

**P-LINE AREA CALCULATION**

TYPICAL FLOOR (FIRST TO SEVENTH) RESIDENTIAL					
A	25.20	X	11.40 X 1.80	=	321.48 SQ.MT.
TOTAL ADDITION					= 321.48 SQ.MT.
DEDUCTIONS					
1	1.20	X	0.70 X 1.80	=	6.04 SQ.MT.
2	4.35	X	2.50 X 1.80	=	16.53 SQ.MT.
3	2.95	X	4.35 X 1.80	=	12.63 SQ.MT.
4	7.30	X	1.15 X 1.80	=	8.40 SQ.MT.
5	1.50	X	0.85 X 1.80	=	1.26 SQ.MT.
6	5.25	X	0.65 X 1.80	=	4.66 SQ.MT.
7	0.75	X	2.35 X 1.80	=	2.21 SQ.MT.
8	6.00	X	1.00 X 1.80	=	6.93 SQ.MT.
9	8.55	X	0.45 X 1.80	=	3.95 SQ.MT.
10	2.75	X	1.35 X 1.80	=	3.71 SQ.MT.
11	3.80	X	0.85 X 1.80	=	2.47 SQ.MT.
12	1.80	X	1.55 X 1.80	=	2.79 SQ.MT.
TOTAL DEDUCTION					= 72.30 SQ.MT.
TOTAL BUILT UP AREA (X - T1)					= 249.18 SQ.MT.

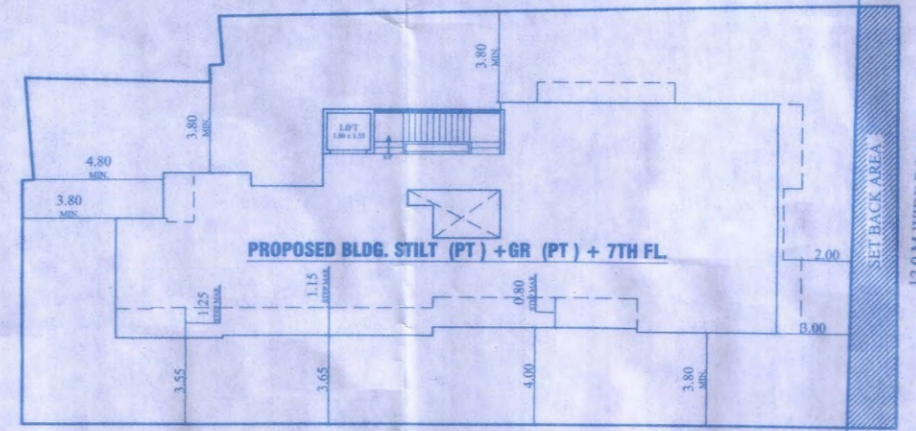


**LOCATION PLAN**  
SCALE - 1:2500

**PARKING AREA STATEMENT**

ONE PARKING AREA FOR EVERY TENEMENTS	NO. OF FLATS	NO. OF CAR	NO. OF SCOOTER
1. FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE 2 CAR & 3 SCOOTER	NIL	NIL	NIL
2. FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 1 CAR & 3 SCOOTER	NIL	NIL	NIL
3. FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR & 5 SCOOTER	7 NOS	3.50 NOS	17.50 NOS
4. FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
5. FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. 4 SCOOTER	21 NOS	NIL	42 NOS
6. SHOPS AND OTHER COMMERCIALS USERS AREA 53.23 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.MT. 2 CAR & 5 SCOOTER PARKING)	NIL	1.00 NOS	3.10 NOS
7. OFFICE AREA 23.52 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 200 SQ.MT. 3 CAR & 11 SCOOTER PARKING)	NIL	0.35 NOS	1.29 NOS
8. COMMUNITY HALL AND CLUB HOUSE AREA 00.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA (FOR 200 SQ.MT. 1 CAR & 5 SCOOTER PARKING)	NIL	NIL	NIL
9. ADDITION 5% RES. VISITOR PARKING (5% of 1 to 5)	NIL	0.17 NOS	2.57 NOS
10. TOTAL PARKING CAR	NIL	5.07 NOS	66.95 NOS
TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 10)	NIL	4 NOS	54 NOS
AS PER UDQP REGULATION NO. 6.2.2 TABLE NO.3C	NIL	4 + 8 = 12 NOS	48 + 7 = 55 NOS
TOTAL PROPOSED PARKING CAR	NIL	4 + 8 = 12 NOS	48 + 7 = 55 NOS

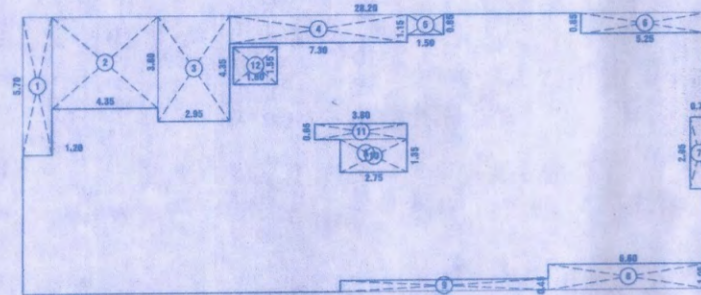
COMPOSITE PARKING (1 CAR = 6 SCOOTER) 8 CAR X 6 = 48 NOS  
REQUIRED SCOOTER PARKING = 55 NOS - 48 = 7 NOS  
PROPOSED SCOOTER PARKING 7 NOS



**BLOCK PLAN**  
SCALE - 1:200

**FORM OF STATEMENT 2 SR.NO.9 (a) PROPOSED BUILDING**

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
--	STILT/GR. TO 7TH	1857.72 SQ.MT.



**P-LINE AREA DIAGRAM**  
FIRST TO SEVENTH (RESIDENTIAL)  
SCALE - 1:200

**FORM OF STATEMENT - 1 SR.NO.9 (g)**

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	
-	STILT+7TH FL.	28 NOS.	101 TO 701	41.84 SQ.MT.	20.95 SQ.MT.	NIL
			102 TO 702	30.00 SQ.MT.	15.48 SQ.MT.	NIL
			103 TO 703	28.15 SQ.MT.	15.25 SQ.MT.	NIL
			104 TO 704	29.45 SQ.MT.	16.47 SQ.MT.	NIL

TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULARS
B	1.95 x 2.10	T.W.FRAMED FULLY PARALLEL DOUBLE LEAF
B1	0.80 x 2.10	T.W.FRAMED FULLY FINISHED SINGLE LEAF
B2	0.75 x 2.50	T.W.FRAMED PARTLY GLAZED SINGLE DOOR
W	2.10 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.80 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.50 x 1.20	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.80 x 0.90	ALUMINIUM FRAME GLASS LOUVERS
V1	1.20 x 0.60	ALUMINIUM FRAME GLASS LOUVERS
RS	2.30 x 2.15	M.S. STEEL

**P-LINE AREA CALCULATION**

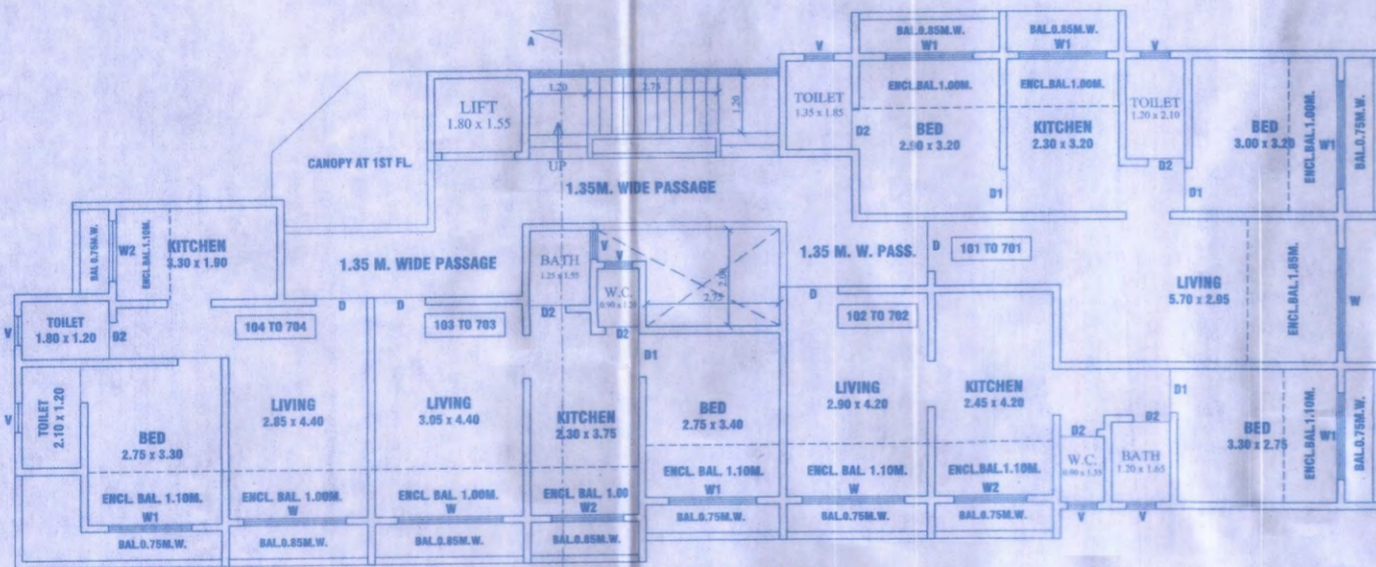
STILT/ GROUND FLOOR (RESIDENTIAL)					
1	7.45	X	1.70 X 1.80	=	12.67 SQ.MT.
2	8.80	X	1.50 X 1.80	=	13.20 SQ.MT.
TOTAL ADDITION					= 25.87 SQ.MT.

**P-LINE AREA CALCULATION**

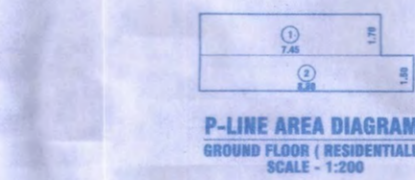
GROUND FLOOR (COMMERCIAL)					
1	5.75	X	9.50 X 1.80	=	54.63 SQ.MT.
2	2.60	X	5.85 X 1.80	=	16.21 SQ.MT.
3	4.15	X	1.35 X 1.80	=	5.66 SQ.MT.
4	5.55	X	2.15 X 1.80	=	12.15 SQ.MT.
TOTAL ADDITION					= 87.59 SQ.MT.

**P - LINE AREA STATEMENT**

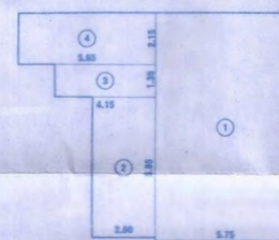
FLOOR	RESIDENTIAL AREA IN SQ.MT.	COMMERCIAL AREA IN SQ.MT.
GROUND FLOOR	25.87	87.59
FIRST FLOOR	249.18	--
SECOND FLOOR	249.18	--
THIRD FLOOR	249.18	--
FOURTH FLOOR	249.18	--
FIFTH FLOOR	249.18	--
SIXTH FLOOR	249.18	--
SEVENTH FLOOR	249.18	--
TOTAL AREA	1770.13	87.59
TOTAL AREA		1770.13 + 87.59 = 1857.72



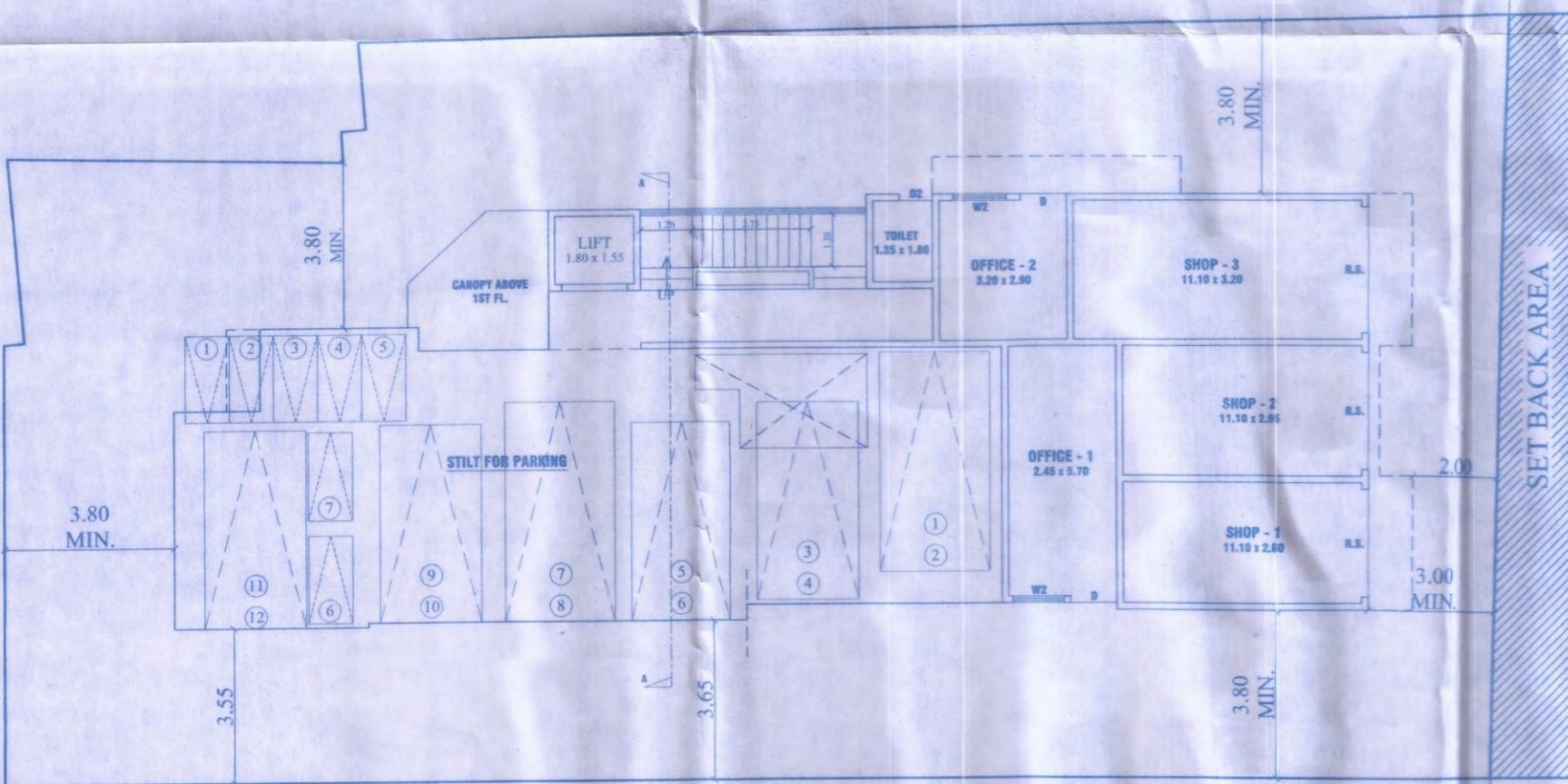
**TYPICAL FLOOR PLAN**  
FIRST TO SEVENTH  
SCALE - 1:100



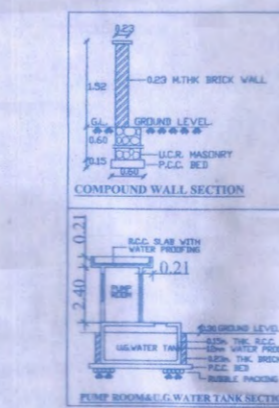
**P-LINE AREA DIAGRAM**  
GROUND FLOOR (RESIDENTIAL)  
SCALE - 1:200



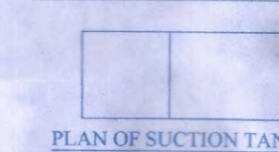
**P-LINE AREA DIAGRAM**  
GROUND FLOOR (COMMERCIAL)  
SCALE - 1:200



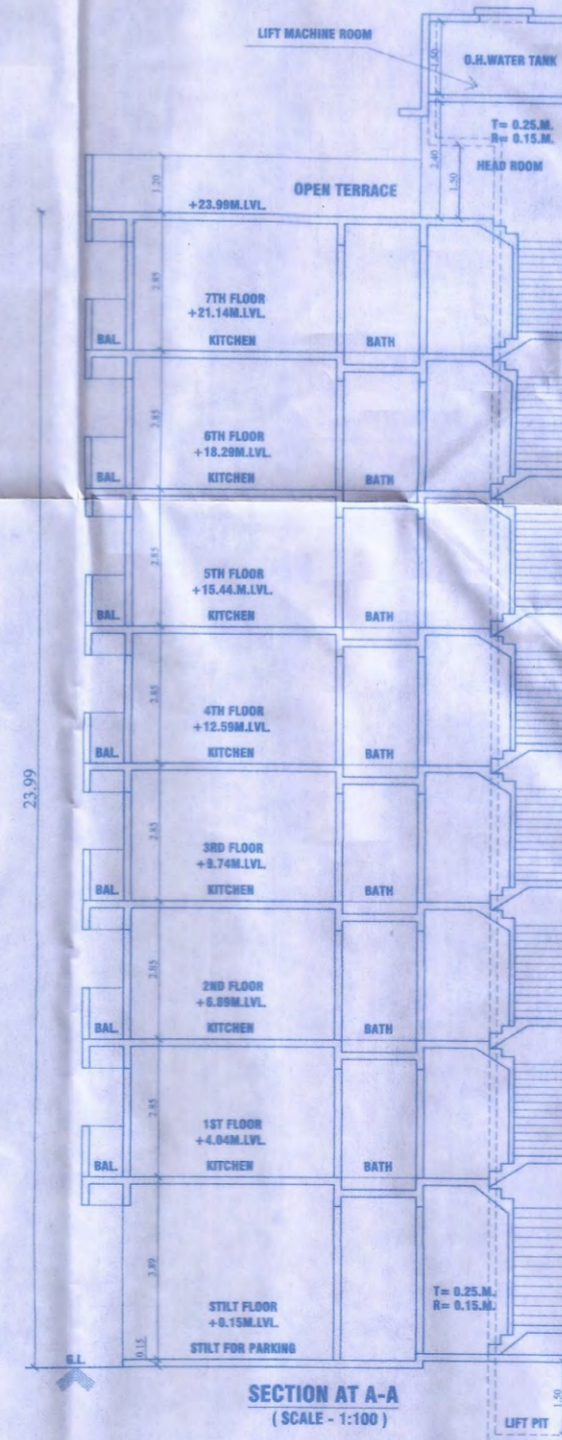
**STILT.GR. FLOOR PLAN**  
(SCALE - 1:100)



**SECTION OF SUCTION TANK**



**PLAN OF SUCTION TANK**



**SECTION AT A-A**  
(SCALE - 1:100)

PROPOSED BUILDING ON LAND BEARING LAYOUT PLOT NO.-11, S.NO. 179 VILLAGE KALYAN (WALDHUNI) TAL - KALYAN, DIST.-THANE.

**STAMP OF APPROVAL**

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: **KDMC/TPD/BP/KD/2021-22/30/239**  
Date: **24/08/2022**

**SANCTIONED**



ASSISTANT DIRECTOR OF TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	--
(a) As per ownership document (7/12, CTS extract)	642.14
(b) as per measurement sheet	597.90
(c) as per site	--
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area	12.0M ROAD 36.00
(b) Any D.P. Reservation area (Total a+b)	36.00
3. BALANCE AREA OF PLOT (1-2)	561.90
4. Amenity Space (if applicable)	--
(a) Required -	--
(b) Adjustment of 2(b), if any -	--
(c) Balance Proposed -	--
5. Net Plot Area [3-4(c)]	561.90
6. Recreational Open space (if applicable)	--
(a) Required -	--
(b) Proposed -	--
7. Internal Road area	--
8. Plottable area (if applicable)	--
9. Built up area with reference to Basic F.S.I. as per front road width (i.e. No. 5's basic FSI) (501.90 X 1.18)	618.06
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 of 1b) (0.50 X 618.06)	298.95
11. In-situ FSI / TDR loading	--
(a) In-situ area against D.P. road	--
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)] (2.00 X 36.00)	72.00
(c) TDR area (0.85 of 1b) - 11b (0.85 X 597.90) - 72.00 = 316.63	166.69
(d) Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	238.00
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	694 + 238 = 932
(b) Ancillary Area FSI upto 60% with payment of charges	80% of 48.66 = 38.92
	60% of 116.28 = 69.77
(c) Total entitlement (a + b)	1857.78
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 1.8 or 1.8	--
15. Total Built-up Area in proposal (excluding area at Sr. No. 17b)	--
(a) Existing Built-up Area	--
(b) Proposed Built-up Area (as per P-Line)	1857.12
(c) Total (a + b)	1857.12
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)	--
(b) Proposed	--

**CERTIFICATE OF AREA**

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24.05.2020 AND THE DIMENSIONS OF BLDGS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 597.90 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS SIGNATURE

SIGNATURE OF ARCHITECT

**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 SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE. OWNER (S) NAME AND SIGNATURE

OWNER'S NAME & SIGNATURE

SENWIN DIVINE VENTURES

SHRI - PRASHANT Y. PARULEKAR & OTHERS (P.O.A.)

M/S SENWIN DIVINE VENTURES (P.O.A.)

SHRI - VASDEV A. BHARAMBAY & OTHERS (OWNER)

**A. S. DASTANE & ASSOCIATES**  
ARCHITECTS & INTERIORS DESIGNERS  
WINDA, 108 VILE PARADE, 4TH FLOOR, BOMBAY, MUMBAI - 400 051

ANUSHONA S. DASTANE (ARCHITECT)

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
	M-1	1:100	RAJENDRAN	ANUSHONA	GA/08/2273