DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO. 1891, 1892, 1893, 1894, 1895, 1897 AT MOUJE - KALYAN GAOTHAN, TAL - KALYAN (W), DIST - THANE, FOR : SHRI. HARISH KHAN., M/s SULBHA ENTERPRISES

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/KD/2020-21/04/13,

Date :- 08/04/2021

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation.

A.	AREA STATEMENT		SQ.MT.
1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)		
	(A) AS PER OWNERSHIP DOCUMENT (P.R.CARD)		391.20
	(B) AS PER MEASUREMENT SHEET		
	(C) AREA NOT IN POSSESSION		7.11
	(D) AS PER SITE	391.20 - 7.11 = 384.09	384.09
2	DEDUCTION		
	A. PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING.		30.35
	B. ANY D.P. RESERVATION AREA		NIL
	TOTAL A+B		30.35
3	BALANCE AREA OF THE PLOT (1 MINUS 2)		353.74
4	AMENITY SPACE (IF APPLICABLE)		
	A. REQUIRED - (5%)		N.A.
	B. ADJUSTMENT OF 2(B), IF ANY -		N.A.
	C. BALANCE PROPOSED -		N.A.
5	NET AREA OF PLOT (3 MINUS 4C)		353.74
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	A. REQUIRED - (x 10%)		NIL
	B. PROPOSED - (AS PER PREVIOUS SANCTION-15%)		NIL
7	INTERNAL ROAD AREA		N.A.
8	PLOTABLE AREA (IF APPLICABLE)		
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	(353.74 X 2.00)	707.48
10	ADDITION OF FSI ON PAYMENT OF PREMIUM		
	A. MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (384.09 X 0.30)		115.22
	B. PROPOSED FSI ON PAYMENT OF PREMIUM		103.83
11	IN-SITU FSI / TDR LOADING		
	A. IN-SITU AREA AGAINST D.P. ROAD [2.00 X 30.35 SR. NO. 2 (B)],IF ANY (30.35 X 3.00)		91.05
	(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR1.85 X SR. NO. 4 (B)AND /OR(C)],		N.A.
	C.TDR AREA		NIL
	D.TOTAL IN-SITU / TDR LOADING PROPOSED 11 [(A)+(B)+(C)]		91.05
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		NIL
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	A. [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.		902.36
	B. ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES. (146.41 / 1.80 = 81.33 X 80% = 65.07) (1313.63 / 1.60 = 821.01 X 60% = 492.61)		557.68
	C. TOTAL ENTITLEMENT (A+B)		1460.04
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ((AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8) BASIC F.S.I. (353.74 X 2.00) = 707.48) PREMIUM FSI (384.09 X 0.30 = 115.22) TDR AREA (384.09 X 0.30 = 115.22) } 937.92X 1.60 =1500.672		1500.672
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)		
	A. EXISTING BUILT-UP AREA		NIL
	B. PROPOSED BUILT-UP AREA (AS PER 'P-LINE')		1460.04
	C. TOTAL (A+B)		1460.04
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)		0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY		
	A. REQUIRED (20% OF SR.NO.5)		N.A.
	B. PROPOSED		N.A.

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 27.05.19 & THE THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 384.09 SQ.M. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD/ CITY SURVEY RECORD/LAND RECORD DEPARTMENT

SIGN OF ARCHITECT

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.

OWNER (S) NAME AND 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.

K.V. KALE
STRUCTURAL CONSULTANT
ENGINEERS SIGNATURE

NAME, ADDRESS & SIGNATURE OF P.O.A HOLDER

SHRI. HARISH KHAN
M/s. SULBHA ENTERPRISES

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SN- 68	1	AS STATED			05-04-21

NAME & SIGNATURE OF ARCHITECT

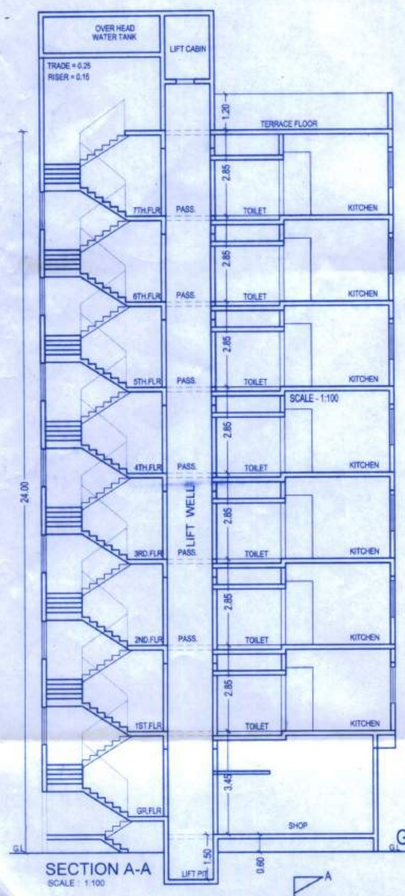
STHAPATYA NIRMAAN
Architects & Interior Designers

ARCHITECT: SHIRISH G. NACHANE
CA/99/24527.

STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR KAILAS MANTION, NEAR ADITYA MANGAL KARYALAYA, AGARKAR ROAD, DOMBIVALI (E).

208,2nd FLOOR, JAGANNATH'S COMMERCE PLAZA, NEAR GODREJ SHOWROOM,MANPADA ROAD, DOMBIVLI (E.)



SECTION A-A
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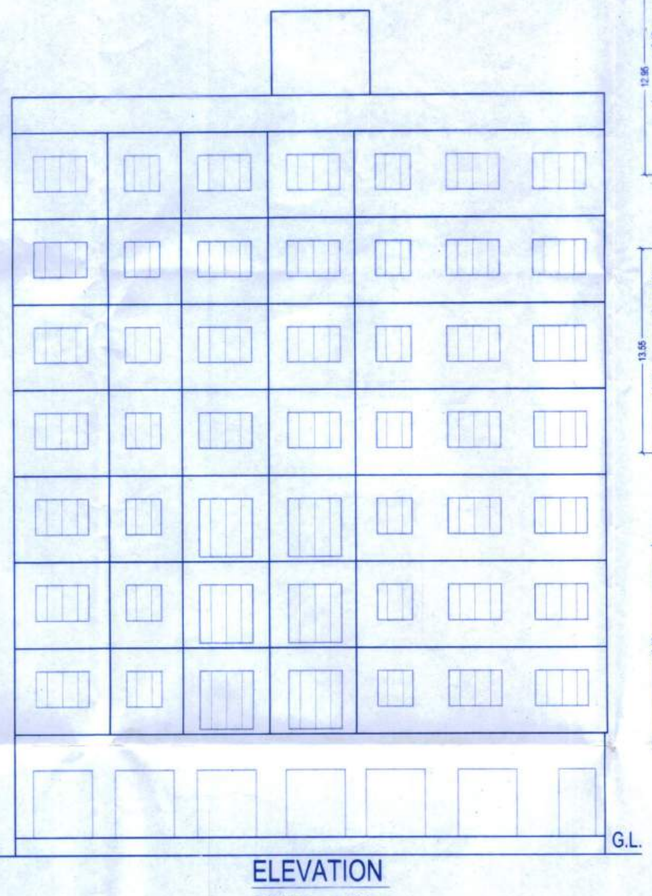

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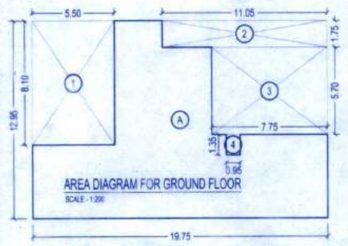
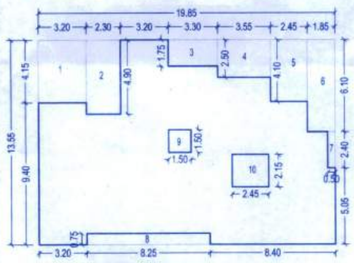


AREA DIAGRAM FOR GROUND FLOOR
SCALE - 1:200

BUILT UP AREA CALCULATION

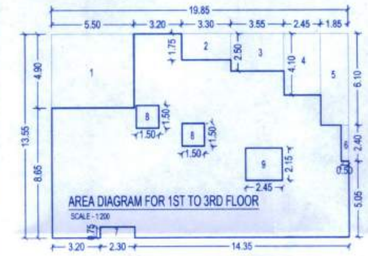
GROUND FLOOR			SQ.MT.
A	19.75 X 12.95 X 1 NO	=	255.76
TOTAL ADDITION		=	255.76
DEDUCTIONS			
1	5.50 X 8.10 X 1 NO	=	44.55
2	11.05 X 1.75 X 1 NO	=	19.34
3	7.75 X 5.70 X 1 NO	=	44.18
4	0.95 X 1.35 X 1 NO	=	1.28
TOTAL DEDUCTION		=	109.35
TOTAL BUILT UP AREA		=	146.41



AREA DIAGRAM FOR 4TH TO 6TH FLOOR
SCALE-1:200

BUILT UP AREA CALCULATION

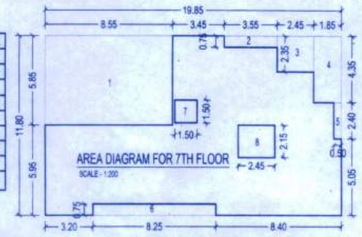
4TH TO 6TH FLOOR			SQ.MT.
A	19.85 X 13.55 X 1 NO	=	268.96
TOTAL ADDITION		=	268.96
DEDUCTIONS			
1	3.20 X 4.15 X 1 NO	=	13.28
2	2.30 X 4.90 X 1 NO	=	11.27
3	3.30 X 1.75 X 1 NO	=	5.77
4	3.55 X 2.50 X 1 NO	=	8.87
5	2.45 X 4.10 X 1 NO	=	10.04
6	1.85 X 6.10 X 1 NO	=	11.28
7	0.50 X 2.40 X 1 NO	=	1.20
8	8.25 X 0.75 X 1 NO	=	6.19
9	1.50 X 1.50 X 1 NO	=	2.25
10	2.45 X 2.15 X 1 NO	=	5.26
TOTAL DEDUCTION		=	75.41
TOTAL BUILT UP AREA		=	193.55



AREA DIAGRAM FOR 1ST TO 3RD FLOOR
SCALE - 1:200

BUILT UP AREA CALCULATION

1ST TO 3RD FLOOR			SQ.MT.
A	19.85 X 13.55 X 1 NO	=	268.96
TOTAL ADDITION		=	268.96
DEDUCTIONS			
1	5.50 X 4.90 X 1 NO	=	26.95
2	3.30 X 1.75 X 1 NO	=	5.77
3	3.55 X 2.50 X 1 NO	=	8.87
4	2.45 X 4.10 X 1 NO	=	10.04
5	1.85 X 6.10 X 1 NO	=	11.28
6	0.50 X 2.40 X 1 NO	=	1.20
7	2.30 X 0.75 X 1 NO	=	1.72
8	1.50 X 1.50 X 2 NO	=	4.50
9	2.45 X 2.15 X 1 NO	=	5.26
TOTAL DEDUCTION		=	75.59
TOTAL BUILT UP AREA		=	193.37



AREA DIAGRAM FOR 7TH FLOOR
SCALE - 1:200

BUILT UP AREA CALCULATION

7TH FLOOR			SQ.MT.
A	19.85 X 11.80 X 1 NO	=	234.23
TOTAL ADDITION		=	234.23
DEDUCTIONS			
1	8.55 X 5.85 X 1 NO	=	50.01
2	3.55 X 0.75 X 1 NO	=	2.66
3	2.45 X 2.35 X 1 NO	=	5.75
4	1.85 X 4.35 X 1 NO	=	8.04
5	0.50 X 2.40 X 1 NO	=	1.20
6	8.25 X 0.75 X 1 NO	=	6.19
7	1.50 X 1.50 X 1 NO	=	2.25
8	2.45 X 2.15 X 1 NO	=	5.26
TOTAL DEDUCTION		=	81.36
TOTAL BUILT UP AREA		=	152.87

Form of Statement 1
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Existing Building Use	Occupancy of Floors.
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

Form of Statement 3
Area details of Apartment

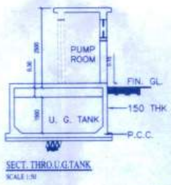
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Bal. attached to Apart.	Area of Double height terraces attached to flat.
1	2	3	4	5	6
1	GR + 7 FLS	24 NOS FLATS	810.21	222.65	NIL

Form of Statement 2
Proposed Building

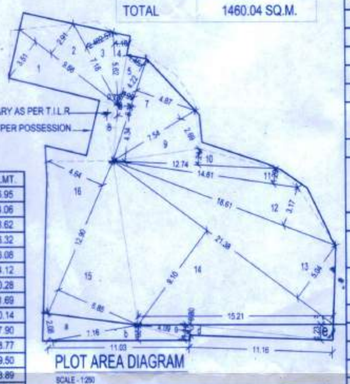
Building No.	Floor No.	Total B-up Area of floor as per outer construction Line
1	2	3
1	GR + 7 FLS	1449.04 SQ.M.

B/UP AREA STATEMENT

FLOOR	PROP. ANCILLARY F.S.I.
GROUND	146.41
1ST	193.37
2ND	193.37
3RD	193.37
4TH	193.55
5TH	193.55
6TH	193.55
7TH	152.87
TOTAL	1460.04 SQ.M.



SECT. THRO U.G TANK
SCALE 1:50



PLOT AREA DIAGRAM
SCALE - 1:200

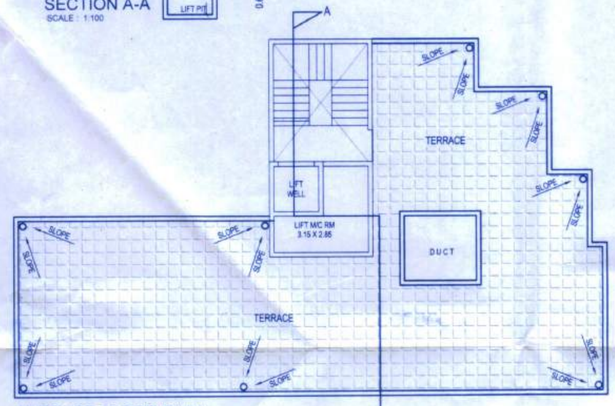
BUILT UP AREA CALCULATION

TYPICAL FLOOR			SQ.MT.
1	1/2 X 9.66 X 3.51 X 1 NO	=	16.95
2	1/2 X 9.66 X 2.91 X 1 NO	=	14.06
3	1/2 X 7.18 X 2.40 X 1 NO	=	8.62
4	1/2 X 5.62 X 1.18 X 1 NO	=	3.32
5	1/2 X 4.22 X 1.48 X 1 NO	=	3.08
6	1/2 X 8.33 X 0.99 X 1 NO	=	4.12
7	1/2 X 8.33 X 4.87 X 1 NO	=	20.28
8	1/2 X 4.34 X 0.78 X 1 NO	=	1.69
9	1/2 X 7.54 X 2.69 X 1 NO	=	10.14
10	1/2 X 12.74 X 1.24 X 1 NO	=	7.90
11	1/2 X 14.61 X 1.20 X 1 NO	=	8.77
12	1/2 X 18.61 X 3.17 X 1 NO	=	29.50
13	1/2 X 21.38 X 5.04 X 1 NO	=	53.89
14	1/2 X 21.38 X 9.10 X 1 NO	=	97.29
15	1/2 X 12.90 X 6.85 X 1 NO	=	44.19
16	1/2 X 12.90 X 4.64 X 1 NO	=	29.94
TOTAL ADDITION		=	353.74

NET PLOT + ROAD AREA = TOTAL PLOT AREA
353.74 + 30.35 = 384.09 SQ.MT

AREA UNDER ROAD (SET BACK AREA)

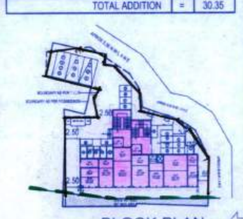
			SQ.MT.
a	1/2 X 7.16 X 2.08 X 1 NO	=	7.45
b	1/2 X 11.03 X 1.20 X 1 NO	=	6.62
c	1/2 X 1.21 X 4.09 X 1 NO	=	2.47
d	1/2 X 11.16 X 0.80 X 1 NO	=	4.46
e	1/2 X 15.21 X 1.23 X 1 NO	=	9.35
TOTAL ADDITION		=	30.35



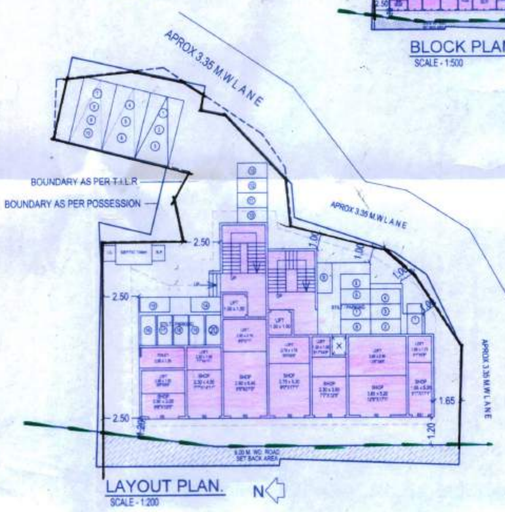
TERRACE FLOOR PLAN.

LOCATION PLAN.
SCALE- NTS

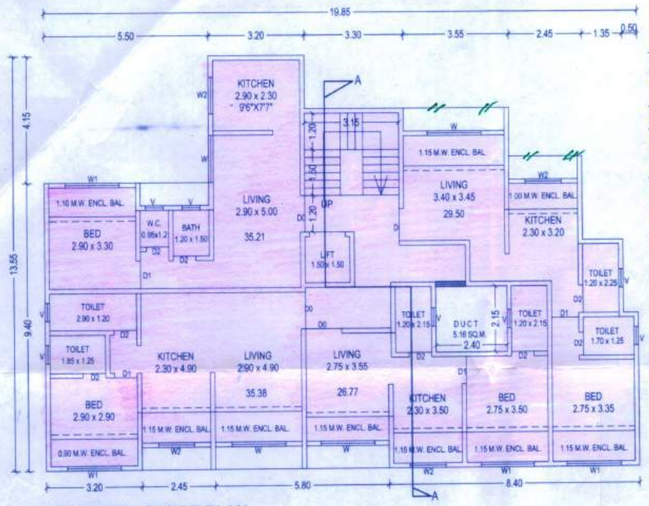
SECTION OF COMPOUND WALL
SCALE 1:50



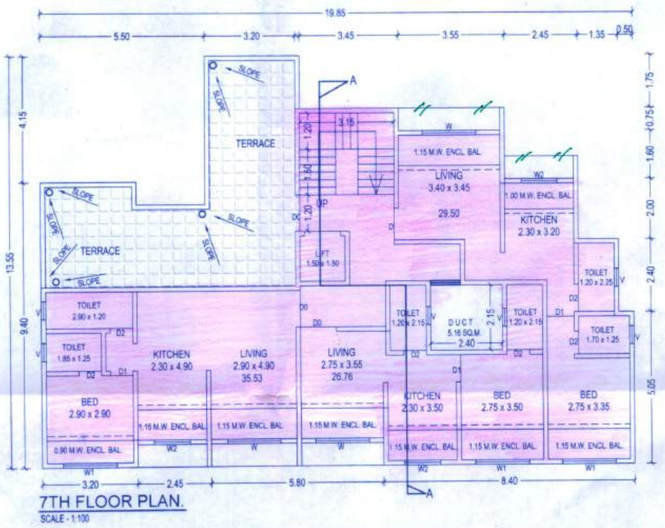
BLOCK PLAN.
SCALE - 1:500



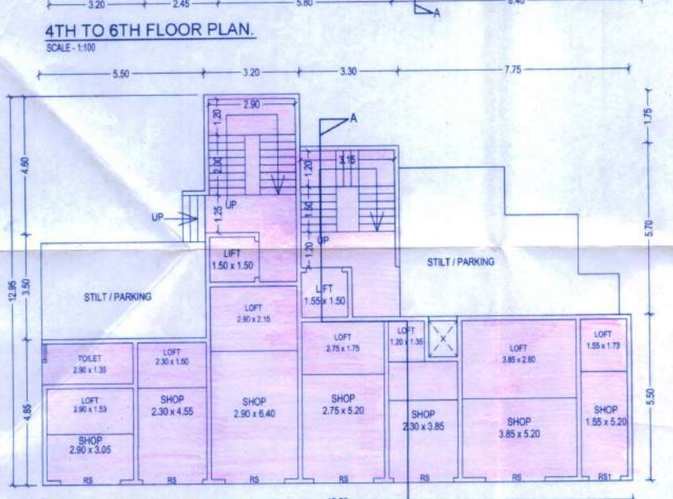
LAYOUT PLAN.
SCALE - 1:200



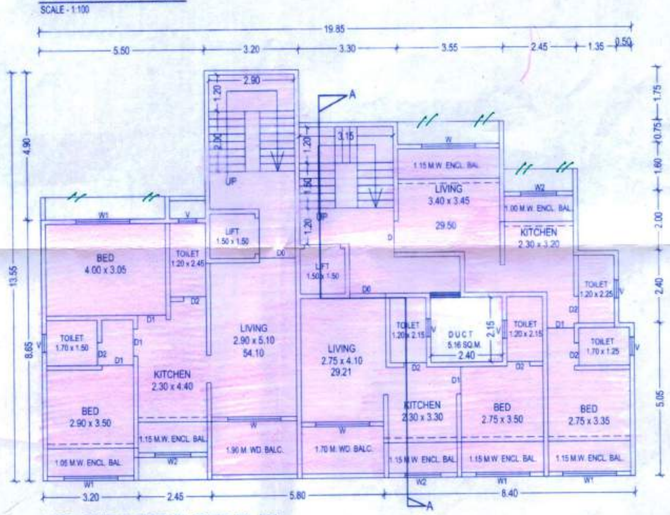
4TH TO 6TH FLOOR PLAN.
SCALE - 1:100



7TH FLOOR PLAN.
SCALE - 1:100



GROUND FLOOR PLAN.
SCALE - 1:100



1ST, 2ND & 3RD FLOOR PLAN.
SCALE - 1:100

PARKING AREA STATEMENT

RESI.AREA	REQUIRED NO'S OF PARKING			PROPOSED NO'S OF PARKING	
	CAR PARKING	TWO WHEELERS	PROP. FLAT	CAR PARKING	TWO WHEELERS
For every two tenements with each tenement having carpet area less than 30 Sq.m	0 NO'S	4 NO'S	14 NO'S	—	28.00 NO'S
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1 NO'S	2 NO'S	07 NO'S	4.00 NO'S	08.00 NO'S
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1 NO'S	5 NO'S	03 NO'S	3.50 NO'S	17.50 NO'S
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1 NO'S	2 NO'S	—	—	—
For every 100 sq.m. carpet area or fraction thereof	1 NO'S	6 NO'S	92.69	—	—
visitor parking (5%)				0.37 NO'S	2.67 NO'S
TOTAL			24 NO'S	7.87 NO'S	56.17 NO'S
TOTAL PARKING REQUIRED				7.87 NO'S	56.17 NO'S
TOTAL PARKING REQUIRED 80%				6.29 NO'S.	44.93 NO'S
TOTAL PARKING PROVIDED			8.29 + 4.16	10.45 NO'S.	20 NO'S
TOTAL PARKING PROVIDED COMPOSITE PARKING 25 / 6 = 4.16 CAR				10.00 NO'S.	20 NO'S