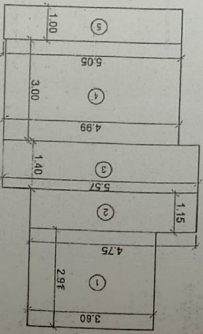
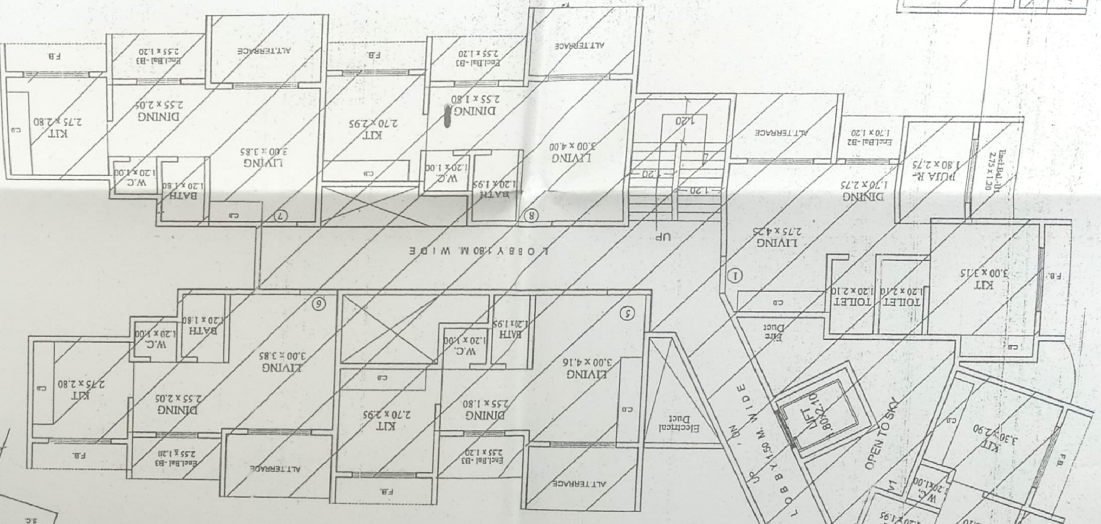
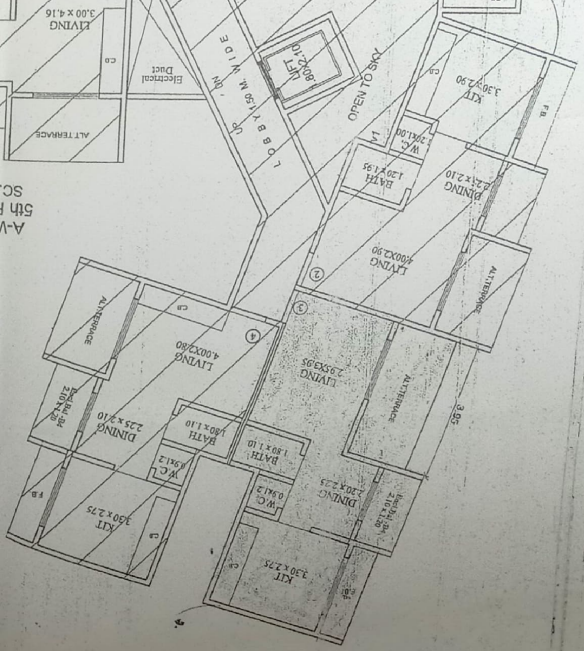


PREVIOUS APPROVAL NO. KDMC/NRV/BP/KV/2018-19/55.  
 DT. 21/02/2019.  
 Note:-(Wing-A) Hatch area previous approved, proposed Flat no.3 only.

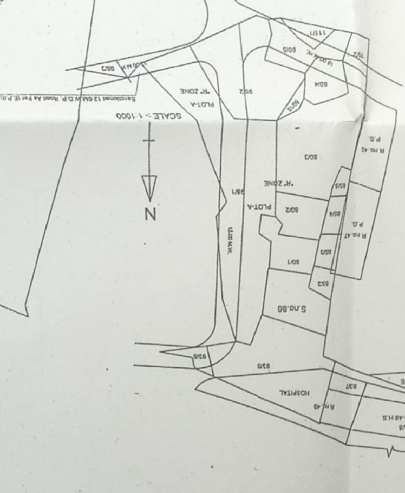
Designed by ZWCAD Academic Version



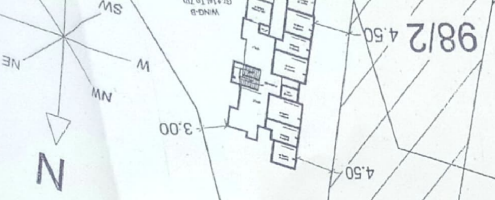
A-WING 5th FLOOR SC.1:100



LOCATION PLAN SC.1:1000



15.00M WIDE D.P. ROAD



BUILT UP AREA CALCULATION

FLAT NO.	AREA (SQ.MT.)
1	1047 SQ.MT.
2	546 SQ.MT.
3	779 SQ.MT.
4	1497 SQ.MT.
5	508 SQ.MT.
TOTAL ADDITION	4375 SQ.MT.

Building No.	Floor No.	Apartment No.	Area of Double Area of Balcony attached to Apartment	Area of Double attached to flat
(1)	(2)	(3)	(4)	(5)
Wing-A	5th(P)	Flat no.3	1	7.11
Wing-B	5th(P)	Flat no.4	2	44.64sqm.

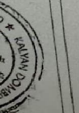
Form of Statement 3 [Sr. No.9 (g)] Area details of Apartment

Building No.	Floor No.	Use/Occupancy of Floors	Total Floor Area	Pinth Area
(1)	(2)	(3)	(4)	(5)
WING-A	07	NA	398.53sqm.	151.72sqm.
WING-B	07	NA	860.70sqm.+72.62(Shop)	3219.26sqm.

Form of Statement 1 [Sr. No.8 (a)(ii)] Existing Building to be retained

Building No.	Floor No.	Total Built-up Area of floors per outer construction line	
(1)	(2)	(3)	
WING-A	5th(P)	Flat no.3	43.75sqm
WING-B	6th(P)&7(P)	Flat no.4	59.22sqm.
TOTAL			102.97sqm.

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





Proposed Building on S. No. 80/5, 98/1, 98/2, Village :- MANDAL TALUKA :- KAYAN, DIS. THANE. Stamps of Approval/Completion of Plans:

Drawing Sheet No.: 1/3 DT. 17/12/2023

For ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation  
 [Signature]

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION KALYAN.  
 Building Permit No. :- KDMC/TPD/BB/KD/2018-19/55/21.  
 Date :- 12/04/2023  
**SANCTIONED**



**AREA STATEMENT**

1. Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (6600.0 + 3300.0 + 1590) (b) as per measurement sheet (c) as per sheet

2. Deductions for (a) Proposed D.P./D.F. Road widening Area (12.00 M.W.) S.No.98/1 (b) Proposed D.P./D.F. Road widening Area (15.00 M.W.) (2085 + 1205) S.No.98/1 S.No.98/2 (c) Proposed D.P./D.F. Road widening Area (18.00 M.W.) (430 + 650) S.No.98/2 S.No.80/5

3. Balance area of plot (1-2) 6680.00  
 3.(a) Natural sub-division Plot PLOT-A S.No.98/1 PLOT-B S.No.98/1 PLOT-C S.No.80/5 & S.No.94/2  
 3.(b) Natural sub-division Plot Area 1500.00 2680.00 1500.00

4. Amenity Space (if applicable) (a) Required - 5% (more than 20,000) NIL (b) Adjustment of (b), if any - (c) Balance Proposed - NIL

5. Net Plot Area (3 - 4.(c)) 1500.00 2600.00  
 5.a) Add for FSI as per Accommodation Reservation policy (2b) ---  
 b) Consider Area for Basic FSI (5+5a) 1500.00 2500.00

6. Recreation/Open space (if applicable) (a) Required - 10% (5)(Physical) (As per Old Approval) NIL (b) Proposed NIL

7. Internal Road area (b) Proposed 375.00 (c) Required - 10% (5)(Physical) (As per Old Approval) 375.00

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% (St.No.5b x basic FSI) (3b x 1.10) 1650.00

10. Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width/TOD Zone (x 0.50) --- (b) Proposed FSI on payment of premium. NIL

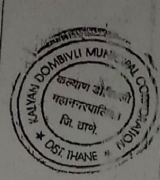
C.A.D. Academic Version

New Plan



Flat no.3	43.75sm
6th(P)&7(P) Flat no.4	59.22sm.
	102.97sm.

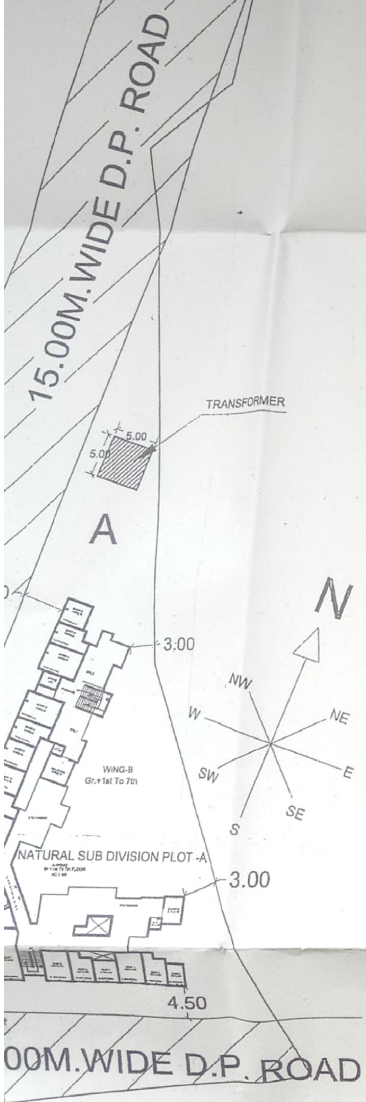
Form of Statement 2  
[Sr. No.9 (a)]  
Proposed Building



OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION KALYAN.  
Building Permit No. :-  
KDMC/TPD/BP/KD/3018-19/55/21.  
Date :- 12/04/2023.  
**SANCTIONED**

For ASSISTANT DIRECTOR OF TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT			
1. Area of plot (Minimum area of a, b, c to be considered)			-Sq.MI.
(a) As per ownership document (7/12, CTS extract)	S.No.98/1 S.No.98/2 S.No.88/5 (6600.0 + 3300.0 + 1590)		11,490.00
(b) as per measurement sheet			
(c) as per ...			
2. Deduction for			11,385.00
(a) Proposed D.P./D.P. Road widening Area.( 12.00 M.W.)	S.No.98/1		335.00
(b) Proposed D.P./D.P. Road widening Area.( 15.00 M.W.)	S.No.98/1 S.No.98/2 (2085 + 1205)		3290.00
(c) Proposed D.P./D.P. Road widening Area.( 18.00 M.W.)	S.No.98/2 S.No.88/5 (430 + 650)		1080.00
(Total a+b+c)			4705.00
3. Balance area of plot (1-2)			6680.00
3.(a) Natural subdivision Plot	PLOT-A S.No.98/1	PLOT-B S.No.98/1	PLOT-C S.No.88/5 & S.No.98/2
3.(b) Natural subdivision Plot Area	1500.00	2680.00	1500.00
4. Amenity Space (if applicable)			
(a) Required - 5% (more than 20,000)	Nil.	Nil.	Nil.
(b) Adjustment of (a), if any -	---	---	---
(c) Balance Proposed -	Nil.	Nil.	Nil.
5. Net Plot Area (3 - 4, (c))	1500.00	---	2500.00
5.a) Add for FSI as per Accommodation Reservation policy (2b)	---	---	---
b) Consider Area for Basic FSI (5+5a)	1500.00	---	2500.00
6. Recreation/Open space (if applicable)			
(a) Required - 10% (5)(Physical) (As per Old Approval)	Nil	Nil	375.00
(b) Proposed	Nil	Nil	375.00
7. Internal Road area	N.A	N.A	N.A
8. Plotable area (if applicable)	N.A	N.A	N.A
9. Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b x basic FSI) (3b x 1.10)	1650.00		2125.00
10. Addition of FSI on payment of premium			
(a) Maximum permissible premium FSI - based on road width /TOD Zone. (x 0.50)	---		---
(b) Proposed FSI on payment of premium.	---		---
11. In-situ FSI /TDR loading			
(a) In-situ area against D.P. road [2.00 x Sr. No. 2 (a)], if any (x 2.0)	---		---
(i) Used T.D.R. Area.(As per Old Approval)	1581.93		---
(ii) Proposed T.D.R. Area.	---		---
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or(c)),	---		---
(c) TDR area	---		---
(d) Total In-situ /TDR loading proposed (11 (a)+(b)+(c))	1581.93		---
12. Additional FSI area under Chapter No. 7			
13. Total entitlement of FSI in the proposal			
(a) [9 + 11 (b)+11 (b)] or 12 whichever is applicable.	3231.93		2125.00
(a) Total Area (3231.93 + 2125.00)			5356.93
(b) Permissible Ancillary Area FSI upto 60% or 80% (Maximum) with payment of charges.			---
(b)(i) Proposed Ancillary Area	Nil.	Nil.	Nil.
(c) Total entitlement (a+b(i))			---
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 1.6 or 1.8			
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)			
(a) Previous Approved Built-up Area. (3219.26) + (1973.02) (PLOT-B) (PLOT-C)	5192.28		1973.02
(b) Proposed Built-up Area (as per 'P-line') (Wing-A&B) 5th FL.(P)& 6th&7th(P) (PLOT-B)	102.97		---
(c) Total (a+b)	5295.25		---
16. F.S.I. Considered [15 + 13] (should not be more than serial No.14 above.)	0.98		---
17. Area for Inclusive Housing, if any (As per Old Approval)			---
(a) Required (20% of Sr.No.5)	NA		---
(b) Proposed	NA		---



**BLOCK PLAN**  
SCALE -1 :500

Certificate : CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE.

ASHOK K. PATIL  
CONSULTING ENGINEER  
103, SAI SAMRUDDHI, OLD MANE, 1,  
GHATKOPAR (W), MUMBAI-400 087.  
Reg. No. STR/2121

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:- SHRI. Ashokkumar K. Mishra & Other's.

Certificate : Certified that the plan under reference was surveyed by me on the ground and the dimensions of all the buildings and the area of the plot are as shown in the plan and the area of the plot is as shown in the plan and the area of the plot is as shown in the plan.  
Ar. Vijay Pandey.

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
		N.S.	VIKAS	R-1	V.P.	Architect:- Vijay Pandey.

Designed by ZW CAD Academic Version

C.C. Received



Building No	Floor No	Apartment No	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	5th(P)	Flat No.3	30.00sq.m	2.52sq.m	7.11
Wing-B	6th(P)&7th(P)	Flat no.4	44.64sq.m	6.10sq.m	---

**BUILT UP AREA CALCULATION**

**TYPICAL FLOOR(SH(P) FLAT No.3)**

1	3.00 X 2.81 X 1.00	=	10.47 SQ.MT
2	4.75 X 1.15 X 1.00	=	5.46 SQ.MT
3	5.57 X 1.40 X 1.00	=	7.79 SQ.MT
4	4.80 X 3.00 X 1.00	=	14.87 SQ.MT
5	6.65 X 1.00 X 1.00	=	6.65 SQ.MT
<b>TOTAL ADDITION = 43.75 SQ.MT</b>			

**BUILT UP AREA CALCULATION**

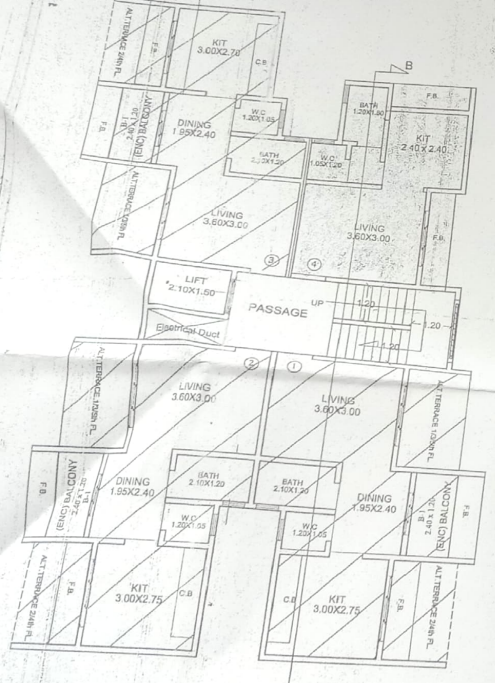
**TYPICAL FLOOR(6th & 7th) (Flat No.4)**

1	4.05 X 1.95 X 1.00	=	7.90 SQ.MT.
2	4.87 X 1.50 X 1.00	=	7.31 SQ.MT.
3	4.57 X 3.15 X 1.00	=	14.40 SQ.MT.
<b>TOTAL ADDITION = 29.61 SQ.MT. X</b>			

29.61 x 2100 = 62.22sq.m.

**A-WING P-LINE AREA DIAGRAM 5th(P) FLOOR (Flat No.3)**  
SC. 1:100

**B-WING P-LINE AREA DIAGRAM 6th & 7th(P) FLOOR (Flat No.4)**  
SC. 1:100



**B-WING 6th & 7th(P) FLOOR (Flat No.4)**  
SC. 1:100

Note:- (Wing-B) Hatch area previous approved, proposed Flat no.4 only.



**SITE PLAN**  
SC. 1:500

**BLOCK PLAN**  
SCALE - 1:500

- AREA STATEMENT**
- Area of plot (Minimum area of a, b, c to be considered)
    - As per site plan document (1/2, CTS records)
    - As per actual ground sheet
    - As per ...
  - Deduction for ...
    - Proposed L / D / F Road widening Area, (12.00 M.W)
    - Proposed I / D / F Road widening Area, (15.00 M.W)
    - Proposed I / D / F Road widening Area, (18.00 M.W)
  - Balances ...
    - Proposed L / D / F Road widening Area, (12.00 M.W)
    - Proposed I / D / F Road widening Area, (15.00 M.W)
    - Proposed I / D / F Road widening Area, (18.00 M.W)
  - Amenity Space (if applicable)
    - Required - 5% (more than 20,000)
    - Adjustment of (b), if any
    - Balances Proposed -
  - Net Plot Area (3 - 4) (c)
    - Add for FSI as per Accommodation Reservation
    - Consider Area for Basic FSI (5+5a)
  - Recreation / Open space (if applicable)
    - Required - 10% (5) Physical (As per Old App)
    - Proposed
  - Internal Road area
  - Plotable area (if applicable)
  - Built up area with reference to Basic FSI as per form ...
  - Addition of FSI or payment of premium
    - Maximum permissible premium FSI - based
    - Proposed FSI or payment of premium
  - In-situ FSI / DR loading
    - In-situ area against D.P. road (3.00 x 9)
    - In-situ area against D.P. Road (As per Old App)
    - In-situ area against D.R. Area
    - In-situ area against Amenity Space if (c) TDR area
    - Total in-situ DR loading proposed
  - Total entitlement of FSI in the prop
    - (9 + 10) + 11 (ii) or 12 whichever
    - Total Area (3.15 x 93 + 2125.0)
    - Permissible Ancillary Area FSI
    - Total in-situ DR loading proposed
    - Total entitlement of FSI as (a+b)(i)
  - Maximum entitlement of FSI in the prop
    - Total Area (3.15 x 93 + 2125.0)
    - Permissible Ancillary Area FSI
    - Total entitlement of FSI as (a+b)(i)
  - Total Built-up Area as proposed
    - Previous Approved Built-up Area
    - Proposed Built-up Area
    - Total (a+b)
  - F.S.I. Consumed (15 / 1)
  - Area for In-situ ...
    - Required (20%)
    - Proposed

Owner's Declaration  
I/We undersigned hereby confirm that I/we would execute the necessary documents in proper technical person so as to ...

OWNER: S.M.R. A...

Certificate is valid only when the project is approved by the relevant authorities.