

8	FLOOR SPACE INDEX CREDIT AVAILABLE		
9	(RESTRICTED TO 40% OF THE BALANCE AREA VIDE PLAN NO. 37)		
	a) FROM D.P. ROAD	T.D.R. TAKEN IN WIDE LETTER NO. 1014	13433.47
	b) FROM D.P. RESERVATION	NRV/2892, DATE: 11-7-02	16966.06
10	PERMISSIBLE FLOOR AREA (7XB)+9 ABOVE		68675.86
11	EXISTING FLOOR AREA		68441.70
12	PROPOSED FLOOR AREA		6358.38
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B.1 BELOW)		
14	TOTAL BUILT UP AREA PROPOSED ((11)+(12)+(13))		68441.70
15	F.S.I. CONSUMED (14/10)	0.99	0.99

B. BALCONY AREA STATEMENT

i) PERMISSIBLE BALCONY AREA PER FLOOR 10%		
ii) PROPOSED BALCONY AREA PER FLOOR		AS SHOWN IN DRAWING
iii) EXCESS BALCONY AREA PER FLOOR		
iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOOR		

C. TENEMENT STATEMENT

i) PROPOSED AREA (ITEM A-12 ABOVE)	68441.70	6358.38
ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	25517.97	2373.00
iii) AREA AVAILABLE FOR TENEMENTS ((i)-(ii))	42898.73	3985.38
iv) TENEMENTS PERMISSIBLE (Density of tenements/hectare) (DENSITY OF TENEMENTS/HECTARE)	119 NOS	119 NOS
v) TENEMENTS PROPOSED	72 NOS	72 NOS
vi) TENEMENTS EXISTING		
TOTAL TENEMENTS ON THE PLOT	72 NOS	72 NOS

NOTES

- PLOT LINE SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN PINK.
- DRAINAGE AND SEWAGE WORK SHOWN IN DOTTED RED.
- RECREATIONAL GROUND SHOWN IN GREEN.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07/07/2005 AND THAT DIMENSIONS OF SIDES ETC OF THE PLOT STATED ON THE PLAN AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 16800.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDGS. PLAN OF SUB-PLOT A ON LAND BEARING S.NO.37, H.NO.2, S.NO.38, H.NO.1, AT VILLAGE - GANTHARE, TAL. KALYAN, WARD - B, SECTOR - 3

NAME OF OWNER

FOR SHRI. RAMESH TUKARAM BHOIR & OTHERS

P.O.A HOLDER SHRI DEEPAK M. POPAT

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
4515	26/04/07	ARCH/1	AS GIVEN	EUREKHA	KARAN

NORTH LINE

ARCHITECTS

SHRI V.S. VAIDYA
C.A./76/2033

URBAN DESIGNER

1-A, 1ST FLOOR, MAHAVIR SHOPPING CENTRE,
ACRA ROAD, KALYAN (W),
421 301

NOTE - T.D.R USED ON UPPER FLOOR

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

I HAVE CONFIRMED THAT THE PROPOSED CONSTRUCTION IS AS PER THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE FOR THE RESISTANCE OF EARTHQUAKE.

SIGNATURE OF R.C.C. CONSULTANT

PROFORMA

A AREA STATEMENT		SQ.FTS.	SQ.MTS.
1	a) AREA OF PLOT (AS PER SUB-DIVISION LAY-OUT)	47585.42	3863.38
	b) AS PER ULC (PLOT - A)	47585.42	3863.38
2	DEDUCTIONS FOR		
	a) SET BACK AREA		
	b) PROPOSED ROAD		
	c) ANY RESERVATION		
	TOTAL (a+b+c)		
3	BALANCE AREA OF PLOT (1-2)	47585.42	3863.38
4	DEDUCTION FOR		
	a) FOR RECREATIONAL GROUND	6237.74	519.60
	b) FOR INTERNAL ROAD		
5	NET AREA OF PLOT (3-4)	35347.68	2883.87
6	ADDITIONS FOR FLOOR SPACE INDEX		
	2a) 100 % OR 40 % OF 5	870.65	266.69
	2c) 100 % OR 40 % OF 5		
7	TOTAL AREA (5+6)	38218.33	3050.56
8	FLOOR SPACE INDEX PERMISSIBLE	1.00	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 5 ABOVE)	38218.33	3050.56
	a) FROM D.P. ROAD		
	b) FROM D.P. RESERVATION		
10	PERMISSIBLE FLOOR AREA (7X8) (9 ABOVE)	15433.47	1248.00
11	EXISTING FLOOR AREA	16966.06	1576.00
12	PROPOSED FLOOR AREA	68615.86	6376.56
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B.1 BELOW)		
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	68611.70	6358.38
15	F.S.I. CONSUMED (14/10)	0.99	0.99
B BALCONY AREA STATEMENT			
i)	PERMISSIBLE BALCONY AREA PER FLOOR 10%		
ii)	PROPOSED BALCONY AREA PER FLOOR		
iii)	EXCESS BALCONY AREA PER FLOOR		AS SHOWN IN DRAWING
iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR		
C. TENEMENT STATEMENT			
i)	PROPOSED AREA (ITEM A-12 ABOVE)	68611.70	6358.38
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	25562.97	2373.00
iii)	AREA AVAILABLE FOR TENEMENTS ((i)-(ii))	42898.73	3985.38
iv)	TENEMENTS PERMISSIBLE (Density of tenements/hectare) (DENSITY OF TENEMENTS/HECTRE)	19 NOS	19 NOS
v)	TENEMENTS PROPOSED	72 NOS	72 NOS
vi)	TENEMENTS EXISTING		
	TOTAL TENEMENTS ON THE PLOT	72 NOS	72 NOS

NOTES

PLOT LINE SHOWN IN BLACK
PROPOSED WORK SHOWN IN PINK
DRAIN

TOTAL FLOOR AREA	36706.70	31733.00	68441.70	6358.38	394.34
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BALCONY AREA STATEMENT OF BLDG.NO.1&2

BLDG. NO	FLOOR	PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS BALCONY AREA
BLDG. NO.1	1ST FLOOR	510.72X10% = 51.07M ²	16.61X1.20=19.93M ² 8.25X1.83=11.43M ²	31.36M ²
	2ND TO 7TH (PER FLOOR)	398.74X10% = 39.81M ²	16.46X1.20=19.75M ² 3.05X1.83= 5.58M ² 8.60X1.50=14.40M ²	
BLDG. NO.2	1ST FLOOR	276.29X10% = 27.62 M ²	19.51X1.20=23.41M ²	
	2ND TO 7TH (PER FLOOR)	272.41X10% = 27.24 M ²	22.69X1.20=27.22M ²	

PARKING AREA STATEMENT

PARKING AREA AS PER GIVEN BELOW	NO. OF FLAT	NOS. OF CARS
4 TENANTS HAVING CARPET AREA BETWEEN 35.00 TO 45.00SQ.MTS.	14 NOS	3.5 NOS
2 TENANTS HAVING CARPET AREA BETWEEN 45.00 TO 70.00SQ.MTS.	7 NOS	21.5 NOS
1 TENANTS HAVING CARPET AREA ABOVE 70.00SQ.MTS & ADD. 10% FOR VISITOR'S PARKING	13 NOS	14.3 NOS
ONE PARKING SPACE FOR 180.00M COMMERCIAL AREA 1265.35SQ.MTS.		7.0 NOS
TOTAL REQUIRED NOS OF CAR		46.3 NOS

TOTAL FLAT AREA STATEMENT

TOTAL FLAT	BELOW 35.00M ²	AREA BETWEEN 35.00 TO 45.00M ²	AREA BETWEEN 45.00 TO 70.00M ²	AREA ABOVE 70.00M ²
72 NOS	2 NOS	14 NOS	43 NOS	13 NOS

NOTE - 1 D.R USED ON UPPER FLOOR

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SIGNATURE OF R.C.C. CONSULTANT

PROFORMA

A AREA STATEMENT

	SQ.FTS.	SQ.MT
1) AREA OF PLOT (AS PER SUB-DIVISION LAY-OUT)		

STAMP AND DATE OF APPROVAL PLAN

CERTIFIED TRUE COPY OF APPROVED
 PLAN BY TOWN PLANNING & BUILDING
 DEPARTMENT, MALAYALU
 DATE 28-12-07
 88/11N - DIV/509-241
 ADT/02/2



OUBEN DESIGNERS
 ARCHITECTS, CIVIL ENGINEERS,
 INDUSTRIAL ENGINEERS,
 VALUERS & INTERIOR EXPERTS
 1ST FLOOR, MAHAVIJI SHOPPING CENTRAL
 408A ROAD, KALYANI (W), 411301.

U. S. Rao

BUILT-UP AREA STATEMENT OF BLDG. NO. 1&2

FLOOR	BLDG NO 1 AREA IN FT ²	BLDG NO 2 AREA IN FT ²	TOTAL AREA IN FT ²	TOTAL AREA IN M ²	STAIR CASE PREMIUM AREA IN SQ.MT.
GROUND FLOOR AREA	5,697.40	6,788.25	11,685.65	10,855.62	94.78
FIRST FLOOR AREA	5,197.40	7,184.00	12,681.40	11,781.13	88.78
SECOND FLOOR AREA	4,285.65	3,659.50	7,985.15	7,411.83	35.23
THIRD FLOOR AREA	4,285.65	2,932.25	7,217.90	6,701.56	35.23
FOURTH FLOOR AREA	4,285.65	2,932.25	7,217.90	6,701.56	35.23
FIFTH FLOOR AREA	4,285.65	2,932.25	7,217.90	6,701.56	35.23
SIXTH FLOOR AREA	4,285.65	2,932.25	7,217.90	6,701.56	35.23
SEVENTH FLOOR AREA	4,285.65	2,932.25	7,217.90	6,701.56	35.23
TOTAL FLOOR AREA	36,706.70	31,733.00	68,441.70	63,581.38	3,974.34

BALCONY AREA STATEMENT OF BLDG. NO. 1&2

BLDG. NO	FLOOR	PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS BALCONY AREA
BLDG. NO.1	1ST FLOOR	510.72 X 10% = 51.07 M ²	16,611 X 20% = 3,322.2 M ²	3,151.53 M ²
	2ND TO 7TH (PER FLOOR)	398.16 X 10% = 39.81 M ²	16,461 X 20% = 3,292.2 M ² 3,051 X 20% = 609.2 M ² 8,801 X 20% = 1,760.2 M ²	3,292.2 M ²
BLDG. NO.2	1ST FLOOR	276.29 X 10% = 27.62 M ²	19,511 X 20% = 3,902.2 M ²	3,902.2 M ²
	2ND TO 7TH (PER FLOOR)	272.41 X 10% = 27.24 M ²	22,691 X 20% = 4,538.2 M ²	4,538.2 M ²

PARKING AREA STATEMENT

PARKING AREA AS PER GIVEN BELOW	NO. OF FLAT	NOS. OF CARS
1. TENANTS HAVING CARPET AREA BETWEEN 35.00 TO 45.00 SQ.MTS.	14 NOS	35 NOS
2. TENANTS HAVING CARPET AREA BETWEEN 45.00 TO 70.00 SQ.MTS.	13 NOS	21 NOS
3. TENANTS HAVING CARPET AREA ABOVE 70.00 SQ.MTS & ADD. 10% FOR VISITOR'S PARKING	13 NOS	14 NOS
4. ONE PARKING SPACE FOR 180 SQ.M COMMERCIAL AREA 1255.35 SQ.MTS.		2 NOS
TOTAL REQUIRED NOS OF CAR		74 NOS

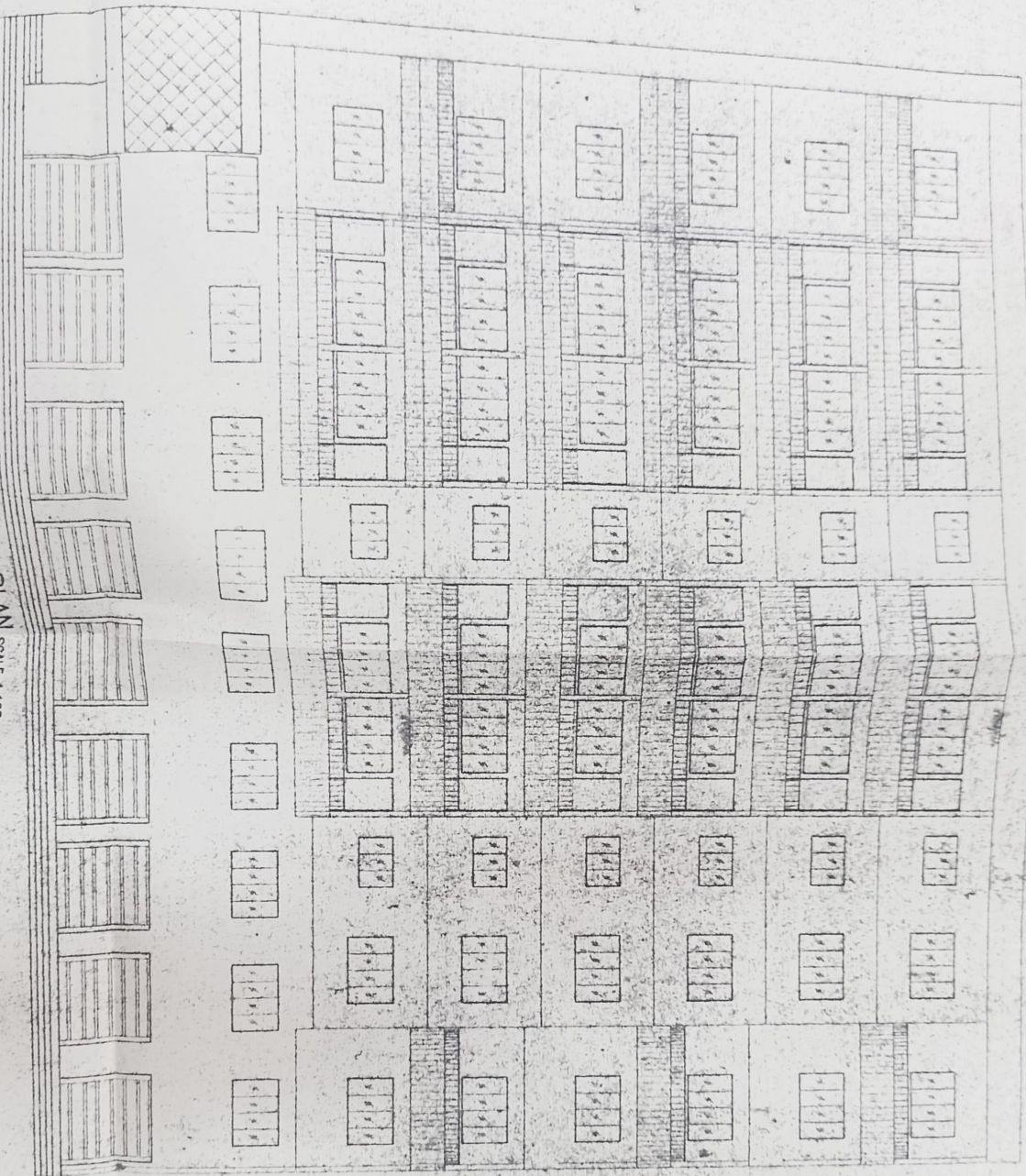
TOTAL FLAT AREA STATEMENT

TOTAL FLAT	BELOW 35.00 M ²	AREA BETWEEN 35.00 TO 45.00 M ²	AREA BETWEEN 45.00 TO 70.00 M ²	AREA ABOVE 70.00 M ²
72 NOS	2 NOS	14 NOS	43 NOS	13 NOS

NOTE - 1. D.R. USED ON UPPER FLOOR

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS AND I WILL BE HELD RESPONSIBLE FOR ANY ERROR OR OMISSION OF THE STANDARDS

ELEVATION PLAN SCALE 1:100



GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	FOURTH FLOOR AREA	FIFTH FLOOR AREA	SIXTH FLOOR AREA	SEVENTH FLOOR AREA	TOTAL FLOOR AREA
5497.40	4285.65	4285.65	4285.65	4285.65	4285.65	4285.65	4285.65	36708.70
7187.00	3659.50	2932.25	2932.25	2932.25	2932.25	2932.25	31733.00	68471.70

BALCONY AREA STATEMENT OF BLDG. NO. 1

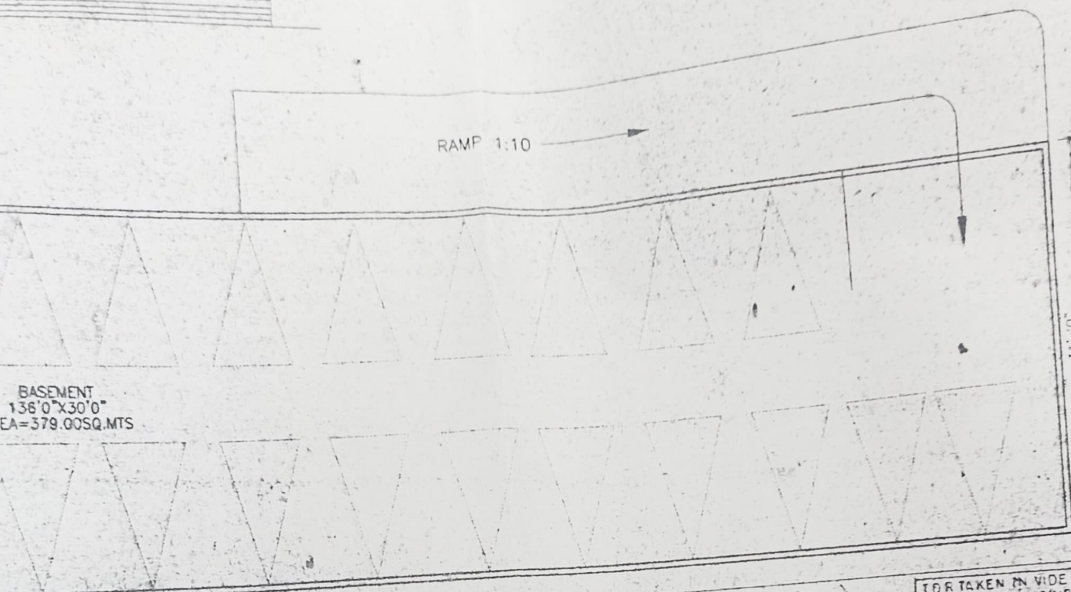
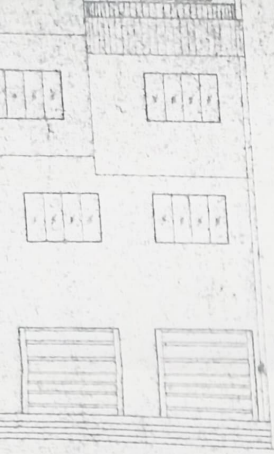
BLDG. NO.	FLOOR	PERMISSIBLE BALCONY AREA OR OF FLOOR AREA
BLDG. NO. 1	1ST FLOOR	510.72 X 102.83 = 52118.22
	2ND TO 7TH (PER FLOOR)	398.16 X 102.83 = 39981.12
BLDG. NO. 2	1ST FLOOR	276.29 X 102.83 = 27622.12
	2ND TO 7TH (PER FLOOR)	272.47 X 102.83 = 27622.12

TOTAL FLAT AREA STATEMENT

TOTAL FLAT BELOW 35.00M ²	AREA BETWEEN 35.00 TO 45.00M ²	AREA BETWEEN 45.00 TO 70.00M ²
72NDS	2NDS	14NDS
		43NDS

TOTAL FLAT AREA STATEMENT

TOTAL FLAT	BELOW 35.00M ²	AREA BETWEEN 35.00 TO 45.00M ²	AREA BETWEEN 45.00 TO 70.00M ²	AREA ABOVE 70.00M ²
72 NOS	2 NOS	14 NOS	43 NOS	13 NOS

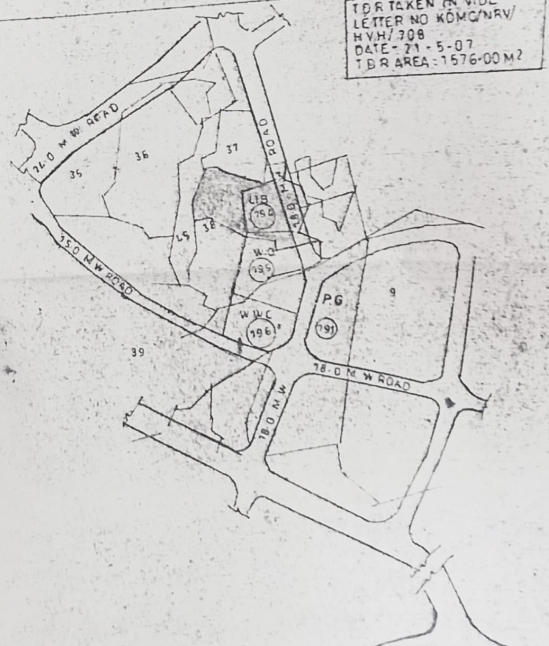


BASEMENT
136'0" X 30'0"
EA=379.00SQ.MTS

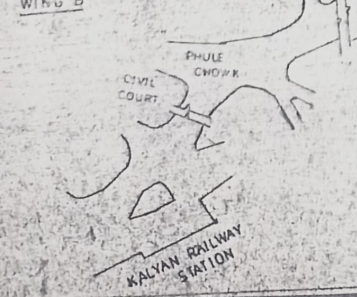
BASEMENT FLOOR PLAN SCALE 1:100
BLDG. NO. 2, WING 'B'



TDR TAKEN IN VIDE
LETTER NO KDMC/NRV/
H/VH/908
DATE - 21-5-07
TDR AREA - 1576.00 M²



SECOND FLOOR PLAN
BLDG. NO. 2 SCALE 1:100
WING 'B'

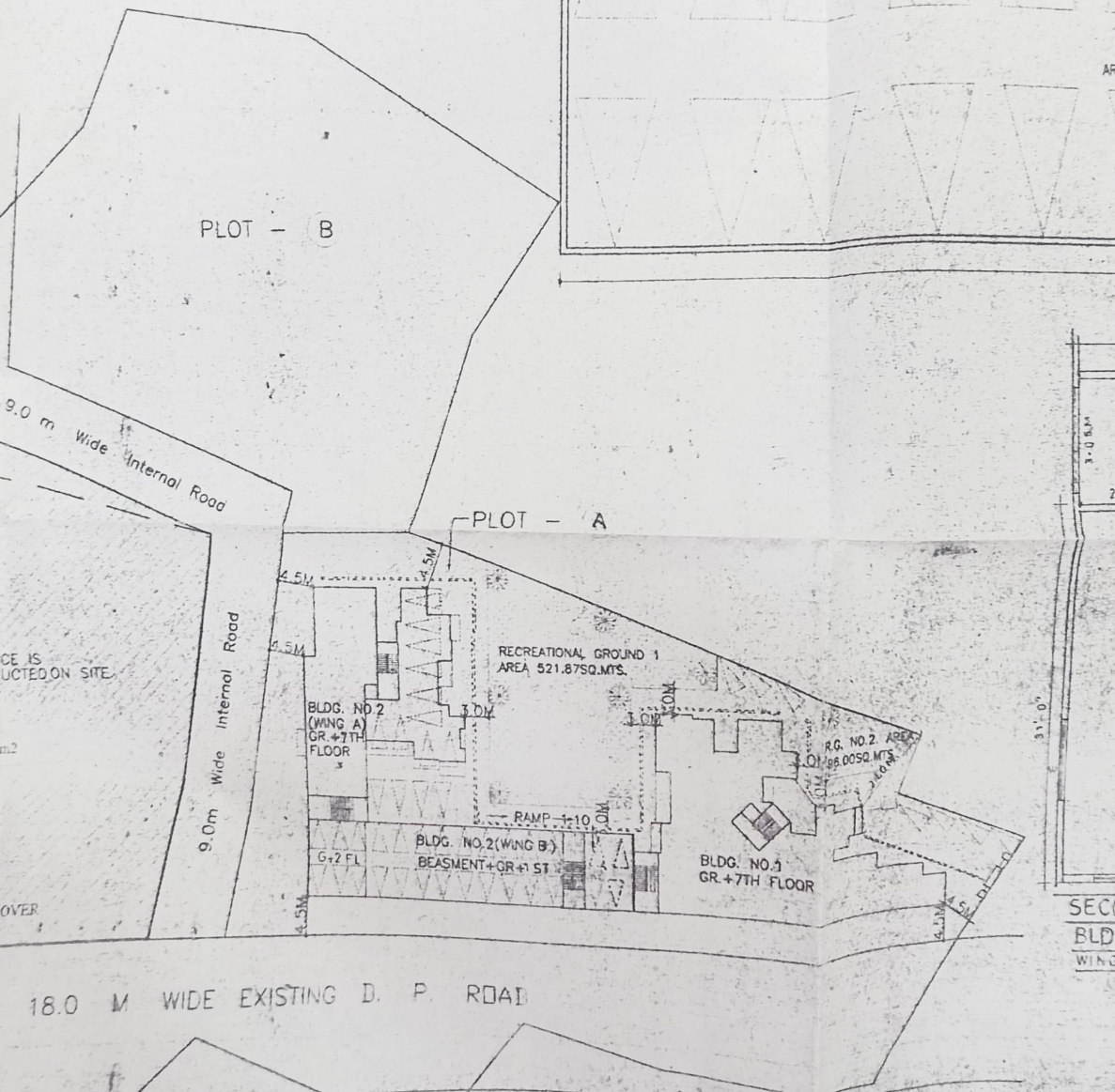
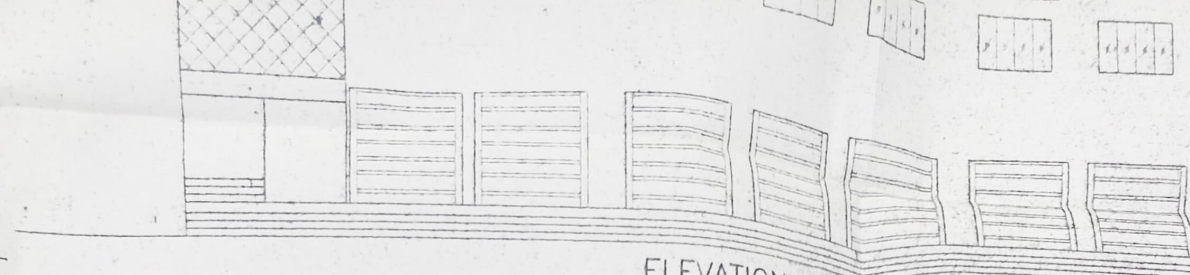


LOCATION PLAN
SCALE=1:5000

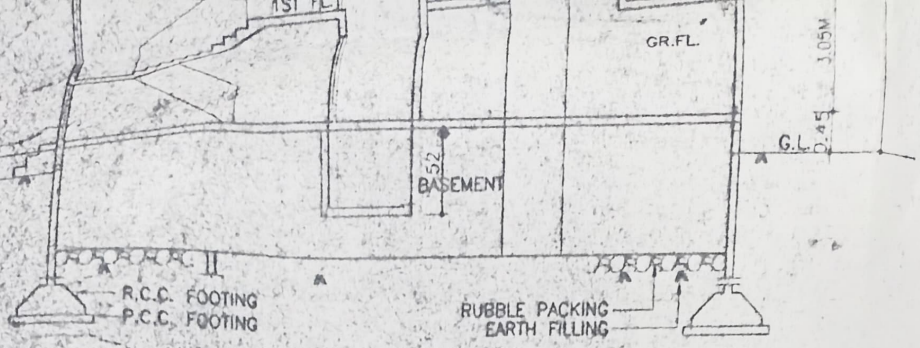
THE PLANS DRAWN BY INSTITUTE AND OF THE STAND I HAVE C STANDARD INS

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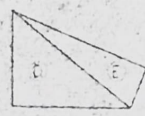
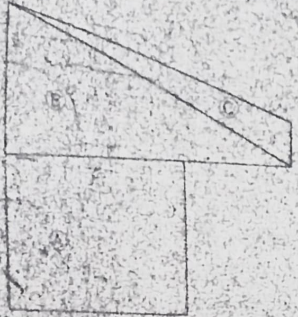
ELEVATION PLAN SCALE 1:100



LAYOUT PLAN (PLOT-A) SCALE 1:500



SECTION A-A SCALE 1:100



LINE DIAGRAM OF RECREATIONAL GROUND

SCALE-1:500

R.G. AREA CALCULATION

NO.	ADD	SQ. MTS.
A	18.00 X 15.00	270.00
B	32.50 X 11.50 X 0.5	186.87
C	32.50 X 4.00 X 0.5	65.00
D	16.00 X 7.50 X 0.5	60.00
E	16.00 X 4.50 X 0.5	36.00
TOTAL AREA OF R.G.		617.87

6.0 m WIDE ROAD

195

WARD OFFICE
AREA = 2066.39 m²

B WARD OFFICE IS ALREADY CONSTRUCTED ON SITE.

194

LIBRARY
AREA = 2999.69 m²

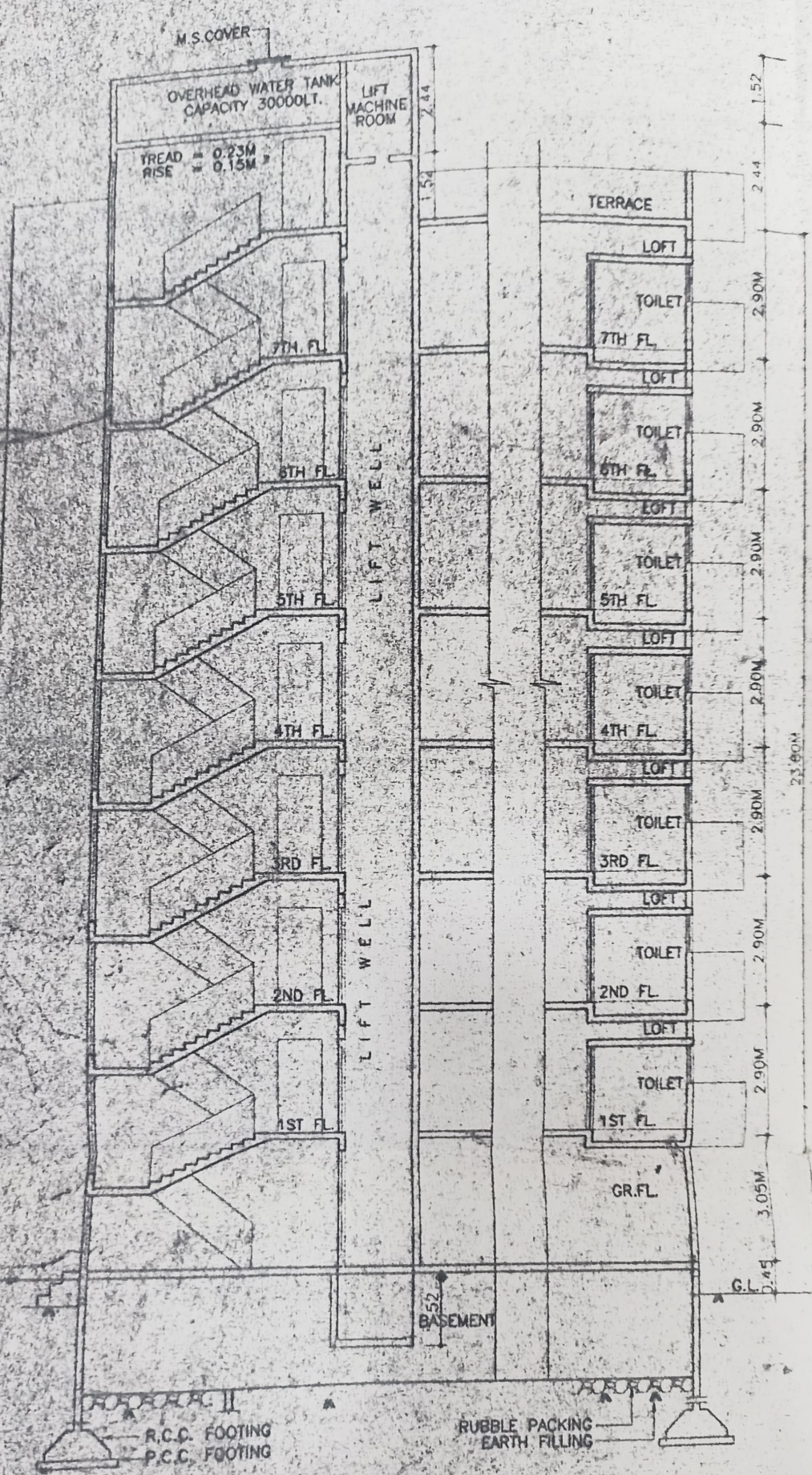
ALREADY HAND OVER TO K.D.M.C.

18.0 M W

H.S. (71.25m²)
ALREADY HAND OVER TO K.D.M.C.

P.S. (220.37m²)
ALREADY HAND OVER TO K.D.M.C.

LAY-OUT
SCALE 1:500



SECTION A-A SCALE 1:100