

रंगभो इन्फ्रास्ट्रक्चर्स प्रा. लि.  
 दाखिल्ल्या प्रमाणे व बांधकाम प्रारंभ प्रमाणपर्यंत  
 क्र. कुळगाव/वडवि/१०७०३-१९०  
 १२/११/२०२० मध्ये प्राप्त दिलेल्या अटी  
 प्रमाणे बांधकाम परवाना देण्यात येत आहे.

सहायक नगर उपायुक्त  
 कुळगाव नगरपालिका परिषद

सुकाधिकारी/नियोजक अधिकारी  
 कुळगाव नगरपालिका  
 कुळगाव

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON S NO.4, H.NO.18, PLOT NO. 4 AT VILLAGE KULGAON, TAL. ULHASNAGAR, DIST. THANE

AREA STATEMENT

|   |         |
|---|---------|
| 1. AREA OF PLOT (Minimum area of a, b, c to be considered)  | 485     |
| (a) AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)  |         |
| (b) AS PER MEASUREMENT SHEET  | 485     |
| (c) AS PER SITE   | 485     |
| 2. DEDUCTIONS FOR   |         |
| (a) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING   |         |
| (b) ANY D.P. RESERVATION AREA   |         |
| (TOTAL a+b)   |         |
| 3. BALANCE AREA OF PLOT (1-2)   | 485     |
| 4. AMENITY SPACE (If applicable)  | NIL     |
| (a) REQUIRED  | NIL     |
| (b) ADJUSTMENT OF 2(b), if any  | NIL     |
| (c) BALANCE PROPOSED  | NIL     |
| 5. NET PLOT AREA (3-4(c))   |         |
| 6. RECREATIONAL OPEN SPACE (If applicable)  | NIL     |
| (a) REQUIRED  | NIL     |
| (b) PROPOSED  | NIL     |
| 7. INTERNAL ROAD AREA   | NIL     |
| 8. PLOTTABLE AREA (If applicable)   | NIL     |
| 9. EXISTING AUTHORIZED BUILT UP AREA = 483.77   | 483.77  |
| 10. ADDITIONAL FSI - REDEVELOPMENT EXISTING PLATS X 15 SQ.M = 11 X 15 = 165   | 165     |
| 11. ADDITION OF FSI ON PAYMENT OF PREMIUM   |         |
| (a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE = 485 X 0.3 = 145.50   | 145.50  |
| (b) PROPOSED FSI ON PAYMENT OF PREMIUM  | 145.50  |
| 13. IN-SITU FSI / TDR LOADING   | NIL     |
| (a) IN-SITU AREA AGAINST D.P. ROAD 2.0 x Sr. No. 2(a) if any  | NIL     |
| (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X Sr. No. (b) or (c)]   | NIL     |
| (c) TDR AREA = 485 X 0.6 = 291  | 175.73  |
| (d) TOTAL IN-SITU/TDR LOADING PROPOSED (1)+(a)+(b)+(c)  | 175.73  |
| 14. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL  |         |
| (a) [(9+10)+(b)+(c)] or 12 WHICHEVER IS APPLICABLE  | 970     |
| (b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES<br>RES. COUNTABLE FSI = 970 - 61.82 = 888.18 @ 888.18 X 0.6 = 532.91<br>COMM COUNTABLE FSI = 61.82 X 0.8 = 49.46 | 532.91  |
| (c) TOTAL ENTITLEMENT (a+b)   | 1562.36 |
| 15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH (as per Reg No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)                 |         |
| 16. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 17b)   |         |
| (a) EXISTING BUILT-UP AREA  | NIL     |
| (b) PROPOSED BUILT-UP AREA (as per 'P-line')  | 1562.72 |
| (c) TOTAL (a+b)   | 1562.72 |
| 17. F.S.I. CONSUMPTION PERCENTAGE (If any more than serial No. 14 above)  | 0.99    |

CERTIFICATE OF AREA: CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23/03/2015 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON 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.

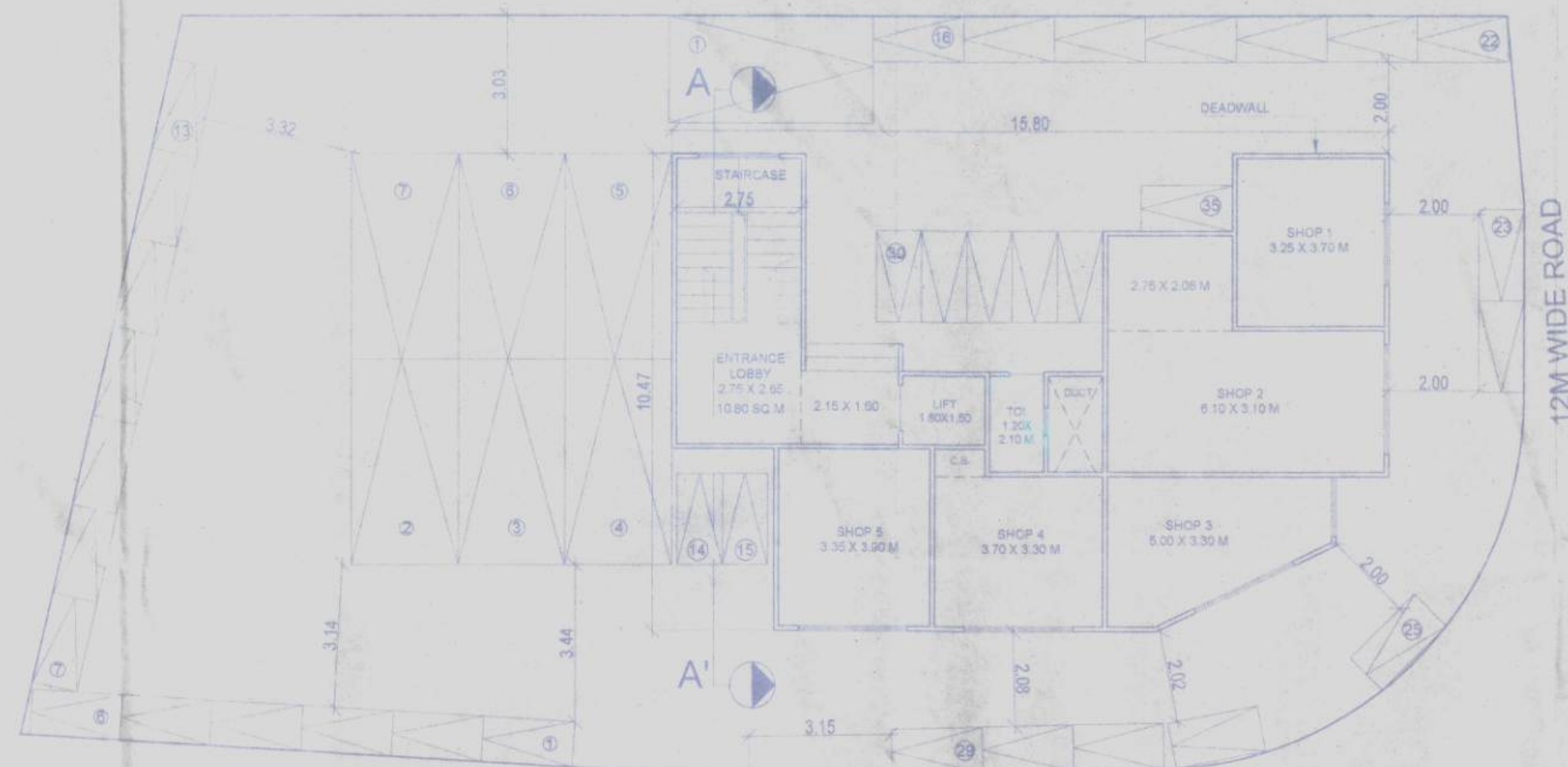
Ar. Rahul Shrikhande  
 Proprietor  
 COA NO. - CA001572891  
 SIGNATURE OF ARCHITECT

OWNER'S DECLARATION: I/WE UNDERSIGNED HEREBY FOR SHREEKANTH DEVELOPERS 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. PRASHANT KESARINATH DALAL  
 PARTNER  
 OWNER'S NAME AND SIGNATURE

ARCHITECT: Ar. Rahul Shrikhande & Associates

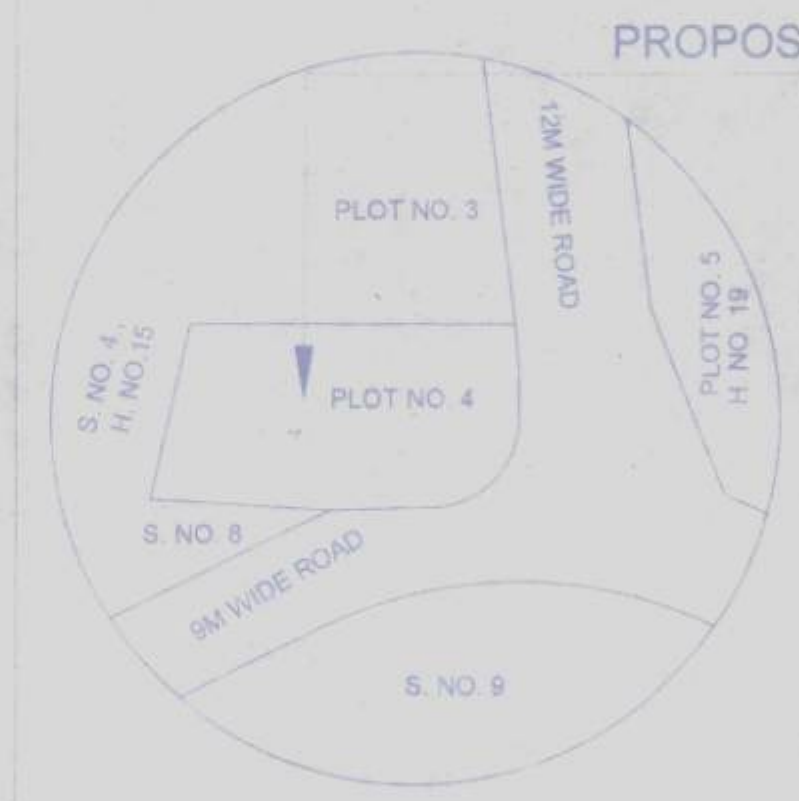
| DATE     | DRAWING NO. | SCALE      | DRAWN BY | CHECKED BY | REG NO. |
|----------|-------------|------------|----------|------------|---------|
| 14-12-21 | AS MENTION  | AS MENTION | ABHISHEK | AR. RAHUL  |         |



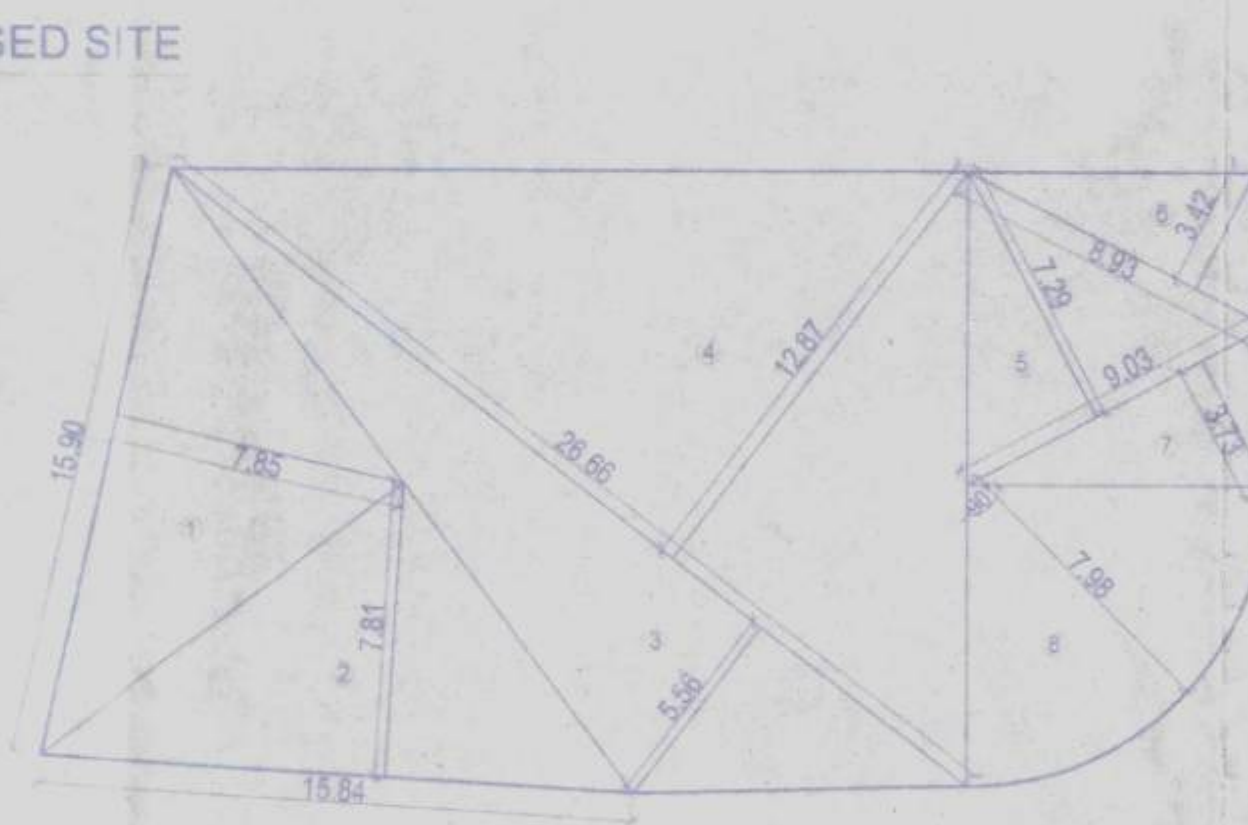
GROUND FLOOR PLAN SCALE 1:100

PARKING AREA STATEMENT

| DESCRIPTION   | NO. OF FLATS B/U AREA FOR COMM. | AS PER TABLE NO. 8B |      | PERMISSIBLE PARKING |       | VISITORS PARKING |      | AS PER BC |       | PROPOSED |       |
|---|---------------------------------|---------------------|------|---------------------|-------|------------------|------|-----------|-------|----------|-------|
|   |                                 | CAR                 | SC   | CAR                 | SC    | CAR              | SC   | CAR       | SC    | CAR      | SC    |
| FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 30 M2                            | 6                               | 0.0                 | 4.00 | 0.00                | 12.00 | 0.00             | 0.60 | 0.00      | 7.56  | 0.00     | 8.00  |
| FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 40 & MORE THAN 30 M2             | 7                               | 1.0                 | 2.00 | 3.50                | 7.00  | 0.18             | 0.35 | 2.21      | 4.41  | 2.00     | 4.00  |
| FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40/42 BUT LESS THAN 80M2 | 13                              | 1.00                | 5.00 | 6.50                | 32.50 | 0.33             | 1.63 | 4.10      | 20.48 | 4.00     | 20.00 |
| FOR EVERY 100 SQ. M CARPET AREA   | 81.82                           | 2.00                | 6.00 | 1.64                | 4.91  |                  |      | 0.98      | 2.95  | 1.00     | 3.00  |
| TOTAL   |                                 |                     |      |                     |       |                  |      |           |       | 7.00     | 35.00 |



LOCATION PLAN NOT TO SCALE



PLOT AREA DIAGRAM SCALE 1:200

SITE AREA CALCULATIONS

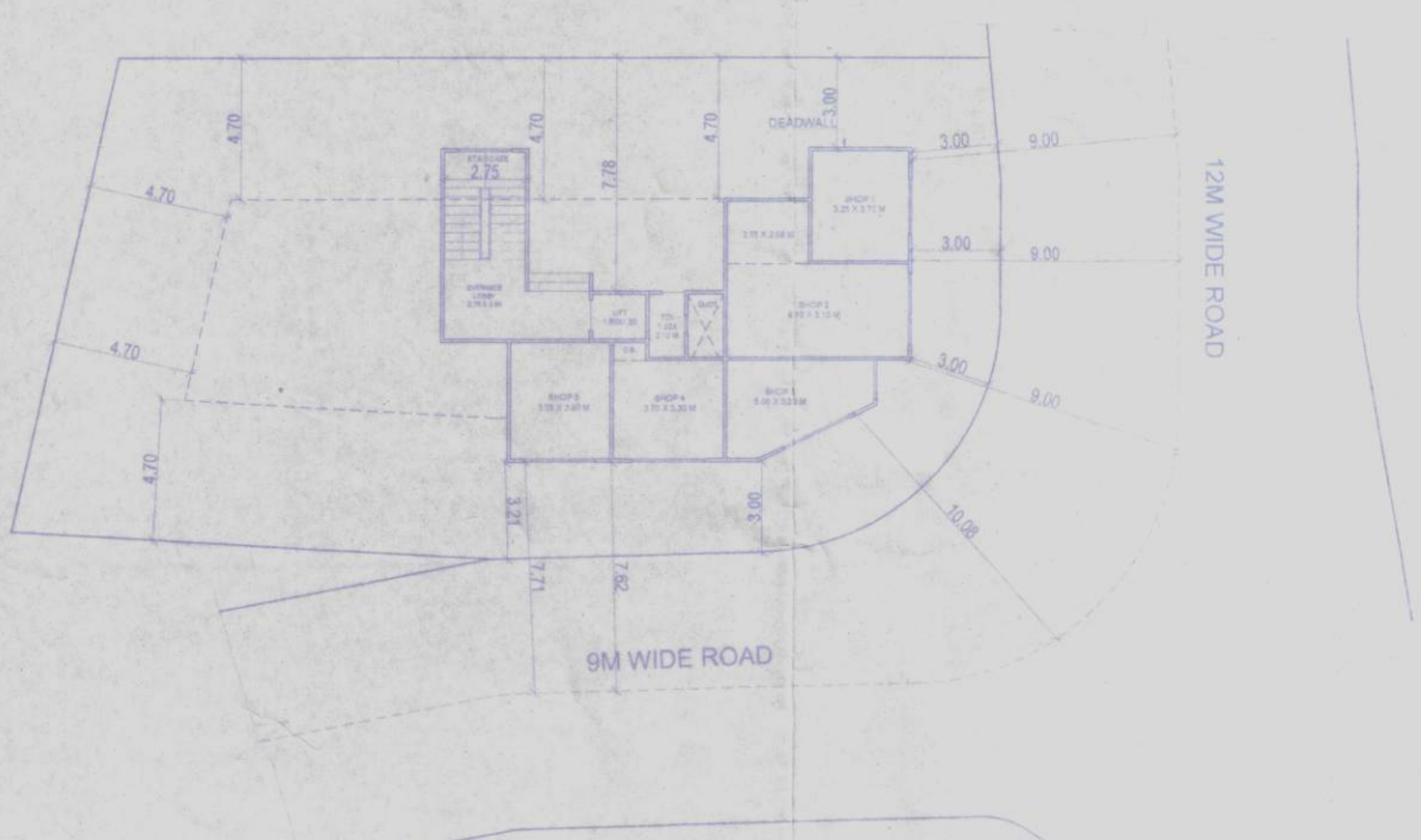
| SR. NO.         | HALF  | BASE  | HEIGHT | AREA   |
|-----------------|---|-------|--------|--------|
| 1)              | 0.5   | 15.9  | 7.85   | 62.41  |
| 2)              | 0.5   | 15.84 | 7.81   | 61.86  |
| 3)              | 0.5   | 26.66 | 5.56   | 74.11  |
| 4)              | 0.5   | 26.66 | 12.87  | 171.56 |
| 5)              | 0.5   | 9.03  | 7.29   | 32.91  |
| 6)              | 0.5   | 8.93  | 3.42   | 15.27  |
| 7)              | 0.5   | 9.03  | 3.73   | 16.84  |
| 8)              | AREA OF SECTOR = 90 / 360 X (3.142 X 7.98 X 7.98) |       |        | 50.02  |
| TOTAL SITE AREA |   |       |        | 485.00 |

AREA STATEMENT

| SR. NO.             | FLOOR   | BU AREA (SQ.M) |
|---------------------|---------|----------------|
| 1                   | GROUND  | 102.65         |
| 2                   | FIRST   | 221.87         |
| 3                   | SECOND  | 221.87         |
| 4                   | THIRD   | 221.87         |
| 5                   | FOURTH  | 221.87         |
| 6                   | FIFTH   | 221.87         |
| 7                   | SIXTH   | 221.87         |
| 8                   | SEVENTH | 128.85         |
| TOTAL BUILT UP AREA |         | 1562.72        |

T.D.R STATEMENT

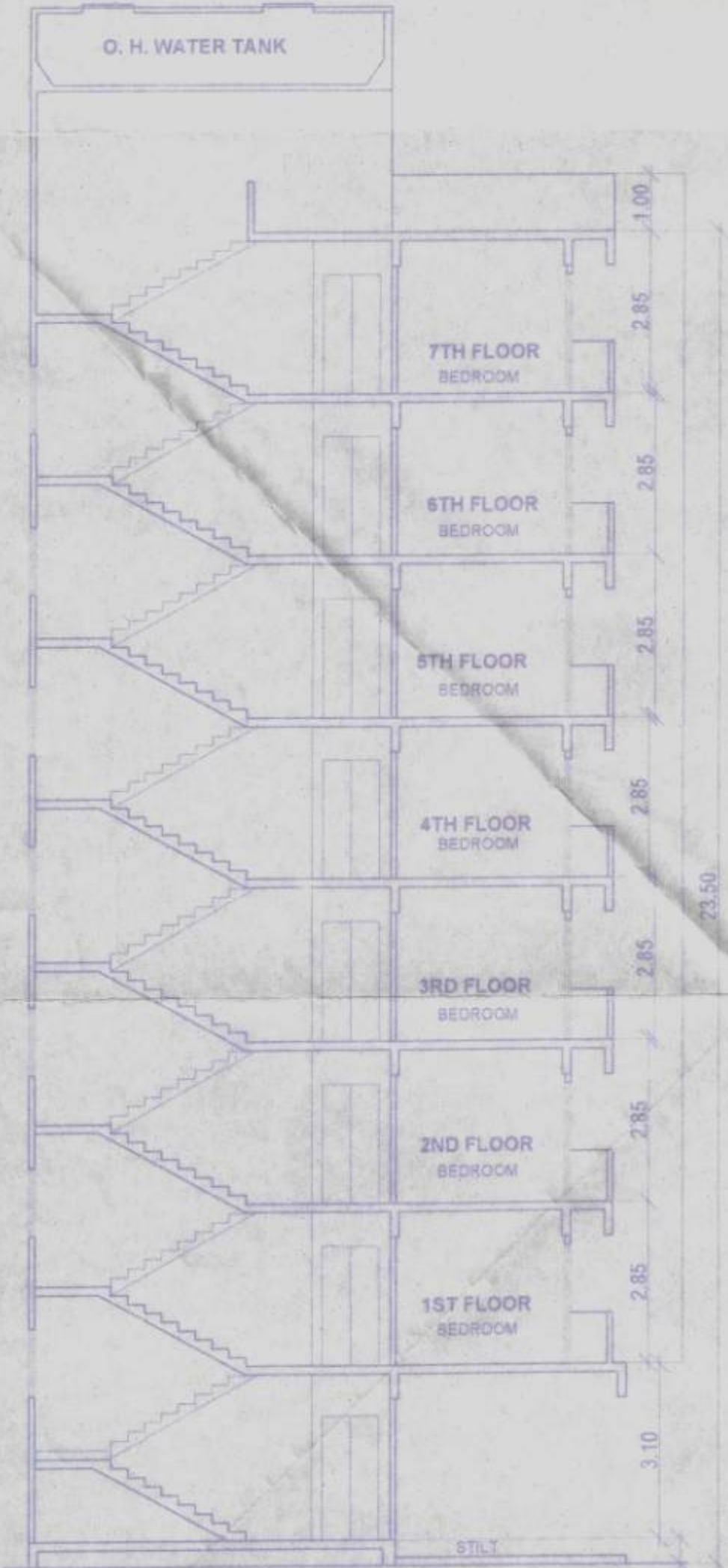
|   | SQ. MT           |
|---|------------------|
| 60% PERMISSIBLE T.D.R. AREA (SQ.M)              | 291              |
| T.D.R. PROPOSED TO BE UTILIZED (SQ.M)           | 175.73           |
| DRC NO KBMC/TRD/386 dt:25/11/2021               |                  |
| S. NO. 11 H.NO 6/2, AT VILLAGE KULGAON          |                  |
| GENERATING YEAR 2021                            |                  |
| A.S.R. RATE GENERATING YEAR                     | 8100             |
| RECEIVING PLOT VALUE IN GENERATING YEAR         |                  |
| S. NO. 4 PLOT NO. 4 H.NO 18, AT VILLAGE KULGAON |                  |
| A.S.R. RATE GENERATING YEAR                     | 6680             |
| COME OUT AREA OF TOR                            |                  |
| AS PER VALUE                                    |                  |
| VALUE BASE FORMULA                              | X= R.G/R.R * Y   |
|   | X= 8100/6680 * Y |
|   | X=               |
| AREA TO BE CALCULATED FOR FSI (SQ.M)            | 175.82           |
| PURCHASE AS PER VALUE BASE (SQ.M)               | 145              |
| DEDUCTION AREA FOR DRC CERTIFIC                 |                  |



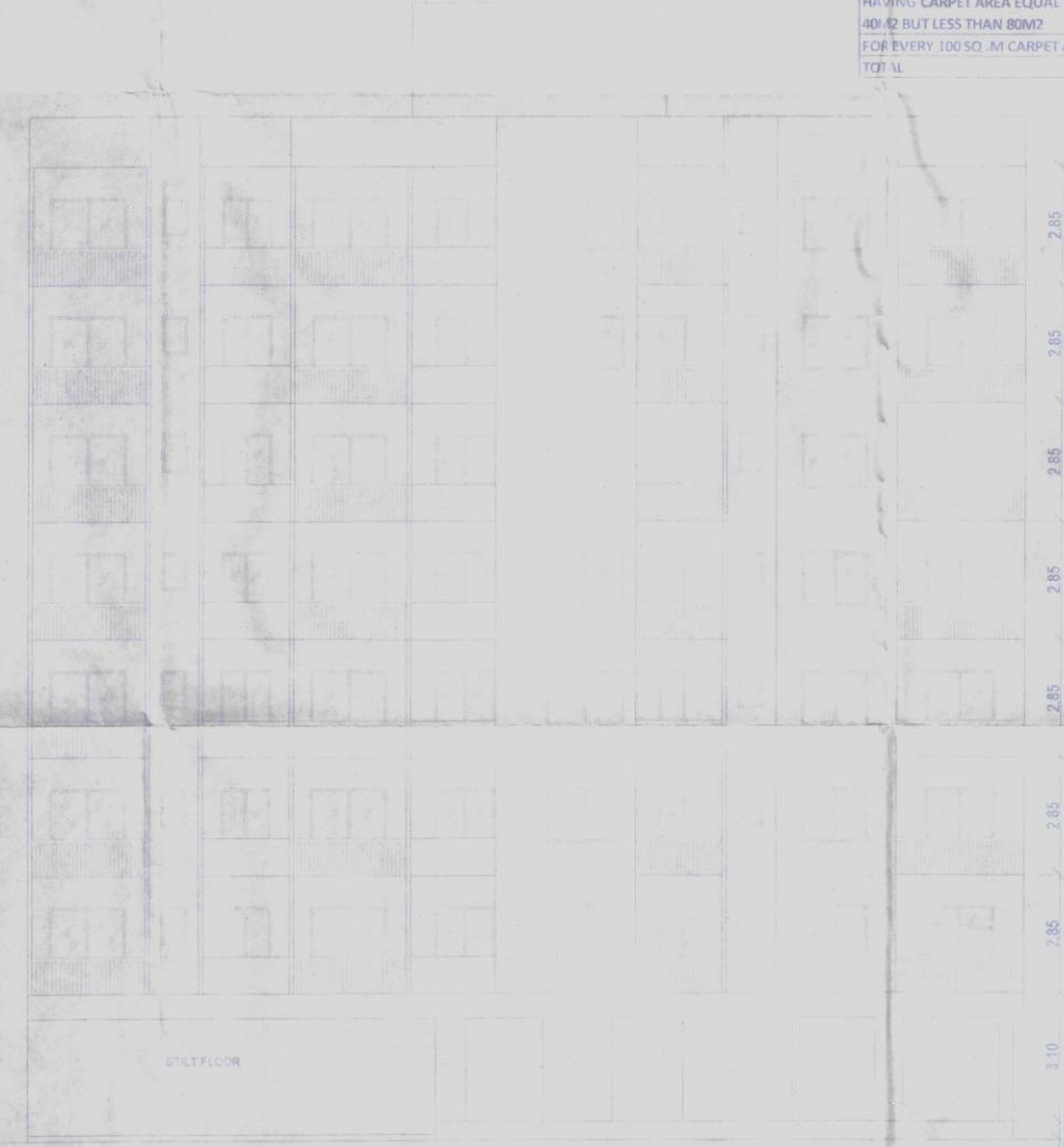
BLOCK PLAN SCALE 1:150

DOOR & WINDOW SCHEDULE

| NAME | SIZE       | SILL LEVEL |
|------|------------|------------|
| D    | 1.0 X 2.1  |            |
| D1   | 0.9 X 2.1  |            |
| D2   | 0.75 X 2.1 |            |
| SW   | 1.8 X 2.1  | 0.35       |
| SW1  | 1.5 X 2.1  | 0.15       |
| SW2  | 1.2 X 2.1  | 0.15       |
| W1   | 1.8 X 1.5  | 0.9        |
| V    | 0.6 X 0.9  | 1.5        |



SECTION A-A' SCALE 1:100



ELEVATION SCALE 1:100

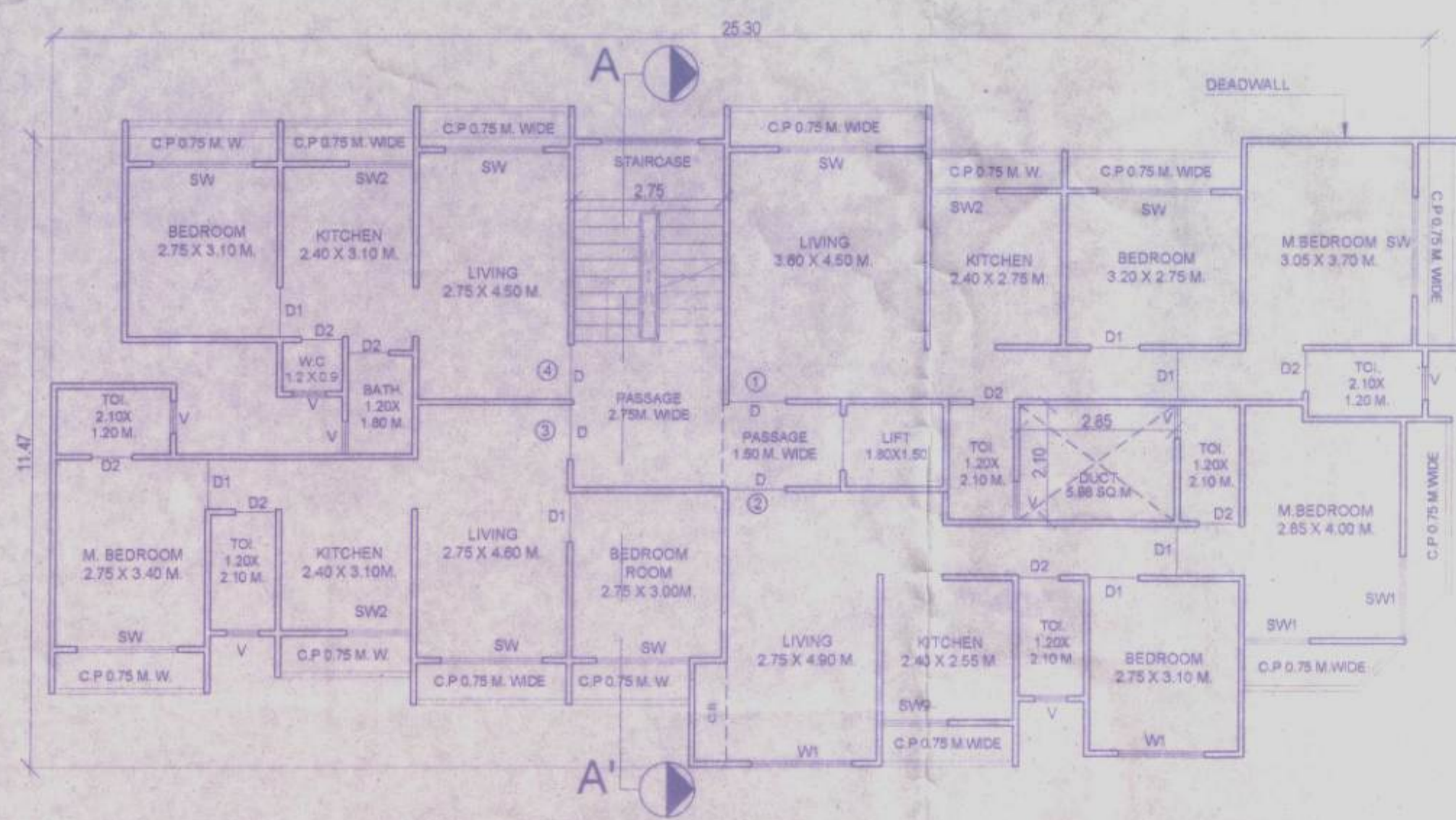


रंगाने कुलावली  
दादाविलास धामने व बांधकाम प्रारंभ प्रमाणपत्र  
क्र. कुलावली/सर्वि/बो/१७०५-१६१  
दि. ११/१२/२०१९ संख्ये पासून दिलेल्या अटी  
प्रमाणे बांधकाम परवाना देण्यात येत आहे.

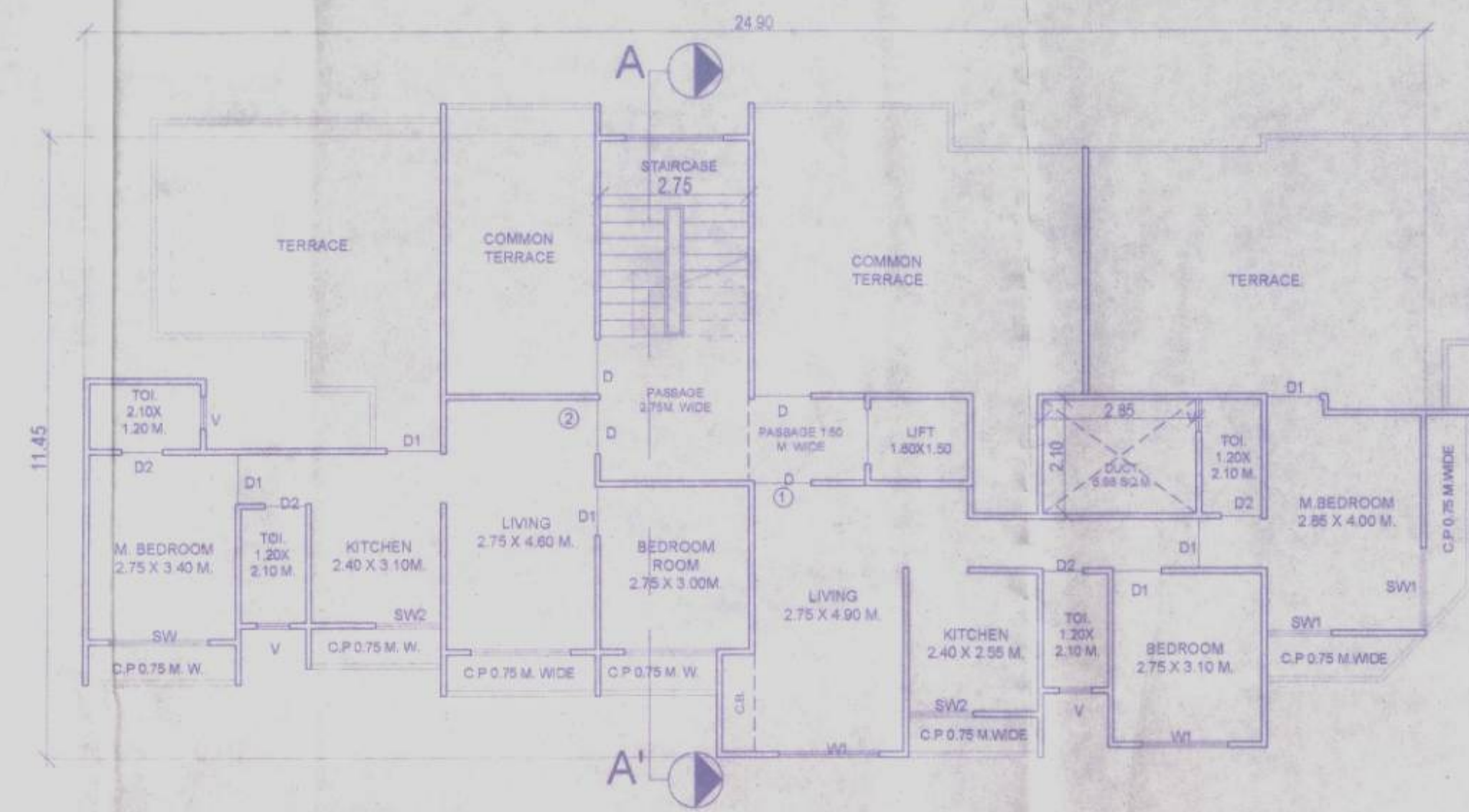
सहायक नगर रजकार  
कुलावली नगरपालिका परिषद

कुलावली नगरपालिका अधिकारी  
कुलावली नगरपालिका  
कुलावली

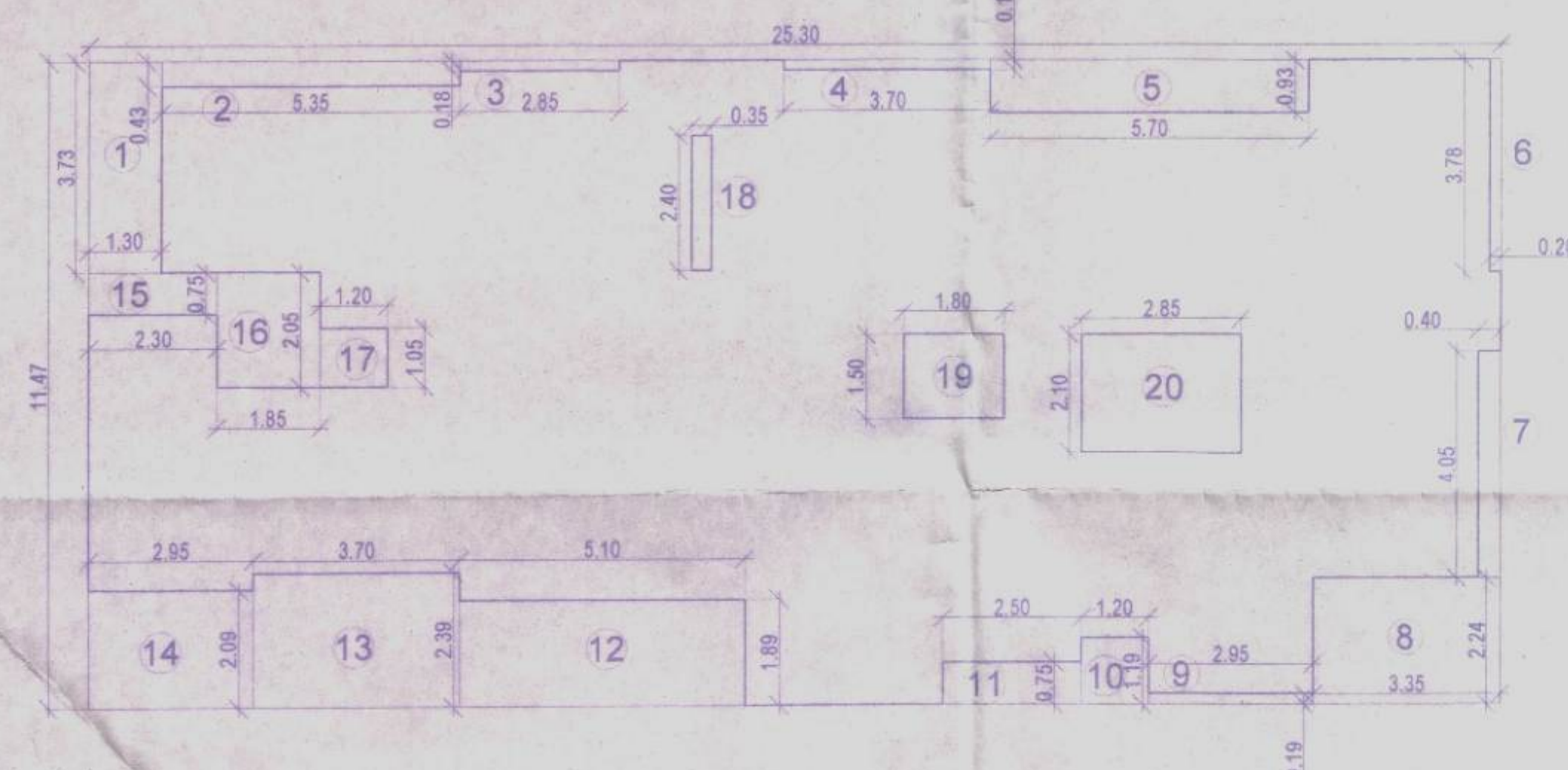
PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON S NO. 4 ,  
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DIST. THANE



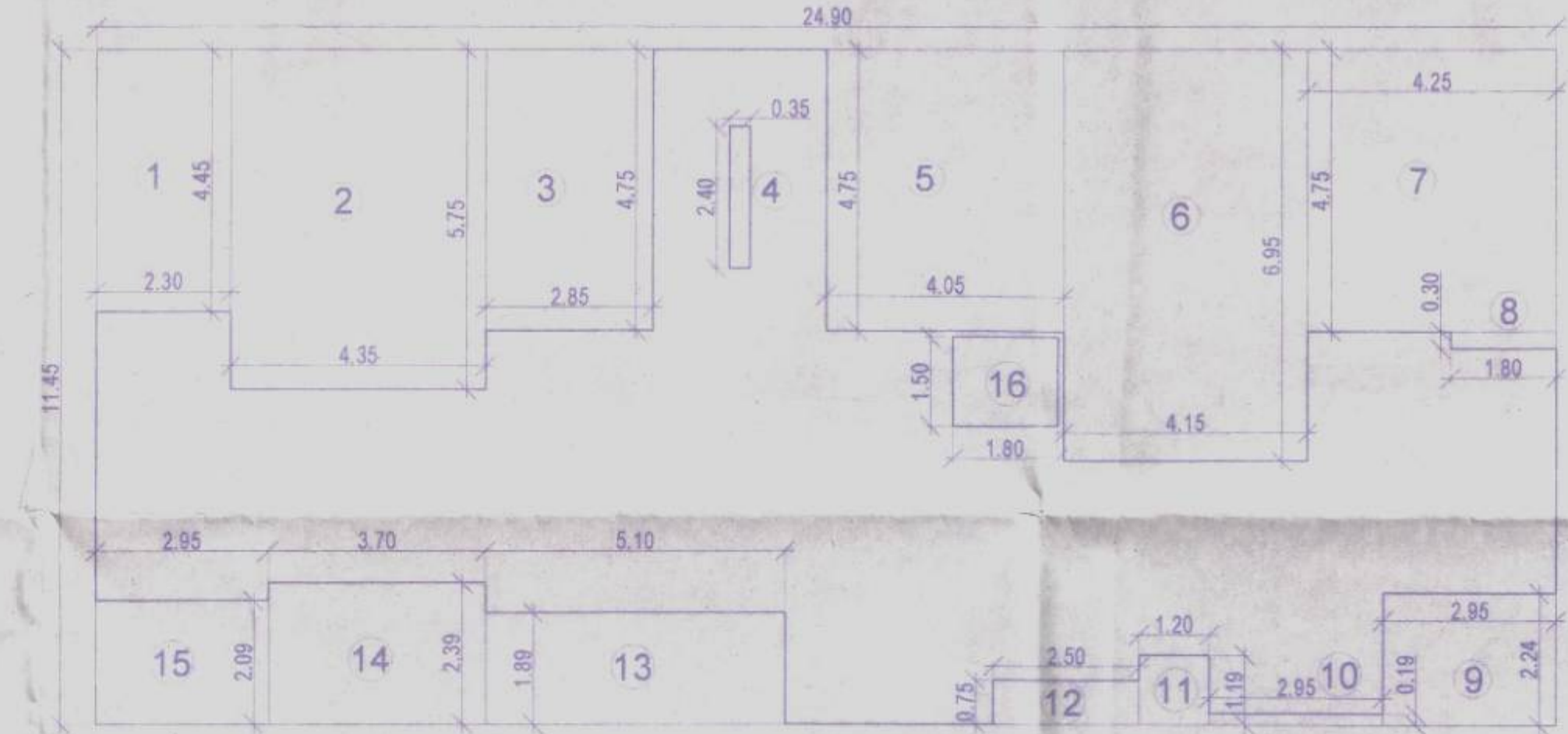
TYPICAL FLOOR PLAN @ (1ST TO 6TH FLOOR)  
SCALE 1:100



SEVENTH FLOOR PLAN  
SCALE 1:100



TYPICAL FLOOR @ (1ST TO 6TH FLOOR)  
BUILT UP AREA DIAGRAM  
SCALE 1:100

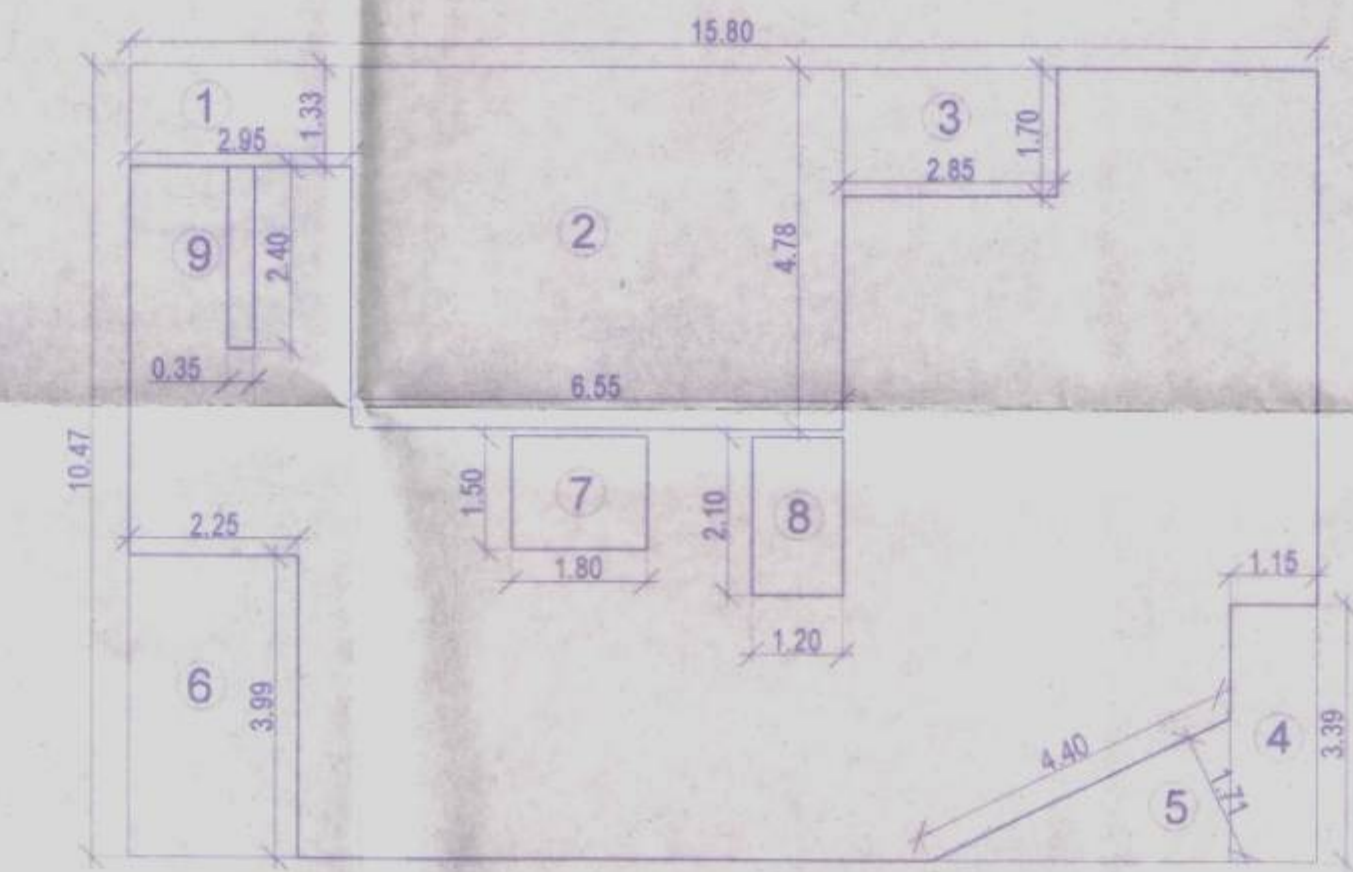


SEVENTH FLOOR BUILT UP AREA DIAGRAM  
SCALE 1:100

| TYPICAL FLOOR BU AREA CALCULATION |      |   |       |   |   |           |
|-----------------------------------|------|---|-------|---|---|-----------|
| A                                 | 25.3 | X | 11.47 | X | 1 | = 290.191 |
| DEDUCTIONS                        |      |   |       |   |   |           |
| 1                                 | 1.3  | X | 3.73  | X | 1 | = 4.85    |
| 2                                 | 5.35 | X | 0.43  | X | 1 | = 2.30    |
| 3                                 | 2.85 | X | 0.18  | X | 1 | = 0.51    |
| 4                                 | 3.7  | X | 0.18  | X | 1 | = 0.67    |
| 5                                 | 5.7  | X | 0.93  | X | 1 | = 5.30    |
| 6                                 | 0.2  | X | 3.78  | X | 1 | = 0.76    |
| 7                                 | 0.4  | X | 4.05  | X | 1 | = 1.62    |
| 8                                 | 3.35 | X | 2.24  | X | 1 | = 7.50    |
| 9                                 | 2.95 | X | 0.19  | X | 1 | = 0.56    |
| 10                                | 1.2  | X | 1.19  | X | 1 | = 1.43    |
| 11                                | 2.5  | X | 0.75  | X | 1 | = 1.88    |
| 12                                | 5.1  | X | 1.89  | X | 1 | = 9.64    |
| 13                                | 3.7  | X | 2.39  | X | 1 | = 8.84    |
| 14                                | 2.95 | X | 2.09  | X | 1 | = 6.17    |
| 15                                | 2.3  | X | 0.75  | X | 1 | = 1.73    |
| 16                                | 1.85 | X | 2.05  | X | 1 | = 3.79    |
| 17                                | 1.2  | X | 1.05  | X | 1 | = 1.26    |
| 18                                | 0.35 | X | 2.4   | X | 1 | = 0.84    |
| 19                                | 1.8  | X | 1.5   | X | 1 | = 2.70    |
| 20                                | 2.85 | X | 2.1   | X | 1 | = 5.99    |
| TOTAL                             |      |   |       |   |   | = 68.32   |
| TOTAL BU AREA FOR FIRST FLOOR     |      |   |       |   |   | = 221.87  |

| SEVENTH FLOOR BU AREA CALCULATION |      |   |       |   |   |          |
|-----------------------------------|------|---|-------|---|---|----------|
| A                                 | 24.9 | X | 11.45 | X | 1 | = 285.11 |
| DEDUCTIONS                        |      |   |       |   |   |          |
| 1                                 | 2.3  | X | 4.45  | X | 1 | = 10.24  |
| 2                                 | 4.35 | X | 5.75  | X | 1 | = 25.01  |
| 3                                 | 2.85 | X | 4.75  | X | 1 | = 13.54  |
| 4                                 | 0.35 | X | 2.4   | X | 1 | = 0.84   |
| 5                                 | 4.05 | X | 4.75  | X | 1 | = 19.24  |
| 6                                 | 4.15 | X | 6.95  | X | 1 | = 28.84  |
| 7                                 | 4.25 | X | 4.75  | X | 1 | = 20.19  |
| 8                                 | 1.8  | X | 0.3   | X | 1 | = 0.54   |
| 9                                 | 2.95 | X | 0.19  | X | 1 | = 0.56   |
| 10                                | 2.95 | X | 2.24  | X | 1 | = 6.61   |
| 11                                | 1.2  | X | 1.19  | X | 1 | = 1.43   |
| 12                                | 2.5  | X | 0.75  | X | 1 | = 1.88   |
| 13                                | 5.1  | X | 1.89  | X | 1 | = 9.64   |
| 14                                | 3.7  | X | 2.39  | X | 1 | = 8.84   |
| 15                                | 2.95 | X | 2.09  | X | 1 | = 6.17   |
| 16                                | 1.8  | X | 1.5   | X | 1 | = 2.70   |
| TOTAL                             |      |   |       |   |   | = 156.25 |
| TOTAL BU AREA FOR SEVENTH FLOOR   |      |   |       |   |   | = 128.85 |

| GROUND FLOOR BU AREA CALCULATION |      |   |       |   |      |          |
|----------------------------------|------|---|-------|---|------|----------|
| A                                | 15.8 | X | 10.47 | X | 1    | = 165.43 |
| DEDUCTIONS                       |      |   |       |   |      |          |
| 1                                | 2.95 | X | 1.33  | X | 1    | = 3.92   |
| 2                                | 0.55 | X | 4.78  | X | 1    | = 31.31  |
| 3                                | 2.85 | X | 1.7   | X | 1    | = 4.85   |
| 4                                | 4.15 | X | 3.39  | X | 1    | = 3.90   |
| 5                                | 0.5  | X | 4.4   | X | 1.71 | = 3.76   |
| 6                                | 2.25 | X | 3.99  | X | 1    | = 8.98   |
| 7                                | 1.8  | X | 1.5   | X | 1    | = 2.70   |
| 8                                | 1.2  | X | 2.1   | X | 1    | = 2.52   |
| 9                                | 0.35 | X | 2.4   | X | 1    | = 0.84   |
| TOTAL                            |      |   |       |   |      | = 62.78  |
| TOTAL BU AREA FOR GROUND FLOOR   |      |   |       |   |      | = 102.65 |



GROUND FLOOR BUILT UP AREA DIAGRAM  
SCALE 1:100

**CERTIFICATE OF AREA:**  
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23/03/2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

Ar. Rahul Shrikhande  
Proprietor

COA NO. - CA/2016/7291  
SIGNATURE OF ARCHITECT

**OWNER'S DECLARATION -**  
I/WE UNDERSIGNED HEREBY FOR SHREEKANTH DEVELOPERS 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. PRASHANT KESARINATH DALAL  
OWNER'S NAME AND SIGNATURE

ARCHITECT: Ar. Rahul Shrikhande & Associates

| DATE     | DRAWING NO. | SCALE      | DRAWN BY | CHECKED BY | REG NO. |
|----------|-------------|------------|----------|------------|---------|
| 14-12-21 |             | AS MENTION | ABHISHEK | AR RAHUL   |         |