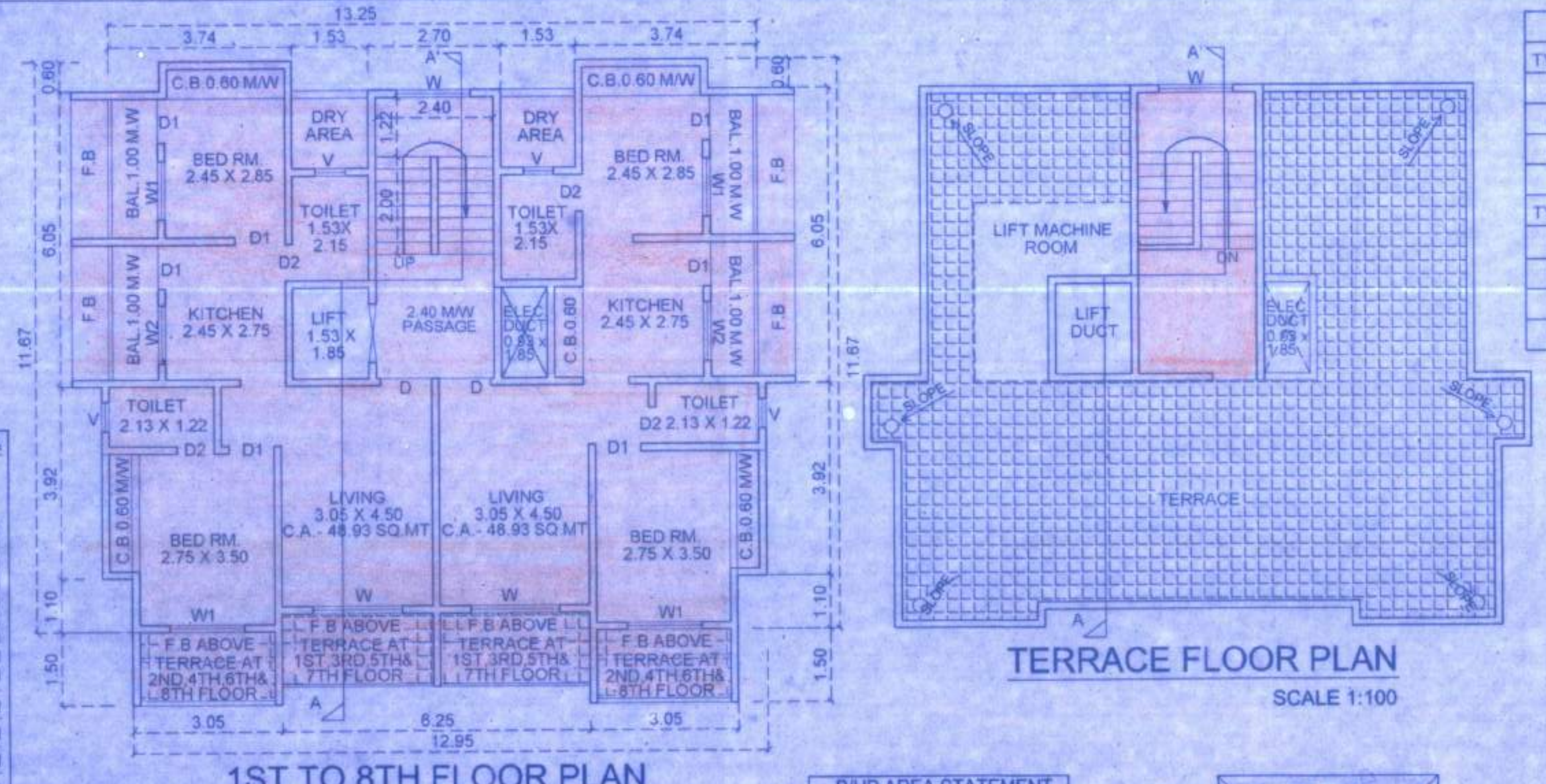
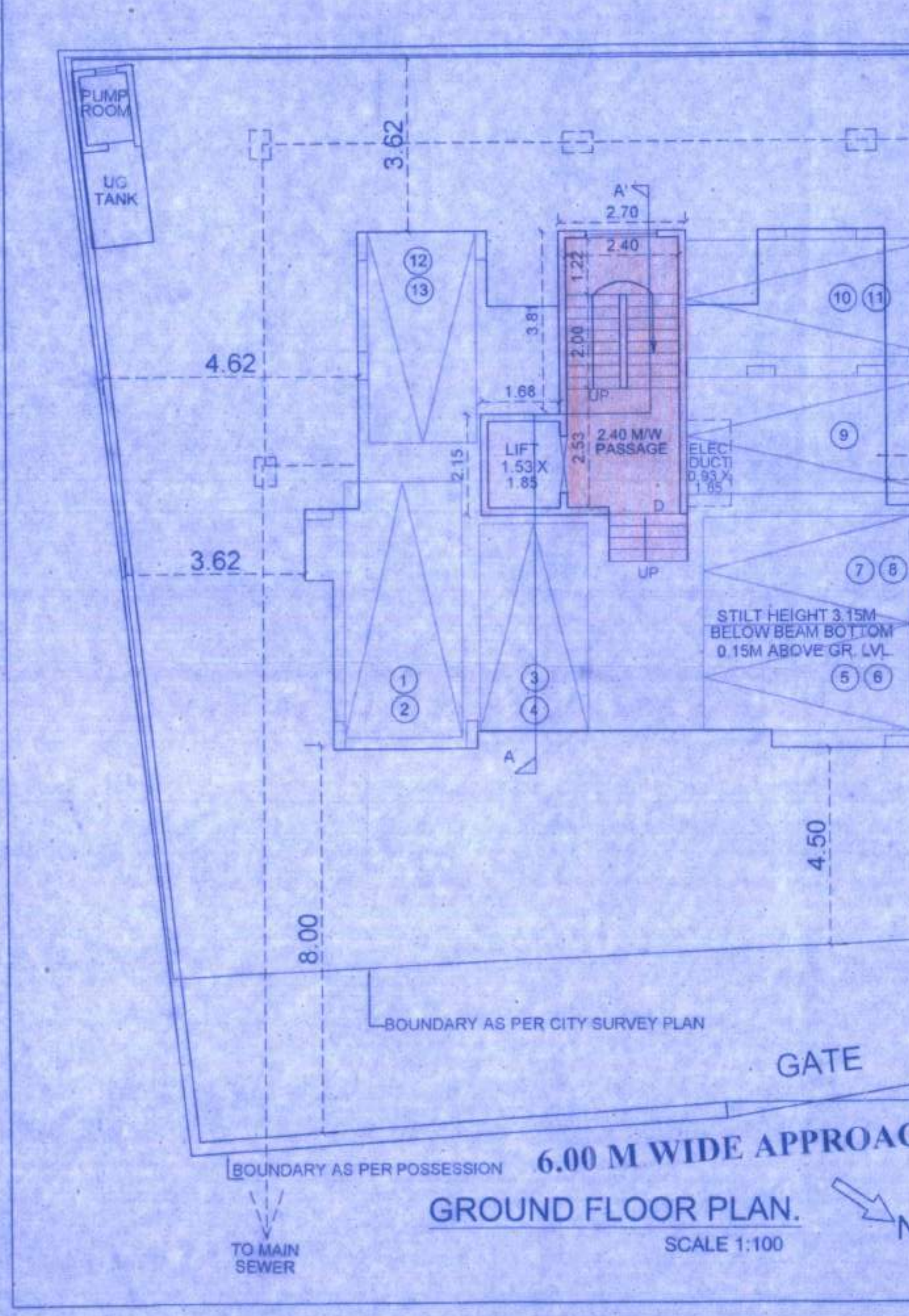


BUILT-UP AREA STATEMENT 1ST, 3RD, 5TH & 7TH FLOOR

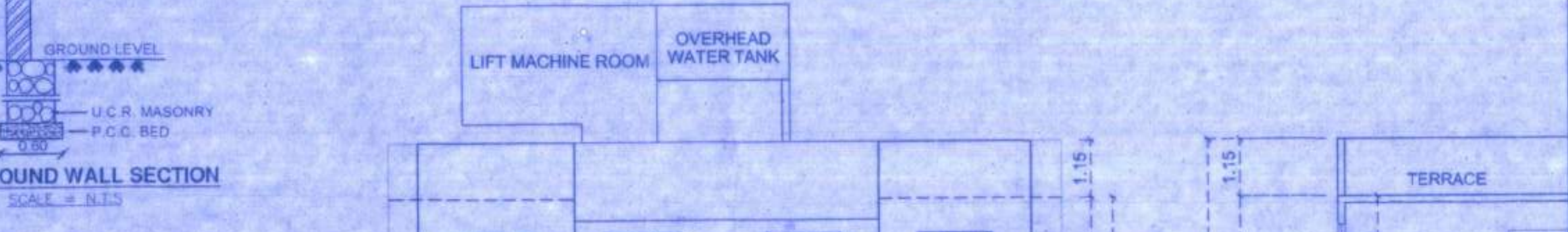
AREA OF BLOCK (ABCD) = 14.75 X 12.8 = 188.8 SQ.M
STANDARD DEDUCTIONS -

1. 1.79 X 0.60 =	1.07 SQ.M
2. 5.76 X 0.60 =	3.46 SQ.M
3. 1.79 X 0.60 =	1.07 SQ.M
4. 0.60 X 3.92 =	2.35 SQ.M
5. 1.20 X 1.70 =	2.04 SQ.M
6. 4.25 X 0.53 =	2.25 SQ.M
7. 3.05 X 0.53 =	1.62 SQ.M
8. 1.20 X 2.23 =	2.68 SQ.M
9. 0.60 X 3.92 =	2.35 SQ.M
10. 1.53 X 1.85 =	2.83 SQ.M
TOTAL STANDARD DEDUCTIONS =	21.72 SQ.M
GROSS AREA (188.80 + 0.00) - 21.72 =	167.08 SQ.M
TOTAL DEDUCTIONS =	0.00 SQ.M
NET AREA (167.08 + 0.00) =	167.08 SQ.M
TOTAL NET AREA =	167.08 SQ.M



B/UP AREA STATEMENT (AS PER UDCPR)

FLOORS	PROP. B/UP AREA
GR. FLR	19.95
1ST FLR	187.08
2ND FLR	166.95
3RD FLR	167.08
4TH FLR	166.95
5TH FLR	167.08
6TH FLR	166.95
7TH FLR	167.08
8TH FLR	166.95
TOTAL	1356.07

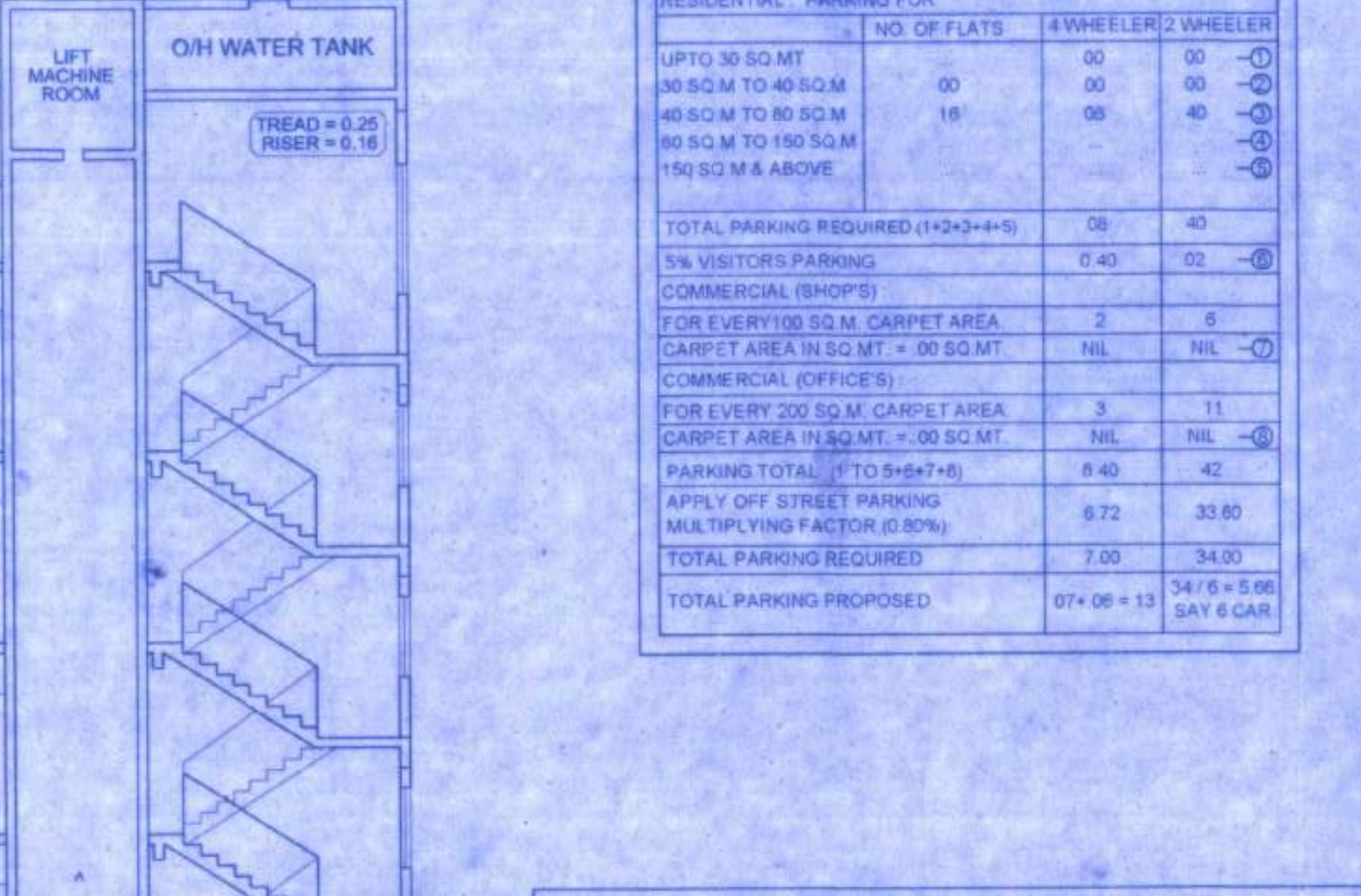
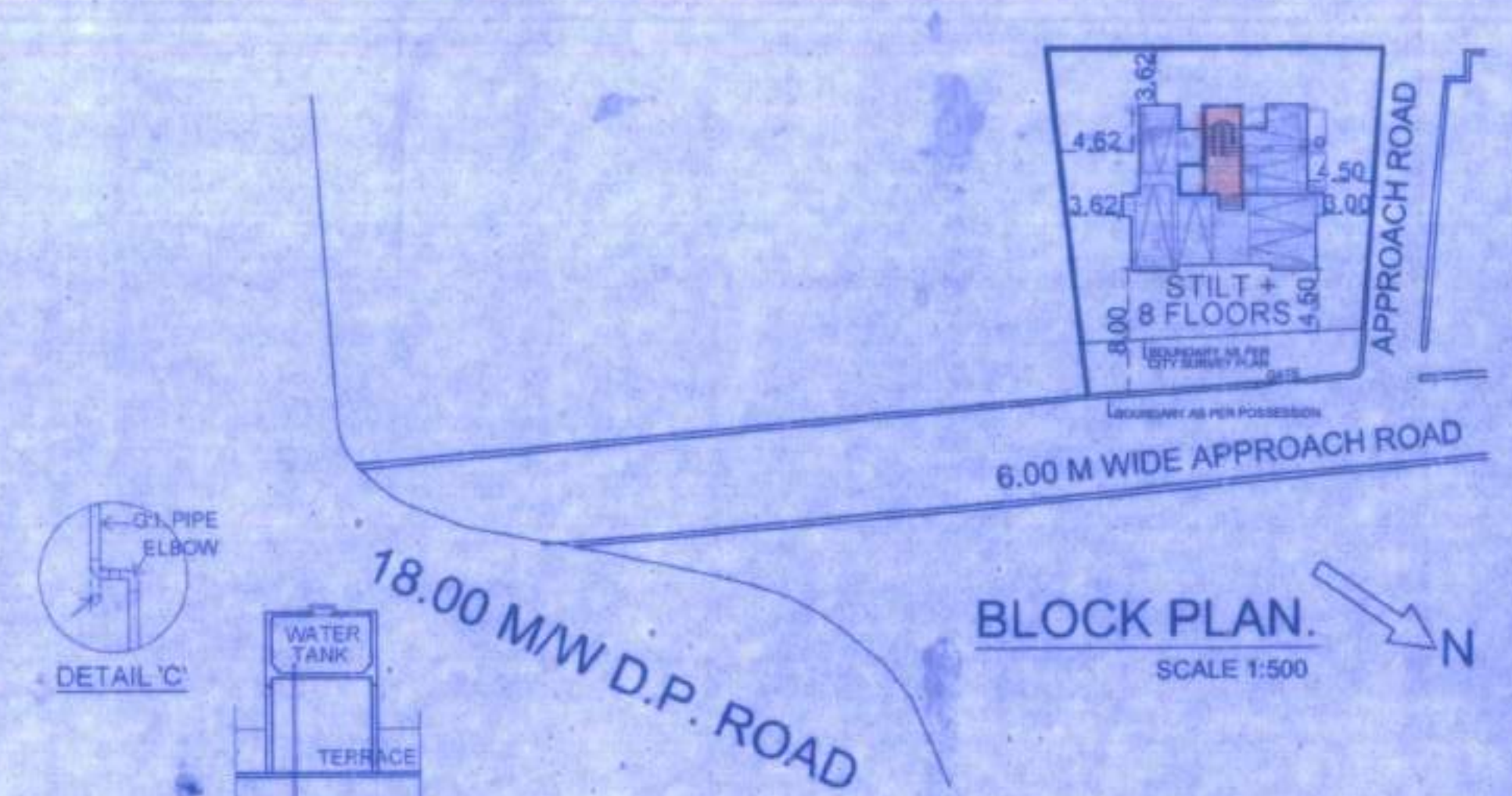


SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	ROOM	DESCRIPTION
D	1.00x2.10	LIV	T.W. FRAME DOOR
D1	0.90x2.10	KIT, BED	T.W. FRAME FLUSH DOOR
D2	0.75x2.00	BATH, W.C.	T.W. FRAME FLUSH DOOR

VENTILATION STATEMENT

TYPE	SIZE	ROOM	ROOM SIZE	ROOM AREA	REQD. VENT	PROP. VENT	DESCRIPTION
W	1.50x1.90	LIV	3.05 x 4.50	13.72 SQ.M	2.28 SQ.M	2.85 SQ.M	ALUM. FRAME GLAZED
W1	1.50x1.20	BED	2.75 X 3.50	9.62 SQ.M	1.60 SQ.M	1.80 SQ.M	ALUM. FRAME GLAZED
W2	1.20x1.90	KIT	2.40 X 2.75	6.60 SQ.M	1.10 SQ.M	2.28 SQ.M	ALUM. FRAME GLAZED
V	0.60x0.90	TOILET	2.13 X 1.22	2.60 SQ.M	0.43 SQ.M	0.54 SQ.M	ALUM. FRAME GLAZED LOUVERED



CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 207.2019 THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 398.89 SQ. MT AND DOES NOT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP RECORDS.

STRUCTURAL CERTIFICATE

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

OWNER/P.O.A HOLDER 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.

MR. PRITAM ANIL DESHMUKH
SMT. VARSHA JONDHILE
M.S. J.D. ASSOCIATIONS
201, REGENCY PARK, RAMBAUG, SHAHAPUR DIST. THANE

SMT. GEETA KHARE

PROPOSED RESIDENTIAL BUILDING ON PROPOSED BUILDING ON LAND BEARING C.T.S. NO. 1387 TO 1391, AT VILLAGE - DOMBIVLI CITY (W), TALUKA - KALYAN, DIST - THANE.
FOR, MR. VISHAL SURYAKANT SHIRKE

DRAWING SHEET NO. 1/1

STAMPS OF APPROVAL OF PLANS:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/B/100M/2019-20/0083/529.

Date :- 17/03/2022.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan Dombivli Municipal Corporation

A	AREA STATEMENT	SQ.MT.			
1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)				
(A)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	364.70			
(B)	AS PER MEASUREMENT SHEET				
(C)	AS PER SITE	334.70			
2.	DEDUCTION				
A.	PROPOSED D.P. / D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	NIL			
B.	ANY D.P. RESERVATION AREA	NIL			
C.	BALANCE PROPOSED -				
TOTAL A+B		334.70			
3.	BALANCE AREA OF THE PLOT (1 MINUS 2)	334.70			
4.	AMENITY SPACE (IF APPLICABLE)				
A.	REQUIRED - (5%)	N.A.			
B.	ADJUSTMENT OF 2(B), IF ANY -	N.A.			
C.	BALANCE PROPOSED -	N.A.			
5.	NET AREA OF PLOT (3 MINUS 4C)	334.70			
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)				
A.	REQUIRED -	NIL			
B.	PROPOSED -	NIL			
7.	INTERNAL ROAD AREA	NIL			
8.	PLOTTABLE AREA (IF APPLICABLE)	N.A.			
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (384.70 X 1.10 = 423.17)	423.17			
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM				
A.	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	192.35			
B.	PROPOSED FSI ON PAYMENT OF PREMIUM.	192.35			
11.	IN-SITU FSI / TDR LOADING				
A.	IN-SITU AREA AGAINST D.P. ROAD [2.0 X 0.00 SR. NO. 2 (A+B)] IF ANY	NIL			
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4 (B) AND (C)]	N.A.				
C.	TDR AREA (PERMISSIBLE T.D.R. 384.70 X 0.90 = 346.23)	235.00			
D.	TOTAL IN-SITU / TDR LOADING PROPOSED 11 (A)+(B)+(C)	235.00			
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL			
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL				
A.	[9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	850.52			
B.	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	510.31			
C.	TOTAL ENTITLEMENT (A+B)	1360.83			
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) AS PER REGULATION NO.8.3, TABLE NO.6G BASIC F.S.I. (384.70 X 1.10 = 423.17) PREMIUM FSI (384.70 X 0.50 = 192.35) TDR AREA (384.70 X 0.90 = 346.23)	961.75 X 1.60 = 1538.80 1538.80			
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)				
A.	EXISTING BUILT-UP AREA	NIL			
B.	PROPOSED BUILT-UP AREA (AS PER P-LINE)	1356.07			
C.	TOTAL (A+B)				
16.	F.S.I. 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)	N.A.			
B.	PROPOSED	N.A.			
NAME, ADDRESS & SIGNATURE OF ARCHITECT					
<p>Shirish Gajanan Nachane Architect And Interior Designer CA/99/24327</p> <p>ARCHITECT: SHIRISH G. NACHANE LANDMARK GROUP CIVIL & ARCHITECTURAL SERVICES</p> <p>1ST FLOOR, KAILASH MANSON BUILDING AGARWAR ROAD, DOMBIVLI, OFFICE NO. 77159 28251</p>					
JOB NO	DRAWNO	DATE	SCALE	DRAWN BY	CHECKED BY
441			AS SHOWN		SWATI