

CONTENTS :- BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, FLOOR PLAN, ANCHILLARY AREA DIAGRAM WITH CALCULATION, SECTION, CARPET AREA STATEMENT, PARKING AREA STATEMENT WITH PREMIUM

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No. : KDMC/TPD/18P/27/Village/2018-19/28/16
 Date : 17/05/2021
SANCTIONED
 ASSISTANT DIRECTOR OF TOWN PLANNING
 Kalyan-Dombivi Municipal Corporation

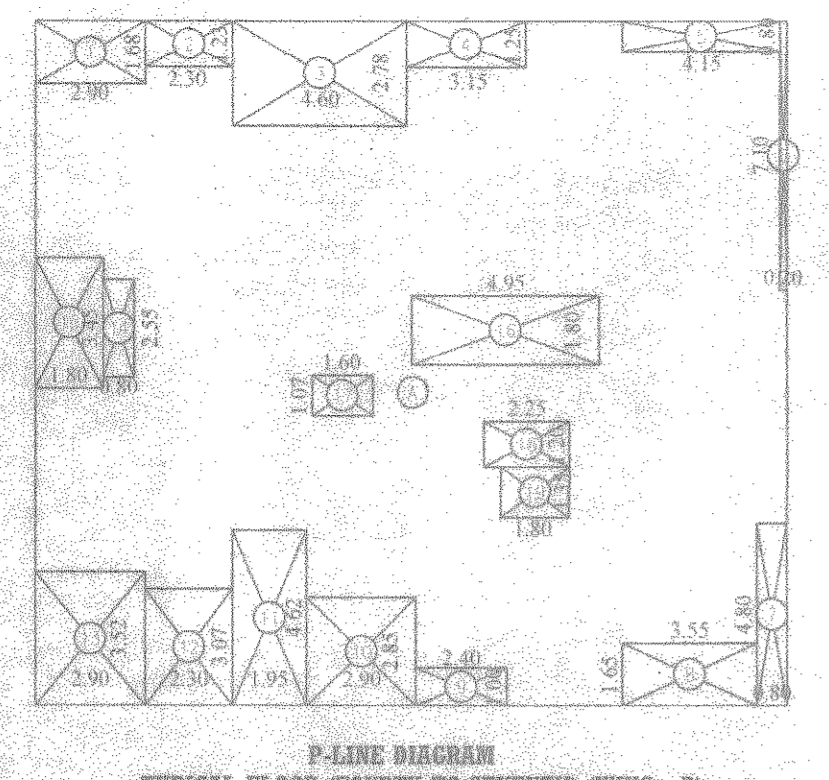
BUILT UP AREA CALCULATION

TYPICAL FLOOR (FOURTH TO SEVENTH FLOOR (WING - B))

1	16.85	X	12.65	X	1.80	=	398.29	SQ.MT.
TOTAL ADDITION = 398.29 SQ.MT.								

DEDUCTIONS

1	2.90	X	1.66	X	1.80	=	4.87	SQ.MT.
2	2.30	X	1.23	X	1.80	=	2.83	SQ.MT.
3	4.68	X	2.78	X	1.80	=	12.73	SQ.MT.
4	3.15	X	1.25	X	1.80	=	3.94	SQ.MT.
5	4.15	X	0.90	X	1.80	=	3.32	SQ.MT.
6	0.20	X	1.10	X	1.80	=	1.42	SQ.MT.
7	8.80	X	4.80	X	1.80	=	3.84	SQ.MT.
8	3.55	X	1.65	X	1.80	=	5.46	SQ.MT.
9	2.40	X	1.20	X	1.80	=	2.40	SQ.MT.
10	2.90	X	2.05	X	1.80	=	8.27	SQ.MT.
11	1.95	X	1.62	X	1.80	=	8.11	SQ.MT.
12	2.30	X	3.07	X	1.80	=	7.68	SQ.MT.
13	2.80	X	3.52	X	1.80	=	10.21	SQ.MT.
14	4.80	X	5.55	X	1.80	=	8.24	SQ.MT.
15	1.80	X	3.45	X	1.80	=	2.81	SQ.MT.
16	4.95	X	3.30	X	1.80	=	8.31	SQ.MT.
17	1.60	X	1.07	X	1.80	=	1.71	SQ.MT.
18	2.25	X	1.20	X	1.80	=	2.70	SQ.MT.
19	1.80	X	1.35	X	1.80	=	2.43	SQ.MT.
TOTAL DEDUCTION = 99.82 SQ.MT.								
TOTAL BUILT UP AREA (B - B) = 298.47 SQ.MT.								



PARKING AREA STATEMENT WING - A & B

ONE PARKING AREA FOR EVERY TENEMENTS

NO. OF FLATS	NO. OF CAR
38 Nos.	10 Nos.

TEENEMENTS HAVING CARPET AREA AREA BETWEEN 30.00M² TO 45.00M² : 2 Nos. / 1 Nos.
 TEENEMENTS HAVING CARPET AREA AREA BETWEEN 45.00M² TO 70.00M² : Nil / Nil
 COMMERCIAL AREA PARKING AREA : Nil / Nil
 TOTAL REQUIRED PARKING CAR : 11 Nos. / 12 Nos.
 TOTAL PROPOSED PARKING CAR : 12 Nos.

PLOT AREA CALCULATION

A	1/2 X	16.35	X	10.76	X	1.80	=	57.96	SQ.MT.
B	1/2 X	24.45	X	8.50	X	1.80	=	103.91	SQ.MT.
C	1/2 X	45.23	X	9.58	X	1.80	=	216.65	SQ.MT.
D	1/2 X	24.66	X	11.79	X	1.80	=	146.37	SQ.MT.
E	1/2 X	48.67	X	10.52	X	1.80	=	257.00	SQ.MT.
F	1/2 X	46.47	X	6.35	X	1.80	=	155.53	SQ.MT.
G	1/2 X	37.90	X	4.48	X	1.80	=	35.90	SQ.MT.
H	1/2 X	23.66	X	0.54	X	1.80	=	7.47	SQ.MT.
I	1/2 X	25.94	X	1.07	X	1.80	=	14.66	SQ.MT.
J	1/2 X	22.81	X	2.84	X	1.80	=	33.39	SQ.MT.
K	1/2 X	17.84	X	2.45	X	1.80	=	23.64	SQ.MT.
L	1/2 X	13.62	X	1.46	X	1.80	=	9.94	SQ.MT.
M	1/2 X	13.29	X	6.70	X	1.80	=	44.44	SQ.MT.
N	1/2 X	16.95	X	1.03	X	1.80	=	5.64	SQ.MT.
O	1/2 X	11.46	X	0.66	X	1.80	=	3.68	SQ.MT.
TOTAL ADDITION = 1198.18 SQ.MT.									

NOT IN POSSESSION

F	1/2 X	9.24	X	0.83	X	1.80	=	3.88	SQ.MT.
2	1/2 X	23.02	X	1.41	X	1.80	=	16.23	SQ.MT.
3	1/2 X	15.43	X	0.56	X	1.80	=	4.34	SQ.MT.
4	1/2 X	12.86	X	3.69	X	1.80	=	23.74	SQ.MT.
5	1/2 X	6.28	X	1.03	X	1.80	=	3.24	SQ.MT.
6	1/2 X	6.00	X	0.57	X	1.80	=	1.86	SQ.MT.
TOTAL ADDITION = 55.15 SQ.MT.									

ROAD SET BACK AREA

a	1/2 X	19.20	X	5.61	X	1.80	=	53.86	SQ.MT.
b	1/2 X	19.20	X	4.86	X	1.80	=	46.66	SQ.MT.
c	1/2 X	16.51	X	5.56	X	1.80	=	30.66	SQ.MT.
TOTAL ADDITION = 150.59 SQ.MT.									

TOTAL ADDITION = 1344.85 SQ.MT.

PARKING AREA STATEMENT (WING - B)

ONE PARKING AREA FOR EVERY TENEMENTS

NO. OF FLATS	NO. OF CAR	NO. OF SCOOTER
Nil	Nil	Nil

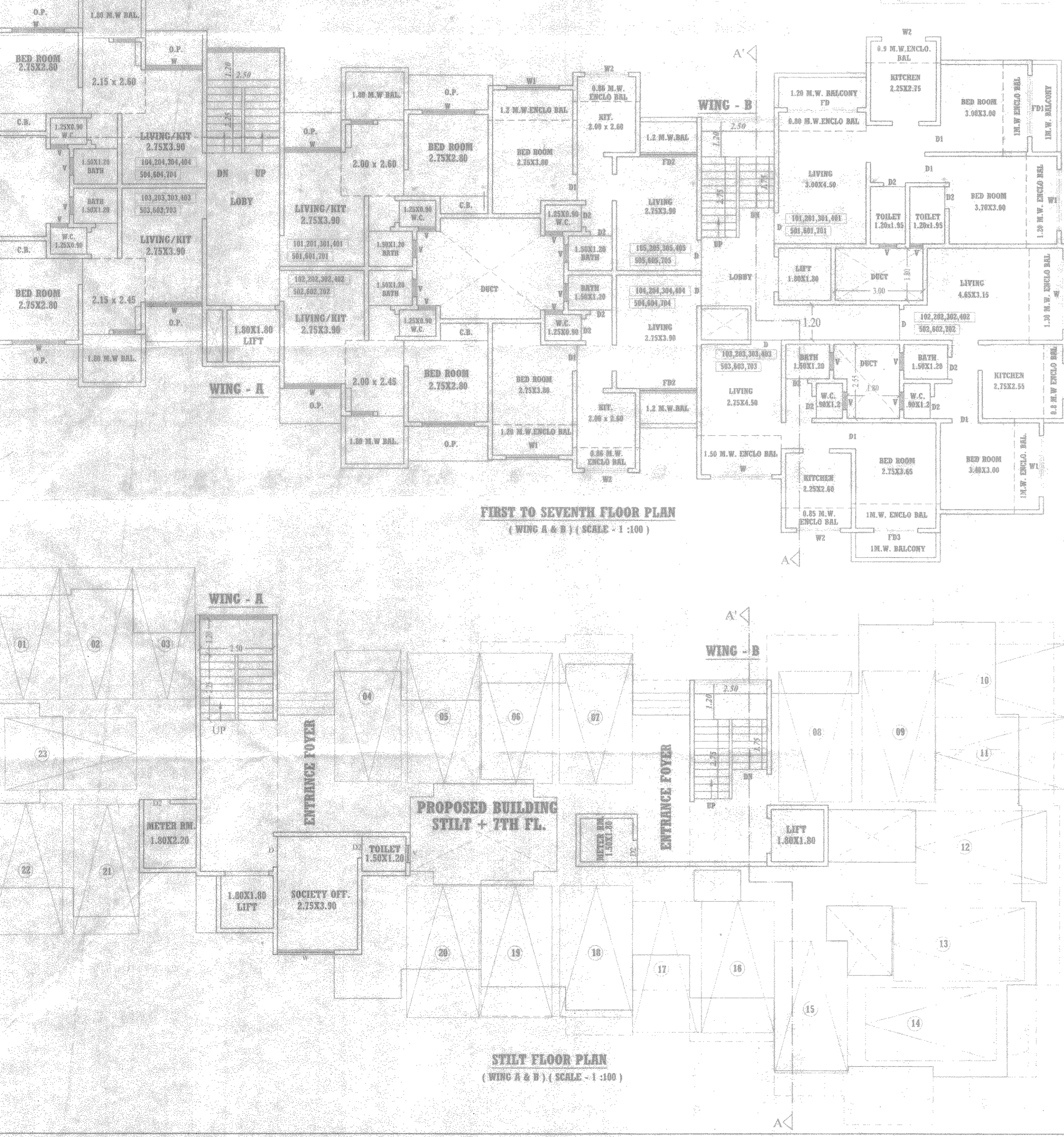
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE : Nil / Nil / Nil
 2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 50.00 M² BUT LESS THAN 150 SQ.M. : Nil / Nil / Nil
 3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 M² BUT LESS THAN 50.00 M² : 7 Nos. / 4 Nos. / 20 Nos.
 4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 M² BUT MORE THAN 30.00 M² : 7 Nos. / 4 Nos. / 8 Nos.
 5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 M² : Nil / Nil / Nil
 6) COMMERCIAL AREA PARKING AREA 60.00 SQ.M. / 100.00 SQ.M. : Nil / Nil / Nil
 TOTAL REQUIRED PARKING CAR : 6 Nos. / 20 Nos.
 TOTAL PROPOSED PARKING CAR : 10 Nos. / 30 Nos.

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	REMARKS
D1	1.00 X 2.10	T.W. FRAMED PANELLED DOOR.
D2	0.90 X 2.10	T.W. FRAMED PANELLED DOOR.
D3	0.75 X 2.10	T.W. FRAMED PARTLY GLAZED SILEX DOOR.
W1	2.10 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W2	2.10 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W3	1.20 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
FD1	2.40 X 2.10	ALU. FRAMED GLAZED PANELLED FRENCH DOOR
FD2	2.10 X 2.10	ALU. FRAMED GLAZED PANELLED FRENCH DOOR
FD3	1.80 X 2.10	ALU. FRAMED GLAZED PANELLED FRENCH DOOR
FD4	1.80 X 2.10	ALU. FRAMED GLAZED PANELLED FRENCH DOOR
W4	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW.

P-LINE AREA STATEMENT (WING - B)

FLOOR	P-LINE AREA SQ.MT.
FIRST FLOOR(PT.)	117.28
SECOND FLOOR(PT.)	117.28
THIRD FLOOR(PT.)	129.21
FOURTH FLOOR	256.47
FIFTH FLOOR	256.47
SIXTH FLOOR	256.47
SEVENTH FLOOR	256.47
TOTAL AREA	1397.61



BUILT UP AREA STATEMENT (WING - A)

FLOOR	BUILT UP AREA	STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
STILT FLOOR	25.90	21.39	4.51	--	--	--	4.51
FIRST FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
SECOND FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
THIRD FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
FOURTH FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
FIFTH FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
SIXTH FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
SEVENTH FLOOR	143.43	19.95	123.48	14.34	14.29	--	123.48
TOTAL	1029.91	161.04	868.87				868.87

BUILT UP AREA STATEMENT (WING - B) (PREVIOUS SANCTION)

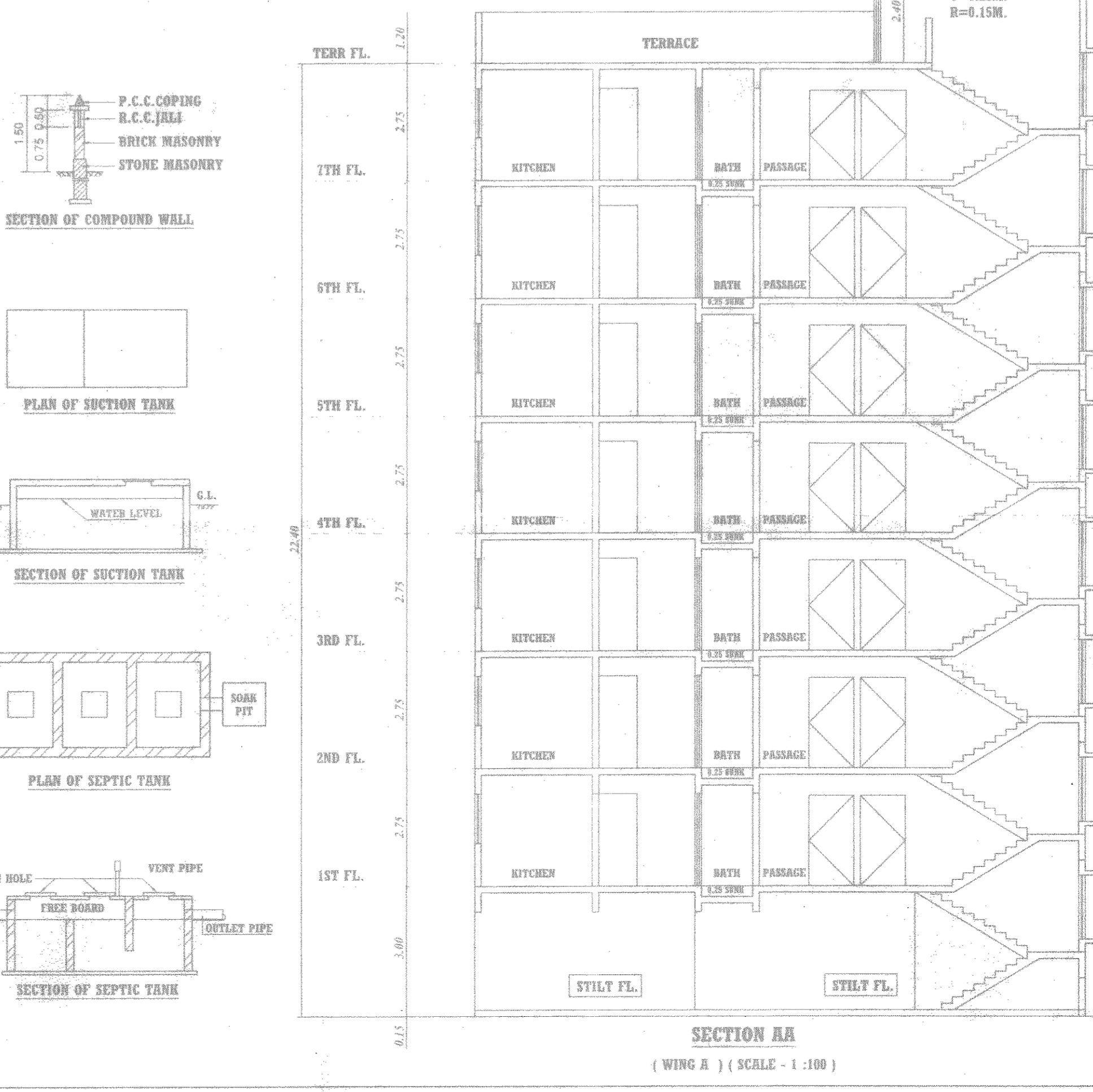
FLOOR	BUILT UP AREA	STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL. AREA	TOTAL AREA
GROUND FLOOR	23.69	19.18	4.51	--	--	--	4.51
FIRST FLOOR	156.48	17.71	138.77	15.64	14.38	--	138.77
SECOND FLOOR	156.48	17.71	138.77	15.64	14.38	--	138.77
THIRD FLOOR	144.35	17.71	126.64	14.43	14.38	--	126.64
TOTAL	481.19	72.31	408.88				408.69

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
Nil	Nil	Nil	Nil	Nil

PROPOSED BUILDING (WING B)

BUILDING NO.	FLOOR NO.	FLOOR AS PER P LINE
1	1ST(PT.), 2ND(PT.), 3RD(PT.) & 4TH TO 7TH	1397.61



AREA STATEMENT

Sl. No.	Description	Area (Sq. M.)
1.	Area of plot (Minimum area of a, b, c to be considered)	--
(a)	As per ownership document (1/12, CTS extract)	1400.00
(b)	As per measurement sheet	1344.85
(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 (Total a+b)	--
3.	BALANCE AREA OF PLOT (1-2)	1344.85
4.	Amenity Space (if applicable)	--
(a)	Required -	--
(b)	Adjustment of 20%, if any -	--
(c)	Balance Proposed -	--
5.	Net Plot Area [3-(c)]	1344.85
6.	Recreational Open space (if applicable)	--
(a)	Required -	--
(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. 5 x basic FSI) (1344 X 1.10)	1479.33
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 (0.50 X 1a) / (0.50 X 1344.85)	672.42
11.	In-situ FSI / TDR loading	--
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (b)], if any	--
(b)	In-situ area against Amenity Space if banded over [2.00 or 1.25 x Sr. No. 4 (b) and / or (c)]	--
(c)	TDR area. (0.80 X 1a)	--
(d)	Total in-situ / TDR loading proposed [(1) (a) + (b) + (c)]	--
12.	Additional FSI area under Chapter No. 7	--
13.	Total entitlement of FSI in the proposal	2151.75
(a)	[9 + 10(a) + 11(a)] or 12 whichever is applicable	2151.75
(b)	Auxiliary Area FSI upto 60% with payment of charges (0.50/100 x 2151.75 = 1075.88) (0.50 of 2151.75 = 1075.88)	578.51
(c)	Total entitlement (a + b)	2676.26
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	--
15.	Total Built-up Area in proposal (including area at Sr. No. 17 b)	--
(a)	Previous Built-up Area (1ST TO 3RD WING-A) AND 1ST TO 7TH (WING - B)	1227.56
(b)	Proposed Built-up Area (as per 'P-Line') (1ST FL (PT) 2ND FL (PT) 3RD FL (PT) 4TH TO 7TH FL.) (WING - B)	1397.61
(c)	Total (a + b)	2615.17
16.	F.S.I. Consumed (15/13) (should not be more than total No. 14 above)	0.99
17.	Area for Inclusive Housing, if any	--
(a)	Required (20% of Sr. No. 5)	--
(b)	Proposed	--

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 NEGLIGENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CERTIFY 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 TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER (S) NAME AND SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/01/2018 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1344.85 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S.NO. 13/3B AT VILL.-ADVLI - DOKLI, TAL.- AMBERNATH, DIST.-THANE.

NAME & SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

M/S:- APNA GROUP

DRG.NO. 1 JOB.NO. A-73-18 SCALE AS SHOWN DATE 24-03-2021 DRAWN BY DEV.D CHECK BY V.J

ARCHITECTS & CONSULTANTS

Do-con Consultants
 ARCHITECTS, INTERIOR DESIGNERS, REGD. VALUERS & PROJECT CONSULTANTS
 1-3, RAJASHREE TOWER, RANDBAG, LANE No. 9, KALYAN(WEST)-01 394, TEL. 9611899.