

Signature valid

Digitally signed by Disha Prasad R. Sawant
Date: 2024.02.28 15:43:39
Reason: Approved
Location: Kalyan District, Maharashtra
Project Code: KDMCC/J-3/19349
Application Number: 13/2023/0220
Process Number: 232578
Certificate Number: KDMCC/J-3/2024/APL/P0311



Table with columns: BUILDING, FLOORS, COMM., RESI., IND., EDU., INS., MEZZ., BALCONY, TERRACE, LIFT, LIFTWELL, DUCT, VENT, Other, TOTAL. Rows include 7th Floor, Typical 3rd to 6th/8th to 10th Floor, 2nd Floor, 1st Floor, Ground Floor, Basement Floor, and Total.

Table with columns: # Index, Basic FSI, Premium FSI, TDR, Incentive FSI, Ancillary Area, Ancillary Area, Total, Inclusive Housing, Drawing Value. Rows include 9.1 Permissible Index, 9.2 Existing Consumed Index, 9.3 Balance Index, 9.4 Total Permissible P Line Area, 9.5 Proposed P Line Area, and 9.6 Index Consumed.

Table with columns: Description of area utilisation, Reservation type, Name, Area surrendered in SqM, Quatum of DR/TDR generation, Total Quatum of DR/TDR generation, Area considered for DR utilisation, Remaining area for DRC generation. Rows include 45.00 m DP Road Widening and Total.

BUILT UP AREA STATEMENT table with columns: FLOORS, AREA IN SQ. MT. (COMMERCIAL), AREA IN SQ. MT. (RESIDENTIAL). Rows include Ground Floor, 1st to 10th Floor, and Driver's RM (Basement Lvl.).

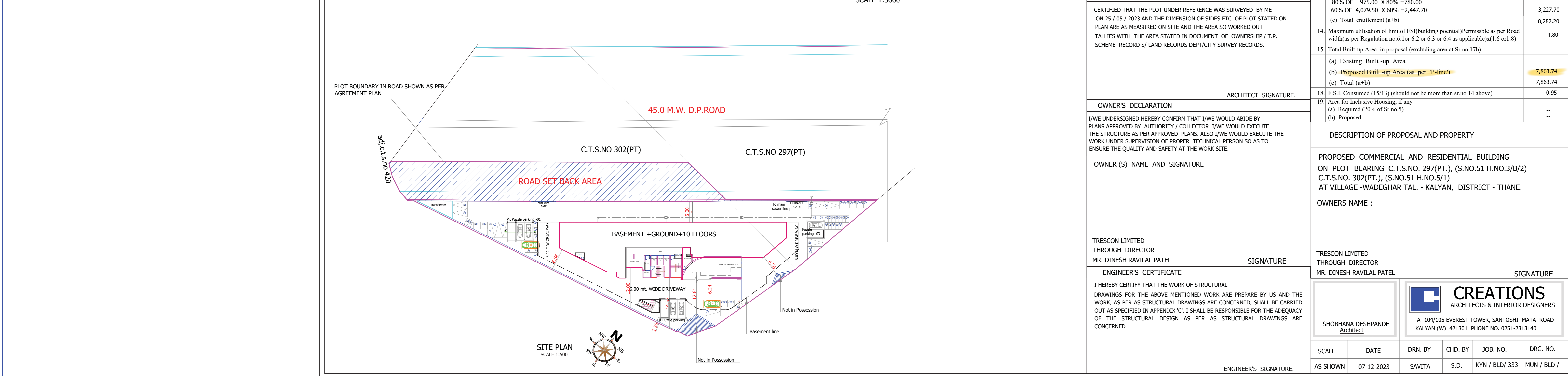
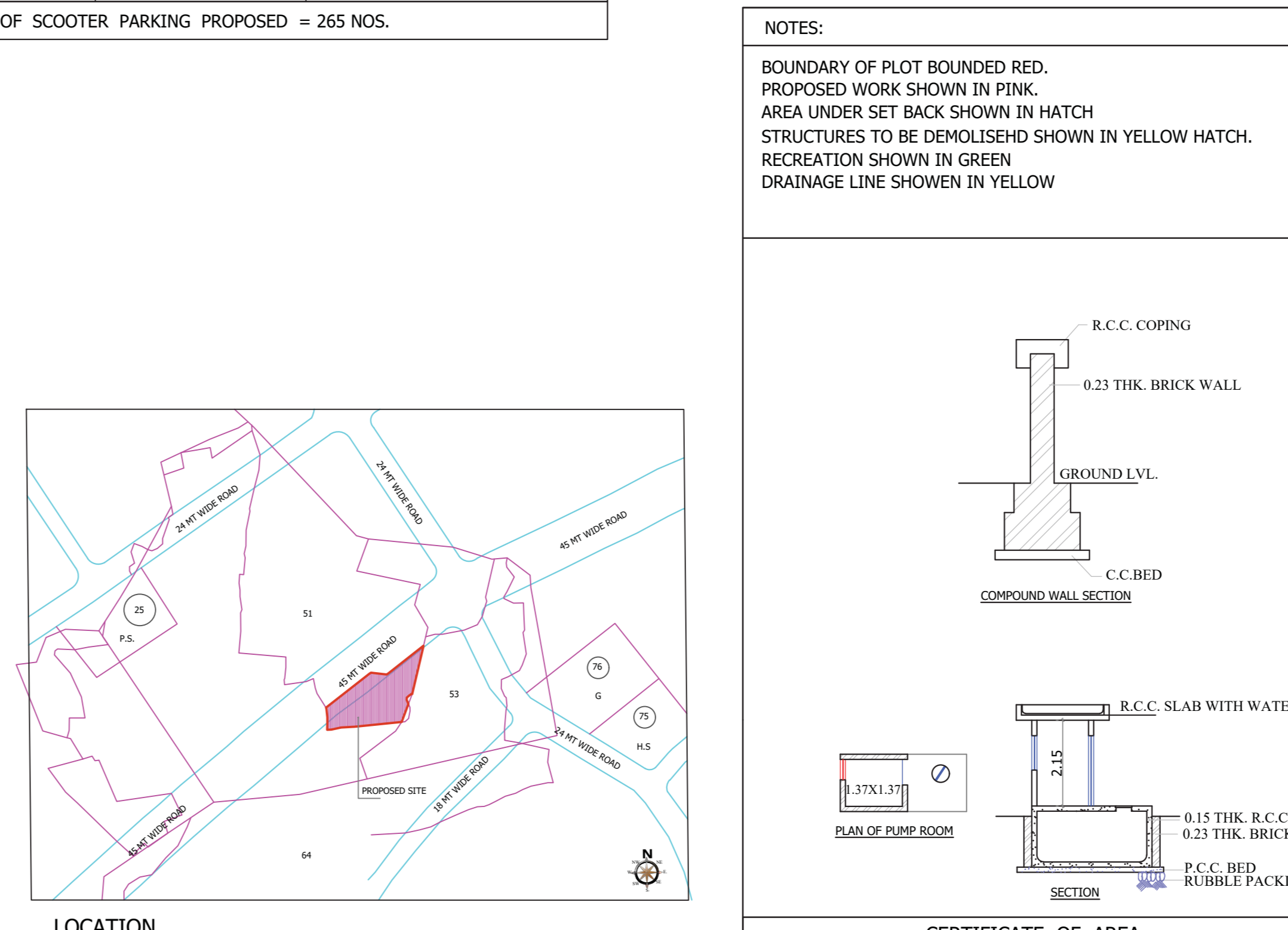
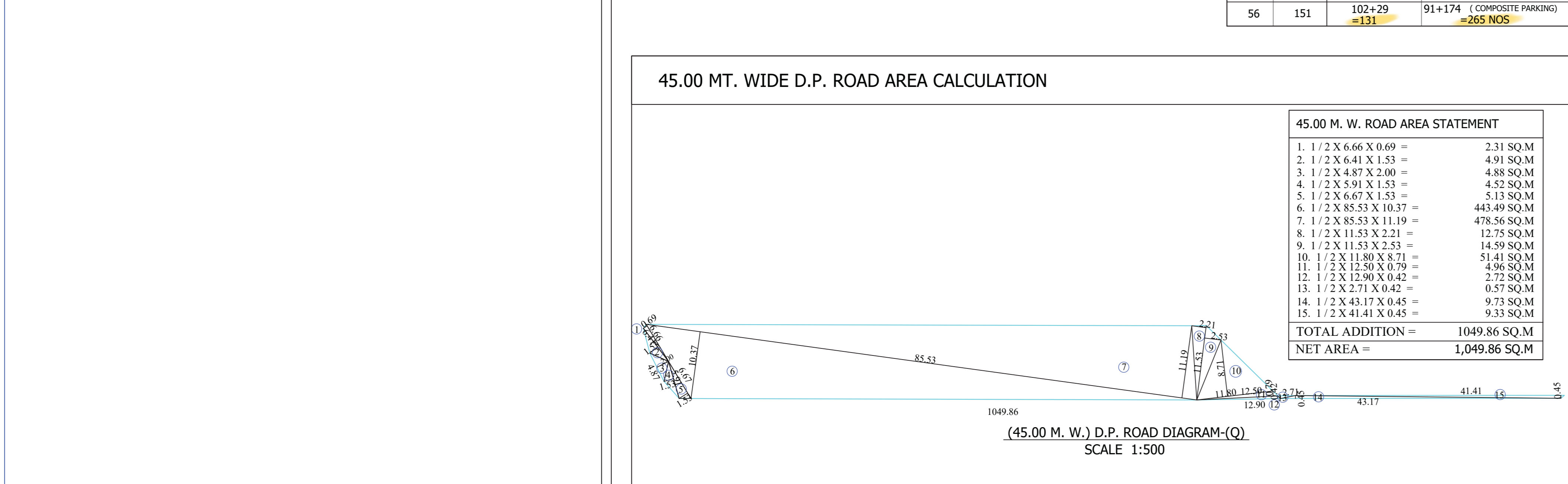
PARKING AREA STATEMENT table with columns: COMMERCIAL, RESIDENTIAL, CARPET AREA IN SQ.MT., REQUIRED PARKING (CAR, SCOOTER), ADDITIONAL 5% VISITORS PARKING, MULTIPLYING FACTOR, MIN. REQUIRED PARKING (CAR, SCOOTER).

Table with columns: TENEMENT, SHOP, STATEMENT, NOS., 1 B/H/K RM., 2 B/H/K RM., TOTAL, SHOP(G+1). Rows include 29 NOS., 52 NOS., 81 NOS., 09 NOS.

NO OF PARKING PROPOSED table with columns: CAR PARKING, MECHANICAL PARKING, SCOOTER PARKING, SCOOTER PARKING (GROUND LEVEL), SCOOTER PARKING (BASEMENT LEVEL).

AREA AS PER 7/12 table with columns: S.NO./H.NO., AREA AS PER 7/12 EXTRACT. Rows include C.T.S.NO. 297(PT.), C.T.S.NO. 302(PT.), and TOTAL AREA.

PROFORMA - I table with columns: A. AREA STATEMENT, IN SQ.M. Rows include Area of plot, Deductions for Road/Highway widening, T.D.R. @ 140%, and Proposed Built-up Area.

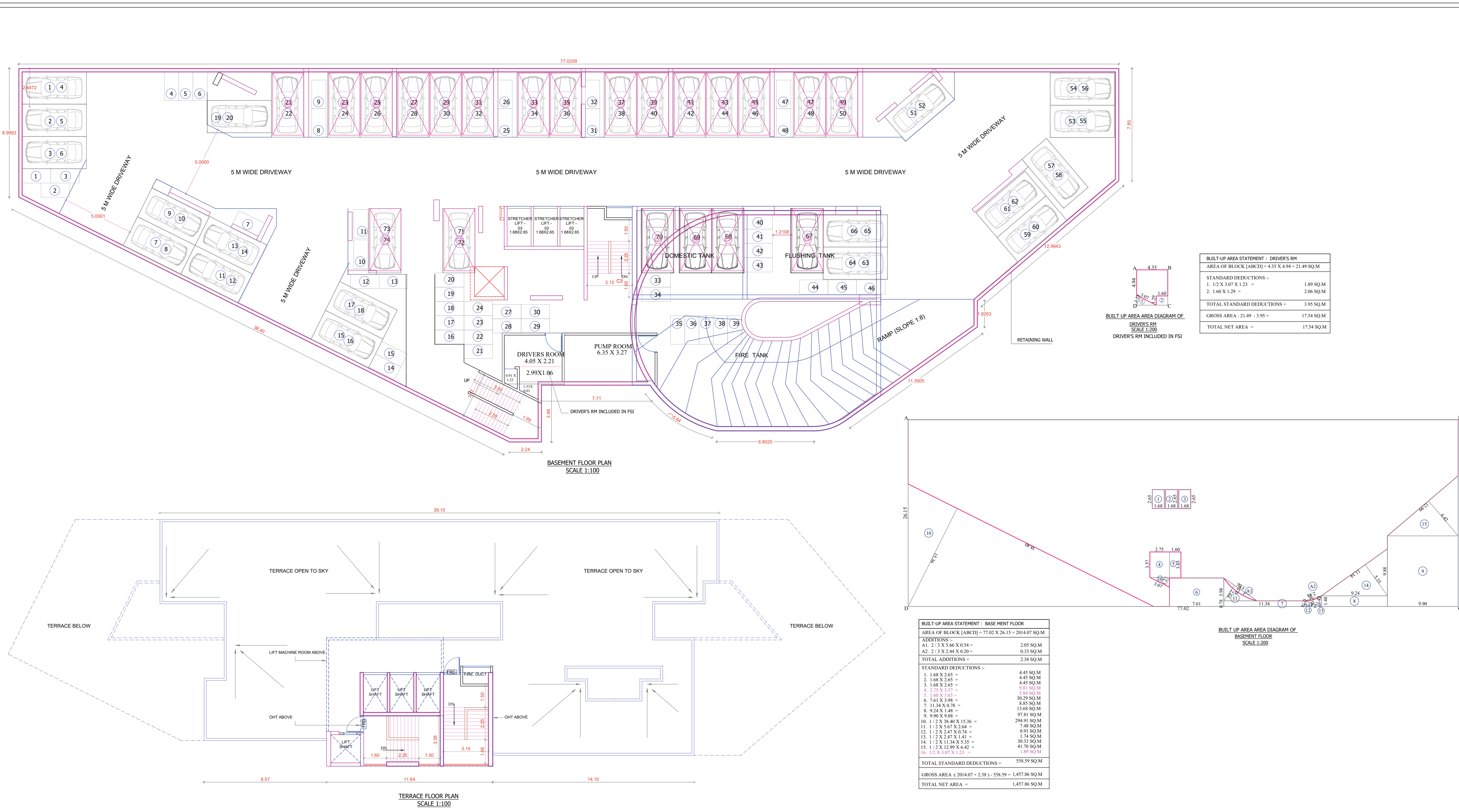


Stamp of approval of plans, including 'STAMP OF APPROVAL OF PLANS SHEET NO.1/7', 'PROFORMA - I', 'OWNER'S DECLARATION', 'OWNER(S) NAME AND SIGNATURE', 'TRESCON LIMITED THROUGH DIRECTOR MR. DINESH RAVIL PATEL', 'ENGINEER'S CERTIFICATE', 'OWNER(S) SIGNATURE', 'TRESCON LIMITED THROUGH DIRECTOR MR. DINESH RAVIL PATEL', 'CREATIONS ARCHITECTS & INTERIOR DESIGNERS', and 'SUBMISSION DRAWING'.

PROFORMA - I Area Statement table with columns: 1. Area of plot, 2. Balance area, 3. Deductions for Road/Highway widening, 4. Amenity Space, 5. Recreational Open Space, 6. Internal Road area, 7. Platable area, 8. In-situ FSI/TDR loading, 9. Additional FSI area, 10. Total entitlement, 11. Maximum utilisation of limit of FSI, 12. Total Built-up Area, 13. Existing Built-up Area, 14. Proposed Built-up Area, 15. Total Built-up Area, 16. F.S.I. Consumed.

Signature valid

Digitally signed by Disha Prasad R SAWANT
 Date: 2024.02.08 15:44:15
 Reason: Approved
 Location: Kalyan
 Project Code: KDMCC-23-19399
 Application Number: KDMCC-23-19399-02
 Process Number: 232578
 Certificate Number: KDMCC-23-19399-02



STAMP OF APPROVAL OF PLANS

SHEET NO
2/7

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE-WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

OWNERS NAME :

TRESCON LIMITED
THROUGH DIRECTOR
MR. DINESH RAVILAL PATEL

SIGNATURE

CREATIONS ARCHITECTS & INTERIOR DESIGNERS
A-104/105 EVEREST TOWER, SANTOSH NATA ROAD KALYAN (W) 421301. PHONE NO. 0251-2313140

SCALE DATE DRN. BY CHD. BY JOB. NO. DRG. NO.
AS SHOWN 4-12-2023 Savta S.D. KYN / BLD/333 MUN / BLD/

Name Of Owner: TRESCON LIMITED

Postal Address: Room no - 5, K. K. Chhaya Apartment, R. N. Narkar Marg, Mumbai, Maharashtra-400077

Phone No: 980777507

Type of Proposal: Mixed

DISCUSSION OF PROJECT :

BUILDING ON C.T.S. NO. SURVEY NO.-51

SITE ADDRESS

PRO COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE-WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

Name of Architect: SHOBHANA JAYANT DESHPANDE

LOGO ADDRESS OF OFFICE

OFFICE: KALYAN

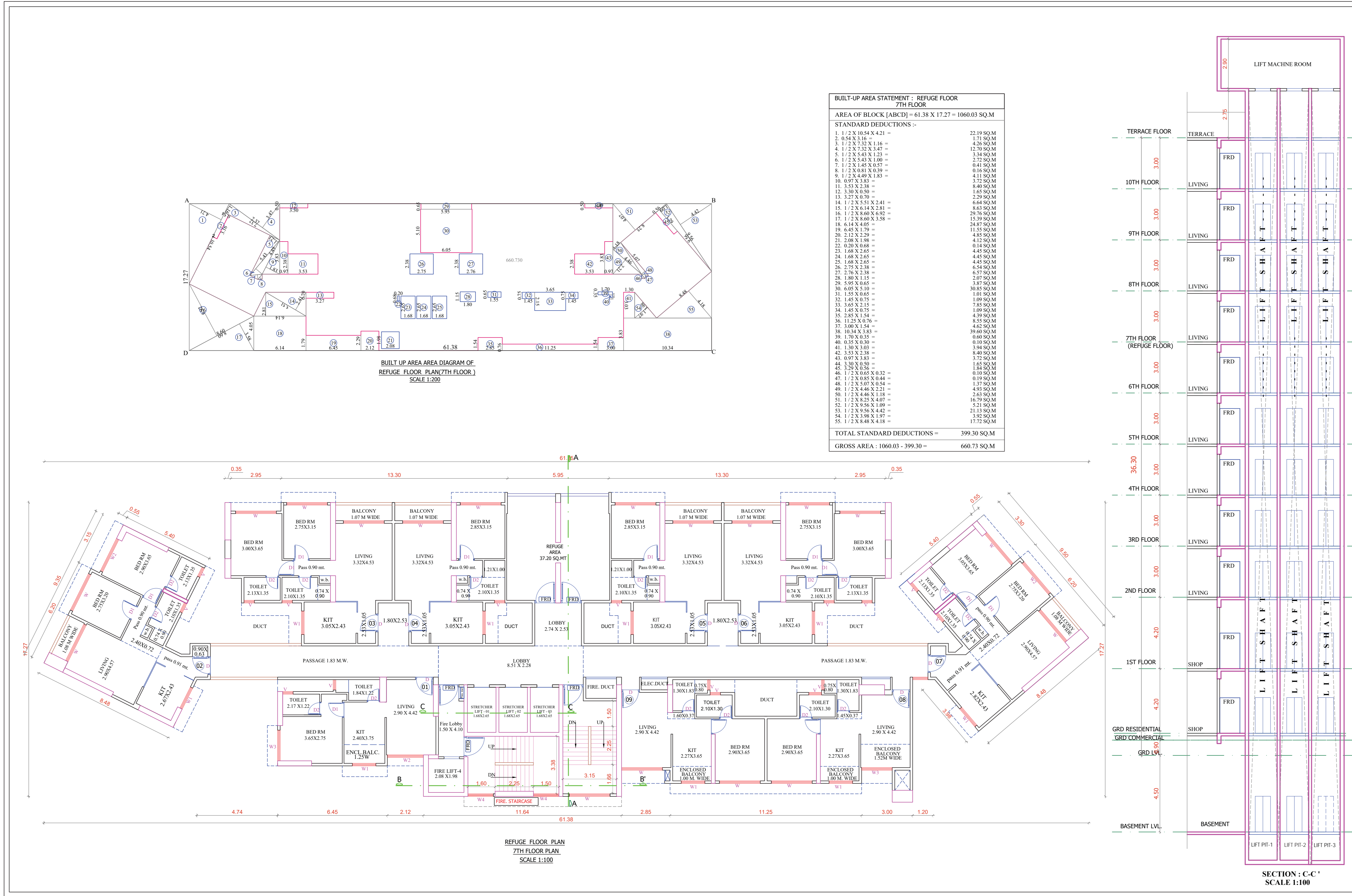
OWNER SIGNATURE: Signature valid

TECHNICAL PERSON SIGNATURE: Signature valid

SCALE: 1:100 Date: 23/12/23

JOB NO - KDMCC-23-19399 CHECK BY -

SUBMISSION DRAWING



BUILT-UP AREA STATEMENT : REFUGE FLOOR 7TH FLOOR

AREA OF BLOCK [ABCD] = 61.38 X 17.27 = 1060.03 SQ.M

STANDARD DEDUCTIONS :-

1. 1/2 X 10.94 X 4.21 =	22.19 SQ.M
2. 0.54 X 3.16 =	1.71 SQ.M
3. 1/2 X 3.32 X 3.47 =	4.26 SQ.M
4. 1/2 X 3.43 X 3.47 =	4.26 SQ.M
5. 1/2 X 3.43 X 3.25 =	3.54 SQ.M
6. 1/2 X 3.43 X 1.00 =	1.72 SQ.M
7. 1/2 X 3.43 X 0.57 =	0.98 SQ.M
8. 1/2 X 0.81 X 0.39 =	0.16 SQ.M
9. 1/2 X 0.95 X 1.85 =	0.88 SQ.M
10. 0.97 X 3.83 =	3.72 SQ.M
11. 3.53 X 2.38 =	8.40 SQ.M
12. 3.30 X 0.90 =	2.97 SQ.M
13. 3.27 X 0.70 =	2.29 SQ.M
14. 1/2 X 5.51 X 2.41 =	6.64 SQ.M
15. 1/2 X 6.14 X 2.81 =	8.63 SQ.M
16. 1/2 X 6.60 X 6.92 =	22.76 SQ.M
17. 1/2 X 6.60 X 3.38 =	11.18 SQ.M
18. 0.41 X 4.05 =	1.66 SQ.M
19. 6.45 X 1.79 =	11.55 SQ.M
20. 2.12 X 2.29 =	4.85 SQ.M
21. 2.08 X 1.98 =	4.12 SQ.M
22. 1.48 X 2.65 =	3.91 SQ.M
23. 1.48 X 2.65 =	3.91 SQ.M
24. 1.48 X 2.65 =	3.91 SQ.M
25. 1.48 X 2.65 =	3.91 SQ.M
26. 1.48 X 2.65 =	3.91 SQ.M
27. 2.76 X 2.38 =	6.57 SQ.M
28. 1.80 X 1.15 =	2.07 SQ.M
29. 5.95 X 0.65 =	3.87 SQ.M
30. 6.05 X 5.01 =	30.35 SQ.M
31. 1.55 X 0.65 =	1.01 SQ.M
32. 1.45 X 0.75 =	1.09 SQ.M
33. 3.45 X 2.15 =	7.43 SQ.M
34. 1.45 X 0.75 =	1.09 SQ.M
35. 2.85 X 1.54 =	4.39 SQ.M
36. 11.27 X 0.76 =	8.55 SQ.M
37. 3.00 X 1.54 =	4.62 SQ.M
38. 10.34 X 3.83 =	39.60 SQ.M
39. 1.70 X 0.35 =	0.60 SQ.M
40. 0.52 X 0.30 =	0.16 SQ.M
41. 1.80 X 3.03 =	5.45 SQ.M
42. 0.57 X 2.38 =	1.36 SQ.M
43. 0.57 X 3.83 =	2.17 SQ.M
44. 3.30 X 0.90 =	2.97 SQ.M
45. 1.2 X 0.65 X 0.32 =	0.19 SQ.M
46. 1.2 X 0.65 X 0.44 =	0.33 SQ.M
47. 1.2 X 0.97 X 0.54 =	0.62 SQ.M
48. 1.2 X 0.46 X 2.21 =	1.19 SQ.M
49. 1.2 X 0.46 X 1.18 =	0.63 SQ.M
50. 1.2 X 0.46 X 1.18 =	0.63 SQ.M
51. 1.2 X 0.46 X 1.18 =	0.63 SQ.M
52. 1.2 X 0.56 X 1.09 =	0.75 SQ.M
53. 1.2 X 0.56 X 1.42 =	1.00 SQ.M
54. 1.2 X 3.38 X 1.97 =	8.12 SQ.M
55. 1.2 X 3.48 X 4.18 =	17.22 SQ.M

TOTAL STANDARD DEDUCTIONS = 399.30 SQ.M

GROSS AREA : 1060.03 - 399.30 = 660.73 SQ.M

STAMP OF APPROVAL OF PLANS SHEET NO 5/7

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 292(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE-WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

OWNERS NAME :

TRESCON LIMITED THROUGH DIRECTOR MR. DINESH RAVILAL PATEL

SIGNATURE

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A-104/105 EVEREST TOWER, SANTOSH, HATA ROAD, KALYAN (W), 421301. PHONE NO. 022-2313140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
AS SHOWN	4-12-2023	Savita	S.D.	KYN / BLD/333	MUN / BLD/

Name Of Owner TRESCON LIMITED

Postal Address : Room no - 5, K. K. Chhaya Apartment, R. N. Narkar Marg, Mumbai, Maharashtra-400077

Phone No. : 980777707

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed BUILDING ON C.T.S. NO. SURVEY NO. 51

SITE ADDRESS
PRO COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 292(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE-WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

Name Of Architect : SHOBHANA JAVANT DESHPANDE
LOGO ADDRESS OF OFFICE OFFICE KALYAN

OWNER SIGNATURE Signature valid
TECHNICAL PERSON SIGNATURE valid

SCALE : 1 : 100 Date : 23/12/23
JOB NO - KDMCC-23-19599 CHECK BY -
SUBMISSION DRAWING

