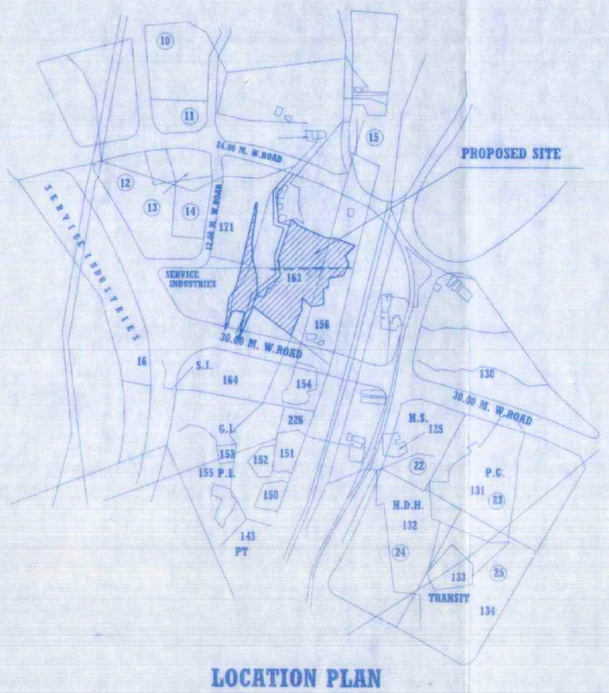
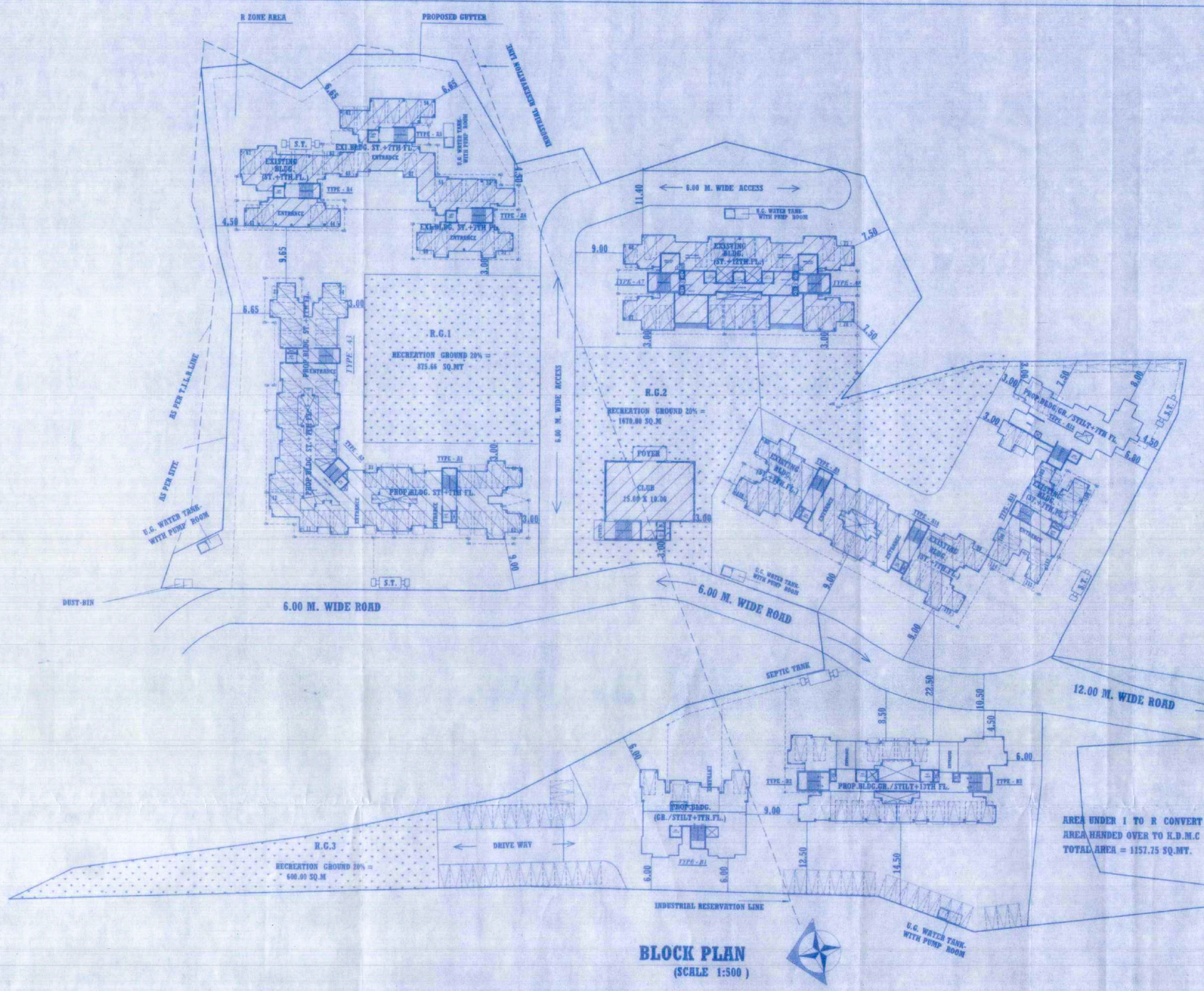


LOCATION PLAN



BLOCK PLAN
(SCALE 1:500)

CONTENTS OF SHEET:
BLOCK PLAN, LOCATION PLAN, EXI. & PROP.BU/UP STATEMENT, BE/UP AREA SUMMARY, CARPET AREA STATEMENT, PARKING AREA STATEMENT ETC.

SHEET NO - 1/5

T.D.R MUNICIPAL

STAMP OF APPROVAL OF PLAN

इमारत टाईप 'बी'-7 करिता
आराखडा बांधकाम पूर्ततेचा दाखला
मंजूरी रहिवास ..... मजले एकमजला + स्टिल्ट + पहिला ते सातवा मजला
खोल्या ३५ सदनिका गाळे —
दाखला क्र. कडोमपा/नरवि/सोली कवि/३६.
दिनांक 20/08/2023.
मध्ये घालून दिलेल्याअटी प्रमाणे व हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे

KALYAN DOMBIVLI MUNICIPAL CORPORATION
कल्याण डोंबिवली महानगरपालिका
Dist. THANE

सहाय्यक संचालक नगर रचना कल्याण डोंबिवली महानगरपालिका.

5% AMENITIES AREA STATEMENT

PERMISSIBLE AREA	PROPOSED AREA
5% AMENITIES FOR INDUSTRIAL AREA 8500.00 X 5% = 429.00	429.00 SQ.MT.

R	AREA STATEMENT		SQ.MT.
1	AREA OF PLOT		15710.00
	AREA AS SITE MEASUREMENT		15460.00
2	DEDUCTION FOR		
a	ROAD SET BACK AREA		20.00
b	PROPOSED ROAD		--
c	ANY RESERVATION		
	TOTAL (a+b+c)		20.00
3	BALANCE AREA OF PLOT (1 - 2)		15440.00
4	DEDUCTION FOR		--
a	RECREATION GROUND	15%	2316.00
b	INTERNAL ROAD		--
	TOTAL (a+b)		2316.00
5	BALANCE AREA OF PLOT (3 - 4)		13124.00
6	ADDITIONS FOR FLOOR SPACE INDEX		
	2a) 2b) 100% OR 80 % OF 5		20.00
	2c) 100% OR 80 % OF 5		--
7	TOTAL AREA (5+6)		13144.00
8	F.S.I. PERMISSIBLE		ONE
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED		--
	TO 80% OF THE NET PLOT AREA		--
a	FROM D.P. ROAD (SANCTION NO-NRV/HVH/1399/ DT. 27-05-13)	T.D.R - 2682.00	2682.00
	(SANCTION NO-NRV/HVH/2915/ DT. 25-08-14)	T.D.R - 2825.96	2825.96
b	FROM RESERVATION		
c	KDMC/NRV/TDR 1428 DATED 02/12/2020		3655.60
10	PERMISSIBLE FLOOR AREA (7 + 9)		22306.96
11	EXISTING BUILTUP AREA BLDG.TYPE- A1,A2,A3,A4,A5,A6,A7,A8,A9,A10,A11)		15402.63
12	PROPOSED BUILTUP AREA (BLDG.TYPE - A12,B1,B2,B3)		6900.93
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.		NIL
14	TOTAL BUILT UP AREA (EXISTING + PROPOSED) (11+12+13)		22303.56
15	F.S.I. CONSUMED		0.99
#	TENEMENTS STATEMENT		
1	NET BUILTUP AREA		22306.96
2	LESS FOR NON RESIDENTIAL AREA		46.87
3	AREA OF TENEMENTS		22260.09
4	TENEMENTS PERMISSIBLE		661 NOS
5	TENEMENTS PROPOSED		171 NOS
6	TENEMENTS EXISTING		362 NOS

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 ZONE III & IV AS PER I.S. CODES.

PANKAJ V. KULKARNI
B.E.(CIVIL),M.I.E.
STRUCTURAL ENGINEER
KDMC Licence No.469

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28/ 12 /2010 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA 20 UNDER GUT IS 15460.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S.NO - 163, H.NO - 3, 9B, 4, 6 & 7 AT VILL - MANDA, TAL. KALYAN, DIST.THANE.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
MR.JOHN MATHEW. V.K.Singh SIGNATURE.	(VANCHESH JOSHI)

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY.
1	A - 05 - 08	AS SHOWN	08 / 12 / 2020	NANDU

NORTH

ARCHITECTS & CONSULTANTS

De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS, RCCD. VALUERS & PROJECT CONSULTANTS RCCD. VALUERS & PROJECT CONSULTANTS 5-1, RAJASHREE TOWER, RAMBAUG LANE No. 2, KALYAN(W) 421 301. (M) 98210 [illegible]

BUILT UP AREA STATEMENT (TYPE B1)

GR./STILT + 7TH FLOOR

FLOOR	BUILT UP AREA	LESS STAIRCASE AREA	NET AREA	PERMI. BALC. AREA	PROPO. BALC. AREA	EXCESS BAL AREA	TOTAL AREA
GR./STILT FLOOR	113.68	31.62	82.06	---	---	---	82.06
FIRST FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
SECOND FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
THIRD FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
FOURTH FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
FIFTH FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
SIXTH FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
SEVENTH FLOOR	210.52	30.58	179.94	21.05	18.85	---	179.94
TOTAL AREA	1587.32	245.68	1341.64	147.35	131.95	---	1341.64

BUILT UP AREA STATEMENT (BLDG:TYPE- B2 & B3)

GROUND / STILT + 13TH FLOOR

FLOOR	BUILT UP AREA IN SQ.MT.	LESS STAIRCASE AREA IN SQ.MT.	NET AREA IN SQ.MT.	PERMI. BAL. AREA IN SQ.MT.	PROPO. BAL. AREA IN SQ.MT.	EXCESS BAL. AREA IN SQ.MT.	TOTAL AREA
GROUND / STILT FLOOR	121.27	74.40	46.87	---	---	---	46.87
FIRST FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
SECOND FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
THIRD FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
FOURTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
FIFTH (REFUGE) FL.	399.93	71.66	328.27	39.99	37.26	---	328.27
SIXTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
SEVENTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
EIGHTH (REFUGE) FL.	399.93	71.66	328.27	39.99	37.26	---	328.27
NINTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
TENTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
ELEVENTH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
TWELVETH FLOOR	399.93	71.66	328.27	39.99	37.26	---	328.27
THIRTEENTH (REFUG) FL.	399.93	71.66	328.27	39.99	37.26		328.27
TOTAL AREA	5329.36	1005.98	4314.38	519.87	484.38	---	4314.38

BUILT UP AREA STATEMENT (BLDG:TYPE- A12)

GROUND / STILT + 7TH FLOOR

FLOOR	BUILT UP AREA IN SQ.MT.	LESS STAIRCASE AREA IN SQ.MT.	NET AREA IN SQ.MT.	PERMI. BAL. AREA IN SQ.MT.	PROPO. BAL. AREA IN SQ.MT.	EXCESS BAL. AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
GROUND / STILT FLOOR	130.67	35.57	95.10	---	---	---	95.10
FIRST FLOOR	200.30	32.21	168.09	20.03	14.86	---	168.09
SECOND FLOOR	195.83	32.21	163.62	19.58	19.32	---	163.62
THIRD FLOOR	195.83	32.21	163.62	19.58	19.32	---	163.62
FOURTH FLOOR	195.83	32.21	163.62	19.58	19.32	---	163.62
FIFTH (REFUGE) FL.	195.83	32.21	163.62	19.58	19.32	---	163.62
SIXTH FLOOR	195.83	32.21	163.62	19.58	19.32	---	163.62
SEVENTH FLOOR	195.83	32.21	163.62	19.58	19.32	---	163.62
TOTAL AREA	1505.99	261.04	1244.91	137.51	130.78	---	1244.91

CARPET AREA STATEMENT (TYPE - B1)

	FLAT NO.	CARPET AREA IN SQ.MT.
GROUND FLOOR	01	35.31 SQ.MT.
	02	35.31 SQ.MT.
	FLAT NO.	**CARPET AREA IN SQ.MT.**
1ST,3RD,5TH,7TH FLOOR	101,301,501,701	36.36 SQ.MT.
	102,302,502,702	35.28 SQ.MT.
	103,303,503,703	33.87 SQ.MT.
	104,304,504,704	35.28 SQ.MT.
	105,305,505,705	36.22 SQ.MT.
	FLAT NO.	**CARPET AREA IN SQ.MT.**
2ND,4TH & 6TH FLOOR	201,401,601	35.79 SQ.MT.
	202,402,602	35.28 SQ.MT.
	203,403,603	33.71 SQ.MT.
	204,404,604	35.28 SQ.MT.
	205,405,605	35.79 SQ.MT.

CARPET AREA STATEMENT (TYPE - B2 & B3)

	FLAT NO.	CARPET AREA IN SQ.MT.
1ST,3RD,5TH,7TH,9TH 11TH & 13TH FLOOR	101,301,501,701,901,1101,1301	51.50 SQ.MT.
	102,302,502,702,902,1102,1302	35.10 SQ.MT.
	103,303,503,703,903,1103,1303	35.10 SQ.MT.
	104,304,504,704,904,1104,1304	52.31 SQ.MT.
	105,305,505,705,905,1105,1305	37.55 SQ.MT.
	106,306,506,706,906,1106,1306	35.55 SQ.MT.
	107,307,507,707,907,1107,1307	35.55 SQ.MT.
	108,308,508,708,908,1108,1308	37.55 SQ.MT.
	FLAT NO.	**CARPET AREA IN SQ.MT.**
2ND,4TH,6TH,8TH,10TH 12TH FLOOR	201,401,601,801,1001,1201	51.85 SQ.MT.
	202,402,602,802,1002,1202	35.85 SQ.MT.
	203,403,603,803,1003,1203	35.85 SQ.MT.
	204,404,604,804,1004,1204	51.68 SQ.MT.
	205,405,605,805,1005,1205	37.51 SQ.MT.
	206,406,606,806,1006,1206	35.50 SQ.MT.
	207,407,607,807,1007,1207	35.50 SQ.MT.
	208,408,608,808,1008,1208	37.51 SQ.MT.

BUILTUP AREA SUMMARY

FLOOR	(EXISTING BLDG.) EXISTING BLDG. TYPE -A1,A2,A3	EXISTING BLDG. TYPE -A4,A5,A6	EXISTING BLDG. TYPE -A7,A8	EXISTING BLDG. TYPE -A9,A10,A11	EXISTING BLDG. TOTAL	(PROPOSED BLDG.) PROPOSED BLDG. TYPE -A12	PROPOSED BLDG. TYPE -B1	PROPOSED BLDG. TYPE -B2,B3	TOTAL
FLOOR AREA	4168.23 SQ.MT.	3300.83 SQ.MT.	4377.33 SQ.MT.	3556.24 SQ.MT.	15402.63 SQ.MT.	1244.91 SQ.MT.	1341.64 SQ.MT.	4314.38 SQ.MT.	6900.93 SQ.MT.
EX BALC. AREA	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
TOTAL AREA	4168.23 SQ.MT.	3300.83 SQ.MT.	4377.33 SQ.MT.	3556.24 SQ.MT.	15402.63 SQ.MT.	1244.91 SQ.MT.	1341.64 SQ.MT.	4314.38 SQ.MT.	6900.93 SQ.MT.
					TOTAL BUILTUP AREA EXISTING & PROPOSED (15402.63 + 6900.93)				22303.56 SQ.MT.

PARKING AREA STATEMENT (TYPE - B1,B2,B3 & A12)

	Nos. OF FLATS	Nos. OF CAR
ONE PARKING AREA FOR EVERY TENEMENTS		
TENEMENTS HAVING CARPET AREA AREA BETWEEN 35.08M. TO 45.05M	116 Nos.	28 Nos.
TENEMENTS HAVING CARPET AREA AREA BETWEEN 45.05M. TO 70.05M	41 Nos.	20 Nos.
COMMERCIAL AREA PARKING AREA 46.87 SQ.M. / 100	0 Nos.	0 Nos.
TOTAL REQUIRED PARKING CAR		48 Nos.
TOTAL PROPOSED PARKING CAR		75 Nos.

STAIRCASE AREA STATEMENT
(TYPE - A12)

FLOOR	AREA IN SQ.MT.
GROUND FLOOR	35.57 SQ.MT.
1ST FLOOR	32.21 SQ.MT.
2ND FLOOR	32.21 SQ.MT.
3RD FLOOR	32.21 SQ.MT.
4TH FLOOR	32.21 SQ.MT.
5TH FLOOR	32.21 SQ.MT.
6TH FLOOR	32.21 SQ.MT.
7TH FLOOR	32.21 SQ.MT.
TOTAL AREA	261.04 SQ.MT.

STAIRCASE AREA STATEMENT
(TYPE - B2 & B3)

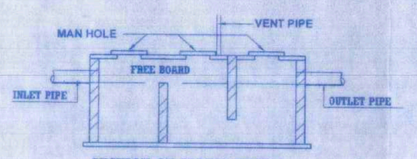
FLOOR	AREA IN SQ.MT.
GROUND FLOOR	14.46 SQ.MT.
1ST FLOOR	71.66 SQ.MT.
2ND FLOOR	71.66 SQ.MT.
3RD FLOOR	71.66 SQ.MT.
4TH FLOOR	71.66 SQ.MT.
5TH FLOOR	71.66 SQ.MT.
6TH FLOOR	71.66 SQ.MT.
7TH FLOOR	71.66 SQ.MT.
8TH FLOOR	71.66 SQ.MT.
9TH FLOOR	71.66 SQ.MT.
10TH FLOOR	71.66 SQ.MT.
11TH FLOOR	71.66 SQ.MT.
12TH FLOOR	71.66 SQ.MT.
13TH FLOOR	71.66 SQ.MT.
TOTAL AREA	1005.98 SQ.MT.

CARPET AREA STATEMENT (TYPE - A12)

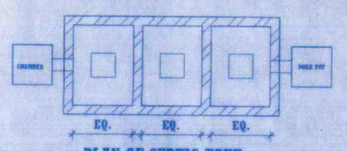
	FLAT NO.	CARPET AREA IN SQ.MT.
GROUND FLOOR	01	35.83 SQ.MT.
	02	46.28 SQ.MT.
	FLAT NO.	**CARPET AREA IN SQ.MT.**
1ST,3RD,5TH & 7TH FL.	101,301,501,701	47.24 SQ.MT.
	102,302,502,702	34.86 SQ.MT.
	103,303,503,703	32.58 SQ.MT.
	104,304,504,704	47.29 SQ.MT.
	FLAT NO.	**CARPET AREA IN SQ.MT.**
2ND,4TH & 6TH FLOOR	201,401,601	46.66 SQ.MT.
	202,402,602	34.28 SQ.MT.
	203,403,603	32.58 SQ.MT.
	204,404,604	47.19 SQ.MT.

STAIRCASE AREA STATEMENT
(TYPE - B1)

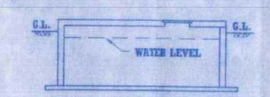
FLOOR	AREA IN SQ.MT.
GROUND FLOOR	31.62 SQ.MT.
1ST FLOOR	30.58 SQ.MT.
2ND FLOOR	30.58 SQ.MT.
3RD FLOOR	30.58 SQ.MT.
4TH FLOOR	30.58 SQ.MT.
5TH FLOOR	30.58 SQ.MT.
6TH FLOOR	30.58 SQ.MT.
7TH FLOOR	30.58 SQ.MT.
TOTAL AREA	245.68 SQ.MT.



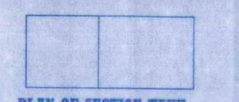
SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK



SECTION OF SUCTION TANK



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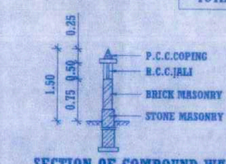

SECTION OF COMPOUND WALL