

Stamps of Approvals of Plans:
PROPOSED PARTLY RESIDENTIAL & PARTLY COMMERCIAL
BUILDING ON C.T.S. NO.9570 AND 9571
Mouje - G.B. PATHARLI, Dombivli (E).

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: **KDMC/TPD/BP/DOM/2022-23/73.**
 Date: **07/02/2023.**

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
 Kalyan-Dombivli Municipal Corporation

Sr.No.	AREA STATEMENT	(Minimum)
1	Area of plot area of a, b, c to be considered	
(a)	As per ownership document (7/12, CTS extract)	475.50
(b)	As per measurement sheet	475.50
(c)	As per site	475.50
2	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	70.00
(b)	Any D.P. Reservation area	0.00
(c)	Total (a+b)	70.00
3	Balance area of plot (1-2)	405.50
4	Amenity Space (if applicable)	
(a)	Required	-
(b)	Adjustment of 2 (b), if any	-
(c)	Balance Proposed-	405.50
5	NetPlot Area (3-4 (c))	405.50
6	Recreational Open space (if applicable)	NA
(a)	Required	-
(b)	Proposed	-
7	Intrnal Road area	NA
8	Plotable area (if applicable)	NA
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x 1.1 BASIC FSI)	446.05
10	Addition of FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone (475.50x 50%=237.75)	237.75
(b)	Proposed FSI on payment of premium.	0.00
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]	140.00
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / (c)]	0.00
(c)	TDR 90% on 15 m. road (475.50 x 90%) - ROAD TDR = 427.95 - 140.00 = 287.95	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	140.00
12	Additional FSI area under Chapter No. 7 (14 members x 15 sq.mtr.)	210.00
13	Total entitlement of FSI in the proposal.	
(a)	(9+ 10b)+11(d) or 12 whichever is applicable.	796.05
(b)	Common area FSI upto 60% (RESIDENTIAL) or 80% (COMMERCIAL) with payments of charges	
	Commercial Premium	55.28 X 80%=44.24
	Residential premium -	722.68 X 60%= 433.60
(c)	Total entitlement (a+b)	1273.89
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. (excluding area at Sr. No. 17 (b))	1255.85
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area (as per 'P-line')	1255.85
(c)	Total (a+b)	1255.85
16	F.S.I. Consumed (15/13) (should not be more than serial No. of 14 above.)	0.99
17	Area for Inclusive Housing if any	
(a)	Required (20 % of Sr.No. 5)	
(b)	Proposed	

Certificate of Area - CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITE OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPT. / CITY SURVEY RECORDS.

Discription Of Proposal -

Owner's/ POA Declaration -

FOR NIRMAAN REALTY
 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.

OWNER (S) NAME AND SIGNATURE
ENGINEER'S DECLARATION -

ADITYA RAJAN, DESHMUKH
 STRUCTURAL CONSULTANT
 NASHIK, KARNATAKA

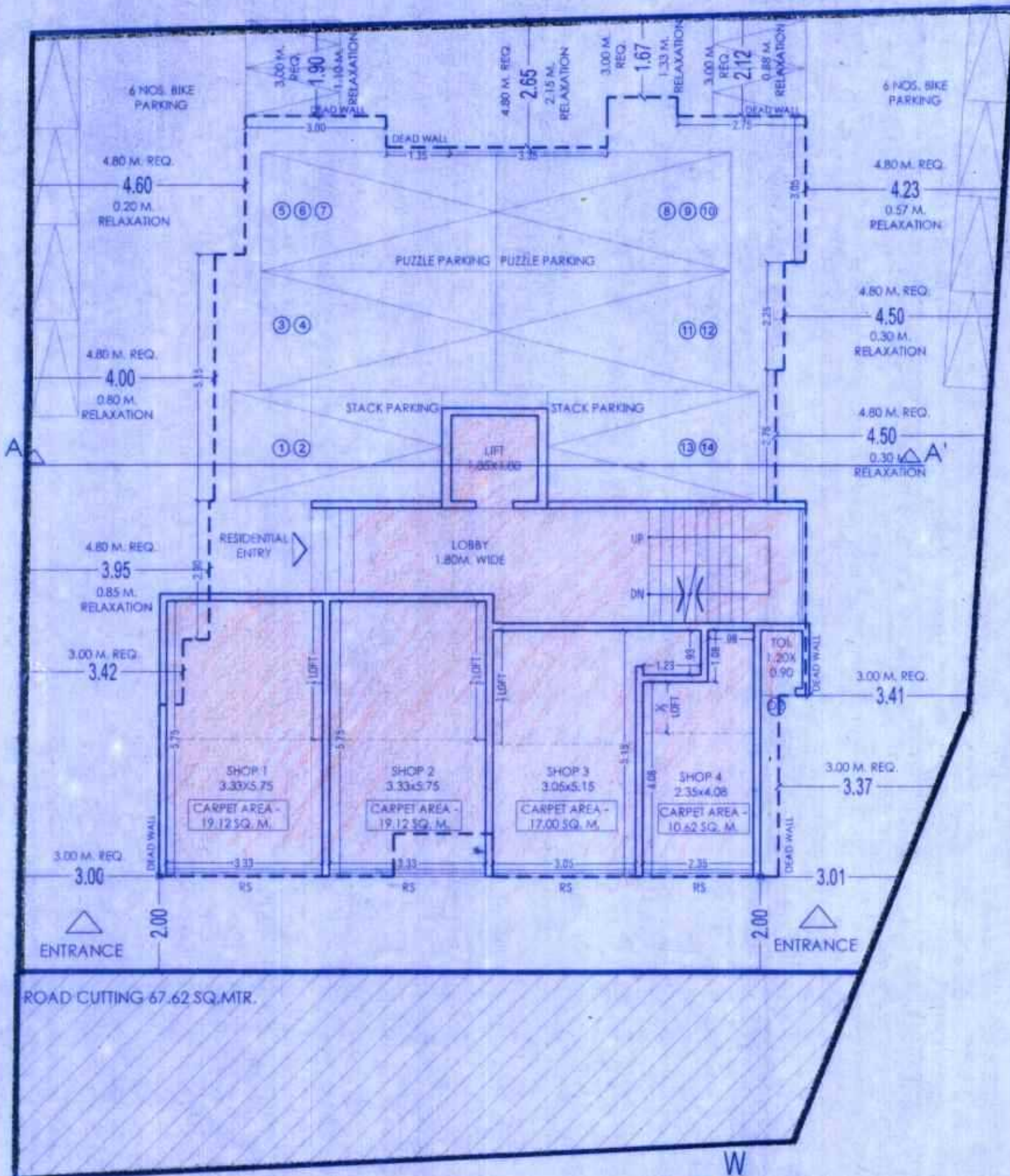
Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
001-AR	MU_01_RO	AS SHOWN	AKASH S.	AR.RUPESH SOSHTE	CA/2010/50294

NAME AND ADDRESS OF ARCHITECT
AR. RUPESH RAJARAM SOSHTE

AR.RUPESH R. SOSHTE
 B.ARCH.CA/2010/60294

A/103,AIR WING,NEAR SUBHASH DAIRY, GANDHINAGAR, DOMBIVLI(EAST), 421201, MOBILE-9930918891



PARKING SCHEDULE FOR RESIDENTIAL OCCUPANCY - NON CONGESTED AREA

Sr. NO.	DESCRIPTION ABOUT CARPET AREA	NO. OF FLATS	NO. OF CAR PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING	NO. OF TWO WHEELER PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING
1	FOR 2 TEN. - CA < 30. SQ.M	0	0.00	0.00	0.00	0.00
2	FOR 2 TEN. - 30.0 SQ.M < CA < 40.0 SQ.M	6	2.40	0.12	4.80	0.24
3	FOR 2 TEN. - 40.0 SQ.M < CA < 60.0 SQ.M	10	4.00	0.20	20.00	1.00
4	FOR 1 TEN. - 60.0 SQ.M < CA < 150.0 SQ.M	0	0.00	0.00	0.00	0.00
5	FOR 1 TEN. - 150.0 SQ.M < CA	0	0.00	0.00	0.00	0.00
6	TOTAL REQUIRED PARKING		6.72	0.00	26.00	0.00

PARKING SCHEDULE FOR COMMERCIAL OCCUPANCY - NON CONGESTED AREA

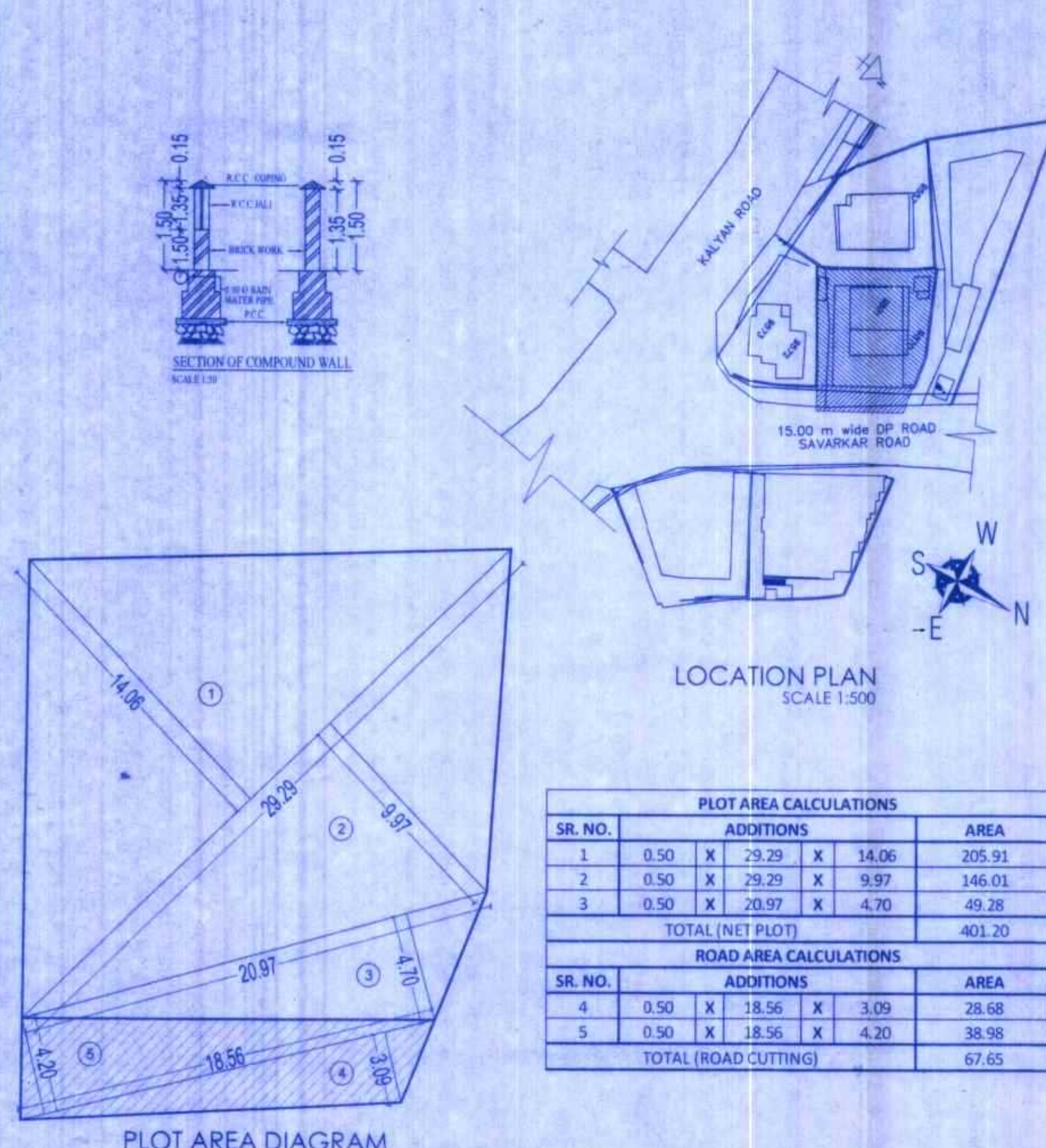
Sr. NO.	DESCRIPTION ABOUT CARPET AREA	COMMERCIAL AREA PROPOSED (SQ.M)	NO. OF CAR PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING	NO. OF TWO WHEELER PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING
1	FOR EVERY 100 SQ.M. AND FRACTION THERE OF	65.96	1.05	0.00	3.2	0.00
2	TOTAL REQUIRED PARKING		1.05	0.00	3.16	0.00

PARKING SCHEDULE FOR OFFICE OCCUPANCY - NON CONGESTED AREA

Sr. NO.	DESCRIPTION ABOUT CARPET AREA	COMMERCIAL AREA PROPOSED (SQ.M)	NO. OF CAR PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING	NO. OF TWO WHEELER PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING
1	FOR EVERY 200 SQ.M. AND FRACTION THERE OF	0.00	0.00	0.00	0.00	0.00
2	TOTAL REQUIRED PARKING		0.00	0.00	0.00	0.00

TOTAL PARKING SCHEDULE FOR RESIDENTIAL, COMMERCIAL AND OFFICE OCCUPANCY AREA

	TOTAL CAR PARKING REQUIRED	TOTAL TWO WHEELER PARKING REQUIRED
	8	29
CONVERSION		
TOTAL PARKING PROVIDED	8+3	17/6+3
	= 14 NOS.	12 NOS.

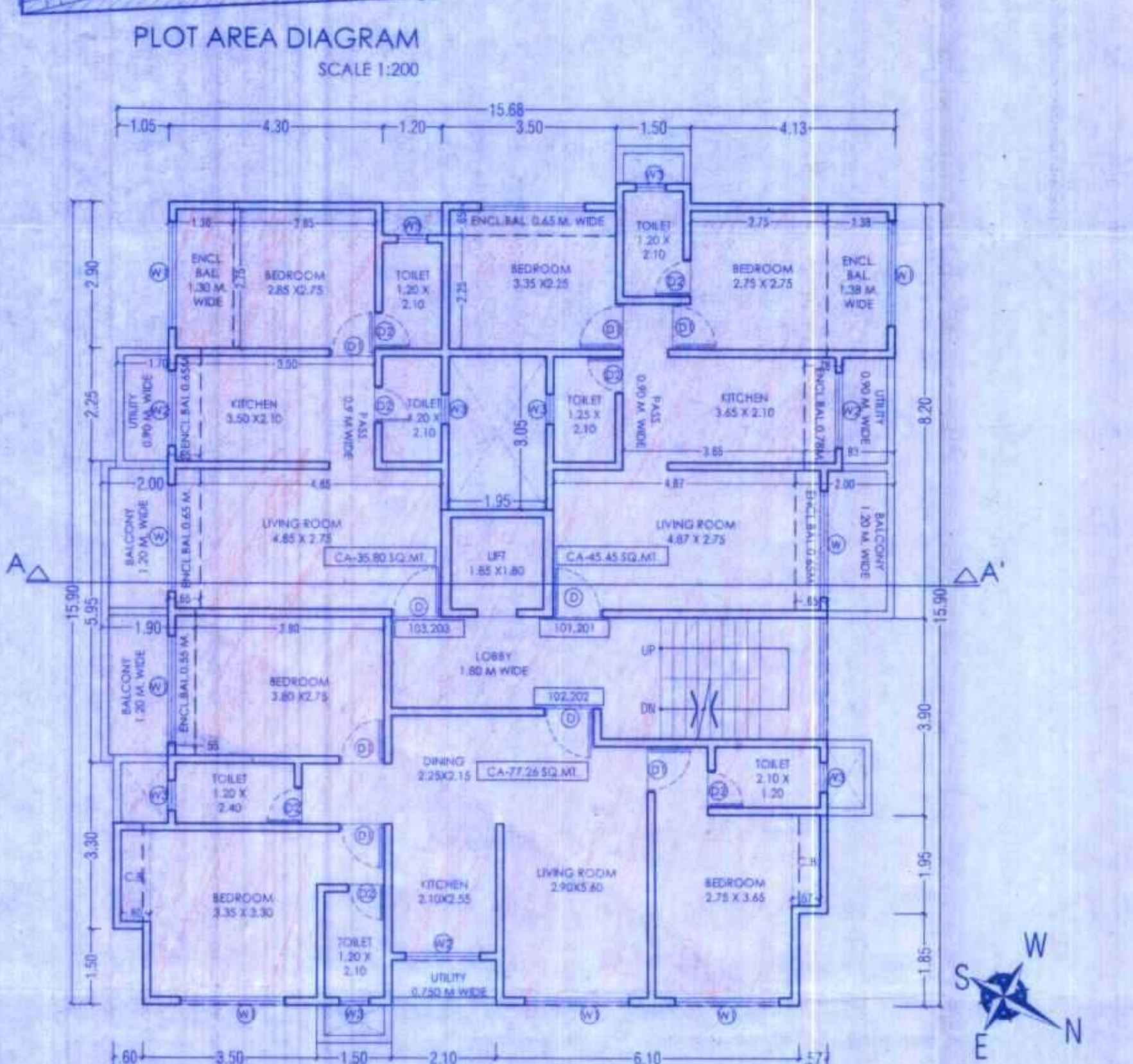


PLOT AREA CALCULATIONS

Sr. NO.	ADDITIONS	AREA
1	0.50 X 29.29 X 14.06	205.91
2	0.50 X 29.29 X 9.97	146.01
3	0.50 X 20.97 X 4.70	49.28
TOTAL (NET PLOT)		401.20

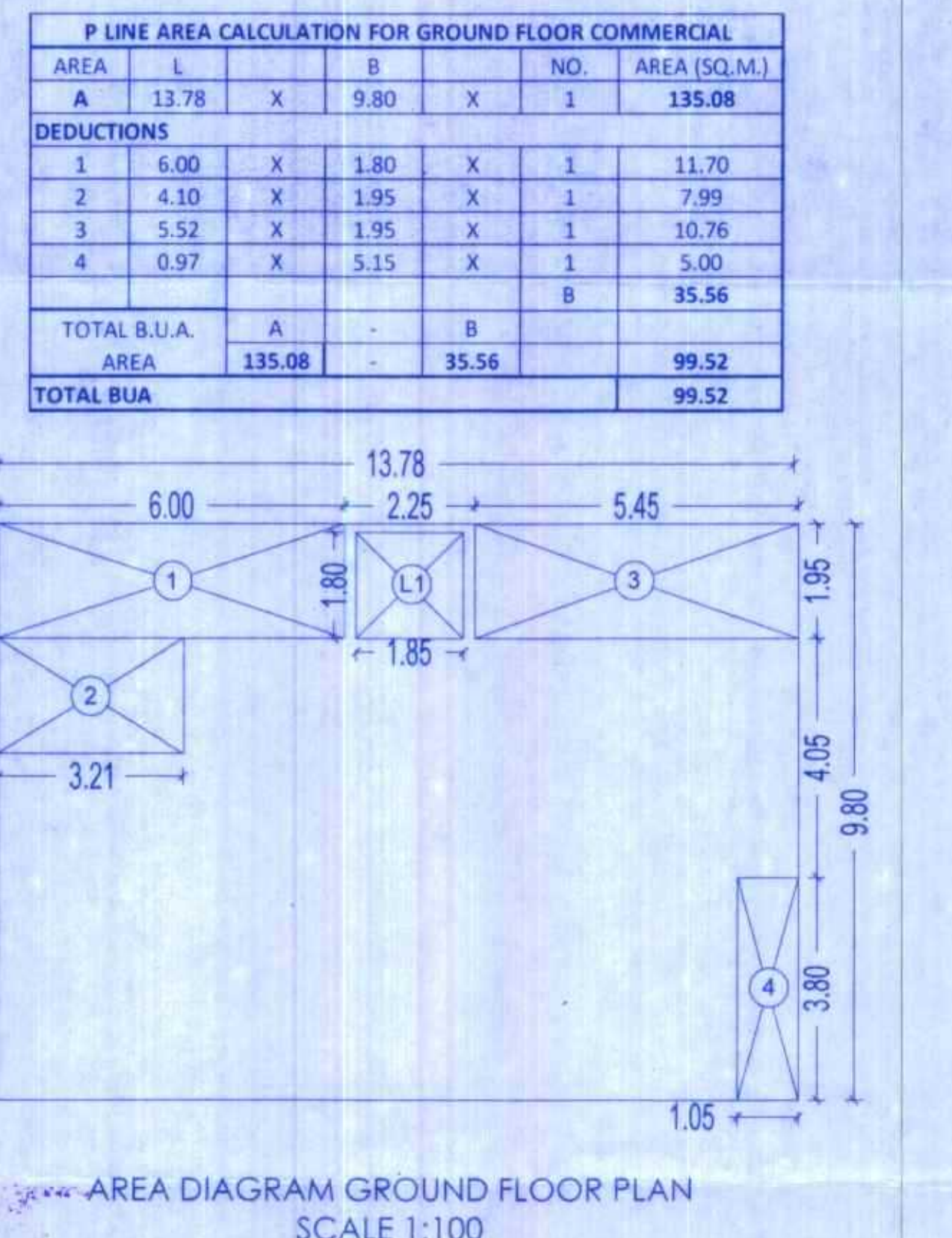
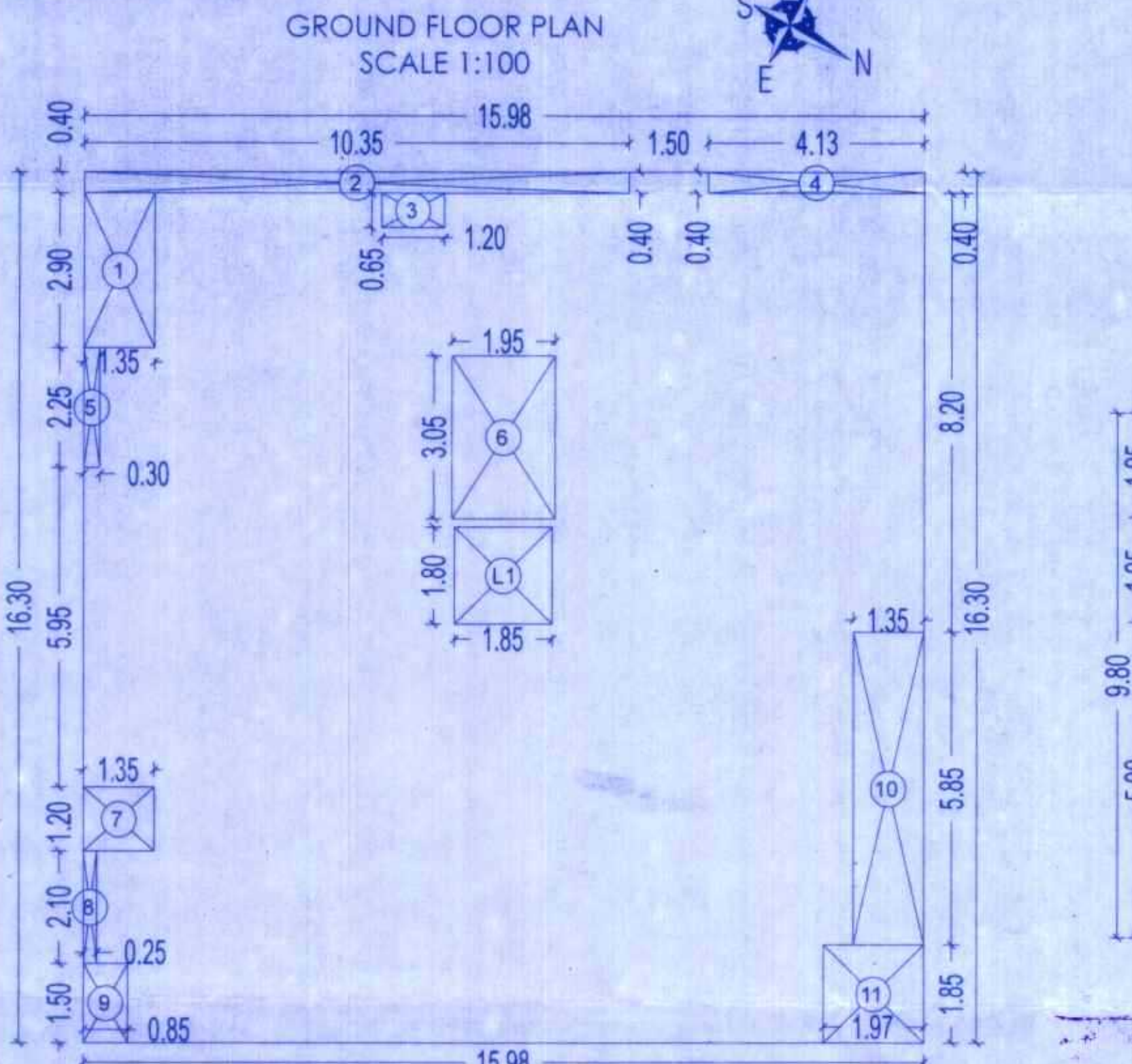
ROAD AREA CALCULATIONS

Sr. NO.	ADDITIONS	AREA
4	0.50 X 18.56 X 3.09	28.68
5	0.50 X 18.56 X 4.20	38.98
TOTAL (ROAD CUTTING)		67.65



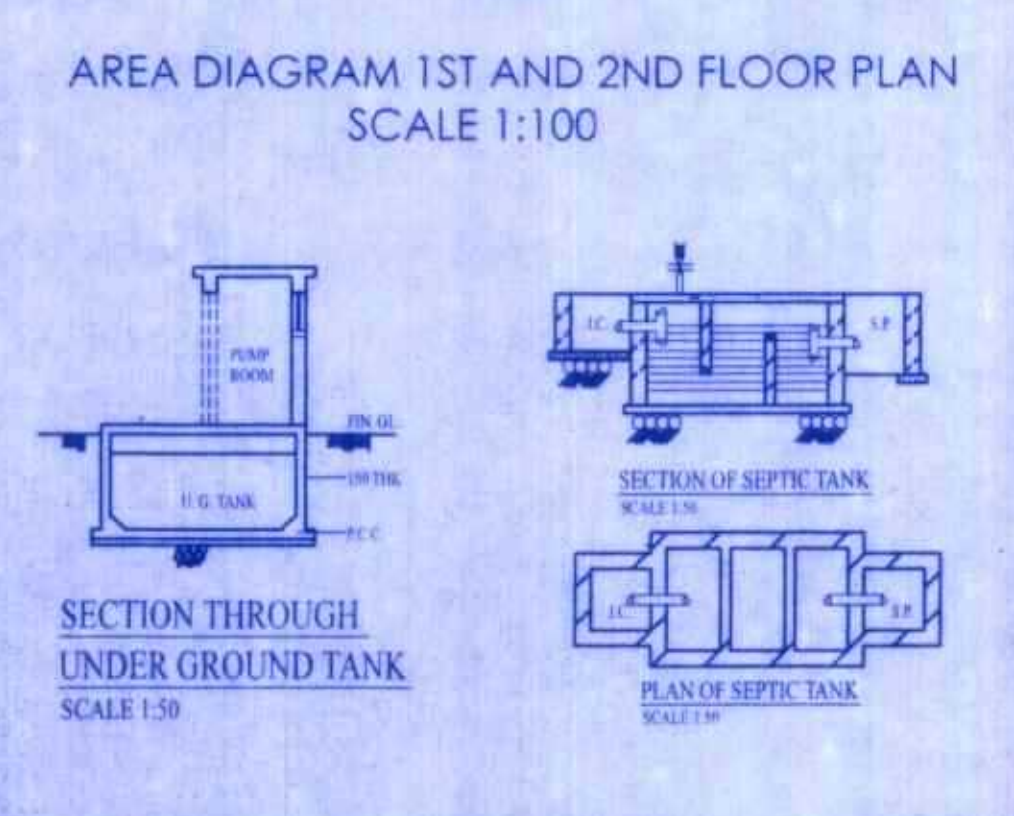
COMMERCIAL AREA STATEMENT

FLOOR	SHOP NO.	CARPET AREA (IN SQ.MTR.)	LOFT	TOTAL (IN SQ.MTR.)
GROUND FLOOR	1	19.12	9.56	28.68
	2	19.12	9.56	28.68
	3	17.00	8.50	25.50
	4	10.62	3.54	14.16
Total		65.86	31.16	97.02



P LINE AREA CALCULATION FOR 1ST AND 2ND FLOOR RESIDENTIAL

AREA	L	B	NO.	AREA (SQ.M)
A	15.98	16.30	1	260.47
DEDUCTIONS				
1	1.35	2.90	1	3.92
2	10.35	0.40	1	4.14
3	1.20	0.65	1	0.78
4	4.13	0.40	1	1.65
5	0.30	2.25	1	0.68
6	1.95	3.05	1	5.95
7	1.35	1.20	1	1.62
8	0.25	2.10	1	0.53
9	0.85	1.50	1	1.28
10	1.35	5.85	1	7.90
11	1.97	1.85	1	3.64
TOTAL DEDUCTIONS				35.39
TOTAL B.U.A. AREA				225.08
TOTAL BUA				225.08



P LINE AREA STATEMENT

FLOOR	COMMERCIAL AREA IN SQ.MTR	RESIDENTIAL AREA IN SQ.MTR
GROUND FLOOR	99.52	-
1st FLOOR	-	225.08
2nd FLOOR	-	225.08
3rd FLOOR	-	157.49
4th FLOOR	-	137.17
5th FLOOR	-	137.17
6th FLOOR	-	137.17
7th FLOOR	-	137.17
TOTAL	99.52	1156.33

NOTES
 PLOT LINES - THICK BLACK
 PROPOSED WORK - PINK
 DRAINAGE AND SEWERAGE WORK - RED DOTTED
 FUTURE STREET - GREEN DOTTED
 ROAD AND SET BACK - BURNT SIENNA
 RECREATION GROUND - GREEN WASH
 WORK PROPOSED TO BE DEMOLISHED - YELLOW
 ALL EXT. & INTERNAL WALLS ARE 0.15/ 0.23 M THK REPS

SCHEDULE OF DOORS & WINDOWS

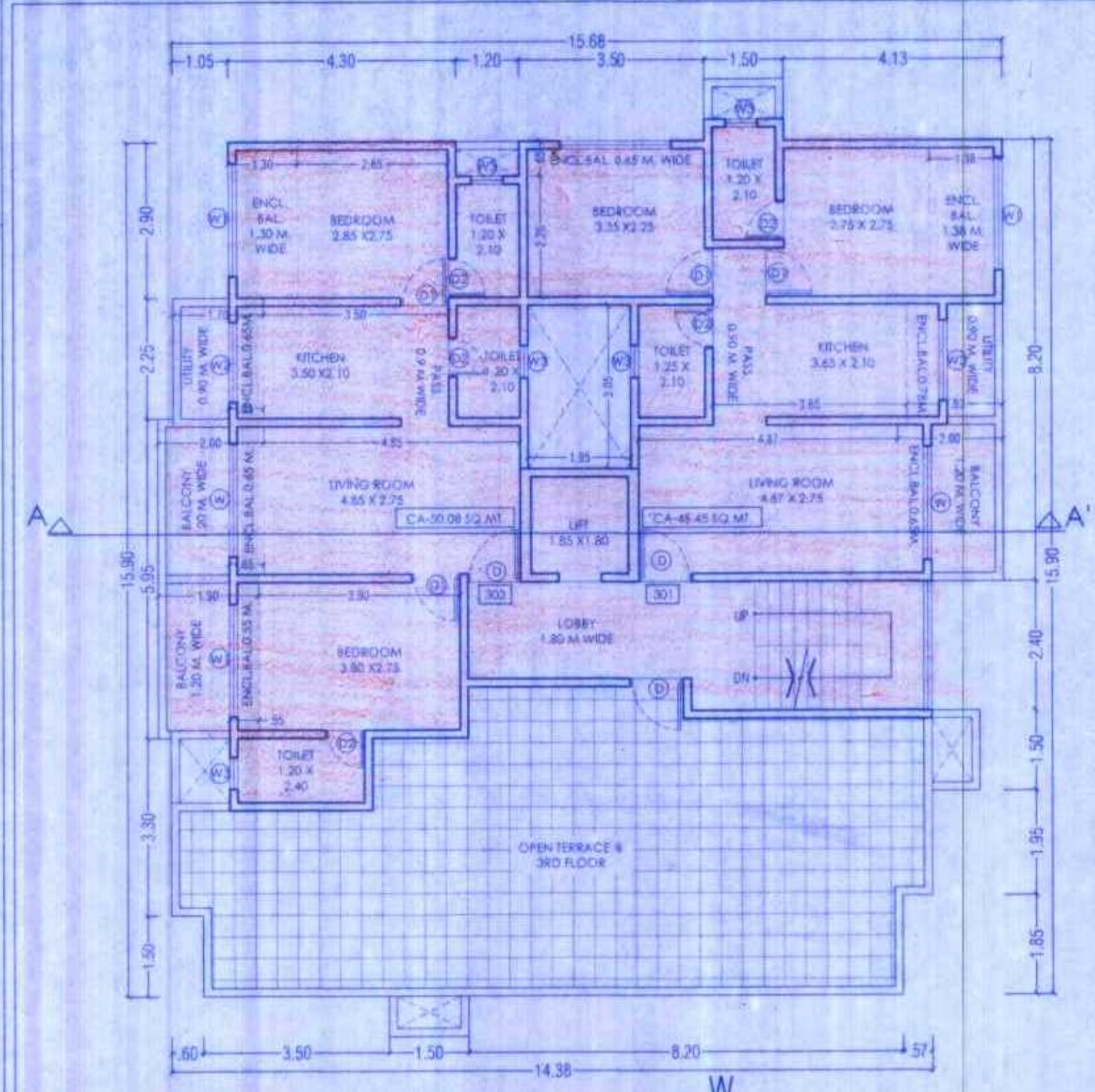
TYPE	SIZE	AREA	REMARKS
RS	SHOP X 2.40	5.04	ROLLING SHUTTER
D	1.80 X 2.13	2.13	T.W. PANNELLED DOOR
D1	0.90 X 2.13	1.91	T.W. PANNELLED DOOR
D2	0.76 X 1.88	1.50	T.W. PANNELLED DOOR
W	2.10 X 2.25	4.73	T.W. GLAZED WINDOW
W1	2.1 X 1.20	2.52	T.W. GLAZED WINDOW
W2	1.20 X 1.00	1.20	T.W. GLAZED WINDOW
W3	0.61 X 0.90	0.55	T.W. LOUVERS WINDOW

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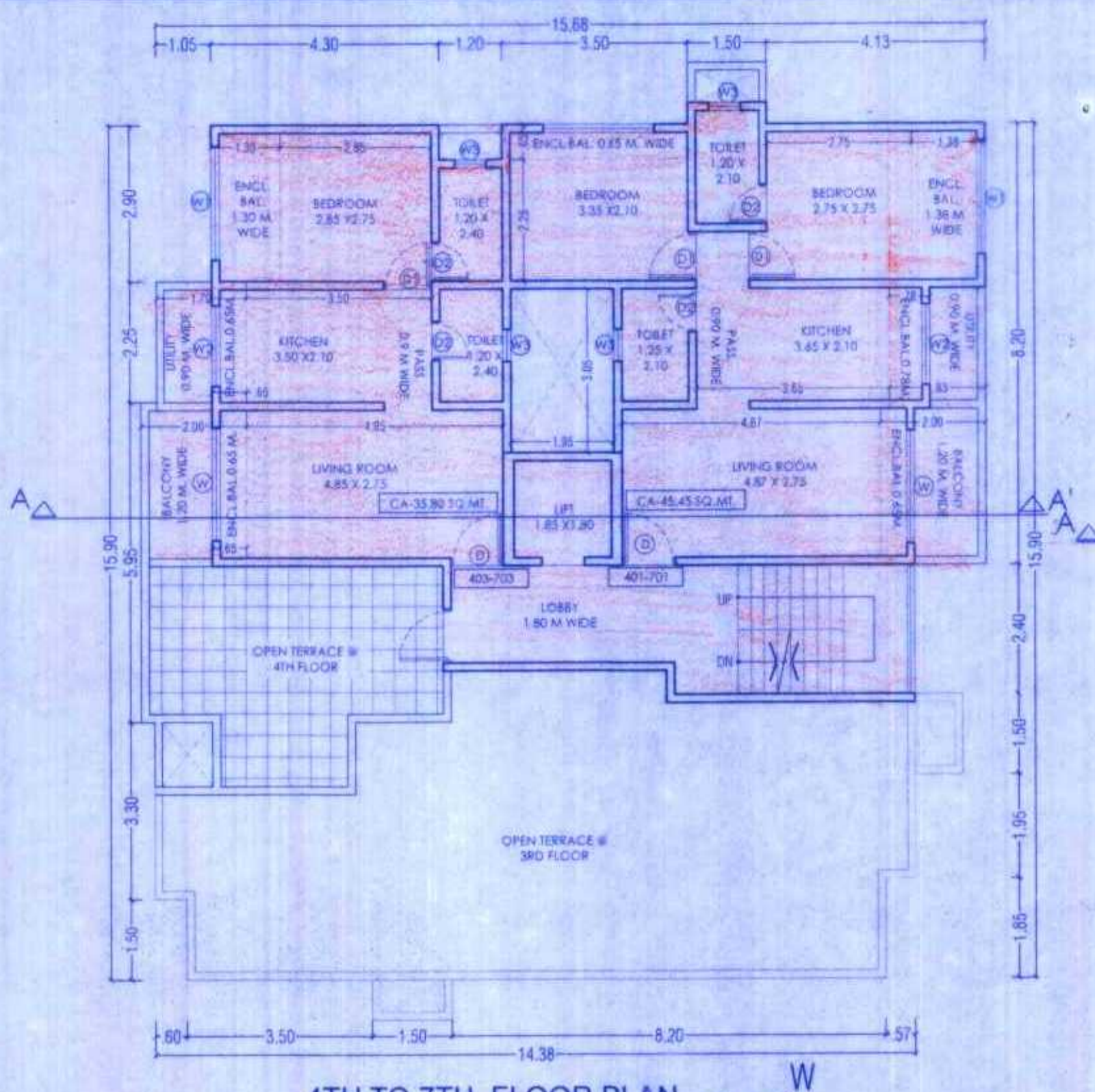


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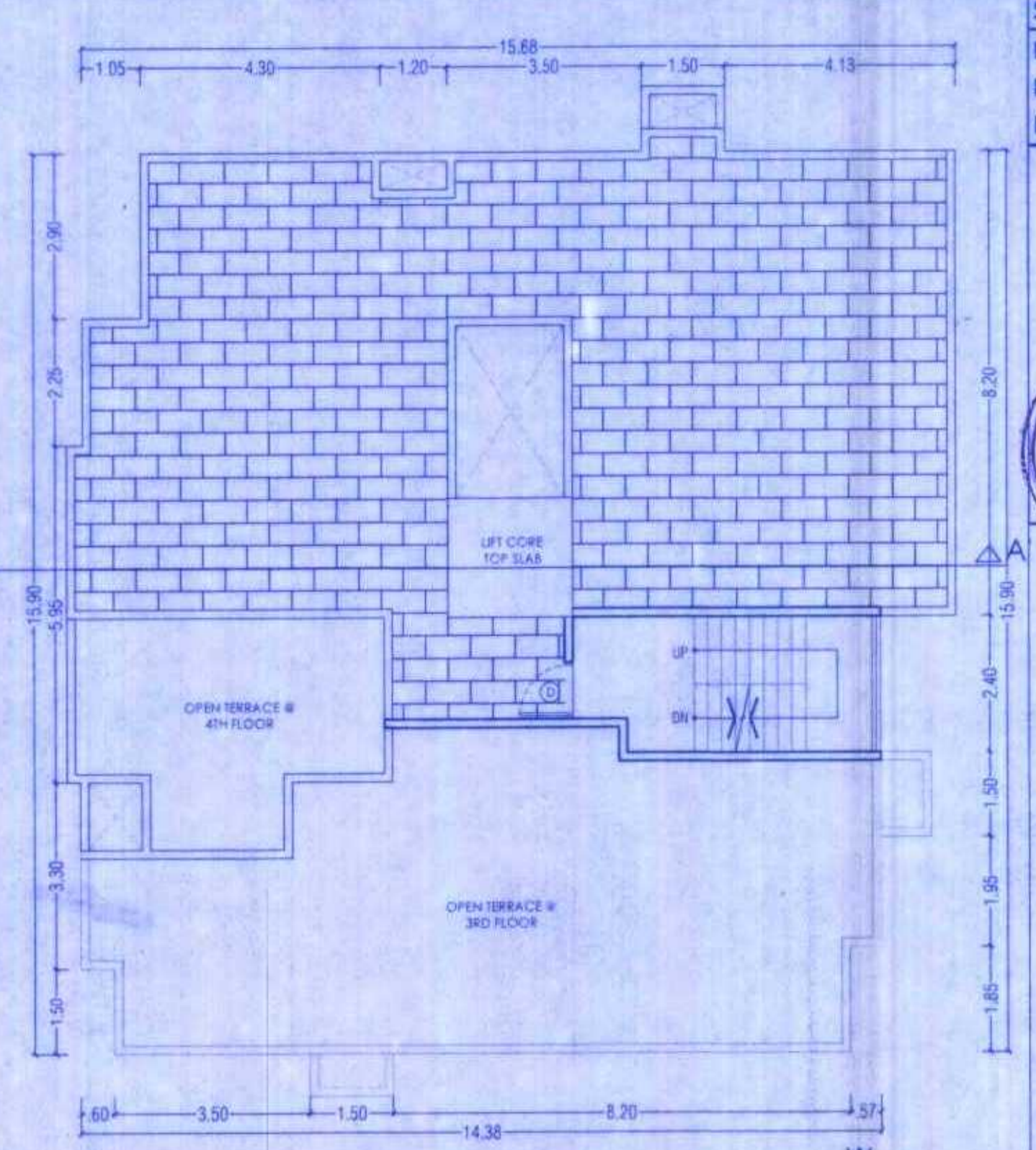
ASSISTANT DIRECTOR OF TOWN PLANNING
 Kalyan-Dombivli Municipal Corporation



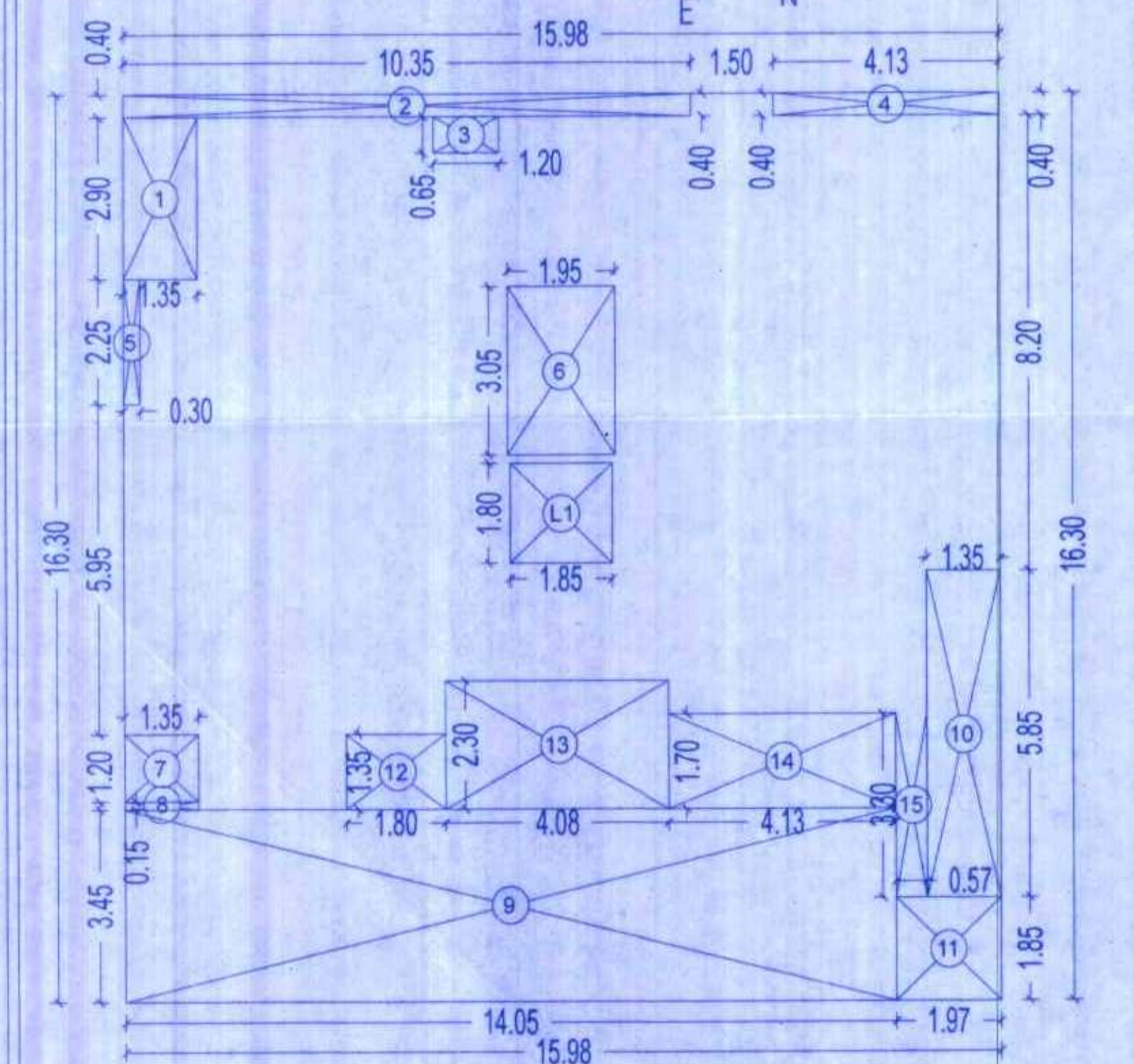
THIRD FLOOR PLAN
SCALE 1:100



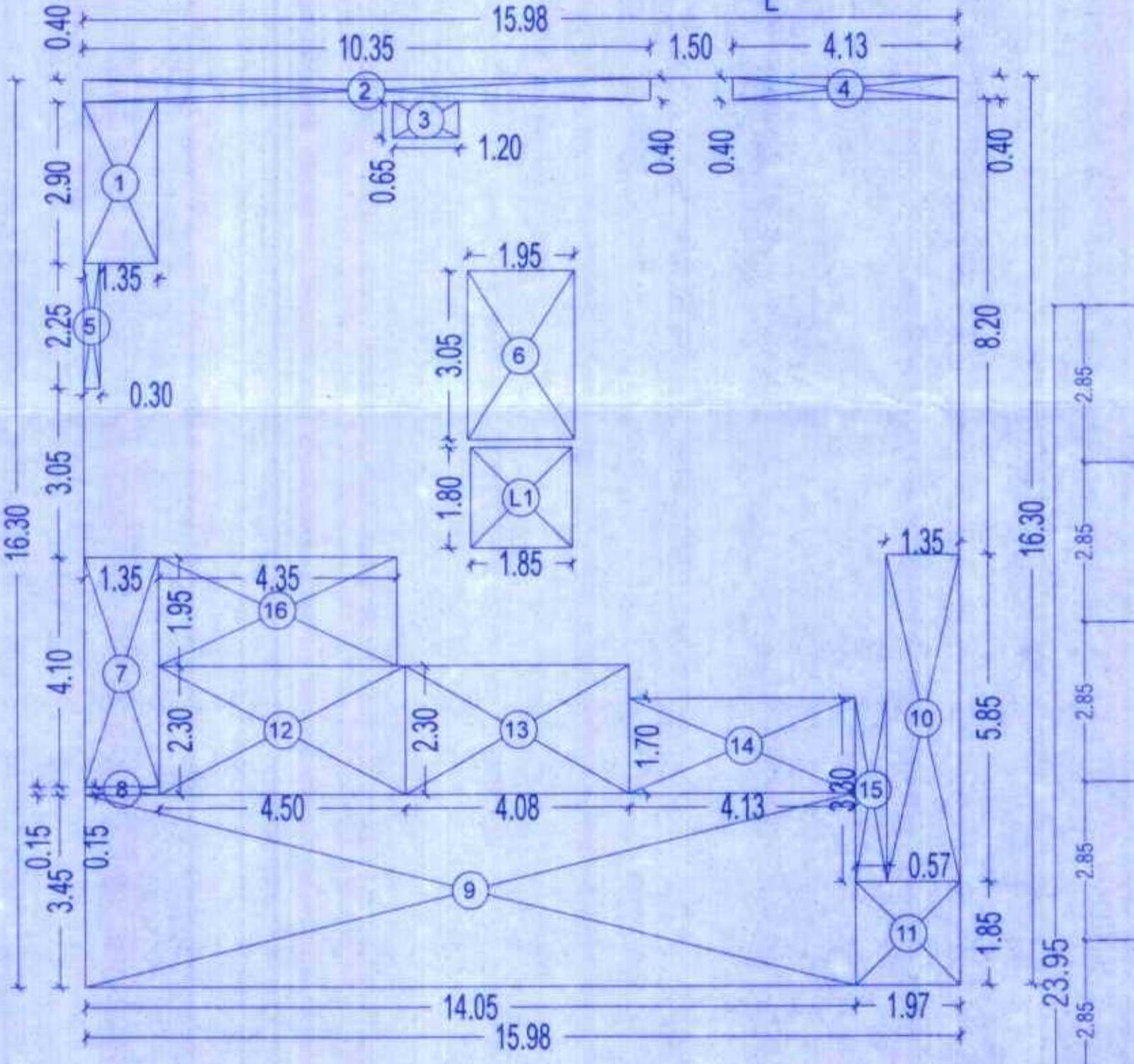
4TH TO 7TH FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



AREA DIAGRAM THIRD FLOOR PLAN
SCALE 1:100

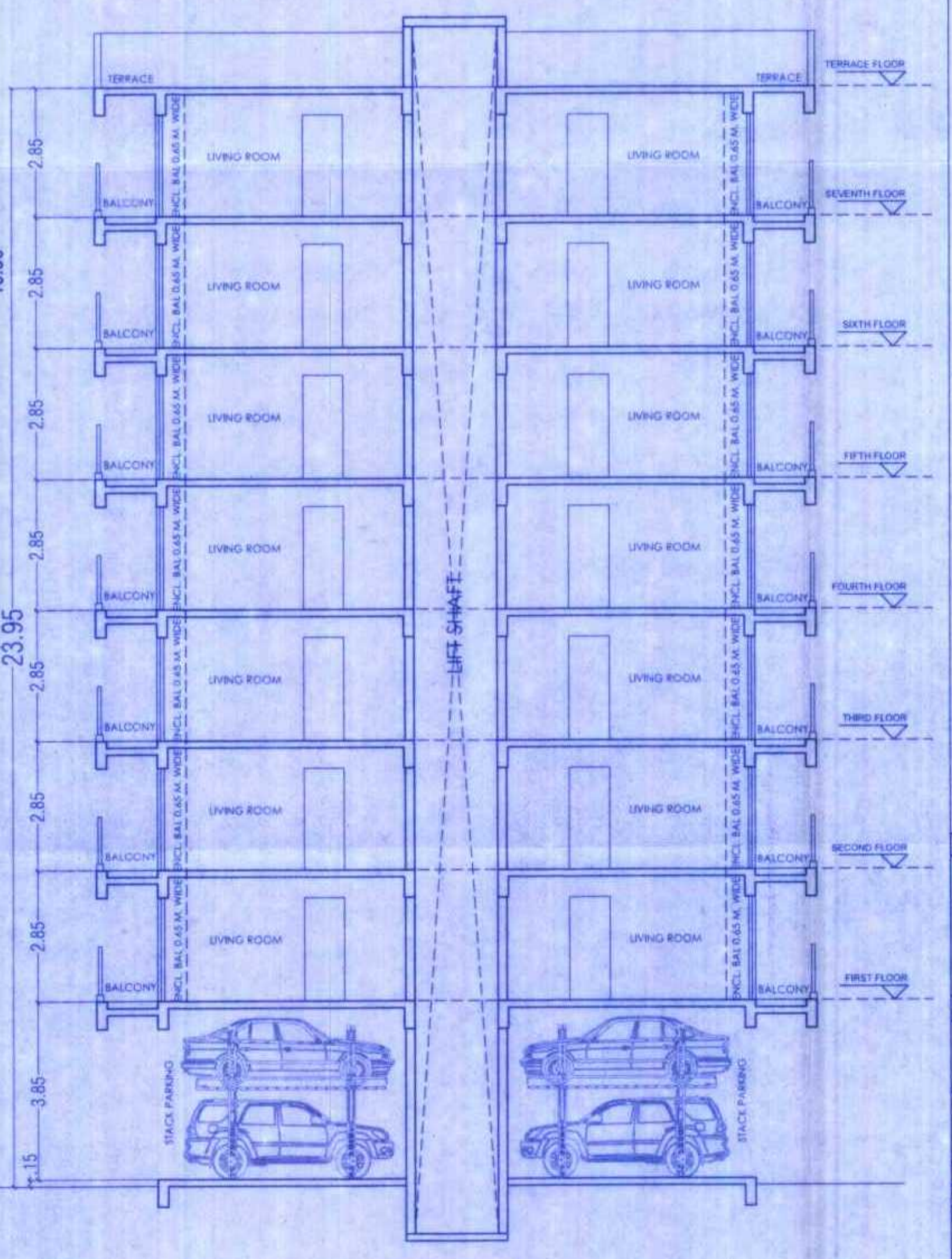


AREA DIAGRAM 4TH TO 7TH FLOOR PLAN
SCALE 1:100

P LINE AREA CALCULATION FOR 3RD FLOOR RESIDENTIAL						
AREA	L	B	NO.	AREA (SQ.M.)		
A	15.98	X	16.30	X	1	260.47
DEDUCTIONS						
1	1.35	X	2.90	X	1	3.92
2	10.35	X	0.40	X	1	4.14
3	1.20	X	0.65	X	1	0.78
4	4.13	X	0.40	X	1	1.65
5	0.30	X	2.25	X	1	0.68
6	1.95	X	3.05	X	1	5.95
7	1.35	X	1.20	X	1	1.62
8	1.35	X	0.15	X	1	0.20
9	14.05	X	3.45	X	1	48.47
10	1.97	X	1.85	X	1	7.90
11	1.80	X	1.35	X	1	3.64
12	1.80	X	1.35	X	1	2.43
13	4.08	X	2.30	X	1	9.38
14	4.13	X	1.70	X	1	7.02
15	0.57	X	3.30	X	1	1.88
						99.65
DEDUCTIONS						
LIFT						
L1	1.85	X	1.80	X	1	3.33
TOTAL LIFT AREA						3.33
TOTAL DEDUCTIONS						102.98
TOTAL B.U.A AREA						157.49
TOTAL BUA AREA						157.49

FLOOR	ROOM NO.	CARPET AREA (IN SQ.MTR.)	ENCLOSED BALCONY (IN SQ.MTR.)	BALCONY/UTILITY (IN SQ.MTR.)	TOTAL (IN SQ.MTR.)
1ST & 2ND FLOOR	101, 201	45.45	9.18	5.19	59.82
	102, 202	77.26	1.42	4.88	83.56
	103, 203	35.80	6.59	5.19	47.58
3RD FLOOR	301	45.45	9.18	5.19	59.82
	302	-	-	-	-
	303	50.08	8.07	8.49	66.64
4TH, 5TH & 6TH FLOOR	401, 501, 601	45.45	9.18	5.19	59.82
	402, 502, 602	-	-	-	-
	403, 503, 603	35.80	6.59	5.19	47.58
7TH FLOOR	701	45.45	9.18	5.19	59.82
	702	-	-	-	-
	703	35.80	6.59	5.19	47.58

P LINE AREA CALCULATION FOR 4TH TO 7TH FLOOR RESIDENTIAL						
AREA	L	B	NO.	AREA (SQ.M.)		
A	15.98	X	16.30	X	1	260.47
DEDUCTIONS						
1	1.35	X	2.90	X	1	3.92
2	10.35	X	0.40	X	1	4.14
3	1.20	X	0.65	X	1	0.78
4	4.13	X	0.40	X	1	1.65
5	0.30	X	2.25	X	1	0.68
6	1.95	X	3.05	X	1	5.95
7	1.35	X	4.30	X	1	5.54
8	1.35	X	0.15	X	1	0.20
9	14.05	X	3.45	X	1	48.47
10	1.35	X	5.85	X	1	7.90
11	1.97	X	1.85	X	1	3.64
12	4.50	X	2.30	X	1	10.35
13	4.08	X	2.30	X	1	9.38
14	4.13	X	1.70	X	1	7.02
15	0.57	X	3.30	X	1	1.88
16	4.35	X	1.95	X	1	8.48
						119.97
DEDUCTIONS						
LIFT						
L1	1.85	X	1.80	X	1	3.33
TOTAL LIFT AREA						3.33
TOTAL DEDUCTIONS						123.30
TOTAL B.U.A AREA						137.17
TOTAL BUA AREA						137.17



SECTION AA'
SCALE 1:100

ENGINEER'S SIGNATURE		OWNER'S/P.O.A. SIGNATURE			
IDITYA RAJAN DESHMUKH STRUCTURAL CONSULTANT K.D.M.C. LICENSE NO. 488F		FOR NIRMAAN REALTY			
		AR. RUPESH R. SOSHTE PARTNER			
Architect/ Licensed Engineer/Supervisor name and signature					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
001-AR	MU_01_RO	AS SHOWN	AKASH.S.	AR.RUPESH SOSHTE	CA/2010/50294
NAME AND ADDRESS OF ARCHITECT					
AR. RUPESH RAJARAM SOSHTE					
AR. RUPESH R. SOSHTE B.ARCH. CA/2010/99294					
A/103,AIR WING,NEAR SUBHASH DAIRY, GANDHINAGAR, DOMBIVLI(EAST), 421201, MOBILE-9930918891					