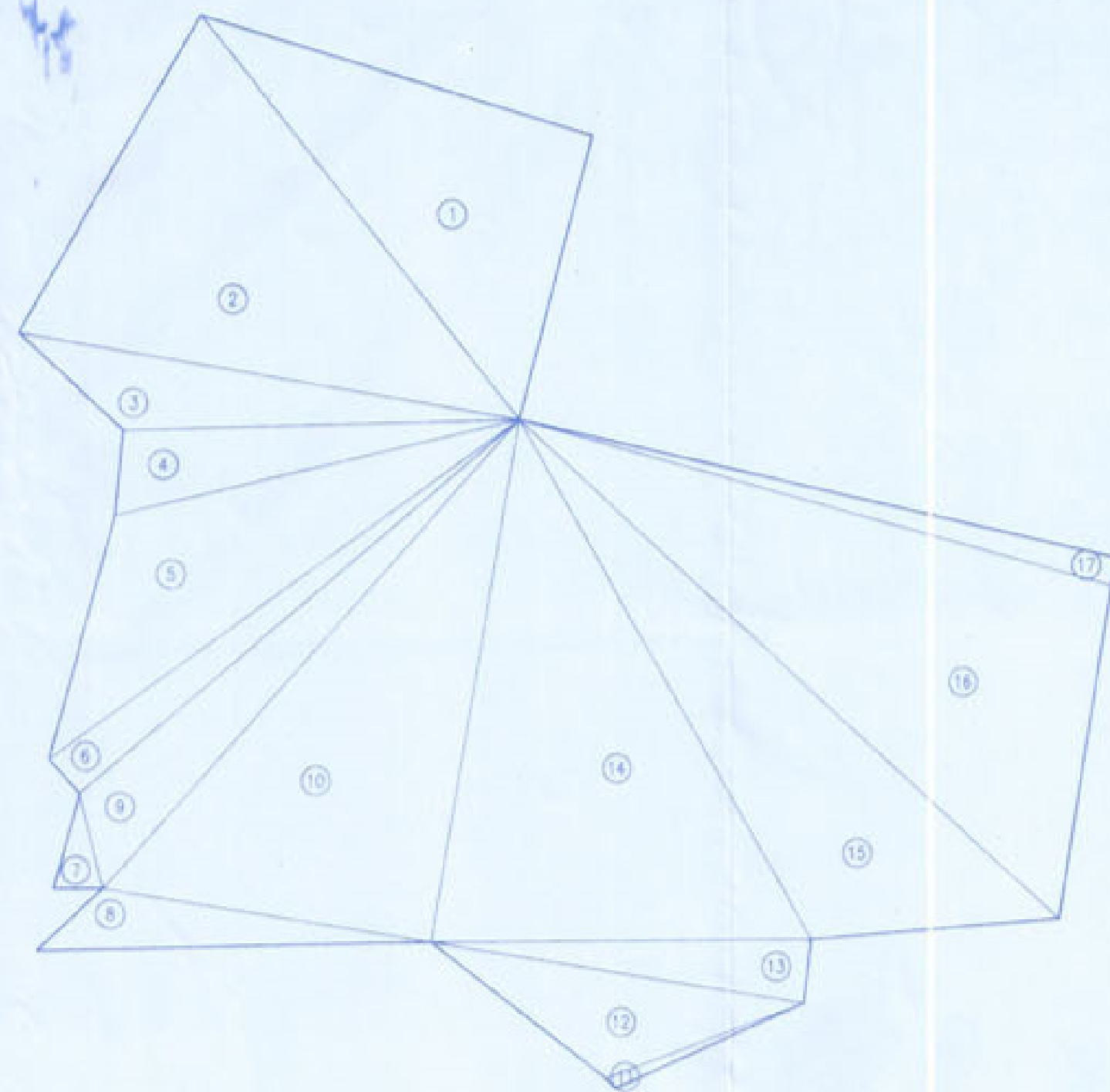




PLOT AREA DIAGRAM
(SCALE - 1:500)

PLOT AREA CALCULATION

1	1/2 X 39.17 X 17.65 X 1NO	=	345.68 SQ.MT.
2	1/2 X 38.70 X 26.10 X 1NO	=	505.04 SQ.MT.
3	1/2 X 38.70 X 5.90 X 1NO	=	114.17 SQ.MT.
4	1/2 X 31.58 X 6.11 X 1NO	=	96.48 SQ.MT.
5	1/2 X 43.97 X 12.04 X 1NO	=	264.70 SQ.MT.
6	1/2 X 43.97 X 3.51 X 1NO	=	77.17 SQ.MT.
7	1/2 X 7.45 X 3.66 X 1NO	=	13.63 SQ.MT.
8	1/2 X 30.05 X 4.60 X 1NO	=	69.12 SQ.MT.
9	1/2 X 47.48 X 6.15 X 1NO	=	146.00 SQ.MT.
10	1/2 X 47.48 X 21.39 X 1NO	=	507.80 SQ.MT.
11	1/2 X 16.16 X 0.98 X 1NO	=	7.92 SQ.MT.
12	1/2 X 28.80 X 8.05 X 1NO	=	115.92 SQ.MT.
13	1/2 X 28.08 X 4.84 X 1NO	=	70.13 SQ.MT.
14	1/2 X 45.32 X 25.27 X 1NO	=	572.62 SQ.MT.
15	1/2 X 55.98 X 13.87 X 1NO	=	388.22 SQ.MT.
16	1/2 X 55.98 X 21.28 X 1NO	=	595.63 SQ.MT.
17	1/2 X 46.87 X 2.11 X 1NO	=	49.45 SQ.MT.
TOTAL ADDITION		=	3939.68 SQ.MT.

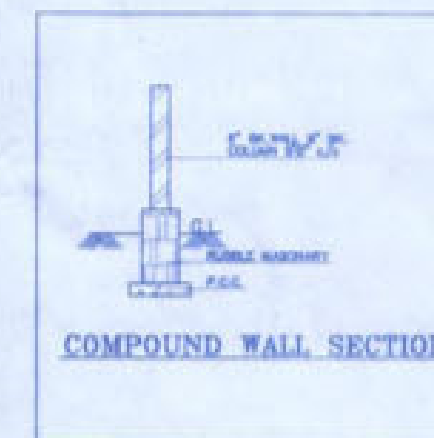
SAY AS = 3940.00 SQ.M.

PARKING STATEMENT - BLDG 01,02 & 03
(FOR PROP. AREA AS PER NEW DCR)

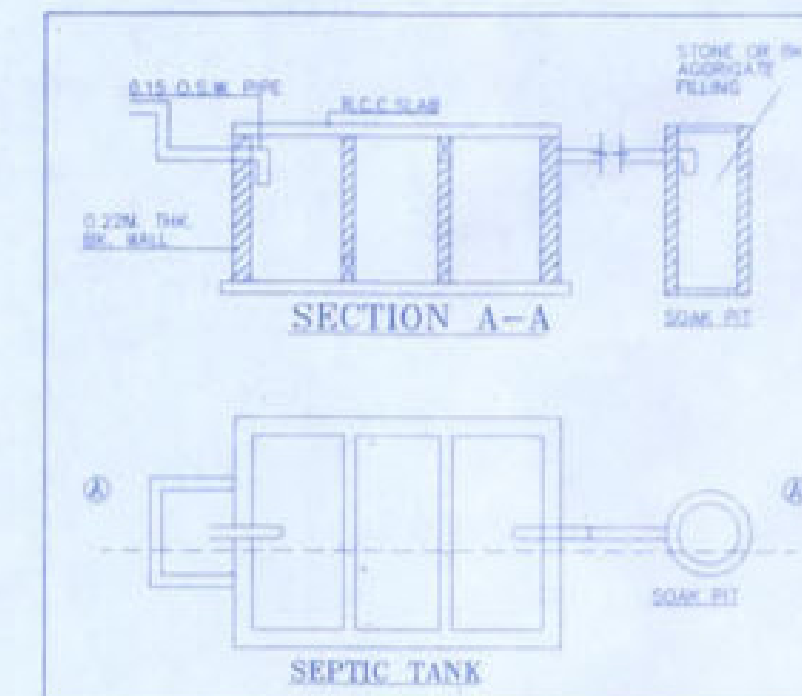
FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT - 4 SCOOTER	---	---	---
30 TO 40 SQ.MT. EVERY 2 TENEMENT/1 CAR & 2 SCOOTER	78	39.00	78
40 TO 80 SQ.MT. EVERY 2 TENEMENT/1CAR & 5 SCOOTER	58	29.00	145
80 TO 150 SQ.MT. EVERY ONE TENEMENT/1CAR & 3 SCOOTER	---	---	---
150 SQ.MT. & ABOVE EVERY ONE TENEMENT/ 2CAR & 3 SCOOTER	---	---	---
TOTAL NO OF RESIDENTIAL PARKING	136	68.00	223
ADD VISITOR PARKING FOR RESIDENTIAL 5%	---	3.40	11.15
COMMERCIAL AREA EVERY 100 SQ.MT.2 CAR & 6 SCOOTER	325.68 SQ.MT.	6.52	19.54
ADD VISITOR PARKING FOR COMMERCIAL 20%	---	1.30	3.90
TOTAL NO OF PARKING	---	79	256
PARKING REQUIRED AS PER TABLE NO. 8C 80% OF PARKING	---	63.20	206.40
PARKING PROPOSED	---	---	---
GROUND PARKING	---	---	135
STILT PARKING	---	---	---
PUZZLE PARKING	---	72	---
STAK PARKING 1+1 17X2 = 34	---	34	---
COMPOSITE PARKING 42x6 = 252	---	42	---
TOTAL PROPOSED NO OF PARKING	---	148	135



LOCATION PLAN



COMPOUND WALL SECTION



SECTION A-A

SEPTIC TANK

DOORS & WINDOWS SCHEDULE

SIZE W. X H.	AREA IN SQ.MTS.	DISCRIPTION
D 1.10M. X 2.15M.	2.36	T.W.FLUSHED DOOR
D1 1.00M. X 2.15M.	2.15	T.W.PANELLED DOOR
D2 0.75M. X 2.15M.	1.57	T.W.PANELLED DOOR
D3 1.20M. X 2.15M.	2.58	T.W.PANELLED DOOR
DW 1.80M. X 2.15M.	3.87	T.W.GLAZED WINDOW
W1 1.20M. X 1.50M.	1.80	T.W.GLAZED WINDOW
W2 2.10M. X 2.15M.	4.51	T.W.GLAZED WINDOW
V 0.60M. X 0.75M.	0.45	GLASS LOUVERS
RS		

TOTAL B/UP AREA (PLINE)
(BLDG NO. 1)

GROUND FLOOR	=	373.35 SQ.MT.
1ST FLOOR	=	869.68 SQ.MT.
2ND FLOOR	=	869.68 SQ.MT.
3RD FLOOR	=	869.68 SQ.MT.
4TH FLOOR	=	869.68 SQ.MT.
5TH FLOOR	=	869.68 SQ.MT.
6TH FLOOR	=	869.68 SQ.MT.
7TH FLOOR	=	869.68 SQ.MT.
8TH FLOOR	=	834.67 SQ.MT.
9TH FLOOR	=	869.68 SQ.MT.
10TH FLOOR	=	869.68 SQ.MT.
11TH FLOOR	=	855.98 SQ.MT.
12TH FLOOR	=	342.49 SQ.MT.

TOTAL = 10233.61 SQ.MT.

TOTAL B/UP AREA (PLINE)
(BLDG NO. 2)

STILT FLOOR	=	---
1ST FLOOR	=	65.23 SQ.MT.
2ND FLOOR	=	65.23 SQ.MT.

TOTAL = 130.46 SQ.MT.

TOTAL B/UP AREA (PLINE)
(BLDG NO. 3)

STILT FLOOR	=	---
1ST FLOOR	=	65.23 SQ.MT.
2ND FLOOR	=	65.23 SQ.MT.
3RD FLOOR	=	65.23 SQ.MT.
4TH FLOOR	=	65.23 SQ.MT.

TOTAL = 260.92 SQ.MT.

TOTAL BUILT UP AREA STATEMENT
(IN SQ.MT.)

BLDG. NO.	FLOOR	TOTAL BUILT UP AREA	NO. OF FLATS & SHOPS
01	GR/STILT + 12P	10233.61	16 SHOPS 136 FLATS
02	STILT + 02	130.46	00 SHOPS 02 FLATS
03	STILT + 04	260.92	00 SHOPS 04 FLATS
TOTAL		10624.99	16 SHOPS 141 FLATS

PLOT AREA STATEMENT

S.NO.	AREA
01 56/A/5	1630.00SQ.M
02 56/A/6	910.00 SQ.M
03 57/2/2/1	1100.00SQ.M
04 57/2/2/2/6	300.00 SQ.M
TOTAL	3940.00SQ.M

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE STANDARDS SPECIFIED BY BUREAU OF STANDARDS AND I SHALL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OR MISFEASANCE.

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.:-
KDMC/TPD/BP/KD/2020-21/15/143

Date:-09/03/2021

SANCTIONED



ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation.

PROFORMA - I

A AREA STATEMENT

	AREA IN SQ.MT.
1 a) AREA OF PLOT	3940.00
1 b) As per ownership document (7/12, etc extract)	3940.00
1 c) As per measurement sheet	3862.00
1 d) As per site	3862.00
2 DEDUCTIONS FOR	
a) 24.00M. D.P. ROAD AREA	484.00
b) RESERVATION AREA	---
TOTAL (a+b+c)	484.00
3 BALANCE AREA OF PLOT (100% 2)	3383.00
4 AMENITY SPACE IF APPLICABLE	
a) REQUIRED	---
b) ADJUSTMENT OF IF ANY	---
c) BALANCE PROPOSED	---
5 NET AREA OF PLOT (3383.00 - (c))	3383.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED	---
7 INTERNAL ROAD AREA	---
8 PLOTTABLE AREA	---
9 BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 & BASIC FSI)	3721.30
3383.00 X 1.10 = 3721.30	
10 ADDITION OF FSI ON PAYMENT PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	1933.50
b) PROPOSED FSI ON PAYMENT OF PREMIUM 3867.00 X 0.5	
11 IN-SITU FSI/TDR LOADING	
a) IN-SITU AREA AGAINST D.P. RESERVATION SR.NO.2 (b)	484.00 X 2.05
D.P. RESERVATION SR.NO.2 (c)	
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	---
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	---
12 ADDITIONAL FSI AREA UNDER CHAPTER NO.7	---
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	---
a) (B)+(10b)+(11c) or 12 WHICHEVER IS APPLICABLE	6647.00
b) ADDITIONAL AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 6647.00X60%	3988.20
c) TOTAL ENTITLEMENT (a+b)	10635.20
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 X 1.0 or 1.0	---
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17D)	10624.99
a) EXISTING BUILT UP AREA	---
b) PROPOSED BUILT UP AREA (AS PER P LINE)	---
c) TOTAL (a+b)	---
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)	---

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

ANIL R. NIRGUDE
SIGNATURE OF ARCHITECT

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 TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

LEGENDS

PLOT 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

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN FEET/METER
OUTER WALL 0.15 M. & INTERNAL WALL 0.15 M THICK

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

761 01 PROP. BUILDING PLAN ON PLOT BEARING ON SR. NO. 56, H.NO. A/5, A/6, S. NO. 57, H.NO. 2/2/1, 2/2/2/6
DRG. NO. AT VILLAGE WADEGHAR, TAL. KALYAN, DIST. THANE
OWNER:- SHRI. M/s. DEVESHWAR CONSTRUCTION PARTNERSHIP FIRM
PARTNER:- SHRI NARENDRA SOHANSING PUROHIT & OTHERS
AS SHOWN S.C.A. HOLDER:- SHRI. MANGESH D. GAIKAR & OTHERS
DATE 02/03/2021 SHRI. RAMPAL SOHANSING PUROHIT

ANIL CHD. BY. CHITRA CAD/DRN
VITAN CONSULTANTS ARCHITECTS & ENGINEERS
8-101, Bindu Tower, 1st Floor, Opp. Lourdes English School, Santoshi Mata Road, Kalyan - 421301

LAY-OUT PLAN
(SCALE - 1:500)

