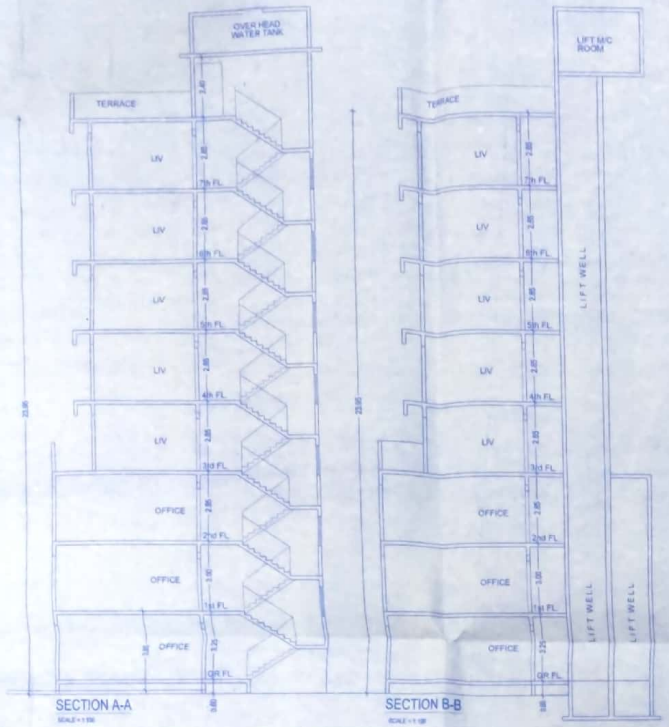
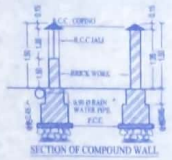
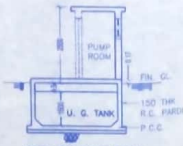


SECTION A-A

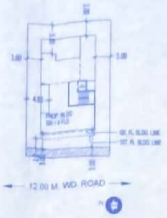
SECTION B-B



SECTION OF COMPOUND WALL



SECT. THRO.U.G.TANK



B/UP AREA STATEMENT	
FLOOR	PROP. ANCILLARY F.S.I.
GROUND	127.39
1ST	209.85
2ND	197.40
3RD	167.90
4TH	183.48
5TH	183.48
6TH	183.48
7TH	163.88
TOTAL	1416.66 SQ.M.

PARKING AREA STATEMENT

REQUIRED NOS OF PARKING			PROPOSED NOS OF PARKING		
	CAR PARKING	TWO WHEELERS	PROP. PLAT	CAR PARKING	TWO WHEELERS
For every two tenements with each tenement having carpet area less than 30 sq.m.	3 NOS	4 NOS	7 NOS	—	14.00 NOS
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1 NOS	2 NOS	6 NOS	3.00 NOS	4.00 NOS
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1 NOS	3 NOS	2 NOS	1.00 NOS	3.00 NOS
For every tenement having carpet area equal to or above 60 sq.m. but less than 100 sq.m	1 NOS	3 NOS	—	—	—
For every 100 sq.m. carpet area or fraction thereof	2 NOS	5 NOS	20.0	2.00 NOS	10.00 NOS
visitor parking (5%)				0.00 NOS	2.00 NOS
TOTAL			15 NOS	6.00 NOS	42.00 NOS
TOTAL PARKING REQUIRED				6.00 NOS	42.00 NOS
TOTAL PARKING REQUIRED 50%				3.00 NOS	21.00 NOS
COMPOSITE PARKING (SCOOTER PARKING 21.00 / 4 = 5.25 CAR PARKING)			5.00 + 5.25 = 9.40	9.40 NOS	21.00 NOS
TOTAL PARKING PROVIDED				10.00 NOS	11.00 NOS

Form of Statement 1
Existing Building to be retained

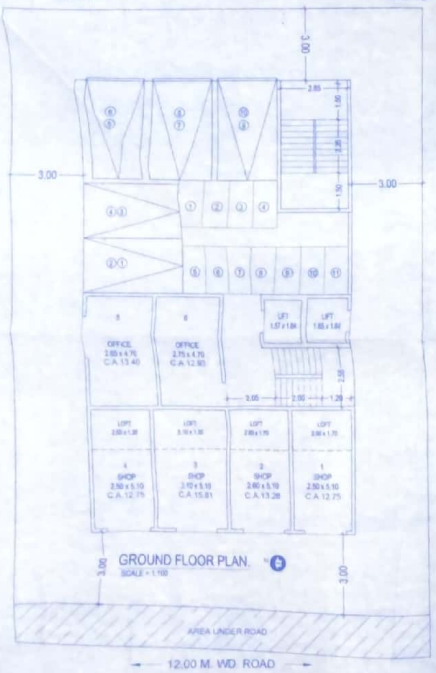
Existing Building No	Floor No	Plinth Area	Total Floor Area of Existing Building Use	Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

Form of Statement 2
Proposed Building

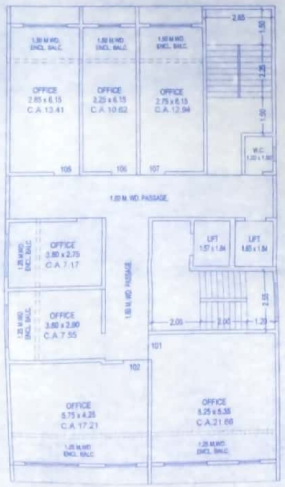
Building No	Floor No	Total B-up Area of floor as per outer construction Line
1	2	3
1	GR + 7 FLS	1416.66 SQ.M.

Form of Statement 3
Area details of Apartment

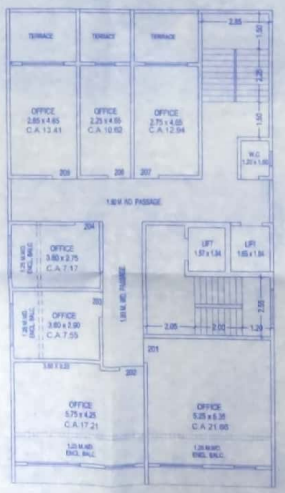
Building No	Floor No.	Apartment No	Carpet area of apartment	Area of Bal. attached to Apart.	Area of Double height terrace attached to flat
1	2	3	4	5	6
1	GR + 7 FLS	13 NOS FLATS	781.20 SQ.M	298.92 SQ.M	NIL



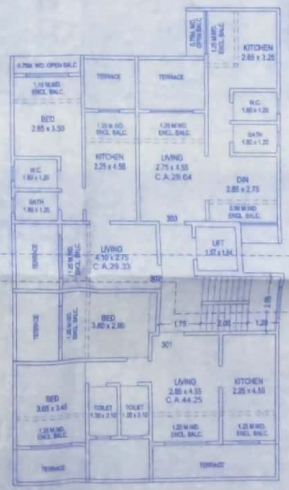
GROUND FLOOR PLAN.



1ST FLOOR PLAN.



2ND FLOOR PLAN.



3RD FLOOR PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING.
C.T.S. NO - 3651 TO 3655, AT MOUJE - DOMBIVALI.
TAL-KALYAN. DIST-THANE.

DATE & STAMP OF APPROVAL

SHEET 1 OF 2

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. : EDMC/TPD/BP/DOM/2021-22/02.
Date : 08/04/2021
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT	SQ.MT
1. AREA OF PLOT	
MINIMUM AREA OF A, B, C TO BE CONSIDERED	
(A) AS PER OWNERSHIP DOCUMENT (7/5 EXTRACT)	494.10
(B) AS PER MEASUREMENT SHEET	
(C) AS PER SITE	
2. DEDUCTIONS FOR	
(A) PROPOSED D.P./S.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	32.00
(B) ANY D.P. RESERVATION AREA	
(TOTAL A+B)	32.00
3. BALANCE AREA OF PLOT (1-2)	462.10
4. AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED -	
(B) ADJUSTMENT OF BBL IF ANY -	
(C) BALANCE PROPOSED -	
5. NET PLOT AREA (3-4 (C))	462.10
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) (A) REQUIRED -	
B) (B) PROPOSED -	
7. INTERNAL ROAD AREA	
8. PLOTABLE AREA (IF APPLICABLE)	
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	
(SR. NO. 7/BASIC FSI)	462.10 X 3.06 = 1414.33
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	1414.33 X 0.30 = 424.30
(MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	
11. IN-SITU FSI / TDR LOADING	
(A)IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)] IF ANY	32.00 X 2.06 = 65.92
(B)IN-SITU AREA AGAINST AMENITY SPACE IF PANNED OVER	
[2.06 OR (B-2) SR. NO. 4 (B)AND (C)/C)]	
(C)TDR AREA	
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A+B)+(C))	
12. ADDITIONAL FSI AREA UNDER CHAPTER NO 7 TSMART F.S.I.	33.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) (9 + 10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE	
(B) ANCILLARY AREA FSI (UPTO 60% OR 80%)IN PREMIUM OF CHARGES	866.02
(C) TOTAL ENTITLEMENT (A+B)	
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 AS APPLICABLE) X 1.8 OR 1.8)	523.61
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AMNAT SR.NO 17.2)	1417.22
(A) EXISTING BUILT-UP AREA	
(B) PROPOSED BUILT-UP AREA (AS PER PLANS)	1416.66
(C) TOTAL (A+B)	1416.66
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO 14 ABOVE)	1.51
17. AREA FOR INCLUSIVE HOUSING IF ANY	
(A) REQUIRED (20% OF SR.NO.9)	
(B) PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... AND THAT THE DIMENSIONS OF SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SCHEDULED OUT IS AND TRUES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

APPEDINIX -C -6-3(7)

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE

NAME OF OWNERS

SHRI. HEMKANT G. PHALAK

NAME OF P.O.A HOLDERS

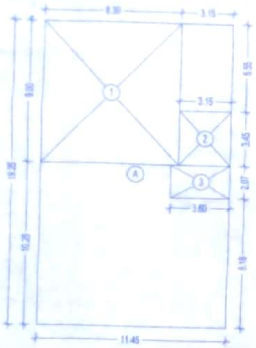
SHRI. MOHIT BHOR

P.O.A. HOLDER'S SIGNATURE | ARCHITECT'S SIGNATURE

ANIRUDDHA S. DASTANE
B.E. ARCH. A.I.A.
ARCHITECT & INTERIOR DESIGNER

SCALE	DRAWN BY	CHECKED BY	DATE	JOB NO	DRG NO	Rev
AS SHOWN					01	

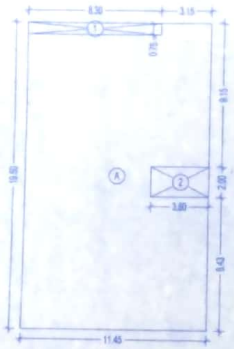
Scanned with CamScanner



AREA DIAGRAM FOR GROUND FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

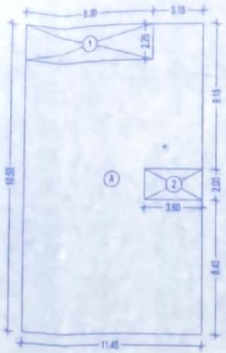
GROUND FLOOR			SQ.MT.
A	11.45 X 19.25 X 1 NO	=	220.41
TOTAL ADDITION		=	220.41
DEDUCTIONS			
1	8.30 X 9.00 X 1 NO	=	74.70
2	3.15 X 3.45 X 1 NO	=	10.87
3	3.60 X 2.07 X 1 NO	=	7.45
TOTAL DEDUCTION		=	93.02
TOTAL BUILT UP AREA		=	127.39



AREA DIAGRAM FOR 1ST FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

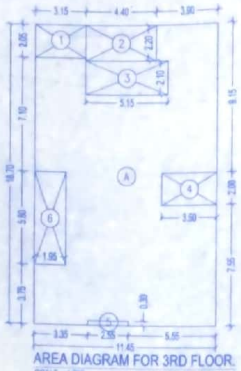
1ST FLOOR			SQ.MT.
A	11.45 X 19.50 X 1 NO	=	223.28
TOTAL ADDITION		=	223.28
DEDUCTIONS			
1	8.30 X 0.75 X 1 NO	=	6.23
2	3.60 X 2.00 X 1 NO	=	7.20
TOTAL DEDUCTION		=	13.43
TOTAL BUILT UP AREA		=	209.85



AREA DIAGRAM FOR 2ND FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

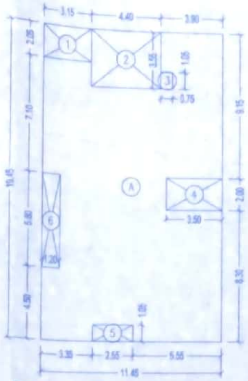
2ND FLOOR			SQ.MT.
A	11.45 X 19.50 X 1 NO	=	223.28
TOTAL ADDITION		=	223.28
DEDUCTIONS			
1	8.30 X 2.25 X 1 NO	=	18.68
2	3.60 X 2.00 X 1 NO	=	7.20
TOTAL DEDUCTION		=	25.88
TOTAL BUILT UP AREA		=	197.40



AREA DIAGRAM FOR 3RD FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

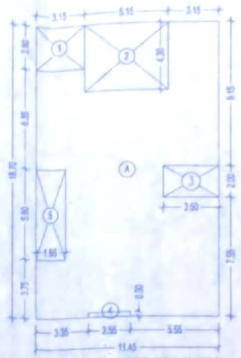
3RD FLOOR			SQ.MT.
A	11.45 X 18.70 X 1 NO	=	214.12
TOTAL ADDITION		=	214.12
DEDUCTIONS			
1	3.15 X 2.05 X 1 NO	=	6.45
2	4.40 X 2.20 X 1 NO	=	9.68
3	5.15 X 2.10 X 1 NO	=	10.82
4	3.60 X 2.00 X 1 NO	=	7.20
5	2.55 X 0.30 X 1 NO	=	0.76
6	1.95 X 5.80 X 1 NO	=	11.31
TOTAL DEDUCTION		=	46.22
TOTAL BUILT UP AREA		=	167.90



AREA DIAGRAM FOR 4TH, 5TH & 6TH FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

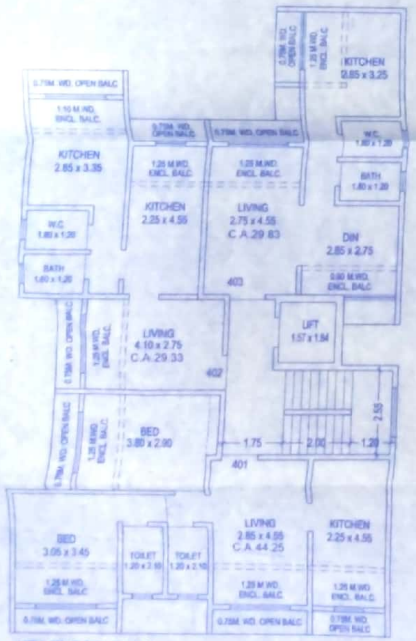
4TH, 5TH & 6TH FLOOR			SQ.MT.
A	11.45 X 19.45 X 1 NO	=	222.70
TOTAL ADDITION		=	222.70
DEDUCTIONS			
1	3.15 X 1.90 X 1 NO	=	5.99
2	4.40 X 3.55 X 1 NO	=	15.62
3	1.20 X 5.80 X 1 NO	=	6.96
4	3.60 X 2.00 X 1 NO	=	7.20
5	2.55 X 0.30 X 1 NO	=	0.76
6	2.55 X 1.05 X 1 NO	=	2.67
7	0.75 X 1.05 X 1 NO	=	0.78
TOTAL DEDUCTION		=	39.22
TOTAL BUILT UP AREA		=	183.48



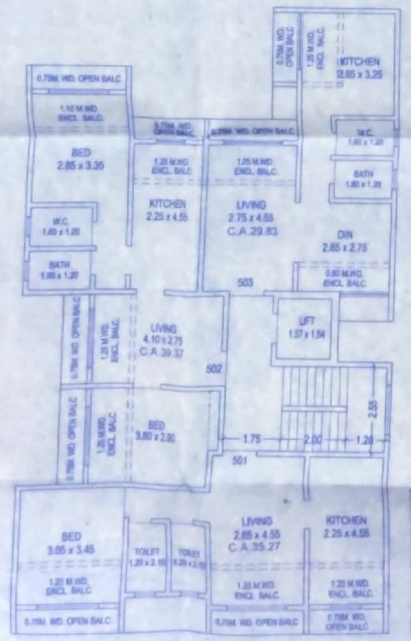
AREA DIAGRAM FOR 7TH FLOOR.
SCALE = 1:200

BUILT UP AREA CALCULATION

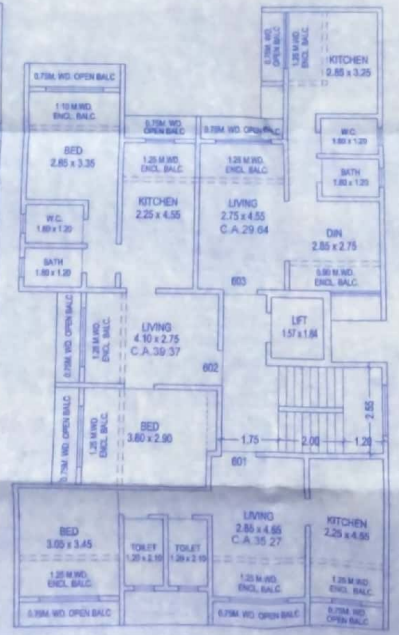
7TH FLOOR			SQ.MT.
A	11.45 X 18.70 X 1 NO	=	214.12
TOTAL ADDITION		=	214.12
DEDUCTIONS			
1	3.15 X 2.60 X 1 NO	=	8.62
2	5.15 X 4.30 X 1 NO	=	22.15
3	3.60 X 2.00 X 1 NO	=	7.20
4	2.55 X 0.30 X 1 NO	=	0.76
5	1.95 X 5.80 X 1 NO	=	11.31
TOTAL DEDUCTION		=	50.24
TOTAL BUILT UP AREA		=	163.88



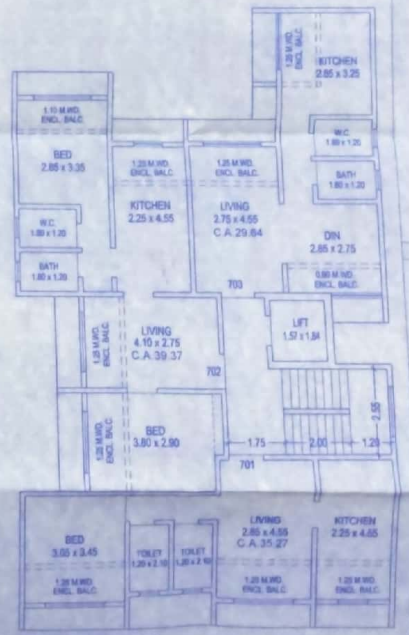
4TH FLOOR PLAN.
SCALE = 1:100



5TH FLOOR PLAN.
SCALE = 1:100



6TH FLOOR PLAN.
SCALE = 1:100



7TH FLOOR PLAN.
SCALE = 1:100

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING, C.T.S. NO.- 3651 TO 3655, AT MOUJE - DOMBIVALI TAL-KALYAN, DIST-THANE.

DATE & STAMP OF APPROVAL

SHEET 2 OF 2

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/DOM/2021-22/02

Date :- 08/04/2021

SANCTIONED

KALYAN DOMBIVLI MUNICIPAL CORPORATION

ASSISTANT DIRECTOR OF TOWN PLANNING
for Kalyan-Dombivli Municipal Corporation

APPEDINIX -C -6-3(7)

THE PLANS PREPAED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE DUE TO NEGLENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE

NAME OF OWNERS

SHRI. HEMKANT G. PHALAK

NAME OF P.O.A HOLDERS

SHRI. MOHIT BHOIR

P.O.A HOLDER'S SIGNATURE | ARCHITECT'S SIGNATURE

ANIRUDDHA S. DASTANE
B.D. ARCH A.I.A
CA-98-00119
ARCHITECT & INTERIOR DESIGNER

SCALE	DRAWN BY	CHECKED BY	DATE	JOB NO	DWG NO	REV
AS SHOWN						

Scanned with CamScanner