proposed	1399.09

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	
2 Area not in possession	0.000
3. Entire area (1-2)	10743.000
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5.Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed	635.997
(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	0.000
Proposed	635.997
(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 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor,,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

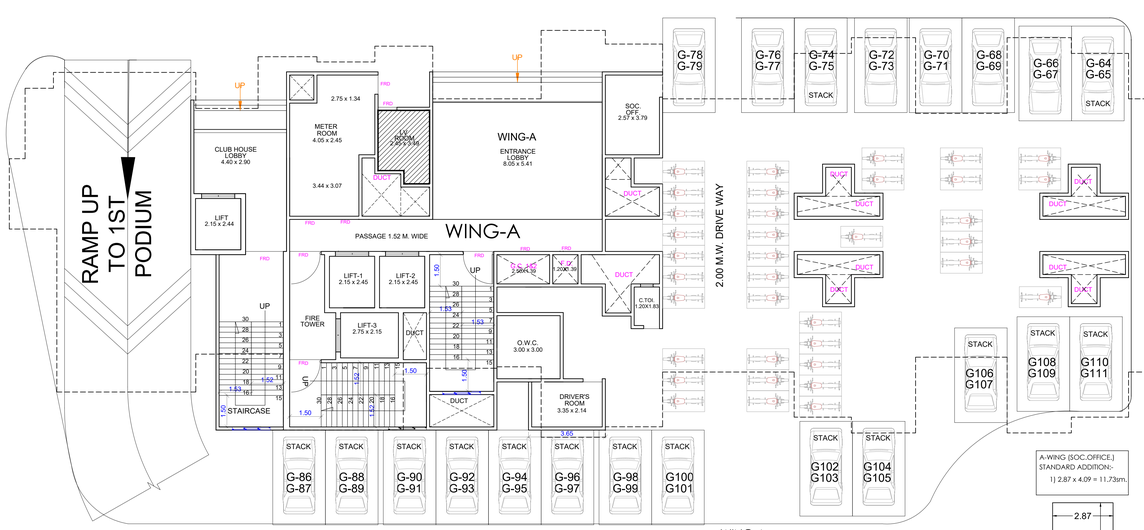
SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

Name Of Architect : VIJAY R PANDEY

SIGN	ADDRESS OF OFFICE
	OFFICE - 303,Raj-kamal Tower Above Kotak Mahindra Bank,Santoshi Mata Road,Kalyan-(W)-421301
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN

SCALE - 1:100 | Date: 10/09/25
JOB NO - KDMCC-24-ENTRY-1276 | CHECK BY - -

SUBMISSION DRAWING



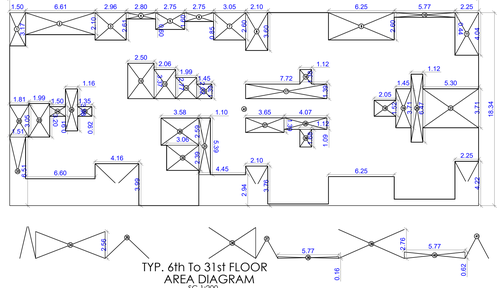
WING-A
GROUND FLOOR PLAN
SC.1:100

WING-A
TYP. 7/8/9/10/12/13/14/15/17/18/19/20/22/23/24/25/27/28/29/30/31st FLOOR PLAN
SC.1:100

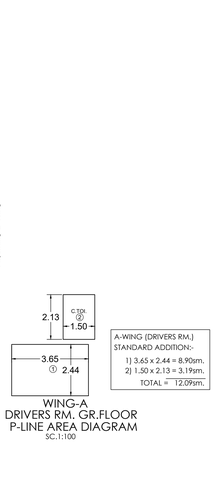
CARPET AREA STATEMENT(WING-A)
(TYP.7/8/9/10/12/13/14/15/17
18/19/20/22/23/24/25/27/28/29/30/31st FLOOR)

FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.
1	42.51	4.16
2	72.82	5.75
3	37.78	3.05
4	52.39	5.83
5	52.46	5.83
6	52.44	5.83
7	53.18	5.83

TOTAL CARPET AREA =363.58 x 21Fl.= 7635.18sm.
TOTAL BALCONY AREA =36.28 x 21Fl.= 761.88sm.



TYP. 6th To 31st FLOOR
AREA DIAGRAM
SC.1:200



A-WING (DRIVERS RM.)
STANDARD ADDITION:-
1) 3.65 x 2.44 = 8.90sm.
2) 1.50 x 2.13 = 3.19sm.
TOTAL = 12.09sm.

A-WING (SOC.OFFICE.)
STANDARD ADDITION:-
1) 2.87 x 4.09 = 11.73sm.

BUILT UP AREA CALCULATION

A-Wing Typ.6th To 31st FLOOR

A1	44.56	X	18.34	X	1 NO	=	817.23	SQ.MT.
					TOTAL ADDITION	=	817.23	SQ.MT. X

DEDUCTIONS

1	1.50	X	3.17	X	1 NO	=	4.75	SQ.MT.	4.28
2	6.61	X	2.10	X	1 NO	=	13.88	SQ.MT.	14.20
3	2.96	X	2.61	X	1 NO	=	7.73	SQ.MT.	
4	2.80	X	0.60	X	1 NO	=	1.68	SQ.MT.	
5	2.75	X	1.60	X	1 NO	=	4.40	SQ.MT.	
6	2.75	X	0.85	X	1 NO	=	2.34	SQ.MT.	
7	3.05	X	2.60	X	1 NO	=	7.93	SQ.MT.	
8	2.10	X	3.60	X	1 NO	=	7.56	SQ.MT.	
9	6.25	X	2.60	X	1 NO	=	16.25	SQ.MT.	
10	5.77	X	0.44	X	1 NO	=	2.54	SQ.MT.	
11	2.25	X	4.04	X	1 NO	=	9.09	SQ.MT.	
12	2.50	X	3.37	X	1 NO	=	8.43	SQ.MT.	
13	2.06	X	2.77	X	1 NO	=	5.71	SQ.MT.	
14	1.99	X	2.02	X	1 NO	=	4.02	SQ.MT.	
15	1.45	X	1.39	X	1 NO	=	2.02	SQ.MT.	
16	1.12	X	1.38	X	1 NO	=	1.55	SQ.MT.	
17	7.72	X	1.39	X	1 NO	=	10.73	SQ.MT.	
18	2.05	X	1.52	X	1 NO	=	3.12	SQ.MT.	
19	1.45	X	3.71	X	1 NO	=	5.38	SQ.MT.	
20	1.12	X	6.47	X	1 NO	=	7.25	SQ.MT.	
21	5.30	X	3.71	X	1 NO	=	19.66	SQ.MT.	
22	1.81	X	3.05	X	1 NO	=	5.52	SQ.MT.	
23	1.99	X	3.20	X	1 NO	=	6.37	SQ.MT.	
24	1.50	X	0.91	X	1 NO	=	1.37	SQ.MT.	
25	1.16	X	3.98	X	1 NO	=	4.62	SQ.MT.	
26	1.35	X	0.92	X	1 NO	=	1.24	SQ.MT.	
27	3.65	X	1.39	X	1 NO	=	5.07	SQ.MT.	
28	4.07	X	1.09	X	1 NO	=	4.44	SQ.MT.	
29	1.12	X	1.68	X	1 NO	=	1.88	SQ.MT.	
30	3.58	X	2.59	X	1 NO	=	9.27	SQ.MT.	
31	1.10	X	5.39	X	1 NO	=	5.93	SQ.MT.	
32	3.06	X	2.39	X	1 NO	=	7.31	SQ.MT.	
33	1.51	X	6.51	X	1 NO	=	9.83	SQ.MT.	
34	6.60	X	2.56	X	1 NO	=	16.90	SQ.MT.	
35	4.16	X	3.99	X	1 NO	=	16.60	SQ.MT.	
36	4.45	X	2.94	X	1 NO	=	13.08	SQ.MT.	
37	2.10	X	3.76	X	1 NO	=	7.90	SQ.MT.	
38	5.77	X	0.16	X	1 NO	=	0.92	SQ.MT.	
39	6.25	X	2.76	X	1 NO	=	17.25	SQ.MT.	
40	5.77	X	0.62	X	1 NO	=	3.58	SQ.MT.	
41	2.25	X	4.22	X	1 NO	=	9.50	SQ.MT.	
					TOTAL DEDUCTION	=	294.60	SQ.MT.	Y1
TOTAL BUILT UP AREA [X – Y1]						=	522.63	SQ.MT.	X1

SUMMARY (WING-A)	
PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	44.75 (LOBBY)+69.51 (Driver Rm+Soc.office) (Clubhouse stair+Lobby)
01	PODIUM PARKING
02	PODIUM PARKING
03	PODIUM PARKING
04	297.88(Resi.)+634.90(Club)
05	257.80(Resi)+274.91(Club)
06	490.86
07	522.63
08	522.63
09	522.63
10	522.63
11	490.86
12	522.63
13	522.63
14	522.63
15	522.63
16	490.86
17	522.63
18	522.63
19	522.63
20	522.63
21	490.86
22	522.63
23	522.63
24	522.63
25	522.63
26	490.86
27	522.63
28	522.63
29	522.63
30	522.63
31	522.63
TOTAL	=15,009.28SM.

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	
2 Area not in possession	0.000
3. Entire area (1-2)	10743.000
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5 Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed___	635.997
(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	0.000
Proposed	635.997
(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 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor,,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

Name Of Architect : VIJAY R PANDEY

LOGO

ADDRESS OF OFFICE
OFFICE :-
303,Raj kamal Tower,Above Kotak Mahindra Bank,Santoshi Mata Road,Kalyan-(W)-421301

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN

SCALE - 1:100

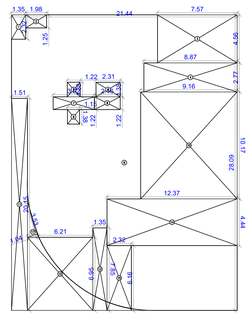
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JOB NO - KDMCC-24-ENTRY-1277

CHECK BY - -

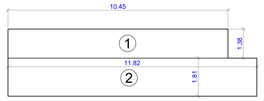
SUBMISSION DRAWING

Drawing Sheet No.: 03/08

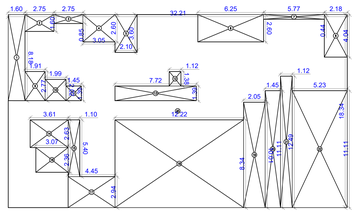


WING-A
5TH FLOOR (PART CLUBHOUSE)
AREA DIAGRAM
SC.1:200

A-WING (CHANGING RM) @ 5th FLOOR
STANDARD ADDITION:-
1) 10.45 x 1.38 = 14.42sm.
2) 11.82 x 1.81 = 21.39sm.
TOTAL = 35.81Sm.



WING-A
SHOWER & CHANGING ROOM @ 5th FLOOR
P-LINE AREA DIAGRAM
SC.1:100



WING-A
5TH FLOOR (PART RESIDENTIAL)
AREA DIAGRAM
SC.1:200

BUILT UP AREA CALCULATION

5th FLOOR (Residential) A-Wing								
A1	32.21	X	16.34	X	1NO	=	560.73 SQ.MT.	A
A2						=	560.73 SQ.MT.	
					TOTAL ADDITION	=		

DEDUCTIONS

1	1.60	X	8.18	X	1NO	=	13.09	SQ.MT.
2	2.75	X	1.60	X	1NO	=	4.40	SQ.MT.
3	2.75	X	0.85	X	1NO	=	2.34	SQ.MT.
4	2.60	X	3.05	X	1NO	=	7.93	SQ.MT.
5	2.10	X	3.60	X	1NO	=	7.56	SQ.MT.
6	5.77	X	9.00	X	1NO	=	14.55	SQ.MT.
7	2.18	X	4.04	X	1NO	=	8.81	SQ.MT.
8	1.91	X	2.77	X	1NO	=	5.29	SQ.MT.
9	1.99	X	2.02	X	1NO	=	4.02	SQ.MT.
10	1.45	X	1.39	X	1NO	=	2.02	SQ.MT.
11	1.12	X	1.38	X	1NO	=	1.55	SQ.MT.
12	7.72	X	1.39	X	1NO	=	10.73	SQ.MT.
13	3.61	X	2.63	X	1NO	=	9.49	SQ.MT.
14	1.10	X	5.40	X	1NO	=	5.94	SQ.MT.
15	4.45	X	2.94	X	1NO	=	13.08	SQ.MT.
16	12.22	X	8.34	X	1NO	=	101.91	SQ.MT.
17	2.05	X	10.01	X	1NO	=	20.52	SQ.MT.
18	1.45	X	11.11	X	1NO	=	16.11	SQ.MT.
19	1.12	X	12.49	X	1NO	=	13.99	SQ.MT.
20	5.23	X	11.11	X	1NO	=	58.11	SQ.MT.
					TOTAL DEDUCTION	=	332.93	SQ.MT.
					TOTAL BUILT UP AREA [X – Y1]	=	257.80	SQ.MT.

BUILT UP AREA CALCULATION

5th FLOOR (CLUBHOUSE) A-WING							
N	21.44	X	28.09	X	1NO	=	602.25 SQ.MT.
					TOTAL ADDITION	=	602.25 SQ.MT. X

DEDUCTIONS

1	1.35	X	2.32	X	1NO	=	3.13 SQ.MT.
2	1.98	X	1.25	X	1NO	=	2.48 SQ.MT.
3	7.57	X	4.56	X	1NO	=	34.52 SQ.MT.
4	8.87	X	2.77	X	1NO	=	24.57 SQ.MT.
5	1.22	X	1.38	X	1NO	=	1.68 SQ.MT.
6	2.31	X	1.38	X	1NO	=	3.19 SQ.MT.
7	3.92	X	1.22	X	1NO	=	4.78 SQ.MT.
8	2.46	X	1.22	X	1NO	=	3.00 SQ.MT.
9	1.15	X	1.38	X	1NO	=	1.59 SQ.MT.
10	9.16	X	10.17	X	1NO	=	93.16 SQ.MT.
11	1.51	X	20.15	X	1NO	=	30.43 SQ.MT.
12	6.21	X	6.95	X	1NO	=	43.16 SQ.MT.
13	1.35	X	7.85	X	1NO	=	10.60 SQ.MT.
14	12.37	X	4.44	X	1NO	=	54.92 SQ.MT.
15	2.32	X	6.16	X	1NO	=	14.29 SQ.MT.
17	1/2 X 3.53 X 1.04 X 1NO					=	1.84 SQ.MT.
					TOTAL DEDUCTION	=	327.34 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	274.91 SQ.MT. X1

CARPET AREA STATEMENT(WING-A)
(5th FLOOR)

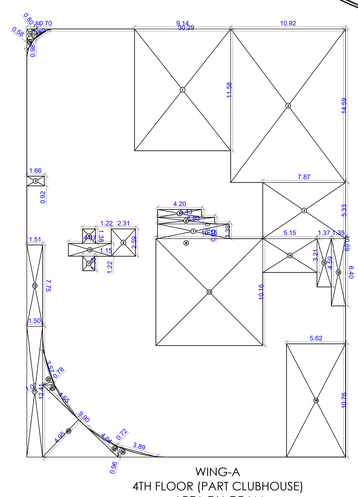
FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.
3	37.78	3.05
4	52.39	5.83
5	52.46	5.83



WING-A
5TH FLOOR PLAN(PART RESI. & PART CLUBHOUSE)
SC.1:100



WING-A
4TH FLOOR (PART RESIDENTIAL)
AREA DIAGRAM
SC.1:200



WING-A
4TH FLOOR (PART CLUBHOUSE)
AREA DIAGRAM
SC.1:200

BUILT UP AREA CALCULATION

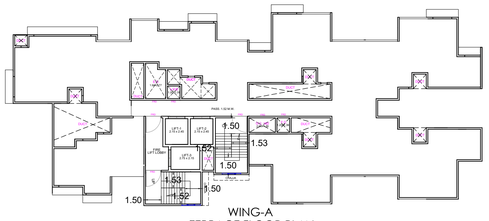
4TH FLOOR PLAN (PART CLUBHOUSE)							
M	30.29	X	40.69	X	1NO	=	1232.50 SQ.MT.
					TOTAL ADDITION	=	1232.50 SQ.MT. X

DEDUCTIONS

1	9.14	X	11.58	X	1NO	=	105.84 SQ.MT.
2	10.92	X	14.59	X	1NO	=	159.32 SQ.MT.
3	1.66	X	0.92	X	1NO	=	1.53 SQ.MT.
4	7.87	X	5.33	X	1NO	=	41.95 SQ.MT.
5	4.20	X	0.75	X	1NO	=	3.15 SQ.MT.
6	5.43	X	0.63	X	1NO	=	3.42 SQ.MT.
7	6.80	X	1.39	X	1NO	=	9.45 SQ.MT.
8	1.22	X	1.38	X	1NO	=	1.68 SQ.MT.
9	2.31	X	2.59	X	1NO	=	5.98 SQ.MT.
10	4.07	X	1.22	X	1NO	=	4.97 SQ.MT.
11	1.15	X	1.38	X	1NO	=	1.59 SQ.MT.
12	1.51	X	7.75	X	1NO	=	11.70 SQ.MT.
13	10.16	X	10.16	X	1NO	=	103.23 SQ.MT.
14	5.15	X	3.21	X	1NO	=	16.53 SQ.MT.
15	1.37	X	4.59	X	1NO	=	6.29 SQ.MT.
16	1.35	X	6.40	X	1NO	=	8.64 SQ.MT.
17	1.50	X	12.41	X	1NO	=	18.62 SQ.MT.
18	5.62	X	10.76	X	1NO	=	60.47 SQ.MT.
19	0.70	X	0.98	X	1NO	=	0.69 SQ.MT.
20	1/2 X	1.26	X	0.58	X 1NO	=	0.37 SQ.MT.
21	1/2 X	1.69	X	0.80	X 1NO	=	0.68 SQ.MT.
22	1/2 X	3.57	X	1.07	X 1NO	=	1.91 SQ.MT.
23	1/2 X	4.55	X	0.78	X 1NO	=	1.77 SQ.MT.
24	1/2 X	4.04	X	0.72	X 1NO	=	1.45 SQ.MT.
25	1/2 X	3.89	X	0.96	X 1NO	=	1.87 SQ.MT.
26	1/2 X	9.90	X	4.95	X 1NO	=	24.50 SQ.MT.
					TOTAL DEDUCTION	=	597.60 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	634.90 SQ.MT. X1

CARPET AREA STATEMENT(WING-A)
(4TH FLOOR)

FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.
4	52.39	5.83
5	52.46	5.83
6	67.60	8.96



WING-A
TERRACE FLOOR PLAN
SC.1:200

[WING-A]	4th To 31st FLOOR	Table No. 8B - Parking Requirements					
Sr. No.	Occupancy	Size of tenement	Total No. of Flat	Parking Space Required			
				Required		Proposed	
				Car	Scooter	Car	Scooter
1	Residential (i) Multi – Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	1x0=0	Nil.	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less then 150sq.m.	05	1x5=5no.	1x5=5no	5no	5no
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less then 80sq.m.	151	1x75.5 =75.5no.	2x75.5 =151no.	75.5no.	151no.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more then 30sq.m.	27	1x13.5 =13.5no.	2x13.5 =27no.	13.5nc	27no
		For every two tenements with each tenement having carpet area less than 30sq.m.	Nil.	0x0 =0 no.	2x0 =0no.	Nil.	NIL.
		Additional 5% Visitor Parking		5%(94.0) =4.7no.	5%(183) =9.15no.	4.70no.	9.15no.
		Total Parking Required (x 0.8) As per Table No. 8c,Page No.145.		0.8x98.70 =78.96 no.	0.8x192.15 =153.72no.	79no.	154no.

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	-
2. Area not in possession	0.000
3. Entire area (1-2)	10743.000
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5.Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed	635.997
(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	0.000
Proposed	635.997
(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 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor,,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

Name Of Architect : VIJAY R PANDEY

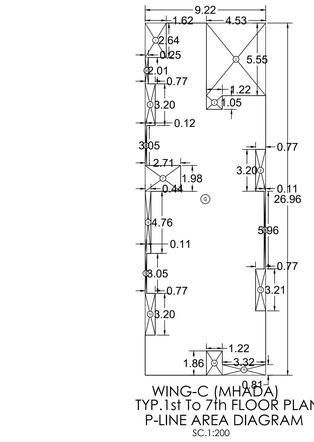
LOGO	ADDRESS OF OFFICE
	OFFICE : 303,Raj-kamal Tower,Above Kotak Mahindra Bank,Santosh Mata Road,Kalyan-(W).421301

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
SCALE - 1:100	Date: 10/09/25
JOB NO - KDMCC-24-ENTRY-1270	CHECK BY - -

SUBMISSION DRAWING

Drawing Sheet
No.: 04/08





WING-C (MHADA)
TYP.1st To 7th FLOOR PLAN
P-LINE AREA DIAGRAM
SC.:1:200

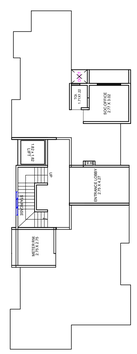
BUILT UP AREA CALCULATION

(MHADA) TYPICAL 1st To 7th FLOOR

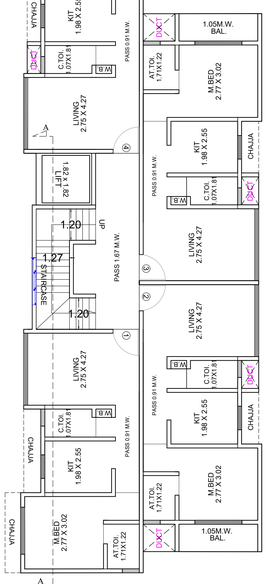
G	9.22	X	26.96	X	1 NO	=	248.57	SQ.MT.
					TOTAL ADDITION	=	248.57	SQ.MT. X

DEDUCTIONS

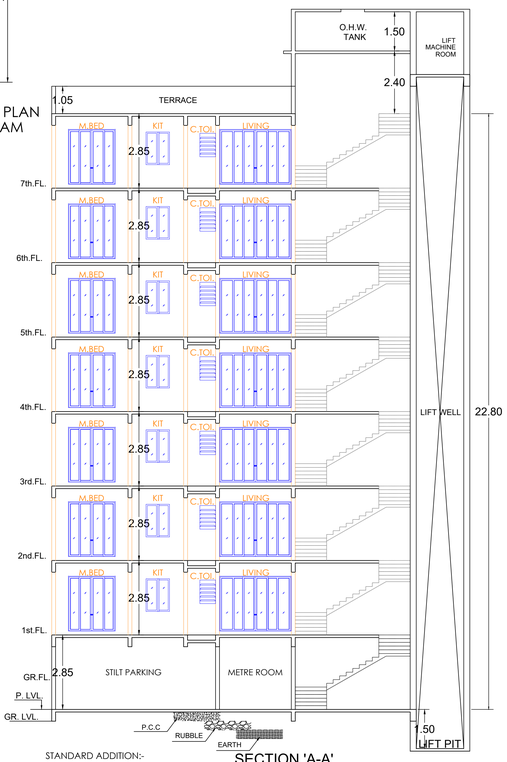
1	1.62	X	2.64	X	1 NO	=	4.28	SQ.MT.
2	4.53	X	5.55	X	1 NO	=	25.14	SQ.MT.
3	1.22	X	1.05	X	1 NO	=	1.28	SQ.MT.
4	0.25	X	2.01	X	1 NO	=	0.50	SQ.MT.
5	0.77	X	3.20	X	1 NO	=	2.46	SQ.MT.
6	0.12	X	3.05	X	1 NO	=	0.37	SQ.MT.
7	2.71	X	1.98	X	1 NO	=	5.37	SQ.MT.
8	0.77	X	3.20	X	1 NO	=	2.46	SQ.MT.
9	0.44	X	4.76	X	1 NO	=	2.09	SQ.MT.
10	0.11	X	5.96	X	1 NO	=	0.66	SQ.MT.
11	0.11	X	3.05	X	1 NO	=	0.34	SQ.MT.
12	0.77	X	3.21	X	1 NO	=	2.47	SQ.MT.
13	0.77	X	3.20	X	1 NO	=	2.46	SQ.MT.
14	1.22	X	1.86	X	1 NO	=	2.27	SQ.MT.
15	3.32	X	0.81	X	1 NO	=	2.69	SQ.MT.
					TOTAL DEDUCTION	=	54.84	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	197.88	SQ.MT. X1



WING-C (MHADA)
GROUND FLOOR PLAN
SC.1:200

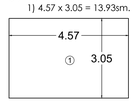


WING-C (MHADA)
TYP.1st To 7th FLOOR PLAN
SC.1:100



SECTION 'A-A'
SC. 1:100

STANDARD ADDITION:-
1) 4.57 x 3.05 = 13.93sm.



WING-C (MHADA)
GR.FL. ENTRANCE LOBBY
P-LINE AREA DIAGRAM
SC.1:100

CARPET AREA STATEMENT(WING-C)
MHADA (TYP.1st To 7th FLOOR)

FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.
1	36.71	----
2	36.71	3.17
3	36.71	3.17
4	36.03	2.91

(WING-C) MHADA 1st To 7th FLOOR **Table No. 8B - Parking Requirements**

Sr. No.	Occupany	Size of tenement	Total No. Flat	Parking Space Required			
				Required		Proposed	
				Car	Scooter	Car	Scooter
1	Residential i) Multi - Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	1x0=0	Nil.	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less then 150sq.m.	Nil.	1x0=0	1x0=0	Nil.	Nil.
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but	Nil	1x0 =0no.	2x0 0no.	Nil	Nil

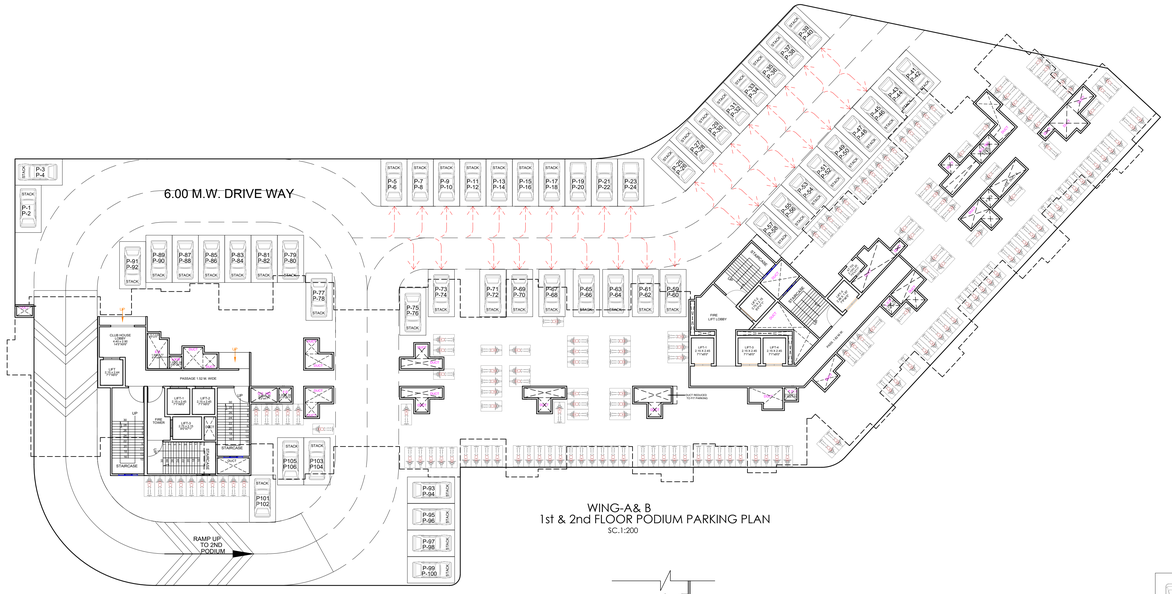
SUMMARY (WING-C) MHADA	
PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	13.93 (LOBBY)
01	197.88
02	197.88

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	
2.Area not in possession	0.000
3. Entire area (1-2)	10743.000
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5.Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed ----	635.997
(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	0.000
Proposed	635.997
(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.	-

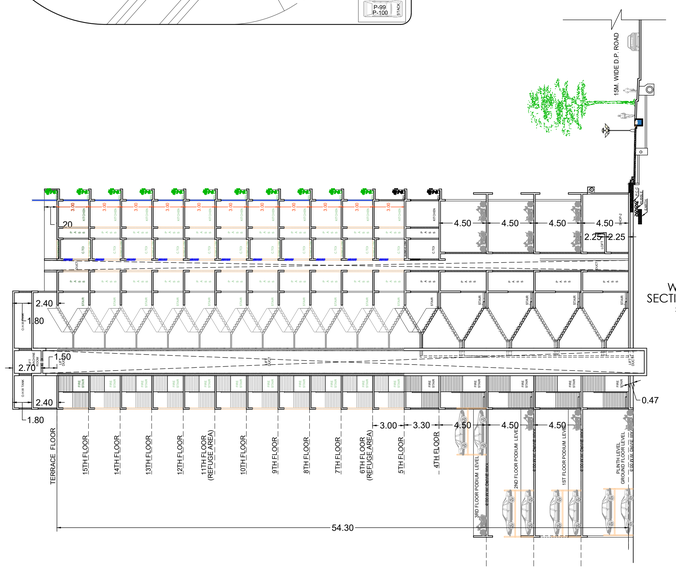
Verified by applicant

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-08-01 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

Drawing Sheet
No.: 05/08



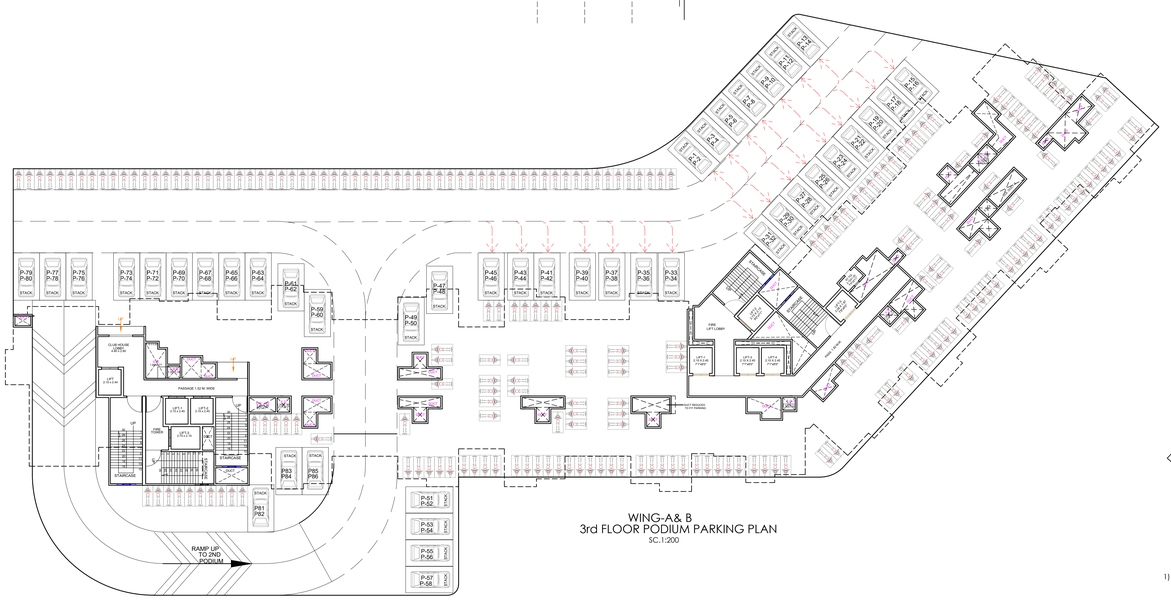
WING-A& B
1st & 2nd FLOOR PODIUM PARKING PLAN
SC.1:200



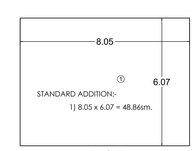
WING-B
SECTION C-C
SC.1:200



WING-B
GROUND FLOOR(SHOP) PLAN
SC.1:100



WING-A& B
3rd FLOOR PODIUM PARKING PLAN
SC.1:200



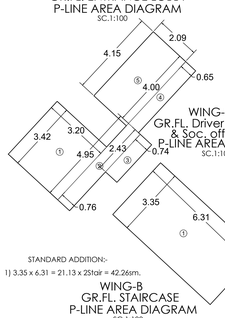
WING-B
GR.FL. ENTRANCE LOBBY
P-LINE AREA DIAGRAM
SC.1:100

BUILT UP AREA CALCULATION

B-Wing GR. FLOOR (SHOP)

1	5.50	X	5.80	X 1 NO	=	31.90	SQ.MT.
2	3.20	X	7.52	X 1 NO	=	24.06	SQ.MT.
3	5.15	X	5.99	X 1 NO	=	30.85	SQ.MT.
4	2.57	X	4.61	X 1 NO	=	11.85	SQ.MT.
5	6.55	X	7.52	X 1 NO	=	49.26	SQ.MT.
6	2.57	X	4.60	X 1 NO	=	11.82	SQ.MT.
7	5.15	X	5.99	X 1 NO	=	30.85	SQ.MT.
8	3.35	X	7.52	X 1 NO	=	25.19	SQ.MT.
9	3.85	X	4.65	X 1 NO	=	17.90	SQ.MT.
10	2.28	X	6.00	X 1 NO	=	13.68	SQ.MT.
11	2.82	X	7.52	X 1 NO	=	21.21	SQ.MT.
			TOTAL ADDITION		=	288.57	SQ.MT.

WING-B
GROUND FLOOR(SHOP)
P-LINE AREA DIAGRAM
SC.1:200



B-Wing (Drivers Rm+Soc.office)
STANDARD ADDITION:-
1) 3.42 x 3.20 = 10.94sm.
2) 4.95 x 0.76 = 3.76sm.
3) 2.43 x 0.74 = 1.79sm.
4) 4.00 x 0.65 = 2.60sm.
5) 4.15 x 2.09 = 8.67sm.
TOTAL = 27.76sm.

WING-B
GR.FL. Driver Rm.
& Soc. office
P-LINE AREA DIAGRAM
SC.1:100

STANDARD ADDITION:-
1) 3.35 x 6.31 = 21.13 x 25tair = 42.26sm.

WING-B
GR.FL. STAIRCASE
P-LINE AREA DIAGRAM
SC.1:100

[COMMERCIAL] GROUND FLOOR (B-WING) **Table No. 8B - Parking Requirements**

Sr. No.	Occupany	Size of tenement	Total Carpet	Parking Space Required		Proposed	
				Required		Proposed	
				Car	Scooter	Car	Scooter
6	Whole sale shops not being used for retail trading.	For every 100sq.m. carpet area or fraction thereof	234.93 / 100 =2.34	1x2.34 =2.34	5x2.34 =11.70	2.34	11.70
		Total Parking Required (x 0.8) As per Table No. 8c,Page No.145.		0.8x2.34 =1.87no.	0.8x11.70 =11.70no.	1.87no.	11.70no.

CARPET AREA STATEMENT(WING-B)
(GROUND FLOOR SHOP)

FLAT No.	RERA CARPET Sq.Mt.	LOFT AREA Sq.Mt.
1	15.47	5.11
2	13.78	4.56
3	21.30	7.04
4	12.18	4.03
5	15.98	5.28
6	11.38	3.78
7	22.43	7.42
8	22.43	7.42
9	11.37	3.75
10	15.98	5.28
11	12.19	4.03
12	22.42	7.41
13	11.09	3.67
14	12.30	4.07
15	14.63	4.84

SUMMARY (WING-B)	
PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	268.57 (Comm.)+118.88 (Driver Rm+Soc.office) (stair+Lobby)
01	PODIUM PARKING
02	PODIUM PARKING
03	PODIUM PARKING
04	850.64
05	832.33
06	823.44
07	850.64
08	850.64
09	850.64
10	850.64
11	823.44
12	850.64
13	850.64
14	850.64
15	850.64
TOTAL	=10,522.42SM.

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	-
2 Area not in possession	0.000
3 Entire area (1-2)	10743.000
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5 Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed	635.997
(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	0.000
Proposed	635.997
(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 part under reference was surveyed by me on 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor,,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

Name Of Architect : VIJAY R PANDEY

BLOCK	ADDRESS OF OFFICE
	OFFICE - 303,Raj-kamal Tower Above Kotak Mahindra Bank,Santoshi Mata Road,Kalyan-(W)-421301

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
SCALE - 1:100	Date: 10/09/25
JOB NO - KDMCC-24-ENTRY-1276	CHECK BY - -

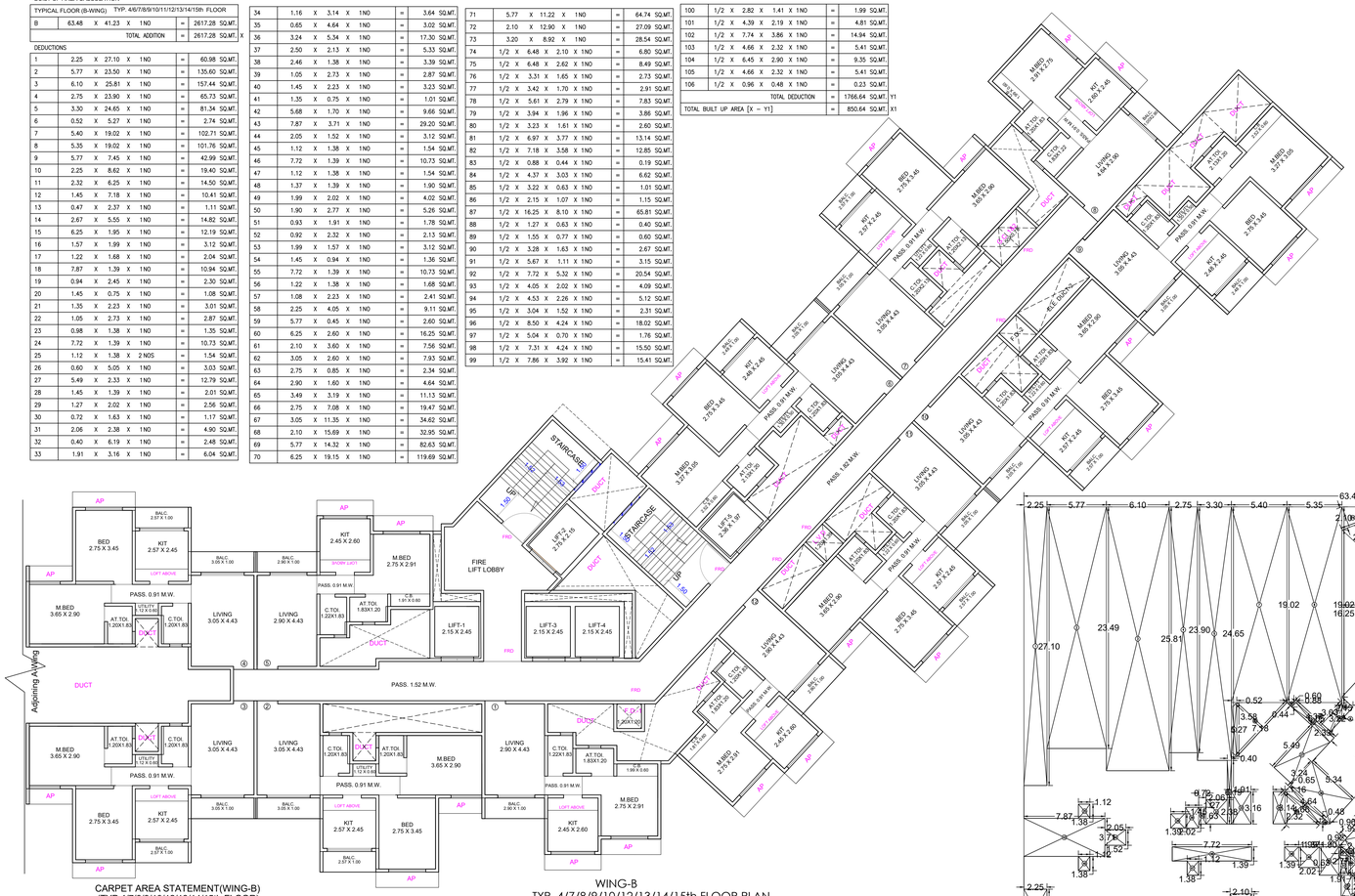
SUBMISSION DRAWING

BUILT UP AREA CALCULATION

TYPICAL FLOOR (B-WING) TYP. 4/6/7/8/9/10/11/12/13/14/15th FLOOR						
B	63.48	X	41.23	X	1NO	= 2617.28 SQ.MT.
					TOTAL ADDITION	= 2617.28 SQ.MT. X

DEDUCTIONS

1	2.25	X	27.10	X	1NO	=	60.98 SQ.MT.
2	5.77	X	23.50	X	1NO	=	135.60 SQ.MT.
3	6.10	X	25.81	X	1NO	=	157.44 SQ.MT.
4	2.75	X	23.90	X	1NO	=	65.73 SQ.MT.
5	3.30	X	24.65	X	1NO	=	81.34 SQ.MT.
6	0.52	X	5.27	X	1NO	=	2.74 SQ.MT.
7	5.40	X	19.02	X	1NO	=	102.71 SQ.MT.
8	5.35	X	19.02	X	1NO	=	101.76 SQ.MT.
9	5.77	X	7.45	X	1NO	=	42.99 SQ.MT.
10	2.25	X	8.62	X	1NO	=	19.40 SQ.MT.
11	2.32	X	6.25	X	1NO	=	14.50 SQ.MT.
12	1.45	X	7.18	X	1NO	=	10.41 SQ.MT.
13	0.47	X	2.37	X	1NO	=	1.11 SQ.MT.
14	2.67	X	5.55	X	1NO	=	14.82 SQ.MT.
15	6.25	X	1.95	X	1NO	=	12.19 SQ.MT.
16	1.57	X	1.99	X	1NO	=	3.12 SQ.MT.
17	1.22	X	1.68	X	1NO	=	2.04 SQ.MT.
18	7.87	X	1.39	X	1NO	=	10.94 SQ.MT.
19	0.94	X	2.45	X	1NO	=	2.30 SQ.MT.
20	1.45	X	0.75	X	1NO	=	1.08 SQ.MT.
21	1.35	X	2.23	X	1NO	=	3.01 SQ.MT.
22	1.05	X	2.73	X	1NO	=	2.87 SQ.MT.
23	0.98	X	1.38	X	1NO	=	1.35 SQ.MT.
24	7.72	X	1.39	X	1NO	=	10.73 SQ.MT.
25	1.12	X	1.38	X	2 NOS	=	1.54 SQ.MT.
26	0.60	X	5.05	X	1NO	=	3.03 SQ.MT.
27	5.49	X	2.33	X	1NO	=	12.79 SQ.MT.
28	1.45	X	1.39	X	1NO	=	2.01 SQ.MT.
29	1.27	X	2.02	X	1NO	=	2.56 SQ.MT.
30	0.72	X	1.63	X	1NO	=	1.17 SQ.MT.
31	2.06	X	2.38	X	1NO	=	4.90 SQ.MT.
32	0.40	X	6.19	X	1NO	=	2.48 SQ.MT.
33	1.91	X	3.16	X	1NO	=	6.04 SQ.MT.
34	1.16	X	3.14	X	1NO	=	3.64 SQ.MT.
35	0.65	X	4.64	X	1NO	=	3.02 SQ.MT.
36	3.24	X	5.34	X	1NO	=	17.30 SQ.MT.
37	2.50	X	2.13	X	1NO	=	5.33 SQ.MT.
38	2.46	X	1.38	X	1NO	=	3.39 SQ.MT.
39	1.05	X	2.73	X	1NO	=	2.87 SQ.MT.
40	1.45	X	2.23	X	1NO	=	3.23 SQ.MT.
41	1.35	X	0.75	X	1NO	=	1.01 SQ.MT.
42	5.68	X	1.70	X	1NO	=	9.66 SQ.MT.
43	7.87	X	3.71	X	1NO	=	29.20 SQ.MT.
44	2.05	X	1.52	X	1NO	=	3.12 SQ.MT.
45	1.12	X	1.38	X	1NO	=	1.54 SQ.MT.
46	7.72	X	1.39	X	1NO	=	10.73 SQ.MT.
47	1.12	X	1.38	X	1NO	=	1.54 SQ.MT.
48	1.37	X	1.39	X	1NO	=	1.90 SQ.MT.
49	1.99	X	2.02	X	1NO	=	4.02 SQ.MT.
50	1.90	X	2.77	X	1NO	=	5.26 SQ.MT.
51	0.93	X	1.91	X	1NO	=	1.78 SQ.MT.
52	0.92	X	2.32	X	1NO	=	2.13 SQ.MT.
53	1.99	X	1.57	X	1NO	=	3.12 SQ.MT.
54	1.45	X	0.94	X	1NO	=	1.36 SQ.MT.
55	7.72	X	1.39	X	1NO	=	10.73 SQ.MT.
56	1.22	X	1.38	X	1NO	=	1.68 SQ.MT.
57	1.08	X	2.23	X	1NO	=	2.41 SQ.MT.
58	2.25	X	4.05	X	1NO	=	9.11 SQ.MT.
59	5.77	X	0.45	X	1NO	=	2.60 SQ.MT.
60	6.25	X	2.60	X	1NO	=	16.25 SQ.MT.
61	2.10	X	3.60	X	1NO	=	7.56 SQ.MT.
62	3.05	X	2.60	X	1NO	=	7.93 SQ.MT.
63	2.75	X	0.85	X	1NO	=	2.34 SQ.MT.
64	2.90	X	1.60	X	1NO	=	4.64 SQ.MT.
65	3.49	X	3.19	X	1NO	=	11.13 SQ.MT.
66	2.75	X	7.08	X	1NO	=	19.47 SQ.MT.
67	3.05	X	11.35	X	1NO	=	34.62 SQ.MT.
68	2.10	X	15.69	X	1NO	=	32.95 SQ.MT.
69	5.77	X	14.32	X	1NO	=	82.63 SQ.MT.
70	6.25	X	19.15	X	1NO	=	119.69 SQ.MT.
71	5.77	X	11.22	X	1NO	=	64.74 SQ.MT.
72	2.10	X	12.90	X	1NO	=	27.09 SQ.MT.
73	3.20	X	8.92	X	1NO	=	28.54 SQ.MT.
74	1/2	X	6.48	X	2.10 X 1NO	=	6.80 SQ.MT.
75	1/2	X	6.48	X	2.62 X 1NO	=	8.49 SQ.MT.
76	1/2	X	3.31	X	1.65 X 1NO	=	2.73 SQ.MT.
77	1/2	X	3.42	X	1.70 X 1NO	=	2.91 SQ.MT.
78	1/2	X	5.61	X	2.79 X 1NO	=	7.83 SQ.MT.
79	1/2	X	3.94	X	1.96 X 1NO	=	3.86 SQ.MT.
80	1/2	X	3.23	X	1.61 X 1NO	=	2.60 SQ.MT.
81	1/2	X	6.97	X	3.77 X 1NO	=	13.14 SQ.MT.
82	1/2	X	7.18	X	3.58 X 1NO	=	12.85 SQ.MT.
83	1/2	X	0.88	X	0.44 X 1NO	=	0.19 SQ.MT.
84	1/2	X	4.37	X	3.03 X 1NO	=	6.62 SQ.MT.
85	1/2	X	3.22	X	0.63 X 1NO	=	1.01 SQ.MT.
86	1/2	X	2.15	X	1.07 X 1NO	=	1.15 SQ.MT.
87	1/2	X	16.25	X	8.10 X 1NO	=	65.81 SQ.MT.
88	1/2	X	1.27	X	0.63 X 1NO	=	0.40 SQ.MT.
89	1/2	X	1.55	X	0.77 X 1NO	=	0.60 SQ.MT.
90	1/2	X	3.28	X	1.63 X 1NO	=	2.67 SQ.MT.
91	1/2	X	5.67	X	1.11 X 1NO	=	3.15 SQ.MT.
92	1/2	X	7.72	X	5.32 X 1NO	=	20.54 SQ.MT.
93	1/2	X	4.05	X	2.02 X 1NO	=	4.09 SQ.MT.
94	1/2	X	4.53	X	2.26 X 1NO	=	5.12 SQ.MT.
95	1/2	X	3.04	X	1.52 X 1NO	=	2.31 SQ.MT.
96	1/2	X	8.50	X	4.24 X 1NO	=	18.02 SQ.MT.
97	1/2	X	5.04	X	0.70 X 1NO	=	1.76 SQ.MT.
98	1/2	X	7.31	X	4.24 X 1NO	=	15.50 SQ.MT.
99	1/2	X	7.86	X	3.92 X 1NO	=	15.41 SQ.MT.
100	1/2	X	2.82	X	1.41 X 1NO	=	1.99 SQ.MT.
101	1/2	X	4.39	X	2.19 X 1NO	=	4.81 SQ.MT.
102	1/2	X	7.74	X	3.86 X 1NO	=	14.94 SQ.MT.
103	1/2	X	4.66	X	2.32 X 1NO	=	5.41 SQ.MT.
104	1/2	X	6.45	X	2.90 X 1NO	=	9.35 SQ.MT.
105	1/2	X	4.66	X	2.32 X 1NO	=	5.41 SQ.MT.
106	1/2	X	0.96	X	0.48 X 1NO	=	0.23 SQ.MT.
					TOTAL DEDUCTION	=	1766.64 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	850.64 SQ.MT. X1



WING-B
TYP. 4/7/8/9/10/12/13/14/15th FLOOR PLAN
SC.1:100

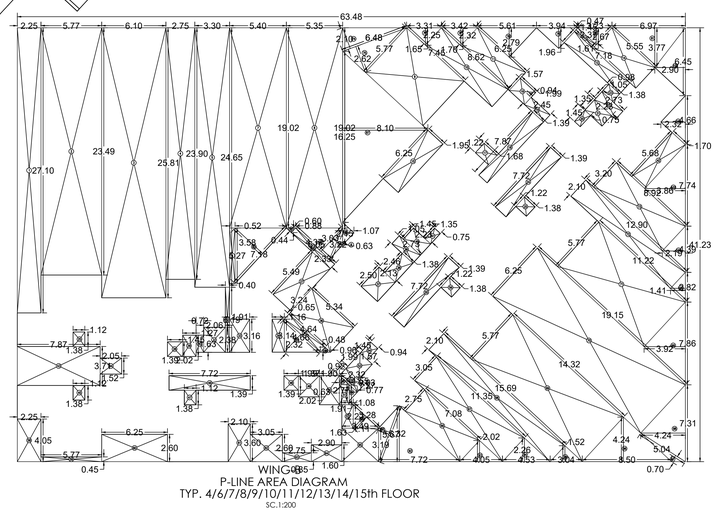
CARPET AREA STATEMENT(WING-B)
(TYP.4/7/8/9/10/12/13/14/15th FLOOR)

FLAT No.	RERA CARPET Sq.Mt.	BALCONY Sq.Mt.
1	37.67	3.04
2	52.38	5.84
3	52.45	5.84
4	52.44	5.84
5	37.78	2.97
6	54.79	5.74
7	53.01	5.83
8	38.52	2.90
9	54.93	5.67
10	52.24	5.84
11	52.24	5.84
12	37.84	3.05

TOTAL CARPET AREA =576.29 x 9FI.= 5186.61sm.
TOTAL BALCONY AREA =58.40 x 9FI.= 525.60sm.

(WING-B) 4th To 15th FLOOR **Table No. 8B - Parking Requirements**

Sr. No.	Occupancy	Size of tenement	Total No. Flat	Parking Space Required			
				Required		Proposed	
				Car	Scooter	Car	Scooter
1	Residential i) Multi - Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	1x0=0	Nil.	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less then 150sq.m.	01	1x1=1no	1x1=1no	1no	1no
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less then 80sq.m.	94	1x47 =47no.	2x47 94no.	47no.	94no.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more then 30sq.m.	46	1x23 =23no	2x23 =46no	23no	46no
		For every two tenements with each tenement having carpet area less than 30sq.m.	Nil.	0x0 =0 no.	2x0 =0no.	Nil.	NIL.
		Additional 5% Visitor Parking		5%(71) =3.55no.	5%(141) =7.05no.	3.55no.	7.05no.
		Total Parking Required (x 0.8) As per Table No. 8c,Page No.145.		0.8x74.55 =59.64 no.	0.0x148.05 =148.05no	59.64no.	148.05



WING-B
P-LINE AREA DIAGRAM
TYP. 4/6/7/8/9/10/11/12/13/14/15th FLOOR
SC.1:200

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	
2 Area not in possession	0.000
3 Entire area (1-2)	10743.000
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3883.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5 Balance area of plot (3-4)	6358.000
6 Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7 Net Plot Area (5-6)	6358.000
8 Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed	635.997
(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	0.000
Proposed	635.997
(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 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor ,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

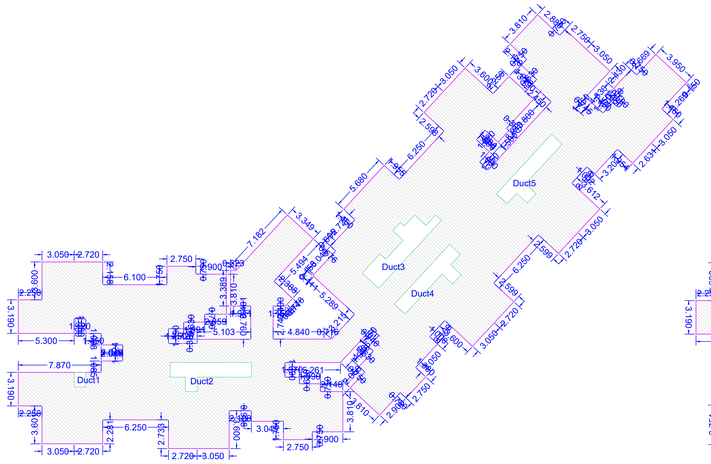
Name Of Architect : VIJAY R PANDEY

ELOOD	ADDRESS OF OFFICE
	OFFICE :- 303,Raj-kamal Tower Above Kotak Mahindra Bank,Santoshi Mata Road,Kalyan-(W)-421301
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
	SCALE - 1:100 / Date: 10/09/25
	JOB NO - KDMCC-24-ENTRY-1276 / CHECK BY - -

SUBMISSION DRAWING

BUILT UP AREA CALCULATION

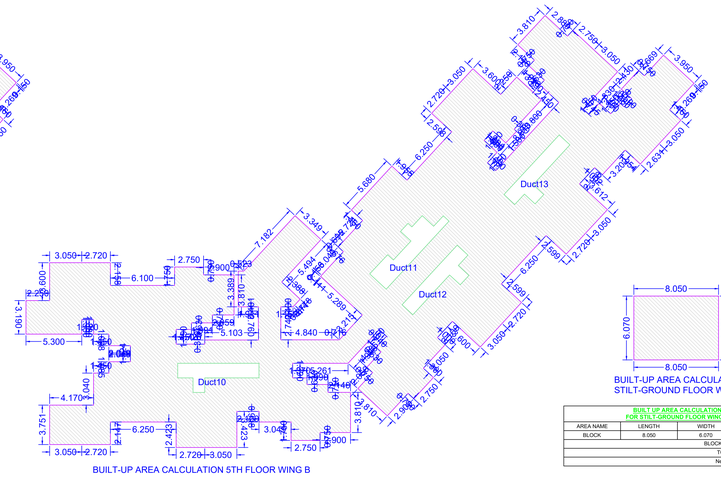
| | | |



BUILT-UP AREA CALCULATION TYPICAL 7TH TO 10TH-12TH TO 15TH FLOOR WING B

BUILT UP AREA CALCULATION
FOR TYPICAL 7TH TO 10TH-12TH TO 15TH FLOOR WING B

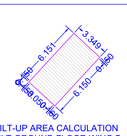
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	63.479	41.235	905.001
		BLOCK AREA TOTAL =905.001Sq.M	
Duct5	-	-	12.415
Duct4	-	-	12.415
Duct3	-	-	15.801
Duct2	-	-	12.274
Duct1	-	-	1.546
		TOTAL Deduction =54.451Sq.M	
		Net BuiltUp Area =850.550 Sq.M	



BUILT-UP AREA CALCULATION 5TH FLOOR WING B

BUILT UP AREA CALCULATION
FOR 5TH FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	63.479	41.058	884.964
		BLOCK AREA TOTAL =884.964Sq.M	
Duct13	-	-	12.415
Duct12	-	-	12.415
Duct11	-	-	15.801
Duct10	-	-	12.274
		TOTAL Deduction =52.905Sq.M	
		Net BuiltUp Area =832.059 Sq.M	



BUILT-UP AREA CALCULATION
STILT-GROUND FLOOR WING B

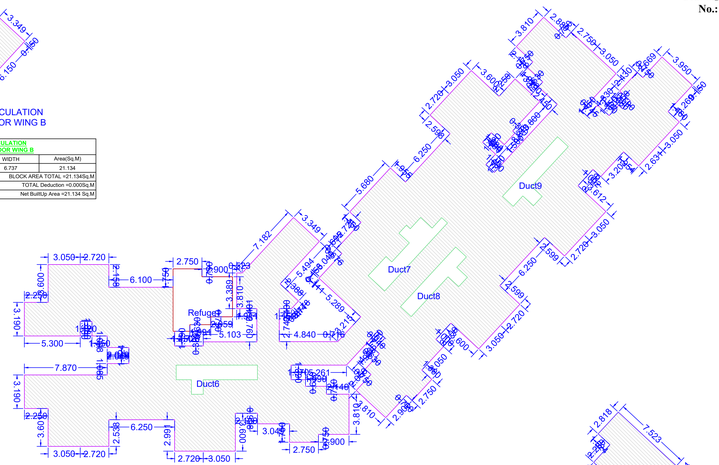
BUILT UP AREA CALCULATION
FOR STILT-GROUND FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.907	6.737	21.134
		BLOCK AREA TOTAL =21.134Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =21.134 Sq.M	

BUILT-UP AREA CALCULATION
STILT-GROUND FLOOR WING B

BUILT UP AREA CALCULATION
FOR STILT-GROUND FLOOR WING B

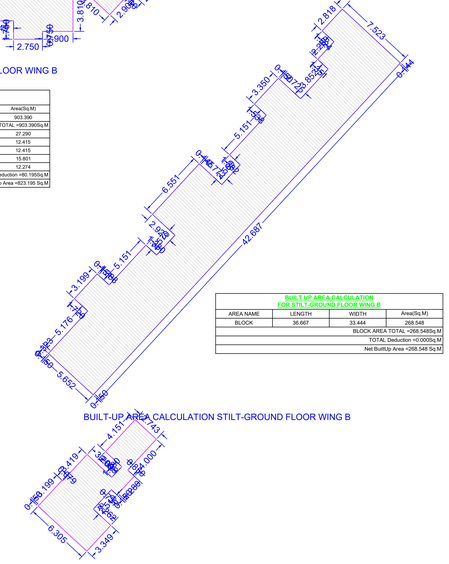
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.050	6.070	48.861
		BLOCK AREA TOTAL =48.861Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =48.861 Sq.M	



BUILT-UP AREA CALCULATION 6TH-11TH FLOOR WING B

BUILT UP AREA CALCULATION
FOR 6TH-11TH FLOOR WING B

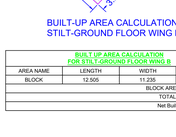
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	63.479	41.235	903.390
		BLOCK AREA TOTAL =903.390Sq.M	
Refuge1	-	-	27.290
Duct9	-	-	12.415
Duct8	-	-	12.415
Duct7	-	-	15.801
Duct6	-	-	12.274
		TOTAL Deduction =80.195Sq.M	
		Net BuiltUp Area =823.195 Sq.M	



BUILT-UP AREA CALCULATION STILT-GROUND FLOOR WING B

BUILT UP AREA CALCULATION
FOR STILT-GROUND FLOOR WING B

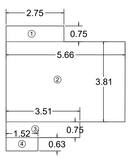
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	36.667	33.444	268.548
		BLOCK AREA TOTAL =268.548Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =268.548 Sq.M	



BUILT-UP AREA CALCULATION
STILT-GROUND FLOOR WING B

BUILT UP AREA CALCULATION
FOR STILT-GROUND FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.505	11.235	48.922
		BLOCK AREA TOTAL =48.922Sq.M	
		TOTAL Deduction =0.000Sq.M	
		Net BuiltUp Area =48.922 Sq.M	



B-WING (REFUGE FLOOR AREA)
6th & 11th Floor
STANDARD ADDITION:-

1) 2.75 x 0.75 = 2.06sm.
2) 5.66 x 3.81 = 21.56sm.
3) 3.51 x 0.75 = 2.63sm.
4) 1.52 x 0.63 = 0.95sm.

TOTAL = 27.20sm.

P-LINE AREA 6th & 11th FLOOR = 850.64 - 27.20 = 823.44sm.

WING-B
REFUGE AREA 6th & 11th FLOOR
P-LINE AREA DIAGRAM
SC.1:100

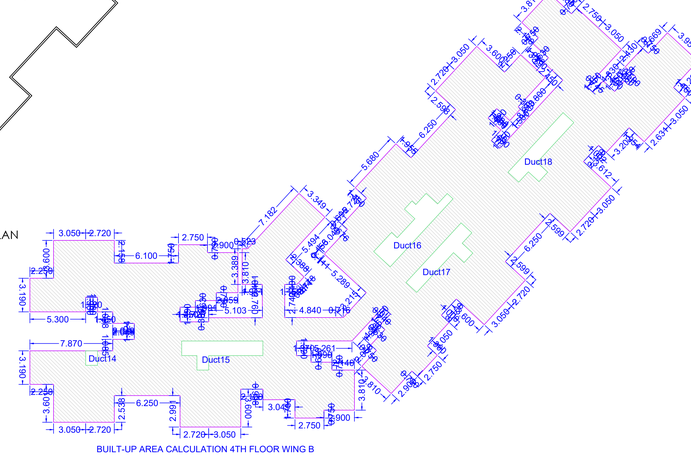
WING-B
TYP. 6th & 11th FLOOR (REFUGE)
SC.1:100

CARPET AREA STATEMENT(WING-B)
(TYP.6th & 11th FLOOR) REFUGE

FLAT No.	RERA CARPET Sq.Mt.	BALCONY Sq.Mt.
1	37.67	3.04
2	52.38	5.84
3	52.45	5.84
4	66.24	8.67
5	----	----
6	54.79	5.74
7	53.01	5.83
8	38.52	2.90
9	54.93	5.67
10	52.24	5.84
11	52.24	5.84
12	37.84	3.05

TOTAL CARPET AREA =552.31 x 2Fl.= 1104.62sm.

WING-B
TERRACE FLOOR PLAN
SC.1:200



BUILT-UP AREA CALCULATION 4TH FLOOR WING B

BUILT UP AREA CALCULATION
FOR 4TH FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	63.479	41.235	903.390
		BLOCK AREA TOTAL =903.390Sq.M	
Duct18	-	-	12.415
Duct17	-	-	12.415
Duct16	-	-	15.801
Duct15	-	-	12.274
Duct14	-	-	1.546
		TOTAL Deduction =54.451Sq.M	
		Net BuiltUp Area =848.939 Sq.M	

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.	10743.000
(a) As per ownership document (7/12, CTS extract)	10820.000
(b) as per TILR or City Survey measurement sheet	10820.000
(c) as per Demarcated drawing area	11202.341
LESS	-
2.Area not in possession	0.000
3. Entire area (1-2)	10743.000
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	522.000
(b) Any D.P. Reservation area	3863.000
(c) Green Belt	0.000
Total (a+b+c)	4385.000
5.Balance area of plot (3-4)	6358.000
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) x 5 % of Total area	0.000
7. Net Plot Area (5-6)	6358.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	635.800
Proposed	635.997
(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	0.000
Proposed	635.997
(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 2025-08-01 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 : Mohan Sky Ville,Flat no-402,4th Floor,,Kalyan,Thane,Maharashtra-421301,KALYAN

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-33

SITE ADDRESS :
PROPOSED BUILDING ON S. No.33,

Name Of Architect : VIJAY R PANDEY

LOGO

ADDRESS OF OFFICE
OFFICE -
303,Raj-kamal Tower,Above Kotak Mahindra Bank,Santoshi Mata Road,Kalyan-(W).421301

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN

SCALE - 1:100

Date: 10/09/25

JOB NO - KDMCC-24-ENTRY-1276

CHECK BY - -

SUBMISSION DRAWING