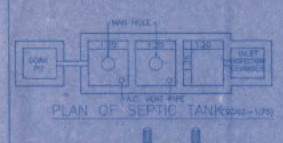
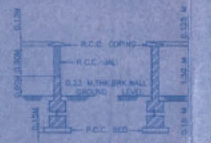
VILLAGE.-CHOLE. OLD S.NO. 242A, H.NO-1/2, NEW S.NO.28 H NO.1(P) = 7400.00 Sqmts.
VILLAGE.-CHOLE. OLD S.NO-242A,H.NO.2,NEW S.NO 28,H.NO.2 = 3300.00 Sqmts.
VILLAGE.-CHOLE. OLD S.NO-242A, H.NO-1/3 NEW S.NO.28 H.NO.1(Pt) = 1700.00 Sqmts.
VILLAGE- KANCHANGAON, OLD S NO. 127,H NO. 3,NEW S NO.69 NO. 3, = 250.00 Sqmts.

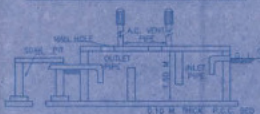
PLOT AREA AS PER NATURAL SUB-DIVISION STATEMENT						
SER.NO.	PARTICULARS	EXISTING PLOT AREA UTILIZED AS PER KDMC SANCTION & BCC AWARDED BY KDMC			BALANCE PLOT AREA	TOTAL PLOT AREA
		PLOT No. 1	PLOT No. 2	TOTAL	PLOT No. 3	PLOT No.-1,2&3
1.	RESIDENTIAL ZONE	1935.67	1067.12	3002.99	5215.00	8217.99
2.	PROP D.P 18M/W&24M/W	774.55	426.85	1201.20	3231.80	4433.00
	TOTAL	2710.22	1493.97	4204.19	8446.80	12650.99
				TOTAL PLOT AREA AS PER T/I&CONTRACT & VAC ORDER		12650.00





SECTION OF COMPOUND WALL
(SCALE-1:75)

SECTION OF U/G SUCTION TANK
(SCALE-1:100)



SECTION OF SEPTIC TANK
(SCALE-1:75)

EXISTING STAIRCASE PREMIUM AWARDED		
STAIR CASE PREMIUM AREA		
BLDG.NO.	STAIR CASE AREA	LIFT AREA
1	623.64	6.62
2	—	—
3	296.56	6.62
4	345.04	8.32
TOTAL (1037.04 + 16.55) = 1052.59 Sqmt		

STAIR CASE PREMIUM AREA		
BLDG.NO.	STAIR CASE AREA	LIFT AREA
1	94.12	00.00
2	N.A.	N.A.
3	71.64	N.A.
4	N.A.	N.A.
TOTAL = 165.76 + 08.28=173.94 Sqmt		

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK.
PROPOSED WORK SHOWN IN RED FILLED.
DRAINAGE LINE SHOWN IN RED DOTTED.
RECREATIONAL GROUND SHOWN IN GREEN. WARM ROAD & SETBACK SHOWN IN DULL SIENNA.
D-DOOR & SUFFIX SIZE SHOWN IN GREEN. WARM.
ALL EXTERNAL AND INTERNAL WALLS ARE 0.15 M.THK. AND 0.15 M. THK. CONCRETE BLOCK.
ALL TREAD AND RISERS ARE 0.25 M./M AND 0.15 M./MT. RESPECTIVELY.

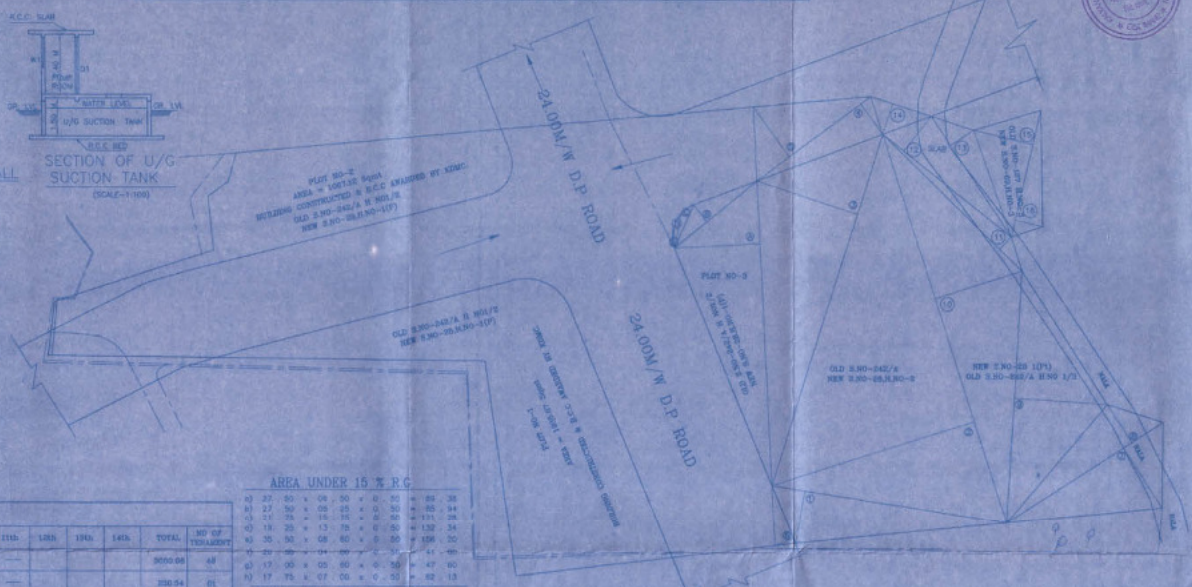
STATEMENT FOR LIG & MIG	
NO OF TENEMENT FOR LIG (C/A 30-40 SQ.MTS.)	32 NOS
NO OF TENEMENT FOR MIG (C/A 41-60 SQ.MTS.)	102 NOS
NO OF TENEMENT FOR HIG (C/A ABOVE 60 SQ.MTS.)	13 NOS

PROPOSED SUMMARY

BLDG NO.	GROUND	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	TOTAL	NO OF TENEMENT
1	365.06	387.24	388.87	388.87	388.87	388.63	388.87	—	—	—	—					3050.06	48
2	131.06	065.69	—	—	—	—	—	—	—	—	—					230.54	01
3	199.70	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	205.26	157.57	2305.85	36
4	NIL	330.98	330.98	330.98	330.98	330.98	330.98	330.98	—	—	—	—				2312.50	42
TOTAL	627.21	1027.55	922.49	922.49	922.49	922.45	922.49	205.26	205.26	205.26	205.26	205.26	205.26	205.26	157.57	8058.79	147

PROPOSED BALCONY AREA STATEMENT			
BLDG.NO.	PERMI BALC AREA	PROP BALC AREA	EXCESS BALC
1	391.27	389.70	14.40
2	30.34	9.04	NIL
3	315.99	325.89	26.06
4	383.19	398.06	20.81
TOTAL	961.19	881.43	42.21

AREA UNDER 15 % R.G	
a) 27 . 50 x 06 . 50 x 0 . 50 =	89 . 38
b) 27 . 50 x 05 . 25 x 0 . 50 =	85 . 94
c) 21 . 75 x 15 . 75 x 0 . 50 =	171 . 28
d) 13 . 25 x 13 . 75 x 0 . 50 =	132 . 34
e) 35 . 50 x 08 . 60 x 0 . 50 =	158 . 50
f) [illegible]	41 . 40
g) 17 . 00 x 05 . 60 x 0 . 50 =	47 . 60
h) 17 . 75 x 07 . 00 x 0 . 50 =	62 . 13
TOTAL AREA =	785 . 57 Sqmt



PLOT AREA LINE DIAGRAM & AREA CALCULATION

(SCALE 1:50)

NET AREA UNDER OLD S.NO-242/A NEW S.NO-28,H.NO-2

1)	32 . 50	x	14 . 50	x	0 . 5	=	465 . 63	
2)	32 . 50	x	42 . 50	x	0 . 5	=	1753 . 13	
3)	64 . 50	x	22 . 50	x	0 . 5	=	726 . 63	
TOTAL AREA						=	2944 . 39 Sqmt	

AREA UNDER 24.00M & 18.00M ROAD ON OLD S.NO-242/A NEW S.NO-28,H.NO-2

4)	23 . 00	x	10 . 15	x	0 . 5	=	100 . 22		
5)	25 . 00	x	14 . 45	x	0 . 5	=	213 . 35		
6)	17 . 80	x	26 . 05	x	0 . 5	=	463 . 65		
TOTAL AREA						=	417 . 93 Sqmt		

NET AREA UNDER PLOT NO-3

7)	40 . 20	x	12 . 50	x	0 . 5	=	251 . 25		
8)	15 . 00	x	04 . 00	x	0 . 5	=	30 . 00		
9)	12 . 50	x	02 . 20	x	0 . 5	=	14 . 38		
10)	10 . 75	x	01 . 30	x	0 . 5	=	06 . 98		
11)	08 . 00	x	04 . 05	x	0 . 5	=	64 . 20		
TOTAL AREA						=	366 . 47 Sqmt		

NET AREA UNDER OLD S.NO-242/A H.NO 1/3 NEW S.NO-28 1(Pt)

12)	34 . 75	x	13 . 50	x	0 . 5	=	232 . 88		
13)	34 . 75	x	09 . 50	x	0 . 5	=	165 . 06		
14)	51 . 50	x	14 . 50	x	0 . 5	=	373 . 38		
15)	94 . 50	x	15 . 25	x	0 . 5	=	643 . 54		
16)	35 . 50	x	03 . 00	x	0 . 5	=	053 . 25		
17)	35 . 00	x	12 . 00	x	0 . 5	=	182 . 00		
18)	23 . 85	x	03 . 00	x	0 . 5	=	035 . 78		
TOTAL AREA						=	1691 . 89 Sqmt		

AREA UNDER 18.00 M/W ROAD ON OLD S.NO-242/A H.NO 1/3 NEW S.NO-28 1(Pt)

19)	17 . 25	x	09 . 65	x	0 . 5	=	76 . 33		
TOTAL AREA						=	76 . 33 Sqmt		

NET AREA UNDER OLD S.NO-127 H.NO-3, NEW S.NO-69,H.NO-3

20)	26 . 50	x	12 . 00	x	0 . 5	=	159 . 00		
21)	26 . 00	x	07 . 25	x	0 . 5	=	094 . 25		
TOTAL AREA						=	250 . 25 Sqmt		

LOCATION PLAN
(SCALE 1:2500)

PROPOSED PARKING AREA STATEMENT		
COMMERCIAL UP TO 60 Sqmt	040.77	02 Nos
RESIDENTIAL		
NO OF TENEMENT C/A UP TO 35 Sqmt	NIL	N.A.
NO OF TENEMENT C/A IN BETWEEN 35 TO 45 Sqmt	49 NOS	13 Nos
NO OF TENEMENT C/A IN BETWEEN 45 TO 70 Sqmt	97 NOS	48.50Nos
NO OF TENEMENT C/A ABOVE 70 Sqmt	01 NOS	01 Nos
VISITORS 10%		07.50Nos
TOTAL TENEMENT	147 NOS	82 Nos

PROPOSED PARKING = 82 Nos
5.50 X 2.50 X 82 = 1127.50 Sqmt

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	AREA	DESCRIPTION
D	1.00 X 2.15	2.15	T.W. FRAME FULLY PANELLED SINGLE LEAF
D1	0.90 X 2.15	1.92	T.W. FRAME FULLY PANELLED SINGLE LEAF
D2	0.75 X 2.00	1.50	T.W. FRAME 0.95 M.H. GLASS AT TOP SING. LEAF
W	2.00 X 1.80	3.60	T.W. FRAME FULLY GLAZED FOUR SHUTTERS
W1	1.65 X 1.20	1.98	T.W. FRAME FULLY GLAZED THREE SHUTTERS
W2	1.35 X 1.00	1.35	T.W. FRAME FULLY GLAZED TWO SHUTTERS
W3	0.80 X 0.80	0.64	T.W. FRAME GLASS LOUVERS AT 45°

LAYOUT CUM BLOCK PLAN
(SCALE 1:250)

N

CERTIFICATE

THE R.C.C PLANS PREPARED BY ME/US IS IN ACCORDANCE WITH THE NORMS AS SPECIFIED OF INDIAN STANDARD SPECIFICATIONS AND I WILL BE HELD RESPONSIBLE FOR ANY MISTAKE MADE BY ME IN ADVERTANCE DUE TO NEGLIGENCE OF STANDARD.

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/08/2011 AND THAT THE DIMENSION OF SIDES etc. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE & AREA OF WHICH OUT OF 8446.81 SQMT & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNER SHIP TOWN PLANNING FILE RECORDS

SIGNATURE OF LICENSED ARCHITECT

STAMP OF APPROVAL OF PLANS | SHEET NO. 01 OF 06

सहायक संचालक नगररचना — कल्याण
स्थानिक दुसरी प्राधिकरणाकडुन व शासकीय प्राप्त
स्थानिक क्र. कार्यालय / नगरी / क्र / ४४३ / 2012-13 / 16 / 1234
दिनांक 21/8/2012 स्वाक्षरी
विशेष अटीसह.
सहायक संचालक नगररचना कल्याण महानगरपालिका

A	AREA STATEMENT	SQMTS.
	TOTAL AREA OF PLOT	12650.00
	DEDUCTIONS FOR	
	PLOT AREA ALREADY COMPLETED ON PLOT NATURAL SUB DIVISION ON PLOT NO-1, BCC AWARDED BY KDMC(1935.67+774.55)	2710.22
	PLOT NO-2, BCC AWARDED BY KDMC(1067.12+426.85)	1493.97
	TOTAL DEDUCTIONS (2710.22+1493.97)	4204.19
	BALANCE AREA OF PLOT FOR DEVELOPMENT.	8445.81
1	65% OF THE PLOT ON P No-3 AS PER T.I.LR MEASUREMENT	8445.81
2	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA	N.A.
	b) PROPOSED ROAD ON P No-3 (24.00 M/W D.P ROAD & 18.00 M/W D.P ROAD)	3231.80
	c) ANY RESERVATION	N.A.
	TOTAL (a+b+c)	3231.80
3	BALANCE AREA OF PLOT ON P No-3 (1-2)	5214.01
4	DEDUCTION (IF DEDUCTIBLE)	
	a) FOR RECREATIONAL GROUND 10%	782.26
	b) FOR INTERNAL ROAD	N.A.
5	NET AREA OF PLOT (3-4)	4431.75
6	ADDITIONS FOR F.S.I (2a + 2b) 100% OR 50% OF 3	3231.80
	2c) 100% OR 50% OF 3	N.A.
7	TOTAL AREA (5+6)	7663.56
8	F.S.I PERMISSIBLE	1.00
9	F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 50% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) a) FROM D.P. ROAD & D.P. RESERVATION KDMC/TPD/HVH/6205 Dtd. 01/01/2014. KDMC/TPD/HVH/5441 Dtd 19/05/2016	313.60 / 625.60
10	PERMISSIBLE FLOOR AREA (7X8)+9ABOVE	8602.96
11	EXISTING FLOOR AREA	N.I.L.
12	PROPOSED FLOOR AREA	8556.79
13	EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER B(IV) BELOW)	43.20
14	TOTAL BUILT UP AREA PROPOSED(12+13)	8601.99
15	F.S.I CONSUMED (14/3)	1.66
B	BALCONY AREA STATEMENT	
i)	PERMISSIBLE BALCONY AREA (TOTAL)	961.19
ii)	PROPOSED BALCONY AREA (TOTAL)	881.43
iii)	EXCESS BALCONY AREA (TOTAL)	43.20
C	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A-12 ABOVE)	8556.79
ii)	LESS DEDUCTION OF NON RESID. AREA	946.09
iii)	AREA AVAILABLE FOR TENEMENTS(i-ii)	7610.70
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTRE)	229 NOS
v)	TENEMENTS PROPOSED	147 NOS
vi)	TENEMENTS EXISTING	N.I.L.
	TOTAL TENEMENTS ON THE PLOT	147 NOS
D	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR	
ii)	CARS (13.75 X 82)	1127.50
iii)	SCOOTERS/MOTOR CYCLES	
	CYCLES	
	OUT SIDERS/VISITORS(ALREADY INCLUDED)	NIL
	COVERED GARRAGE PERMISSIBLE	N.A.
	COVERED GARRAGE PROVIDED	N.A.
	CARS	82 NOS
	SCOOTERS/MOTOR CYCLES	
	CYCLES	
iv)	TOTAL PARKING PROVIDED	1127.50

REVISION	DESCRIPTION	DATE	SIGNATURE

CONTENTS OF SHEET	STAMP OF DATE OF RECEIPT OF PLAN
LAYOUT CUM BLOCK PLAN PLOT AREA LINE DIAGRAM DOORS&WINDOWS SCHEDULE BALCONY AREA STATEMENT SUMMARY LOCATION PLAN	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT BEARING S.NO. 242A, H.NO-1(PT), NEW S.NO.28 H.NO-1(PT),OLD S.NO-242A,H.NO.2,NEW S.NO-28,H.NO.2 OLD S.NO-242A, H.NO-1/3 NEW S.NO.28 H.NO.1/2 AT VILLAGE.-CHOLE.&OLD S NO. 127,H NO. 3 ,NEW S.NO.69, H NO.3, AT VILLAGE- KANCHANGAON,DOMBIVLI (E), TAL.-KALYAN, DIST.-THANE.
FOR:- Shri-RAMESH THUKKARAM CHOUDHARI & OTHERS

SECTOR. NO:- 5 | WARD . NO:-F

NAME,ADDRESS AND SIGNATURE OF OWNER (P.O.A HOLDER)

1) SHRI-MANGESH D. GAIKAR
2) SHRI-DHIRAJ SHIVAJI THAKKAR
M/S KALYAN DEVELOPMENT CORPORATION
SHOP NO-8,MAHAVIR BHAN
NEAR GOLDEN PARK, KALYAN (W).
TAL- KALYAN, DIST THANE.

DRAWING	SCALE	DOODLED	CHECKED	DRAWN BY
OF 6	AS STATED			

SIGNATURE OF ARCHITECT | NAME AND ADDRESS OF ARCHITECT
C.A. NO.8127/A.A.&S.
RACHANA SHILP
R.C. MODAK
Master Architect
First Floor,
Above H.D.F.C. Bank,
Phadke Road Road,
Dombivli (E).