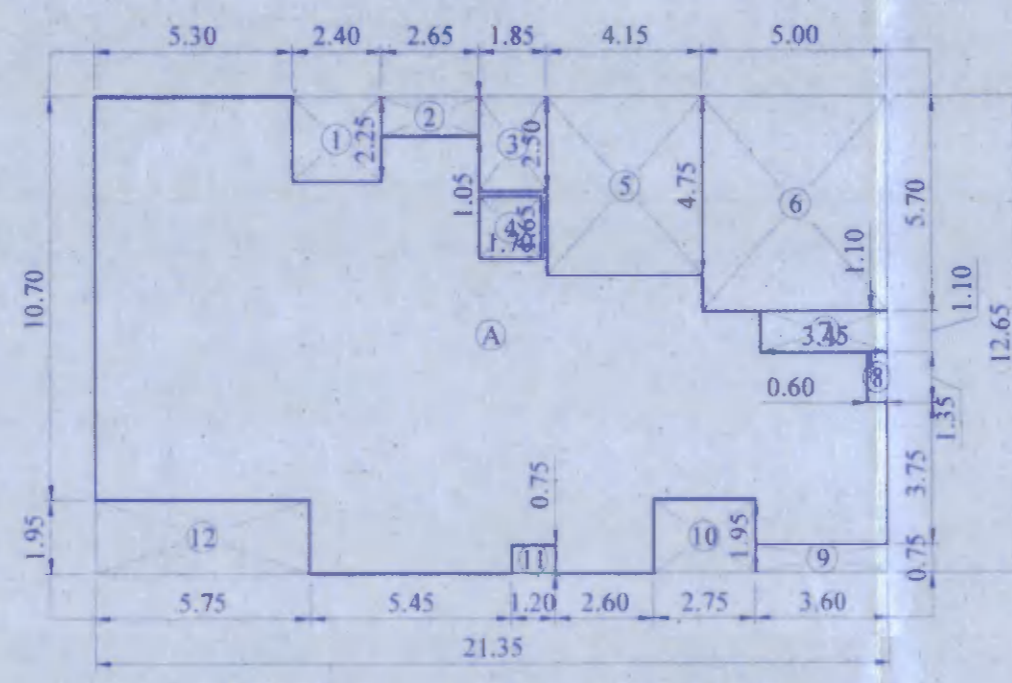
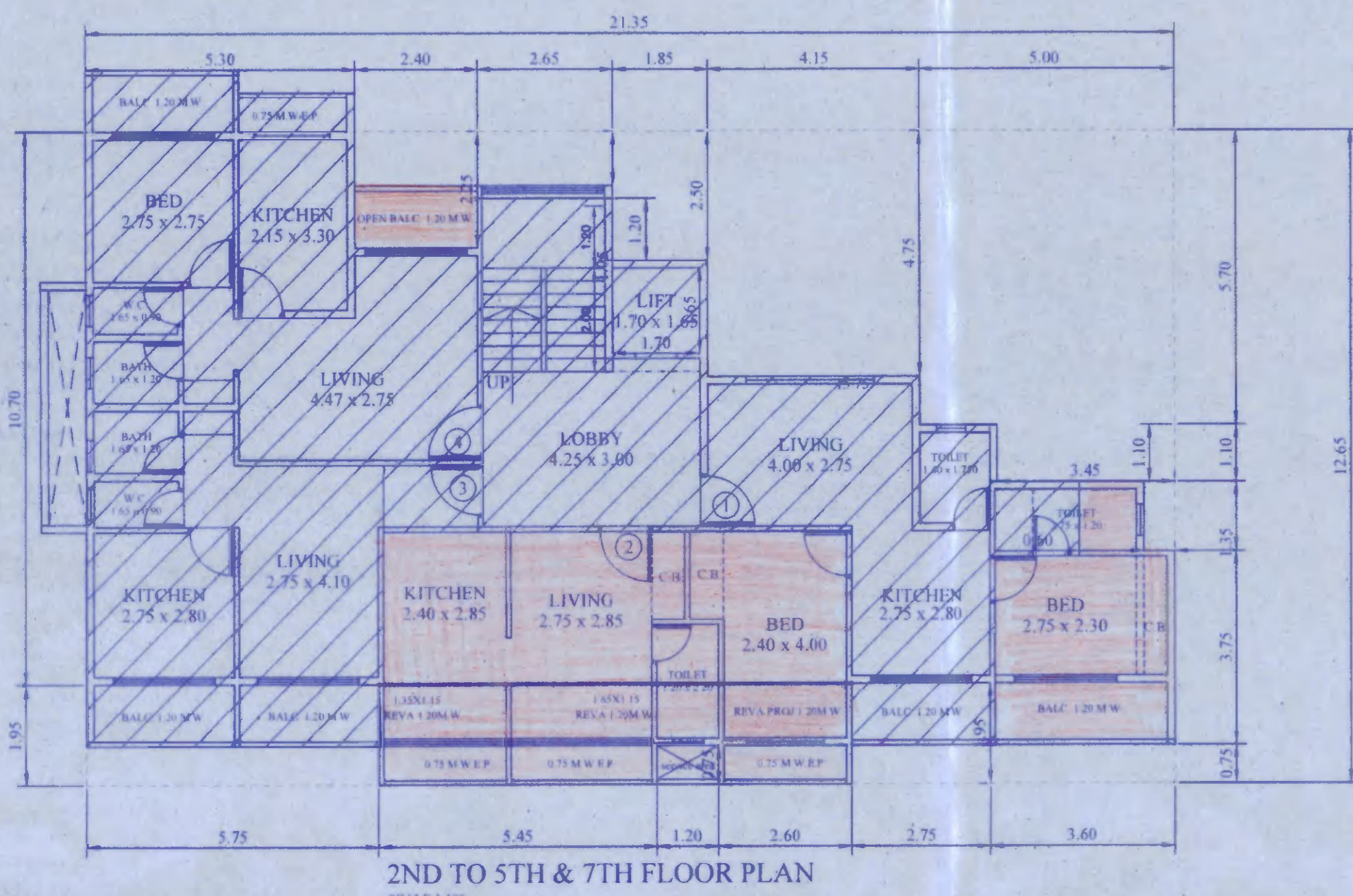


**DOORS AND WINDOWS SCHEDULE**

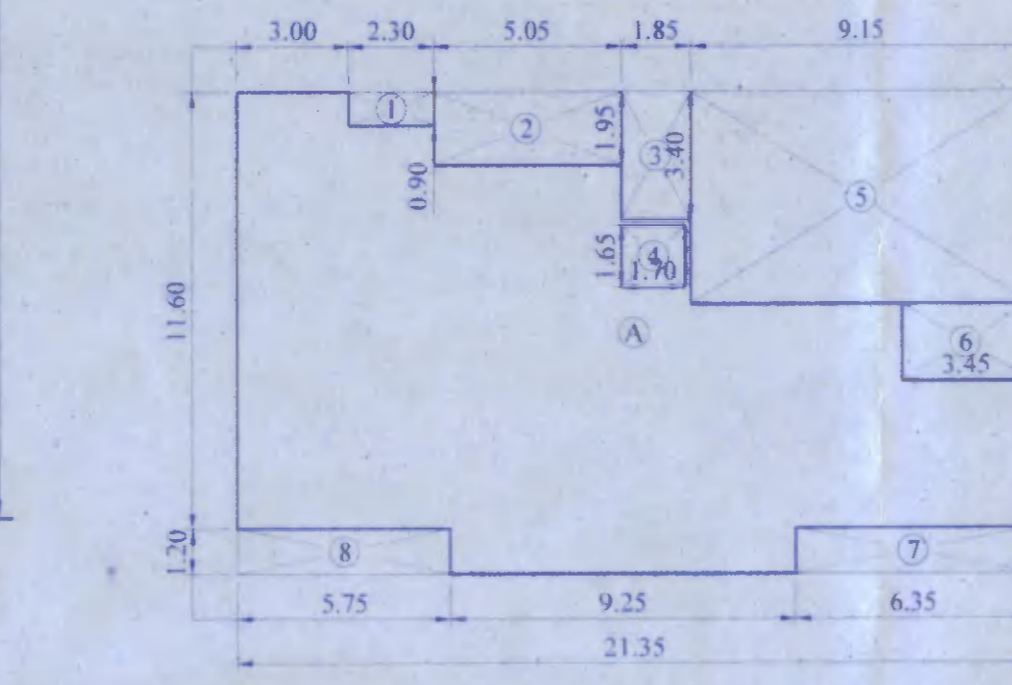
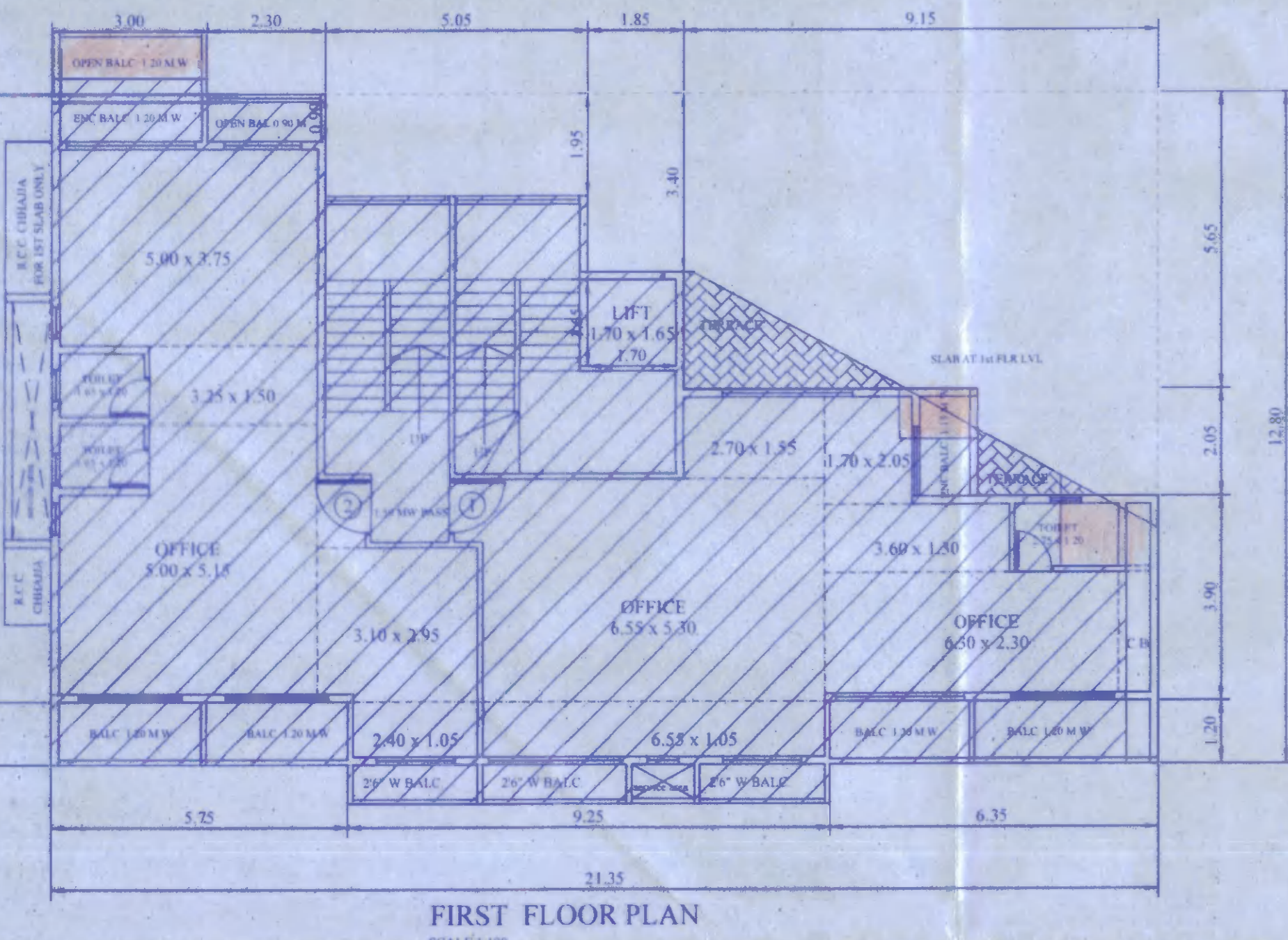
SIZE	REMARKS
RS 1.80 X 2.10	ROLLING SHUTTER
D 1.05 X 2.10	T.W. FRAMED PANELLED DOOR
D1 0.90 X 2.10	T.W. FRAMED PANELLED DOOR
D2 0.75 X 2.00	T.W. FRAMED PARTIALLY GLAZED SINTOX DOOR
W 2.10 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW
W1 1.80 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW
W2 1.50 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW
W3 1.30 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW
V 0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW



**BUILT UP AREA CALCULATION**

**2ND TO 7TH FLOOR**

A	21.35 X 12.65 X 1 NO	=	270.08 SQ.MT.
<b>TOTAL ADDITION = 270.08 SQ.MT.</b>			
<b>DEDUCTIONS</b>			
1	2.40 X 2.25 X 1 NO	=	5.40 SQ.MT.
2	2.65 X 1.05 X 1 NO	=	2.78 SQ.MT.
3	1.85 X 2.50 X 1 NO	=	4.63 SQ.MT.
4	1.70 X 1.65 X 1 NO	=	2.81 SQ.MT.
5	4.15 X 4.75 X 1 NO	=	19.71 SQ.MT.
6	5.00 X 5.70 X 1 NO	=	28.50 SQ.MT.
7	1.45 X 1.10 X 1 NO	=	1.59 SQ.MT.
8	0.60 X 1.35 X 1 NO	=	0.81 SQ.MT.
9	3.60 X 0.75 X 1 NO	=	2.70 SQ.MT.
10	2.75 X 1.95 X 1 NO	=	5.36 SQ.MT.
11	1.20 X 0.75 X 1 NO	=	0.90 SQ.MT.
12	5.75 X 1.95 X 1 NO	=	11.21 SQ.MT.
<b>TOTAL DEDUCTION = 88.60 SQ.MT.</b>			
<b>TOTAL BUILT UP AREA [X - Y] = 181.48 SQ.MT.</b>			



**BUILT UP AREA CALCULATION**

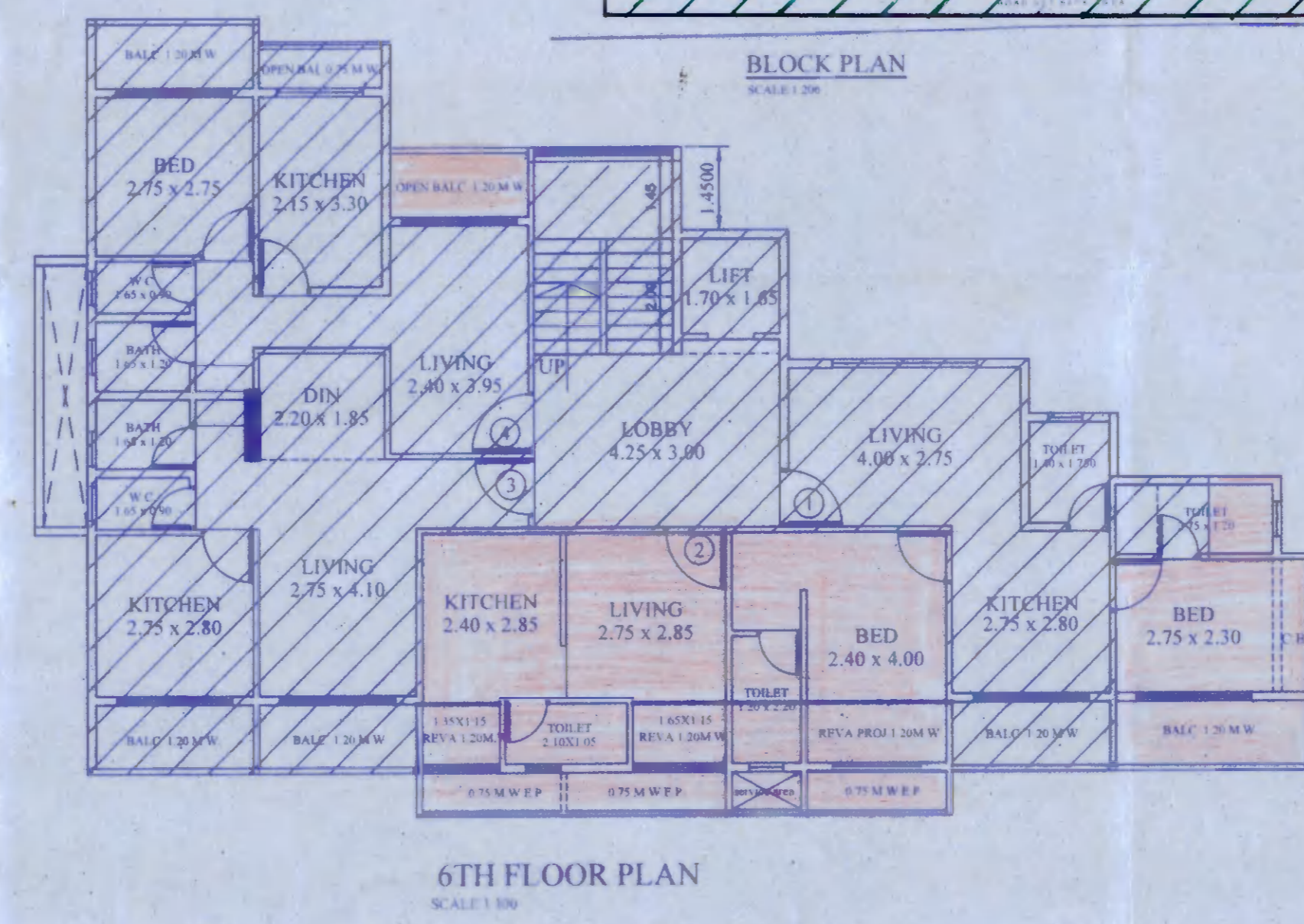
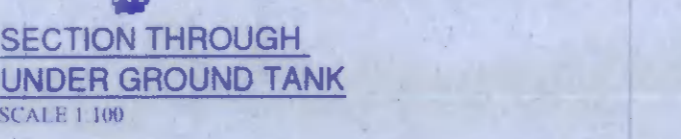
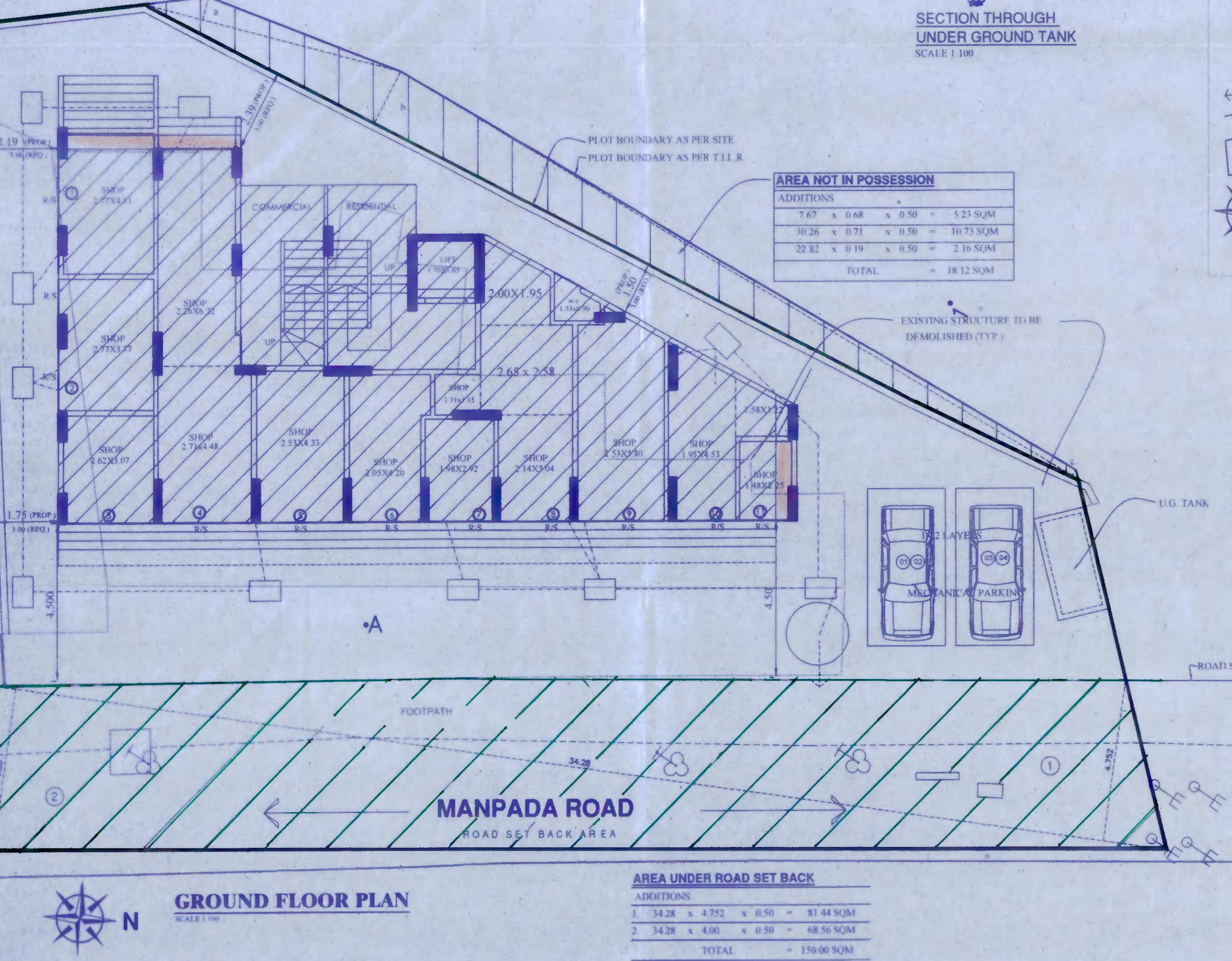
**FIRST FLOOR**

A	21.35 X 12.80 X 1 NO	=	273.28 SQ.MT.
<b>TOTAL ADDITION = 273.28 SQ.MT.</b>			
<b>DEDUCTIONS</b>			
1	2.30 X 0.90 X 1 NO	=	2.07 SQ.MT.
2	5.05 X 1.95 X 1 NO	=	9.85 SQ.MT.
3	1.85 X 3.40 X 1 NO	=	6.29 SQ.MT.
4	1.70 X 1.65 X 1 NO	=	2.81 SQ.MT.
5	9.15 X 5.65 X 1 NO	=	51.70 SQ.MT.
6	3.45 X 2.05 X 1 NO	=	7.07 SQ.MT.
7	6.35 X 1.20 X 1 NO	=	7.62 SQ.MT.
8	5.75 X 1.20 X 1 NO	=	6.90 SQ.MT.
<b>TOTAL DEDUCTION = 94.30 SQ.MT.</b>			
<b>TOTAL BUILT UP AREA [X - Y] = 178.98 SQ.MT.</b>			
<b>LESS STAIRCASE AREA = 47.08 SQ.MT.</b>			
<b>NEW BUILT UP AREA = 131.90 SQ.MT.</b>			

**BUILT UP AREA CALCULATION**

**GROUND FLOOR**

A	21.35 X 11.30 X 1 NO	=	241.26 SQ.MT.
<b>TOTAL ADDITION = 241.26 SQ.MT.</b>			
<b>DEDUCTIONS</b>			
1	2.41 X 0.60 X 1 NO	=	1.45 SQ.MT.
2	5.05 X 1.65 X 1 NO	=	8.33 SQ.MT.
3	2.02 X 3.10 X 1 NO	=	6.26 SQ.MT.
4	7.03 X 4.17 X 1 NO	=	29.32 SQ.MT.
5	(3.10 + 4.17) / 2 X 1.95 X 1 NO	=	7.09 SQ.MT.
6	1/2 X 8.02 X 3.38 X 1 NO	=	13.55 SQ.MT.
<b>TOTAL DEDUCTION = 66.00 SQ.MT.</b>			
<b>TOTAL BUILT UP AREA [X - Y] = 175.26 SQ.MT.</b>			
<b>LESS STAIRCASE AREA = 30.58 SQ.MT.</b>			
<b>NEW BUILT UP AREA = 144.68 SQ.MT.</b>			



**BALCONY AREA STATEMENT**

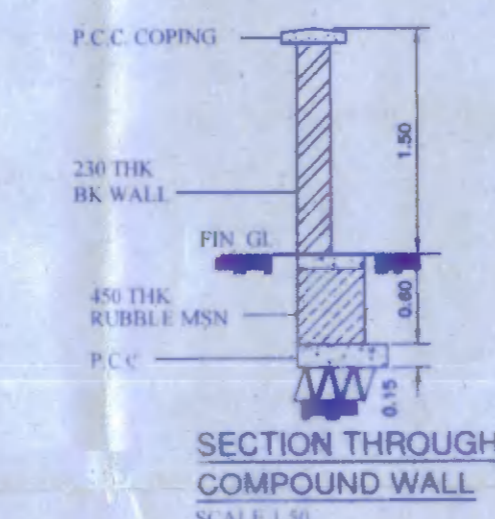
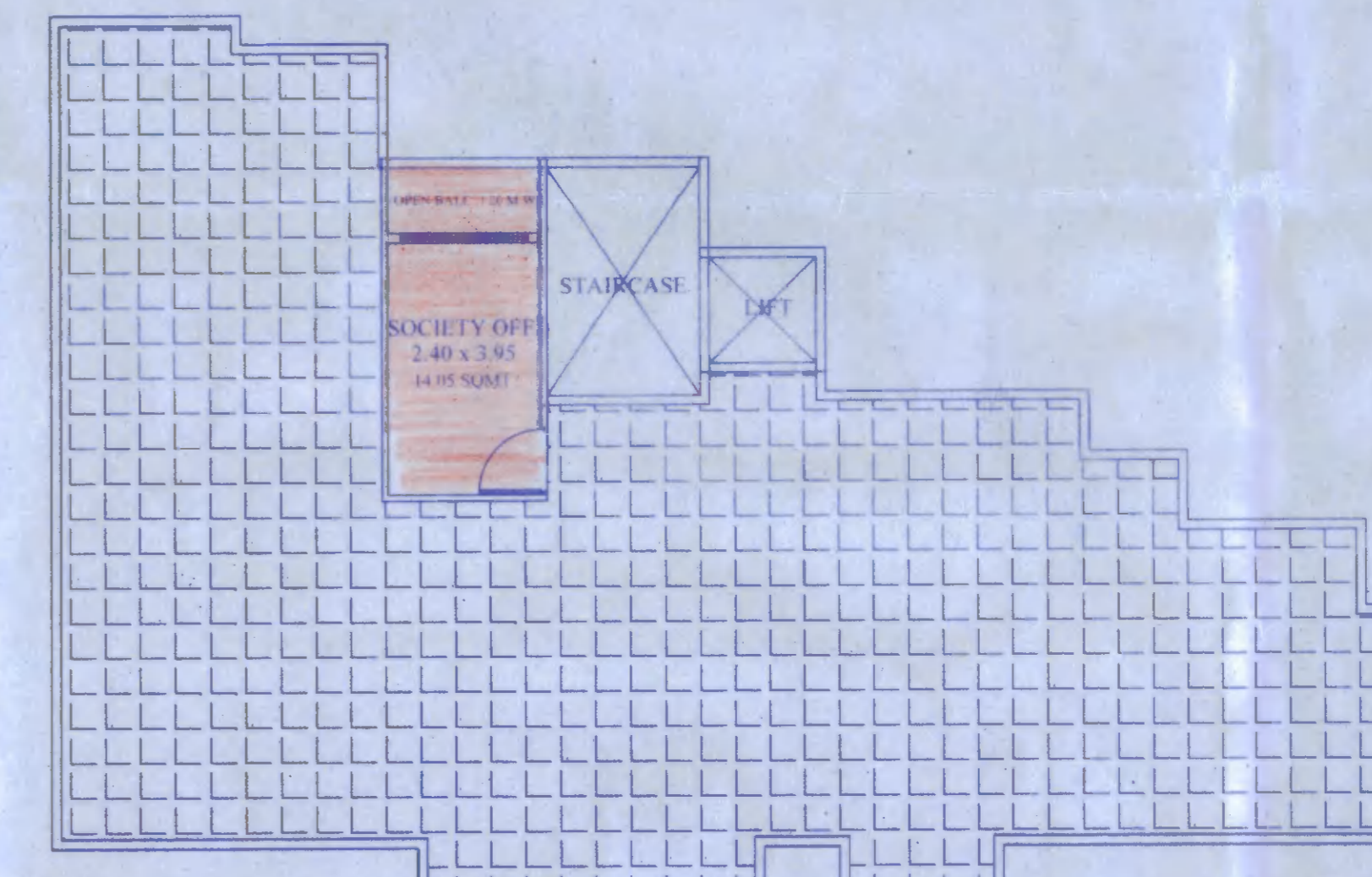
FLOORS	NET BUILT UP AREA	PERM BAL AREA	PROP BAL AREA	EXCESS BAL AREA
GROUND FLOOR AREA	126.13 SQ.M			
FIRST FLOOR AREA	121.87 SQ.M	12.19 SQ.M	16.82 SQ.M	4.63 SQ.M
SECOND FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
THIRD FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
FOURTH FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
FIFTH FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
SIXTH FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
SEVENTH FLOOR AREA	93.52 SQ.M	9.35 SQ.M	16.46 SQ.M	7.11 SQ.M
TOTAL	819.12 SQ.M	82.92 SQ.M	158.58 SQ.M	47.29 SQ.M

**SUMMARY**

FLOORS	BUILT UP AREA	STAIRCASE AREA	NET BUILT UP AREA	EXCESS BAL.	TOTAL	NEW PROPOSED	DIFFERENT AREA
GROUND FLOOR AREA	166.71 SQ.M	30.58 SQ.M	136.13 SQ.M	9.09	145.22	144.68	8.55
FIRST FLOOR AREA	144.95 SQ.M	47.08 SQ.M	121.87 SQ.M	4.63	126.50	121.80	4.70
SECOND FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
THIRD FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
FOURTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
FIFTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
SIXTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
SEVENTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
TOTAL	1026.80 SQ.M	207.68 SQ.M	819.12 SQ.M	47.29	866.41	866.41	0.00

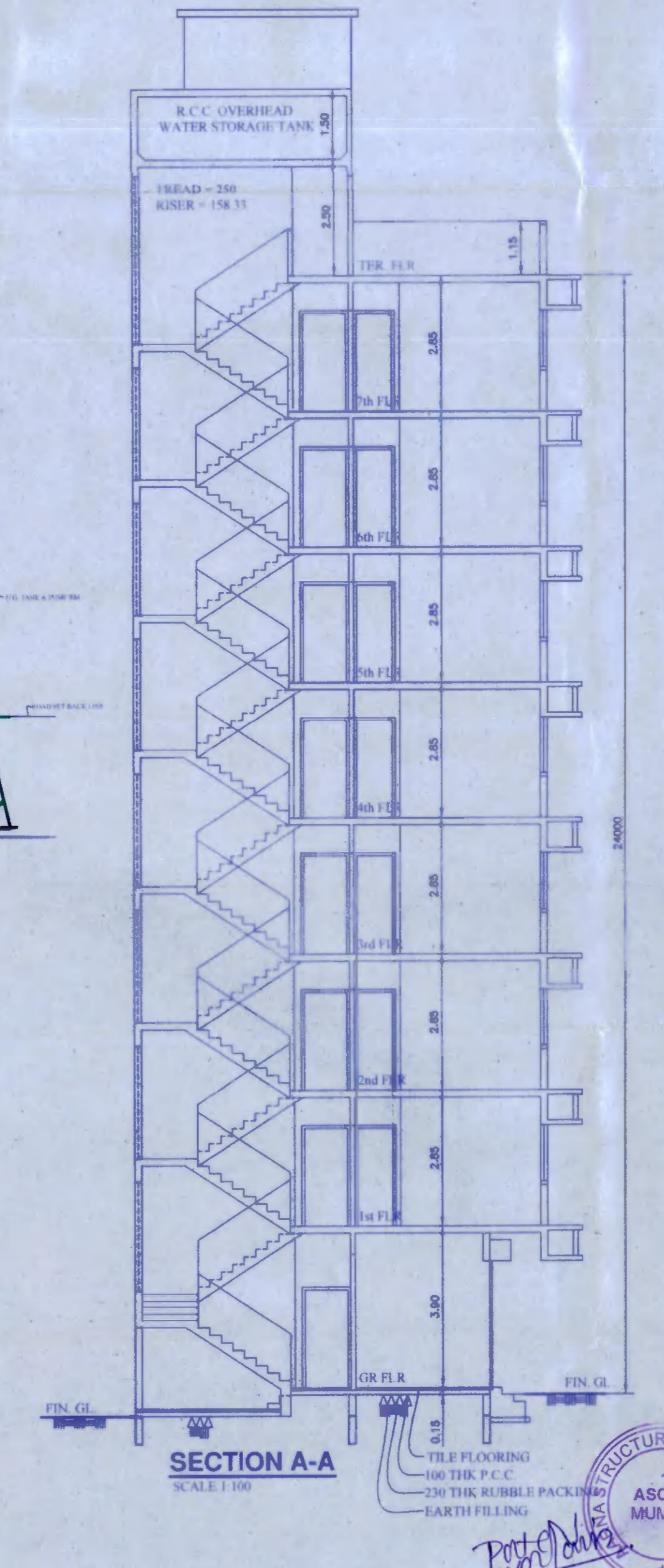
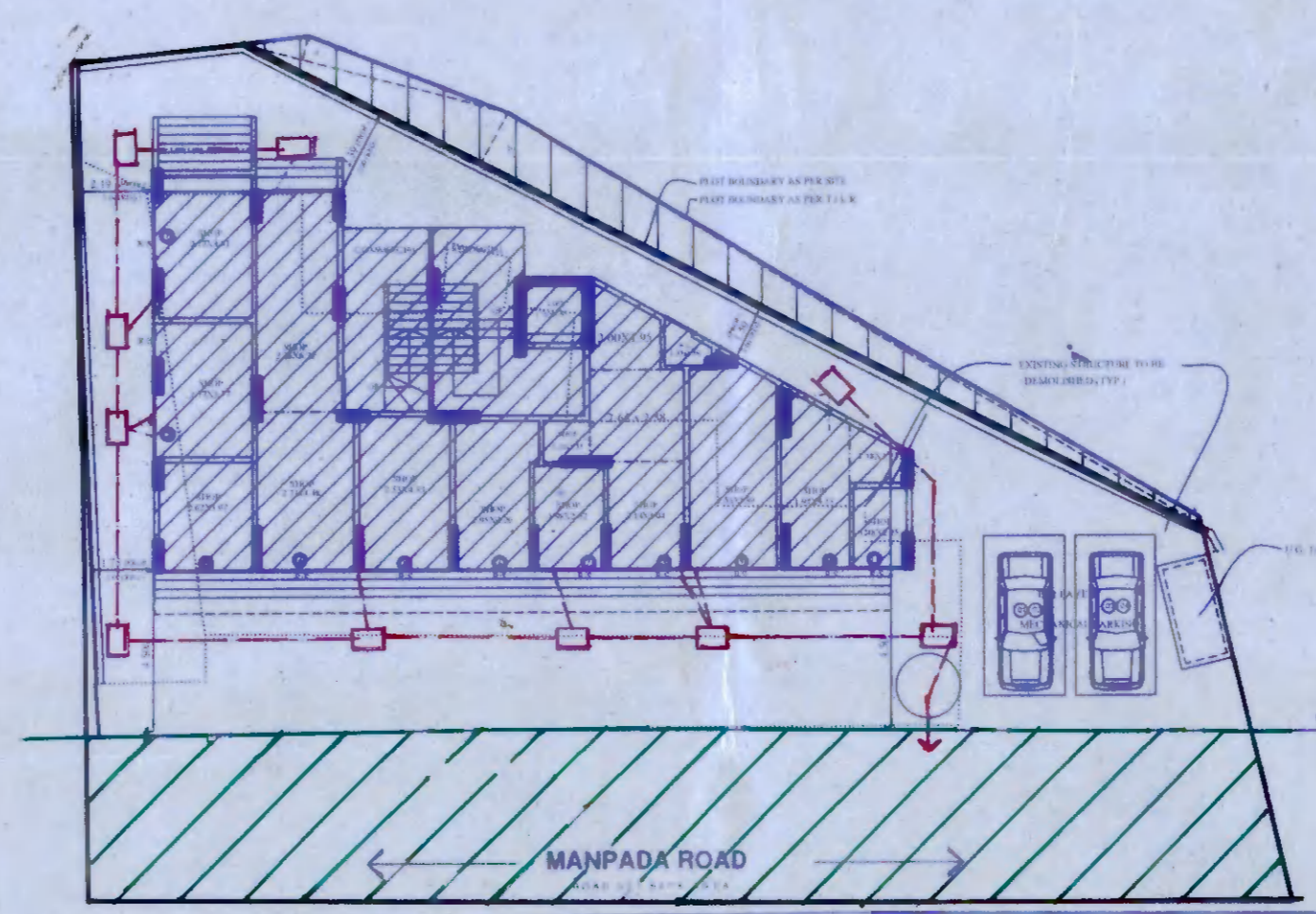
**SUMMARY**

FLOORS	BUILT UP AREA	STAIRCASE AREA	NET BUILT UP AREA	EXCESS BAL.	TOTAL	NEW PROPOSED	DIFFERENT AREA
GROUND FLOOR AREA	166.71 SQ.M	30.58 SQ.M	136.13 SQ.M	9.09	145.22	144.68	8.55
FIRST FLOOR AREA	144.95 SQ.M	47.08 SQ.M	121.87 SQ.M	4.63	126.50	121.80	4.70
SECOND FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
THIRD FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
FOURTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
FIFTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
SIXTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
SEVENTH FLOOR AREA	115.19 SQ.M	21.67 SQ.M	93.52 SQ.M	7.11	100.63	100.63	0.00
TOTAL	1026.80 SQ.M	207.68 SQ.M	819.12 SQ.M	47.29	866.41	866.41	0.00



**TERRACE FLOOR PLAN**

SCALE 1:100



**STAMPS OF APPROVAL OF PLANS**

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. : KPMC.TPB/161/DM/2021-22/17/172.  
Date : 08/08/2023.

**SANCTIONED**



ASSISTANT DIRECTOR OF TOWN PLANNING  
Kalyan Dombivi Municipal Corporation

PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG. ON THE LAND BEARING C.S. NO. 11877 TO 11884, AT VILLAGE GAJ BANDHAN PATHARLI, MANPADA ROAD, DOMBIVI (E), TAL. KALYAN, DIST. THANE WARD - , WARD NO. , SECTOR NO.

Stamps of Approval of Plans :-

**AREA STATEMENT**

1	Area of Plot :- (Minimum area of a.b.c. to be considered)	604.60
(a)	As per ownership document (7/12, C.T.S. extract)	604.60
(b)	As per measurement sheet	604.60
(c)	As per site	
2	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	150.00
(b)	Any D.P. Reservation area / Not in possession	18.12
(Total a+b)		168.12
3	Balance area of plot (1-2)	436.48
4	Amenity Space (if applicable)	
(a)	Required-	
(b)	Adjustment of 2 (b) if any	
(c)	Balance proposed -	
5	Net plot Area (3-4 (c))	436.48
6	Recreational Open space (if applicable)	
(a)	Required-	
(b)	Proposed -	
7	Internal Road area	N.A.
8	Plotable area (if applicable)	436.48
9	Built up area with reference to basic F.I.S. as per road width (Sr.No.Schasic FSI) 436.48 x 1.10 = 480.13	480.13
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TDR Zone 586.48 x 0.50 = 293.24	293.24
(b)	Proposed FSI on payment of premium.	119.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road (2.03sr.no.2(a) 150 x 2 if any	300.00
(b)	T.D.R. Area as per Road width on gross plot	
(c)	TDR area	
(d)	Total in-situ/TDR loading proposed (11 )	
12	Additional FSI area under chapter no. 7/ Tenet F.S.I.	280.00
13	Total entitlement of FSI in the proposal	
(a)	(9+10(b)+11(d) or 12 whichever is applicable.	1179.13
(b)	Ancillary Area with payment of charges commercial Area 1179.13-866.41 = 312.72x 60%	187.63
(c)	Total entitlement (a+b)	1366.76
14	Maximum utilization limit of F.S.I.(Building potential) permissible as per Road width (as per Regulation No.6.1 or 6.3 or 6.4 as applicable x 1.6or 1.8	
15	Total Built up Area in proposal (excluding area at Sr.17b)	1366.76
(a)	Existing Built up Area.	866.41
(b)	Proposed Built up Area (as per 'P-line')	499.05
(c)	Total (a+b)	1365.46
16	FSI Consumed (15/13) should not be more than serial No.14 above)	0.99
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	
(b)	Proposed	

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on --- and the dimensions of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area 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 / 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 (POWER OF ATTORNEY HOLDER)  
SUBH ASSOCIATES  
Architect/ Licensed Engineer/ Supervisor Name and signature

Job no. Drawing no. Scale Drawn by Checked by  
HEMCHAND KHATKAR SANDEEP S. PARANPE  
ASCON MUMBAI  
DATE: 08/08/2023