

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: KDMC/TPD/BP/KD/2021-22/89/357.
 Date: 14/02/2024.

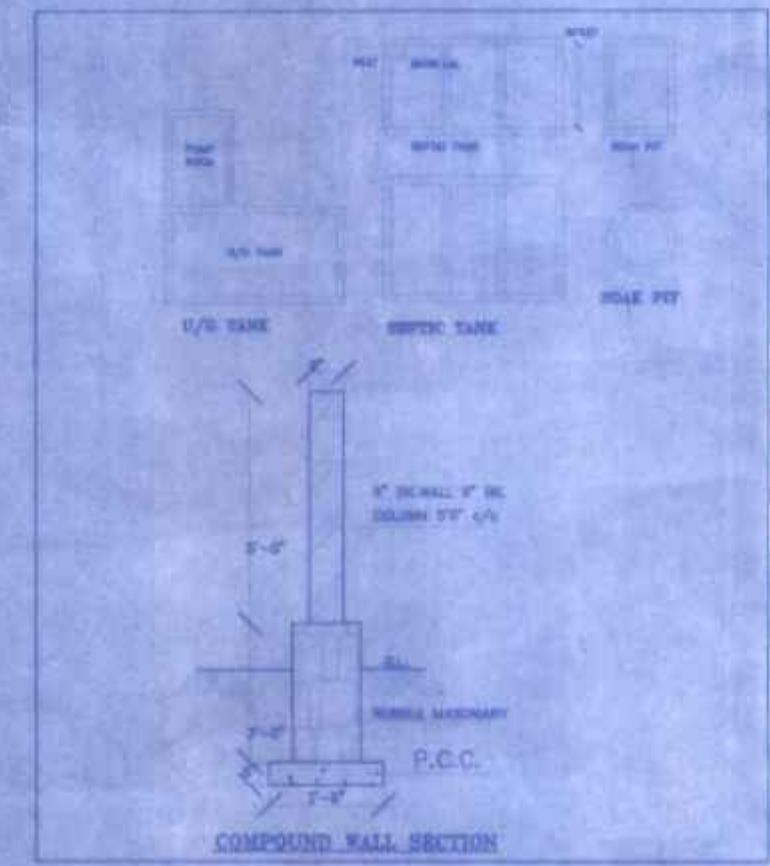
SANCTIONED
 ASSISTANT DIRECTOR OF TOWN PLANNING
 Kalyan Dombivi Municipal Corporation

PROFORMA - I

A	AREA STATEMENT	IN SQ.MT.
1	A) AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	3000.00
	b) AS PER MEASUREMENT SHEET	3000.00
	c) AS PER SITE POSSESSION	3000.00
2	DEDUCTIONS FOR	
	a) 18M. W. D.P. ROAD AREA	874.00
	b) ANY RESERVATION AREA	---
	c) RESERVATION AREA	---
	d) TOTAL (a+b+c)	874.00
3	BALANCE AREA OF PLOT (1 Minus 2)	2126.00
4	AMMENTY SPACE IF APPLICABLE	
	a) REQUIRED	---
	b) ADJUSTMENT OF IF ANY	---
	c) BALANCE PROPOSED	---
5	NET PLOT AREA (3-4(C))	2126.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	---
	b) PROPOSED	---
7	INTERNAL ROAD AREA	
8	PLOTABLE AREA	
9	BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) 2126.00 X 1.10 = 2338.60	2338.60
10	ADDITION OF FSI ON PAYMENT PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM = 3000.00 X 0.50 = 1500.00	1500.00
11	IN-SITU FSI/TDR LOADING	
	a) IN-SITU AREA AGAINST 18.0 M.W. D.P. ROAD SR.NO.2 (b) 874.00 X 2.00 = 1748.00	1748.00
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR NO.4 (b) AND/OR (C)) 1658.30	1658.30
	c) TDR AREA = 3000.00 X 1.15 = 3450.00 - 1791.70 = 1658.30	1658.30
	d) TOTAL IN-SITU/TDR LOADING PROPOSED (1) (a)+(b)+(c)	3450.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) (9+10(b)+11(d)) or 12 WHICHEVER IS APPLICABLE 4130.30 + 2408.30	7208.60
	b) ANOLLARY AREA FULFILLED BOX OR BOX WITH PAYMENT OF CHARGES 2512.09	2512.09
	RESIDENTIAL 3000.00 X 80% = 2376.00 RESIDENTIAL 3158.30 X 60% = 1894.98	1924.98
	COMMERCIAL 169.81 X 80% = 135.85 PROPOSED = 1894.98	1894.98
	EXISTING SANCTION = 2512.09 3912.08 + 1894.98 = 4407.07	4407.07
	c) TOTAL ENTITLEMENT (a+b)	11693.67
14	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable 117.6 or 1.8	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(b)).	
	a) PROPOSED BUILT UP AREA (AS PER P LINE)	5055.28
	b) EXISTING BUILT UP AREA AS PER SANCTION	8638.58
	c) TOTAL (a+b)	11693.86
16	FSI CONSUMED (15/13)	
17	AREA FOR INCLUSIVE HOUSING IF ANY	
	(a) REQUIRED (20% OF SR. NO.5)	
	(b) PROPOSED (20% OF SR. NO.5)	

DOORS & WINDOWS SCHEDULE

SIZE W. X H.	AREA IN SQ.MTS.	DISCRIPTION
D 1.00M X 2.10M	2.10	T.W.FLUSHED DOOR
D1 1.00M X 2.10M	2.10	T.W.PANELLED DOOR
D2 0.75M X 2.10M	1.58	T.W.PANELLED DOOR
FW 1.80M X 2.10M	3.87	T.W.GLAZED WINDOW
W 1.80M X 1.50M	2.70	T.W.GLAZED WINDOW
W1 0.80M X 1.50M	1.20	T.W.GLAZED WINDOW
Y 0.80M X 0.75M	0.60	GLASS LOUVERS



PROP. SITE

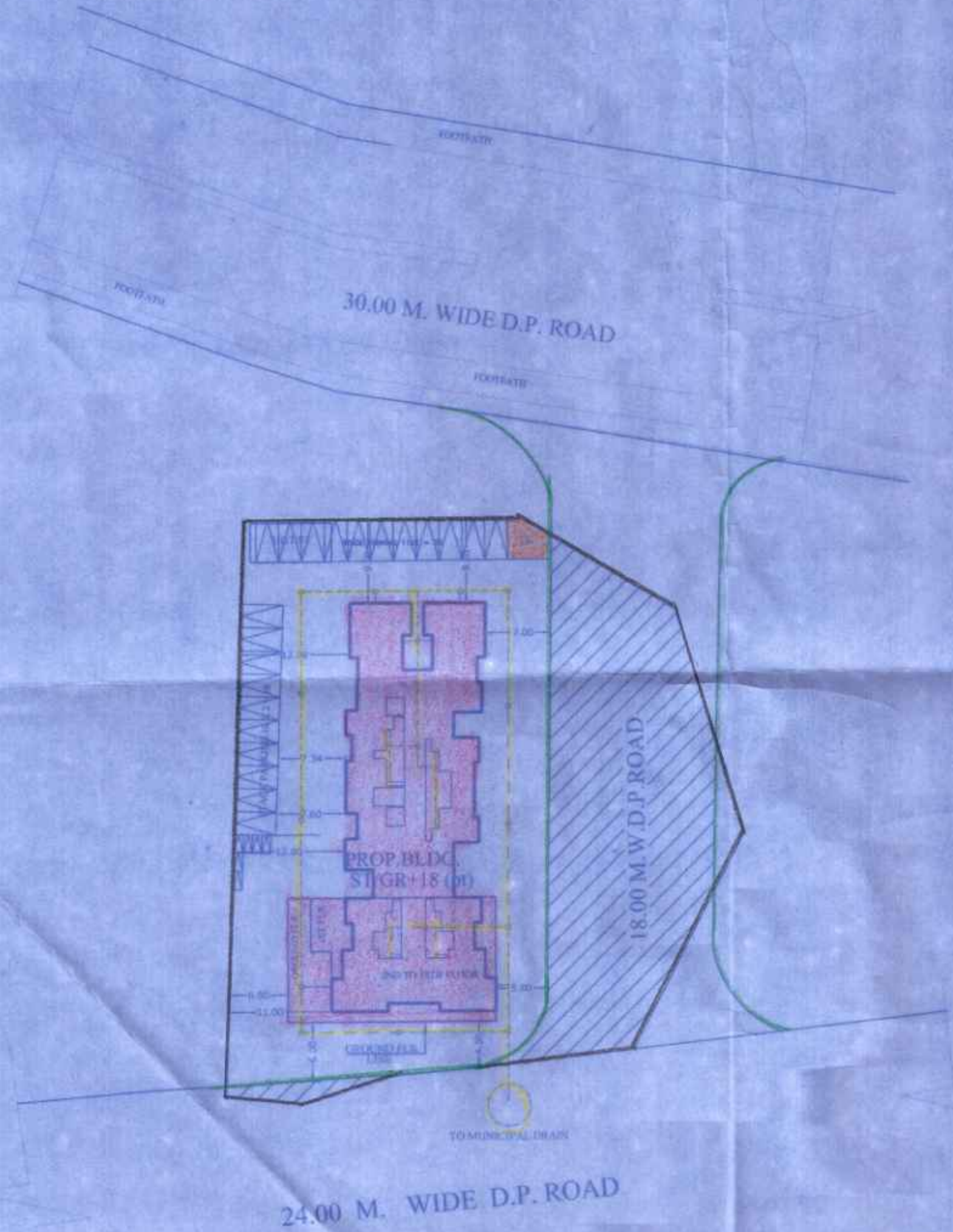
LOCATION PLAN SCALE 1:5000

TOTAL BUILT UP AREA FORM OF STATEMENT 2 [SR.NO. 9(g)] PROPOSED BUILDING-A

FLOORS	TOTAL BUILT UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE	
GROUND FLOOR	431.99 SQ.MT.	04 SHOP
1ST FLOOR	671.76 SQ.MT.	01 CLUB HOUSE
2ND FLOOR	638.74 SQ.MT.	10 FLAT
3RD FLOOR	638.74 SQ.MT.	10 FLAT
4TH FLOOR	638.74 SQ.MT.	10 FLAT
5TH FLOOR	638.74 SQ.MT.	10 FLAT
6TH FLOOR	638.74 SQ.MT.	10 FLAT
7TH FLOOR	593.19 SQ.MT.	09 FLAT
8TH FLOOR	638.74 SQ.MT.	10 FLAT
9TH FLOOR	638.74 SQ.MT.	10 FLAT
10TH FLOOR	638.74 SQ.MT.	10 FLAT
11TH FLOOR	638.74 SQ.MT.	10 FLAT
12TH FLOOR	593.19 SQ.MT.	09 FLAT
13TH FLOOR	638.74 SQ.MT.	10 FLAT
14TH FLOOR	638.74 SQ.MT.	10 FLAT
15TH FLOOR	638.74 SQ.MT.	10 FLAT
16TH FLOOR	638.74 SQ.MT.	10 FLAT
17TH FLOOR	593.19 SQ.MT.	09 FLAT
18TH FLOOR	506.92 SQ.MT.	07 FLAT
FLOOR	11693.86 SQ.MT.	04 SHOP 173 FLAT 01 CLUB HOUSE

FORM OF STATEMENT 3 [SR.NO. 9(g)] AREA DETAILS OF APARTMENT

FLOOR	APARTMENT NO. (A - SHOP)	CARPET AREA OF APARTMENT/SHOP	AREA OF BALCONY ATTACHED TO APARTMENT (ENCLOSED BALCONY)	AREA OF BALCONY ATTACHED TO APARTMENT (OPEN BALCONY)	
GROUND FLOOR	1	61.18	---	---	
	2	71.80	---	---	
	3	74.15	---	---	
	4	77.80	---	---	
1ST FLOOR	1	11.27	11.73	---	
	2	22.08	18.91	---	
	3	47.48	5.40	3.66	
	4	48.57	5.40	3.66	
	5	38.66	10.75	---	
	6	37.96	21.52	---	
	7	48.94	8.68	3.30	
	8	48.94	8.68	3.30	
	CLUBHOUSE		72.38	---	---
	1	31.27	11.73	---	
2ND TO 18TH FLOOR	1	22.08	18.91	---	
	2	47.48	5.40	3.66	
	3	48.57	5.40	3.66	
	4	38.66	10.75	---	
	5	37.96	21.52	---	
	6	48.94	8.68	3.30	
	7	48.94	8.68	3.30	
	8	28.90	10.91	---	
	9	28.90	10.91	---	
	10	28.90	10.91	---	
7TH TO 17TH FLOOR	1	22.08	18.91	---	
	2	47.48	5.40	3.66	
	3	48.57	5.40	3.66	
	4	38.66	10.75	---	
	5	37.96	21.52	---	
	6	48.94	8.68	3.30	
	7	48.94	8.68	3.30	
	8	28.90	10.91	---	
	9	28.90	10.91	---	
	10	28.90	10.91	---	
13TH FLOOR	1	22.08	18.91	---	
	2	47.48	5.40	3.66	
	3	48.57	5.40	3.66	
	4	38.66	10.75	---	
	5	37.96	21.52	---	
	6	48.94	8.68	3.30	
	7	48.94	8.68	3.30	
	8	28.90	10.91	---	
	9	28.90	10.91	---	
	10	28.90	10.91	---	



LAYOUT PLAN SCALE 1:500

PARKING STATEMENT

FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT - 2 SCOOTER	88	---	88
30 TO 80 SQ.MT. EVERY 2 TENEMENT/1CAR & 2 SCOOTER	104	52.00	104
80 TO 150 SQ.MT. EVERY ONE TENEMENT/1CAR & 3 SCOOTER	---	---	---
150 SQ.MT. & ABOVE EVERY ONE TENEMENT/1CAR & 3 SCOOTER	---	---	---
TOTAL NO. OF RESIDENTIAL PARKING	172	52.00	172
ADD VISITOR PARKING FOR RESIDENTIAL 2%	---	3.80	8.60
COMMERCIAL AREA EVERY 100 SQ.MT.2 CAR & 6 SCOOTER	296.93 SQ.MT.	5.94	17.50
ADD VISITOR PARKING FOR COMMERCIAL 20%	---	1.17	3.50
TOTAL NO. OF PARKING	---	61.61	202.82
PARKING REQUIRED AS PER TABLE NO. 8C BOX 'OF PARKING	---	48.00	202.00
COMPOSITE PARKING 16A/B = 27	---	168.76	27
GROUND PARKING	1+1 17 X 2 = 34	34	40
STACK PARKING	1+1 21 X 2 = 42	42	---
TOTAL PROPOSED NO. OF PARKING	34+42 = 76-27 = 49 CAR	49	40

OWNER'S DECLARATION

I/WE UNDER SIGNED 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 REGISTERED PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

LEGENDS	NOTES
FEED BOUNDARY SHOWN IN THICK BLACK. EXISTING STREET SHOWN IN GREEN. FUTURE STREET GREEN DOTTED. PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK. EXISTING WORK SHOWN IN BLUE. WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED. PROPOSED WORK SHOWN IN RED. DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED. WATER SUPPLY WORK SHOWN IN BLACK DOTTED THIN.	DRAWING IN SCALE. ALL DIMENSIONS ARE IN METERS. OUTER WALL & INTERNAL WALL 0.15M THK.

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY HUMAN SETTLEMENTS INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN CONSTRUCTION DUE TO NEGLIGENCE THE STANDARDS.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALKED WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

ARCHITECT: ANIL R. NIRGUDE, TEJAS A. NIRGUDE, SIGNATURE OF OWNERS.

844 01 DRG. NO. PROPOSED BUILDING PLAN ON PLOT BEARING S.NO.50, H.NO.1802 AT VILLAGE MANDA, TAL. KALYAN, DIST. THANE
 AS SHOWN FOR M/s. MEGA CREATIVE LLP
 SCALE PARTNER-SHRI RAMCHANDRA P. VARAK & RAJESH L. PUNJARI
 03/02/2024 DATE
 ANIL CHD. BY. SUBHASH CAD/DRN

VITAN CONSULTANTS ARCHITECTS & ENGINEERS
 B-101, Binshi Tower, 1st Floor, Opp. Lourdes English School, Santoshi Mata Road, Kalyan - 421301

R.C.C. ENGINEER'S SIGNATURE