PROFORMA – I : AREA STATEMENT	SHEET NO. 1/2

DESCRIPTION OF PROPOSAL AND PROPERTY

REVISED PLAN & PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS ON PLOT BEARING S.NO.88 , H.NO. 6 & 7 AT MOUJE - SONARPADA DOMBIVLI (EAST), TAL.:- KALYAN, DIST.:- THANE

SHRI.- ARUN NAMDEV PATIL (LANDLORD)

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/27/Village/2022-23/26/107

Date :- 05/06/2023

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

	AREA STATEMENT	SQ.MT
1)	AREA OF PLOT H.NO.7 = 2560.00, H.NO.6 = 50.00] = 2610.00	2610.00
	(a) As per ownership document (7/12 , CTS extract)	--
	(b) as per measurement sheet	--
	(c) as per site	
2)	DEDUCTION FOR	
	Proposed D.P./D.P. Road - 24.00 M.W.	819.50
	(b) Any D.P. Reservation area (a) (b)	
	(Total a+b)	819.50
3)	Balance area of plot (1-2) (2610.00 - 819.50 = 1790.50)	1790.50
4)	Amenity Space (if applicable)	--
	(a) Required	--
	(b) Adjustment of 2(b) , if any	--
	(c) Balance Proposed	--
5)	Net Plot Area (3 - 4)	1790.50
6)	Recreational Open spauce (if applicable)	--
	(a) Required	--
	(b) Proposed	--
7)	Internal area (if applicable)	0.00
8)	Plotable area (if applicable)	0.00
9)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 1790.50 X 1.10 = 1969.55	1969.55
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.	--
11)	In-situ FSI /TDR loading	--
	(a) In-situ area against D.P.road (2.05 x Sr.No.2 (a).if any (819.50 X 2.05 = 1679.97)	1679.97
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.No.4 (b)and /or (c)	--
	(c) TDR area	--
12)	(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c) Additional FSI area under Chapter No.7	
13)	Total entitlement of FSI in the proposal (1969.55 + 1679.97)	3649.52
	(a) (9+10(b)+11(d) or12 whichever is applicable.	--
	(b) Ancilary area FSI upto 60% or 80% with payment of charges. (COMM.AREA - 191.59 X 80% = 85.15 (1,452.86 + 85.15 = 1538.01) RESI.AREA - 3874.30 X 60% = 1,452.86	400.00
	(c) Total entitlement (a+b) (3649.52 + 400.00 = 4049.52)	4049.52
14)	Maximum utilization limit of F.S.I.(Building potential) Permissible as per Road width(as per Regulation No.6.1 or 6.3 or 6.4 as applicable x1.6 or 1.8)	3649.52
15)	Total Buil-tup Area in proposal.(excluding area at Sr.no. 17 b)	4044.09
	(a) Existing Built-up Area. (BLDG NO 1 & 2) (537.47 + 3024.30)	3561.77
	(b) Proposed Built-up Area (as per "P"-line)	482.32
	(c) Total (a+b)	4044.09
16)	F.S.I. Consumed (15/3) (should not be more than serial No.14 above.)	0.99

APPENDIX-"C"

THE PLANS PREPAIRED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS. I HAVE CONFIRMED THE PROPOSED CONSTRUCTION IS AS PER THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE FOR EARTHQUAKE.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
(KDMC Reg. No. 356)

SIGN. OF STRUCTURAL CONSULTANT.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17.02.2021 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2610.00 SQ METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING / SCHEME RECORDS / C.T.S RECORDS.

SIGNATURE OF LICENSED 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.

G. L. S Infrastructures
Partner

NAME & SIGNATURE OF OWNER : SHRI.- DILIP. A. JOSHI (P.O.A HOLDER OF G.L.S. INFRASTRUCTURE

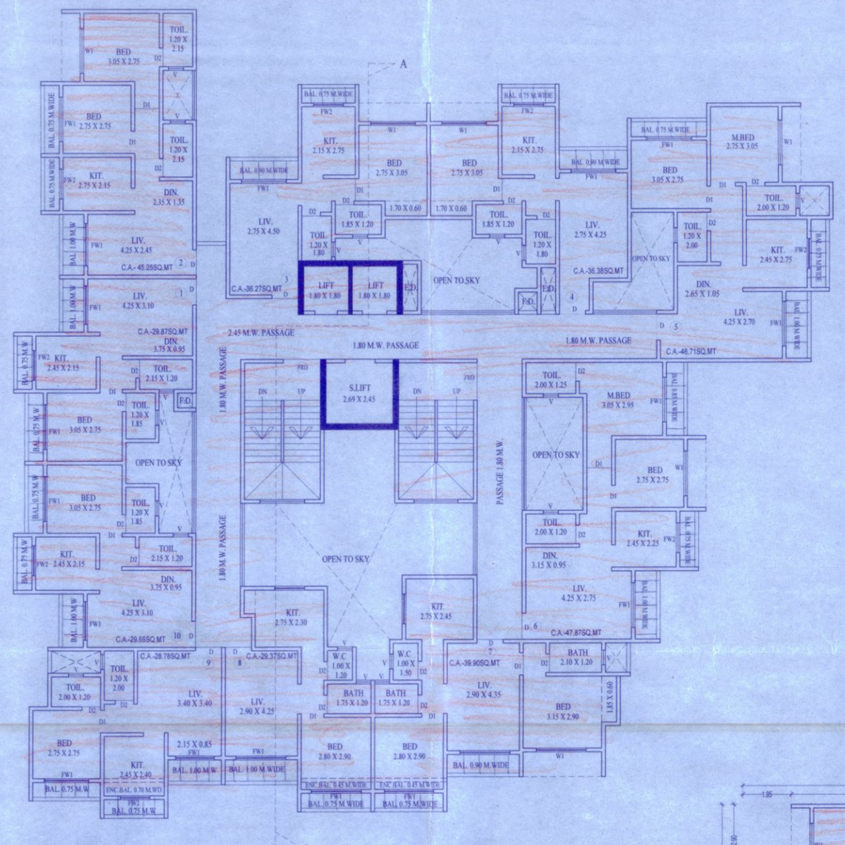
NAME & SIGN. OF ARCHITECT

TIBIN TONSON THOMAS

DE - CON ASSOCIATES
ARCHTECTS & INT. DESIGNERS.
B-2 / ROOM NO.239
KASTURI PLAZA, DOM (E)

ARCHITECTS
TIBIN TONSON THOMAS
B.ARCH
CA. No. 2016 / 78885

DATE	DRAWN BY	CHECKED BY	SCALE	DRG NO
29.03.2023	RAKESH	THOMAS	AS STATED	M-

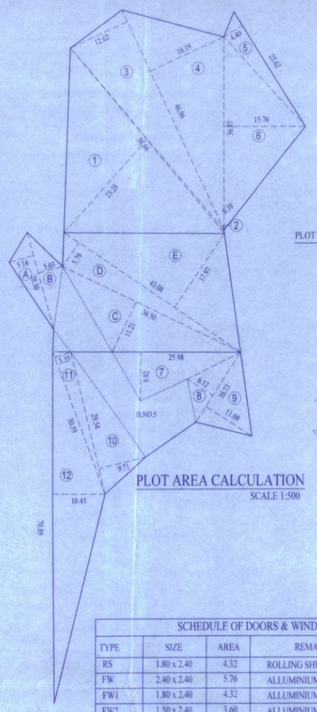


TYPICAL FLOOR PLAN
SECOND,THIRD,FOURTH,FIFTH & SIXTH FLOOR
(SCALE 1:100)

PLOT AREA CALCULATION							
1	38.66	X	25.28	X	0.50	=	488.66 SQ.MT.
2	38.66	X	0.38	X	0.50	=	7.34 SQ.MT.
3	46.96	X	12.62	X	0.50	=	296.31 SQ.MT.
4	46.96	X	16.19	X	0.50	=	380.14 SQ.MT.
5	25.62	X	4.40	X	0.50	=	56.36 SQ.MT.
6	36.87	X	15.76	X	0.50	=	290.53 SQ.MT.
7	25.98	X	9.92	X	0.50	=	128.86 SQ.MT.
8	16.73	X	6.12	X	0.50	=	51.19 SQ.MT.
9	16.73	X	11.09	X	0.50	=	92.76 SQ.MT.
10	29.54	X	9.71	X	0.50	=	143.41 SQ.MT.
11	30.59	X	3.35	X	0.50	=	51.23 SQ.MT.
12	70.89	X	10.45	X	0.50	=	370.40 SQ.MT.
					TOTAL ADDITIONS	=	2357.19 SQ.MT.

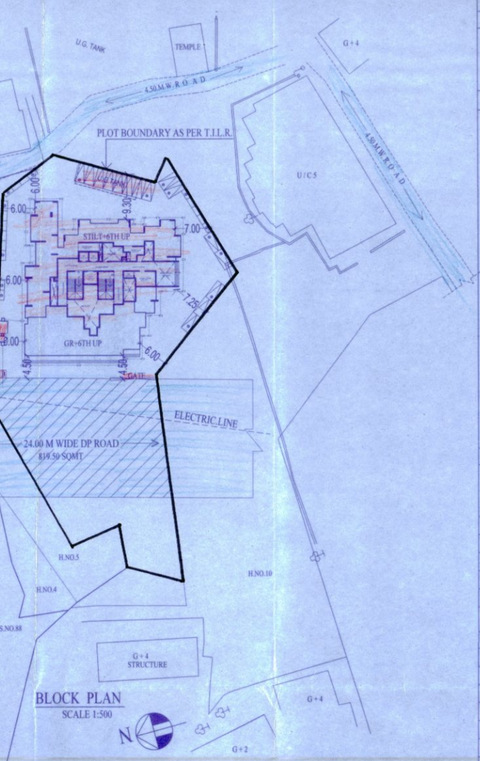
ROAD SET BACK AREA CALCULATION							
a	20.30	X	5.14	X	0.50	=	52.17 SQ.MT.
b	20.30	X	5.03	X	0.50	=	51.05 SQ.MT.
c	36.50	X	11.21	X	0.50	=	204.50 SQ.MT.
d	43.08	X	5.79	X	0.50	=	124.71 SQ.MT.
e	43.08	X	17.97	X	0.50	=	387.07 SQ.MT.
					TOTAL ADDITIONS	=	819.50 SQ.MT.
					2357.19 + 819.50	=	3176.69 SQ.MT.

LOCATION PLAN
(SCALE NTS)



PLOT AREA CALCULATION
SCALE 1:500

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS
RS	1.80 x 2.40	4.32	ROLLING SHUTTER
FW	2.40 x 2.40	5.76	ALLUMINIUM SLIDING WINDOW
FW1	1.80 x 2.40	4.32	ALLUMINIUM SLIDING WINDOW
FW2	1.50 x 2.40	3.60	ALLUMINIUM SLIDING WINDOW
D	1.05 x 2.10	2.21	FLUSH TYPE DOOR
D1	0.90 x 2.10	1.89	FLUSH TYPE DOOR
D2	0.75 x 1.95	1.46	FLUSH TYPE DOOR
V	0.60 x 0.90	0.54	ALLUMINIUM SLIDING WINDOW



BLOCK PLAN
SCALE 1:500

NOTES

PLOT LINES - THICK BLACK	RECREATION GROUND - GREEN WASH
PROPOSED WORK - PINK	WORK PROPOSED TO BE DEMOLISHED - YELLOW
DRAINAGE AND SEWERAGE WORK - RED DOTTED	AREA UNDER NALLA SHOWN
FUTURE STREET - GREEN DOTTED	ALL EXT. & INTERNAL WALLS ARE 0.15 M. THK
ROAD AND SET BACK - BURNT SIENNA	STAIRCASE & LIFT WALLS ARE 0.15 M. THK

TENEMENT STATEMENT BUILD.NO.2

FLOOR	NUMBER OF TENEMENT				
	LESS THAN 30	30 TO 40	40 TO 80	80 TO 150	ABOVE 150	TOTAL
GROUND FLOOR	--	--	--	--	--	--
FIRST FLOOR	4	3	3	--	--	10
SECOND FLOOR	4	3	3	--	--	10
THIRD FLOOR	4	3	3	--	--	10
FOURTH FLOOR	4	3	3	--	--	10
FIFTH FLOOR	4	3	3	--	--	10
SIXTH FLOOR	4	3	3	--	--	10
TOTAL	24	18	18	--	--	60

P-LINE AREA STATEMENT (PROPOSED)

FLOOR	COMMERCIAL	RESIDENTIAL
GROUND	191.59	48.45
FIRST	--	625.20
SECOND	--	640.13
THIRD	--	640.13
FOURTH	--	640.13
FIFTH	--	640.13
SIXTH	--	640.13
TOTAL	191.59	3874.30
	4065.89	

BUILDING NO.1 (EXISTING)
P-LINE AREA STATEMENT

FLOOR	TOTAL BUP AREA IN SQ.MT
GROUND	169.52
FIRST	367.95
SECOND	--
THIRD	--
FOURTH	--
FIFTH	--
SIXTH	--
SEVENTH	--
TOTAL	537.47

BUILDING NO.2 (EXISTING)
P-LINE AREA STATEMENT

FLOOR	TOTAL BUP AREA IN SQ.MT
GROUND	180.06
FIRST	406.32
SECOND	406.32
THIRD	406.32
FOURTH	406.32
FIFTH	406.32
SIXTH	406.32
SEVENTH	406.32
TOTAL	3024.30

537.47 + 3024.30 = 3561.77 SQ.M.

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)

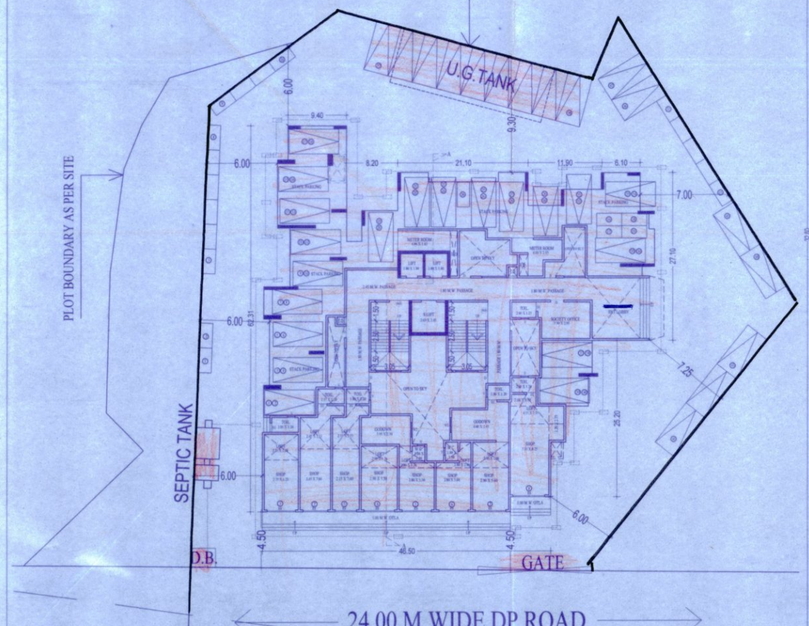
Form of Statement 2
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor as per outer construction line	
		COMM.	RESI.
(1)	GROUND	191.59	48.45
	FIRST	--	625.20
	SECOND	--	640.13
	THIRD	--	640.13
	FOURTH	--	640.13
	FIFTH	--	640.13
	SIXTH	--	640.13
	TOTAL	191.59	3874.30
		4065.89	

Form of Statement 3
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to the Apartment	Area of Double height terraces attached to flat.
(1)	GROUND	(1)	--	NIL	NIL
	FIRST		395.74	41.36	
	SECOND		395.74	55.73	
	THIRD		395.74	55.73	
	FOURTH		395.74	55.73	
	FIFTH		395.74	55.73	
	SIXTH		395.74	55.73	
	TOTAL		2374.44	320.01	

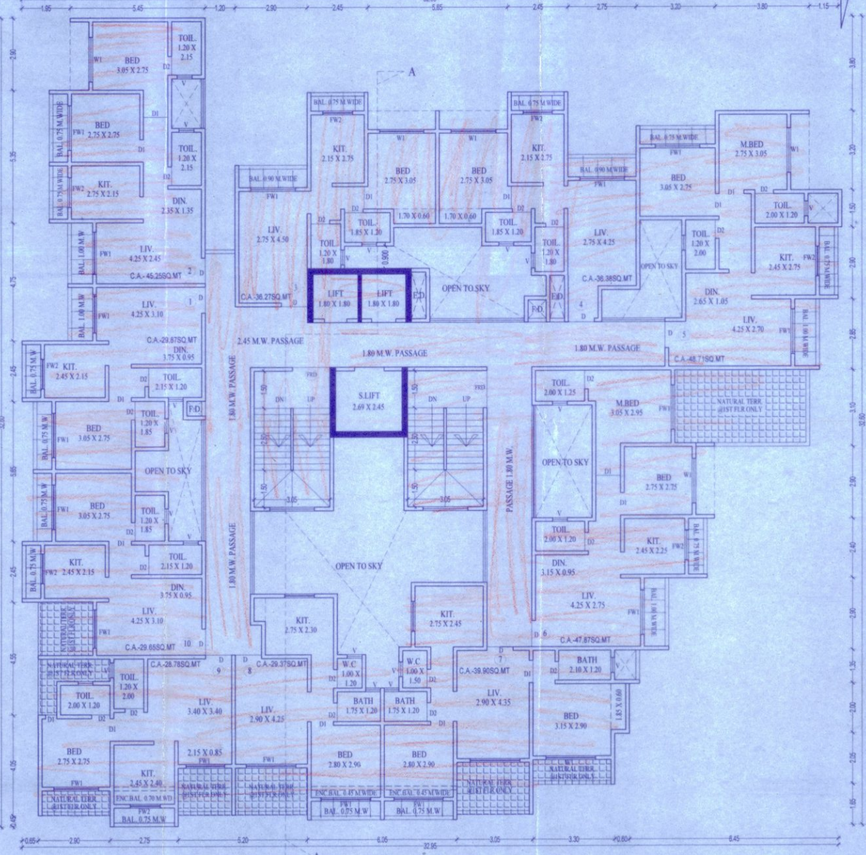
RESIDENTIAL AREA	REQUIRED NO'S OF PARKING			PROPOSED NO'S OF PARKING	
	CAR PARKING	TWO WHEELERS	PROP. FLAT	CAR PARKING	TWO WHEELERS
For every two tenements with each tenement having carpet area less than 30 Sq.m	---	2 NO'S	24.00 NO'S	---	24.00 NO'S
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1 NO'S	2 NO'S	18.00 NO'S	9.00 NO'S	18.00 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	2 NO'S	18.00 NO'S	9.00 NO'S	18.00 NO'S
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1 NO'S	1 NO'S	---	---	---
For every 100 sq.m. carpet area or fraction thereof (169.55 SQ.MT)	2 NO'S	6 NO'S		1.69 NO'S	10.17 NO'S
visitor parking (5%)				0.98 NO'S	3.50 NO'S
TOTAL			60.00 NO'S	20.67 NO'S	73.67 NO'S
TOTAL PARKING REQUIRED				20.67 NO'S	73.67 NO'S
TOTAL PARKING REQUIRED 80%			SAY 16	16.53 NO'S	58.93 NO'S
TOTAL PARKING PROVIDED	7 NO.S CAR PARKING CONVERT TO 42 SCOOTER PARKING			57.00 NO'S.	20.00 NO'S (20.00 +42.00=62.00NOS



GROUND FLOOR PLAN
(SCALE 1:200)

24.00 M WIDE DP ROAD

ELE.LINE



FIRST FLOOR PLAN
(SCALE 1:100)