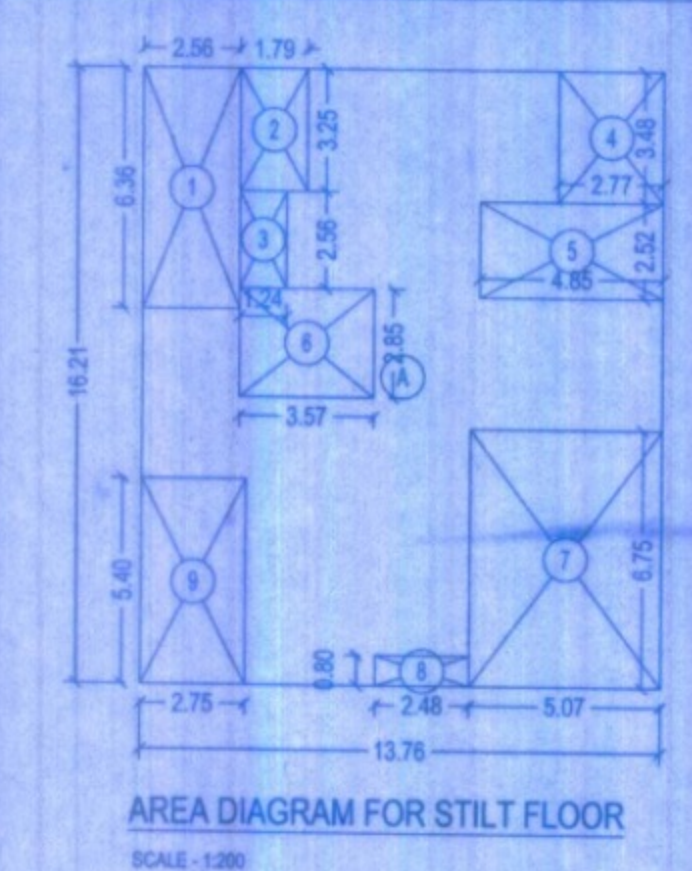


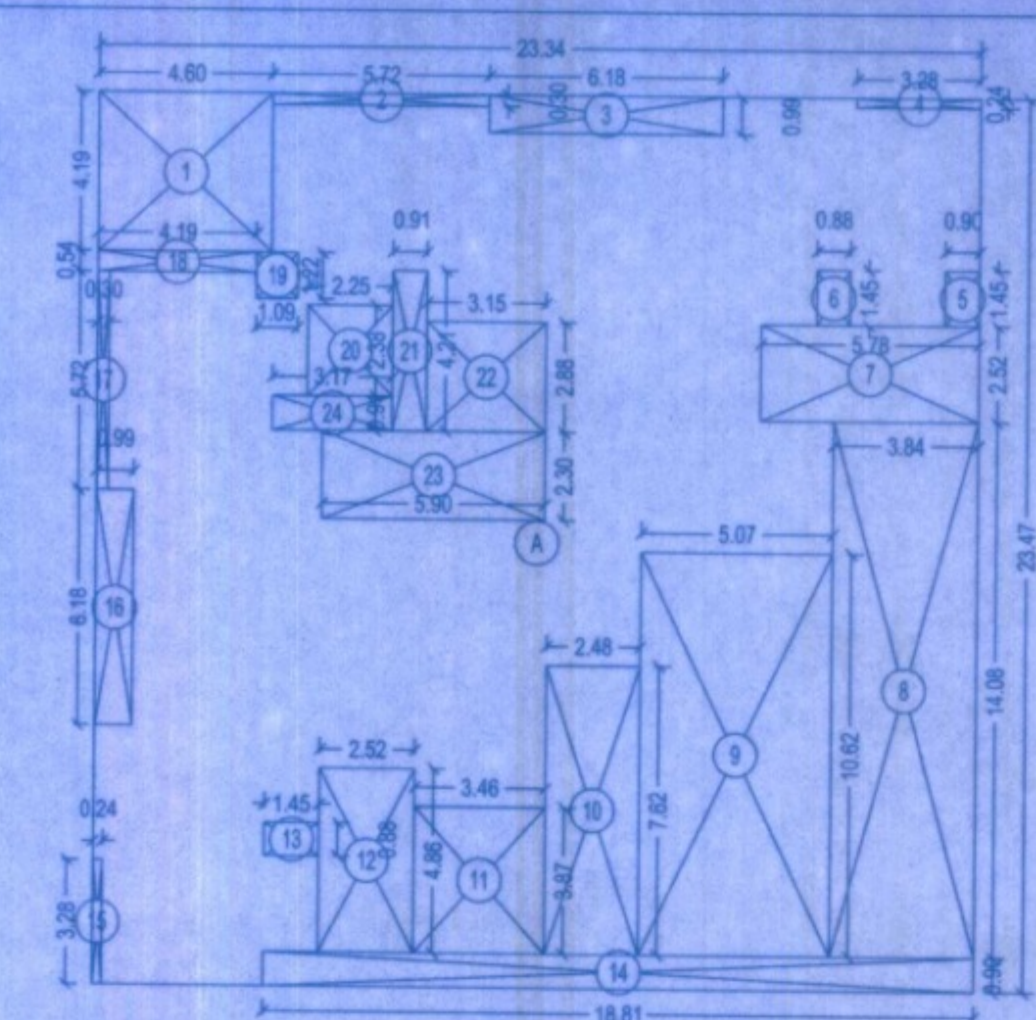


BUILT UP AREA CALCULATION

STILT FLOOR	SQ.MT.
A 13.76 X 1.01 X 1 NO	= 223.01
TOTAL ADDITION	= 223.01

DEDUCTIONS

1 2.56 X 3.36 X 1 NO	= 18.28
2 1.79 X 3.25 X 1 NO	= 5.82
3 1.24 X 2.56 X 1 NO	= 3.17
4 2.77 X 3.40 X 1 NO	= 9.64
5 4.85 X 2.52 X 1 NO	= 12.22
6 3.57 X 2.55 X 1 NO	= 10.17
7 5.07 X 2.75 X 1 NO	= 34.22
8 2.48 X 0.90 X 1 NO	= 1.96
9 2.75 X 5.40 X 1 NO	= 14.85
TOTAL DEDUCTION	= 108.35
TOTAL BUILT UP AREA (X - Y1)	= 114.66



BUILT UP AREA CALCULATION

TYP. 1ST TO 9TH FLOOR	SQ.MT.
A 33.34 X 23.47 X 1 NO	= 547.79
TOTAL ADDITION	= 547.79

DEDUCTIONS

1 4.00 X 4.18 X 1 NO	= 19.27
2 3.72 X 0.36 X 1 NO	= 1.72
3 3.18 X 0.98 X 1 NO	= 6.12
4 3.28 X 0.24 X 1 NO	= 0.79
5 0.90 X 1.45 X 1 NO	= 1.31
6 0.88 X 1.45 X 1 NO	= 1.28
7 5.78 X 2.52 X 1 NO	= 14.57
8 3.84 X 14.08 X 1 NO	= 54.07
9 5.07 X 10.62 X 1 NO	= 63.84
10 2.48 X 7.62 X 1 NO	= 18.90
11 3.46 X 3.67 X 1 NO	= 13.39
12 2.52 X 4.86 X 1 NO	= 12.25
13 1.45 X 0.98 X 1 NO	= 1.28
14 18.82 X 0.90 X 1 NO	= 16.94
15 0.24 X 5.28 X 1 NO	= 0.79
16 0.98 X 6.18 X 1 NO	= 6.12
17 0.30 X 5.72 X 1 NO	= 1.72
18 4.18 X 6.54 X 1 NO	= 2.26
19 1.08 X 1.22 X 1 NO	= 1.33
20 2.25 X 2.38 X 1 NO	= 5.38
21 0.91 X 4.21 X 1 NO	= 3.83
22 3.15 X 2.88 X 1 NO	= 9.07
23 5.00 X 2.30 X 1 NO	= 13.57
24 3.17 X 0.91 X 1 NO	= 2.88
TOTAL DEDUCTION	= 202.68
TOTAL BUILT UP AREA	= 285.13

PLOT AREA CALCULATION

RESIDUAL	SQ.MT.
1 1/2 X 54.17 X 11.80 X 1 NO	= 119.50
2 1/2 X 54.17 X 15.20 X 1 NO	= 411.89
3 1/2 X 50.05 X 4.52 X 1 NO	= 113.11
4 1/2 X 23.98 X 2.52 X 1 NO	= 86.77
5 1/2 X 35.70 X 5.70 X 1 NO	= 101.75
6 1/2 X 35.70 X 4.38 X 1 NO	= 78.18
7 1/2 X 3.02 X 1.20 X 1 NO	= 1.80
8 1/2 X 53.36 X 2.71 X 1 NO	= 73.14
9 1/2 X 63.13 X 10.07 X 1 NO	= 317.86
10 1/2 X 63.13 X 19.22 X 1 NO	= 606.68
11 1/2 X 25.59 X 7.40 X 1 NO	= 89.84
12 1/2 X 53.06 X 3.54 X 1 NO	= 93.92
13 1/2 X 51.96 X 14.68 X 1 NO	= 360.12
14 1/2 X 18.19 X 8.18 X 1 NO	= 74.40
15 1/2 X 18.19 X 5.02 X 1 NO	= 45.96
16 1/2 X 39.72 X 13.52 X 1 NO	= 268.30
17 1/2 X 42.81 X 4.18 X 1 NO	= 36.41
18 1/2 X 40.16 X 15.76 X 1 NO	= 126.46
19 1/2 X 40.16 X 14.26 X 1 NO	= 286.34
20 1/2 X 40.16 X 15.76 X 1 NO	= 126.46
TOTAL	= 4424.00

AREA UNDER ROAD

1 1/2 X 37.12 X 3.53 X 1 NO	= 65.32
2 1/2 X 12.87 X 4.48 X 1 NO	= 28.83
3 1/2 X 37.12 X 11.84 X 1 NO	= 219.75
4 1/2 X 39.72 X 13.52 X 1 NO	= 268.30
5 1/2 X 39.72 X 10.80 X 1 NO	= 216.29
6 1/2 X 12.11 X 2.12 X 1 NO	= 12.84
7 1/2 X 38.10 X 15.06 X 1 NO	= 271.83
8 1/2 X 20.58 X 5.68 X 1 NO	= 37.81
9 1/2 X 16.26 X 8.77 X 1 NO	= 53.62
TOTAL	= 1420.00

PARKING AREA STATEMENT

REQ. NOS OF PARKING	PROV. NOS OF PARKING
CAR PARK (2 WHEELERS)	CAR PARK (2 WHEELERS)
0 NOS	4 NOS
18 NOS	36.00 NOS
9.00 NOS	18.00 NOS

For every two tenements with each tenement having carpet area less than 30 Sq.m

For every two tenements with each tenement having carpet area less than 40 Sq.m, but more than 30 sq.m.

For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.

For every tenement having carpet area equal to or above 80 sq.m, but less than 150 sq.m.

For every 100 sq.m. carpet area or fraction thereof

TOTAL PARKING REQUIRED 7.56 + 6.23 COMPOSITE PARKING + 13.79 NOS

TOTAL PARKING PROVIDED 21 NOS

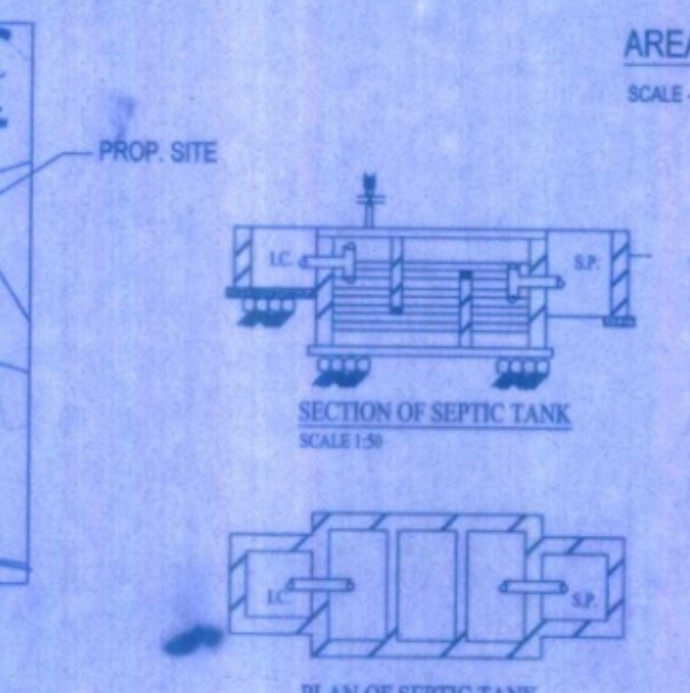
TOTAL SCOOTER PARKING PROVIDED 8.00 NOS

BALANCE SCOOTER PARKING CONVERT IN TO COMPOSITE PARKING 37.36 NOS / 6 SCOOTER PARKING

COMPOSITE SCOOTER PARKING TO CAR PARKING 7.56 NOS / 45.36 NOS

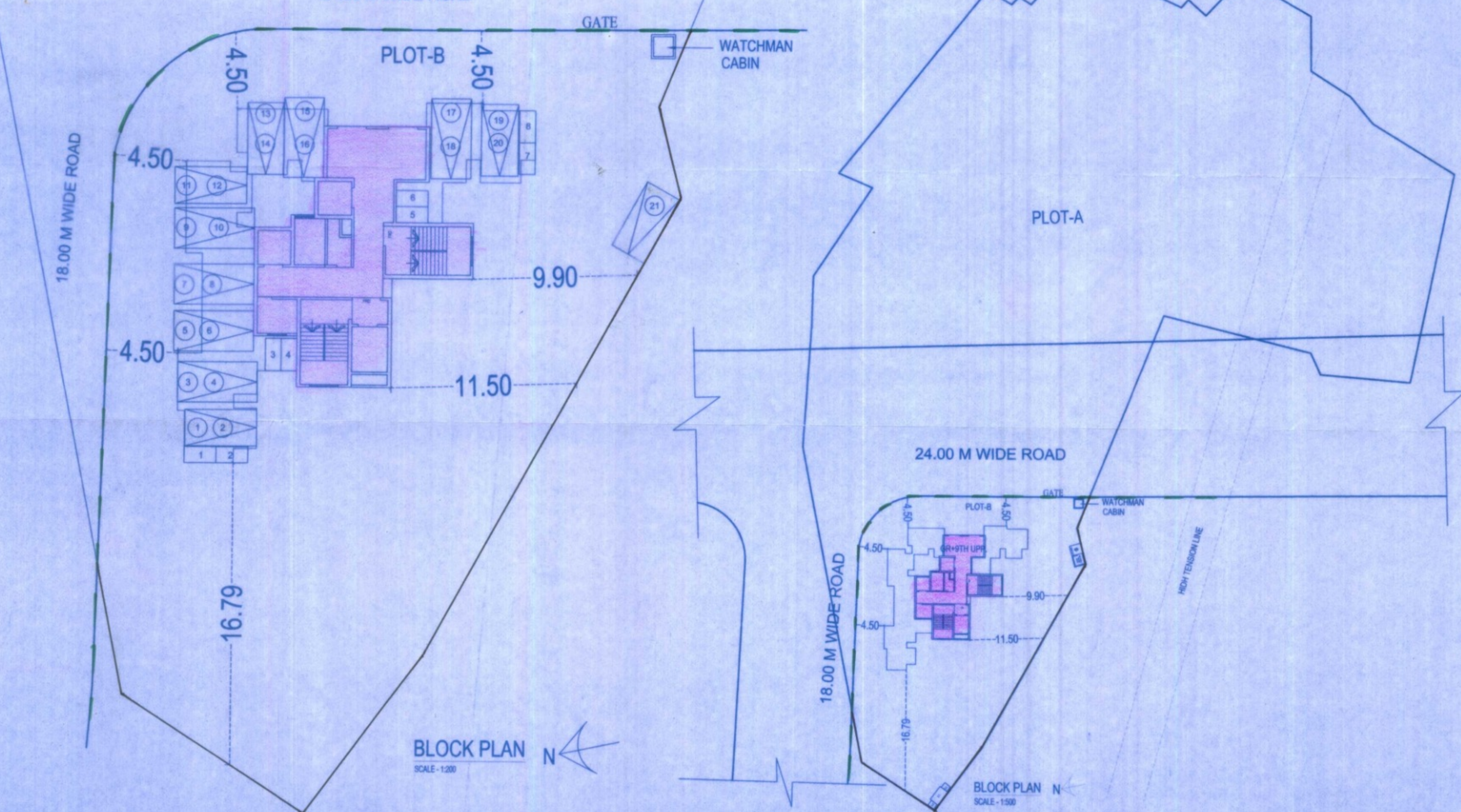
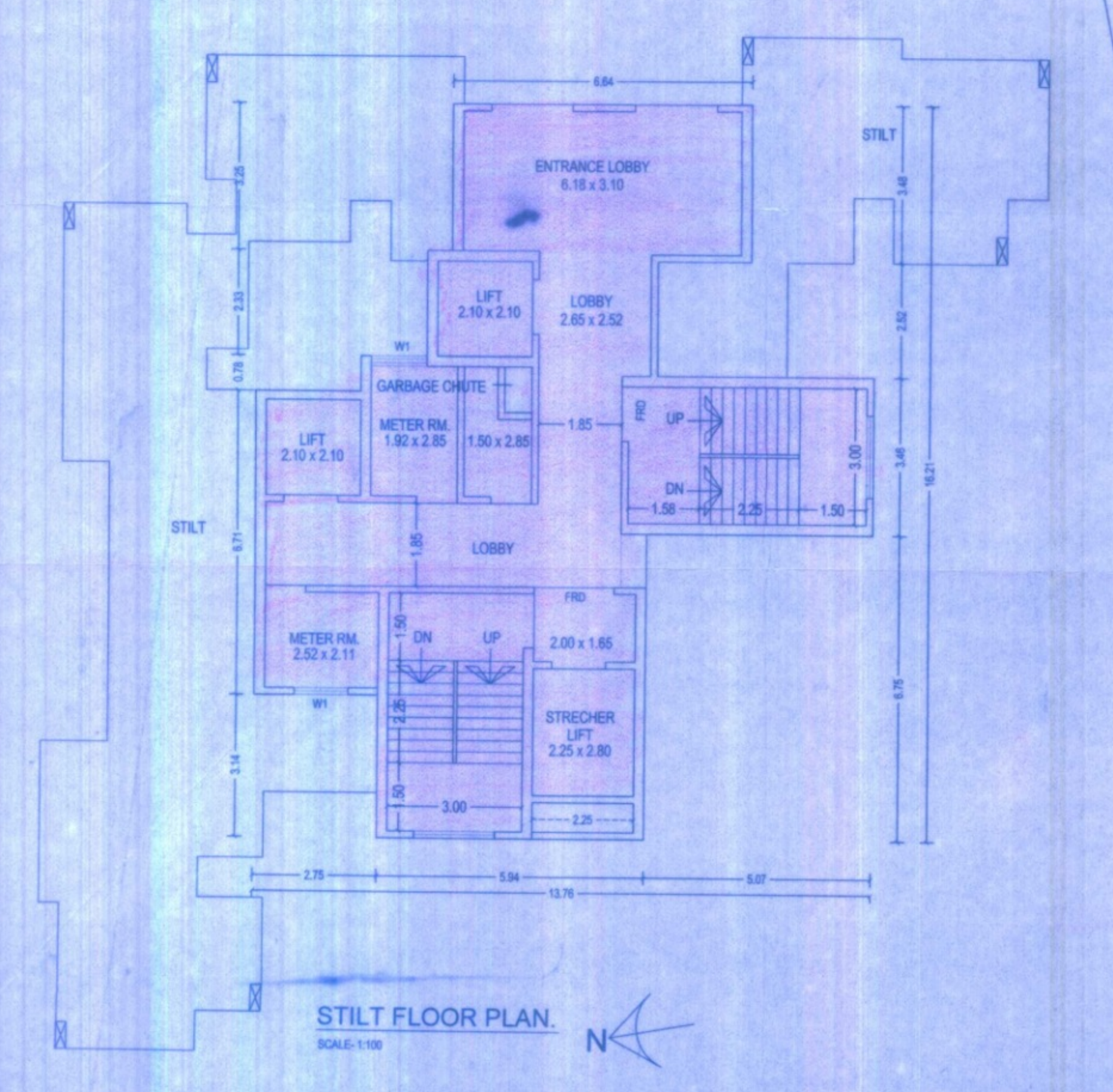
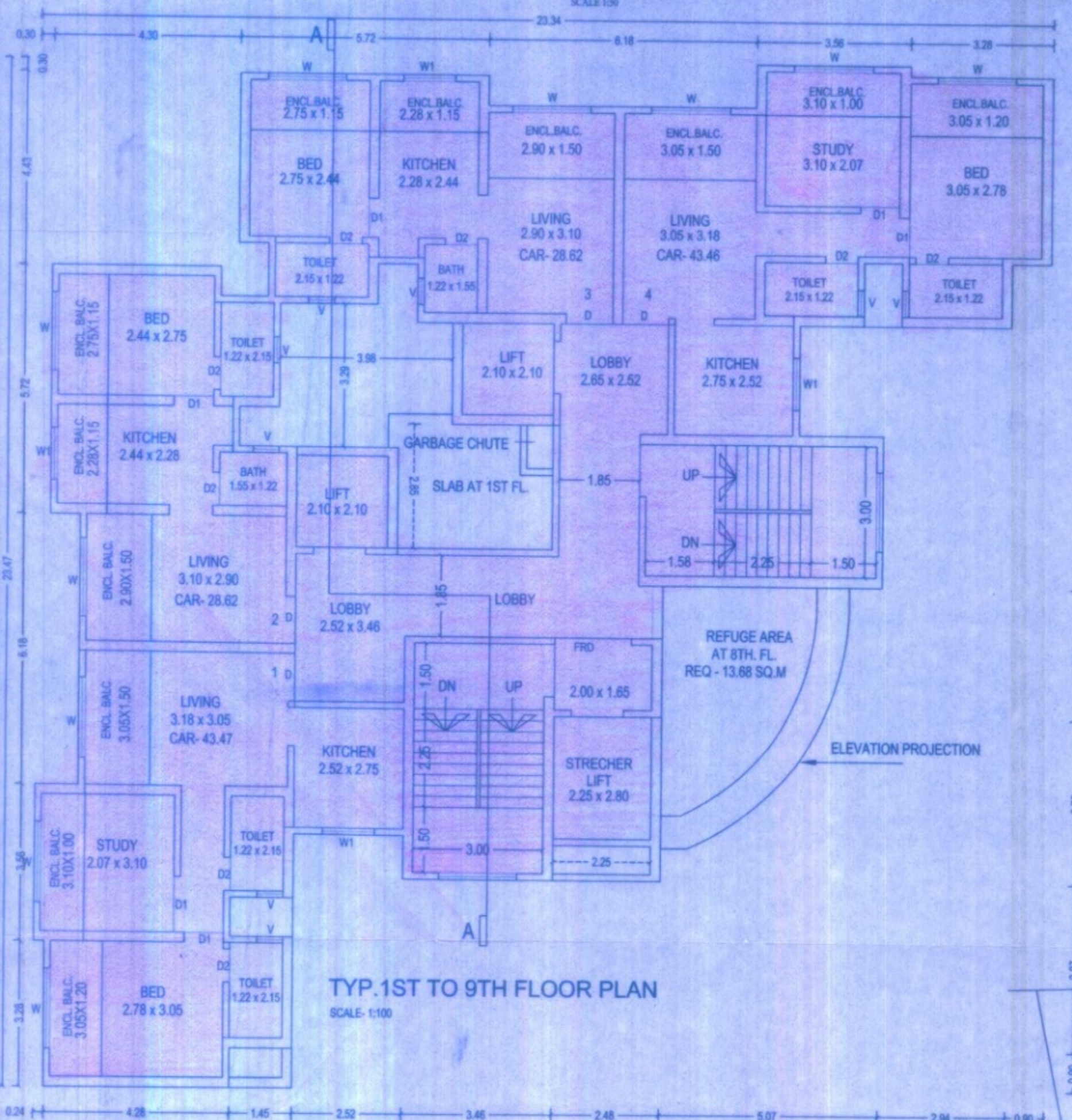
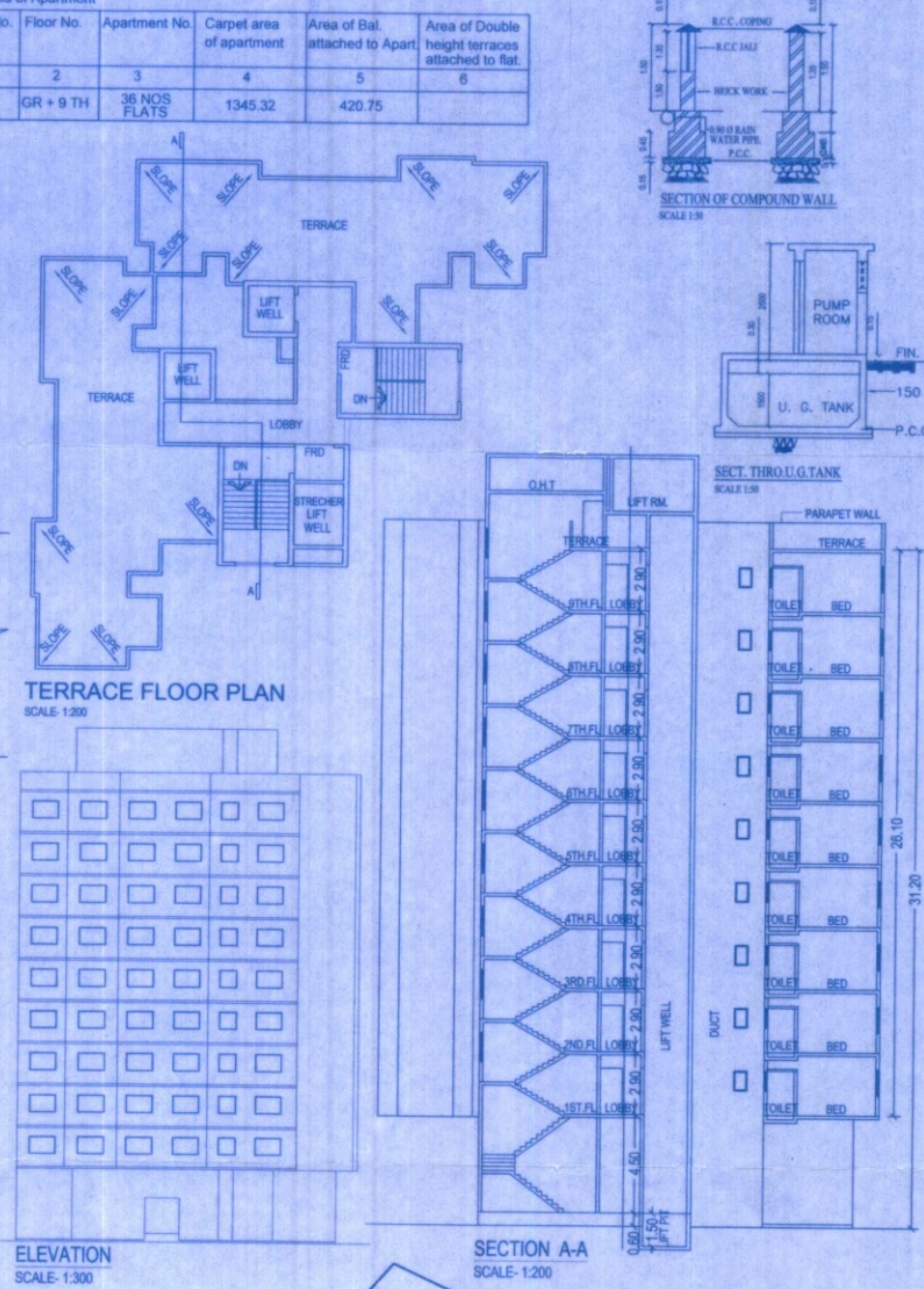
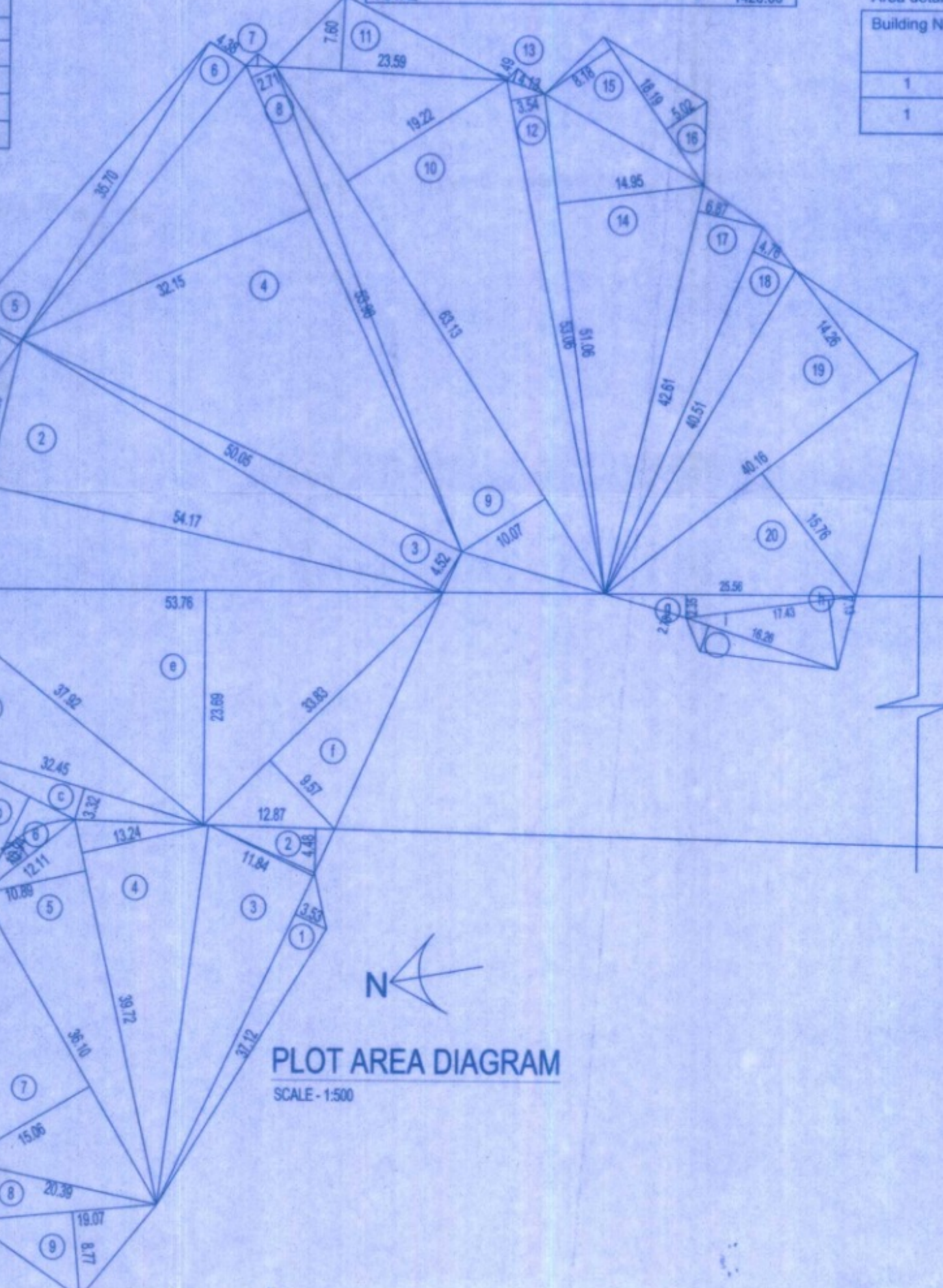
BIUP AREA STATEMENT

FLOOR	PROP. BUILT UP AREA
GROUND	114.66
1ST	285.13
2ND	285.13
3RD	285.13
4TH	285.13
5TH	285.13
6TH	285.13
7TH	285.13
8TH	285.13
9TH	285.13
TOTAL	2680.83



DOORS & WINDOWS SCHEDULE

SIZE IN MTS	AREA	DESCRIPTION OF PARTICULARS
D1 1.05 X 2.10	2.21 SQ.MT	1 FRAMED FULLY FLUSHED SINGLE LEAF
D2 0.90 X 2.10	1.89 SQ.MT	1 FRAMED FULLY FLUSHED SINGLE LEAF
D3 0.75 X 2.10	1.58 SQ.MT	1 FRAMED FULLY FLUSHED SINGLE LEAF
W1 1.80 X 1.20	2.16 SQ.MT	1 FRAMED FULLY GLAZED SLIDING WINDOW
W2 1.20 X 1.20	1.44 SQ.MT	1 FRAMED FULLY GLAZED SLIDING WINDOW
W3 0.60 X 0.90	0.54 SQ.MT	1 FRAMED FULLY GLAZED SLIDING WINDOW
PRD 1.20 X 2.10	2.52 SQ.MT	1 FIRE RESISTANCE DOOR
NR 1.80 X 2.10	3.78 SQ.MT	1 ROLLING SHUTTER



DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, S. NO.25 H.NO.3/1.

AT MOUJE - KANCHANGAON, TAL-KALYAN, DOMBIVLI (E) DIST - THANE

FOR:

MR. VISHAL GANESH SHELAR & OTHERS.

STAMP OF APPROVAL OF PLAN

PLOT-B

SHEET No-1-1

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: KDMC/TPD/BP/DO/2018-19/0024/363

Date: 29/11/2021.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING

Kalyan Dombivli Municipal Corporation

AREA STATEMENT

1. AREA OF PLOT	SQ.MT.
(A) MINIMUM AREA OF A, B, C TO BE CONSIDERED	...
(B) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	7310.00
(C) AS PER MEASUREMENT SHEET	7089.00
(D) AS PER SITE	...
2. DEDUCTIONS FOR	
(A) PROPOSED D.P.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	1420.00
(B) ANY D.P. RESERVATION AREA	...
(TOTAL A-B)	1420.00
3. BALANCE AREA OF PLOT (1-2)	5869.00
PLOT 'A'	1420.00
PLOT 'B'	4449.00
4. AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED -	...
(B) ADJUSTMENT OF (B), IF ANY -	...
(C) BALANCE PROPOSED -	...
5. NET PLOT AREA (B-C)	4424.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED -	...
(B) PROPOSED -	...
7. INTERNAL ROAD AREA	...
8. PLOT AREA (IF APPLICABLE)	...
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 & BASIC F.S.I.)	1225.00 X 1.10 = 1347.50
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM 1225.00 + 710.00 = 1935.00 X 0.50 = 967.50	...
(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH / T.O.D. ZONE	...
(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	...
11. IN-SITU F.S.I. / T.O.D. LOADING	
(A) IN-SITU AREA AGAINST D.P.P. ROAD (2.0 X SR. NO. 2) (A) IF ANY 710.00 X 2.10 = 1491.00	1491.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X SR. NO. 4 (BAND IORCI))	...
(C) T.O.D. AREA	...
(D) TOTAL IN-SITU / T.O.D. LOADING PROPOSED (11 (A)+(B)+(C))	...
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	...
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL (A) B + 108B + 11A) OR 12 WHICHEVER IS APPLICABLE	2838.50
(B) ANCILLARY AREA F.S.I. UPTO 60% OR 60% WITH PAYMENT OF CHARGES. (C) TOTAL ENTITLEMENT (A+B)	0.00
14. 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 1.8 OR 1.8	...
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	2838.50
(A) EXISTING BUILT UP AREA	...
(B) PROPOSED BUILT UP AREA (AS PER T-LINE)	2680.83
(C) TOTAL (A+B)	2680.83
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.94
17. AREA FOR INCLUSIVE HOUSING, IF ANY (A) REQUIRED (20% OF SR.NO.5) (B) PROPOSED	...

STRUCTURAL CERTIFICATE

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

TECH-PLATE

Proprietor

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 15/09/2018 & THE DIMENSIONS OF SUBS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 7089.00 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD / CITY SURVEY RECORD / LAND RECORD DEPARTMENT

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.

Signature of Owner

SHRI. PRITESH K. PATEL & OTHERS

SHOP-NO 001, AMBER JYOT, DEVICHA PADA DOMBIVLI.

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SH-23	1	AS STATED	RAHUL		16-11-2021

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Signature of Architect

STHAPATYA NIRMAAN

Architects & Interior Designers

ARCHITECT: SHIRISH G. NACHANE

CARR/245/27.

STHAPATYA NIRMAAN

CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR: KALAS MANTION, NEAR ASHTA MANGAL KARYALAYA, AGARWAL ROAD, DOMBIVLI (E).

2ND, 3RD FLOOR: JAGANNATH'S COMMERCIAL PLAZA, NEAR GODREJ SHOWROOM, MANPADA ROAD, DOMBIVLI (E).