

1. AREA OF LAND AS PER DEED = 10.08 KH 13 CH 11 SFT. 13,973.81 SQ.M.

2. AREA OF LAND AS PER MEASUREMENT = 10.08 KH 13 CH 11 SFT. 13,973.81 SQ.M.

LESS: LAND WITH POND-2 GIVEN FOR PUBLIC USE VIDE REGISTERED GIFT DEED DATED 15/02/2016 BEING NO 19040085. PROJECT AREA = 10,353.21 SQ.M.

3. POND 1 AREA (WITHIN THE PROJECT AREA) = 998.00 SQ.M.

4. NET LAND AREA AFTER DEDUCTING POND 1 FROM PROJECT AREA = 9,355.21 SQ.M.

5. PERMISSIBLE FAR = 2.25

6. GROUND COVERAGE AND LAND USE STATEMENT:
 PERMISSIBLE (45%) = 4211.84 SQ.M.
 CONSUMED (42.71%) = 4023.19 SQ.M.

LAND USE DISTRIBUTION:
 TOWER 1 = 1037.99 SQ.M.
 TOWER 2 = 1119.08 SQ.M.
 PODIUM = 1851.82 SQ.M.
 REHAB. BLOCK = 313.92 SQ.M.

7. NO. OF STORES:
 MAIN BUILDING BASEMENT + G+1st + 2nd 3rd FLOOR LEVEL
 POODUM FOR PARKING AMENITIES & FLATS
 4th - 31st FLOOR LEVEL (TOWER 1 & 2) FLATS

8. PROPOSED AREA :-

FLOOR MKRD.	PLATE AREA (SQ.M.)	LIFT SHAFT + VOIDS (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	FLOOR AREA FOR F.A.R. (SQ.M.)
BASEMENT	4044.28	254.29	4298.57	99.51	898.99	3447.78
GROUND	4040.31	56.20	4096.51	67.33	1009.40	3877.78
FIRST	4044.28	259.05	4303.33	67.33	1009.40	3877.90
SECOND	4044.28	259.05	4303.33	67.33	1009.40	3877.90
THRD	2380.07	75.06	2455.13	65.16	1006.40	2179.25
TOWER 1						
4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH FLOOR	960.29 X 3 = 2870.87	34.87 X 3 = 104.61	995.32 X 3 = 2985.96	32.58 X 3 = 97.74	24.00 X 3 = 72	898.74 X 3 = 2696.22
5TH, 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH FLOOR	966.12 X 9 = 8695.08	34.97 X 9 = 314.73	901.13 X 9 = 8110.27	32.58 X 9 = 293.22	24.00 X 9 = 216	874.57 X 9 = 7871.03
6TH, 9TH, 12TH, 15TH, 18TH, 21ST, 24TH, 27TH, 30TH FLOOR	963.5 X 5 = 4817.5	34.97 X 5 = 174.85	502.53 X 5 = 2512.65	32.58 X 5 = 162.9	24.00 X 5 = 120	471.55 X 5 = 2357.75
7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31ST FLOOR	964 X 5 = 4820	34.97 X 5 = 174.85	502.53 X 5 = 2512.65	32.58 X 5 = 162.9	24.00 X 5 = 120	471.55 X 5 = 2357.75
8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH FLOOR	991.82 X 4 = 3967.28	34.97 X 4 = 139.88	956.85 X 4 = 3827.4	32.58 X 4 = 130.32	24.00 X 4 = 96	901.07 X 4 = 3604.28
9TH, 12TH, 15TH, 18TH, 21ST, 24TH, 27TH, 30TH FLOOR	992.17 X 2 = 1984.34	34.97 X 2 = 69.94	927.22 X 2 = 1854.44	32.58 X 2 = 65.16	24.00 X 2 = 48	876.25 X 2 = 1752.5
TOWER 2						
4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31TH	1083.9 X 10 = 10839	41.24 X 10 = 412.4	1042.66 X 10 = 10426.6	32.58 X 10 = 325.8	24.00 X 10 = 240	886.08 X 10 = 8860.8
5TH, 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH FLOOR	1089.37 X 9 = 9804.33	41.24 X 9 = 371.16	1048.13 X 9 = 9433.17	32.58 X 9 = 293.22	24.00 X 9 = 216	891.55 X 9 = 8023.95
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TOTAL	70198.16	2782.94	73418.32	2151.14	1829	68645.18

9. BLOCK 3 (G+4) AREA = (292.64 X 5) = 1463.20 SQ.M.

10. TOTAL BUILT UP AREA = (78198.16 + 1463.20) = 79661.36 SQ.M.

11. CAR PARKING :-

FLOOR	CAR NO.	PROVIDE AREA
a. GROUND FLOOR	104	3172.81 sq.m
b. BASEMENT	109	3470.29 sq.m
c. 1ST FLOOR	103	3280.86 SQ.M
d. 2ND FLOOR	165	3280.86 SQ.M
TOTAL	481	13164.82 SQ.M

12. PLOT AREA CONSIDERED WHILE CALCULATING FAR IS PROJECT AREA + LAND GIVEN GIFT TO MUNICIPALITY AS AGREED BY MUNICIPALITY WHILE TAKING LAND FOR PUBLIC BENEFIT.

PROPOSED FAR = (FLOOR AREA FOR F.A.R. + AREA OF COVERED PARKING) / PLOT AREA

= (68645.18 + 1463.20) / (13164.82) = 5.14

13. PARKING CALCULATION :-
 TOTAL NO. OF CAR PARKING REQUIRED = (FLOOR AREA FOR F.A.R. + CAR PARKING AREA) / 130 = 57943.56 / 130 = 446 NOS.
 (1 CAR PARKING / 130 SQ.M. BUILT UP AREA)

14. TOTAL PROVIDE CAR PARKING = 481 NOS (INCL. 59 NO. MECH. PARKING)

15. TENEMENTS CALCULATION (MAIN BLDG) - 368 NOS
 3 BHK FLATS = 256 NOS.
 4 BHK FLATS = 112 NOS.

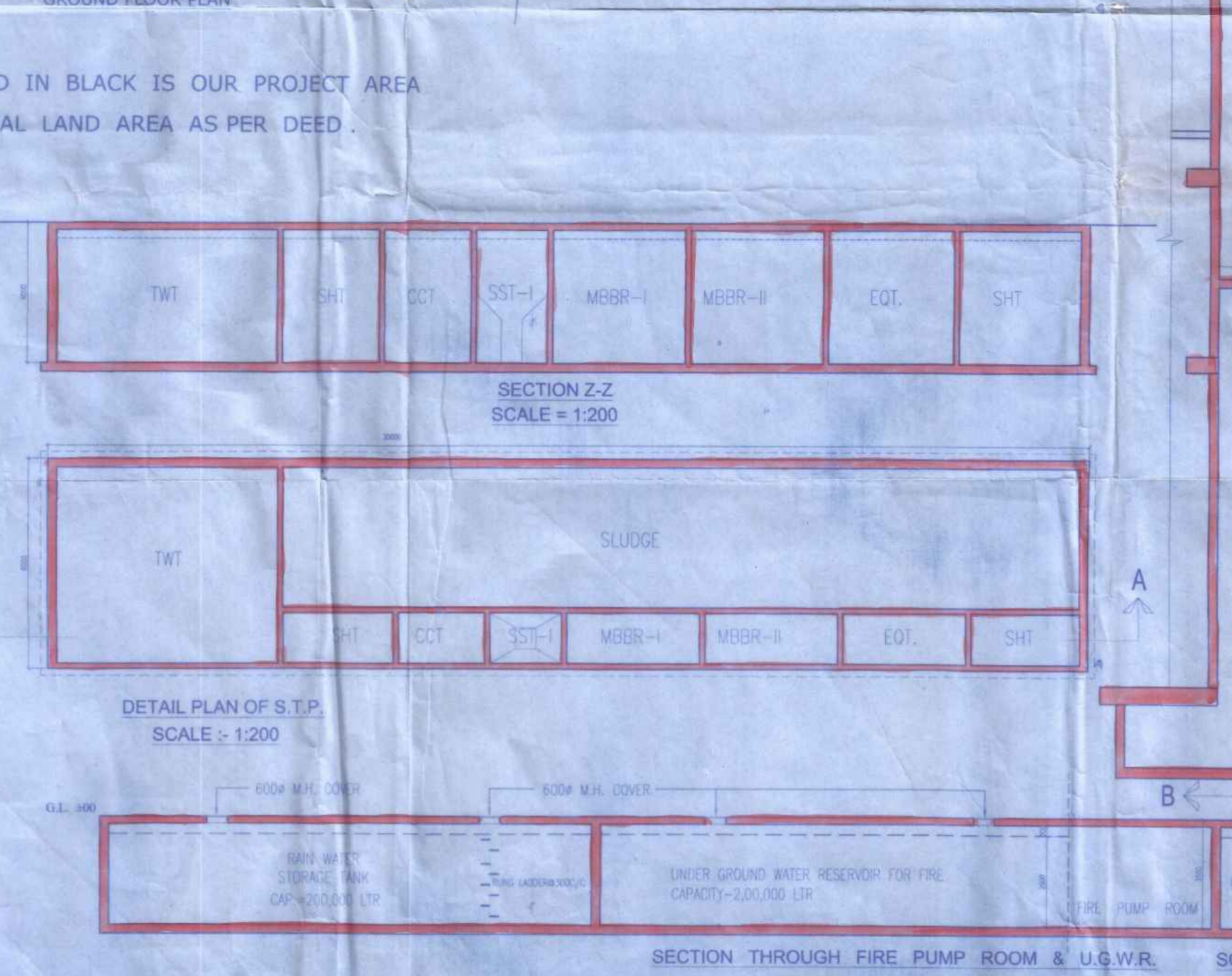
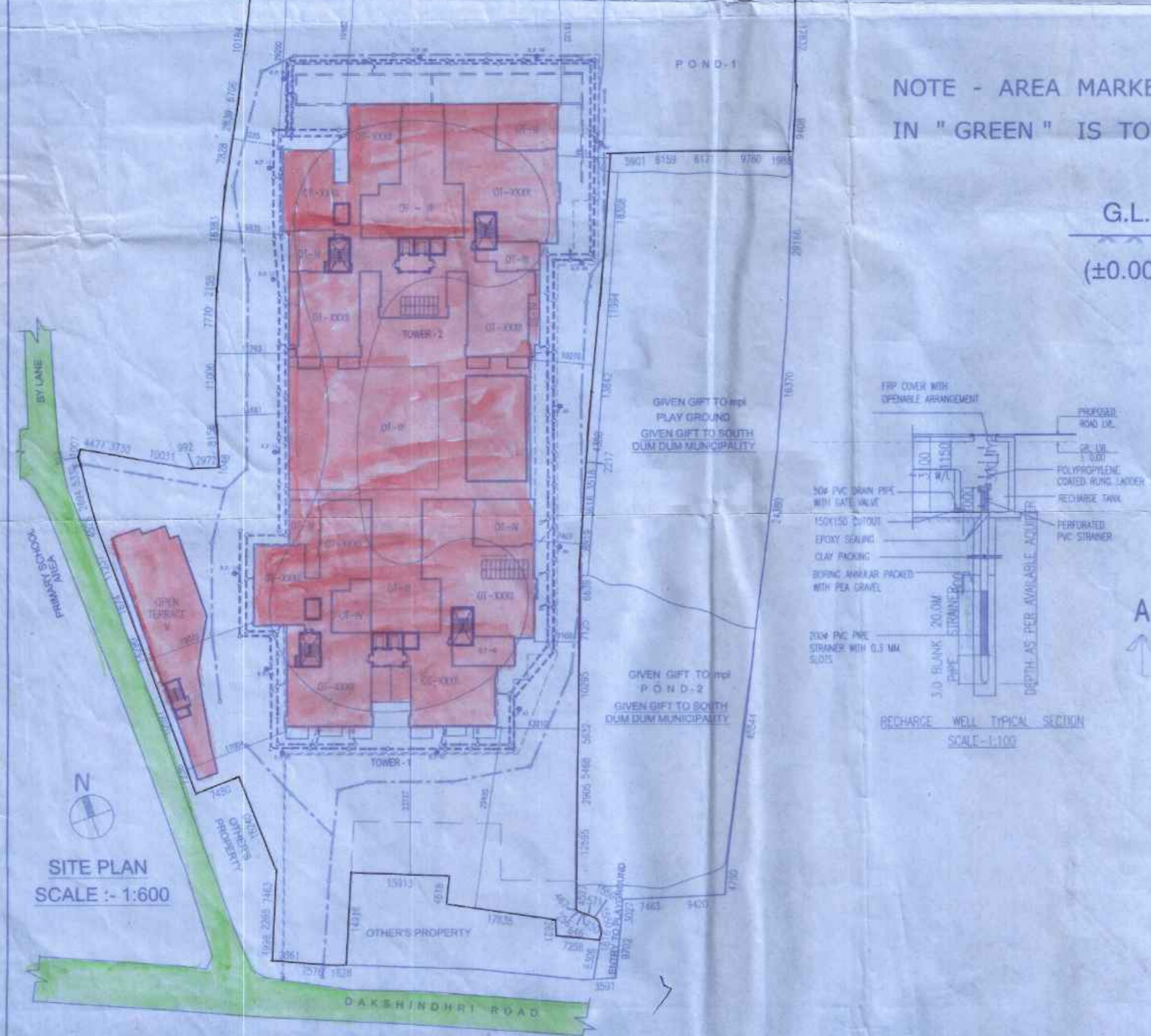
16. TENEMENTS CALCULATION (BLOCK 3) - 87 NOS
 SHOPS = 16 NOS.
 STALLS = 15 NOS.
 ROOMS UNIT = 08 NOS.
 1 BHK UNIT = 02 NOS.
 2 BHK UNIT = 15 NOS.
 3 BHK UNIT = 01 NOS.

CERTIFICATE OF OWNER
 CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN...
 [Signature of Owner]

CERTIFICATE OF STRUCTURAL ENGINEER
 WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THE HOLDING NO. 19040085...
 [Signature of Structural Engineer]

CERTIFICATE OF ARCHITECT
 I HEREBY CERTIFY THAT THE ARCHITECTURE AND INTERIOR DESIGN OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THE HOLDING NO. 19040085...
 [Signature of Architect]

ARCHITECTS
PRABHAT DESIGN STUDIO
 78, Bhandari Park, Kalyan, Dist. Thane, Maharashtra - 401501
 SCALE: 1:200 DATE: 05.11.2021 DWG NO: A-01 DEALT CHECK: PM



CV/1500/15093
15/08/2021

1. The sanction is valid only for the period of two years from the date of sanction and if not approved for a further period of two years it may be renewed for a further period of two years in the same manner as above.

2. Sanction is granted on the basis of the information furnished by the applicant and on the basis of the information furnished by the applicant and on the basis of the information furnished by the applicant.

3. Before commencing construction the site must conform to the sanctioned plan. The applicant must implement all proposals and representations made in the plan in full.

4. No deviation may be made from the sanctioned plan and if made the same will be summarily cancelled and the cost of such deviation recovered from the applicant.

5. The duty of ensuring the correctness of plan lies on the applicant.

6. No deviation certificate is to be obtained from the Municipal Authority of India before commencing construction.

7. Within one month after the completion of the structure of a building or the execution of any work the owner of the building must submit a notice of completion to the Municipal Authority in compliance with the provisions contained in the Rules of the Municipal Authority.

8. No person shall occupy or permit to be occupied a building erected or completed or about to be erected in contravention of the provisions of the Act.

9. No revenue sanction should be so issued as to allow any person to construct or erect any building on any site without the sanction of the Municipal Authority.

10. Diagrams and drawings for building being constructed shall be approved by the Municipal Authority before any work is commenced thereon and shall conform to the provisions of the Code and sanction for the same obtained before commencing construction of the building.

809

2021-2022



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PHASE I
SANCTIONED Provisionally up to ground floor roof casting. Final sanction will be recorded in Phase-II after completion of ground floor RCC structure as per Provisionally sanctioned plan in Phase-I.

K. C. G. ...
Chairperson
SOUTH DUM DUM MUNICIPALITY
DATE.....