2ND APPROVAL

Form of Statement 1
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Existing Building Use	Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

Form of Statement 2
Proposed Building

Building No.	Floor No.	Total B-up Area of floor as per puter construction Line
1	2	3
WING "A"	LOWER GR+ GR + 3rd UP FLS	133.73 SQ.M
WING "B"	LOWER GR+ GR + 2nd UP FLS	1283.92 SQ.M
WING "C"	LOWER GR+ GR + 30thUP FLS	20300.25 SQ.M
WING"D"	LOWER GR+ GR + 2nd UP FLS	586.36 SQ.M
WING"E"	LOWER GR+ GR + 3rd UP FLS	548.87 SQ.M
WING"F"	LOWER GR+ GR + 30thUP FLS	21776.26 SQ.M
WING"G"	LOWER GR+ GR + 30th UP FLS	14538.80 SQ.M
CLUB HOUSE	GR+3rd (p) FLS	1311.90 SQ.M
community hall (AMENITY PLOT)	GR. + 3rd FLS	1366.81 SQ.M
TOTAL		61846.90 SQ.M

Form of Statement 3
Area details of Apartment

Building No.	Floor No.	Apartment No	Carpet area of apartment	Area of Bal. attached to Apart.	Area of Double height terrace attached to flat
1	2	3	4	5	6
WING "A"	LOWER GR+ GR + 3UP FLS	24 FLATS	773.52 SQ.M	266.92 SQ.M	
WING "B"	LOWER GR+ GR + 2nd UP FLS	15 FLATS	782.60 SQ.M	71.55 SQ.M	
WING "C"	LOWER GR+ GR + 30thUP FLS	19 SHOPS 348 NOS	346.97 COMM. 11216.04 RESI. 11563.01 TOTAL	3870.34 SQ.M	
WING"D"	LOWER GR+ GR + 2nd UP FLS	17 SHOPS 12 NOS	317.87 COMM. 386.76 RESI. 704.63 TOTAL	133.48 SQ.M	
WING"E"	LOWER GR+ GR + 3rd UP FLS	17 SHOPS 12 FLATS	310.83 COMM. 424.64 RESI. 735.47 TOTAL	144.08 SQ.M	
WING"F"	LOWER GR+ GR + 30UP FLS	19 SHOPS 348 FLATS	337.28 COMM. 11393.52 RESI. 11730.80 TOTAL	4297.22 SQ.M	
WING"G"	LOWER GR+ GR + 30UP FLS	12 SHOPS 232 FLATS	213.87 COMM. 7423.42 RESI. 7637.29 TOTAL	2585.06 SQ.M	
TOTAL		84 SHOPS 691 FLATS	1526.82 COMM. 32400.70 RESI 33927.52 TOTAL	11368.63 SQ.M	

CLUB HOUSE

B/UP AREA STATEMENT	
FLOOR	PROP. B/UP AREA
GROUND	353.10
1ST	414.69
2ND	487.32
3RD.	56.79
TOTAL	1311.90 SQ.M.

(AMENITY PLOT) community hall

B/UP AREA STATEMENT	
FLOOR	PROP. B/UP AREA
GROUND	260.05
1ST	368.92
2ND	368.92
3RD	368.92
TOTAL	1366.81 SQ.M.

BLDG-'B' B/UP AREA STATEMENT		BLDG-'A' B/UP AREA STATEMENT		BLDG-'C' B/UP AREA STATEMENT		BLDG-'D' B/UP AREA STATEMENT		BLDG-'E' B/UP AREA STATEMENT		BLDG-'F' B/UP AREA STATEMENT		BLDG-'G' B/UP AREA STATEMENT	
FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA	FLOOR	PROP. B/UP AREA
LOWER GR.	51.11	LOWER GR.	50.39										
GROUND	5.14	GROUND	--	GROUND	532.67	GROUND	503.40	GROUND	465.91	GROUND	526.59	GROUND	341.86
1ST.	51.80	1ST	83.34	1ST	82.96	1ST	82.96	1ST	82.96	1ST	83.35	1ST	62.42
2ND	1175.67	2ND	729.06 MHADA	2ND	729.06 MHADA	2ND	729.06 MHADA	2ND	432.40 MHADA	2ND	755.94 MHADA	2ND	504.09 MHADA
		3RD	729.06 MHADA	3RD	729.06 MHADA			3RD	432.40 MHADA	3RD	755.94	3RD	504.09
				4TH	729.06					4TH	755.94	4TH	504.09
				5TH	729.06					5TH	755.94	5TH	504.09
				6TH	729.06					6TH	755.94	6TH	504.09
				7TH	729.06					7TH	755.94	7TH	504.09
				8TH	729.06					8TH	755.94	8TH	504.09
				9TH	729.06					9TH	755.94	9TH	504.09
				10TH	729.06					10TH	755.94	10TH	504.09
				11TH	729.06					11TH	755.94	11TH	504.09
				12TH	729.06					12TH	755.94	12TH	504.09
				13TH	729.06					13TH	755.94	13TH	504.09
				14TH	729.06					14TH	755.94	14TH	504.09
				15TH	729.06					15TH	755.94	15TH	504.09
				16TH	729.06					16TH	755.94	16TH	504.09
				17TH	729.06					17TH	755.94	17TH	504.09
				18TH	729.06					18TH	755.94	18TH	504.09
				19TH	729.06					19TH	755.94	19TH	504.09
				20TH	729.06					20TH	755.94	20TH	504.09
				21TH	729.06					21TH	755.94	21TH	504.09
				22TH	729.06					22TH	755.94	22TH	504.09
				23TH	729.06					23TH	755.94	23TH	504.09
				24TH	729.06					24TH	755.94	24TH	504.09
				25TH	729.06					25TH	755.94	25TH	504.09
				26TH	729.06					26TH	755.94	26TH	504.09
				27TH	729.06					27TH	755.94	27TH	504.09
				28TH	729.06					28TH	755.94	28TH	504.09
				29TH	729.06					29TH	755.94	29TH	504.09
				30TH	729.06					30TH	755.94	30TH	504.09
TOTAL	1283.92 SQ.M.	TOTAL	133.73 SQ.M.	TOTAL	20300.25 SQ.M.	TOTAL	586.36 SQ.M.	TOTAL	548.87 SQ.M.	TOTAL	21776.26 SQ.M.	TOTAL	14538.80 SQ.M.

MAHDA 5770.13

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING, S. NO.48/1, 2, 3, 8, S.NO. 48/4 A, B, C, S.NO. 49/1 , 2, S.NO. 50, S. NO.51/4 ,5, 6, S. NO.233/1 B, 1C, 1E, AT MOUJE - BHOPER, TAL - KALYAN. DOMBIVALI (E), DIST - THANE
FOR :

M/S. VENUS NIRVANA LLP
SHRI. SANJAY R. SINGH & OTHERS

STAMP OF APPROVAL OF PLAN BLDG - 'A'

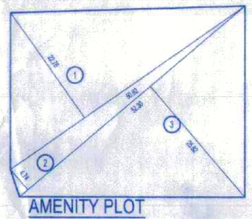
SHEET No-1-11

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/27Village/2023-24/10/349
Date :- 08/02/2024.

SANCTIONED

कल्याण डोंबिवली महानगरपालिका ठाणे. KALYAN DOMBIVLI MUNICIPAL CORPORATION THANE

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation.



AMENITY PLOT
SCALE-1:500

AMENITY PLOT											
1	1/2	X	50.92	X	22.78	X	1 NO	=	579.06	SQ.MT	
2	1/2	X	52.30	X	4.74	X	1 NO	=	123.86	SQ.MT	
3	1/2	X	52.30	X	25.82	X	1 NO	=	675.19	SQ.MT	
					TOTAL ADDITION			=	1375.20	SQ.MT.	
					AMENITY PLOT REQD.			=	1179.47	SQ.MT.	

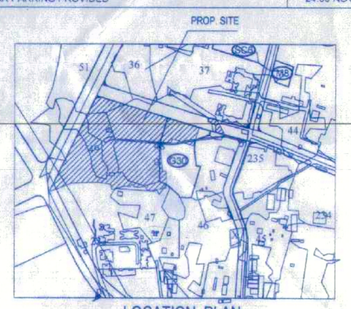
DOORS & WINDOWS SCHEDULE

	SIZE IN MTS	AREA	DESCRIPTION OF PARTICULERS
D	1.05 X 2.10	2.21 SQMT	T.W.FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.10	1.89 SQMT	T.W.FRAMED FULLY FLUSHED SINGLE LEAF
D2	0.75 X 2.00	1.50 SQMT	T.W.FRAMED 0.25 MIHIGH GLASS AT TOP,SINGLE LEAF
W	1.80 X 2.15	3.87 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.80 X 1.20	2.16 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.20 X 1.20	1.44 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.90 X 0.90	0.54 SQMT	ALLUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
RS	1.80 X 2.10	3.78 SQMT	ROLLING SHUTTER

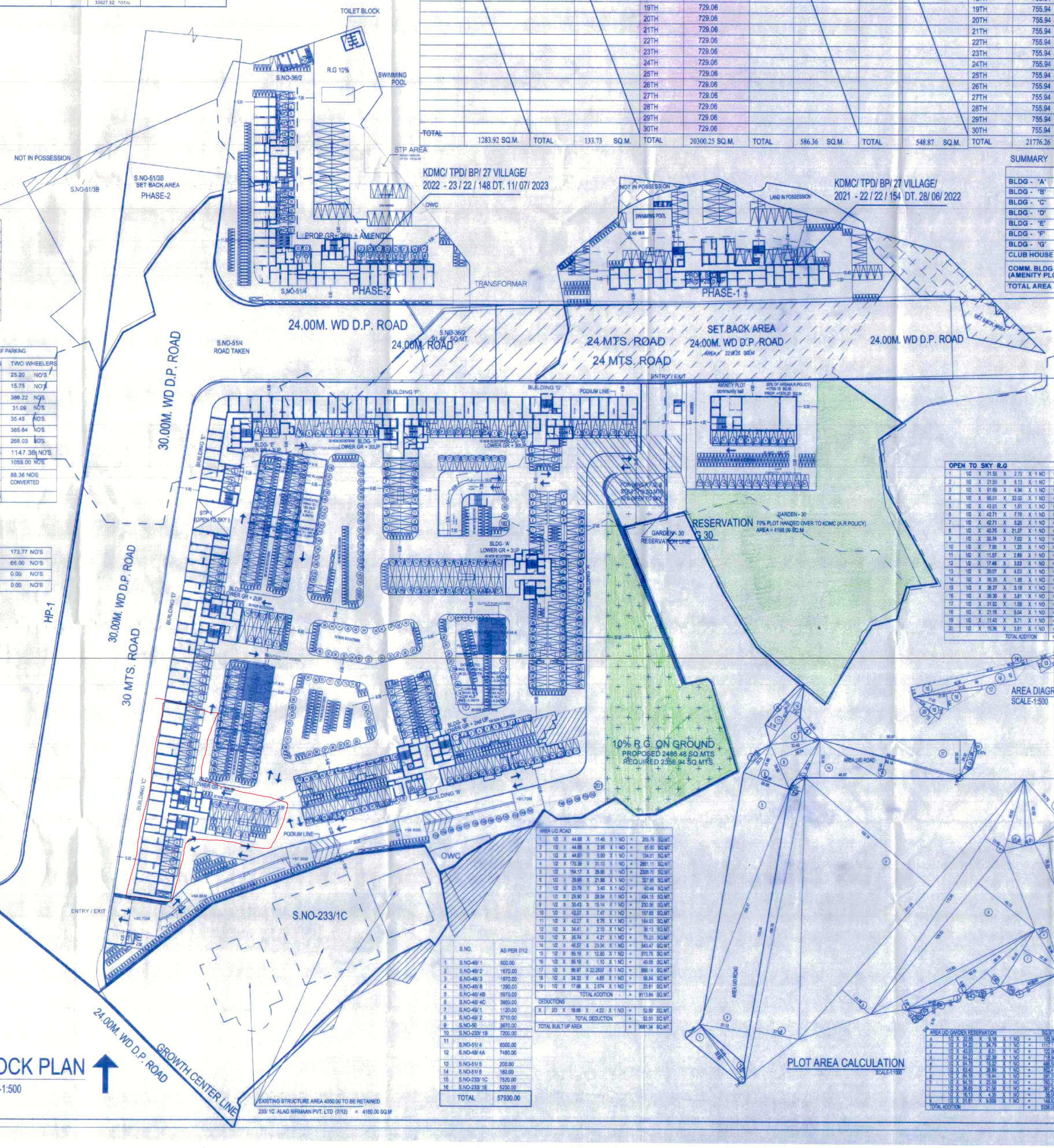
PARKING AREA STATEMENT		PROP. FLAT	REQUIRED NO'S OF PARKING: CAR PARKING	TWO WHEELERS
BLDG - 'A'	TOTAL PARKING REQUIRED 80% OF	24.00 NOS	3.36 NO'S	25.20 NO'S
BLDG - 'B'	TOTAL PARKING REQUIRED 80% OF	15.00 NOS	6.30 NO'S.	15.75 NO'S
BLDG - 'C'	TOTAL PARKING REQUIRED 80% OF	348.00 NOS	54.27 NO'S.	386.22 NOS.
BLDG - 'D'	TOTAL PARKING REQUIRED 80% OF	12.00 NOS	6.73 NO'S.	31.06 NO'S.
BLDG - 'E'	TOTAL PARKING REQUIRED 80% OF	12.00 NOS	10.02 NO'S.	35.45 NO'S.
BLDG - 'F'	TOTAL PARKING REQUIRED 80% OF	348.00 NOS	54.28 NO'S.	385.64 NO'S.
BLDG - 'G'	TOTAL PARKING REQUIRED 80% OF	232.00 NO'S	28.94 NO'S.	268.03 NO'S.
	TOTAL	991.00 NOS	163.90 NO'S.	1147.38 NO'S.
TOTAL SCOOTER PARKING PROVIDED				1059.00 NO'S.
COMPOSITE SCOOTER PARKING		88.38 / 6 =14.73 CARS	14.73 NO'S	88.38 NOS CONVERTED
TOTAL CAR PARKING REQUIRED			178.63 NO'S.	
TOTAL CAR PARKING PROVIDED			201.00 NO'S.	

TOTAL PARKING ON LOWERR GR 201 NOS CARS
TOTAL PARKING ON GROUND.
TOTAL PARKING ON LOWER GR. 570 NOS SCOOTER
TOTAL PARKING ON GROUND. 276 NOS SCOOTER } 1059 NOS
TOTAL PARKING ON 1st FLR. 207 NOS SCOOTER

AMINITY PLOT	TOTAL PARKING REQUIRED 80% OF	community hall	5.04 NO'S	173.77 NO'S
COMPOSITE SCOOTER PARKING	107.77 / 6 =17.96 CARS		23.00 NO'S	66.00 NO'S
TOTAL CAR PARKING REQUIRED			23.00 NO'S	0.00 NO'S
TOTAL CAR PARKING PROVIDED			24.00 NO'S	0.00 NO'S



LOCATION PLAN



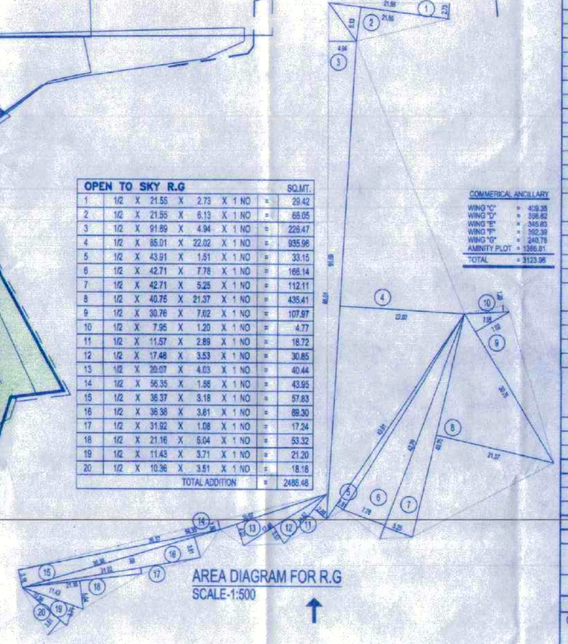
BLOCK PLAN
SCALE-1:500

SUMMARY	P-LINE AREA	MHADA
BLDG - 'A'	133.73	1458.12 (2nd& 3rd)
BLDG - 'B'	1283.92	NIL
BLDG - 'C'	20300.25	1458.12 (2nd& 3rd)
BLDG - 'D'	586.36	729.06 (2nd)
BLDG - 'E'	548.87	864.80 (2nd & 3rd)
BLDG - 'F'	21776.26	755.94 (2nd)
BLDG - 'G'	14538.80	504.09 (2nd)
CLUB HOUSE	1311.90	NIL
COMM. BLDG (AMENITY PLOT)	1366.81	NIL
TOTAL AREA	61846.90 SQ.M	5770.13 SQ.M

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)	57930.00
(B) AS PER MEASUREMENT SHEET 57930.00 - 18641.48 = 39288.52; PHASE-1:28 HP RESERVATION & GROWTH CENTRE=NOT IN POSSESSION AREA = 13131.48; 233/1C ALAG NIRMAAN PVT.LTD (7/12) = 4160.00; 49-4 A SAMATHI AREA (7/12) = 1350.00; } 18641.48	39288.52
(C) AS PER SITE (POSSESSION) * (CONSIDER FOR PHASE-3)	38648.00
2.DEDUCTIONS FOR	
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING GROWTH CENTER ROAD 30.00M ROAD = 6448.91; 24.00M. ROAD = 2611.43	9061.34
(B) ANY D.P. RESERVATION AREA RES.- G -30 (GARDEN)	5997.25
(TOTAL A+B)	15058.59
3.BALANCE AREA OF PLOT (1-2)	23589.41
3a. R ZONE AREA 23589.41 - GARDEN RES. 5997.25 UNDER ACCOMODATION POLICY 5997.25 X 70 % 4198.09 (FOR KDMC) 5997.25 X 30 % 1799.18 (FOR DEVELOPEMENT)	29586.68
4.AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED - 23589.41 x 5%	1179.47
(B) PROPOSED	1375.20
5.NET PLOT AREA (3-4 (C)) 29586.68 - 1375.20	28211.48
6.RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A (A) REQUIRED - 23589.41 x 10%	2358.94
B (B) PROPOSED -	2486.48
7.INTERNAL ROAD AREA	NIL
8.PLOTABLE AREA (IF APPLICABLE)	NIL
9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5XBASIC FSI) 28211.48 x 1.10	31032.61
10.ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A)MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM. 39648.00 x 50% = 19824.00	
11.IN-SITU FSI / TDR LOADING	NIL
(A)IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (A))IF ANY 9061.34 x 2.00	18122.68
(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	NIL
12.00 OR1.85 X SR. NO. 4 (B)AND 10(R(C)).	NIL
(C)TDR AREA	
(D) TOTAL IN-SITU / TDR LOADING PROPOSED [11 (A)+(B)+(C)]	49155.29
12.ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13.TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	NIL
(A) 9 + 10(B)+11(D) OR 13 WHICHEVER IS APPLICABLE.	49155.29
(B) ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES. COMM. AREA 3123.66 / 1.80 =1735.63 x 80% = 1388.42 PAID - 1300.00; RESIDENTIAL 38722.94 / 1.80 =30701.64 x 60% = 22021.18 TOTAL = 23409.60 CLAIMED - 11400.00	12700.00
(C) TOTAL ENTITLEMENT (A+B)	62208.36
14.MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 8.1 OR 6.2 OR 8.3 OR 8.4 (AS APPLICABLE) X 1.8 OR 1.85	
15.TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	
(A) EXISTING BUILT-UP AREA	
(B) PROPOSED BUILT-UP AREA [AS PER 'P-LINE']	61846.90
(C) TOTAL (A+B)	61846.90
16.F.S.I. CONSUMED (15/13) [SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE]	1.48
17.AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED (20% OF SR.NO.5) 23589.41 + 1375.20 = 24964.61 x 1.10 = 27461.07 x 20% = 5492.21	5492.21
(B) PROPOSED	5770.13

OPEN TO SKY R.G									SQ.MT.
1	1/2	X	21.55	X	2.73	X	1 NO	=	29.42
2	1/2	X	21.55	X	6.13	X	1 NO	=	66.05
3	1/2	X	51.89	X	4.94	X	1 NO	=	225.47
4	1/2	X	85.01	X	22.02	X	1 NO	=	935.96
5	1/2	X	43.91	X	1.51	X	1 NO	=	33.15
6	1/2	X	42.71	X	7.78	X	1 NO	=	166.14
7	1/2	X	42.71	X	5.25	X	1 NO	=	112.11
8	1/2	X	40.76	X	21.37	X	1 NO	=	435.41
9	1/2	X	50.76	X	7.62	X	1 NO	=	107.67
10	1/2	X	7.95	X	1.20	X	1 NO	=	4.77
11	1/2	X	11.57	X	2.89	X	1 NO	=	16.72
12	1/2	X	17.48	X	3.53	X	1 NO	=	30.85
13	1/2	X	20.07	X	4.03	X	1 NO	=	40.44
14	1/2	X	56.35	X	1.56	X	1 NO	=	43.95
15	1/2	X	36.37	X	3.18	X	1 NO	=	57.83
16	1/2	X	35.36	X	3.61	X	1 NO	=	63.30
17	1/2	X	31.62	X	1.08	X	1 NO	=	17.04
18	1/2	X	21.16	X	5.04	X	1 NO	=	53.32
19	1/2	X	11.43	X	3.71	X	1 NO	=	21.20
20	1/2	X	10.36	X	3.51	X	1 NO	=	18.18
					TOTAL ADDITION			=	2486.48

COMMERICAL ANCILLARY	
WING "C"	= 438.38
WING "D"	= 336.62
WING "E"	= 345.60
WING "F"	= 352.34
WING "G"	= 246.76
AMINITY PLOT	= 1366.81
TOTAL	= 3123.66



AREA DIAGRAM FOR R.G
SCALE-1:500

AREA U/D ROAD									
1	1/2	X	44.68	X	11.46	X	1 NO	=	255.78 SQ.MT
2	1/2	X	44.68	X	3.95	X	1 NO	=	88.90 SQ.MT
3	1/2	X	44.67	X	9.60	X	1 NO	=	134.51 SQ.MT
4	1/2	X	170.38	X	31.12	X	1 NO	=	2651.11 SQ.MT
5	1/2	X	154.17	X	29.66	X	1 NO	=	2308.70 SQ.MT
6	1/2	X	39.86	X	21.88	X	1 NO	=	327.86 SQ.MT
7	1/2	X	23.79	X	3.40	X	1 NO	=	40.44 SQ.MT
8	1/2	X	29.90	X	29.04	X	1 NO	=	434.15 SQ.MT
9	1/2	X	30.43	X	15.14	X	1 NO	=	230.36 SQ.MT
10	1/2	X	42.27	X	7.47	X	1 NO	=	157.66 SQ.MT
11	1/2	X	42.27	X	8.75	X	1 NO	=	184.93 SQ.MT
12	1/2	X	34.41	X	2.10	X	1 NO	=	36.13 SQ.MT
13	1/2	X	35.74	X	4.21	X	1 NO	=	75.23 SQ.MT
14	1/2	X	46.57	X	23.34	X	1 NO	=	543.47 SQ.MT
15	1/2	X	86.18	X	12.80	X	1 NO	=	570.76 SQ.MT
16	1/2	X	86.18	X	1.10	X	1 NO	=	48.05 SQ.MT
17	1/2	X	86.87	X	22.2857	X	1 NO	=	966.14 SQ.MT
18	1/2	X	34.32	X	4.65	X	1 NO	=	56.54 SQ.MT
19	1/2	X	17.98	X	2.874	X	1 NO	=	23.81 SQ.MT
					TOTAL ADDITION			=	9113.84 SQ.MT
DEDUCTIONS									
X	2/3	X	18.66	X	4.22	X	1 NO	=	52.69 SQ.MT
					TOTAL DEDUCTION			=	52.69 SQ.MT
TOTAL BUILT UP AREA								=	9061.34 SQ.MT

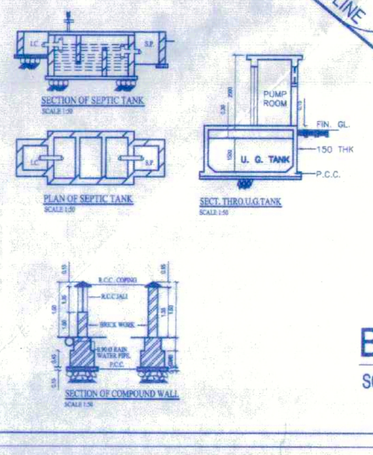
S.NO.	AS PER 7/12.
1	S.NO-48/ 1 600.00
2	S.NO-48/ 2 1670.00
3	S.NO-48/ 3 1670.00
4	S.NO-48/ 8 1290.00
5	S.NO-48/ 4B 5970.00
6	S.NO-48/ 4C 3950.00
7	S.NO-49/ 1 1120.00
8	S.NO-49/ 2 3710.00
9	S.NO-50 3670.00
10	S.NO-233/ 1B 7200.00
11	S.NO-51/ 4 6500.00
12	S.NO-48/ 4A 7480.00
13	S.NO-51/ 5 200.00
14	S.NO-51/ 6 180.00
15	S.NO-233/ 1C 7520.00
16	S.NO-233/ 1E 5200.00
	TOTAL 57930.00

EXISTING STRUCTURE AREA 4050.00 TO BE RETAINED
233/ 1C ALAG NIRMAAN PVT. LTD (7/12) = 4160.00 SQ.M

AREA U/D GARDEN RESERVATION									SQ.MT.
a	1/2	X	22.08	X	6.19	X	1 NO	=	68.34
b	1/2	X	64.22	X	36.79	X	1 NO	=	1177.71
c	1/2	X	45.03	X	6.01	X	1 NO	=	135.09
d	1/2	X	64.22	X	22.39	X	1 NO	=	718.94
e	1/2	X	64.78	X	15.02	X	1 NO	=	486.50
f	1/2	X	63.40	X	26.93	X	1 NO	=	852.41
g	1/2	X	64.18	X	18.44	X	1 NO	=	591.14
h	1/2	X	64.15	X	23.69	X	1 NO	=	760.21
i	1/2	X	36.85	X	21.56	X	1 NO	=	397.24
j	1/2	X	16.13	X	4.35	X	1 NO	=	35.08
k	1/2	X	31.61	X	9.09	X	1 NO	=	143.52
TOTAL ADDITION								=	5336.00

AREA U/D R ZONE									
a	1/2	X	188.79	X	7.97	X	1 NO	=	752.33 SQ.MT
b	1/2	X	188.79	X	27.18	X	1 NO	=	2565.66 SQ.MT
c	1/2	X	211.24	X	102.14	X	1 NO	=	10768.88 SQ.MT
d	1/2	X	211.24	X	23.28	X	1 NO	=	2455.72 SQ.MT
e	1/2	X	172.65	X	13.86	X	1 NO	=	1195.48 SQ.MT
f	1/2	X	46.02	X	11.55	X	1 NO	=	265.77 SQ.MT
g	1/2	X	129.52	X	45.13	X	1 NO	=	2922.62 SQ.MT
h	1/2	X	113.85	X	7.49	X	1 NO	=	425.82 SQ.MT
i	1/2	X	92.43	X	9.82	X	1 NO	=	453.63 SQ.MT
j	1/2	X	36.45	X	3.78	X	1 NO	=	68.83 SQ.MT
k	1/2	X	32.08	X	1.08	X	1 NO	=	17.31 SQ.MT
l	1/2	X	21.27	X	5.02	X	1 NO	=	53.39 SQ.MT
m	1/2	X	11.55	X	3.70	X	1 NO	=	21.37 SQ.MT
n	1/2	X	10.44	X	3.62	X	1 NO	=	18.90 SQ.MT
o	1/2	X	11.79	X	1.91	X	1 NO	=	11.26 SQ.MT
p	1/2	X	22.23	X	4.24	X	1 NO	=	47.13 SQ.MT
q	1/2	X	68.16	X	11.83	X	1 NO	=	348.92 SQ.MT
r	1/2	X	48.46	X	27.39	X	1 NO	=	663.67 SQ.MT
s	1/2	X	36.28	X	6.39	X	1 NO	=	122.30 SQ.MT
t	1/2	X	33.62	X	2.05	X	1 NO	=	34.67 SQ.MT
u	1/2	X	30.96	X	7.01	X	1 NO	=	108.51 SQ.MT
					TOTAL DEDUCTION			=	23341.00 SQ.MT.

PLOT AREA CALCULATION
SCALE-1:1000



CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21-09-2017 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 37756.00 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(ARCHITECT SIGNATURE.)

STRUCTRAL CERTIFICATE

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

ENGINEERS SIGNATURE

OWNER?S DECLARATION ?

WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

For VENUS NIRVANA LLP

PARTNER
SHRI. SANJAY R. SINGH & OTHERS
FOR M/S. VENUS NIRVANA LLP
OFF, 606 RUNWAL R SQUARE, LBS MARG, MULUND (W)

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
PHASE-3		AS STATED	KARTHIK		12-12-2023

NAME & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers

ARCHITECT: SHIRISH G. NAGHANE
CA/99/10467.

STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR RAILAS MANTION, NEAR ANITA MANGAL KARYALAYA, AGASHAR ROAD, DOMBIVALI (E).

SHOP.NO-4 FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR GOKHALE NIRVHOOM,MANPADA ROAD, DOMBIVLI (E.)