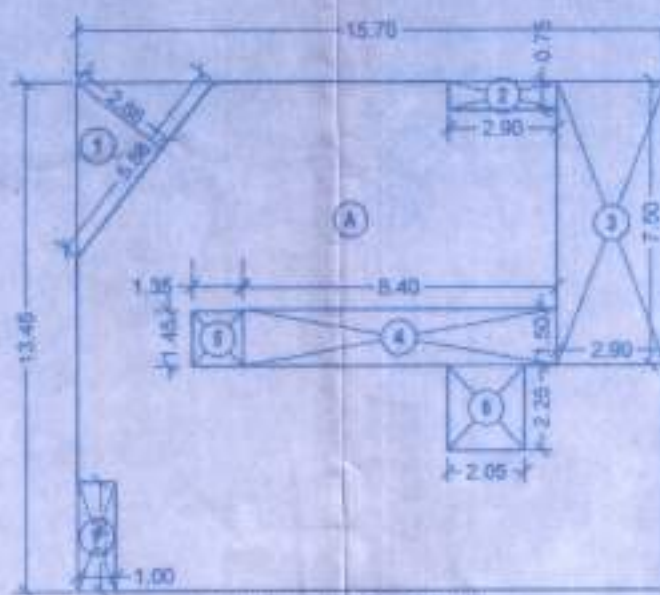
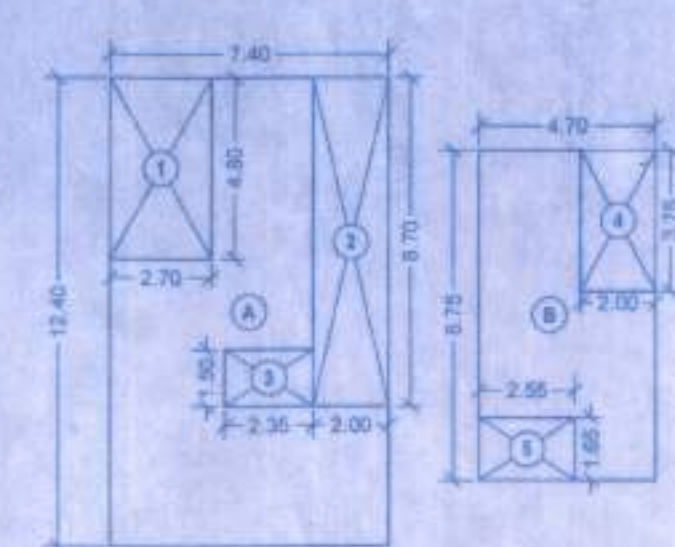
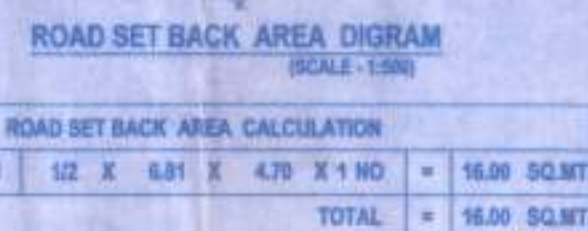
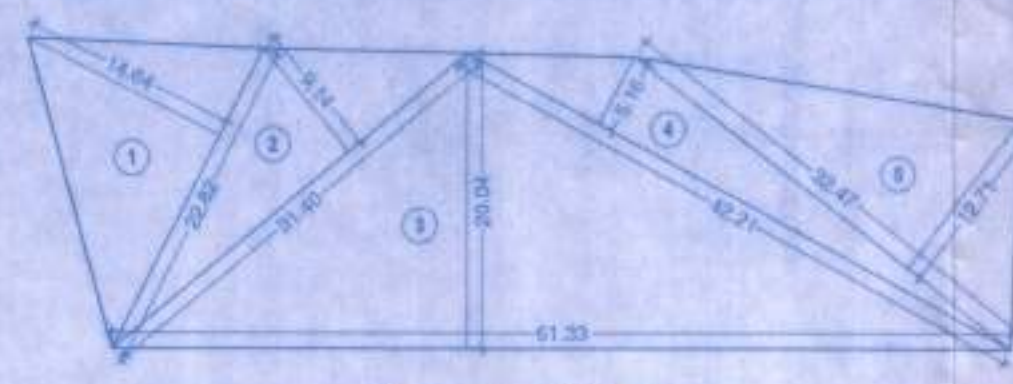


PARKING STATEMENT

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
LESS THAN 30 SMT.	04	NIL
30 TO 40 SMT.	16	08
40 TO 60 SMT.	04	02
60 TO 80 SMT.	00	00
80 TO 100 SMT.	00	00
100 TO 120 SMT.	00	00
120 TO 140 SMT.	00	00
140 TO 160 SMT.	00	00
160 TO 180 SMT.	00	00
180 TO 200 SMT.	00	00
200 TO 220 SMT.	00	00
220 TO 240 SMT.	00	00
240 TO 260 SMT.	00	00
260 TO 280 SMT.	00	00
280 TO 300 SMT.	00	00
300 TO 320 SMT.	00	00
320 TO 340 SMT.	00	00
340 TO 360 SMT.	00	00
360 TO 380 SMT.	00	00
380 TO 400 SMT.	00	00
400 TO 420 SMT.	00	00
420 TO 440 SMT.	00	00
440 TO 460 SMT.	00	00
460 TO 480 SMT.	00	00
480 TO 500 SMT.	00	00
500 TO 520 SMT.	00	00
520 TO 540 SMT.	00	00
540 TO 560 SMT.	00	00
560 TO 580 SMT.	00	00
580 TO 600 SMT.	00	00
600 TO 620 SMT.	00	00
620 TO 640 SMT.	00	00
640 TO 660 SMT.	00	00
660 TO 680 SMT.	00	00
680 TO 700 SMT.	00	00
700 TO 720 SMT.	00	00
720 TO 740 SMT.	00	00
740 TO 760 SMT.	00	00
760 TO 780 SMT.	00	00
780 TO 800 SMT.	00	00
800 TO 820 SMT.	00	00
820 TO 840 SMT.	00	00
840 TO 860 SMT.	00	00
860 TO 880 SMT.	00	00
880 TO 900 SMT.	00	00
900 TO 920 SMT.	00	00
920 TO 940 SMT.	00	00
940 TO 960 SMT.	00	00
960 TO 980 SMT.	00	00
980 TO 1000 SMT.	00	00
TOTAL	24 NOS.	10 NOS.
COMMERCIAL (SHOP) FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF	156.76	03
COMMERCIAL (OFFICE) FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THERE OF	534.32	06
TOTAL	24 NOS.	10 NOS.
VISITORS PARKING	01 NOS.	04 NOS.
5% OF REQD. PARKING	22 NOS.	84 NOS.
KDMC REQUIRED 80%	18 NOS.	67 NOS.
COMPOSITE PARKING SIX SCOOTERS CAN BE ALLOWED INSTEAD OF ONE CAR	04 NOS.	24 NOS.
4 x 6 = 24 SCOOTERS	04 NOS.	24 NOS.
TOTAL = 67 SCOOTERS	22 NOS.	43 NOS.
TOTAL PARKING PROPOSED	TOTAL	22 NOS.



P-LINE AREA DIAGRAM GROUND FLOOR (COMMERCIAL)

P-LINE AREA DIAGRAM GROUND FLOOR (RESIDENTIAL)

PLOT AREA DIAGRAM

P-LINE BUILT UP AREA CALCULATION

GROUND FLOOR (COMMERCIAL)	GROUND FLOOR (RESIDENTIAL)
1. 15.70 X 13.45 X 1 NO = 211.17 SQ.MT.	1. 7.40 X 12.40 X 1 NO = 91.76 SQ.MT.
2. 2.30 X 7.30 X 1 NO = 16.89 SQ.MT.	2. 4.70 X 5.75 X 1 NO = 27.11 SQ.MT.
TOTAL ADDITION = 228.06 SQ.MT.	TOTAL ADDITION = 118.87 SQ.MT.

P-LINE BUILT UP AREA CALCULATION

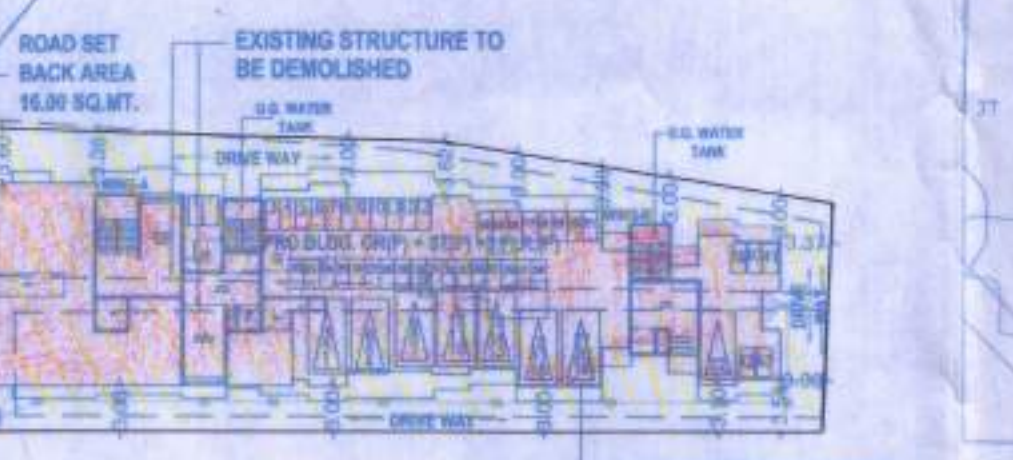
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TOTAL ADDITION = 228.06 SQ.MT.	TOTAL ADDITION = 118.87 SQ.MT.

DEDUCTIONS

GROUND FLOOR (COMMERCIAL)	GROUND FLOOR (RESIDENTIAL)
1. 12 X 3.88 X 2.88 X 1 NO = 8.41 SQ.MT.	1. 3.70 X 4.88 X 1 NO = 18.06 SQ.MT.
2. 3.30 X 0.75 X 1 NO = 2.48 SQ.MT.	2. 2.30 X 8.70 X 1 NO = 20.01 SQ.MT.
3. 2.30 X 7.30 X 1 NO = 16.89 SQ.MT.	3. 2.30 X 1.30 X 1 NO = 2.99 SQ.MT.
4. 8.40 X 1.30 X 1 NO = 10.92 SQ.MT.	4. 2.30 X 3.75 X 1 NO = 8.63 SQ.MT.
5. 1.35 X 1.45 X 1 NO = 1.96 SQ.MT.	5. 2.30 X 1.85 X 1 NO = 4.25 SQ.MT.
6. 2.85 X 2.25 X 1 NO = 6.41 SQ.MT.	TOTAL DEDUCTION = 46.68 SQ.MT.
7. 1.20 X 2.30 X 1 NO = 2.76 SQ.MT.	TOTAL BUILT UP AREA (X-Y) = 192.19 SQ.MT.
TOTAL DEDUCTION = 56.41 SQ.MT.	TOTAL BUILT UP AREA (X-Y) = 172.19 SQ.MT.
TOTAL BUILT UP AREA (X-Y) = 151.65 SQ.MT.	

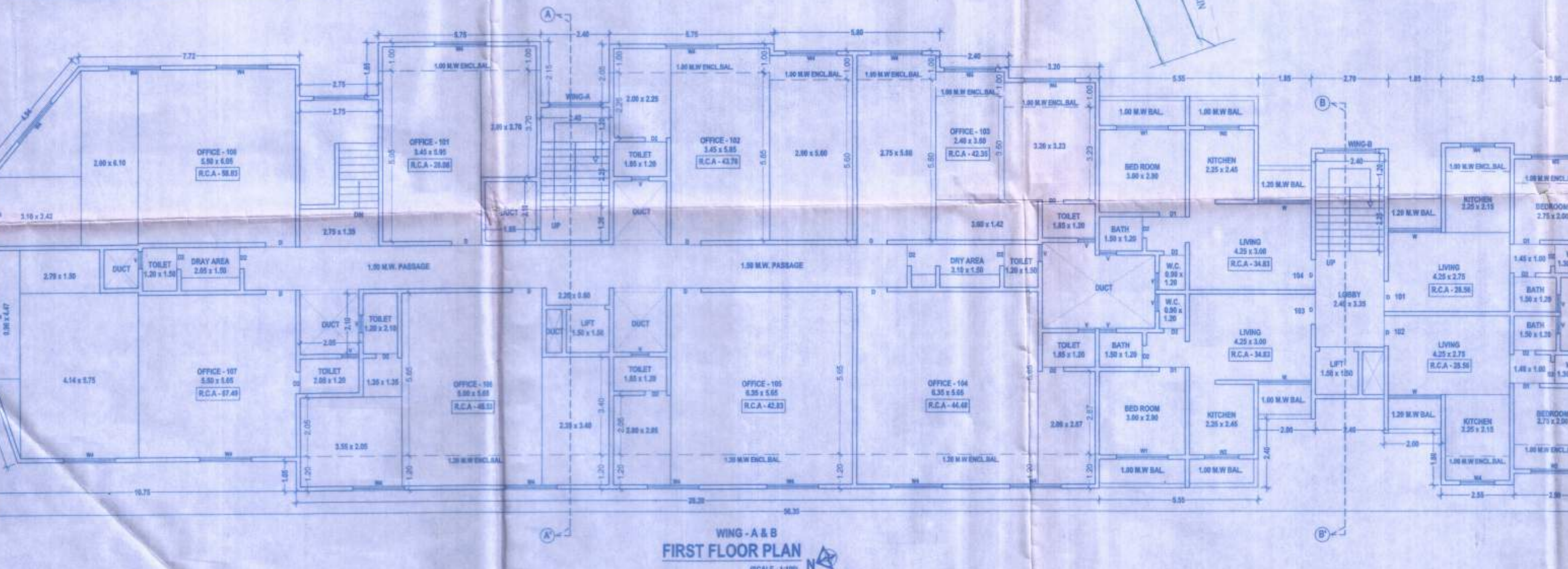
DEDUCTIONS

GROUND FLOOR (COMMERCIAL)	GROUND FLOOR (RESIDENTIAL)
1. 12 X 3.88 X 2.88 X 1 NO = 8.41 SQ.MT.	1. 3.70 X 4.88 X 1 NO = 18.06 SQ.MT.
2. 3.30 X 0.75 X 1 NO = 2.48 SQ.MT.	2. 2.30 X 8.70 X 1 NO = 20.01 SQ.MT.
3. 2.30 X 7.30 X 1 NO = 16.89 SQ.MT.	3. 2.30 X 1.30 X 1 NO = 2.99 SQ.MT.
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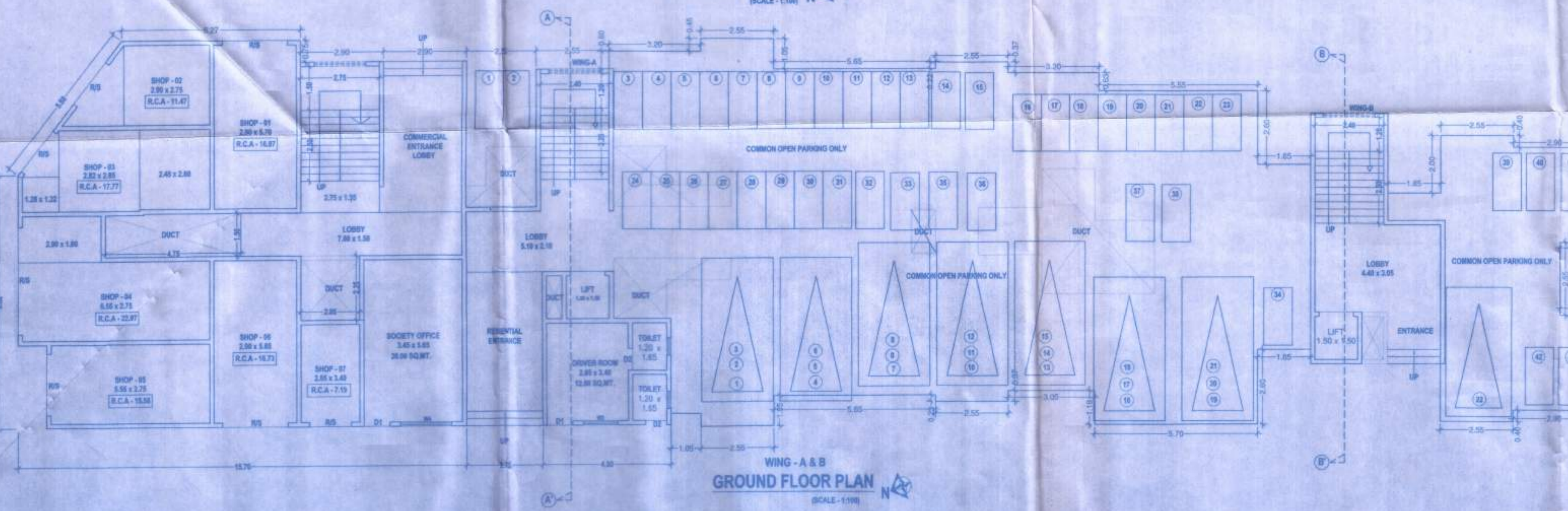


LOCATION PLAN

BLOCK PLAN



WING - A & B FIRST FLOOR PLAN



WING - A & B GROUND FLOOR PLAN

BUILDING NO. - 01 & 02			
BUILT UP AREA STATEMENT			
FORM OF STATEMENT 2 SR. NO. 9 (a)			
FLOOR			BUILT UP AREA
GROUND FLOOR (COMMERCIAL)		156.76	244.05
GROUND FLOOR (RESIDENTIAL)		87.29	
FIRST FLOOR (COMMERCIAL)		534.32	716.15
FIRST FLOOR (RESIDENTIAL)		183.83	
SECOND FLOOR			678.90
THIRD FLOOR			488.30
TOTAL			2121.40

FORM OF STATEMENT 2 (SR. NO. 9 (a))

FLOOR	SHOP NO.	CARPET AREA OF SHOP (SQ.MT.)
GROUND FLOOR	1	15.87
GROUND FLOOR	2	11.47
GROUND FLOOR	3	17.77
GROUND FLOOR	4	22.87
GROUND FLOOR	5	15.89
GROUND FLOOR	6	16.73
GROUND FLOOR	7	7.19

FORM OF STATEMENT 2 (SR. NO. 9 (b))

FLOOR	SHOP NO.	AREA OF BALCONY ATTACHED TO APARTMENT
1ST & 2ND FLOOR	191 & 201	26.56
1ST & 2ND FLOOR	192 & 202	26.56
1ST & 2ND FLOOR	193 & 203	26.56
1ST & 2ND FLOOR	194 & 204	26.56

FORM OF STATEMENT 2 (SR. NO. 9 (c))

FLOOR	OFFICE NO.	CARPET AREA OF OFFICE (SQ.MT.)	AREA OF BALCONY ATTACHED TO APARTMENT
1ST FLOOR	191	26.56	4.63
1ST FLOOR	192	26.56	4.63
1ST FLOOR	193	26.56	4.63
1ST FLOOR	194	26.56	4.63
1ST FLOOR	195	26.56	4.63
1ST FLOOR	196	26.56	4.63
1ST FLOOR	197	26.56	4.63
1ST FLOOR	198	26.56	4.63

FORM OF STATEMENT 2 (SR. NO. 9 (d))

FLOOR	FLAT NO.	CARPET AREA OF FLAT (SQ.MT.)	AREA OF BALCONY ATTACHED TO APARTMENT
2ND & 3RD FLOOR	201 & 201	36.22	9.16
2ND & 3RD FLOOR	202 & 202	36.22	9.16
2ND & 3RD FLOOR	203 & 203	36.22	9.16
2ND & 3RD FLOOR	204 & 204	36.22	9.16
2ND & 3RD FLOOR	205 & 205	36.22	9.16
2ND & 3RD FLOOR	206 & 206	36.22	9.16
2ND & 3RD FLOOR	207 & 207	36.22	9.16
2ND & 3RD FLOOR	208 & 208	36.22	9.16

PROFORMA - 1 : AREA STATEMENT

PROPOSED PART RESI. + PART COMM. ON PLOT BEARING S.NO.28 H.NO.3 AT VILL. PISAVALI TAL. KALYAN DIST.THANE

DRAWING SHEET NO. 1/3

STAMP OF APPROVAL OF PLANS

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/EP/27Village/2023-24/35

Date :- 19/03/2024

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan Dombivli Municipal Corporation

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)

(a) As per ownership document (712) 1240.00

(b) as per measurement sheet 1240.00

(c) as per site 1240.00

2. Deduction for

(a) Proposed D.P. Road widening Area/Service Road / Highway widening 16.00

(b) Any D.P. Reservation area 0.00

(Total a+b) 16.00

3. Balance area of plot (1-2) 1224.00

4. Amenity Space (if applicable)

(a) Required - 0.00

(b) Adjustment of 2(b), if any - 0.00

(c) Balance Proposed - 0.00

5. Net Plot Area (3 - 4(c)) 1224.00

6. Recreational Open Space

(a) Required - 0.00

(b) Proposed - 0.00

7. Internal Road Area 0.00

8. Potable area (if applicable) 0.00

9. Built up area with reference to Basic F.S.I. as per front road width (1224.00 x 1.10) 1346.40

10. Addition of FSI on payment of premium

(a) Maximum permissible premium FSI (1240.00 X 0.50) = 620.00 SQ.MT. 0.00

(b) Proposed FSI on payment of premium 0.00

11. In-situ FSI / TDR loading

(a) In-situ area against D.P. road (2.0 x 16.00 x 32.00) 32.00

(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4(b) and/or (c)) 0.00

(c) TDR area (1240.00 x 1.40) = 1736.00 SQ.MT. 0.00

(d) Total in-situ / TDR loading proposed (11(a) + (b) + (c)) 0.00

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 1378.40

(b) Ancillary Area FSI upto 60% with payment of charges 827.04

(c) Total entitlement (a + b) 2205.44

14. Maximum utilization limit of F.S.I. (building potential) permissible as per Road width (1378.40 x 1.5) 2205.44

15. Total Built-up Area in proposal (excluding area at Sr. No. 17 b)

(a) Existing Built-up Area 0.00

(b) Proposed Built-up Area (as per "P-line") 2121.40

(c) Total (a + b) 2121.40

16. F.S.I. Consumed (15/13) (should not be more than Sr. No. 14 above) 0.97

17. Area for inclusive Housing, if any

(a) Required (20% of Sr. No. 5) 0.00

(b) Proposed 0.00

CERTIFICATE:

I hereby certify that the structural drawings for the above mentioned work are prepared by me / us and work, as far as structural drawings are concerned, shall be carried under my supervision. I shall be responsible for the execution of the work as far as structural drawings are concerned.

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 1240.00 SQ.MT and the dimensions 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 Records/ Lias Records Departments/City Survey records.

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.

NAME & SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

MR. PRADIP V. SONAWANE MR. KISHOR S. MHATRE

MR. MAYURESH S. SONAWANE

MR. SANDHEEP P. PATIL

NIRMAL ARTS

1002, SINGHVI ESTATE, NEW RTO ROAD, WANDERWADI, NEAR CHORWARI, KALYAN (W), 401 505

JOB NO. DRAWING NO. SCALE DRAWN BY CHECKED BY

91 180XLY2202/11 1:100 MANISH AR. SANDHEEP P.

REG. NO. OF ARCHITECT CA / 2008 / 42023