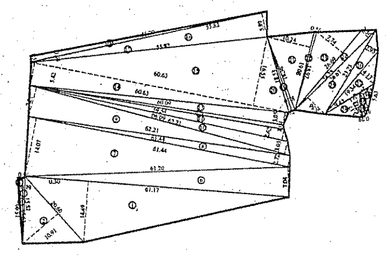
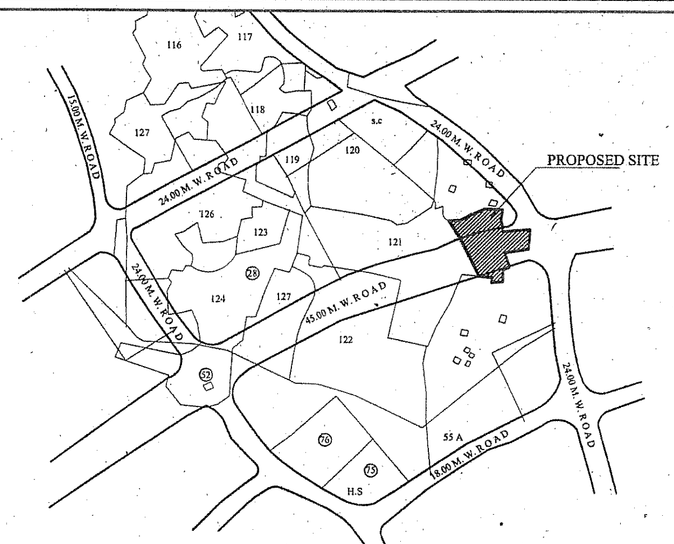


ROAD AREA DIAGRAM : 45 M. D. P. ROAD
SCALE 1:200

D.P ROAD AREA STATEMENT : 45.00 M.W. D.P ROAD	
ADDITIONS :-	
1. 0.5 X 61.17 X 14.49 =	443.18 SQ.M
2. 0.5 X 20.60 X 10.91 =	112.37 SQ.M
3. 0.5 X 15.99 X 0.56 =	4.48 SQ.M
4. 0.5 X 15.52 X 0.79 =	6.13 SQ.M
5. 0.5 X 15.63 X 0.30 =	2.34 SQ.M
6. 0.5 X 61.20 X 7.04 =	215.42 SQ.M
7. 0.5 X 61.44 X 14.07 =	432.23 SQ.M
8. 0.5 X 61.44 X 2.72 =	83.56 SQ.M
9. 0.5 X 62.21 X 7.21 =	224.27 SQ.M
10. 0.5 X 62.21 X 3.03 =	94.25 SQ.M
11. 0.5 X 60.90 X 2.62 =	79.78 SQ.M
12. 0.5 X 59.54 X 1.04 =	30.96 SQ.M
13. 0.5 X 60.09 X 3.05 =	91.64 SQ.M
14. 0.5 X 60.63 X 5.42 =	164.32 SQ.M
15. 0.5 X 60.63 X 16.55 =	501.71 SQ.M
16. 0.5 X 55.82 X 5.89 =	164.39 SQ.M
17. 0.5 X 55.82 X 0.08 =	2.23 SQ.M
18. 0.5 X 55.79 X 1.32 =	36.82 SQ.M
19. 0.5 X 18.53 X 0.74 =	6.86 SQ.M
20. 0.5 X 18.36 X 0.78 =	7.19 SQ.M
21. 0.5 X 18.97 X 10.24 =	97.13 SQ.M
22. 0.5 X 19.08 X 0.56 =	5.34 SQ.M
23. 0.5 X 24.28 X 7.74 =	95.96 SQ.M
24. 0.5 X 26.67 X 2.36 =	32.47 SQ.M
25. 0.5 X 26.69 X 5.56 =	74.20 SQ.M
26. 0.5 X 23.23 X 2.95 =	34.26 SQ.M
27. 0.5 X 19.34 X 4.17 =	40.32 SQ.M
28. 0.5 X 9.47 X 5.17 =	25.48 SQ.M
29. 0.5 X 5.79 X 0.79 =	2.29 SQ.M
30. 0.5 X 5.51 X 1.26 =	3.47 SQ.M
31. 0.5 X 5.63 X 2.82 =	7.95 SQ.M
TOTAL ADDITIONS =	3123.00 SQ.M
TOTAL ADDITIONS =	3123.00 SQ.M
NET AREA = 3123.00 =	3123.00 SQ.M

BUILT UP AREA STATEMENT	PLOT A	PLOT B
	BLDG NO.1	BLDG NO.2
FLOORS	AREA IN SQ.MT.	AREA IN SQ.MT.
GROUND FLOOR	236.99 sq.mt.	53.96 sq.mt.
FIRST FLOOR	230.62 sq.mt.	68.10 sq.mt.
SECOND FLOOR	216:55 sq.mt.	68.10 sq.mt.
THIRD FLOOR	216.55 sq.mt.	68.10 sq.mt.
FOURTH FLOOR	216.55 sq.mt.	68.10 sq.mt.
FIFTH FLOOR	216.55 sq.mt.	--
SIXTH FLOOR	216.55 sq.mt.	--
SEVENTH FLOOR	216.55 sq.mt.	--
EIGHTH FLOOR	216.55 sq.mt.	--
NINETH FLOOR	130.44 sq.mt.	--
STAIRCASE AREA	521.07 sq.mt.	--
EXCESS BALCONY	0.86 sq.mt.	--
TOTAL AREA	2,635.83 sq.mt.	326.36 sq.mt.



LOCATION PLAN
SCALE 1:5000

PARKING AREA STATEMENT

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: NOS OF FLATS UPTO 35.00	NOS OF FLATS BETWEEN 35.00 TO 45.00	NOS OF FLATS BETWEEN 45.00 TO 70.00	NOS OF FLATS ABOVE 70.00	REQUIRED PARKING CAR	PARKING PROPOSED CAR
1	43	18	22	03	-	08	08
2	-	-	-	-	-	-	-
COMMERCIAL AREA UP TO 800.00 SQ.MT. 1 CAR REQUIRED FOR 80.0 SQ.M AREA		236.99 + 326.36 = 563.35 sq.mt.				07	07
TOTAL NO. OF PARKING						15	15

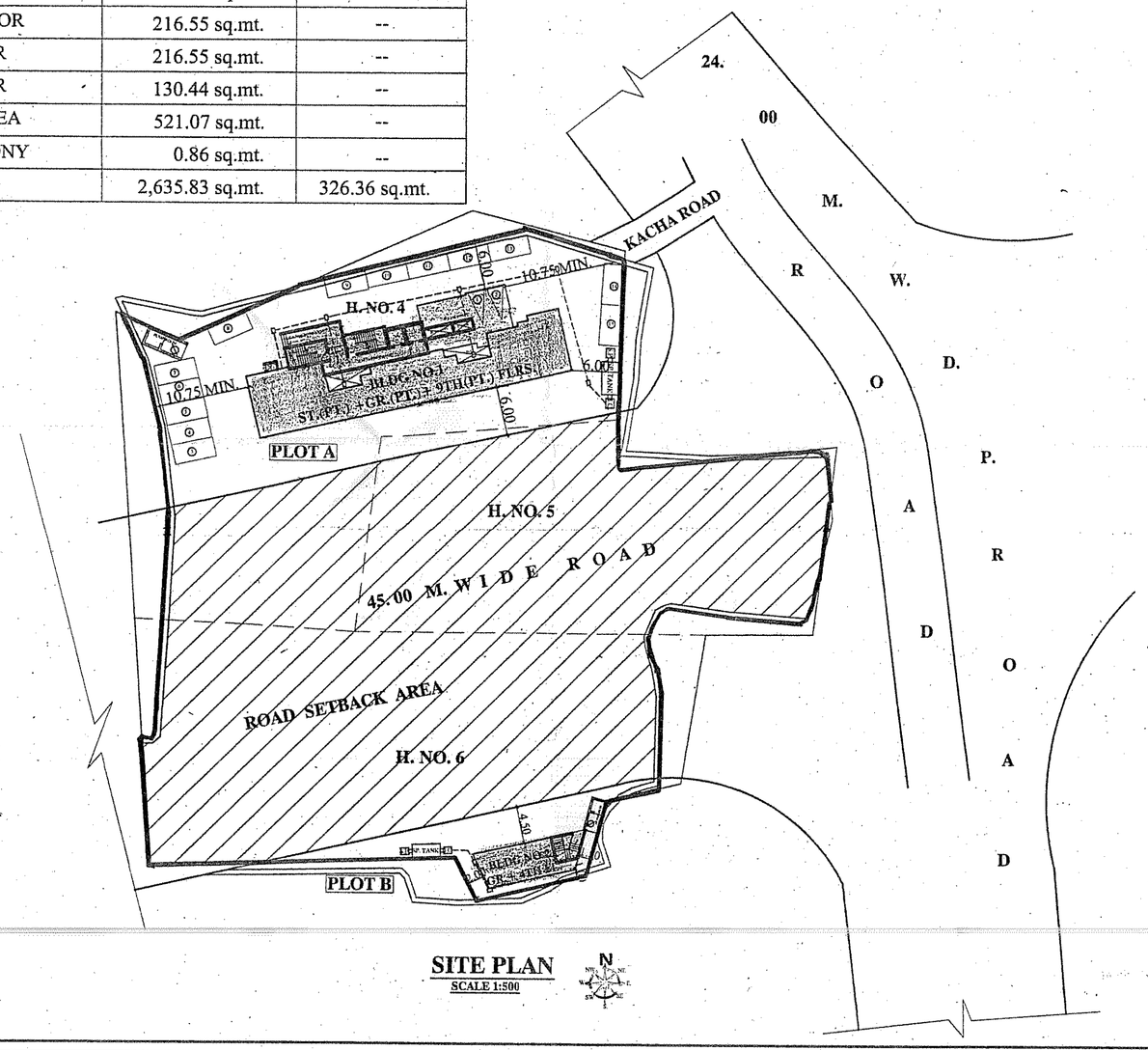
PARKING AREA REQUIRED FOR CAR = 15 X 13.75 = 206.25 SQ.MT.

TENEMENT STATEMENT

BLDG. TYPE	TENEMENT: 1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.	SHOPS	OFFICE
1	26 NOS	16 NOS	01 NOS	12 NOS.	--
2	--	--	--	02 NOS.	04 NOS.
TOTAL	26 NOS	16 NOS	01 NOS	14 NOS.	04 NOS.
TOTAL TENEMENTS = 43 NOS.					

PATIO STATEMENT

BLDG. TYPE	TENEMENT	PATIO
1	43 NOS	41 NOS
TOTAL PATIOS = 41 NOS.		



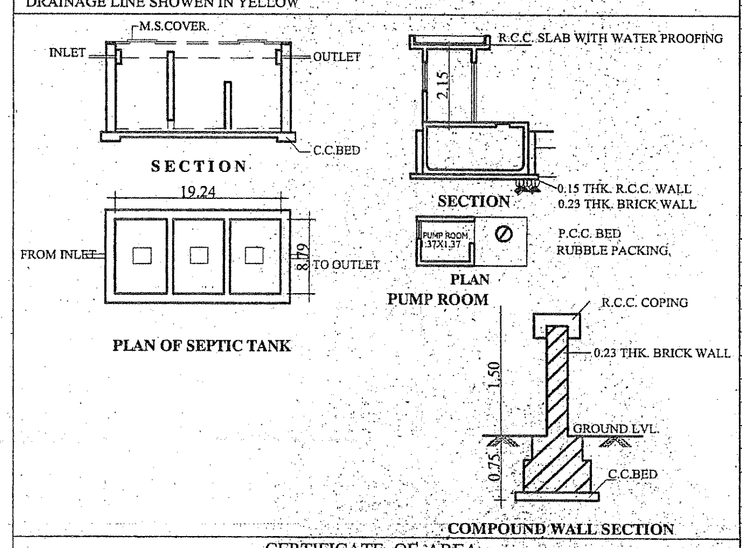
SITE PLAN
SCALE 1:500

PROFORMA - I

A.	AREA STATEMENT	IN SQ.M.	
1.	AREA OF PLOT AS PER 7/12	5,290.00	
1A.	AREA OF PLOT (AS PER SURVEY)	4,927.00	
2.	DEDUCTIONS FOR		
	A) ROAD SET BACK AREA		
	B) PROPOSED ROAD -45.00 MT WIDE ROAD	3,123.00	
	C) ANY RESERVATION		
	TOTAL (A+B+C)	3,123.00	
3.	BALANCE AREA OF PLOT (1 MINUS 2)	1,804.00	
		PLOT A	PLOT B
		1,493.00	311.00
4.	DEDUCTION (IF DEDUCTIBLE)		
	A) FOR RECREATIONAL GROUND (15%)	--	--
5.	NET AREA OF PLOT (3 MINUS 4)	1,493.00	311.00
6.	ADDITIONS FOR FLOOR SPACE INDEX		
	AS PER T.D.R.CIRCULAR DATED 29/01/2016 NO.TPS-1813/3067/CR-122/ MCORP/kokan Div / 12/UD-13 2b) proposed road area 3,123.00 sq.mt. 3,123.00 - (1,157+19) =1,947.00 sq.mt. balance area to be used in form of tdr certificate = 1,947.00 sq.mt.	1,157.00	19.00
7.	TOTAL AREA (5 PLUS 6)	2,650.00	330.00
8.	FLOOR SPACE INDEX PERMISSIBLE		
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	--	--
10.	PERMISSIBLE FLOOR AREA (7X8) PLUS 9 ABOVE	2,650.00	330.00
11.	EXISTING FLOOR AREA		
12.	PROPOSED FLOOR AREA	2,634.97	326.36
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	0.86	--
14.	TOTAL BUILT-UP AREA PROPOSED (11 + 12 +13)	2,635.83	326.36
15.	FLOOR SPACE INDEX CONSUMED (14/7)	0.99	0.99
B.	BALCONY AREA STATEMENT		
i).	PERMISSIBLE BALCONY AREA PER FLOOR - 10 %	REFER STATEMENT	
ii).	PROPOSED BALCONY AREA PER FLOOR		
iii).	EXCESS BALCONY AREA PER FLOOR		
iv).	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS		
C.	TENEMENT STATEMENT		
i).	NET AREA OF PLOT (ITEM A-7ABOVE)	2,650.00	330.00
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	236.99	326.36
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	2,413.01	3.64
iv).	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	300/HECT	
v).	i) TENEMENTS PROPOSED	43 NOS	--
	ii) SHOPS PROPOSED	12 NOS	02 NOS
	iii)OFFICES PROPOSED	--	04 NOS
vi).	TOTAL TENEMENTS ON THE PLOT	43 NOS	--

NOTES:

BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISEHD SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWEN IN YELLOW



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17 / 01 / 2012 AND THE DIMENSION 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 DEPT/CITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

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 NEGLIENCE OF THE STANDARDS.

KHASNIS & ASSOCIATES MUMBAI CONSULTING ENGINEERS

ENGINEER'S SIGNATURE.

STAMP OF APPROVAL OF PLAN | LAYOUT

बांधकाम नकाशे मंजूरी — सुधारित
रेमाने दुरुस्ती दाखविल्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / कवि-सुधि / -2092-92/2916/28
दिनांक 24/8/2018 स्वाक्षरीत
दिलेल्या अटिप्रमाणे.

KALYAN DOMBIVLI MUNICIPAL CORPORATION कल्याण डोंबिवली महानगरपालिका जि. ठाणे. DIST. THANE

उपायुक्त रचनाकार
कल्याण डोंबिवली महानगरपालिका

S.NO.	AREA AS PER 7/ 12 EXTRACT SQ.M.
AREA OF S.NO 121/4	2030.00 SQ.M.
AREA OF S.NO 121/5	1360.00 SQ.M.
AREA OF S.NO 121/6	1900.00 SQ.M.
TOTAL AREA	5,290.00 SQ.M.

PROFORMA - I

A.	AREA STATEMENT	IN SQ.M.
1.	AREA OF PLOT AS PER 7/12	5,290.00
1A.	AREA OF PLOT (AS PER SURVEY)	4,927.00
2.	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA	
	b) PROPOSED ROAD -45.00 MT WIDE ROAD	3,123.00
	c) ANY RESERVATION	
	TOTAL (a+b+c)	3,123.00
3.	BALANCE AREA OF PLOT (1A MINUS 2)	1,804.00
4.	DEDUCTION (IF DEDUCTIBLE)	
	A) FOR RECREATIONAL GROUND (15%)	--
5.	NET AREA OF PLOT (3 MINUS 4)	1,804.00
6.	ADDITIONS FOR FLOOR SPACE INDEX	
	AS PER T.D.R.CIRCULAR DATED 29/01/2016 NO.TPS-1813/3067/CR-122/ MCORP/kokan Div / 12/UD-13 2b) proposed road area 3,123.00 sq.mt. 3,123.00 - (1,157+19) =1,947.00 sq.mt. balance area to be used in form of tdr certificate = 1,947.00 sq.mt.	1,176.00
7.	TOTAL AREA (5 PLUS 6)	2,980.00
8.	FLOOR SPACE INDEX PERMISSIBLE	
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 140% OF THE BALANCE AREA VIDE ITEM 5 ABOVE)	--
10.	PERMISSIBLE FLOOR AREA (7X8) PLUS 9 ABOVE	2,980.00
11.	EXISTING FLOOR AREA	
12.	PROPOSED FLOOR AREA	2,961.33
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER B (iv) BELOW)	0.86
14.	TOTAL BUILT-UP AREA PROPOSED (11 + 12 +13)	2,962.19
15.	FLOOR SPACE INDEX CONSUMED (14/7)	0.99
B.	BALCONY AREA STATEMENT	
i).	PERMISSIBLE BALCONY AREA PER FLOOR - 10 %	--
ii).	PROPOSED BALCONY AREA PER FLOOR	
iii).	EXCESS BALCONY AREA PER FLOOR	
iv).	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C.	TENEMENT STATEMENT	
i).	NET AREA OF PLOT (ITEM A-7ABOVE)	2,980.00
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	563.35
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	2,416.65
iv).	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
v).	i) TENEMENTS PROPOSED	43 NOS
	ii) SHOPS PROPOSED	14 NOS
	iii)OFFICES PROPOSED	04 NOS
vi).	TOTAL TENEMENTS ON THE PLOT	43 NOS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT BEARING S .NO. 121,H. NO. 4,5 & 6 AT VILL. - UMBARDE, TAL - KALYAN, DIST - THANE

OWNERS NAME :

SHRI DAMA RAMA BHOIR & OTHERS

P.O.A. HOLDER
SHRI. DINESH PATEL
M/S DYNAMIC BUILDTECH LTD.

SIGNATURE
दामारामाभोईर
SHRI DAMA RAMA BHOIR

SHOBHANA DESHPANDE
Architect

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

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	10 / 04 / 2017	SAGAR	SD	KYN/ BLD/ 242	LAY/01