

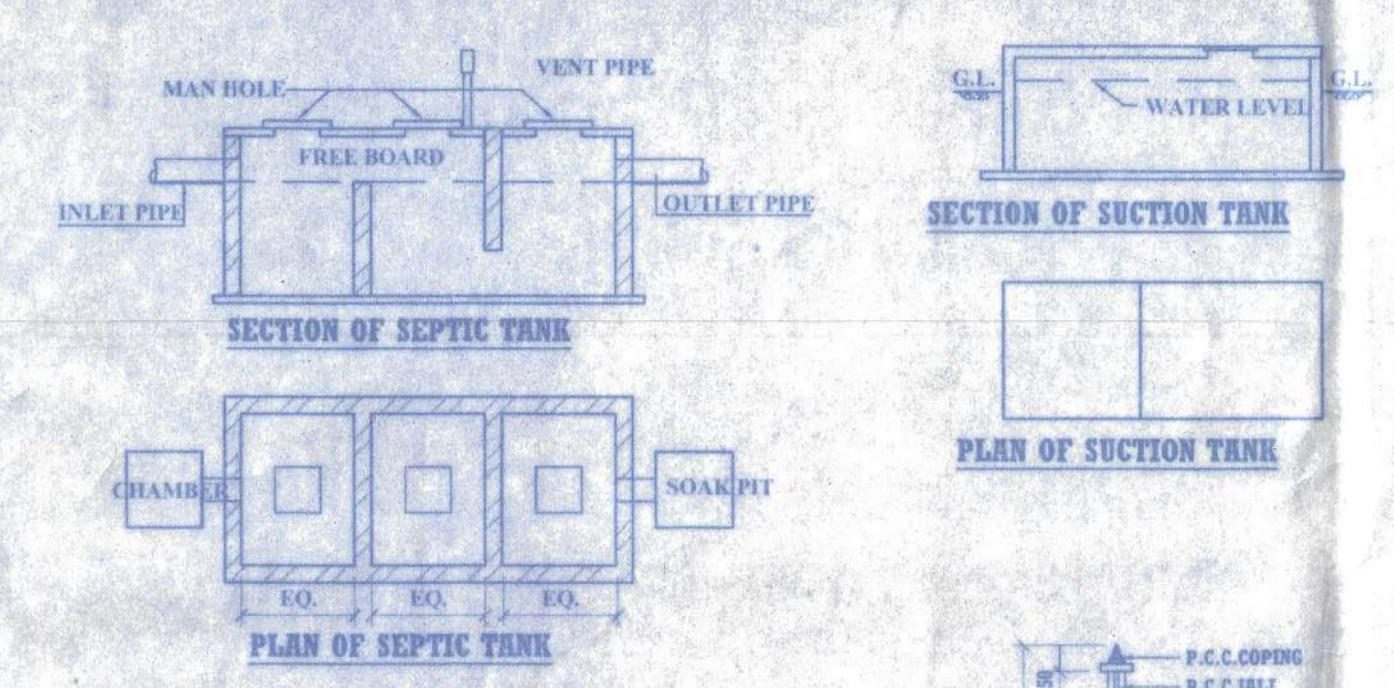
CONTAINS - FLOOR PLAN, AREA STATEMENT, CARPET AREA STATEMENT, PARKING AREA STATEMENT

APPROVING AUTHORITY

OFFICE OF THE KALYAN DOMBOLI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No. KDMC/TP/27 Village/2024-25/09
 Date: 12/07/2024
SANCTIONED



ASSISTANT TOWN PLANNING OFFICER
 Kalyan Domboli Municipal Corporation



DOORS AND WINDOWS SCHEDULE

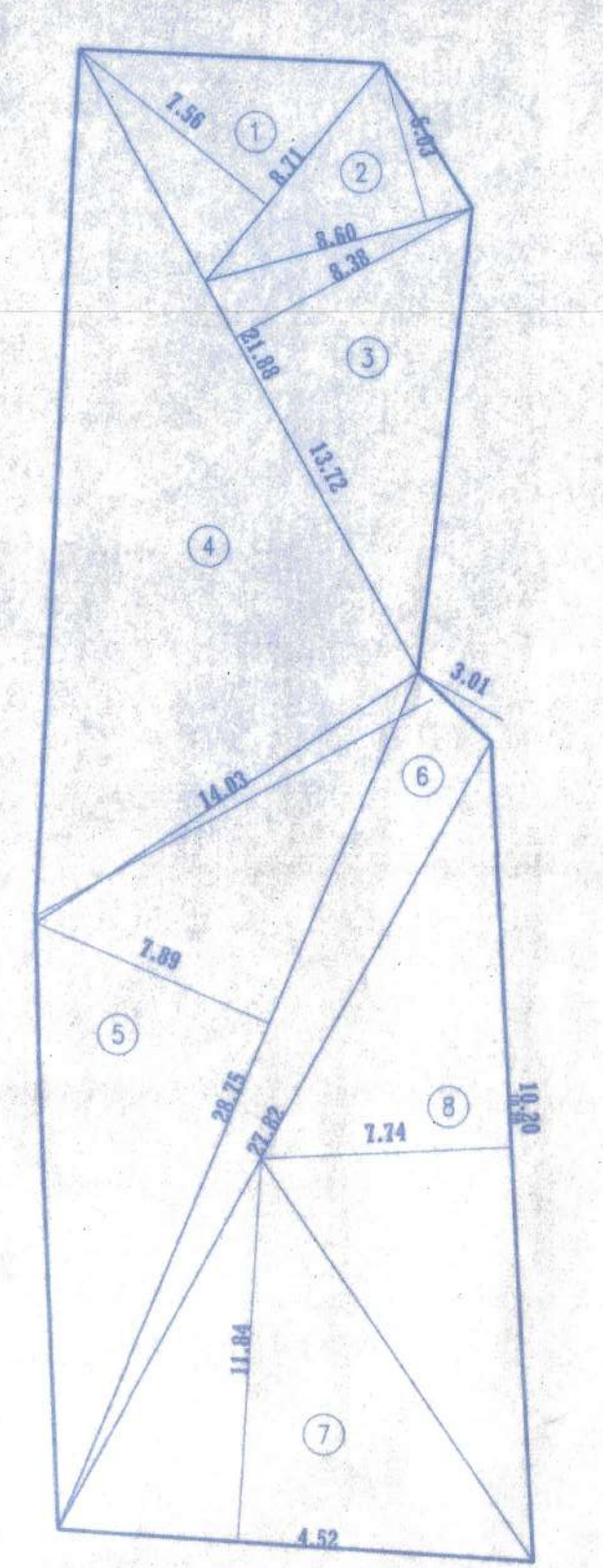
TYPE	SIZE	REMARKS
D	1.80 X 2.10	T.W. FRAMED PANELLED DOOR.
D1	1.80 X 2.10	T.W. FRAMED PANELLED DOOR.
D2	2.10 X 2.60	T.W. FRAMED PARTLY GLAZED SERVICE DOOR.
W	2.40 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W1	1.80 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W2	1.20 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
V	0.60 X 0.90	T.W. FRAMED GLAZED LANTERN WINDOW.

CARPET AREA STATEMENT (BLDG. NO. 01-A)

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT	AREA OF BALCONY ATTACHED TO THE FLAT
BLDG. NO. 1 - A	1TH FLOOR	701	26.82 SQ.MT.	7.49 SQ.MT.
		702	26.82 SQ.MT.	7.25 SQ.MT.
		703	26.53 SQ.MT.	7.24 SQ.MT.
		704	26.75 SQ.MT.	8.04 SQ.MT.
		705	26.29 SQ.MT.	7.32 SQ.MT.
		706	26.71 SQ.MT.	4.94 SQ.MT.
		707	26.85 SQ.MT.	5.63 SQ.MT.

CARPET AREA STATEMENT (BLDG. NO. 01-B)

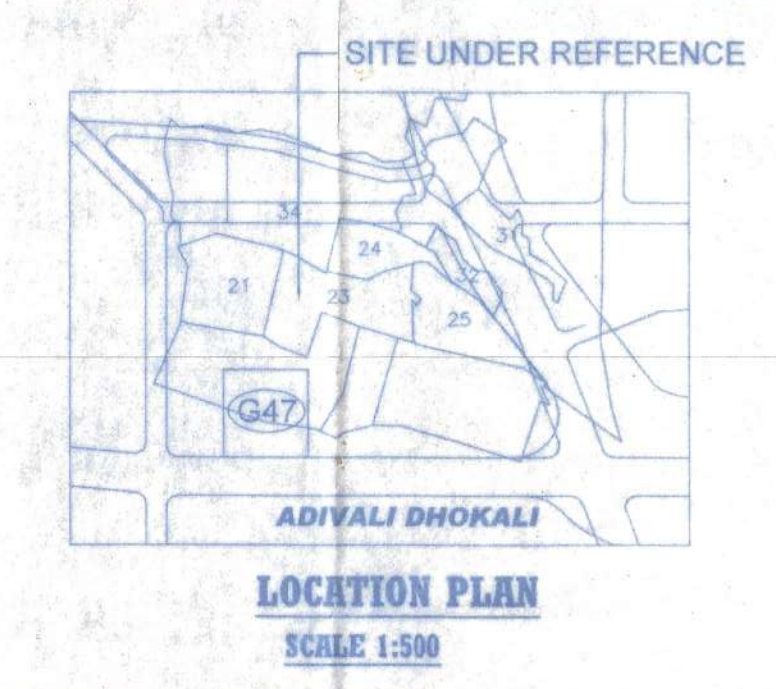
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT	AREA OF BALCONY ATTACHED TO THE FLAT
BLDG. NO. 1 - B	1TH FLOOR	801	28.73 SQ.MT.	5.89 SQ.MT.
		802	28.73 SQ.MT.	5.89 SQ.MT.
		803	26.30 SQ.MT.	7.24 SQ.MT.
		804	27.83 SQ.MT.	7.02 SQ.MT.
		805	26.48 SQ.MT.	7.23 SQ.MT.
		806	26.82 SQ.MT.	7.25 SQ.MT.
		807	26.82 SQ.MT.	6.96 SQ.MT.



PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION

S. NO.	DESCRIPTION	AREA (SQ. MET.)
1	1/2 X 21.10 X 24.80 X 1.00	265.35
2	1/2 X 21.10 X 22.30 X 1.00	233.24
3	1/2 X 24.40 X 26.80 X 1.00	325.00
4	1/2 X 24.11 X 26.80 X 1.00	321.87
5	1/2 X 21.07 X 26.80 X 1.00	281.00
6	1/2 X 28.00 X 7.50 X 1.00	105.00
7	1/2 X 21.20 X 26.80 X 1.00	283.28
8	1/2 X 28.10 X 26.80 X 1.00	376.00
	TOTAL AREA	2006.80



LOCATION PLAN
SCALE: 1:500

CARPET AREA STATEMENT (BLDG. NO. 01-A)

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT	AREA OF BALCONY ATTACHED TO THE FLAT	
BLDG. NO. 1 - A	1ST TO 6TH FLOOR	02 NO.	181,201,201,041,041,041	26.82 SQ.MT.	5.69 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.82 SQ.MT.	5.61 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.53 SQ.MT.	5.63 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.75 SQ.MT.	8.02 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.29 SQ.MT.	7.32 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.71 SQ.MT.	4.94 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.85 SQ.MT.	5.63 SQ.MT.

CARPET AREA STATEMENT (BLDG. NO. 01-B)

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT	AREA OF BALCONY ATTACHED TO THE FLAT	
BLDG. NO. 1 - B	1ST TO 6TH FLOOR	02 NO.	181,201,201,041,041,041	28.73 SQ.MT.	5.79 SQ.MT.
		02 NO.	181,201,201,041,041,041	28.73 SQ.MT.	5.79 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.30 SQ.MT.	6.89 SQ.MT.
		02 NO.	181,201,201,041,041,041	27.83 SQ.MT.	6.72 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.48 SQ.MT.	6.79 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.82 SQ.MT.	6.91 SQ.MT.
		02 NO.	181,201,201,041,041,041	26.82 SQ.MT.	6.61 SQ.MT.

CARPET AREA STATEMENT (ROW HOUSE - 01 & 02)

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF FLAT	AREA OF BALCONY ATTACHED TO THE FLAT
ROW HOUSE 01 & 02	GROUND & 1ST TO 2ND FLOOR	01	113.33 SQ.MT.	5.28 SQ.MT.
		02	113.33 SQ.MT.	5.28 SQ.MT.

PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
GR/STILT + 1TH FLOOR	4900.06
TOTAL	4900.06

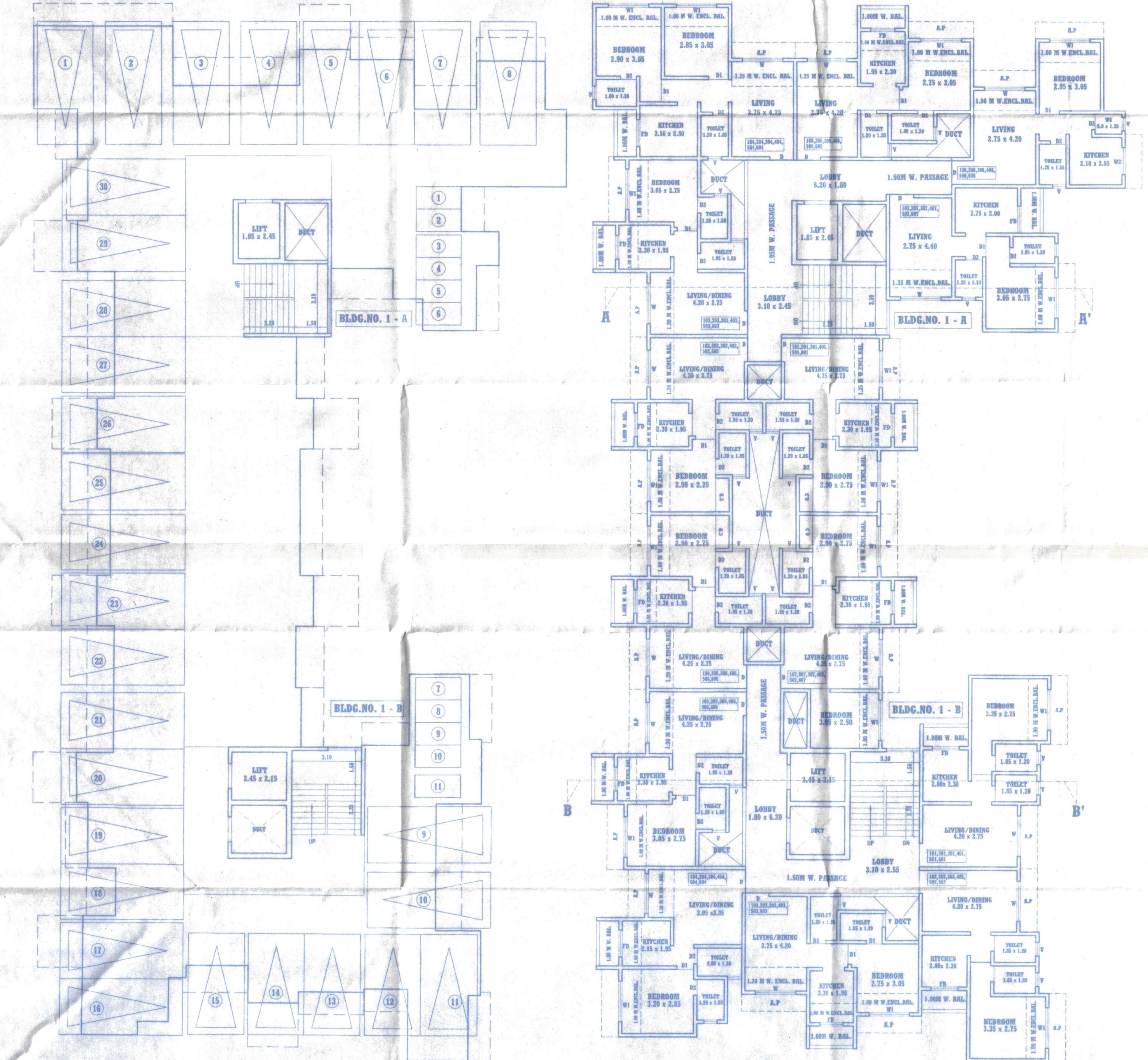
P-LINE AREA STATEMENT

FLOOR	(BLDG. NO. 1 - A & B) P-LINE AREA	(ROW HOUSE - 01) P-LINE AREA	(ROW HOUSE - 02) P-LINE AREA
GROUND FLOOR	47.49	47.49	47.49
1ST FLOOR	666.17	28.71	28.71
2ND FLOOR	666.17	55.50	55.50
3RD FLOOR	666.17	-	-
4TH FLOOR	666.17	-	-
5TH FLOOR	666.17	-	-
6TH FLOOR	666.17	-	-
7TH FLOOR	639.64	-	-
TOTAL	4636.66	131.70	131.70
TOTAL AREA	(4636.66 + 283.40) = 4920.06		

PARKING AREA STATEMENT (BLDG. NO. 1 - A & B & ROW HOUSE - 01 & 02)

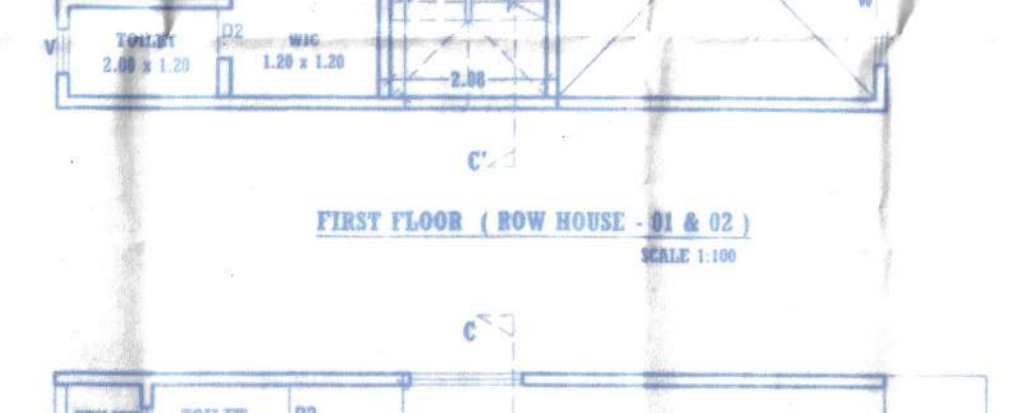
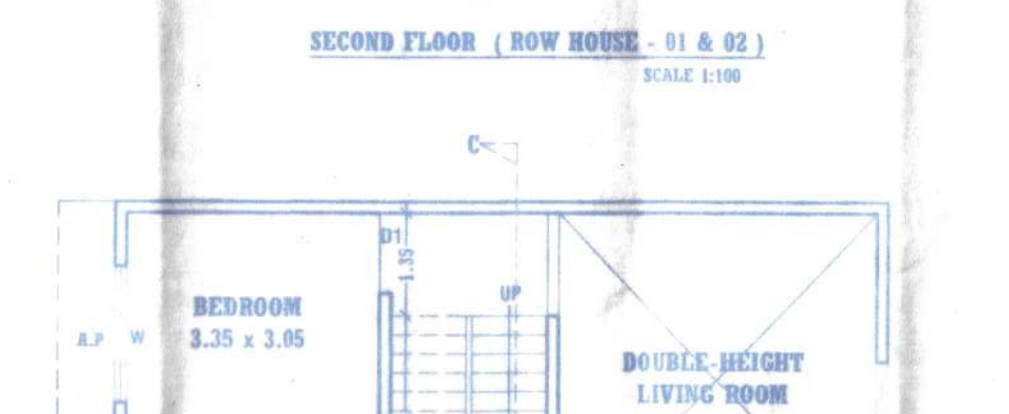
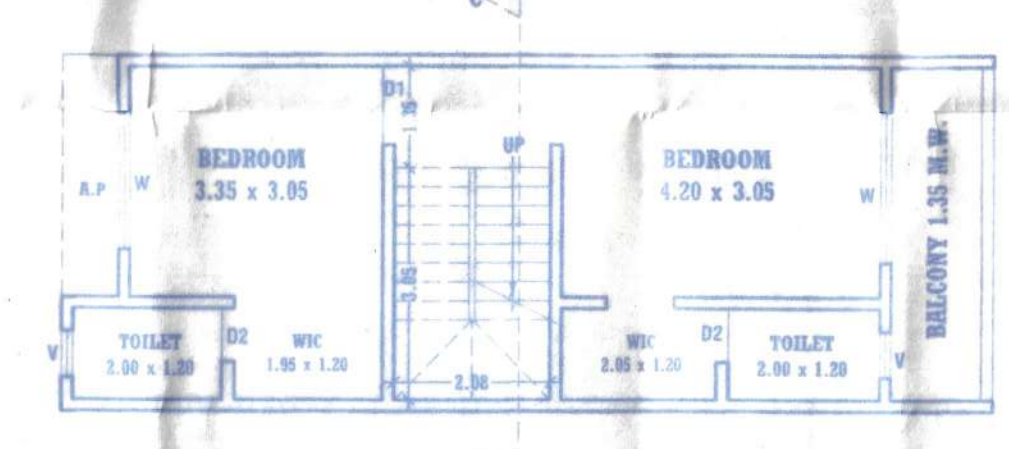
ONE PARKING AREA FOR EVERY TREATMENT	NO. OF FLATS	NO. OF CAR	NO. OF SCOOTER
1) FOR EVERY TREATMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	NIL	NIL	NIL
2) FOR EVERY TREATMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	02	02	04
3) FOR EVERY TWO TREATMENT WITH EACH TREATMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	NIL	NIL	NIL
4) FOR EVERY TWO TREATMENT WITH EACH TREATMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	14 NOS	07	14 NOS
5) FOR EVERY TWO TREATMENT WITH EACH TREATMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	84 NOS	-	84 NOS
6) COMMERCIAL AREA SQ.M. (FOR 100 SQ.MT. CAR & 6 SCOOTER PARKING)	NIL	NIL	NIL
TOTAL	100 NOS	09 NOS	102 NOS
7) ADDITION 5% RESI. VISITOR PARKING	NIL	5 NOS.	10 NOS.
8) TOTAL REQUIRED PARKING CAR		14 NOS.	107 NOS.
9) CONSIDERATION OF PARKING AS PER DC RULE 60%		8 NOS.	-
10) TOTAL REQUIRED PARKING CAR		8 NOS.	107 NOS.
11) TOTAL PROPOSED PARKING CAR		15	11 NOS.

TOTAL PROPOSED CAR PARKING = 15 NOS (ACC. TO PAGE NO. 130 OF T.P.C.R. CLAUSE NO. 8.1)
 SERIAL NO. OF SIX SCOOTER PARKING WILL BE ALLOWED TO BE CONVERTED INTO CAR PARKING.
 TOTAL REQUIRED SCOOTER PARKING = 107 NOS
 TOTAL PROPOSED SCOOTER PARKING = 11 = 107 NOS



(BLDG. NO. 1 - A & B)
GROUND / STILT FLOOR PLAN
SCALE: 1:100

(BLDG. NO. 1 - A & B)
TYPICAL 1ST TO 6TH FLOOR PLAN
SCALE: 1:100



AREA STATEMENT

Sl. No.	DESCRIPTION	AREA (SQ. MET.)
1.	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	2900.00
(b)	As per measurement sheet (2900.00 - 104.00 = 2796.00)	2796.00
(c)	As per site	-
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	130.00
(b)	Any D.P. Reservation area	-
(Total a+b)		-
3.	BALANCE AREA OF PLOT (1-2)	2666.00
4.	Amenity Space (if applicable)	-
(a)	Required -	-
(b)	Adjustment of 2(b), if any -	-
(c)	Balance Proposed -	-
5.	Net Plot Area [3-4(c)]	2666.00
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 as basic FSI) (2666.00 X 1.10)	2932.60
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 2900.00 = 1450.00)	-
11.	In-situ FSI / TDR loading	-
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any (130.00 X 1)	130.00
(b)	In-situ area against Amenity Space if handed over	-
(2.00 or 1.85 x Sr. No. 4 (b) and / or (c))		-
(c)	TDR area (0.40 x 2900.00 = 1160.00 - 130.00 = 1030.00)	-
(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	3062.60
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable	3062.60
(b)	Ancillary Area FSI upto 60% with payment of charges (80% OF COME - 60% OF REST - 3062.60)	1837.56
(c)	Total entitlement (a + b)	4900.16
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 8.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.0	-
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17)	-
(a)	Existing & Previous Built-up Area	-
(b)	Proposed Built-up Area (as per P-Line)	4900.06
(c)	Total (a + b)	4900.06
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	-
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.

ENGINEER'S SIGNATURE

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.

OWNER(S) NAME AND SIGNATURE

CERTIFICATE OF AREA

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

BUILDING PROPOSAL ON PLOT BEARING S. NO. 23, H. NO. 2, AT VILLAGE :- ADAVLI-DHOKLI, TAL:- AMBERNATH, DIST :- THANE

NAME & SIGNATURE OF OWNER: SAMARTH SAI BUILDERS & DEV.

SIGNATURE OF ARCHITECT

DWG. NO.	JOB. NO.	SCALE	DATE	DRAWN BY	CHECKED BY
1	S-21	AS SHOWN	06.07.2024	SEHIL	PRAVEN

ARCHITECTS & CONSULTANTS

De-con Consultants
 ARCHITECTS, INTERIOR DESIGNERS,
 ARCH. VALUERS & PROJECT CONSULTANTS
 S-1, RAJASHREE TOWER, BAMBURD, LANE NO. 6,
 KALYAN(WEST)-421 301. Tel. 2209282