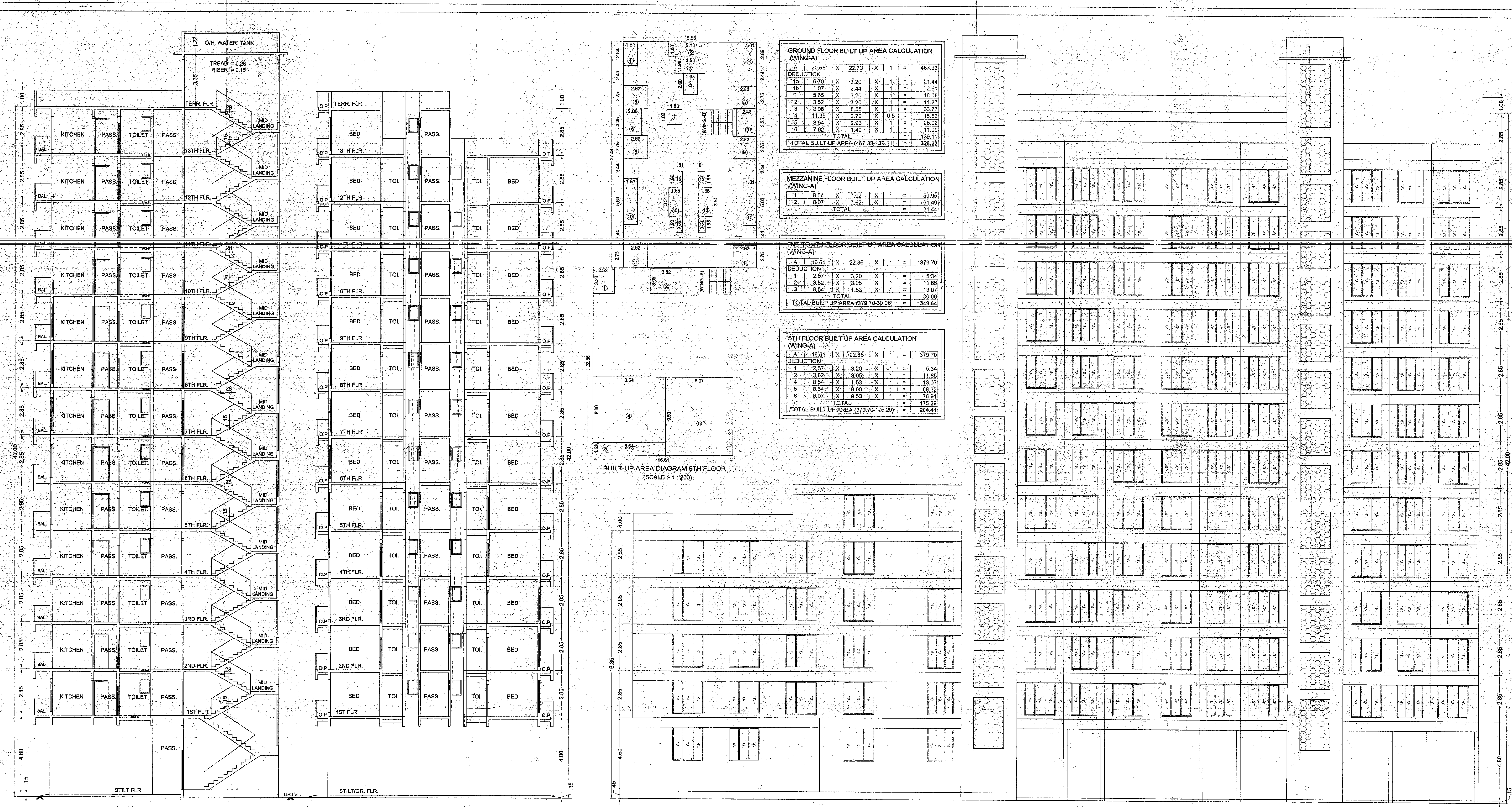
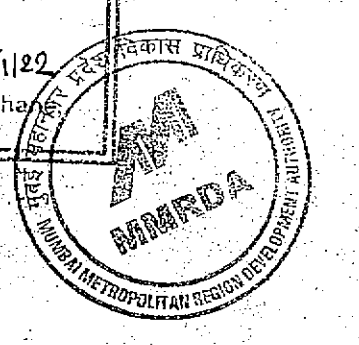


PLANS APPROVED (1/3) (NO. OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDING-BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING NO. 2807/2021/1501/01/Kon-81/CL/05/2021
 DATE: 03/01/2022
 AND THE CONDITIONS MENTIONED THEREIN.



GROUND FLOOR BUILT UP AREA CALCULATION (WING-A)

1	20.98	X	22.73	X	1	=	467.33
1a	6.70	X	3.20	X	1	=	21.44
1b	1.07	X	3.44	X	1	=	3.67
1c	5.85	X	3.20	X	1	=	18.96
2	3.52	X	3.20	X	1	=	11.27
3	3.95	X	3.95	X	1	=	15.51
4	11.35	X	3.79	X	0.5	=	18.83
5	8.54	X	2.93	X	1	=	25.02
6	7.92	X	3.40	X	1	=	27.11
TOTAL						=	138.11
TOTAL BUILT UP AREA (467.33-138.11)						=	329.22

MEZZANINE FLOOR BUILT UP AREA CALCULATION (WING-A)

1	8.54	X	7.02	X	1	=	59.96
2	8.07	X	7.62	X	1	=	61.49
TOTAL						=	121.45

2ND TO 4TH FLOOR BUILT UP AREA CALCULATION (WING-A)

1	16.81	X	22.86	X	1	=	379.70
2	2.97	X	3.20	X	1	=	9.54
3	3.82	X	3.05	X	1	=	11.65
4	8.34	X	1.53	X	1	=	12.67
5	8.54	X	8.00	X	1	=	68.32
6	8.07	X	9.53	X	1	=	76.91
TOTAL						=	309.99
TOTAL BUILT UP AREA (379.70-309.99)						=	69.71

5TH FLOOR BUILT UP AREA CALCULATION (WING-A)

1	16.81	X	22.86	X	1	=	379.70
2	2.97	X	3.20	X	1	=	9.54
3	3.82	X	3.05	X	1	=	11.65
4	8.34	X	1.53	X	1	=	12.67
5	8.54	X	8.00	X	1	=	68.32
6	8.07	X	9.53	X	1	=	76.91
TOTAL						=	379.70
TOTAL BUILT UP AREA (379.70-175.29)						=	204.41

BUILT-UP AREA DIAGRAM 5TH FLOOR (SCALE - 1:200)

SECTION AT A-A (SCALE 1:100)

SECTION AT C-C (SCALE 1:100)

FRONT ELEVATION (SCALE 1:100)

ANCILLARY AREA SUMMARY

FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
BASE FSI	846.11	1751.47	2677.58
PREMIUM FSI		728.55	728.55
ANCILLARY FSI	756.88	1476.01	2232.89
AREA			
TOTAL	1702.99	3936.03	5639.02

BUILT UP AREA SUMMARY

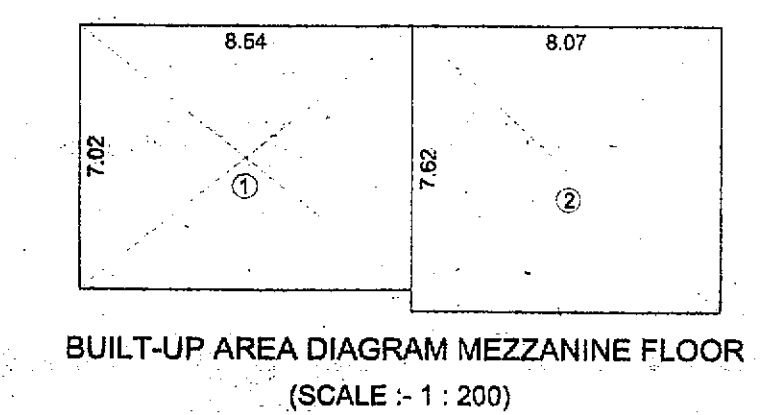
FLOOR	WING-A	WING-B
STL/GROUND	328.22	16.47
MEZZANINE	121.44	322.73
1st	349.84	304.06
2nd	349.84	304.06
3rd	349.84	304.06
4th	349.84	304.06
5th	204.41	304.06
6th		322.73
7th		322.73
8th		322.73
9th		322.73
10th		322.73
11th		322.73
12th		322.73
13th		180.15
14th		322.73
15th		322.73
16th		322.73
17th		322.73
TOTAL	1702.99	3936.03
TOTAL BUA		5639.02

PARKING AREA STATEMENT

SR. NO.	OCCUPANCY	PARKING SPACE FOR EVERY UNIT	TOTAL NO OF TENEMENTS	CAR	SCOOTER
1	RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.MT.	00	4	00
2	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.MT. BUT MORE THAN 30.00 SQ.MT.	60	2	60
3	RESIDENTIAL	FOR EVERY TWO TENEMENTS EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.MT. BUT LESS THAN 60.00 SQ.MT.	13	5	35
4	COMMERCIAL	5% VISITORS PARKING	(1249.54 sq.mt.)	13	65
5	COMMERCIAL	FOR EVERY 100.00 SQ.MT. CARPET AREA OR FRACTION THEREOF	1 car	5	00
TOTAL			82	162	

MULTIPLYING FACTOR 0.75 (AS PER TABLE BC (SR.NO. 4))

5	PARKING - CAR	35
7	PARKING - SCOOTER	116
COMPOSITE PARKING (AS PER 8.1.1 (ii))		
SCOOTER PARKING CONVERT TO CAR	60	10 CAR
PARKING REQUIRED - SCOOTER		56 SCOOTER
PARKING PROVIDED - SCOOTER		46
PARKING PROVIDED - CAR		56

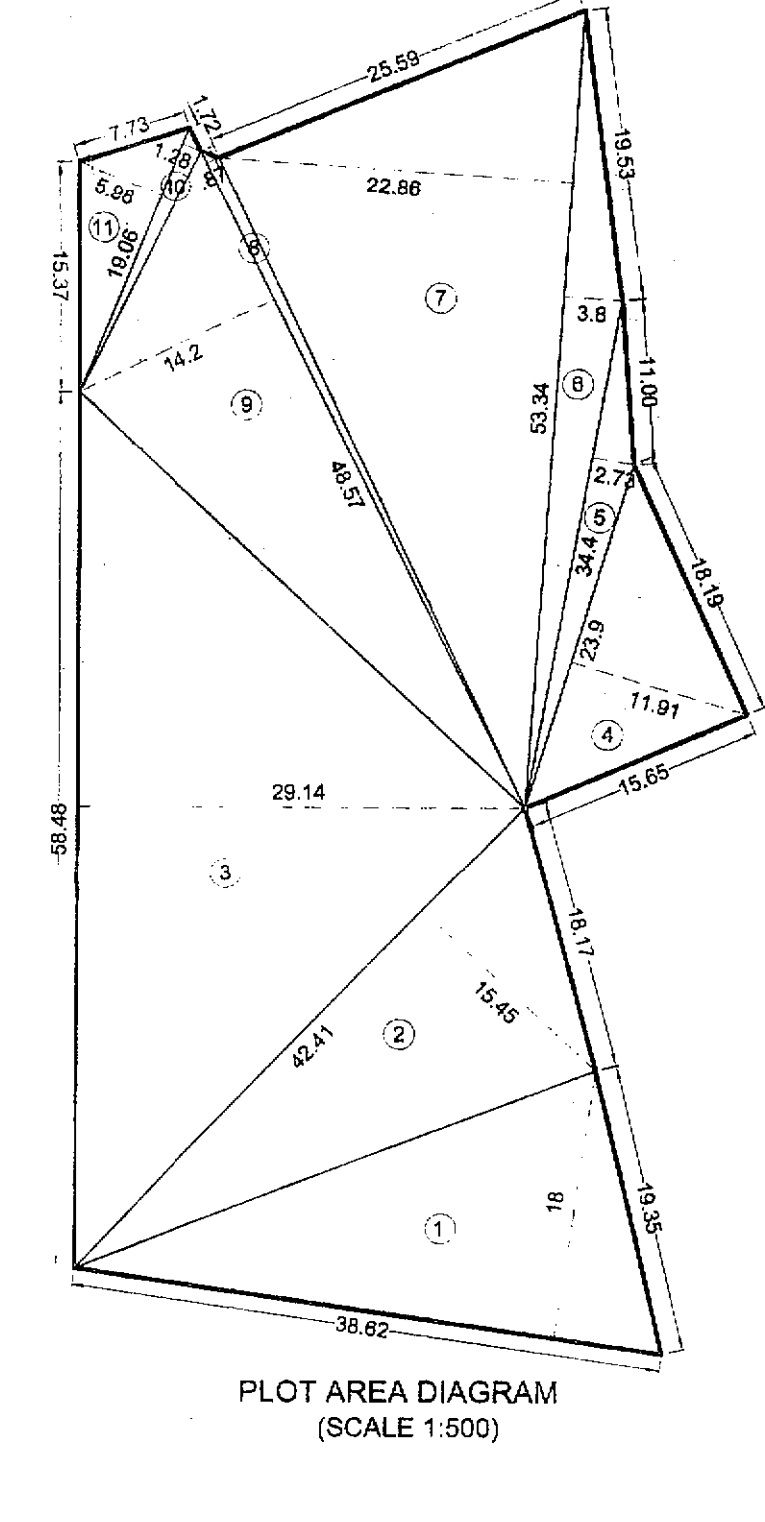
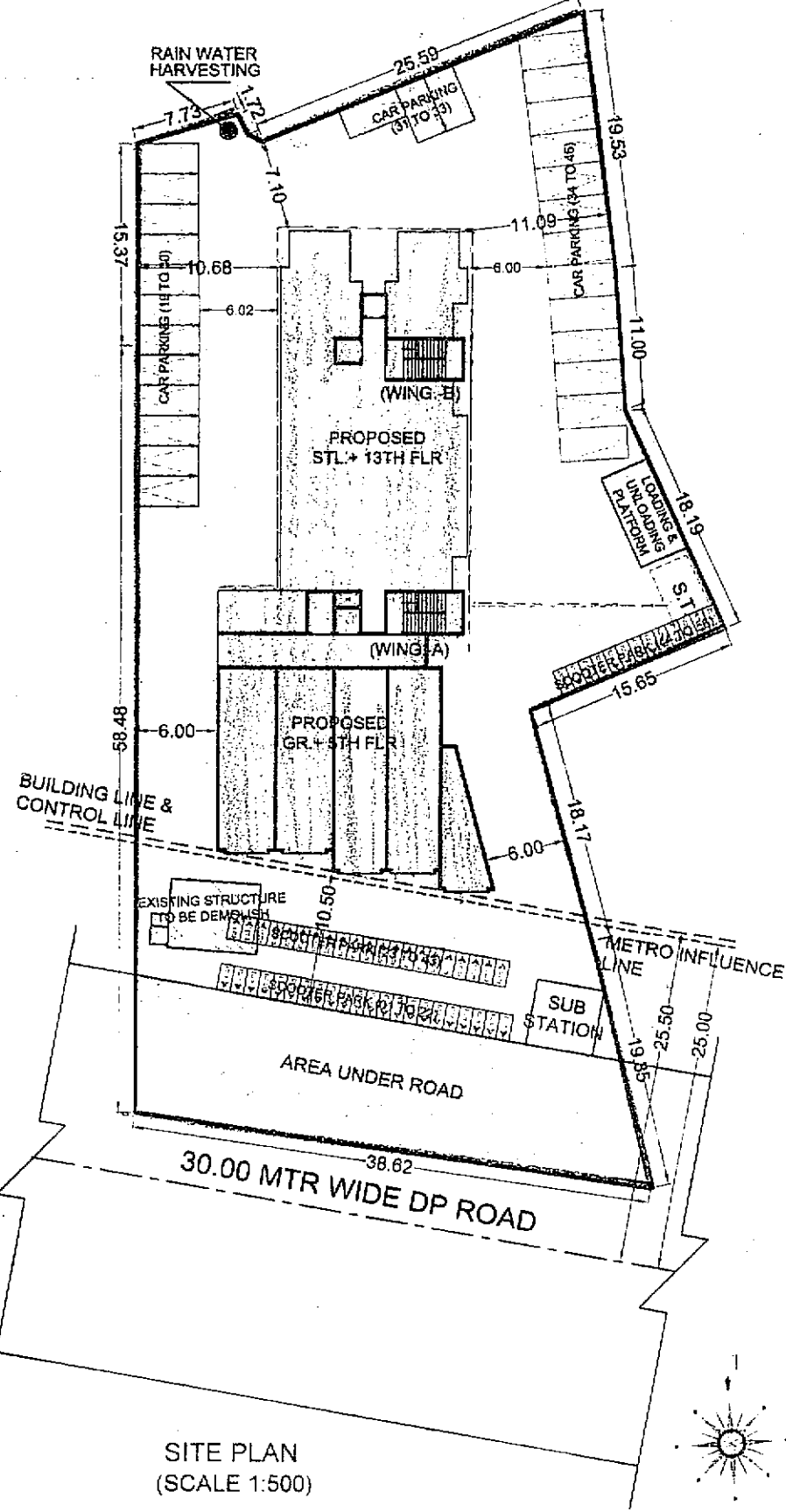


GROUND FLOOR BUILT UP AREA CALCULATION (WING-B)

1	13.85	X	27.44	X	1	=	380.32
1	13.88	X	8.00	X	1	=	111.99
2	7.77	X	3.35	X	1	=	26.03
3	1.17	X	3.35	X	1	=	3.93
4	13.88	X	16.01	X	1	=	221.90
TOTAL						=	363.85
TOTAL BUILT UP AREA (380.32-363.85)						=	16.47

2ND TO 5TH FLOOR BUILT UP AREA CALCULATION (WING-B)

1	15.85	X	27.44	X	1	=	435.20
1	1.61	X	2.89	X	2	=	9.31
2	5.18	X	1.93	X	1	=	9.99
3	3.50	X	1.98	X	1	=	6.93
4	1.89	X	2.90	X	1	=	5.47
5	2.92	X	2.15	X	2	=	12.51
6	2.05	X	3.35	X	1	=	6.90
7	1.83	X	1.83	X	1	=	3.35
8	2.82	X	2.75	X	2	=	15.51
9	2.43	X	3.35	X	1	=	8.14
10	1.61	X	3.63	X	2	=	11.51
11	2.82	X	2.75	X	2	=	15.51
12	6.81	X	1.95	X	4	=	53.22
13	1.65	X	3.51	X	2	=	11.58
TOTAL						=	131.14
TOTAL BUILT UP AREA (435.20-131.14)						=	304.06

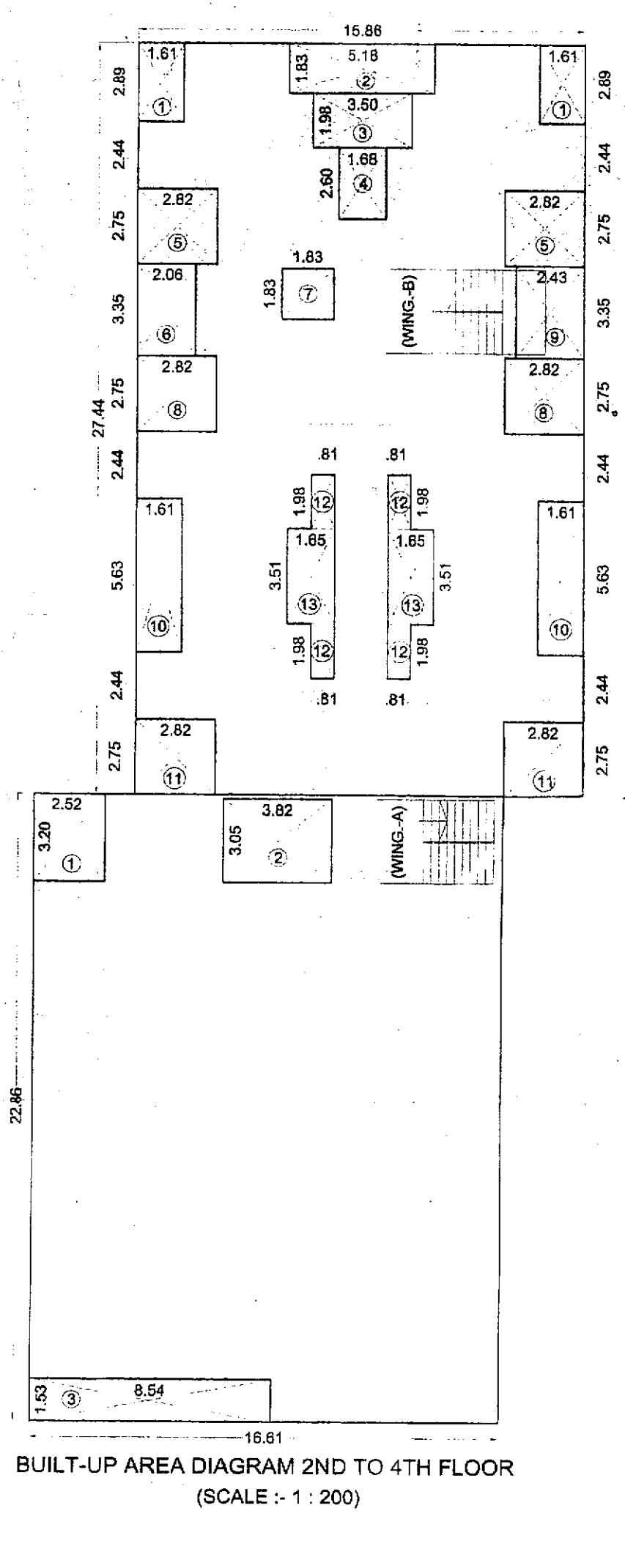
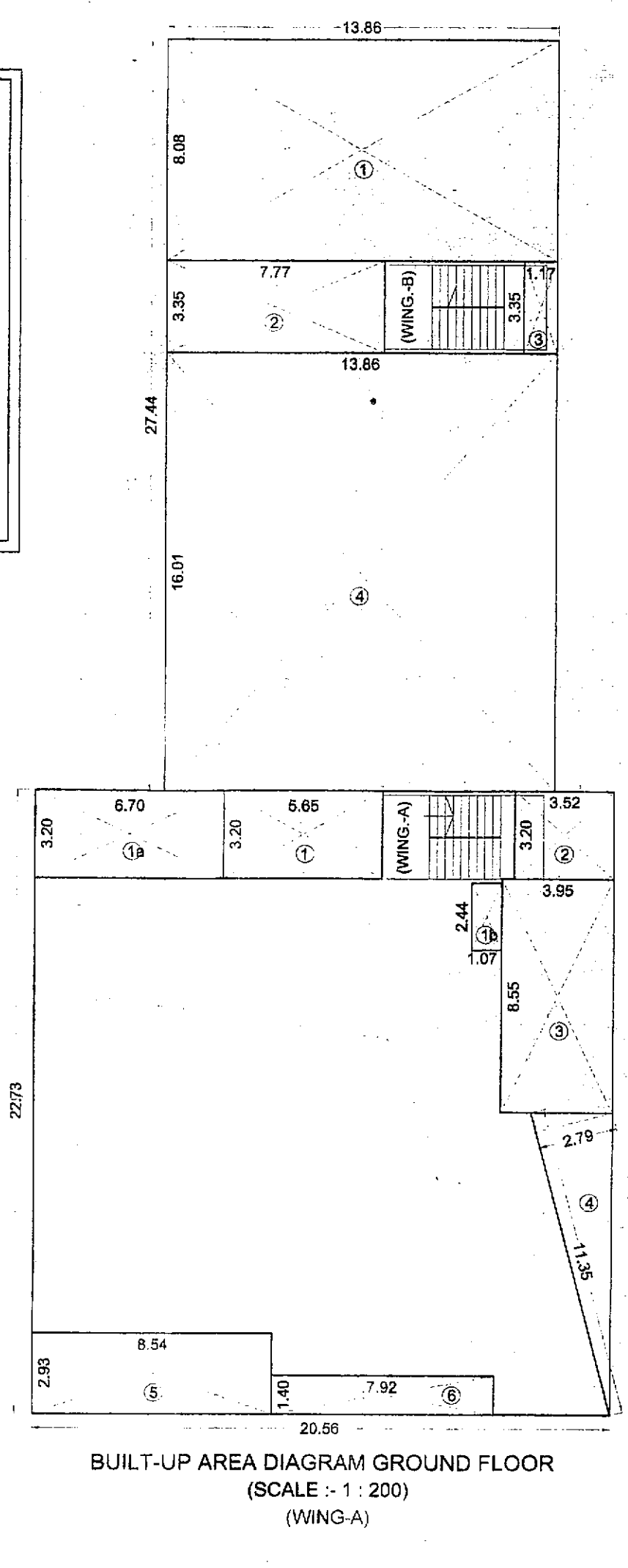
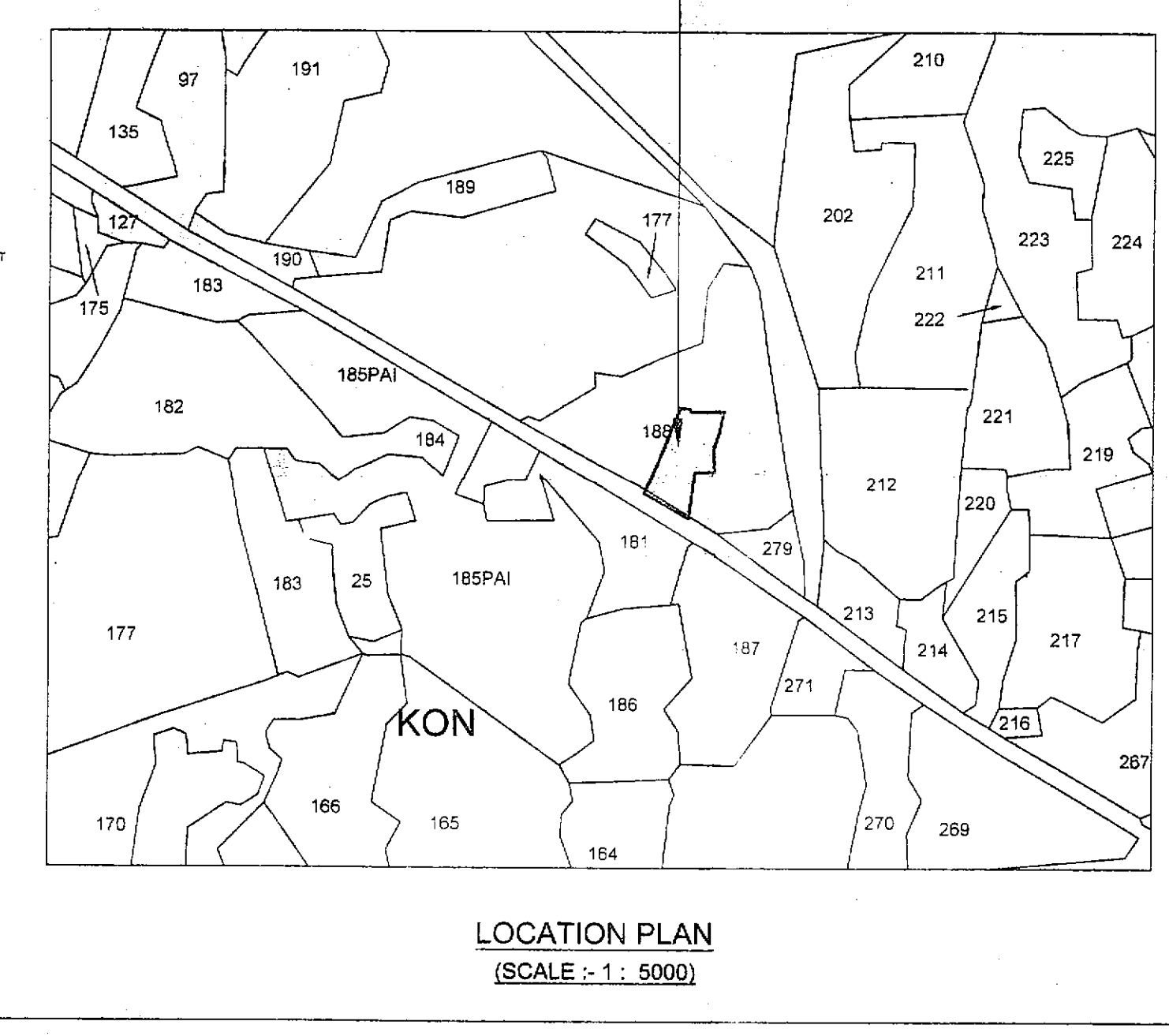
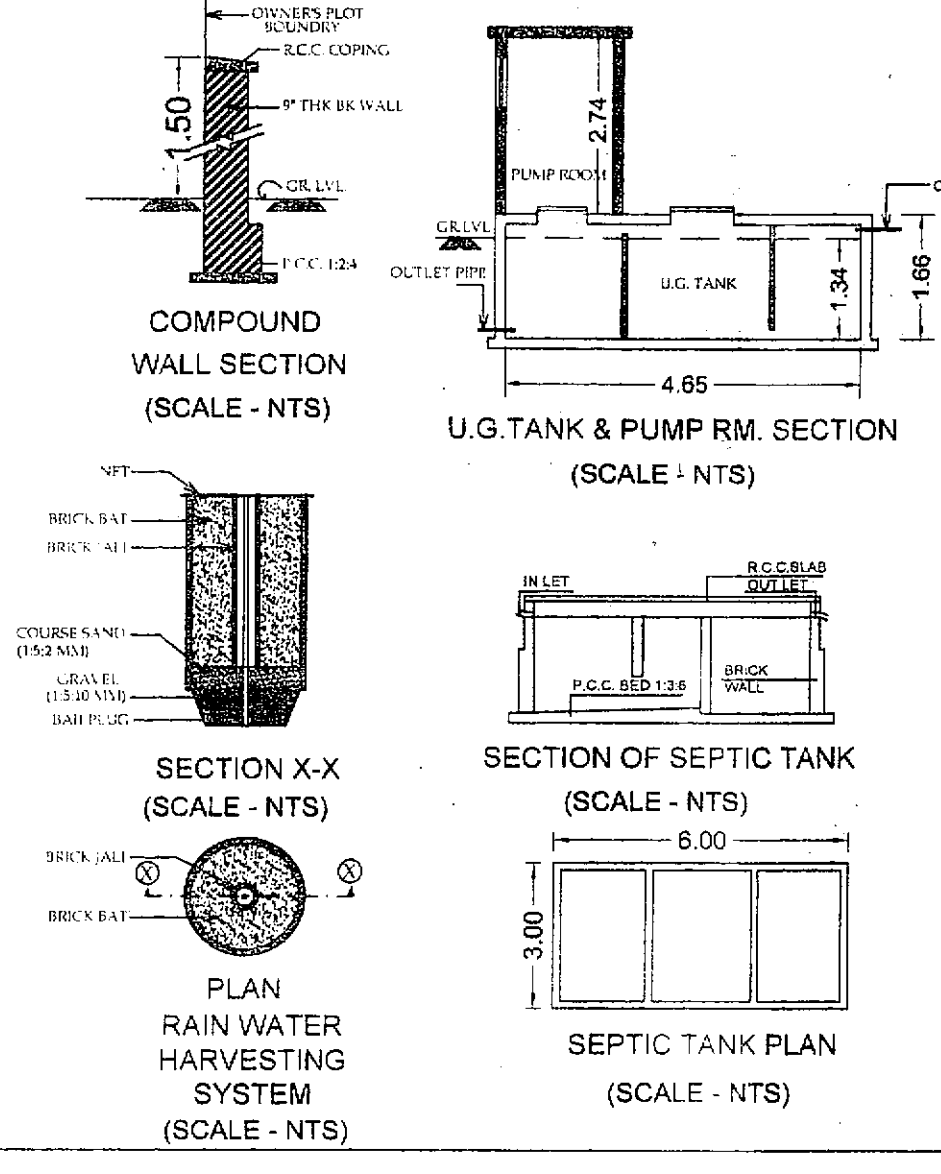


PLOT AREA CALCULATION

1	38.62	X	16.20	X	0.50	=	317.58
2	42.41	X	15.45	X	0.50	=	327.92
3	68.48	X	39.41	X	0.50	=	682.55
4	23.90	X	11.91	X	0.50	=	142.32
5	34.40	X	2.73	X	0.50	=	46.95
6	53.34	X	3.93	X	0.50	=	105.15
7	53.34	X	22.86	X	0.50	=	609.68
8	48.97	X	0.67	X	0.50	=	16.35
9	48.97	X	14.20	X	0.50	=	344.85
10	19.05	X	1.28	X	0.50	=	12.20
11	19.05	X	5.98	X	0.50	=	56.88
TOTAL						=	2892.73

D.P. ROAD AREA CALCULATION

1	41.43	X	0.62	X	0.50	=	199.28
2	41.43	X	8.04	X	0.50	=	166.55
TOTAL						=	365.83



Proforma - I. Area Statement

AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)
(a)	As per ownership document (D12, C15 extract)
(b)	As per measurement sheet
(c)	As per site
2	Deductions for
(a)	Proposed D.P./D.P./Road widening Area/Service Road / Highway widening
(b)	Any D.P. Reservation area
(c)	Total area
3	Balance area of plot (1-2)
4	Amenity Space (if applicable)
(a)	Required
(b)	Adjustment of 20%, if any
(c)	Balance Proposed
(d)	Net Plot Area (a4-c)
5	Recreational Open Space (if applicable)
(a)	Required - (10% of net plot area)
(b)	Proposed
(c)	Internal Road area
(d)	Plottable area (if applicable)
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5) (a5-b) or (a5-c) or (a5-d) as applicable
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
11	In-situ TDR loading
(a)	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any
(b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))
(c)	TDR area
(d)	Total in-situ/TDR loading proposed (11 (a)+(b)+(c))
12	Additional FSI area under Chapter No. 7
13	Total entitlement of FSI in the proposal
(a)	FSI = 100% (11) or (12) whichever is applicable. (2877.58 + 728.55)
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.
(c)	Total entitlement (a+b)
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 61 or 62 or 63 or 64 as applicable) x 1.4 or 1.8)
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' zone)
(c)	Total (a+b)
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)
17	Area for inclusive Housing, if any
(a)	Required (20% of Sr.No.5)
(b)	Proposed

Certificate of Area:
 Certified that the plot under reference was surveyed by me on and the dimensions 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/ Land Records Department/City Survey records.

Description of Proposal & Property
 Proposed Development Of Residential & Commercial Building On Land Bearing S.No.188, H.No.5/E, 11, 17/A, 18/B, At Village - Kon, Tal. - Bhiwandi, Dist - Thane

Owner's Declaration:
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Mrs. Savita Nathubhai Patel
 Mr. Hareesh Brijlajpal Patel
 Address: - 1302 Primrose Building, Near Mohan Marriage Garden, Panchpakshadi, Thane (W)
 Architect/ Licensed Engineer/ Supervisor name and signature

E. DURRAJ KAMANKAR
 LICENSE NO. TWBNG439
 K K AND ASSOCIATES
 129/125, N. D. Convent, Near Building, Fl. 01, Opp. Post Office College Road, Chembur, Mumbai - 401302, Dist. Thane
 www.kkandassociates.com