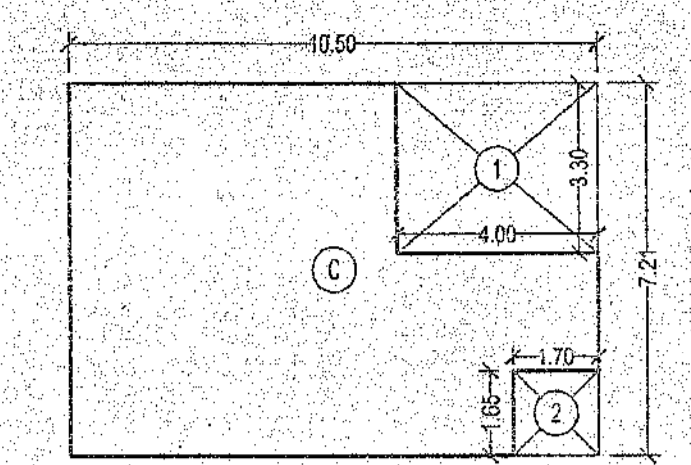


PLOT AREA CALCULATION

1	1/2 X 23.47 X 9.42 X 1NO	=	110.54 SQ.MT.
2	1/2 X 42.89 X 9.49 X 1NO	=	203.51 SQ.MT.
3	1/2 X 61.88 X 41.19 X 1NO	=	1274.42 SQ.MT.
4	1/2 X 78.53 X 21.88 X 1NO	=	858.12 SQ.MT.
5	1/2 X 78.53 X 1.08 X 1NO	=	42.41 SQ.MT.
6	1/2 X 75.70 X 6.52 X 1NO	=	246.76 SQ.MT.
7	1/2 X 63.23 X 17.57 X 1NO	=	559.40 SQ.MT.
8	1/2 X 69.94 X 22.46 X 1NO	=	1010.03 SQ.MT.
9	1/2 X 69.94 X 2.24 X 1NO	=	150.73 SQ.MT.
10	1/2 X 96.84 X 15.55 X 1NO	=	750.73 SQ.MT.
11	1/2 X 76.80 X 57.80 X 1NO	=	2211.84 SQ.MT.
12	1/2 X 76.80 X 20.19 X 1NO	=	773.79 SQ.MT.
13	1/2 X 24.60 X 7.46 X 1NO	=	92.08 SQ.MT.
14	1/2 X 18.28 X 6.93 X 1NO	=	67.29 SQ.MT.
15	2/3 X 10.17 X 1.40 X 1NO	=	9.49 SQ.MT.
16	2/3 X 14.55 X 0.67 X 1NO	=	6.50 SQ.MT.
TOTAL ADDITION		=	8299.84 SQ.MT.

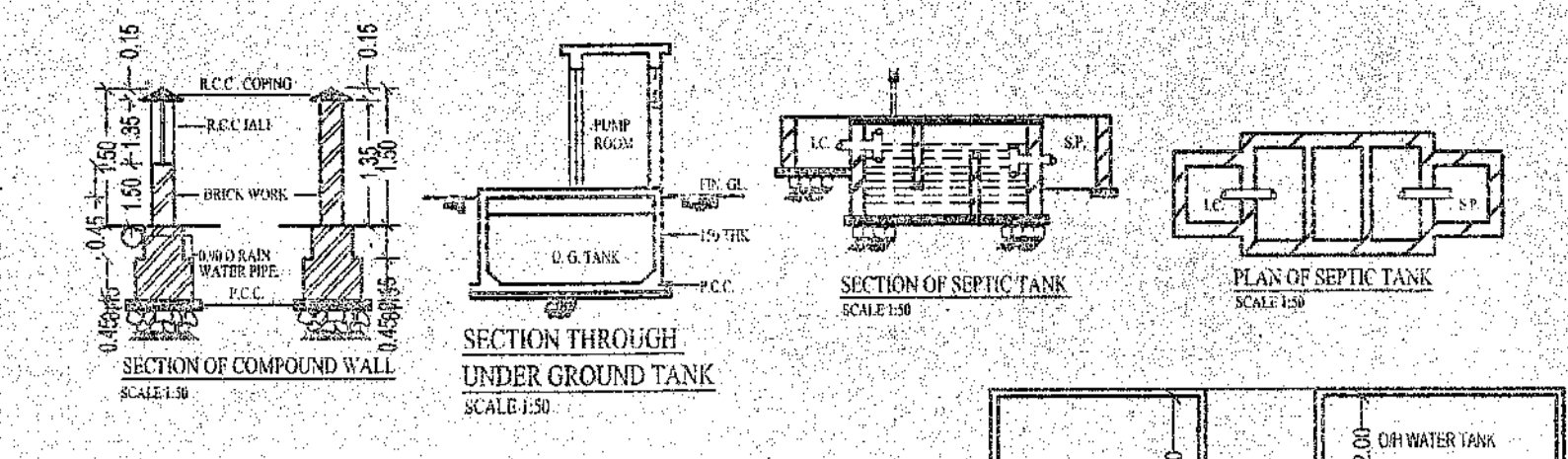


BUILT UP AREA CALCULATION

GROUND FLOOR (WING B & C)			
C	10.50 X 7.21 X 1 NO	=	75.71 SQ.MT.
TOTAL ADDITION		=	75.71 SQ.MT.

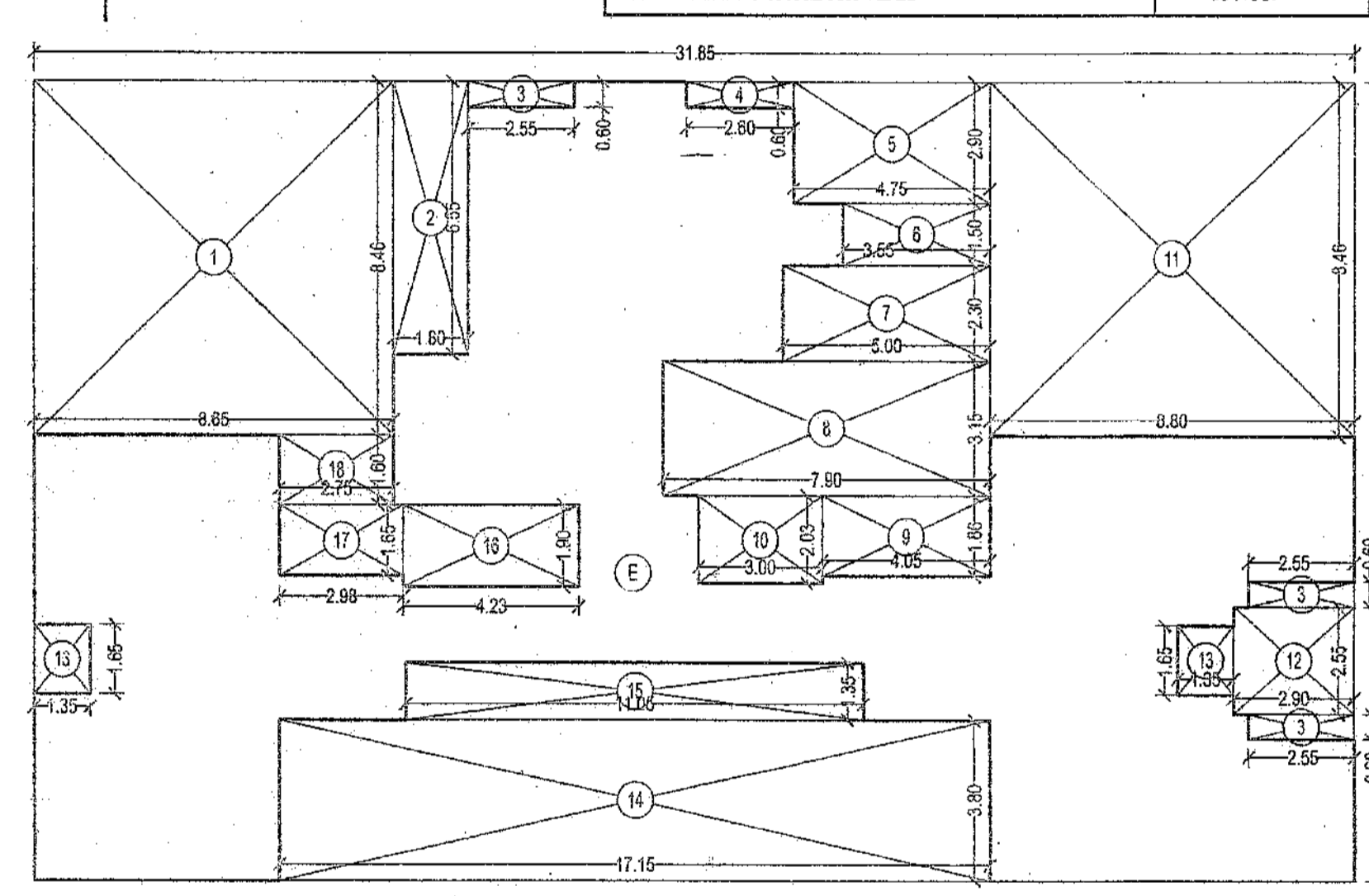
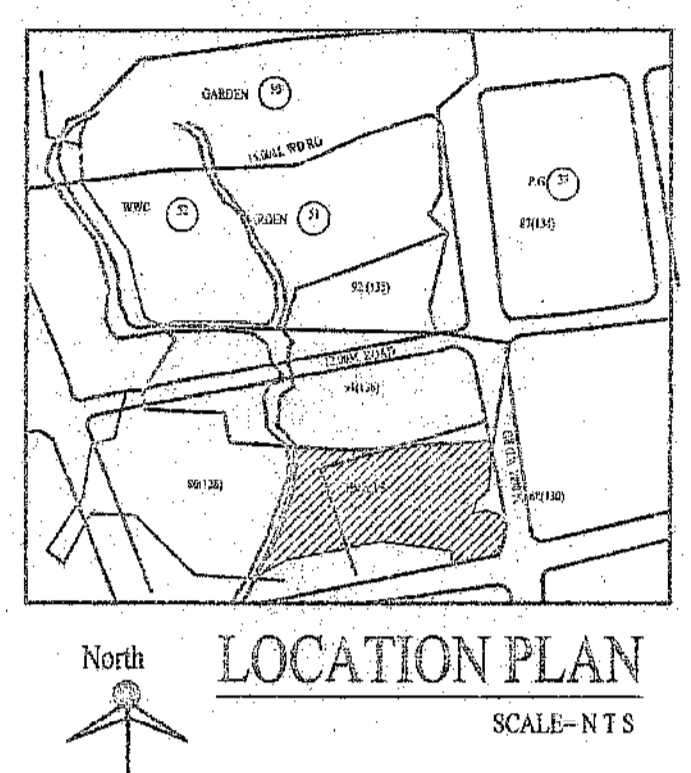
DEDUCTIONS

1	4.00 X 3.30 X 1 NO	=	13.20 SQ.MT.
2	1.70 X 1.85 X 1 NO	=	3.14 SQ.MT.
TOTAL DEDUCTION		=	16.34 SQ.MT.
TOTAL BUILT UP AREA (K-Y)		=	59.37 SQ.MT.



PARKING AREA STATEMENT [as per d.c.rule]

RESIDENTIAL			
ONE PARKING SPACE FOR EVERY			
a	4 TENEMENT HAVING CARPET AREA ABOVE 35M EACH		
b	2 TENEMENT HAVING CARPET AREA BET. 45-70M EACH		
c	1 TENEMENT HAVING CARPET AREA ABOVE 70M EACH		
COMMERCIAL			
ONE PARKING SPACE FOR EVERY			
a	60M IN OF FLOOR AREA UPTO 600M		
b	160M IN OF FLOOR AREA ABOVE 600M PROVIDED THAT NO PARKING FOR FLOOR AREA UPTO 100M		
VISITORS 10% OF THE NUMBER STIPULATED ABOVE			
a	RESIDENTIAL	TENEMENT STATEMENT	PARKING SPACE REQUIRED
CARPET AREA		NUMBER OF TENEMENT	
	WING A	WING B & C	TOTAL
BELOW 35M	-	96	96
BET. 35-45M	2	96	98
BET. 45-70M	3	52	55
ABOVE 70M	-	-	-
TOTAL NUMBERS	5	244	249
b	COMMERCIAL	260.56	3.25
c	VISITORS	10% OF ABOVE	5.52
TOTAL PARKING SPACE REQUIRED (a+b+c)			60.77 = 61 NOS.
TOTAL PARKING SPACE PROVIDED			38 NOS.



BUILT UP AREA CALCULATION

TYPICAL 2ND TO 24TH FLOOR (WING B & C)			
E	31.85 X 18.91 X 1 NO	=	602.28 SQ.MT.
TOTAL ADDITION		=	602.28 SQ.MT.

DEDUCTIONS

1	8.85 X 8.46 X 1 NO	=	73.18 SQ.MT.
2	1.80 X 6.55 X 1 NO	=	11.79 SQ.MT.
3	2.55 X 0.60 X 3 NOS	=	4.59 SQ.MT.
4	2.60 X 0.90 X 1 NO	=	2.34 SQ.MT.
5	4.75 X 2.90 X 1 NO	=	13.78 SQ.MT.
6	3.55 X 1.50 X 1 NO	=	5.33 SQ.MT.
7	5.00 X 2.30 X 1 NO	=	11.50 SQ.MT.
8	7.90 X 3.15 X 1 NO	=	24.89 SQ.MT.
9	4.05 X 1.90 X 1 NO	=	7.70 SQ.MT.
10	3.00 X 2.00 X 1 NO	=	6.00 SQ.MT.
11	8.80 X 8.46 X 1 NO	=	74.45 SQ.MT.
12	2.90 X 2.35 X 1 NO	=	6.82 SQ.MT.
13	1.35 X 1.55 X 2 NOS	=	4.18 SQ.MT.
14	17.15 X 3.80 X 1 NO	=	65.17 SQ.MT.
15	11.65 X 1.35 X 1 NO	=	15.73 SQ.MT.
16	4.23 X 1.90 X 1 NO	=	8.04 SQ.MT.
17	2.90 X 1.65 X 1 NO	=	4.82 SQ.MT.
18	2.75 X 1.60 X 1 NO	=	4.40 SQ.MT.
TOTAL DEDUCTION		=	344.00 SQ.MT.
TOTAL BUILT UP AREA (K-Y)		=	258.28 SQ.MT.

WING "A" & "B" TENEMENT STATEMENT

NUMBER OF TENEMENT				
FLOOR	BELOW 35	BET.35-45	ABOVE 45	TOTAL
GROUND FLOOR	-	-	70	-
1st FLR	4	4	0	14
2nd FLR	4	4	2	10
3rd FLR	4	4	2	10
4th FLR	4	4	2	10
5th FLR	4	4	2	10
6th FLR	4	4	2	10
7th FLR	4	4	2	10
8th FLR	4	4	2	10
9th FLR	4	4	2	10
10th FLR	4	4	2	10
11th FLR	4	4	2	10
12th FLR	4	4	2	10
13th FLR	4	4	2	10
14th FLR	4	4	2	10
15th FLR	4	4	2	10
16th FLR	4	4	2	10
17th FLR	4	4	2	10
18th FLR	4	4	2	10
19th FLR	4	4	2	10
20th FLR	4	4	2	10
21th FLR	4	4	2	10
22th FLR	4	4	2	10
23th FLR	4	4	2	10
24th FLR	4	4	2	10
TOTAL NO.	96	96	52	244

SCHEDULE OF DOORS & WINDOWS

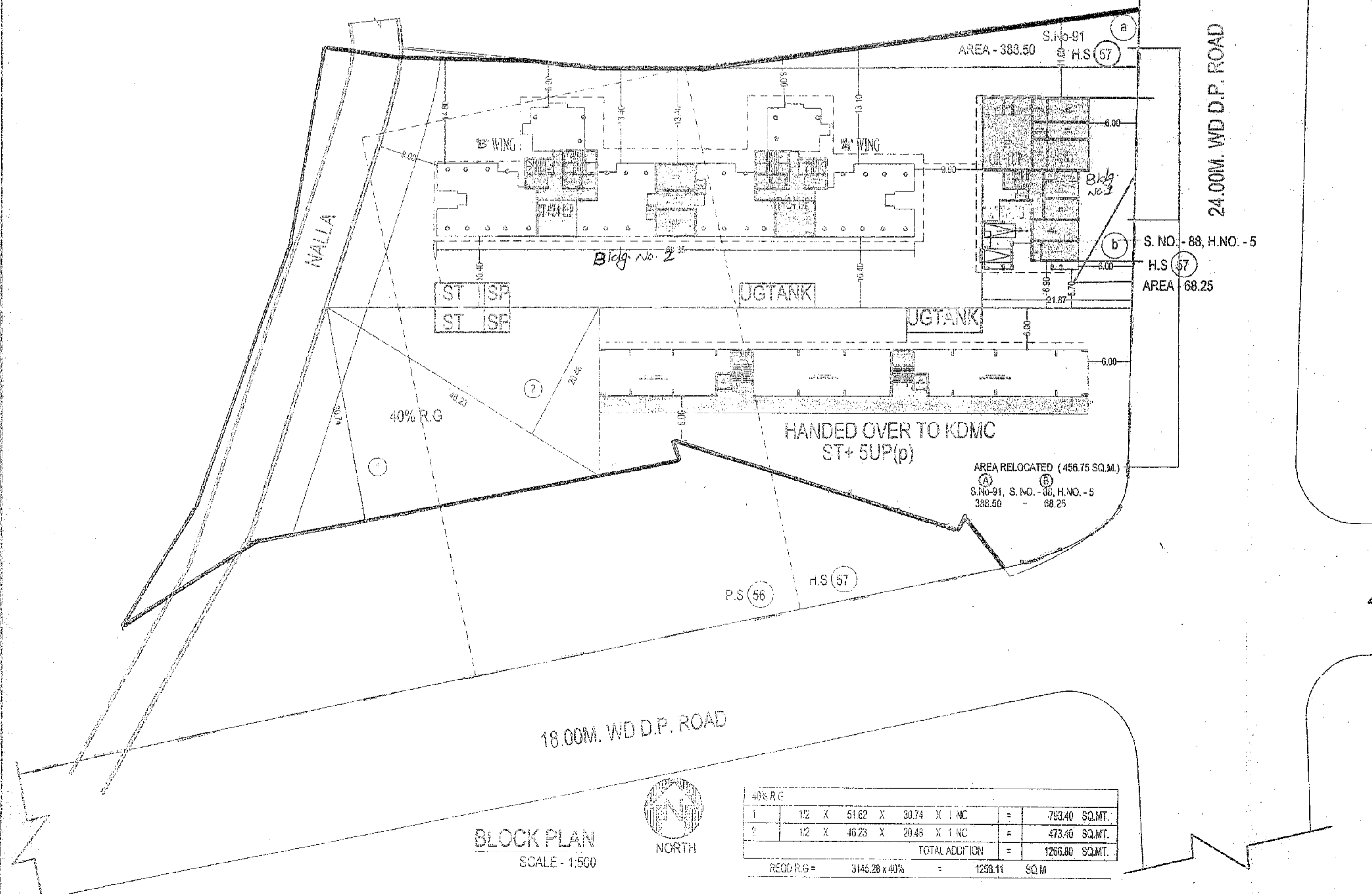
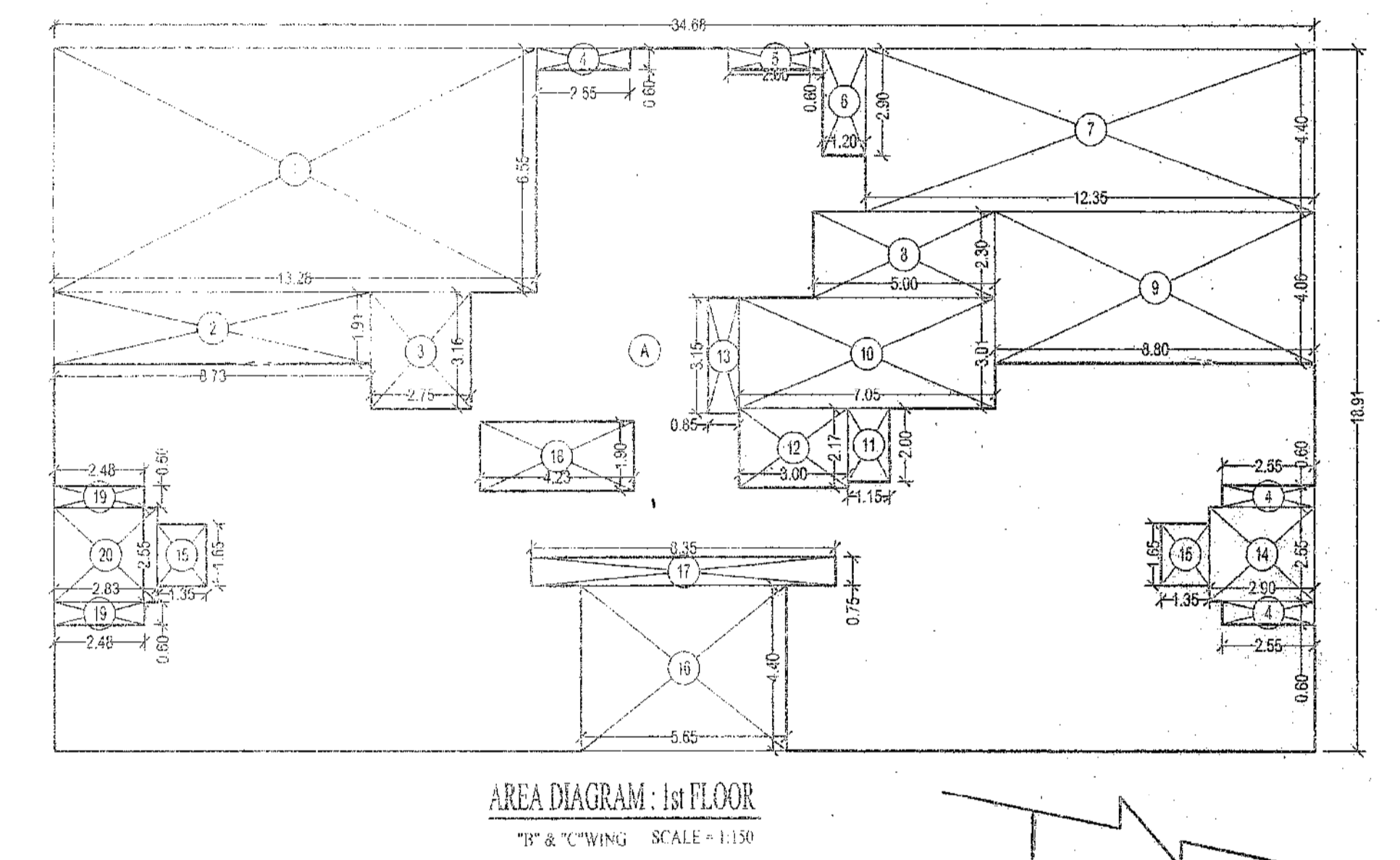
TYPE	SIZE	AREA	REMARKS
D	1.05 X 2.15	2.26	T.W. PANNELLED DOOR
D1	0.90 X 2.15	1.94	T.W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.50	2.70	T.W. GLAZED WINDOW
W1	1.60 X 1.50	2.40	T.W. GLAZED WINDOW
W2	1.20 X 1.50	1.80	T.W. GLAZED WINDOW
v	0.80 X 0.90	0.72	T.W. LOUVERS WINDOW

BUILT UP AREA CALCULATION

1ST FLOOR (WING B & C)			
A	31.85 X 18.91 X 1 NO	=	605.90 SQ.MT.
TOTAL ADDITION		=	605.90 SQ.MT.

DEDUCTIONS

1	13.28 X 6.55 X 1 NO	=	86.98 SQ.MT.
2	8.73 X 1.91 X 1 NO	=	16.67 SQ.MT.
3	2.75 X 3.16 X 1 NO	=	8.69 SQ.MT.
4	2.55 X 0.90 X 3 NOS	=	4.50 SQ.MT.
5	2.90 X 0.90 X 1 NO	=	2.61 SQ.MT.
6	1.80 X 2.90 X 1 NO	=	5.22 SQ.MT.
7	12.35 X 4.40 X 1 NO	=	54.34 SQ.MT.
8	5.00 X 2.30 X 1 NO	=	11.50 SQ.MT.
9	8.80 X 4.90 X 1 NO	=	43.12 SQ.MT.
10	7.05 X 3.01 X 1 NO	=	21.22 SQ.MT.
11	1.15 X 2.00 X 1 NO	=	2.30 SQ.MT.
12	3.50 X 2.17 X 1 NO	=	7.60 SQ.MT.
13	6.85 X 3.16 X 1 NO	=	21.66 SQ.MT.
14	2.90 X 2.55 X 1 NO	=	7.40 SQ.MT.
15	1.35 X 1.85 X 2 NOS	=	4.95 SQ.MT.
16	5.65 X 4.40 X 1 NO	=	24.86 SQ.MT.
17	8.35 X 0.75 X 1 NO	=	6.26 SQ.MT.
18	4.23 X 1.90 X 1 NO	=	8.04 SQ.MT.
19	2.48 X 0.90 X 2 NOS	=	4.46 SQ.MT.
20	2.92 X 2.55 X 1 NO	=	7.45 SQ.MT.
TOTAL DEDUCTION		=	317.44 SQ.MT.
TOTAL BUILT UP AREA (K-Y)		=	288.46 SQ.MT.



STAMP OF APPROVAL OF PLAN SHEET No 1 OF 4

श्री. मनोहर गौरी
 रमान दुरवती दाखलवासापो व बलिकाम प्राल
 प्रमाणन क्र. 22/02/2024 / रवि / 20/01/2020-9/2/20
 दिनांक 22/02/2024
 दिवसे वादिवासापो

AREA STATEMENT

1	AREA OF PLOT	S.No- 93-3 = 3068.00 S.No- 89 = 4200.00 S.No- 88, H.No- 4 = 586.00	7846.00
1	AREA OF PLOT		7846.00
2	DEDUCTION FOR		NIL
a	EXISTING ROAD		
b	PROPOSED ROAD(SET-BACK AREA)		NIL
c	ANY RESERVATION (P.S. 55 + HS 57 = 5833.00)		
(A)	SCHOOL PLOT AREA 50% OF 5833.80 = 2916.90		2916.90
(B)	HENCE AREA RELOCATED TO BE MAINTAINED OVER TO KDMC (456.75 SQ.M)		
S.No.89, S.No.90, H.No-3, S.No.88, H.No.4(P) + (S.No.91, S.No.-88, H.No.-6) = 386.00 + 68.25			
d	TOTAL AREA (a+b+c)		2916.90
3	BALANCED AREA OF PLOT		4929.10
4	DEDUCTION FOR RECREATION GROUND INTERNAL ROAD		NIL
5	NET AREA OF PLOT		4929.10
6	ADDITION FOR F.S.I. (2a) set back area (2b) reservation		2916.90
7	TOTAL AREA		7846.00
8	F.S.I. PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE 24200.00 x 1.25 x 3145.28 = 6021.82 SQ.M		6021.82
10	PERMISSIBLE FLOOR AREA		13867.82
11	EXISTING FLOOR AREA		
12	PROPOSED FLOOR AREA	B-C & D + A & B WING = 517.86 + 7253.12	7770.98
13	EXCESS BALCONY AREA	B-C & D + A & B WING = 3.67 + 8.53	12.20
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)		7783.18
15	PERMISSIBLE FSI FOR AMENITY AREA AFTER SCHOOL BLDG IS COMPLETED		5423.85
16	F.S.I. CONSUMED		0.99

BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA		
b	PROPOSED BALCONY AREA		
c	EXCESS BALCONY AREA		

TENEMENT STATEMENT

PERMISSIBLE FLOOR AREA		13207.82
PROPOSED AREA		7783.18
PERMISSIBLE FSI FOR AMENITY AREA AFTER SCHOOL BLDG IS COMPLETED		5423.85
LESS DEDUCTION OF NON-RESIDENTIAL AREA		240.56
AREA OF TENEMENT (a+b)		12946.79
TENEMENT PERMISSIBLE		308
TENEMENT PROPOSED		219
TENEMENT EXISTING		NIL
TOTAL NO. OF TENEMENT 120 FLAT OUT OF 344 WING A & B TO BE CONSTRUCT AFTER SCHOOL BLDG IS COMPLETED		349

NAME & SIGNATURE OF OWNER
 Sri Balaji Emerald Realty
 SRI BALAJI EMERALD REALTY
 MR. SAHJAY R. SINGH
 (P.A. HOLDER) Partner

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED BUILDING ON PLOT BEARING S.NO.89, S.No-90-H.No-4
 S.No-88-H.No-4(P) MOUJE - KANCHANGAON, TAL-KALYAN, DIST.-THANE.

SHRI. MANOHAR G. GAIKWAD & OTHERS
 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 DAMAGE CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

SIGNATURE OF CONSULTANT
 R.C.C Structural Engineers-Andri S. Patil
 Reg. No. 579902, KDMC Reg. No. 479 ENGINEERS SIGNATURE

CERTIFICATE OF AREA
 CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 18-10-16 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8286.64 SQ.MT. & NOT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD AND RECORD DEPARTMENT.

SIGN OF OWNER / P.O.A HOLDER SIGN OF ARCHITECT
 JOB No. DRG No. SCALE DRAWN BY CHECKED BY DATE
 SN-13 1 AS STATED KARTHIK KARTHIK 21-12-2018

NAME & SIGNATURE OF ARCHITECT
 SHAPATYA NIRMAAN Architects & Interior Designers
 ARCHITECT: SHIRISH G. NACHANE
 CA/89/24527
 CIVIL & ARCHITECTURAL SERVICES

CONSTRUCTION FOR AMENITY AREA 423.88 (FLAT) WING - B TO BE CONSTRUCT AFTER SCHOOL BLDG IS COMPLETED