

STAMP OF APPROVAL OF PLAN LAYOUT SHEET 1/4

NOTES:
BOUNDARY OF PLOT BOUNDED RED
PROPOSED WORK SHOWN IN PINK
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWN IN YELLOW

AREA APPLIED FOR PART COMPLETION MARKED IN PINK HATCH

PROFORMA - I

A. AREA STATEMENT		IN SQ.M.
1.	AREA OF PLOT (AS PER 7/12)	2,420.00
1A.	AREA NOT IN POSSESSION (19.59*37.00)	53.00
1B.	AREA OF PLOT FOR DEVELOPMENT	2,367.00
2.	DEDUCTIONS FOR	-----
a)	ROAD SET BACK AREA	677.00
b)	PROPOSED ROAD (18.00 MT D.P. ROAD)	-----
e)	ANY RESERVATION	-----
TOTAL (a + b + c)		677.00
4.	BALANCE AREA OF PLOT (1 MINUS 2)	1,690.00
5.	DEDUCTION (IF DEDUCTABLE)	-----
A.	FOR 15% RECREATIONAL GROUND	-----
6.	NET AREA OF PLOT (3 MINUS 4)	1,690.00
7.	ADDITIONS FOR FLOOR SPACE INDEX AS PER T.D.R. CIRCULAR DATED 29/01/2016 NO. TFS-183/2067/CR-12/22/MCORP/KNKANAN DIV / NRV-13 DOUBLE T.D.R. + 10% INCENTIVE T.D.R. 20) ROAD SET BACK (18.00 MT. WIDE D.P. ROAD) 07.20 X 2.10 = 15.12 sq.mt. 21) TOTAL AREA (5 PLUS 6)	1,421.70 3,111.70
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 90% OF THE BALANCE PLOT AREA)	---
10.	PERMISSIBLE FLOOR AREA	3,111.70
11.	EXISTING FLOOR AREA	---
12.	PROPOSED FLOOR AREA	3,081.46
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	---
14.	TOTAL BUILT-UP AREA PROPOSED (12+13+14)	3,081.46
15.	FLOOR SPACE INDEX CONSUMED (15/11)	0.99
B. TENEMENT STATEMENT		NO OF TENEMENTS
i)	NET AREA OF PLOT (ITEM A-10 ABOVE)	3,111.70
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC.)	337.09
iii)	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	2,774.61
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE) 300/HECTARE	66 NOS
v)	TENEMENTS PROPOSED	23 NOS
vi)	PROPOSED SHOP	07 NOS
vii)	TOTAL TENEMENTS ON THE PLOT	66 NOS

TITLE OF DRAWING
LAYOUT PLAN FOR PART COMPLETION OF BLDG (COMMERCIAL PART GROUND TO 4TH RESIDENTIAL FLOORS)

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX ON PLOT BEARING S.NO. 22, H.NO. 2 AT VILLAGE - VADAVLI TAL. - KALYAN DIST.-THANE

OWNERS NAME:
SHRI HARICHANDRA BAGYA PATIL & OTHERS
SIRLICHANDRAKANT WAMAN PATIL & OTHERS
P.O.A. HOLDER

SIGNATURE:
SHRI. SANTOSH BHARAT BHOIR.
PARTNER- M/S SMI BUILDERS & DEVELOPERS

ARCHITECT'S SIGNATURE:
SHOBHANA DESHPANDE
Architect
A-104/105 EVEREST TOWER SANTOSHI MATTA ROAD KALYAN (W) 41-1901 PH. NO. 0251-2313440

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS

SCALE 1:500 **DATE** 16.08.24 **DRN. BY** Savita **SD** Savita **JOB. NO.** KVN/BLD/290/2900/MUN/LAY **DRG. NO.**

RECREATION

TYPE OF BLDGS	TOTAL FLATS	NOS OF FLATS UPTO 35.00 BELOW	NOS OF FLATS UPTO 45.00	NOS OF FLATS UPTO 70.00 ABOVE	PARKING
A	13	06	05	02	03
B	27	26	01	-	01
C	26	15	11	-	03
				102.49 + 91.06 + 143.54 = 337.09 SQ.M	05
					05
					12

PARKING AREA REQUIRED FOR CAR = 12 X 13.75 = 165.00 SQ.MT.

STATEMENT FOR STAIRCASE AREA

FLOOR	AREA
BLDG-A	187.09 sq.mt
BLDG-B	215.32 sq.mt
TOTAL	402.41 sq.mt.

STAIRCASE AREA FOR WHICH PREMIUM IS ALREADY PAID = 402.41sq.mt.

PATIO, BALCONY & C.B. STATEMENT

BLDG. TYPE	TOTAL NO. OF PATIOS	TOTAL NO. OF BALCONYS	TOTAL NO. OF C.B.S
A	13 NOS	17 NOS	13 NOS
B	27 NOS	25 NOS	34 NOS
C	26 NOS	23 NOS	26 NOS
TOTAL	59 NOS.	64 NOS.	73 NOS.

TENEMENT STATEMENT

BLDG. TYPE	TOTAL	1 B/HK RM.	2 B/HK RM.	3 B/HK RM.	SHOP
A	13 NOS	06 NOS	06 NOS	01 NO	07 NOS.
B	27 NOS	26 NOS	01 NOS	--	06 NOS.
C	26 NOS	26 NOS	06 NOS	--	10 NOS.
TOTAL	66 NOS.	52 NOS.	13 NOS.	01 NO	23 NOS.

TOTAL NO. OF TENEMENTS = 66 NOS.

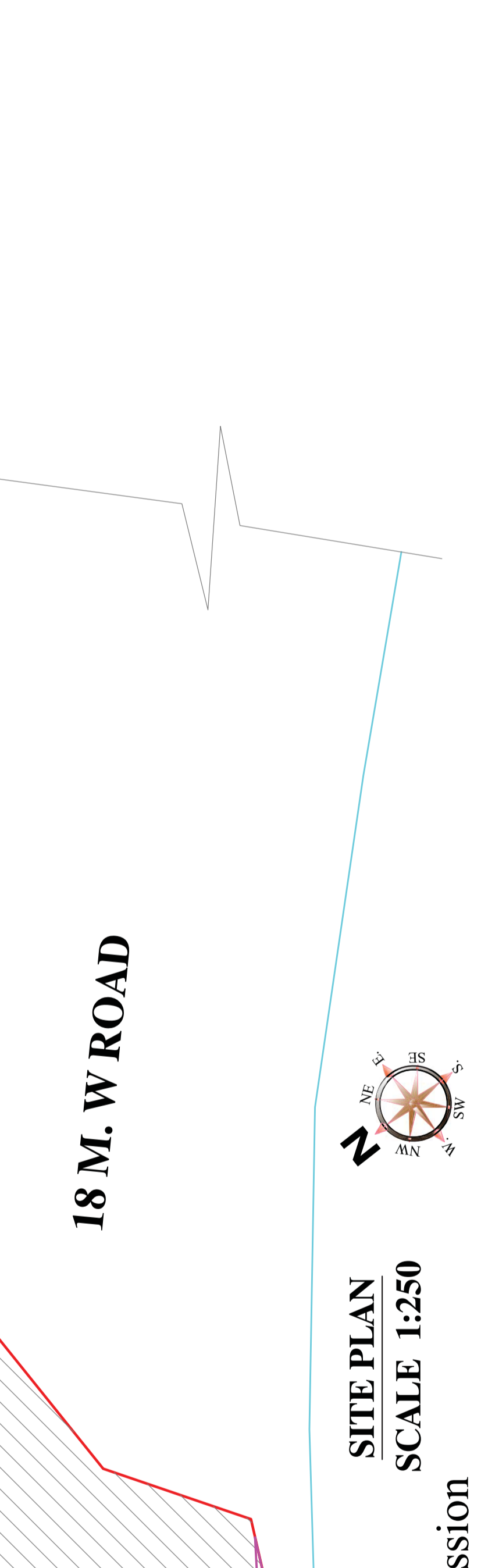
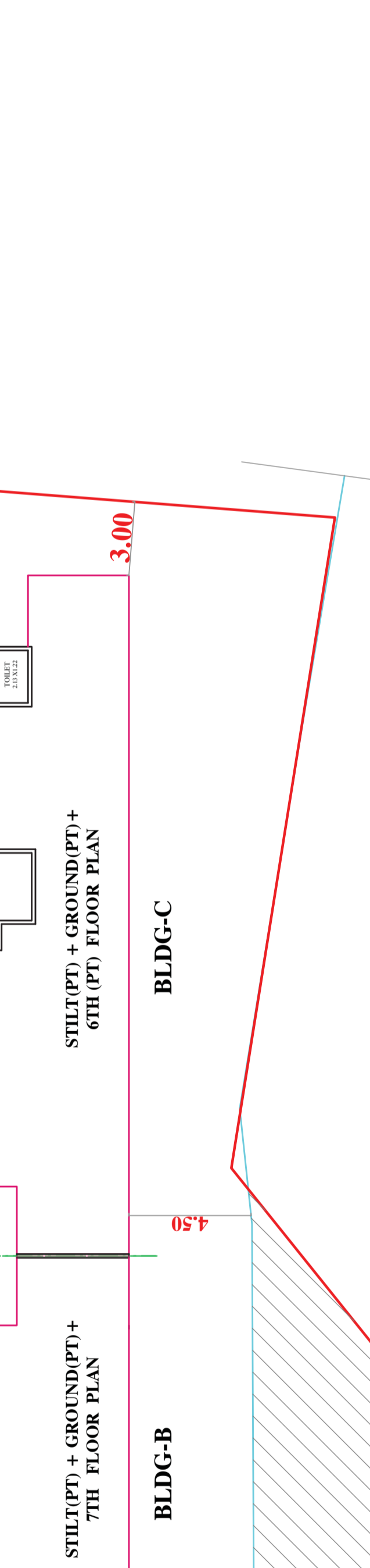
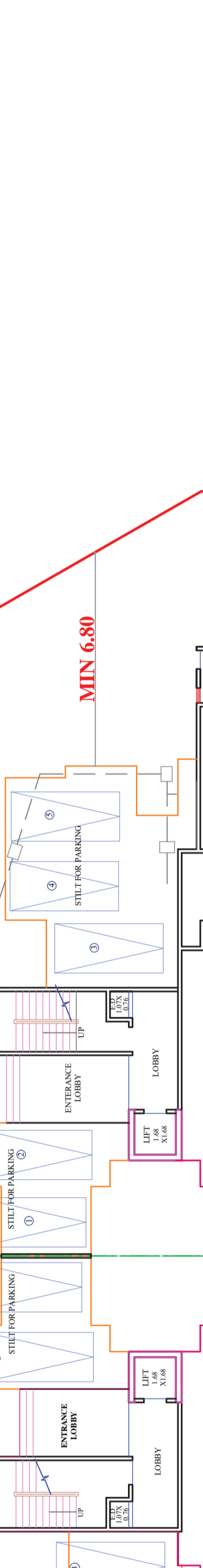
BUILT UP AREA STATEMENT-BLDG-A, B & C

FLOORS	BLDG-A	BLDG-B	BLDG-C
GROUND FLOOR(COMM.)	102.49 sq.mt.	91.06 sq.mt.	143.54 sq.mt.
FIRST FLOOR	89.80 sq.mt.	140.93 sq.mt.	205.09 sq.mt.
SECOND FLOOR	81.80 sq.mt.	134.78 sq.mt.	191.70 sq.mt.
THIRD FLOOR	81.80 sq.mt.	134.78 sq.mt.	191.70 sq.mt.
FOURTH FLOOR	81.80 sq.mt.	134.78 sq.mt.	191.70 sq.mt.
FIFTH FLOOR	61.47 sq.mt.	110.50 sq.mt.	170.25 sq.mt.
SIXTH FLOOR	81.80 sq.mt.	134.78 sq.mt.	69.15 sq.mt.
SEVENTH FLOOR	81.80 sq.mt.	134.78 sq.mt.	---
STAIRCASE AREA	---	---	239.18 sq.mt.
EXCESS BALCONY	---	---	---
TOTAL AREA	662.76 sq.mt.	1,016.39 sq.mt.	1,402.31 sq.mt.

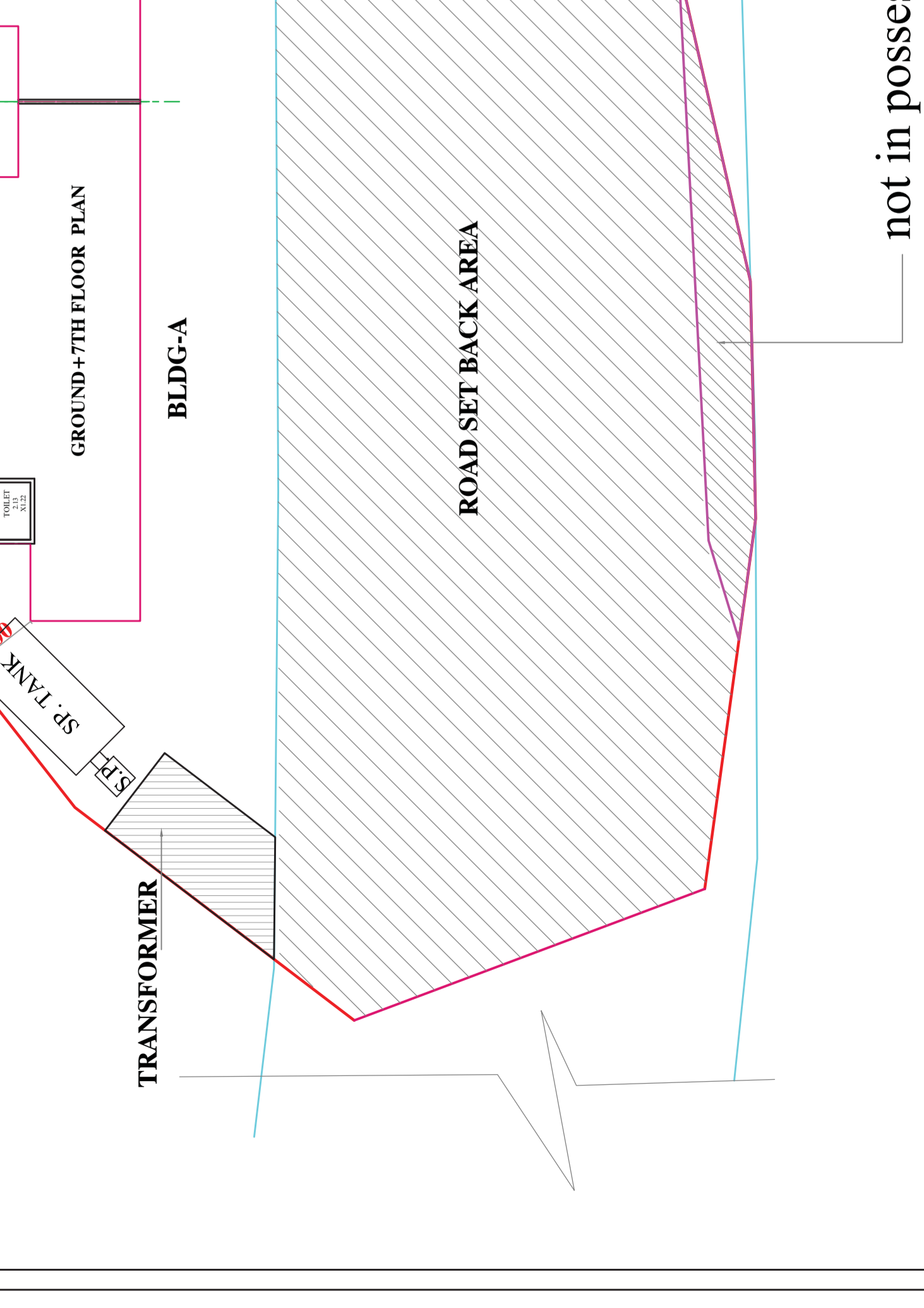
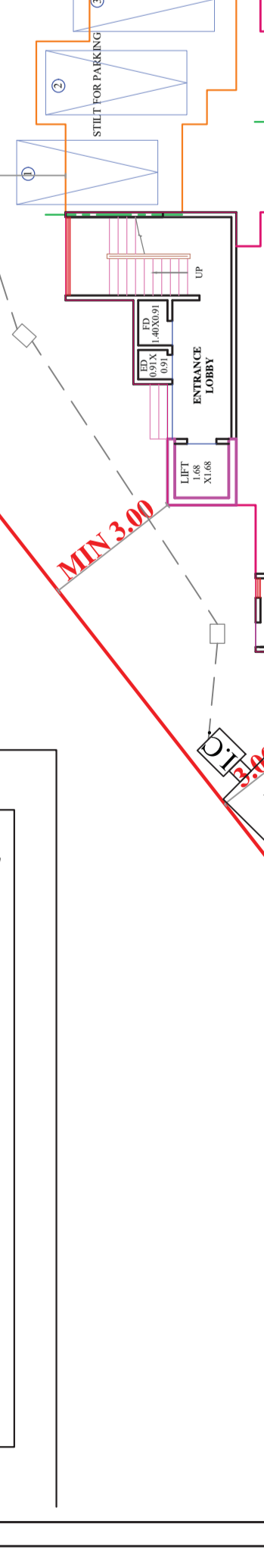
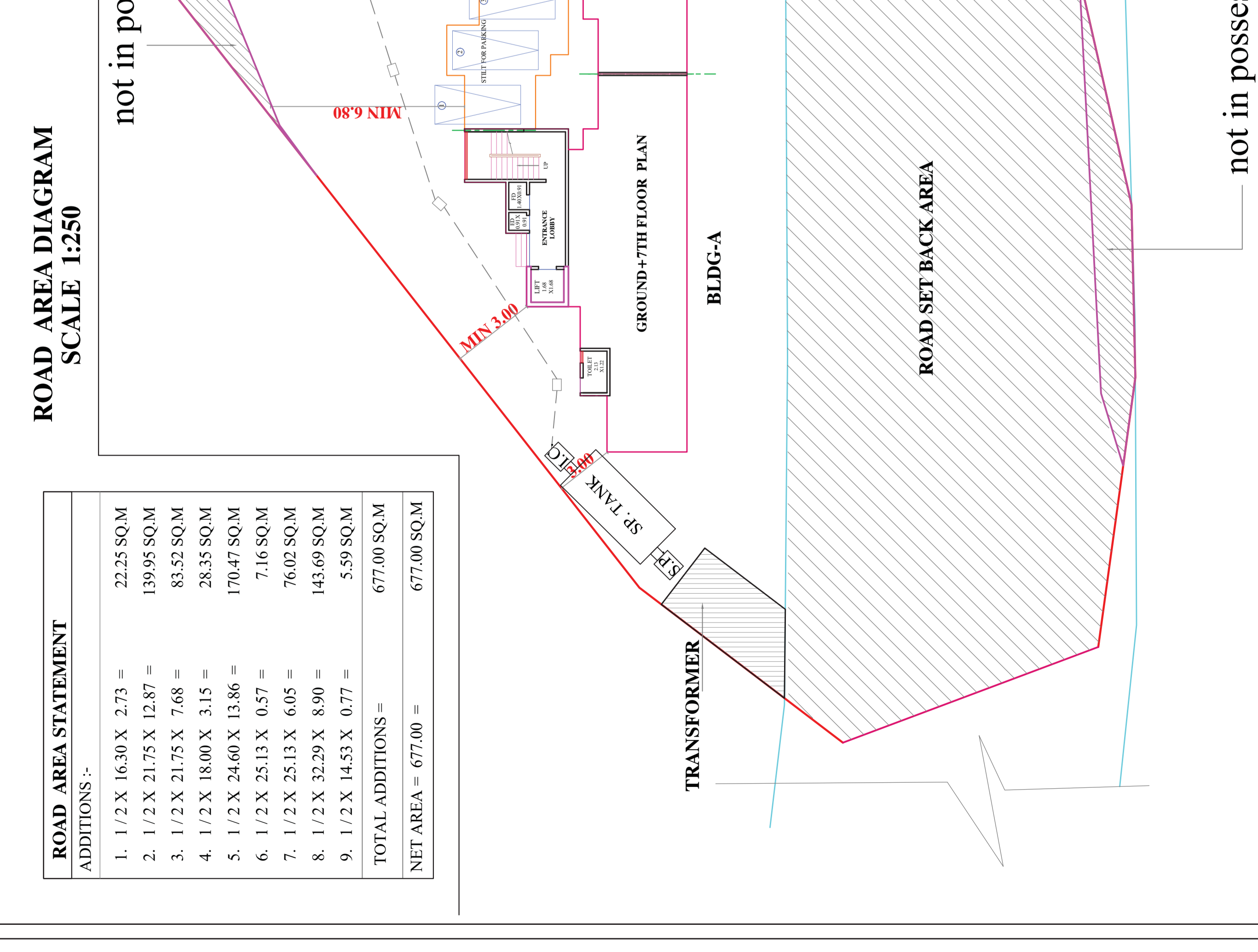
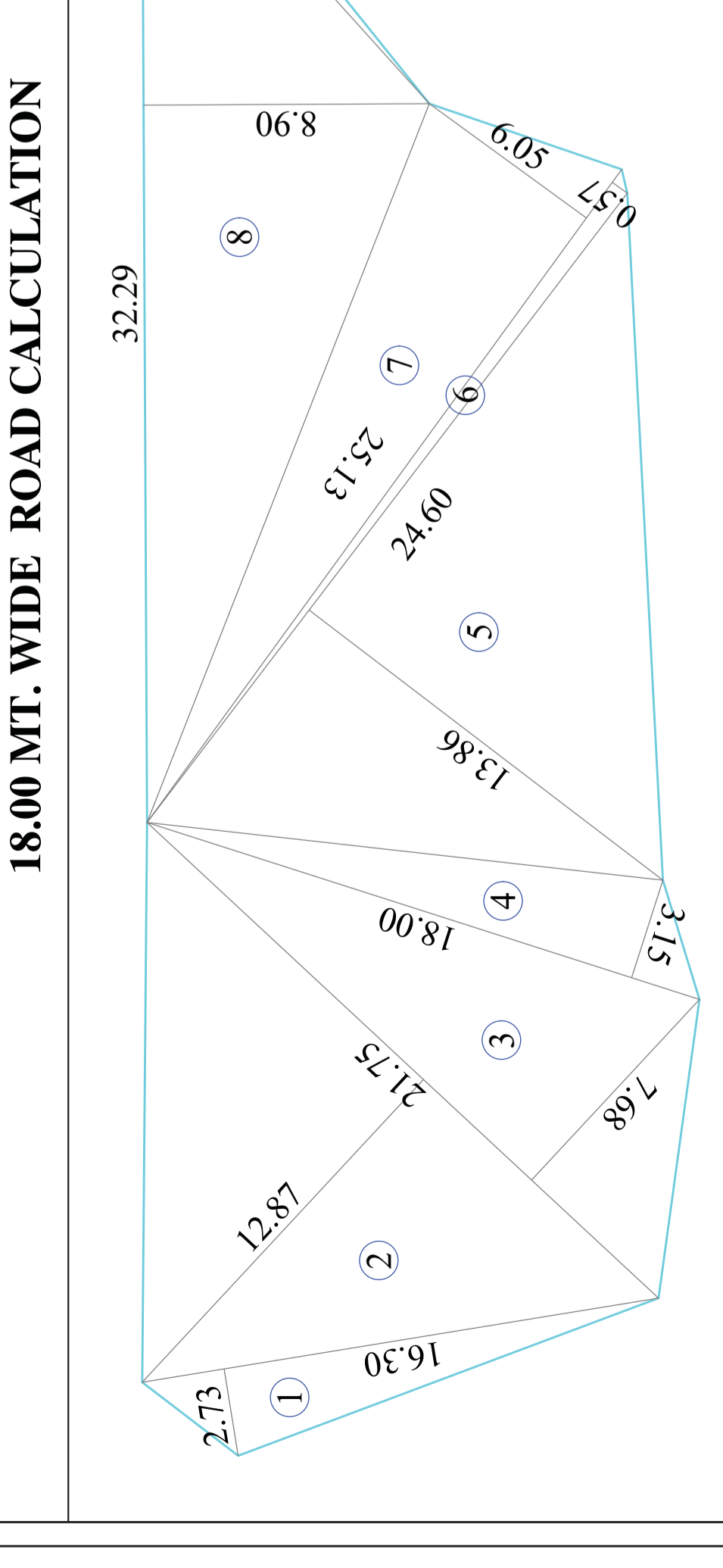
NET BUILT UP AREA OF BLDG A, B & C = 3,081.46 SQ.MT.

ROAD AREA STATEMENT

ADDITIONS :-	AREA
1. 1/2 X 16.30 X 2.73 =	22.25 SQ.M
2. 1/2 X 21.75 X 12.87 =	139.95 SQ.M
3. 1/2 X 21.75 X 7.68 =	83.52 SQ.M
4. 1/2 X 18.00 X 3.15 =	28.35 SQ.M
5. 1/2 X 24.60 X 13.86 =	170.47 SQ.M
6. 1/2 X 25.13 X 0.57 =	7.16 SQ.M
7. 1/2 X 25.13 X 6.05 =	76.02 SQ.M
8. 1/2 X 32.29 X 8.90 =	143.69 SQ.M
9. 1/2 X 14.53 X 0.77 =	5.59 SQ.M
TOTAL ADDITIONS =	677.00 SQ.M
NET AREA =	677.00 SQ.M



18.00 MT. WIDE ROAD CALCULATION



CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17/01/2012 AND THE DIMENSION 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 RECORD S/LAND RECORDS DEPT / CITY SURVEY RECORDS.

ENGINEERS SIGNATURE.

SHEET 3/4
BLDG B

STAMP OF APPROVAL OF PLANS

SCHEDULE OF DOORS & WINDOWS

BUILT UP AREA STATEMENT - TYPICAL FLOORS

BUILT UP AREA STATEMENT - FIRST FLOOR

BUILT UP AREA STATEMENT - FIFTH FLOOR

STAIRCASE AREA STATEMENT

STAIRCASE AREA STATEMENT - GROUND FLOOR

STAIRCASE AREA STATEMENT - FIRST FLOOR

STAIRCASE AREA STATEMENT - SECOND FLOOR

STAIRCASE AREA STATEMENT - THIRD FLOOR

STAIRCASE AREA STATEMENT - FOURTH FLOOR

STAIRCASE AREA STATEMENT - FIFTH FLOOR

STAIRCASE AREA STATEMENT - SIXTH FLOOR

STAIRCASE AREA STATEMENT - SEVENTH FLOOR

STAIRCASE AREA STATEMENT - TOTAL

TENEMENT, PATIOS, BALCONY, AND C.R. STATEMENT

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STAIRCASE AREA STATEMENT - GROUND FLOOR

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STAIRCASE AREA STATEMENT - SEVENTH FLOOR

STAIRCASE AREA STATEMENT - TOTAL

STAIRCASE AREA STATEMENT - GROUND FLOOR

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STAIRCASE AREA STATEMENT - SECOND FLOOR

STAIRCASE AREA STATEMENT - THIRD FLOOR

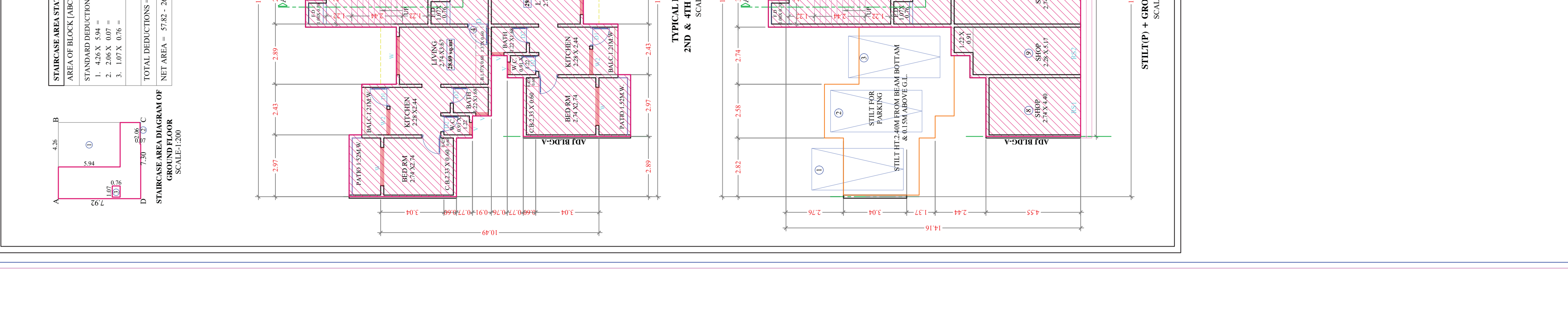
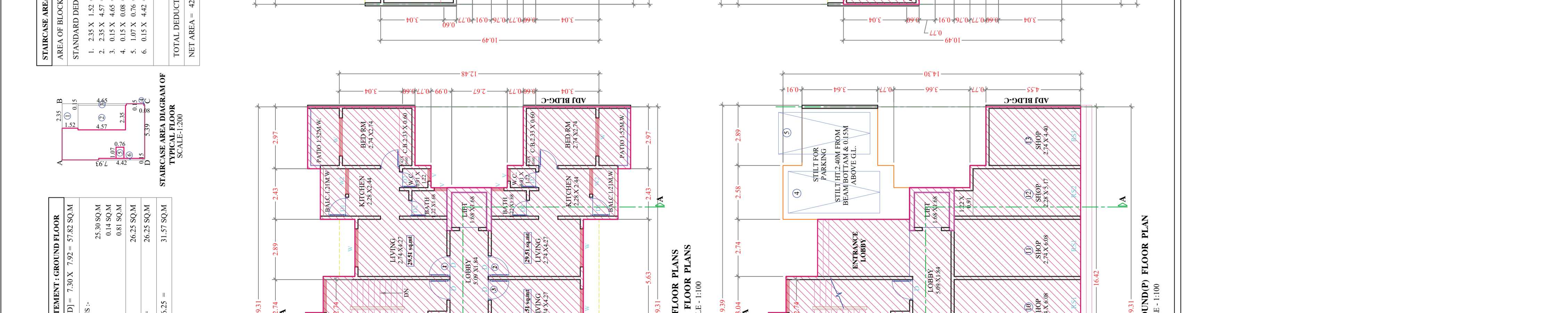
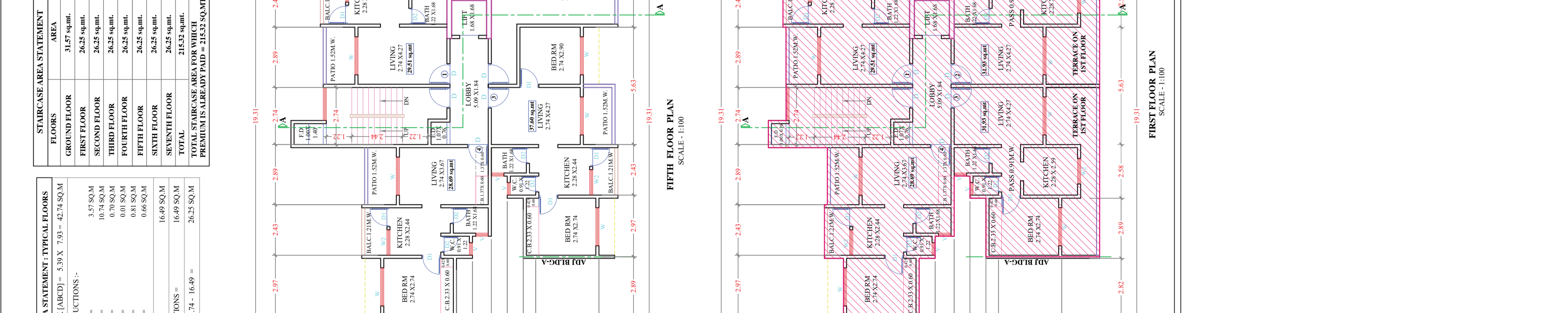
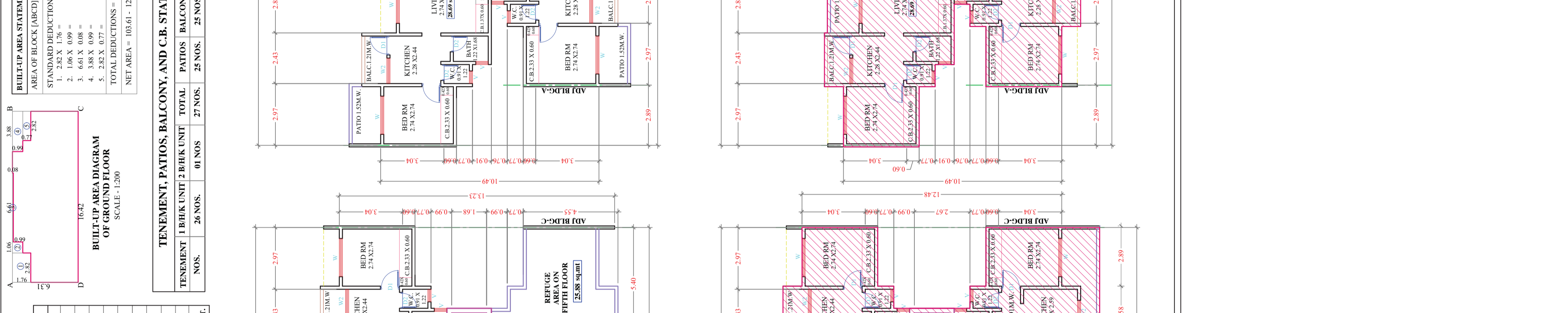
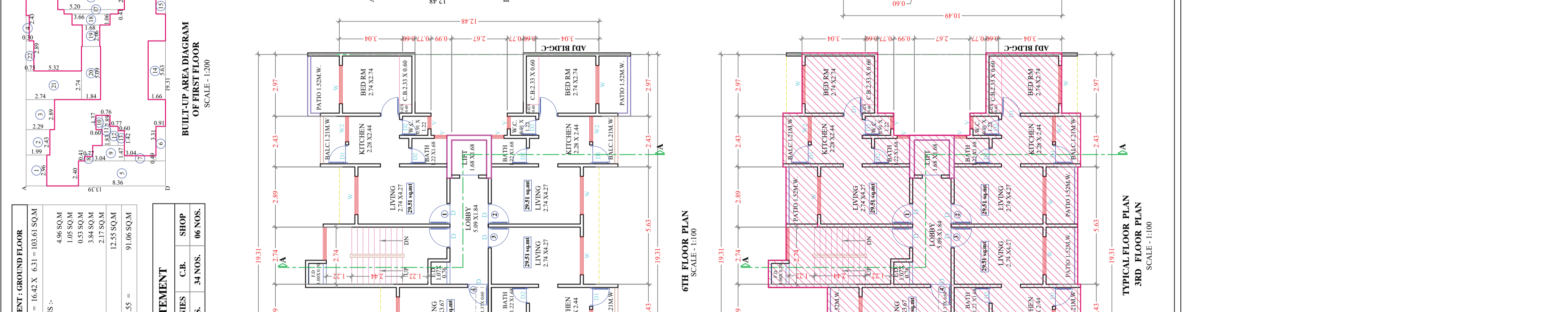
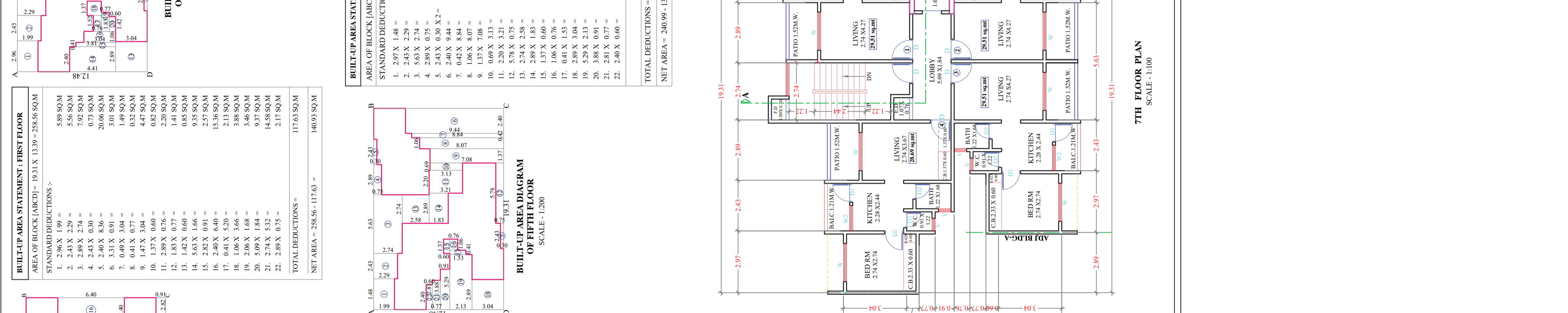
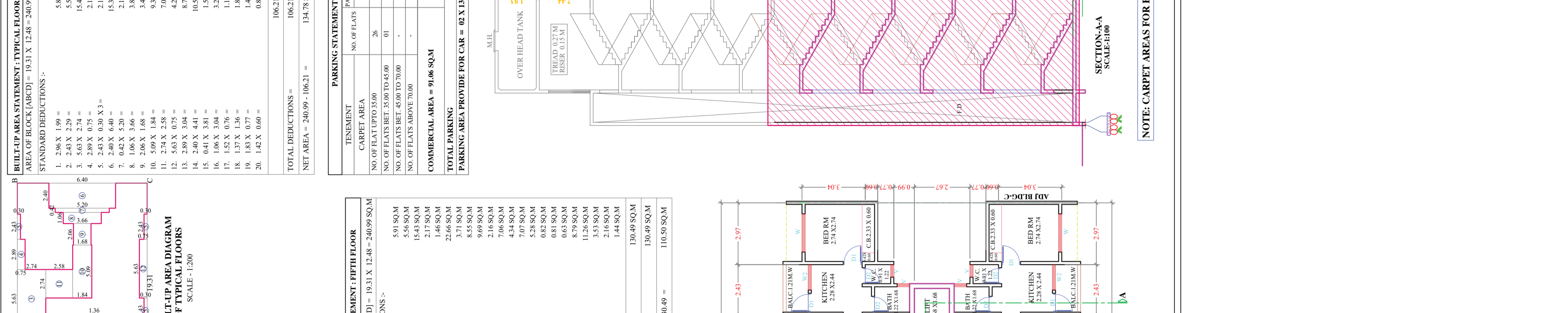
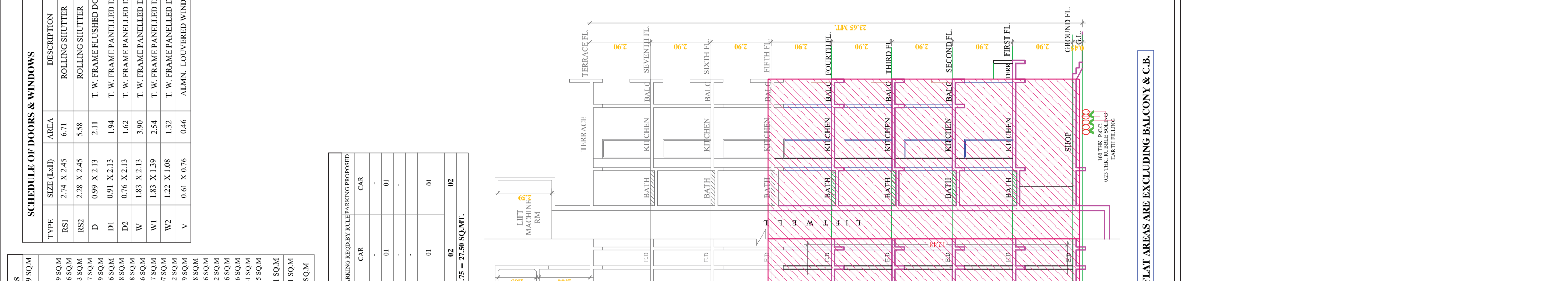
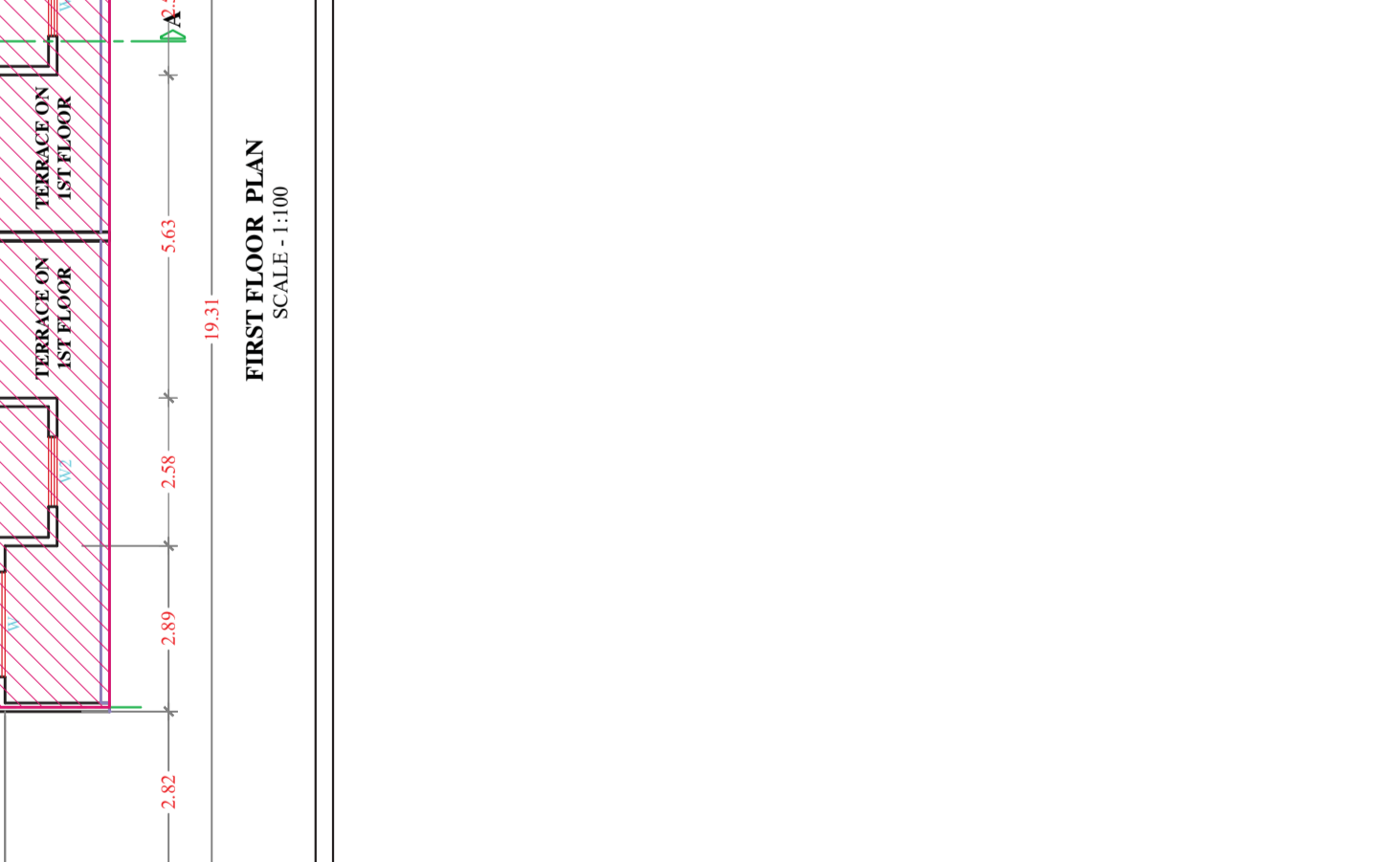
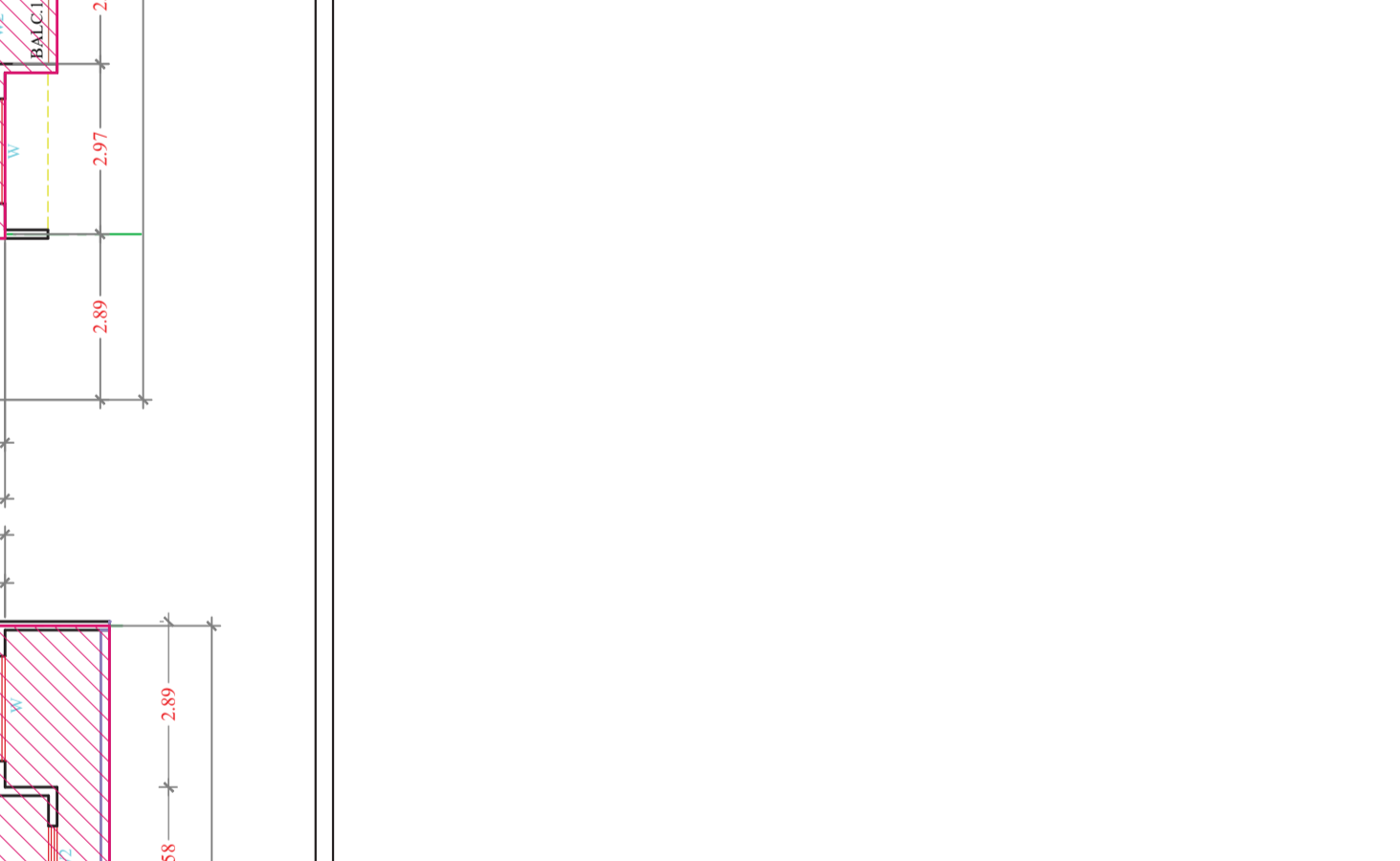
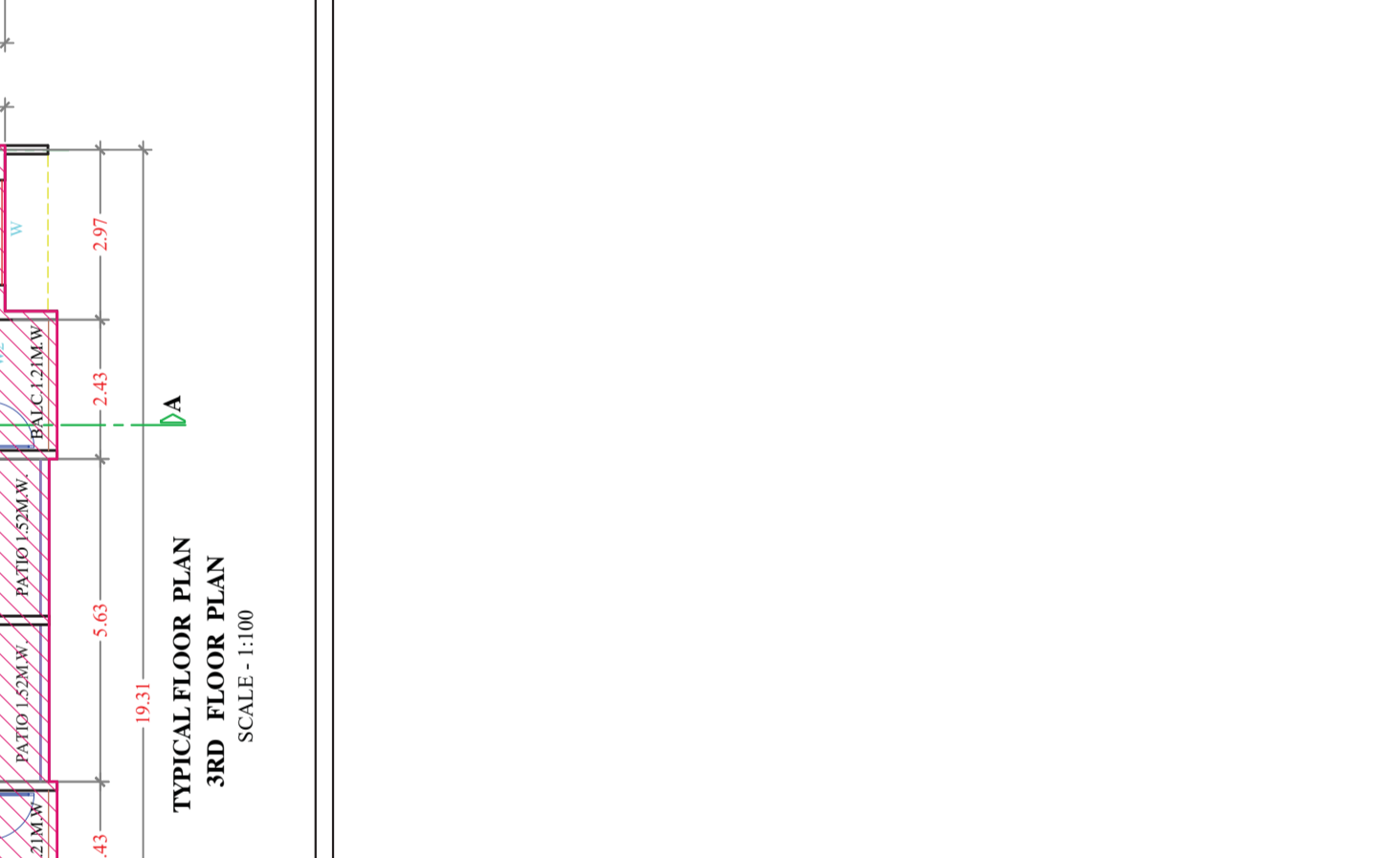
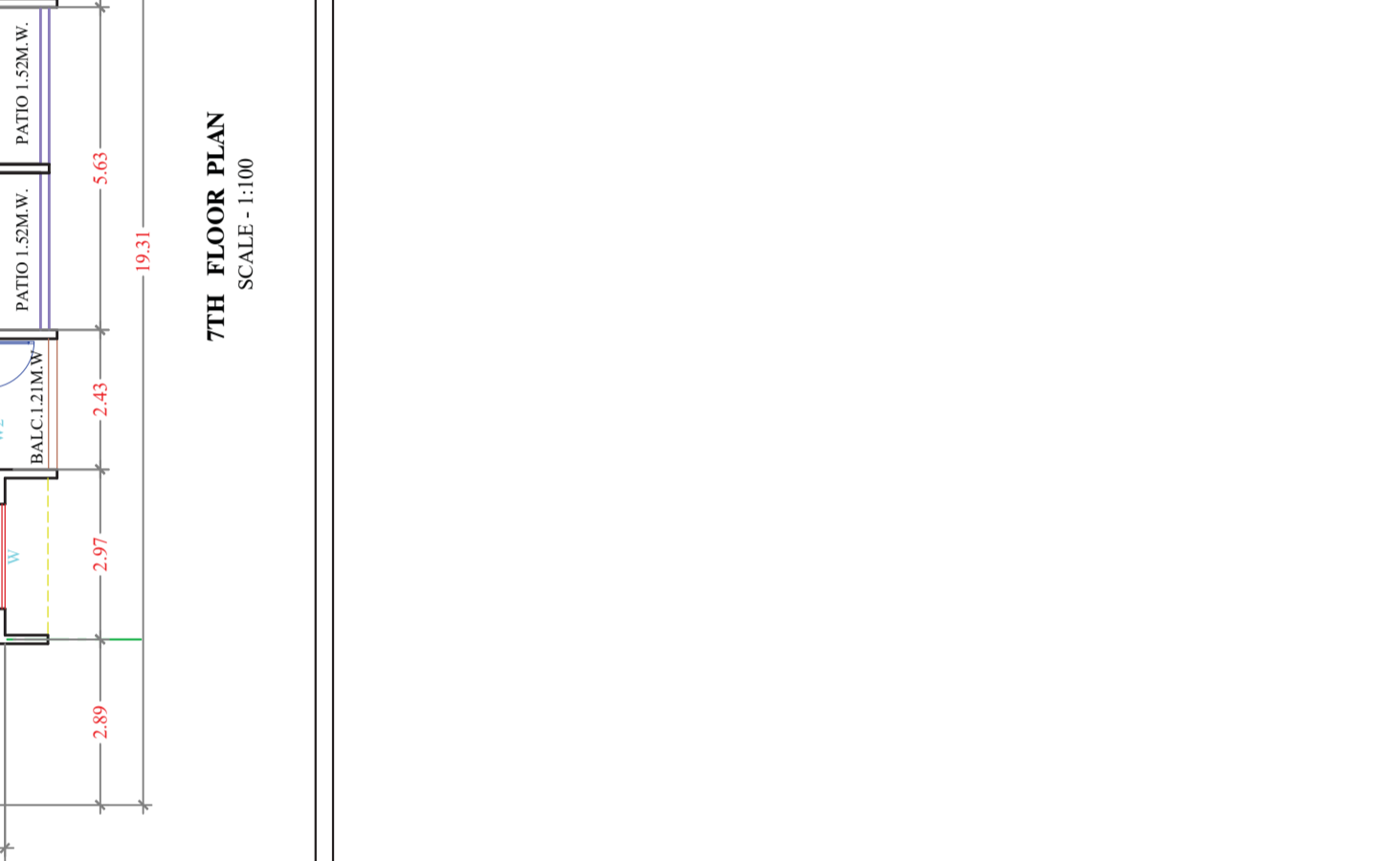
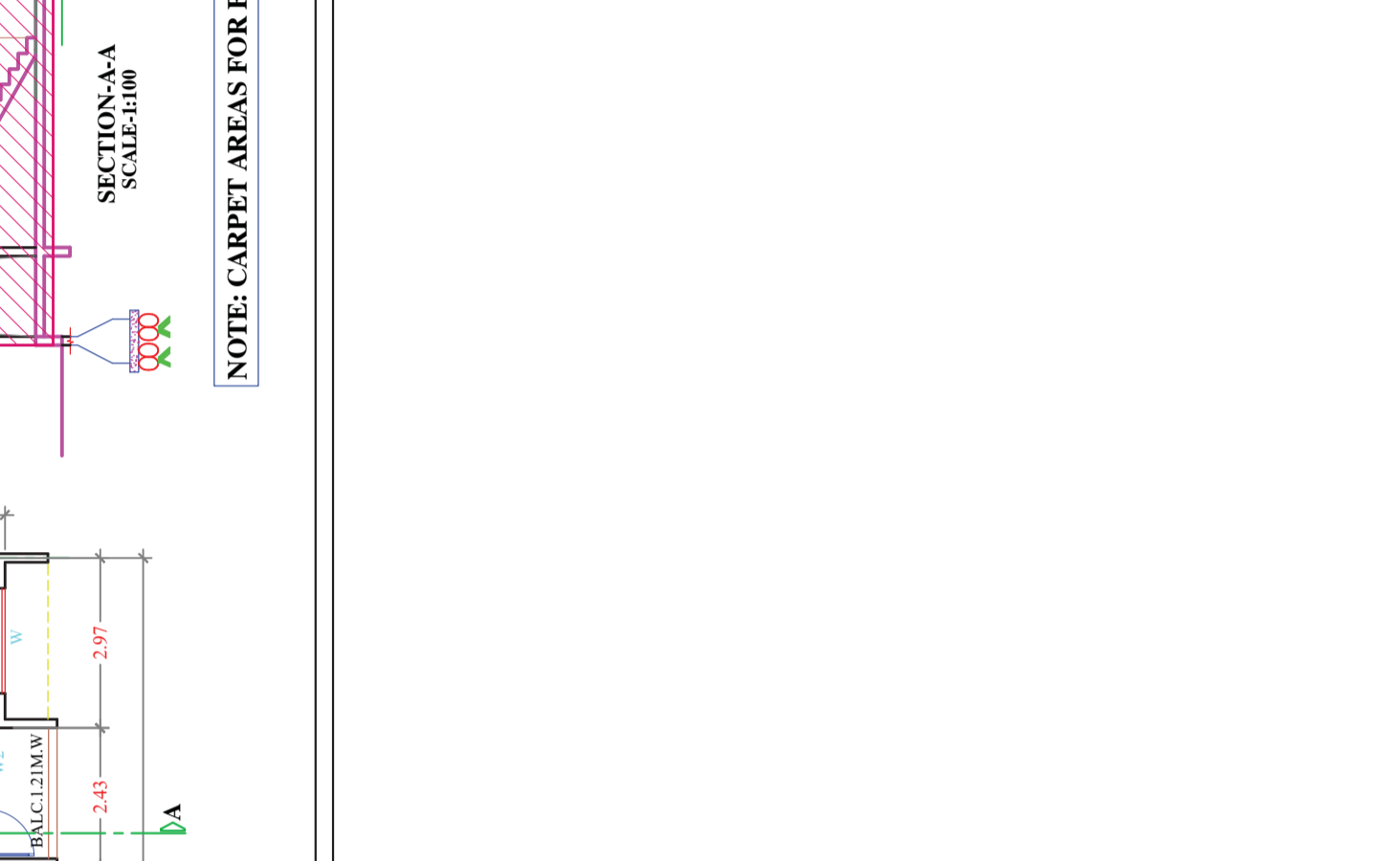
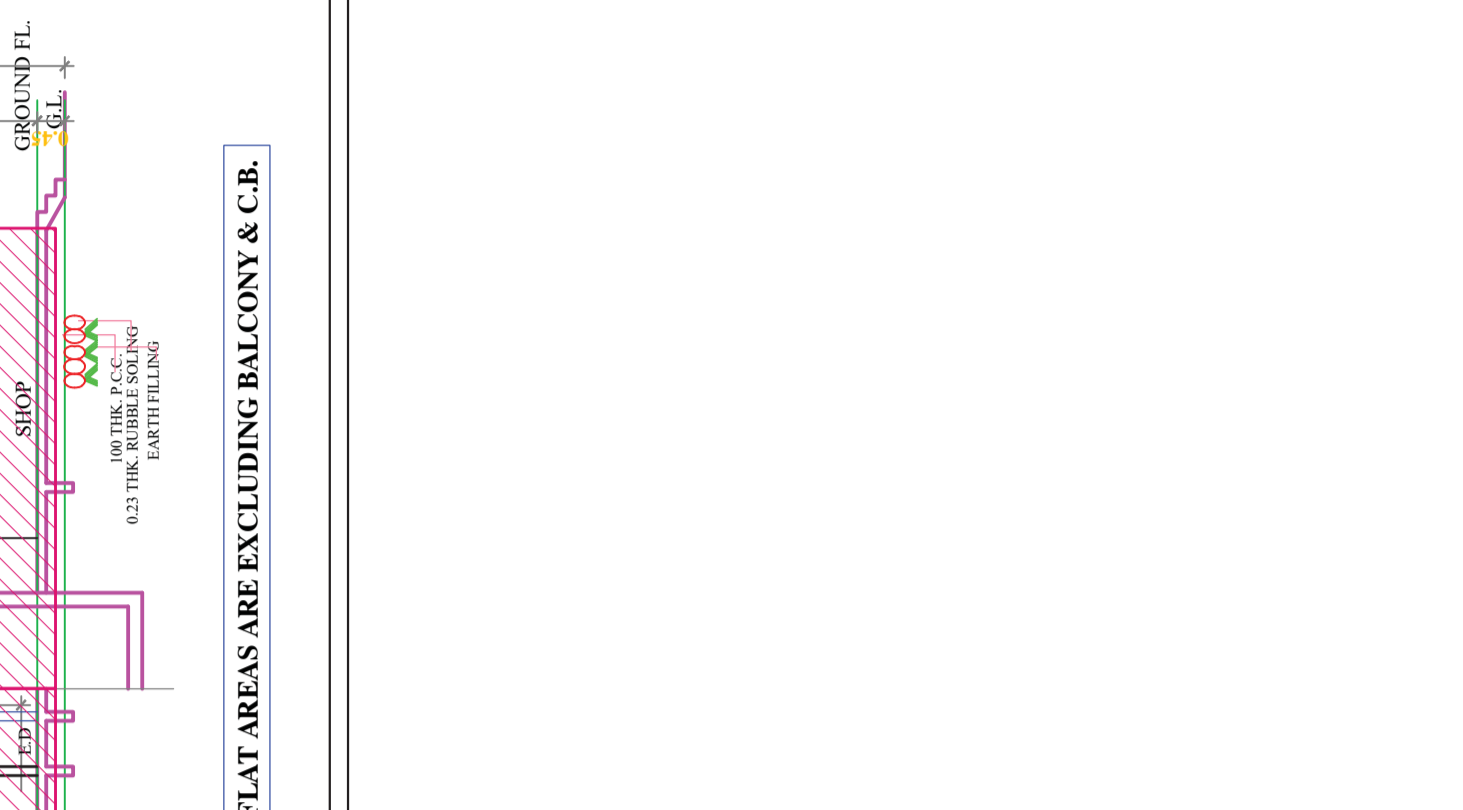
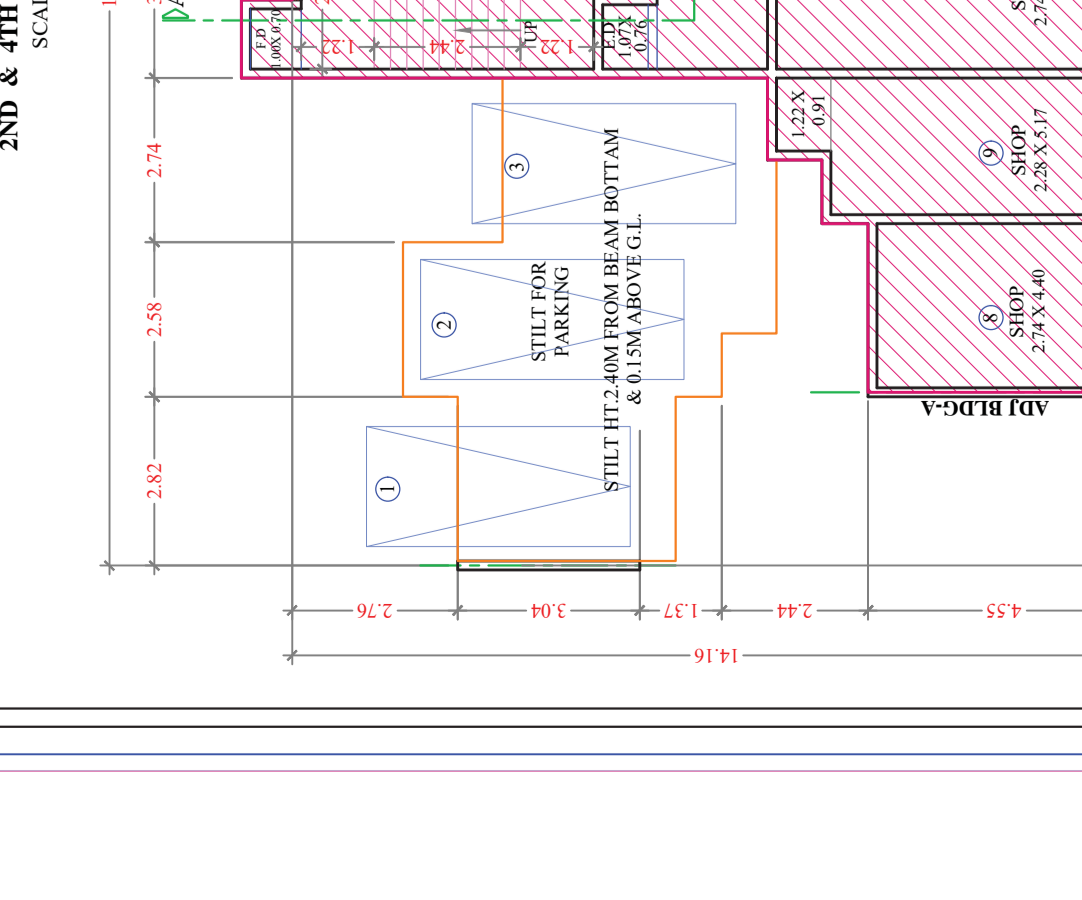
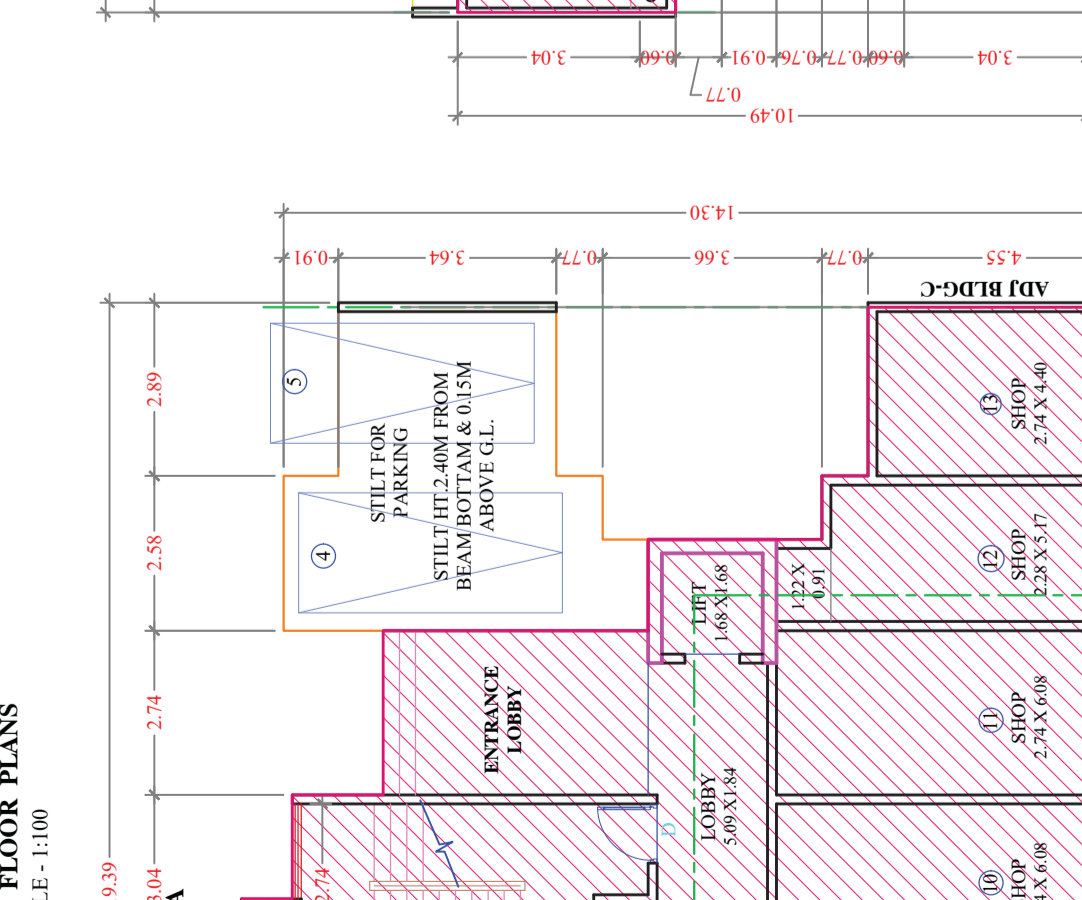
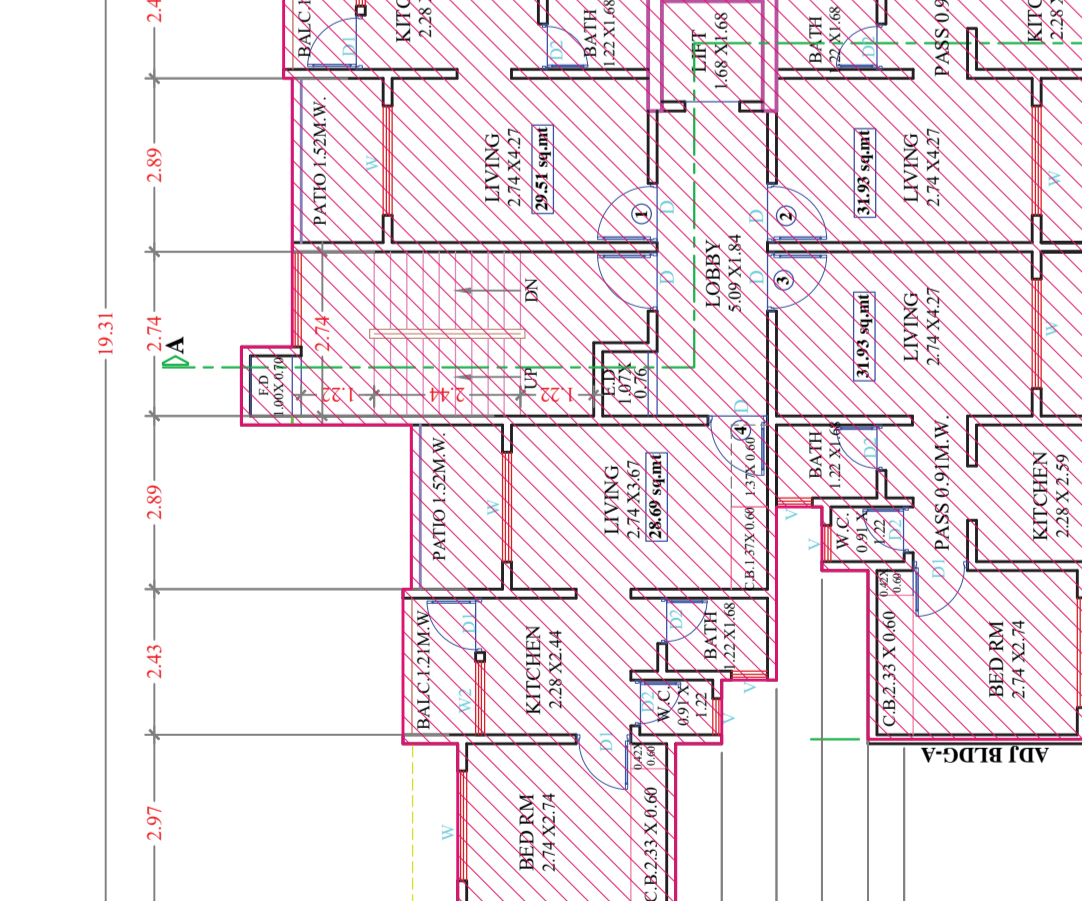
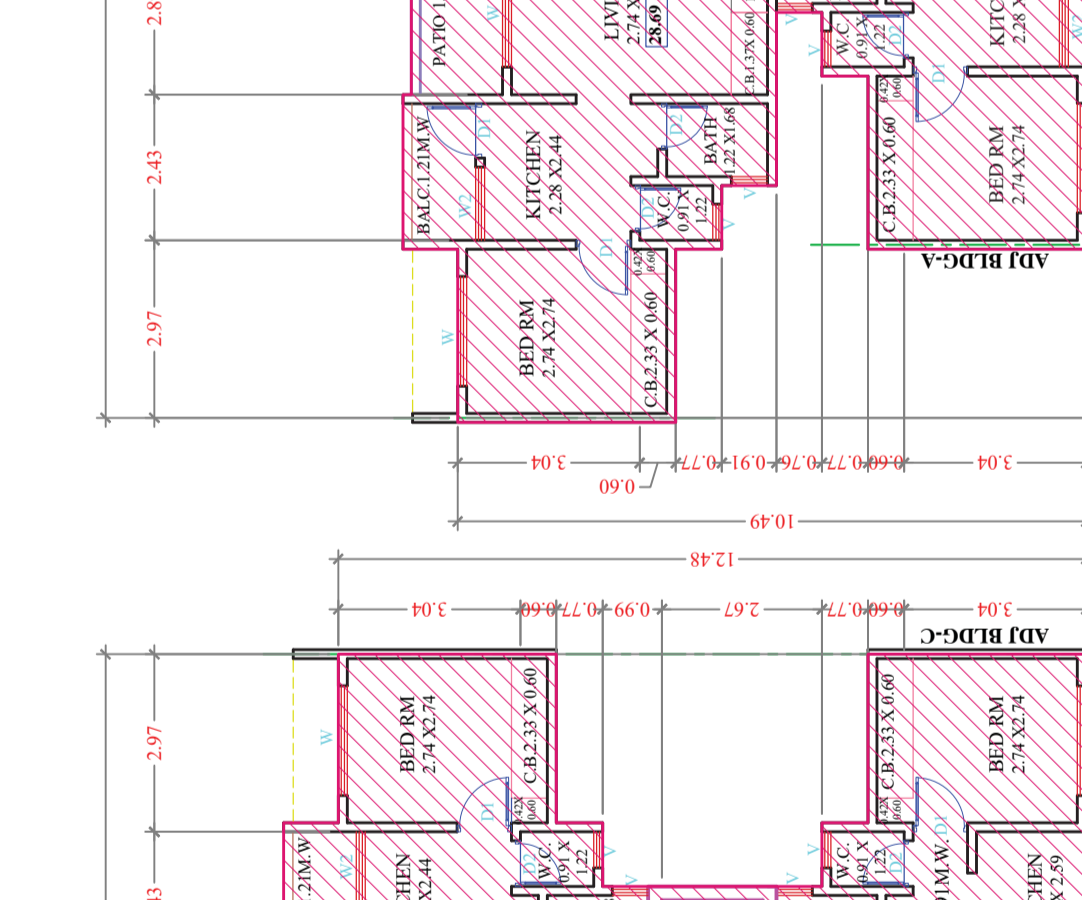
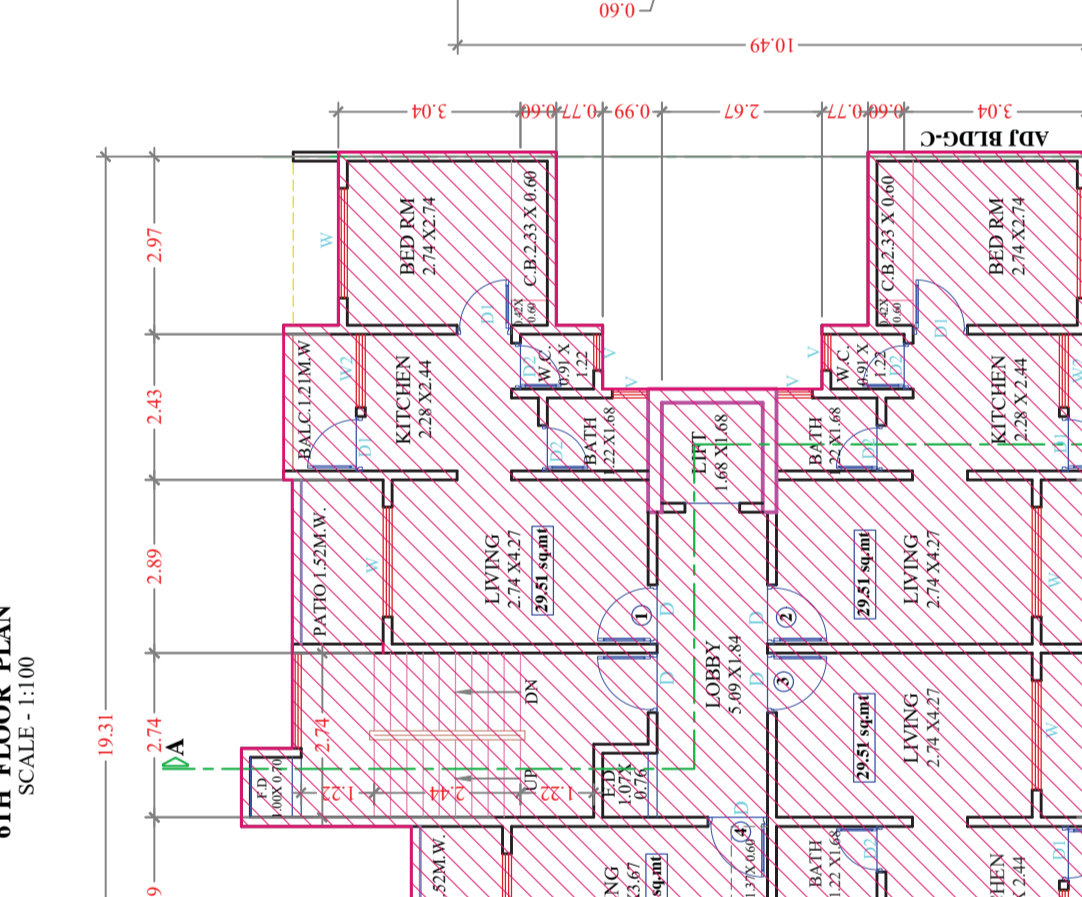
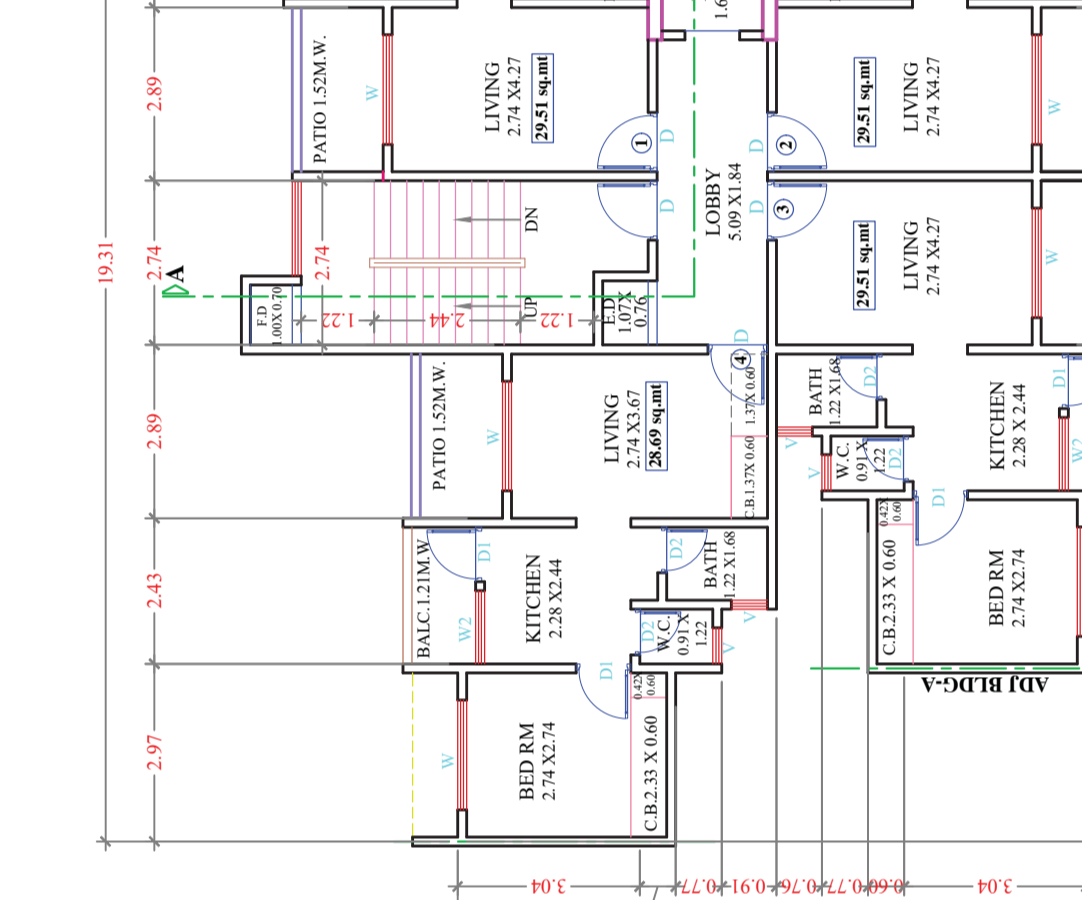
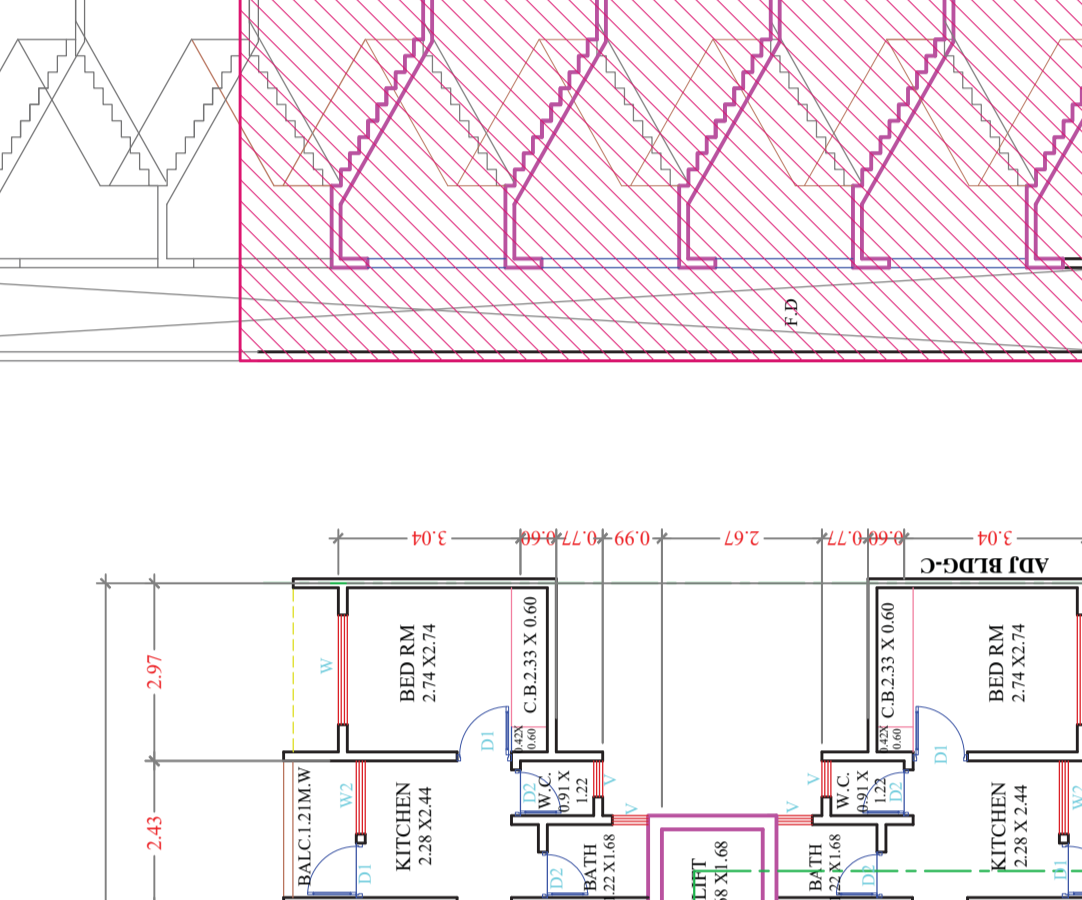
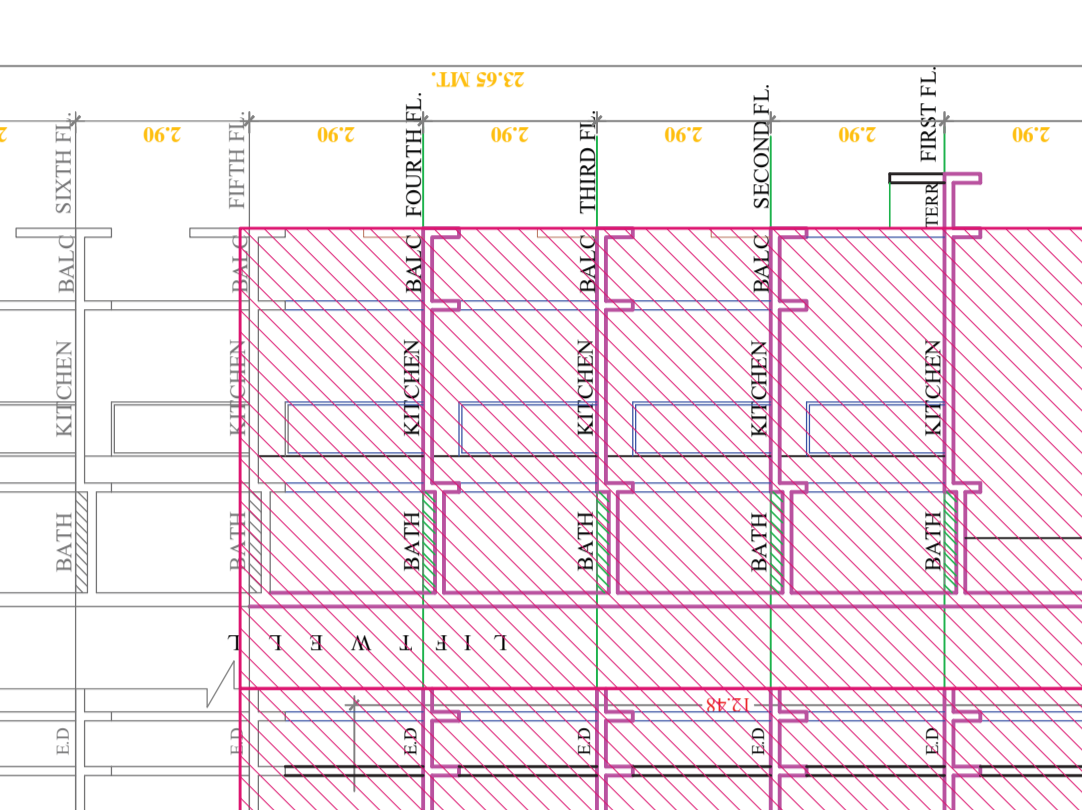
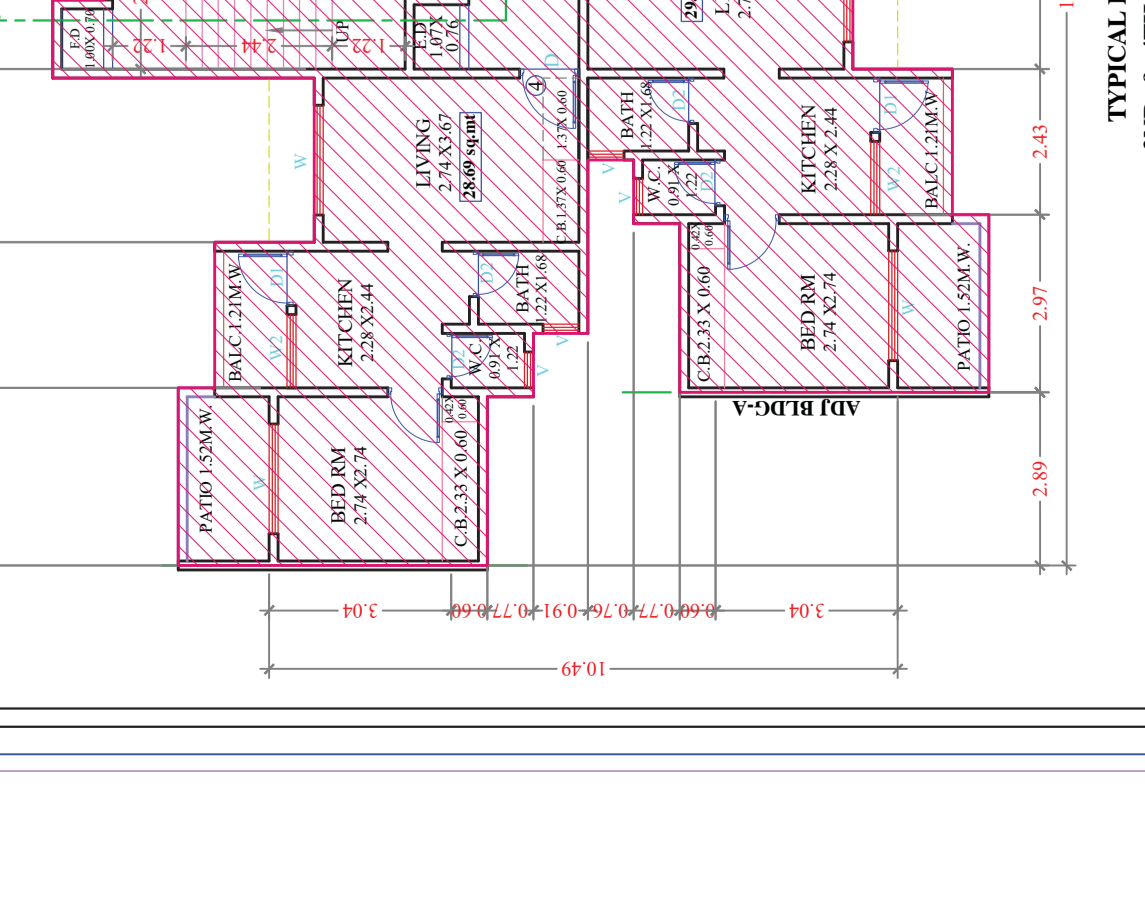
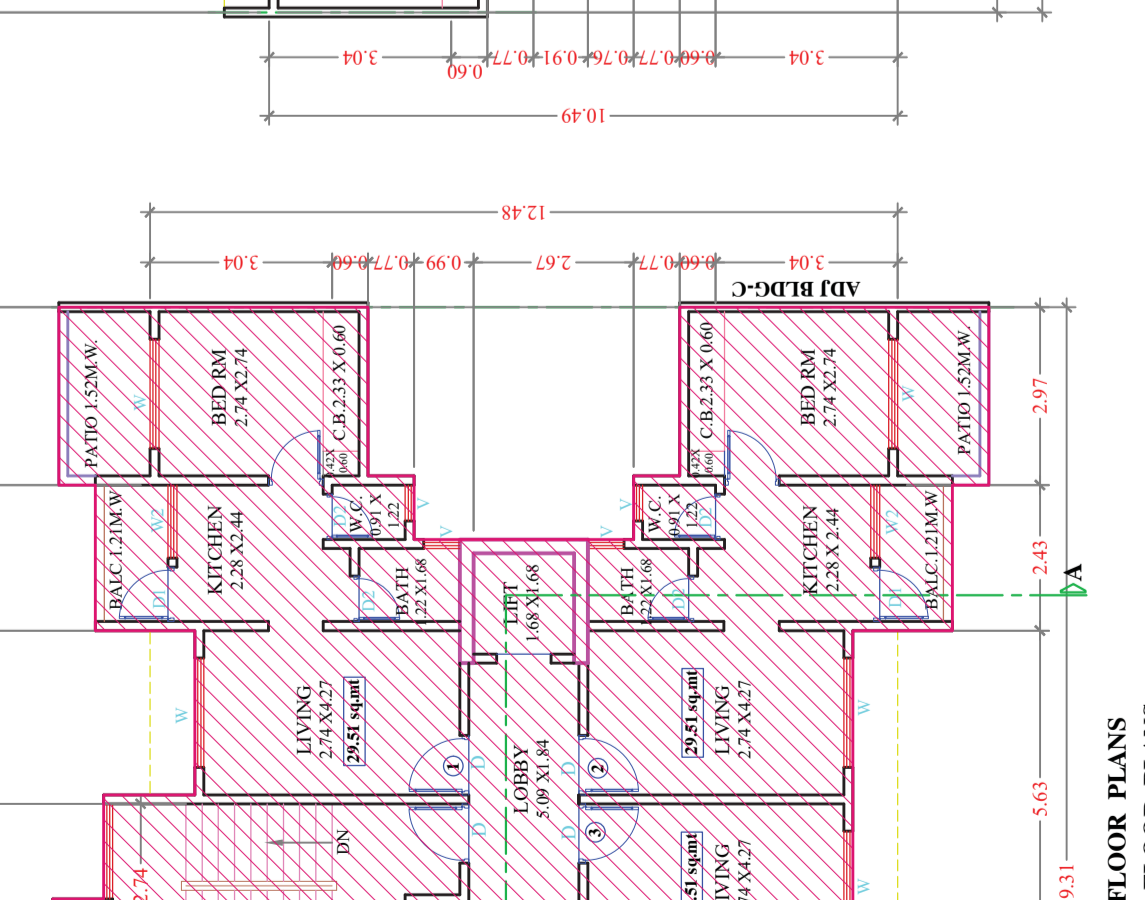
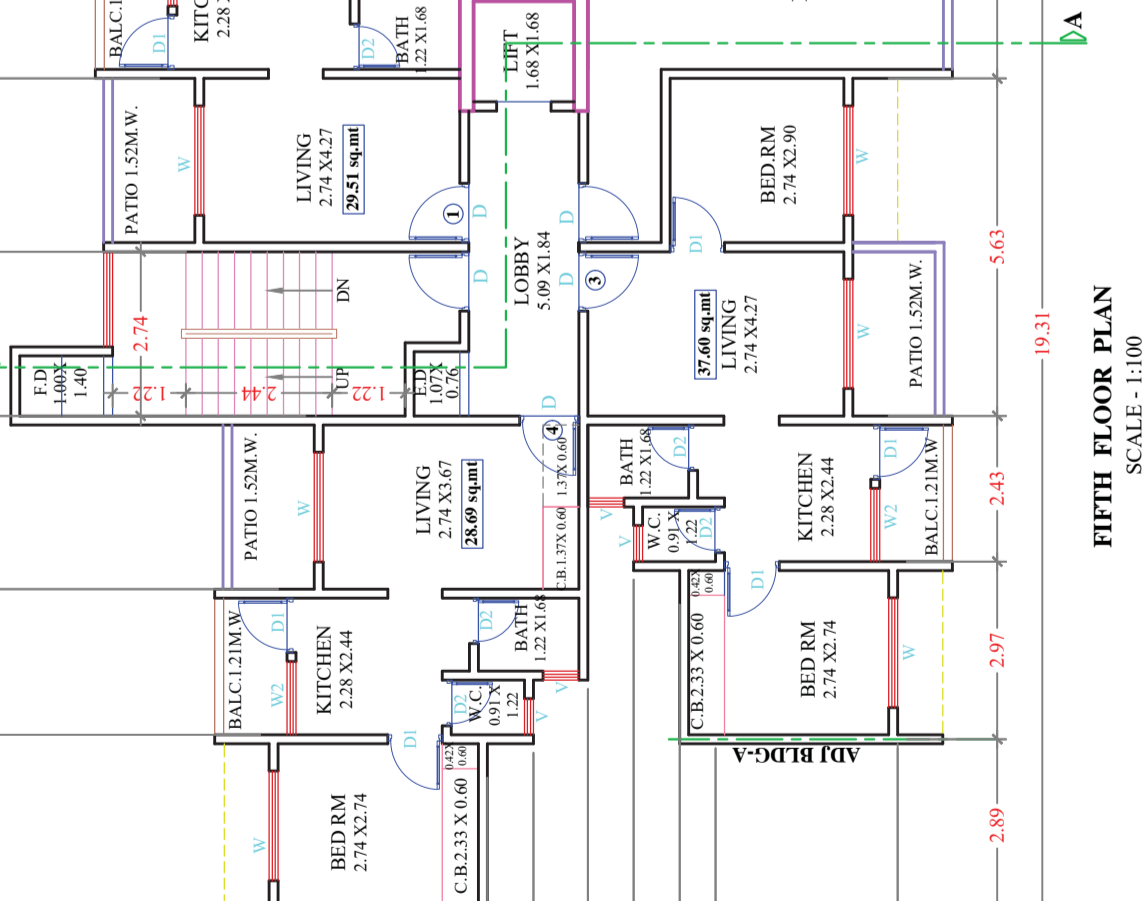
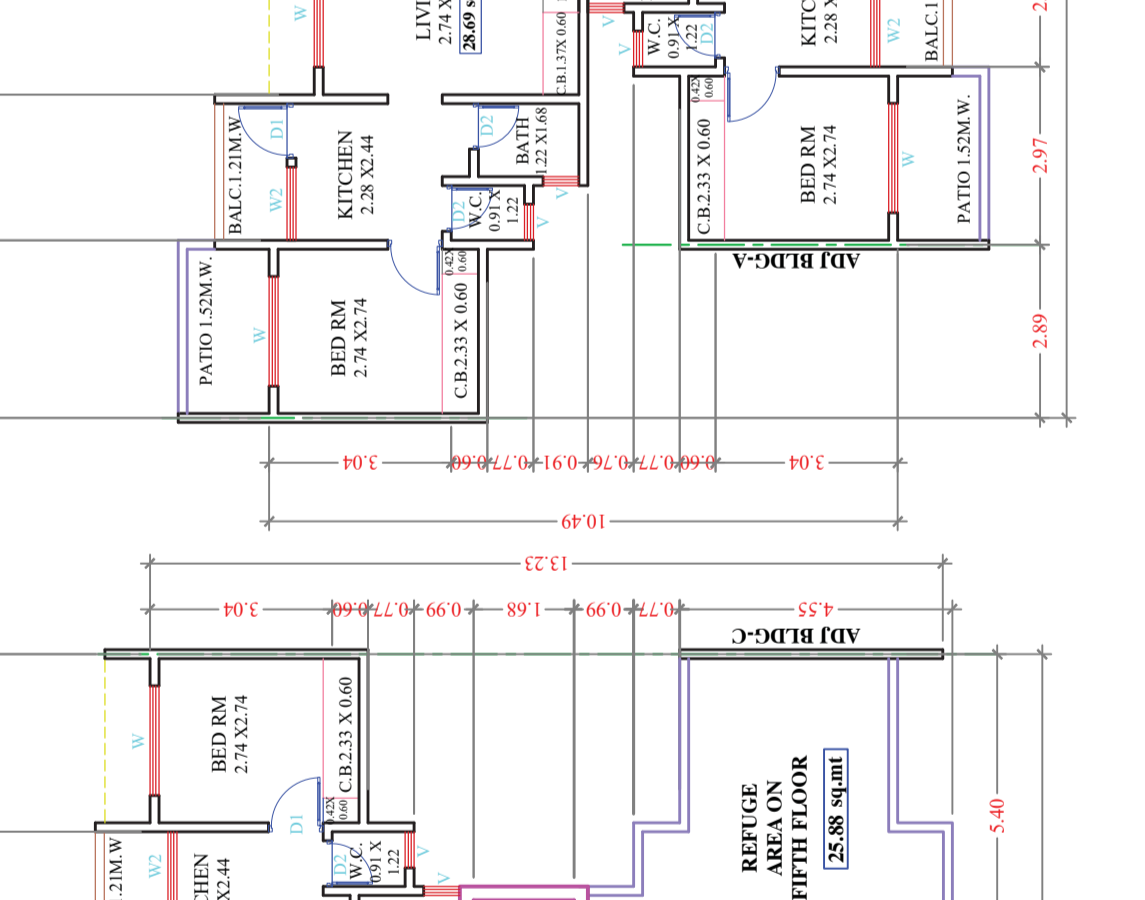
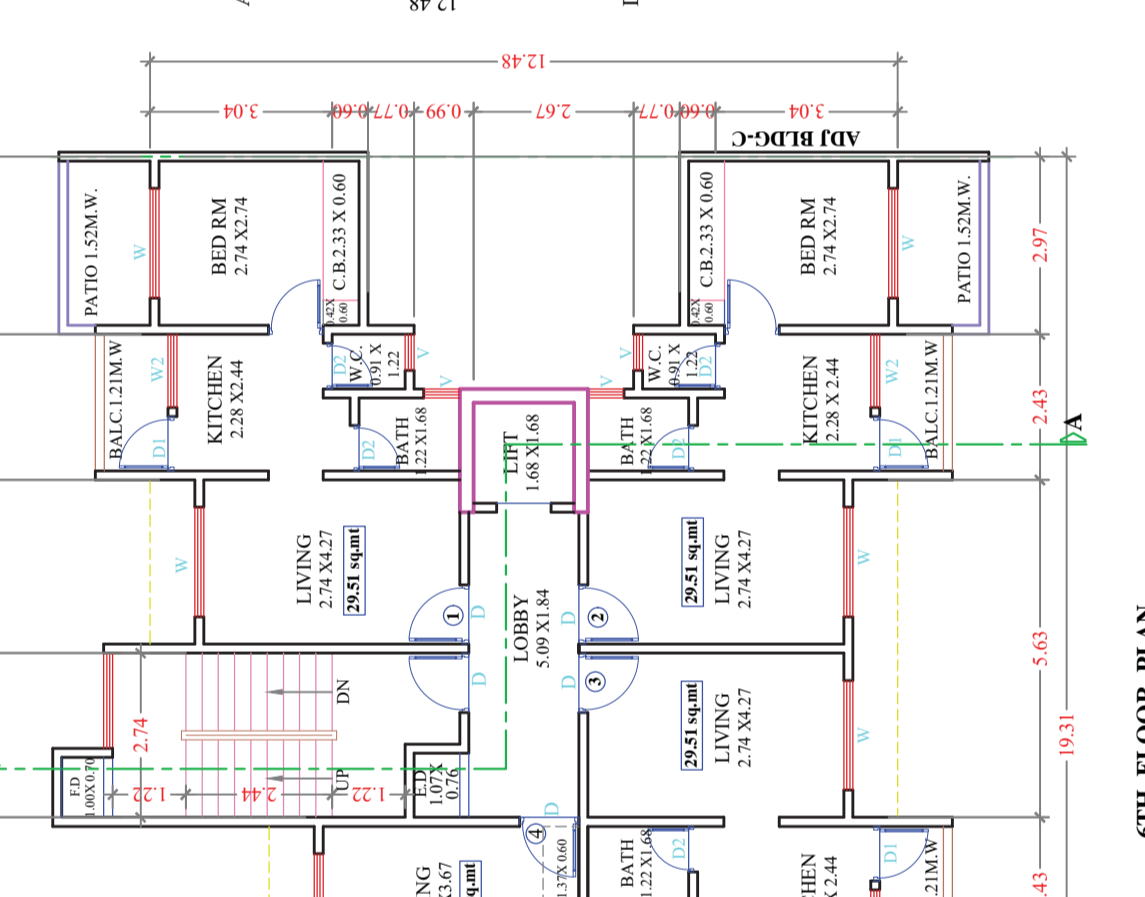
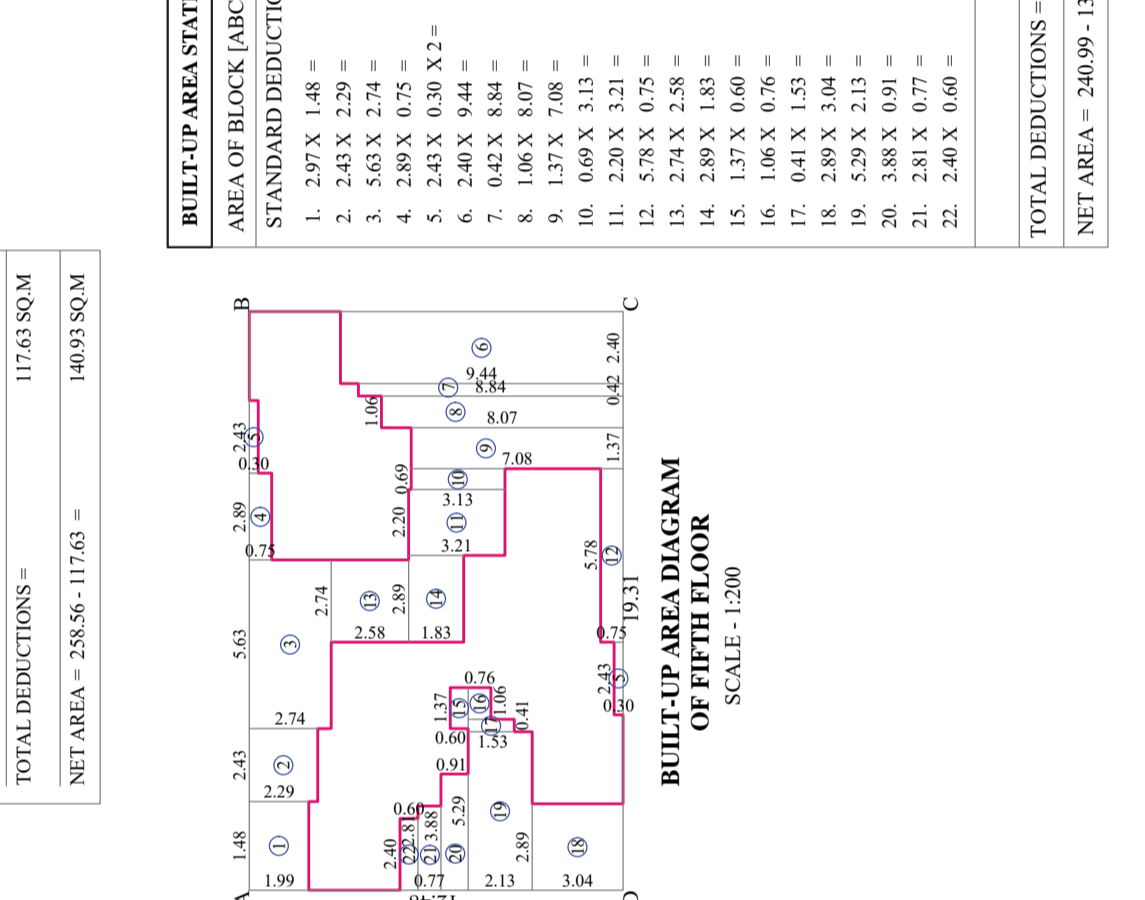
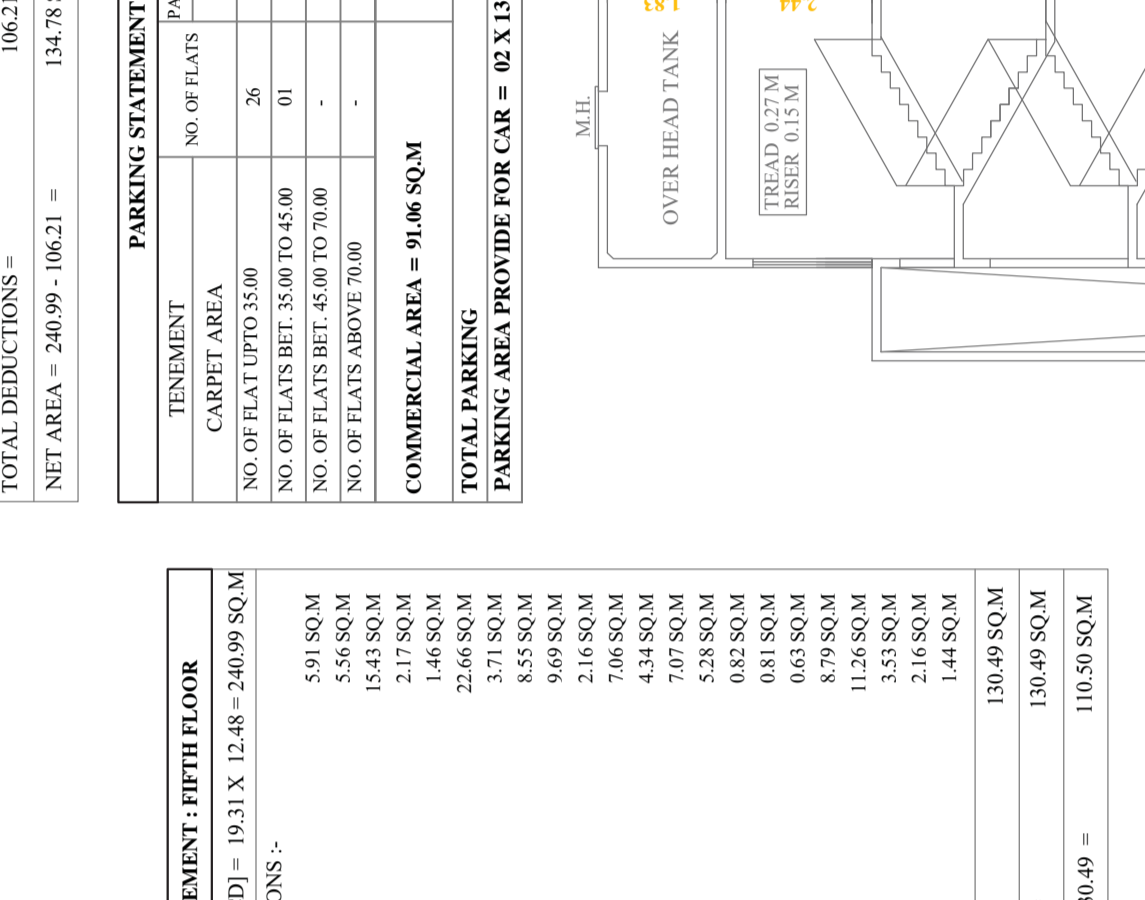
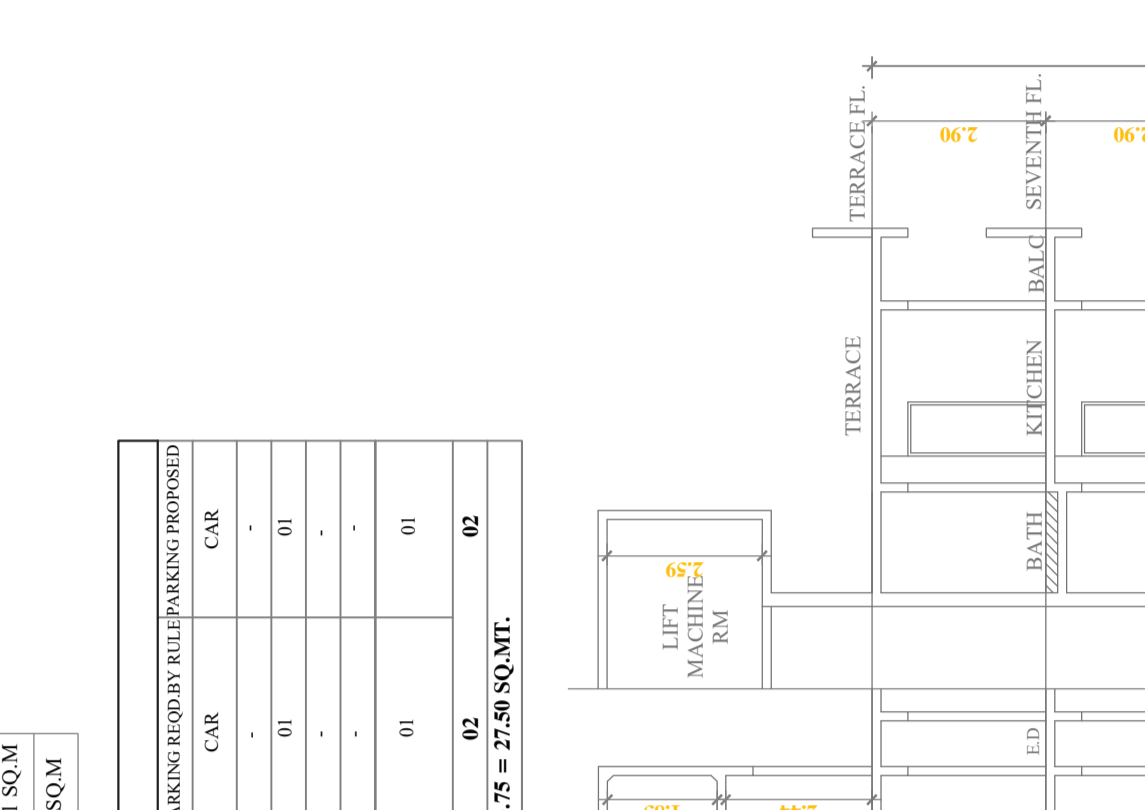
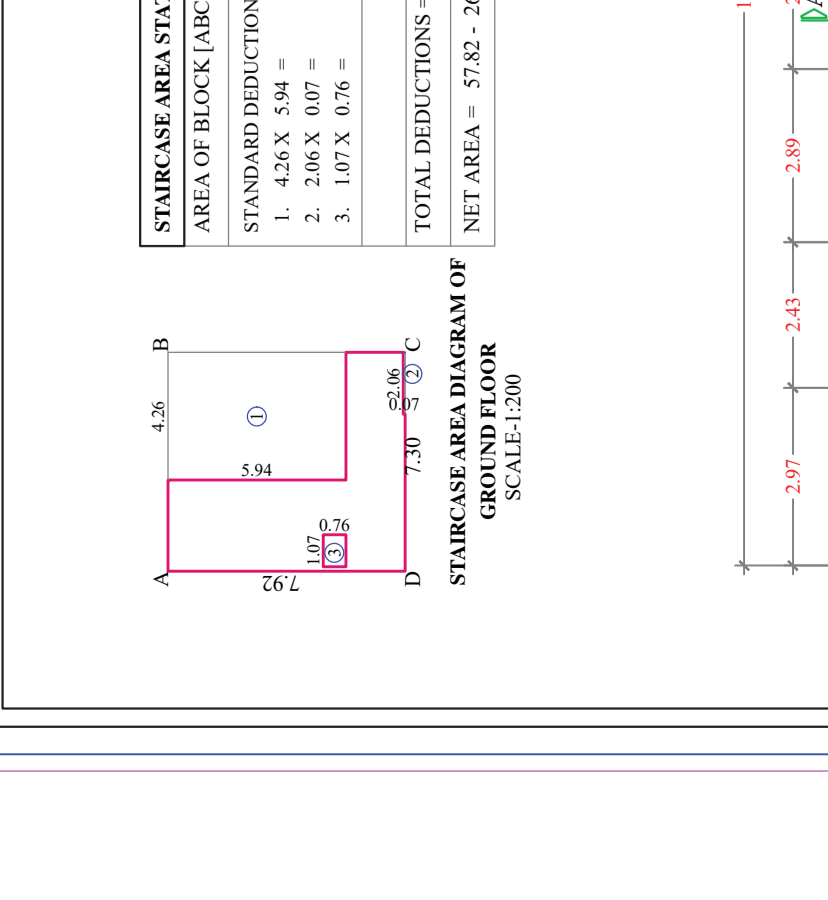
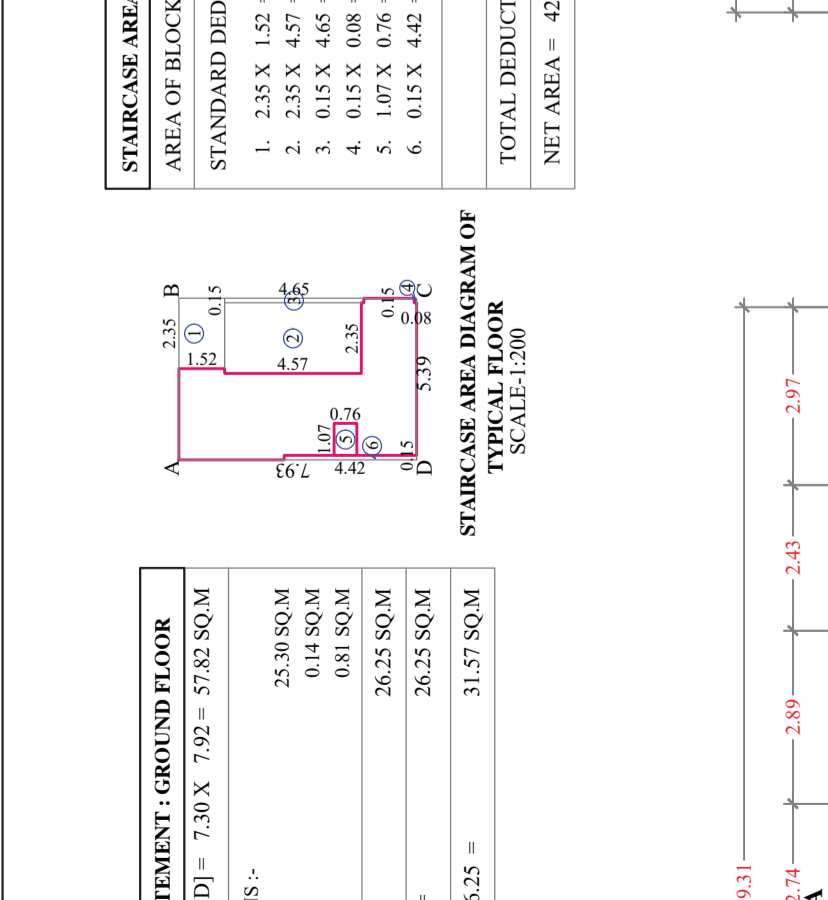
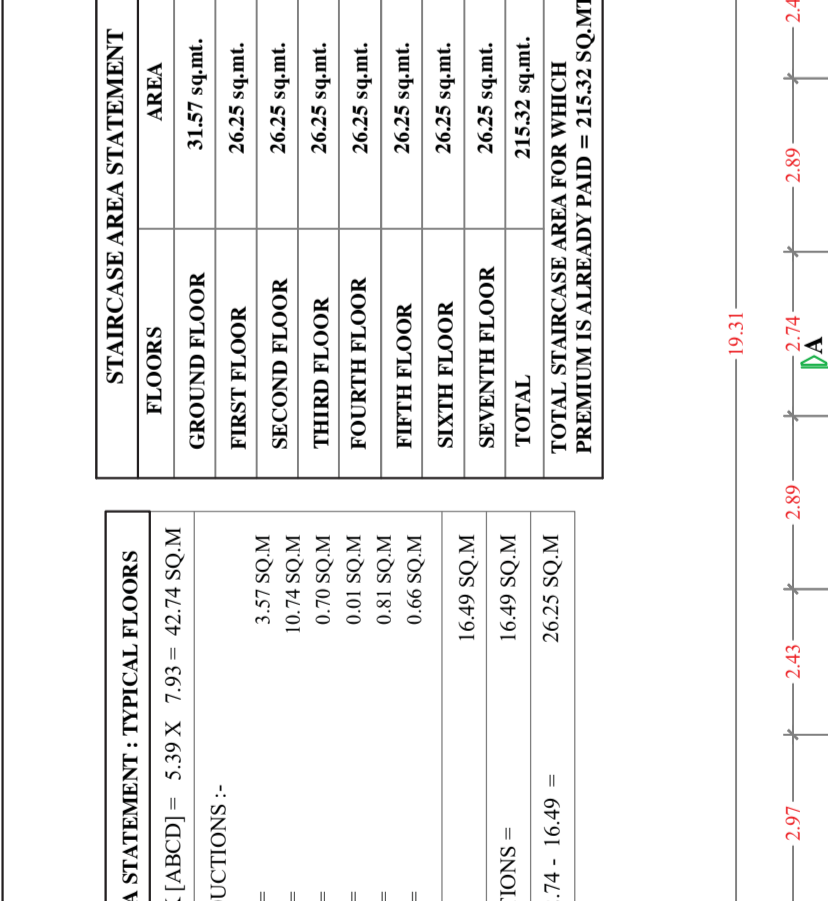
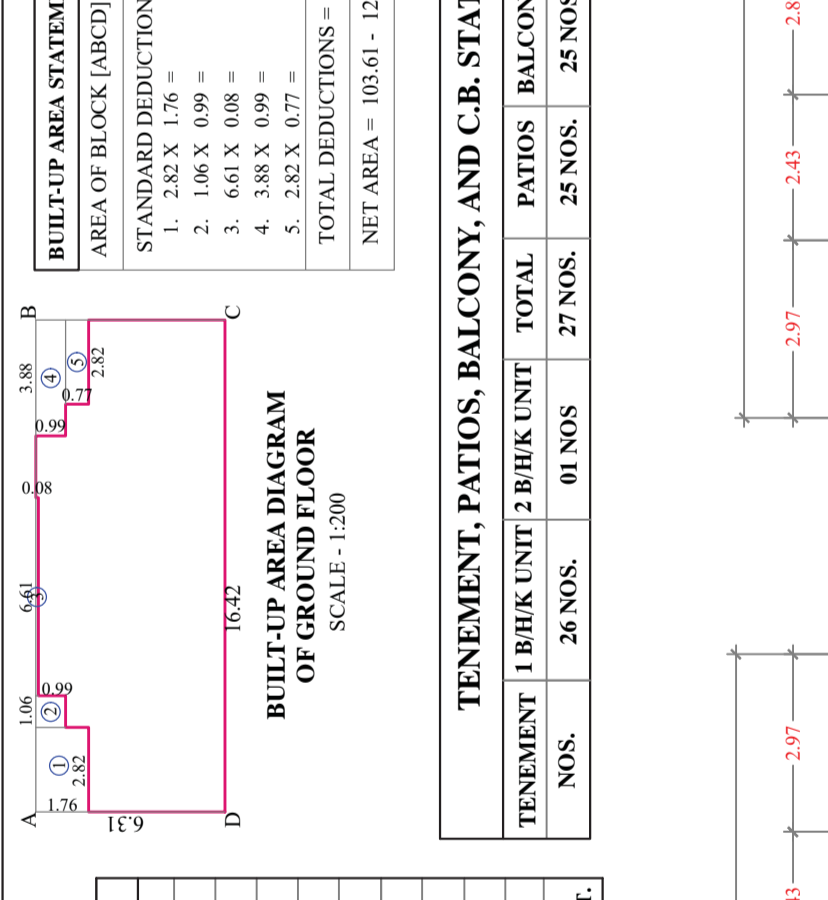
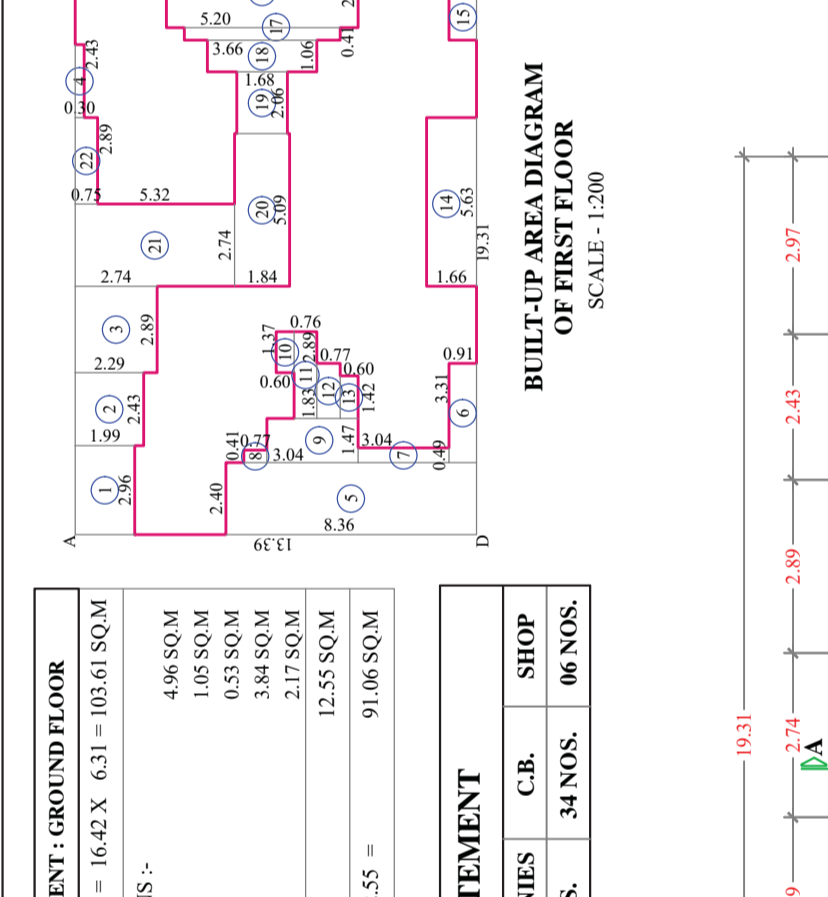
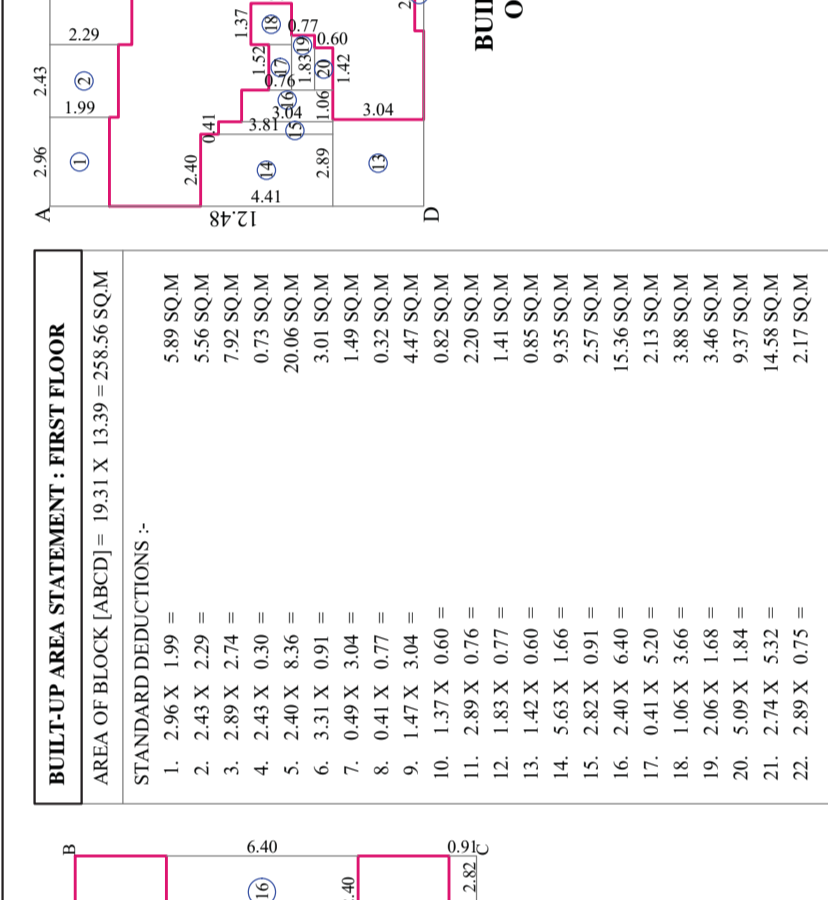
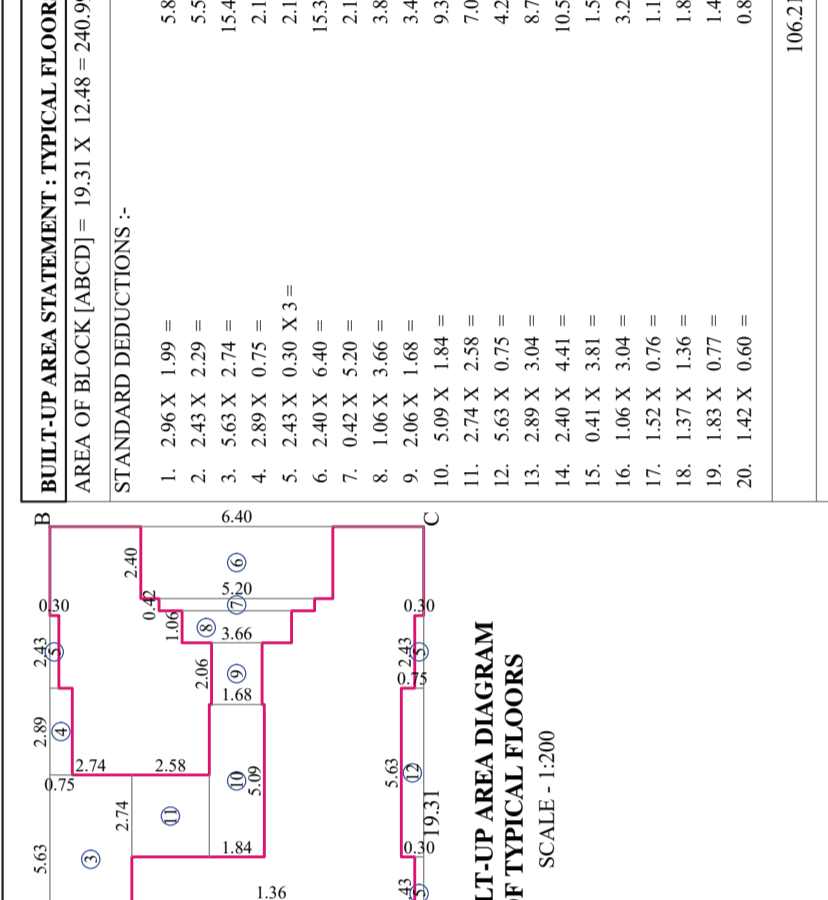
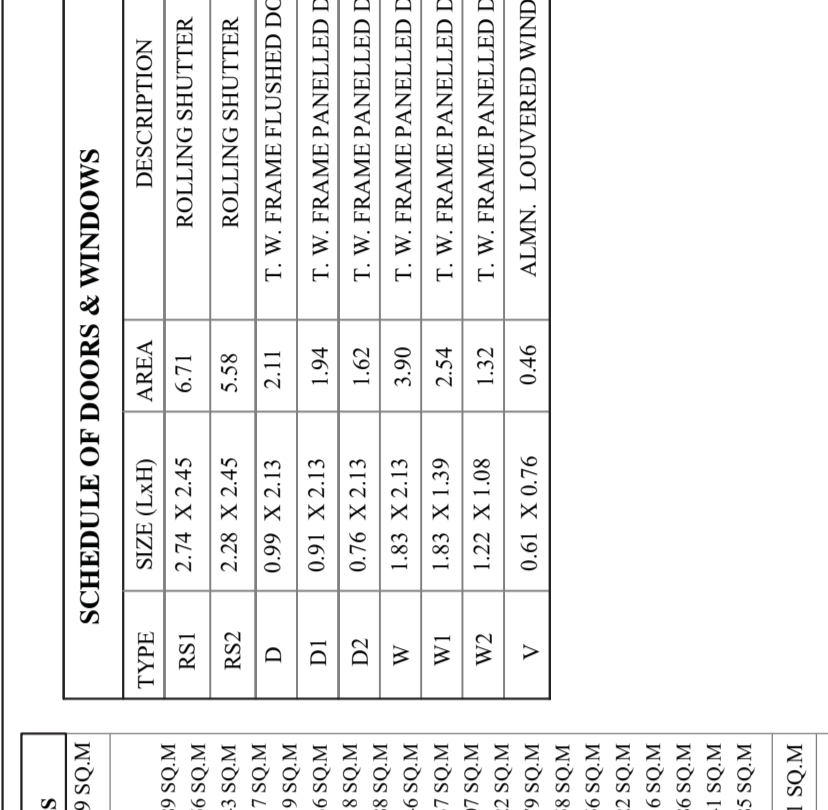
STAIRCASE AREA STATEMENT - FOURTH FLOOR

STAIRCASE AREA STATEMENT - FIFTH FLOOR

STAIRCASE AREA STATEMENT - SIXTH FLOOR

STAIRCASE AREA STATEMENT - SEVENTH FLOOR

STAIRCASE AREA STATEMENT - TOTAL



NOTE: CARPET AREAS FOR FLAT AREAS ARE EXCLUDING BALCONY & C.R.

OWNER'S NAME: SHRI. SANTOSH BHASKAR BHOIR

PARTNER - M/S. OM SHI BUILDERS AND DEVELOPERS

POA HOLDER: SHRI. SANTOSH BHASKAR BHOIR

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL - COMMERCIAL COMPLEX ON PLOT

NO. 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000