

TENEMENT STATEMENT							
BLDG. NO.	TENEMENT						
	TOTAL	1 B/HK RM.	2 B/HK RM.	3 B/HK RM.	SHOP	OFFICE	1 NOS
1	165 NOS	125 NOS	40 NOS	02	10 NOS	1 NOS	
2	27 NOS	27 NOS					
3	35 NOS	35 NOS					
4					01 NO	04 NO	
5	19 NOS	09 NOS	10 NOS		09 NOS	08 NO	
6					01 NO	04 NO	
TOTAL	273 NOS.	221 NOS.	50 NOS.	02 NOS.	21 NOS.	17 NOS	

PATIO STATEMENT		
BLDG. NO.	TOTAL NO. OF TENEMENTS	TOTAL NO. OF PATIOS
1	165 NOS	162 NOS
2	27 NOS	27 NOS
3	35 NOS	35 NOS
4		
5	19 NOS	16 NOS
6		
TOTAL	273 NOS	267 NOS

C.B. & BALCONIES STATEMENT		
BLDG. NO.	TOTAL NO. OF BALCONIES	TOTAL NO. OF C.B.
1	165 NOS	10 NOS
2	27 NOS	
3	35 NOS	
4		
5	19 NOS	
6		
TOTAL	273 NOS	10 NOS

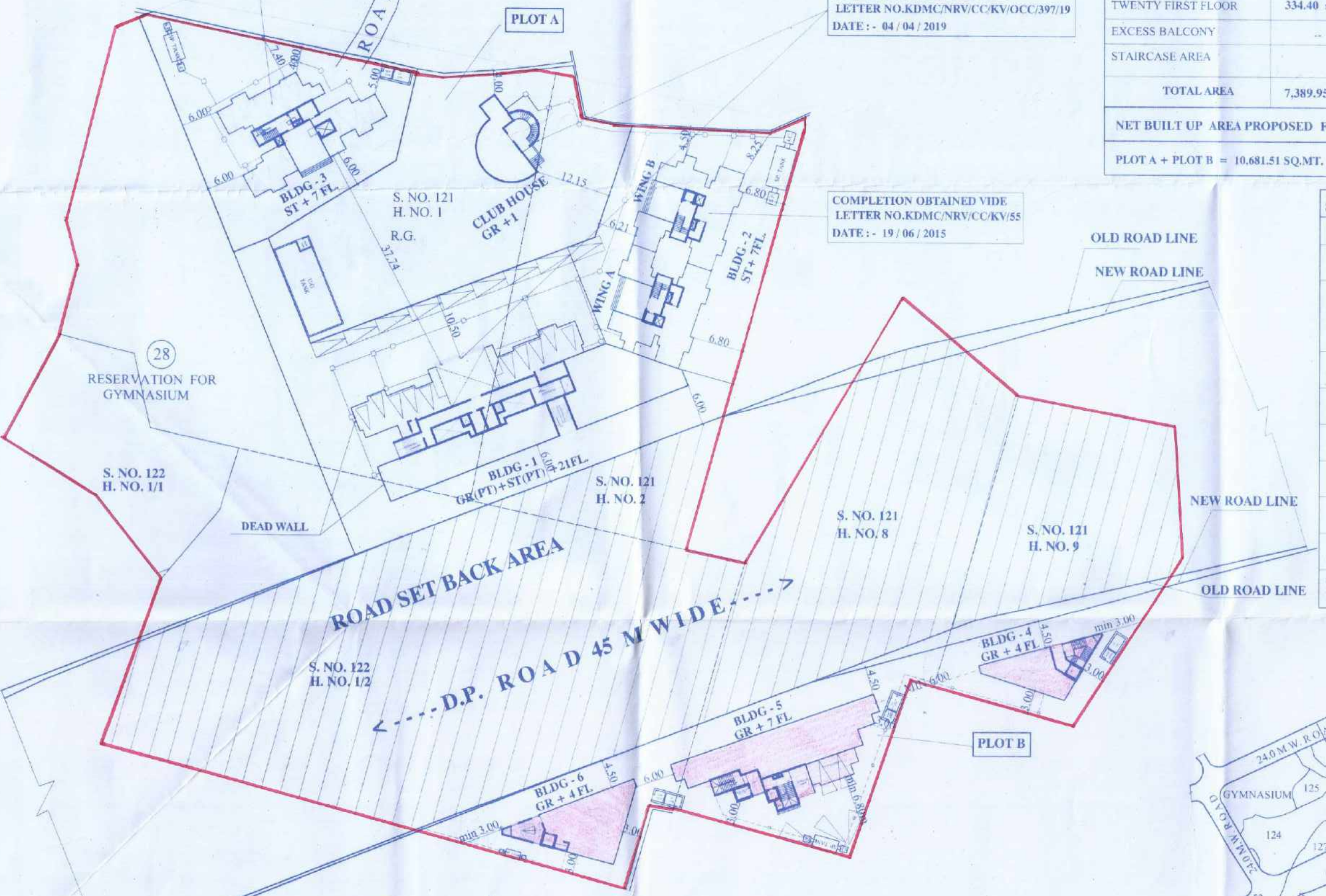
COMPLETION OBTAINED VIDE LETTER NO. KDMC/NRV/CC/KV/215 DATE :- 21 / 10 / 2014

PARKING AREA STATEMENT								
BLDG. NO.	TOTAL FLATS	REQUIRED CAR PARKINGS				REQUIRED PARKING CAR	PARKING PROPOSED CAR	
		NOS OF FLATS UPTO 35.00 BELOW	NOS OF FLATS UPTO 35.00 TO 45.00	NOS OF FLATS UPTO 45.00 TO 70.00	NOS OF FLATS UPTO ABOVE 70.00			
1	165	119	44	02		12	12	
2	27	27						
3	35	35						
4								
5	19		17	02		06	06	
6								
TOTAL	273					37	37	

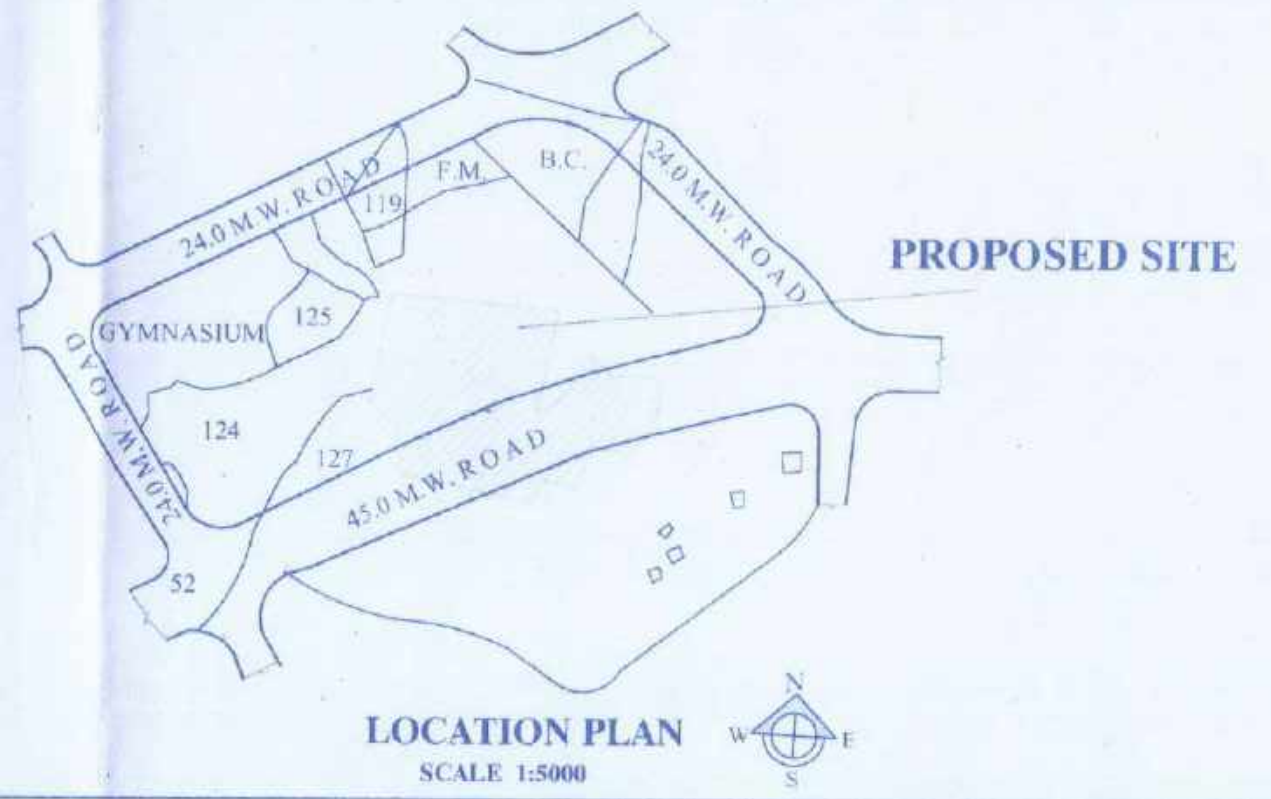
COMMERCIAL AREA UP TO 800.00 SQ.MT. 1 CAR REQUIRED FOR 80.0 SQ.M AREA
COMMERCIAL AREA ABOVE 800.00 SQ.MT. 1 CAR REQUIRED FOR 160.00 SQ.M AREA
TOTAL AREA 2,213.94 SQ.MT
TOTAL NO. OF PARKING 37
PARKING AREA REQUIRED FOR CAR = 37 X 13.75 = 508.75 SQ.MT.

45.0M W ROAD AREA STATEMENT			
1	1/2 x 114.27 x 12.468 x 1 NO		712.40 SQ.MT.
2	1/2 x 114.27 x 16.39 x 1 NO		936.44 SQ.MT.
3	1/2 x 106.00 x 29.40 x 1 NO		1470.00 SQ.MT.
4	1/2 x 69.22 x 7.45 x 1 NO		257.84 SQ.MT.
5	1/2 x 66.81 x 22.01 x 1 NO		735.24 SQ.MT.
6	1/2 x 36.97 x 14.52 x 1 NO		268.40 SQ.MT.
7	1/2 x 52.02 x 19.22 x 1 NO		500.00 SQ.MT.
7a	1/2 x 25.26 x 8.46 x 1 NO		106.95 SQ.MT.
8	1/2 x 52.02 x 27.08 x 1 NO		704.35 SQ.MT.
9	1/2 x 37.37 x 32.69 x 1 NO		610.81 SQ.MT.
10	1/2 x 37.37 x 14.08 x 1 NO		263.08 SQ.MT.
11	1/2 x 37.19 x 2.50 x 1 NO		46.49 SQ.MT.
TOTAL ADDITION			6612.00 SQ.MT.

COMPLETION OBTAINED VIDE LETTER NO. KDMC/NRV/CC/KV/OCC/397/19 DATE :- 04 / 04 / 2019



SITE PLAN SCALE 1:500



LOCATION PLAN SCALE 1:5000

FLOORS	PLOT A (COMPLETION OBTAINED) BUILT UP AREA STATEMENT (BLDG. 1,2&3)			PLOT B BUILT UP AREA STATEMENT (BLDG.4,5&6)		
	BLDG NO.1	BLDG NO.2	BLDG NO.3	BLDG NO.4 (commercial)	BLDG NO.5 (RESI+COMM)	BLDG NO.6 (commercial)
GROUND FLOOR	331.87 sq.mt.			65.82 sq.mt.	197.88 sq.mt.	119.39 sq.mt.
FIRST FLOOR	COMMERCIAL 82.98 sq.mt.			80.11 sq.mt.	274.82 sq.mt.	136.48 sq.mt.
SECOND FLOOR	RESIDENTIAL 287.30 sq.mt.	146.74 sq.mt.	146.74 sq.mt.	80.11 sq.mt.	274.82 sq.mt.	136.48 sq.mt.
THIRD FLOOR	334.40 sq.mt.	146.74 sq.mt.	146.74 sq.mt.	80.11 sq.mt.	203.11 sq.mt.	136.48 sq.mt.
FOURTH FLOOR	334.40 sq.mt.	146.74 sq.mt.	146.74 sq.mt.	80.11 sq.mt.	203.11 sq.mt.	136.48 sq.mt.
FIFTH FLOOR	334.40 sq.mt.	111.68 sq.mt.	111.68 sq.mt.	80.11 sq.mt.	187.62 sq.mt.	136.48 sq.mt.
SIXTH FLOOR	333.47 sq.mt.	146.74 sq.mt.	146.74 sq.mt.	80.11 sq.mt.	187.62 sq.mt.	136.48 sq.mt.
SEVENTH FLOOR	334.40 sq.mt.	146.74 sq.mt.	146.74 sq.mt.	80.11 sq.mt.	187.62 sq.mt.	136.48 sq.mt.
EIGHTH FLOOR	333.47 sq.mt.					
NINTH FLOOR	334.40 sq.mt.					
TENTH FLOOR	334.40 sq.mt.					
ELEVEN FLOOR	334.40 sq.mt.					
TWELFTH FLOOR	334.40 sq.mt.					
THIRTEENTH FLOOR	333.47 sq.mt.					
FOURTEENTH FLOOR	334.40 sq.mt.					
FIFTEENTH FLOOR	334.40 sq.mt.					
SIXTEENTH FLOOR	334.40 sq.mt.					
SEVENTEENTH FLOOR	334.40 sq.mt.					
EIGHTEENTH FLOOR	333.47 sq.mt.					
NINETEENTH FLOOR	334.40 sq.mt.					
TWENTIETH FLOOR	334.40 sq.mt.					
TWENTY FIRST FLOOR	334.40 sq.mt.					
EXCESS BALCONY					1.49 sq.mt.	
STAIRCASE AREA				136.08 sq.mt.	58.90 sq.mt.	127.50 sq.mt.
TOTAL AREA	7,389.95 sq.mt.	992.12 sq.mt.	992.12 sq.mt.	1,307.32 sq.mt.	522.34 sq.mt.	1,718.35 sq.mt.
NET BUILT UP AREA PROPOSED FOR (BLDG. -1,2 & 3)	10,681.51 SQ.MT.			FOR (BLDG. - 4, 5 & 6) = 3,032.01 SQ.MT.		
PLOT A + PLOT B =	10,681.51 SQ.MT. + 3,032.01 SQ.MT. = 13,714.21 SQ.MT.					

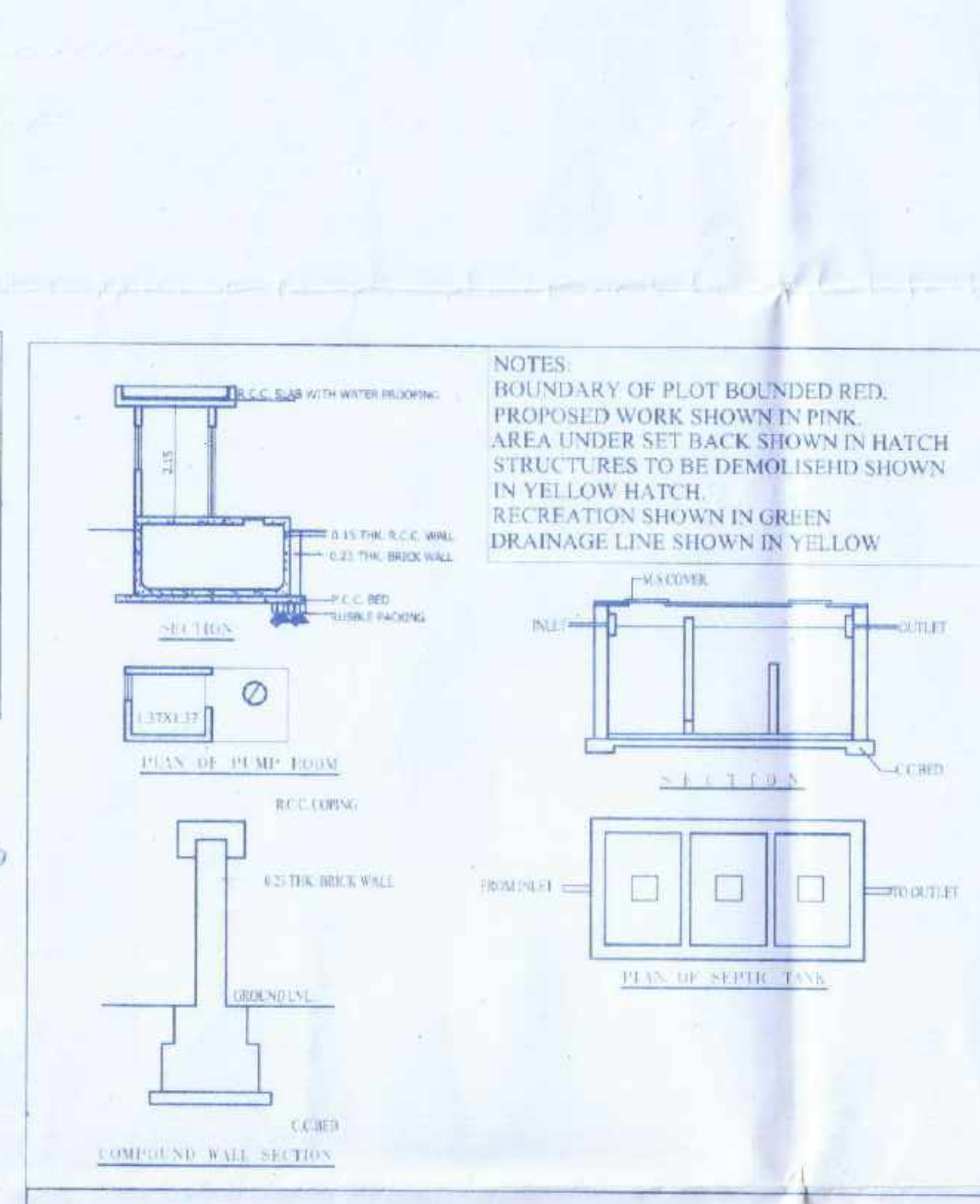
STAIRCASE AREA STATEMENT	
BLDG NO.	AREA IN SQ.MT.
1	1,582.41 SQ.MT.
2	148.64 SQ.MT.
3	237.51 SQ.MT.
4	--
5	262.69 SQ.MT.
6	--
club house	42.37 SQ.MT.
TOTAL	2,422.26 SQ.MT.
AREA FOR WHICH PREMIUM IS ALREADY PAID	= 2,649.91 SQ.MT.

PROPOSED LIG/ MIG STATEMENT			
E.W.S./L.I.G. GROUP	AREA (SQ.MT.)	REQUIRED	PROPOSED
		NO. OF FLATS	NO. OF FLATS
FLATS UP TO 30 TO 40 SQ.M.	1541.26	44	221
M.I.G. GROUP (10% of net plot) FLATS UP TO 41 TO 60 SQ.M.	616.51	13	52



R.G. AREA CALCULATION		
1	1/2 x 32.56 x 13.26 x 1 NO	215.87 SQ.MT.
2	1/2 x 48.76 x 22.72 x 1 NO	553.91 SQ.MT.
3	1/2 x 35.32 x 14.80 x 1 NO	261.37 SQ.MT.
4	1/2 x 15.50 x 3.98 x 1 NO	30.85 SQ.MT.
5	1/2 x 35.32 x 11.84 x 1 NO	209.09 SQ.MT.
6	1/2 x 18.48 x 4.88 x 1 NO	45.09 SQ.MT.
7	1/2 x 19.05 x 2.90 x 1 NO	27.62 SQ.MT.
8	1/2 x 23.30 x 2.14 x 1 NO	24.93 SQ.MT.
9	1/2 x 17.58 x 1.29 x 1 NO	11.34 SQ.MT.
10	1/2 x 15.02 x 2.91 x 1 NO	21.85 SQ.MT.
11	1/2 x 11.24 x 0.64 x 1 NO	3.60 SQ.MT.
12	1/2 x 10.72 x 3.57 x 1 NO	19.15 SQ.MT.
TOTAL ADDITION		1,424.67 SQ.MT.

AREA STATEMENT AS PER NATURAL SUB DIVISION DUE TO D.P. ROAD.	
PROFORMA - 1	
A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLOT (AS PER 7/12)	17,200.00
1A. AREA OF PLOT (AS PER ACTUAL SURVEY)	16,425.00
2. DEDUCTIONS FOR	
a) ROAD SET BACK AREA	--
b) PROPOSED ROAD (D.P. ROAD 45.00 M. WIDE)	6,612.00
c) ANY RESERVATION (Reservation For Gymnasium. 28)	2,560.00
TOTAL (a + b + c)	9,172.00
3. BALANCE AREA OF PLOT (1 MINUS 2)	7,253.00
NATURAL SUB DIVISION DUE TO D.P. ROAD	PLOT A PLOT B
1. AREA OF SUB BALANCE PLOT	5,989.00 1,264.00
2. DEDUCTION (IF DEDUCTIBLE)	-- --
a) FOR 15% RECREATIONAL GROUND (15% OF 7253.00)	1,087.95 --
3. NET AREA OF PLOT (1 MINUS 2)	4,901.05 1,264.00
4. ADDITIONS FOR FLOOR SPACE INDEX	-- --
2b) 45.0 M W ROAD (PREVIOUSLY ADDED AREA)	4,972.35 830.05
NOW TO BE ADDED	
2b) 45.0 M W ROAD (PART)	809.60 --
ADDITIONAL T.D.R IS PERMISSIBLE AS PER T.D.R./CIRCULAR DATED 29/01/2016 NO.TPS-1813/0667/CR-122/MCORP/KONKAN/DIV12/UD-13	
BALANCE AREA	
6612.00 - 5802.40 = 809.60 sq.mt.	
5. TOTAL AREA (5 PLUS 6)	10,683.00 2,094.05
6. FLOOR SPACE INDEX PERMISSIBLE	ONE ONE
7. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	-- --
LETTER NO. KDMC / NR / TDR / 4687 DATED 14.02.2020	939.55
8. PERMISSIBLE FLOOR AREA (7X8) PLUS 9 (A+B) ABOVE	10,683.00 3,033.60
9. EXISTING FLOOR AREA	-- --
10. PROPOSED FLOOR AREA	10,681.51 3,032.01
11. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	-- 1.49
12. TOTAL BUILT-UP AREA PROPOSED (11 + 12 + 13)	10,681.51 3,033.50
13. FLOOR SPACE INDEX CONSUMED (14/10)	0.99 0.99



CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/8/11 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA 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 DEPTT/CITY SURVEY RECORDS.

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 NEGLIGENCE OF THE STANDARDS.

STAMP OF APPROVAL OF PLANS. SHEET NO.1/3 LAYOUT

श्री बाबा सिताराम जधव व अशोक प्रसाद
श्री बाबा सिताराम जधव व अशोक प्रसाद
दिनांक 02/02/2020
दिनेश्वर बाटिका

श्री बाबा सिताराम जधव व अशोक प्रसाद
श्री बाबा सिताराम जधव व अशोक प्रसाद

S.NO.	AREA AS PER 7/12 EXTRACT	S.NO.	AREA AS PER 7/12 EXTRACT
S.NO. 122 H.NO. 1/1	730.00 SQ.MT.	S.NO. 121 H.NO. 2	2,800.00 SQ.MT.
S.NO. 122 H.NO. 1/2	5,060.00 SQ.MT.	S.NO. 121 H.NO. 8	2,700.00 SQ.MT.
S.NO. 121 H.NO. 1	4,620.00 SQ.MT.	S.NO. 121 H.NO. 9	1,290.00 SQ.MT.
TOTAL		TOTAL	17,200.00 SQ.MT.

PROFORMA - I

A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLOT (AS PER 7/12)	17,200.00
1A. AREA OF PLOT (AS PER ACTUAL SURVEY)	16,425.00
2. DEDUCTIONS FOR	
a) ROAD SET BACK AREA	--
b) PROPOSED ROAD (D.P. ROAD 45.00 M. WIDE)	6,612.00
c) ANY RESERVATION (Reservation For Gymnasium. 28) (Not to be handed over to kidne)	2,560.00
TOTAL (a + b + c)	9,172.00
3. BALANCE AREA OF PLOT (1 MINUS 2)	7,253.00
4. DEDUCTION (IF DEDUCTIBLE)	--
a) FOR 15% RECREATIONAL GROUND	1,087.95
5. NET AREA OF PLOT (3 MINUS 4)	6,165.05
6. ADDITIONS FOR FLOOR SPACE INDEX	--
2b) 45.0 M W ROAD (PREVIOUSLY ADDED AREA)	5,802.40
NOW TO BE ADDED	
2b) 45.0 M W ROAD (PART)	809.60
ADDITIONAL T.D.R IS PERMISSIBLE AS PER T.D.R./CIRCULAR DATED 29/01/2016 NO.TPS-1813/0667/CR-122/MCORP/KONKAN/DIV12/UD-13	
BALANCE AREA	
6612.00 - 5802.40 = 809.60 sq.mt.	
7. TOTAL AREA (5 PLUS 6)	12,777.05
8. FLOOR SPACE INDEX PERMISSIBLE	ONE
9. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	--
LETTER NO. KDMC / NR / TDR / 4687 DATED 14.02.2020	939.55
10. PERMISSIBLE FLOOR AREA (7X8) PLUS 9 (A+B) ABOVE	13,716.60
11. COMPLETED FLOOR AREA	
BLDG. 1 = 7,389.95 SQ.MT.	
BLDG. 2 (WING - A & B) = 1,984.24 SQ.MT.	
BLDG. 3 = 1,307.32 SQ.MT.	
12. PROPOSED FLOOR AREA	3,032.01
13. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	1.49
14. TOTAL BUILT-UP AREA PROPOSED (11 + 12 + 13)	13,715.01
15. FLOOR SPACE INDEX CONSUMED (14/10)	0.99

B. TENEMENT STATEMENT

i) NET AREA OF PLOT (ITEM A-10 ABOVE)	13,716.60
ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS & OFFICES)	2,213.94
iii) AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	11,502.66
iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	300/HECT
v) TENEMENTS PROPOSED	273 NOS
vi) SHOPS PROPOSED	21 NOS
vii) OFFICE PROPOSED	17 NOS
viii) TOTAL TENEMENTS ON THE PLOT	273 NOS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING S.NO.121, H.NO.1, 2, 8 & 9 & S.NO.122, H.NO.1/1, U2 VILL. - UMBARDE TAL. - KALYAN, DIST. - THANE.

OWNERS NAME:
SHRI. BABAN SITARAM JADHAV & OTHERS.

P.O.A. HOLDER:

MR. DINESH PATEL
DYNAMIC BUILDTech LTD.

DAMA RAMA BHOIR

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A-104/105 EVEREST TOWER, SANTOSHI MATA ROAL KALYAN (W) 421301. PHONE NO. 0251-2313140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	30.12.2020	Vrushali	S.D.	KYN/BLD/228	MUN/BLD/LAY