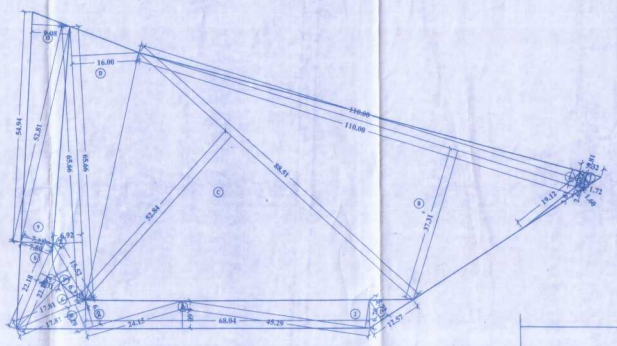
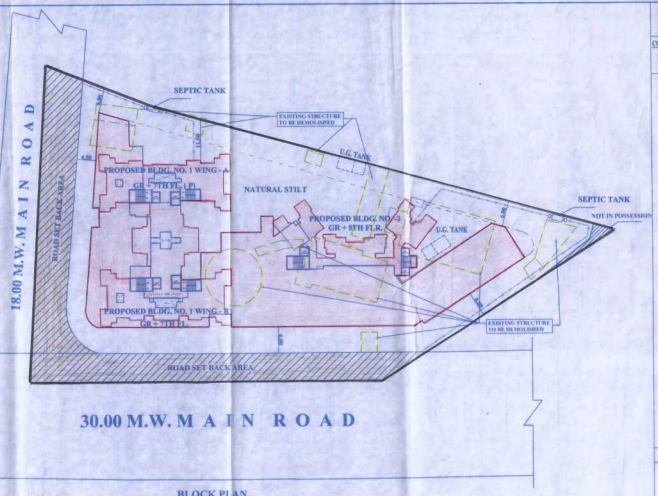
PLOT AREA CALCULATION								
A	1/2 X	110.00 X	3.81 X	1 NO	=	209.55	SQ.MT.
B	1/2 X	110.00 X	37.21 X	1 NO	=	2053.05	SQ.MT.
C	1/2 X	88.51 X	52.84 X	1 NO	=	2338.63	SQ.MT.
D	1/2 X	65.66 X	16.00 X	1 NO	=	525.32	SQ.MT.
E	1/2 X	65.66 X	4.92 X	1 NO	=	227.18	SQ.MT.
F	1/2 X	15.52 X	1.93 X	1 NO	=	30.31	SQ.MT.
				TOTAL ADDITION	=	5383.05	SQ.MT.

NOT IN POSSITION AREA							
1	1/2 X	5.32 X	2.65 X	1 NO	=	7.05	SQ.MT.
2	1/2 X	3.81 X	1.72 X	1 NO	=	3.28	SQ.MT.
3	1/2 X	19.12 X	1.68 X	1 NO	=	15.38	SQ.MT.
				TOTAL ADDITION	=	25.63	SQ.MT.

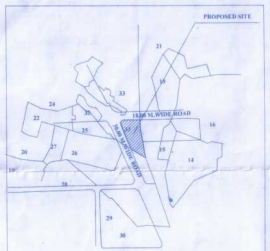
ROAD SET BACK AREA CALCULATION							
1	1/2 X	12.57 X	5.72 X	1 NO	=	35.95	SQ.MT.
2	1/2 X	45.29 X	6.70 X	1 NO	=	151.72	SQ.MT.
3	1/2 X	48.04 X	6.68 X	1 NO	=	159.53	SQ.MT.
4	1/2 X	24.15 X	6.55 X	1 NO	=	79.09	SQ.MT.
5	1/2 X	17.81 X	6.29 X	1 NO	=	56.01	SQ.MT.
6	1/2 X	17.81 X	6.21 X	1 NO	=	55.30	SQ.MT.
7	1/2 X	22.19 X	5.31 X	1 NO	=	58.89	SQ.MT.
8	1/2 X	21.18 X	7.22 X	1 NO	=	80.07	SQ.MT.
9	1/2 X	52.81 X	7.59 X	1 NO	=	200.41	SQ.MT.
10	1/2 X	54.94 X	9.08 X	1 NO	=	249.43	SQ.MT.
				TOTAL ADDITION	=	1191.32	SQ.MT.



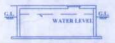
PLOT AREA DIAGRAM
(SCALE 1:500)



BLOCK PLAN
(SCALE 1:500)

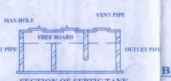


LOCATION PLAN



SECTION OF SUCTION TANK

PLAN OF SUCTION TANK



SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

SECTION OF COMPOUND WALL

BUILT UP AREA STATMENT
WING - A & B (BLDG. NO - 1)

FLOOR	TOTAL B/UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPOS. BALC. AREA	EXCESS BALC. AREA	TOTAL AREA
GROUND FLOOR(BLDG. NO.1 & 2)	1046.16 SQ.M.	642.38 SQ.M.	1403.81 SQ.M.	--	--	--	1403.81 SQ.M.
FIRST FLOOR (BLDG. NO.1 & 2)	1036.42 SQ.M.	329.86 SQ.M.	1197.56 SQ.M.	--	--	--	1197.56 SQ.M.
SECOND FLOOR	880.23 SQ.M.	216.66 SQ.M.	583.57 SQ.M.	80.82 SQ.M.	16.34 SQ.M.	--	583.57 SQ.M.
THIRD FLOOR	728.36 SQ.M.	128.46 SQ.M.	591.90 SQ.M.	72.03 SQ.M.	51.87 SQ.M.	--	591.90 SQ.M.
FOURTH FLOOR	699.28 SQ.M.	128.46 SQ.M.	570.82 SQ.M.	69.92 SQ.M.	69.21 SQ.M.	--	570.82 SQ.M.
FIFTH FLOOR	638.71 SQ.M.	128.46 SQ.M.	510.25 SQ.M.	63.07 SQ.M.	58.76 SQ.M.	--	510.25 SQ.M.
SIXTH FLOOR	699.28 SQ.M.	128.46 SQ.M.	570.82 SQ.M.	69.92 SQ.M.	69.21 SQ.M.	--	570.82 SQ.M.
SEVENTH FLOOR	528.43 SQ.M.	131.08 SQ.M.	397.35 SQ.M.	52.84 SQ.M.	44.00 SQ.M.	--	397.35 SQ.M.
TOTAL	8468.57 SQ.M.	1332.99 SQ.M.	7135.88 SQ.M.	408.68 SQ.M.	308.49 SQ.M.	NIL	7135.88 SQ.M.

BUILT UP AREA STATMENT (BLDG. NO. 2)

FLOOR	TOTAL B/UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPOS. BALC. AREA	EXCESS BALC. AREA	TOTAL AREA
GROUND FLOOR	--	--	--	--	--	--	--
FIRST FLOOR	--	--	--	--	--	--	--
SECOND FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
THIRD FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
FOURTH FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
FIFTH FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
SIXTH FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
SEVENTH FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
EIGHTH FLOOR	144.29 SQ.M.	77.06 SQ.M.	67.23 SQ.M.	14.42	8.64	--	67.23 SQ.M.
TOTAL	1010.03 SQ.M.	539.42 SQ.M.	470.60 SQ.M.	100.94 SQ.M.	60.48 SQ.M.	NIL	470.60 SQ.M.

AREA STATEMENT

		AREA
1	NET AREA OF PLOT	5113.90 SQ.MT.
2	20 % AREA OF NET PLOT HANDED OVER TO MHADA	1022.78 SQ.MT.
3	PROPOSED FLAT AREA GIVEN TO MHADA FIRST FLOOR (103, 104,201,202,205,206) = 212.04 SQ.MT. TYPICAL FLOOR (301,401,501,601,701,801) 302,402,502,602,702,802 305,405,505,605,705,805 * 848.16 SQ.MT. 306,406,506,606,706,806	1060.20 SQ.MT.

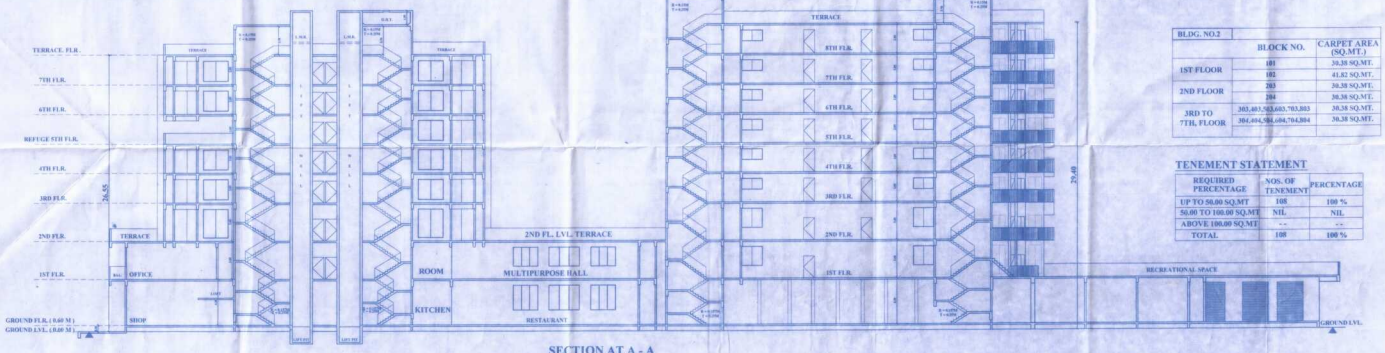
BUILTUP AREA SUMMARY (BLDG. NO - 1 & 2)

FLOOR	BLDG.NO. - 1 GR+ 7TH (F)	BLDG.NO. - 2 GR+8TH FL.	TOTAL
	WING - A & B	--	
FLOOR AREA	7135.88 SQ.MT.	470.60 SQ.MT.	7606.48 SQ.MT.
EXCESS BALCONY AREA	NIL	NIL	NIL
TOTAL AREA	7135.88 SQ.MT.	470.60 SQ.MT.	7606.48 SQ.MT.

PARKING AREA STATEMENT (BLDG. NO.-1 & 2)

TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
TENEMENTS HAVING CARPET AREA UP TO 35.0 SQ.M.	86 NOS.	22 NOS.	86 NOS.
TENEMENTS HAVING CARPET AREA BETWEEN 35.0 SQ.M. TO 45.0 SQ.M	13 NOS.	7 NOS.	13 NOS.
TENEMENTS HAVING CARPET AREA BETWEEN 45.0 SQ.M. TO 60.0 SQ.M	9 NOS.	9 NOS.	18 NOS.
COMMERCIAL AREA PARKING (AREA --- 3911.17 SQ.M. / 50.00 SQ.M)	--	78 NOS.	156 NOS.
TOTAL REQUIRED PARKING CARS		116 NOS.	273 NOS.
TOTAL PROPOSED PARKING CARS		160 NOS.	

BLDG. NO.1	WING - A		BLDG. NO.1	WING - B	
	BLOCK NO.	CARPET AREA (SQ.MT.)		BLOCK NO.	CARPET AREA (SQ.MT.)
1ST & 2ND FLOOR	101	43.82 SQ.MT.	2ND FLOOR	201	13.11 SQ.MT.
	102	34.76 SQ.MT.		202	16.51 SQ.MT.
	103	32.96 SQ.MT.		203	18.71 SQ.MT.
	104	34.76 SQ.MT.		204	16.89 SQ.MT.
	201	43.82 SQ.MT.		205	16.89 SQ.MT.
	202	46.85 SQ.MT.		206	18.19 SQ.MT.
	203	34.76 SQ.MT.		207	16.46 SQ.MT.
	204	32.96 SQ.MT.		208	11.35 SQ.MT.
	205	32.96 SQ.MT.		209	11.48 SQ.MT.
3RD,4TH,6TH,7TH	301,401,601,701	42.36 SQ.MT.	3RD,4TH,5TH 7TH	210	38.14 SQ.MT.
	302,402,602,702	45.47 SQ.MT.		301,401,601,701	29.23 SQ.MT.
	303,403,603,703	29.29 SQ.MT.		302,402,602,702	29.23 SQ.MT.
	304,404,604	29.23 SQ.MT.		303,403,603,703	29.29 SQ.MT.
	305,405,605	29.29 SQ.MT.		304,404,604,704	29.29 SQ.MT.
	306,406,606	29.29 SQ.MT.		305,405,605,705	29.23 SQ.MT.
	307,407,607	29.23 SQ.MT.		306,406,606,706	29.29 SQ.MT.
	308,408,608	29.23 SQ.MT.		307,407,607,707	45.47 SQ.MT.
5TH FLOOR	501	42.36 SQ.MT.	5TH FLOOR	308,408,608,708	42.36 SQ.MT.
	502	29.23 SQ.MT.		501	29.23 SQ.MT.
	503	29.29 SQ.MT.		502	29.23 SQ.MT.
	504	29.23 SQ.MT.		503	29.29 SQ.MT.
	505	29.29 SQ.MT.		504	29.23 SQ.MT.
	506	29.23 SQ.MT.		505	29.29 SQ.MT.
	507	29.23 SQ.MT.		506	29.23 SQ.MT.
				507	42.36 SQ.MT.



SECTION AT A - A
(BLDG. NO. 1 & 2)
(SCALE 1:200)

BLDG. NO.2	BLOCK NO.	CARPET AREA (SQ.MT.)
1ST FLOOR	101	30.38 SQ.MT.
	102	41.82 SQ.MT.
2ND FLOOR	203	30.38 SQ.MT.
	204	30.38 SQ.MT.
3RD TO 7TH, FLOOR	303,403,503,603,703,803	30.38 SQ.MT.
	304,404,504,604,704,804	30.38 SQ.MT.

TENEMENT STATEMENT

REQUIRED PERCENTAGE	NOS. OF TENEMENT	PERCENTAGE
UP TO 50.00 SQ.MT	108	100 %
50.00 TO 100.00 SQ.MT	NIL	NIL
ABOVE 100.00 SQ.MT	--	--
TOTAL	108	100 %

STAMP OF APPROVAL OF PLAN	SHEET - 1 / 6
CONTEN :- BLOCK PLAN, AREA STATEMENTS, PLOT AREA DIAGRAM, PLOT AREA CALCULATIONS, LOCATION PLAN, SECTION, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT	WITH OUT T.D.R. MUNICIPAL

बांधकाम नकाशा मंजूरी
नगर रचनाकार कल्याण डोंबिवली महानगरपालिका
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / ~~[illegible]~~ / 2019-20 / 1214
दिनांक 28/02/2020 रजांक
दिनांक अटिमाणे.

महापालिका मुख्यालय, कल्याण-पश्चिम, पिन. ४२१ ३०१
महापालिका मुख्यालय डोंबिवली
नगर रचनाकार कल्याण डोंबिवली महानगरपालिका

NOTES :-
1. All dimensions are in meter
2. Boundary of plot shown in BLACK
3. Proposed work shown in RED
4. Drainage work shown in red dotted
5. Internal & External wall = 0.15 m. thick.

	Area Statement	Sq. M.
1	Area of Plot(As Per 7/12 Extract)	6000.00
	Area as per possession	6574.37
2	Deductions for	
	a) Existing Road	NIL
	b) Proposed Road(Set Back Area)(18.00 M. & 30.00 M. Wide road)	1191.32
	c) Any Reservation	NIL
	d) Other deduction	NIL
	e) Total (a+b+c+d)	1191.32
3	Net Area of Plot (1-2e)	5383.05
4	Buildable Area of plot	5383.05
5	Recreational Ground (15% of 5383.05)	807.46
6	Internal Road Area	NIL
7	Other Area	NIL
8	Balance Plot Area (95% of 3)	5113.90
	(20% of 8) Handed over to MHADA	
	0.20 X 5113.90 = 1022.78 Sq.Mt.	
9	Additional Of Area For F.S.I., If Any	
	a) Additional Permissible Builtup Area	NIL
	b) Road Acquisition Area (2.10 x 2b (1191.32))	2501.77
	c) Other Area	NIL
	d) Total Area	NIL
10	Permissible FSI	One
11	Permissible Total Built-up Area [8+9(d)]	7615.67
12	F.S.I. credit available by development rights restricted (1.40% OF 3)-2501.77	NIL
13	Permissible floor area	7615.67
14	Existing Built-up Area	NIL
15	Proposed Built-up Area	7606.48
16	Excess Balcony Area taken In Built-up Area Calculation (as per B (c) Below	NIL
17	Total Built-up Area Proposed (12+13+14)	7606.48
18	Total FSI Consumed	0.99

B	TENEMENTS STATEMENT	
1	Permissible area of plot	7615.67
2	Less for non residential	3911.17
3	Area of tenements	3704.50
4	Tenements permissible	115 NOS.
5	Tenements proposed	108 NOS.

APPENDIX - C

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 NEGLENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/07/2011 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 6000.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF OWNER

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S.NO. 33, H. NO. 6/5 AT VILL. - PISAVALI, TAL. KALYAN, DIST. THANE.

NAME & SIGNATURE OF P.O.A. HOLDER	SIGNATURE OF ARCHITECT
M/S. - VASHI INFRA ~~STRUCTURE~~ SIGNATURE.	(VARGHESE JOHN)

BLDG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY.	CHECKED BY.
1	P-28	AS SHOWN	19 - 01 - 2019	NANDU	HITENDRA

NORTH

ARCHITECTS & CONSULTANTS

De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS,
REGD. VALUERS & PROJECT CONSULTANTS
5/5, RAJASHREE TOWER, RAMBAUG, LANE No. 6,
KALYAN(WEST)-421 304. Tel. 5617899.