

OFFICE OF THE KALYAN DOMBIVI  
MUNICIPAL CORPORATION, KALYAN.

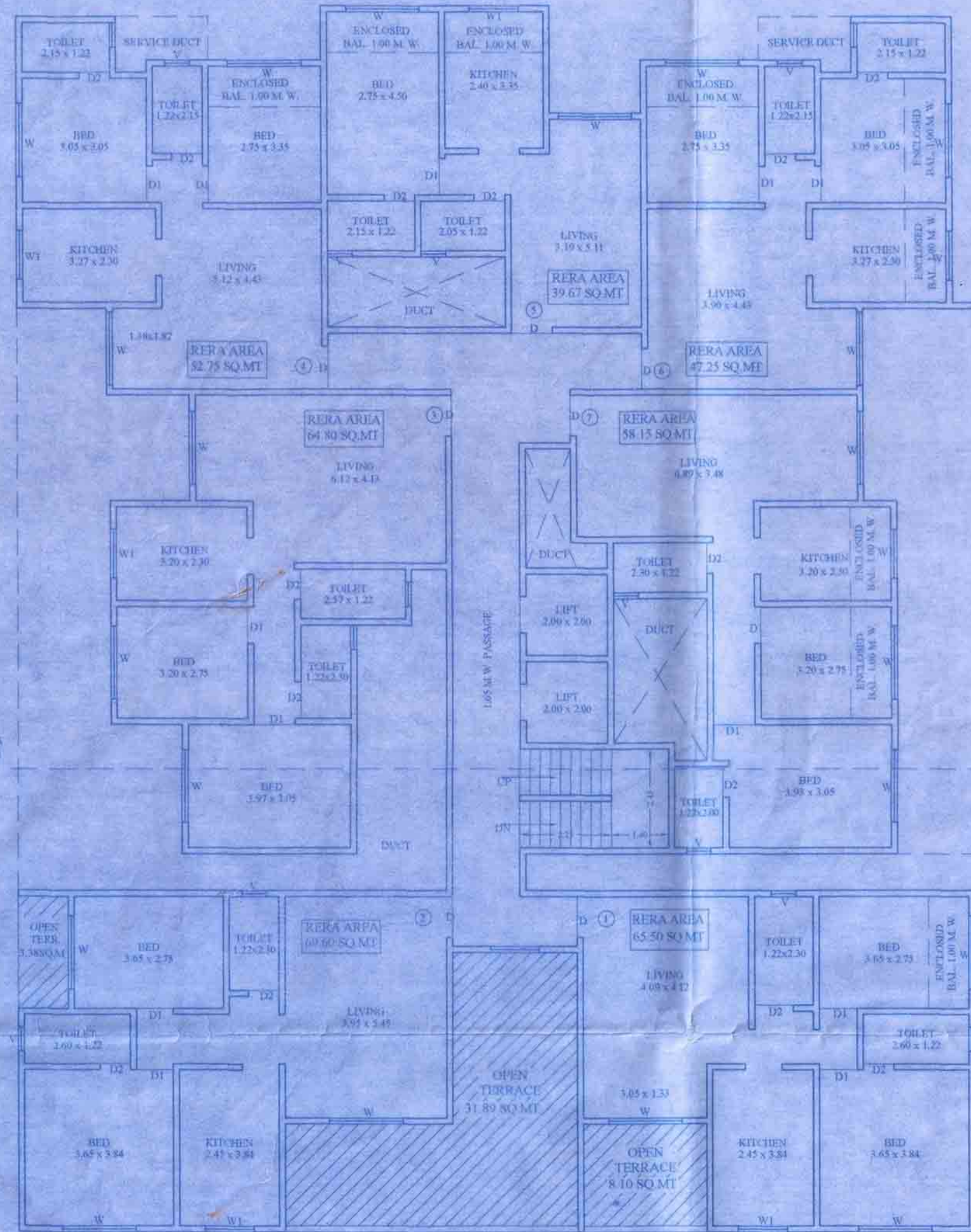
Building Permit No.:  
KDC/TPD/DP/2022-23/54

Date: 13/09/2022

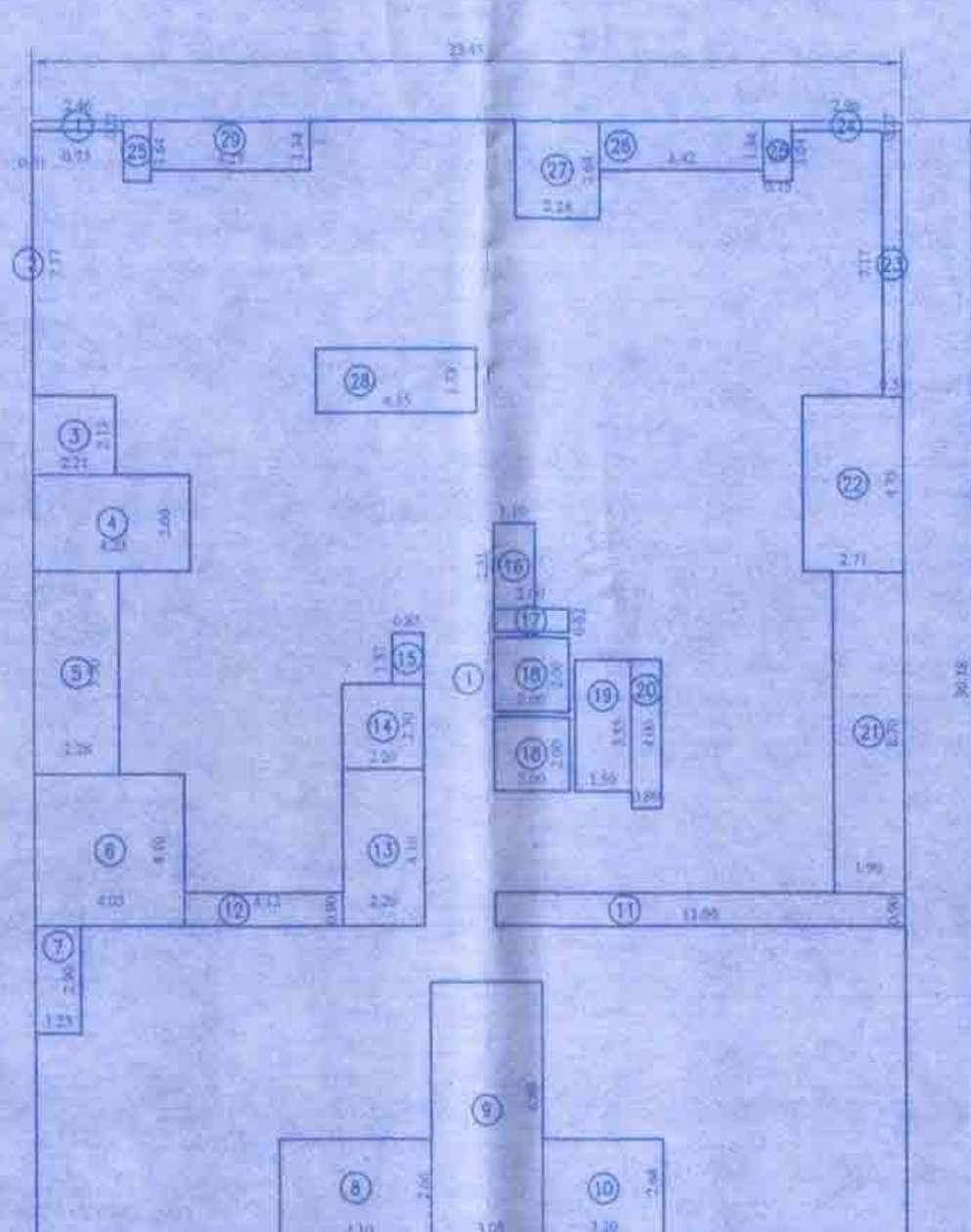
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ASSISTANT DIRECTOR OF  
TOWN PLANNING  
Kalyan Dombivi Municipal Corporation



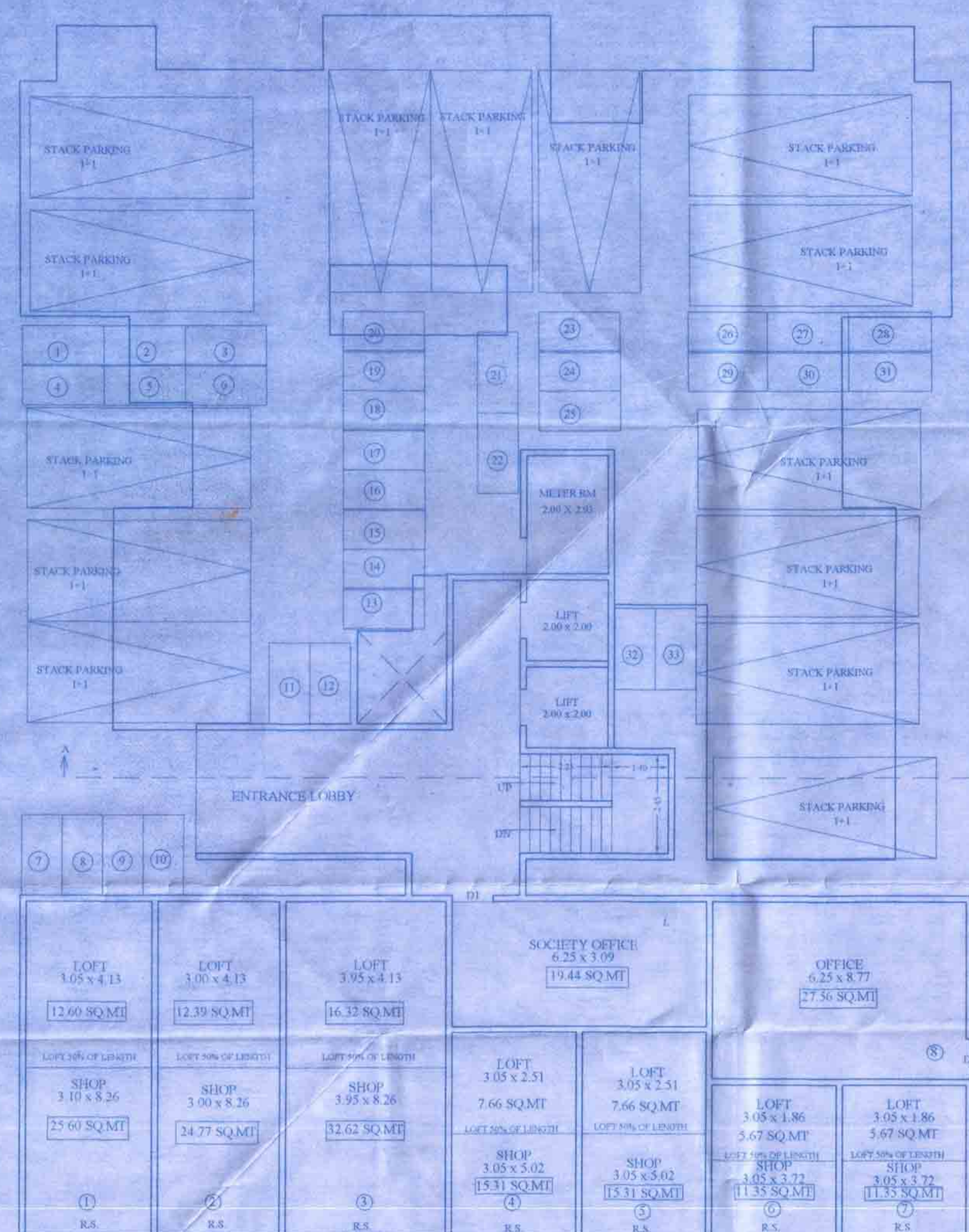
1ST FLOOR PLAN  
SCALE - 1:100



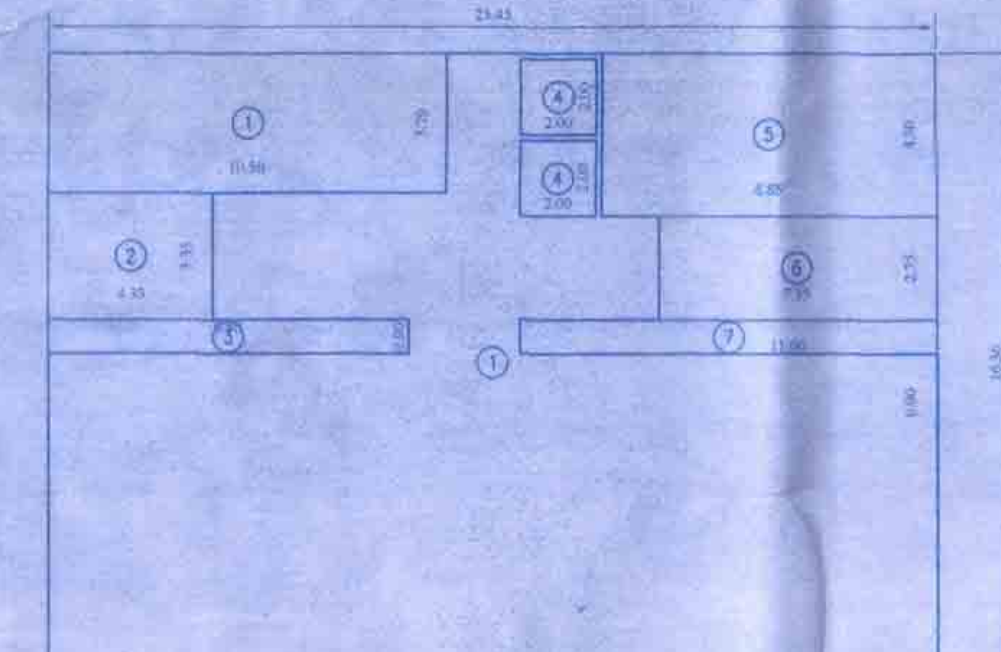
AREA DIAGRAM  
1ST FLOOR PLAN  
SCALE-1:200

| BUILT UP AREA CALCULATION (PLINE) |       |         |                        |
|-----------------------------------|-------|---------|------------------------|
| 1ST FLOOR                         |       |         |                        |
| 1                                 | 23.45 | X 16.36 | X 1 NO = 383.64 SQ.MT. |
| TOTAL ADDITION                    |       |         | = 383.64 SQ.MT.        |

| DEDUCTIONS                |       |        |                       |
|---------------------------|-------|--------|-----------------------|
| 1                         | 2.46  | X 0.27 | X 1 NO = 0.66 SQ.MT.  |
| 2                         | 0.01  | X 7.12 | X 1 NO = 0.07 SQ.MT.  |
| 3                         | 2.21  | X 2.13 | X 1 NO = 4.71 SQ.MT.  |
| 4                         | 4.23  | X 2.60 | X 1 NO = 11.00 SQ.MT. |
| 5                         | 2.28  | X 5.50 | X 1 NO = 12.54 SQ.MT. |
| 6                         | 4.03  | X 4.10 | X 1 NO = 16.52 SQ.MT. |
| 7                         | 1.23  | X 2.90 | X 1 NO = 3.57 SQ.MT.  |
| 8                         | 4.10  | X 2.66 | X 1 NO = 10.91 SQ.MT. |
| 9                         | 3.05  | X 6.49 | X 1 NO = 19.80 SQ.MT. |
| 10                        | 3.30  | X 2.66 | X 1 NO = 8.78 SQ.MT.  |
| 11                        | 11.00 | X 0.90 | X 1 NO = 9.90 SQ.MT.  |
| 12                        | 4.12  | X 0.90 | X 1 NO = 3.71 SQ.MT.  |
| 13                        | 2.20  | X 4.10 | X 1 NO = 9.02 SQ.MT.  |
| 14                        | 2.20  | X 2.30 | X 1 NO = 5.06 SQ.MT.  |
| 15                        | 0.85  | X 1.37 | X 1 NO = 1.16 SQ.MT.  |
| 16                        | 1.10  | X 2.31 | X 1 NO = 2.54 SQ.MT.  |
| 17                        | 2.00  | X 0.62 | X 1 NO = 1.24 SQ.MT.  |
| 18                        | 2.00  | X 2.00 | X 2 NOS = 8.00 SQ.MT. |
| 19                        | 1.50  | X 3.55 | X 1 NO = 5.33 SQ.MT.  |
| 20                        | 0.80  | X 4.00 | X 1 NO = 3.20 SQ.MT.  |
| 21                        | 1.90  | X 8.70 | X 1 NO = 16.53 SQ.MT. |
| 22                        | 2.71  | X 4.73 | X 1 NO = 12.82 SQ.MT. |
| 23                        | 0.51  | X 7.17 | X 1 NO = 3.66 SQ.MT.  |
| 24                        | 2.96  | X 0.27 | X 1 NO = 0.80 SQ.MT.  |
| 25                        | 0.75  | X 1.64 | X 2 NOS = 2.46 SQ.MT. |
| 26                        | 4.42  | X 1.34 | X 1 NO = 5.92 SQ.MT.  |
| 27                        | 2.24  | X 2.64 | X 1 NO = 5.91 SQ.MT.  |
| 28                        | 4.35  | X 1.73 | X 1 NO = 7.53 SQ.MT.  |
| 29                        | 4.27  | X 1.34 | X 1 NO = 5.72 SQ.MT.  |
| TOTAL DEDUCTION           |       |        | = 200.01 SQ.MT.       |
| TOTAL BUILT UP AREA [X-Y] |       |        | = 507.71 SQ.MT.       |



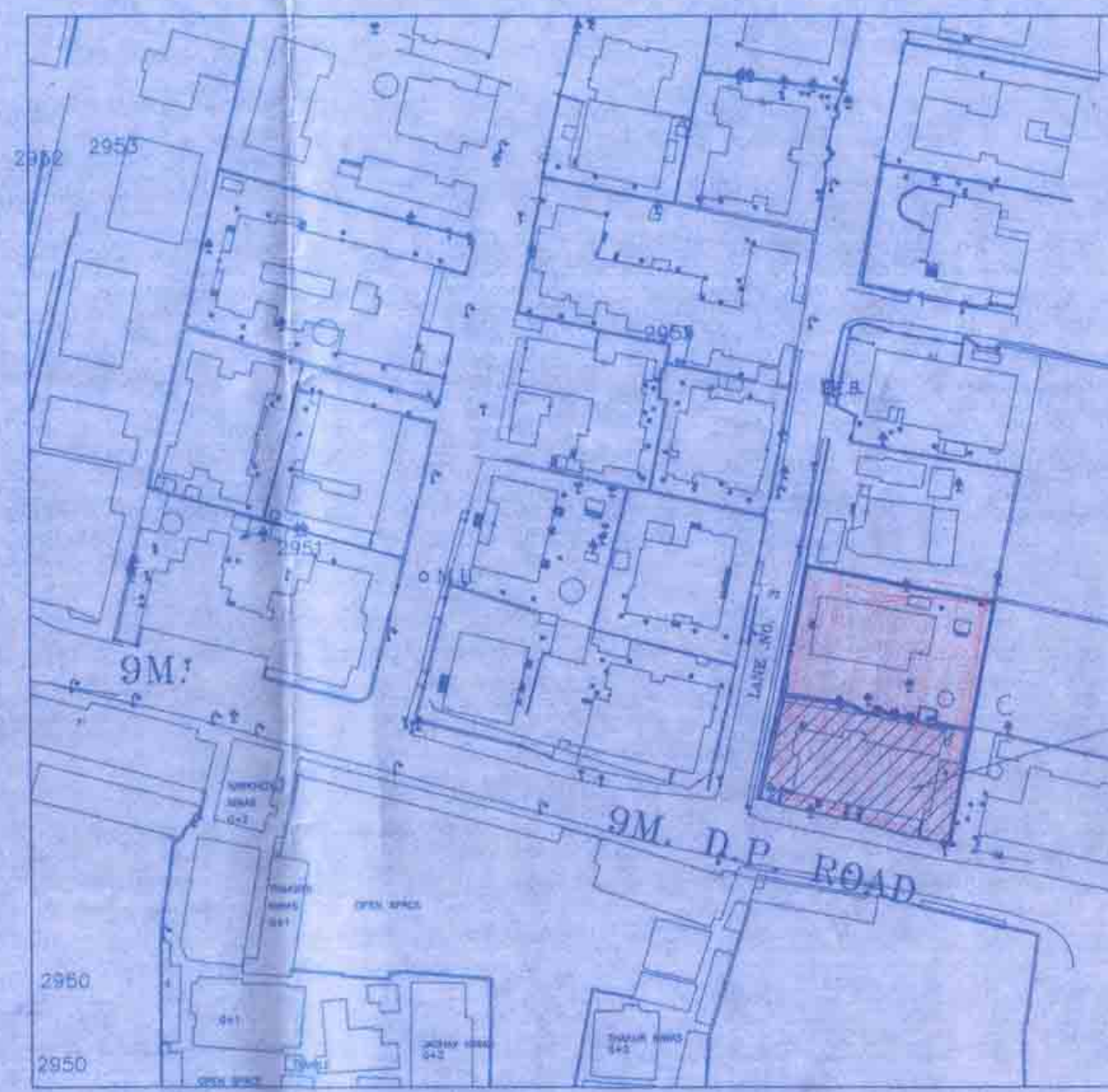
GROUND FLOOR PLAN  
SCALE-1:100



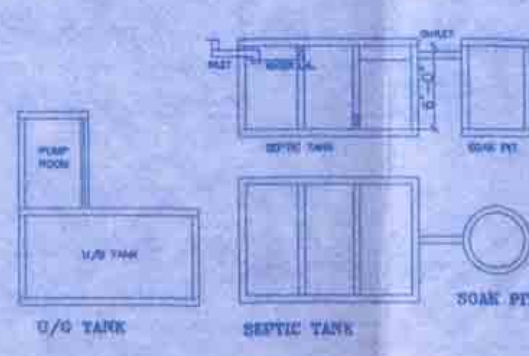
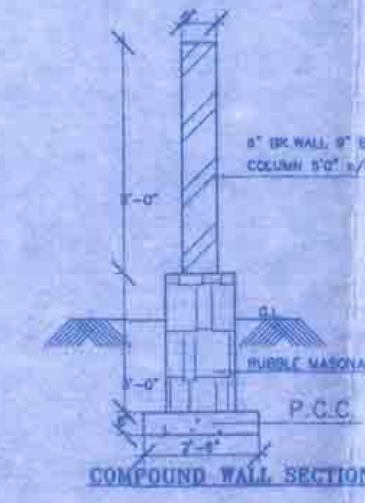
AREA DIAGRAM  
GROUND FLOOR PLAN  
SCALE-1:200

| BUILT UP AREA CALCULATION |       |         |                        |
|---------------------------|-------|---------|------------------------|
| GROUND FLOOR              |       |         |                        |
| 1                         | 23.45 | X 16.36 | X 1 NO = 383.64 SQ.MT. |
| TOTAL ADDITION            |       |         | = 383.64 SQ.MT.        |

| DEDUCTIONS                |       |        |                       |
|---------------------------|-------|--------|-----------------------|
| 1                         | 10.50 | X 3.70 | X 1 NO = 38.85 SQ.MT. |
| 2                         | 4.33  | X 3.35 | X 1 NO = 14.51 SQ.MT. |
| 3                         | 9.50  | X 0.90 | X 1 NO = 8.55 SQ.MT.  |
| 4                         | 2.00  | X 2.00 | X 2 NOS = 8.00 SQ.MT. |
| 5                         | 8.85  | X 4.30 | X 1 NO = 38.06 SQ.MT. |
| 6                         | 7.35  | X 2.75 | X 1 NO = 20.21 SQ.MT. |
| 7                         | 11.00 | X 0.90 | X 1 NO = 9.90 SQ.MT.  |
| TOTAL DEDUCTION           |       |        | = 138.08 SQ.MT.       |
| TOTAL BUILT UP AREA [X-Y] |       |        | = 245.56 SQ.MT.       |



LOCATION PLAN  
SCALE 1:1000

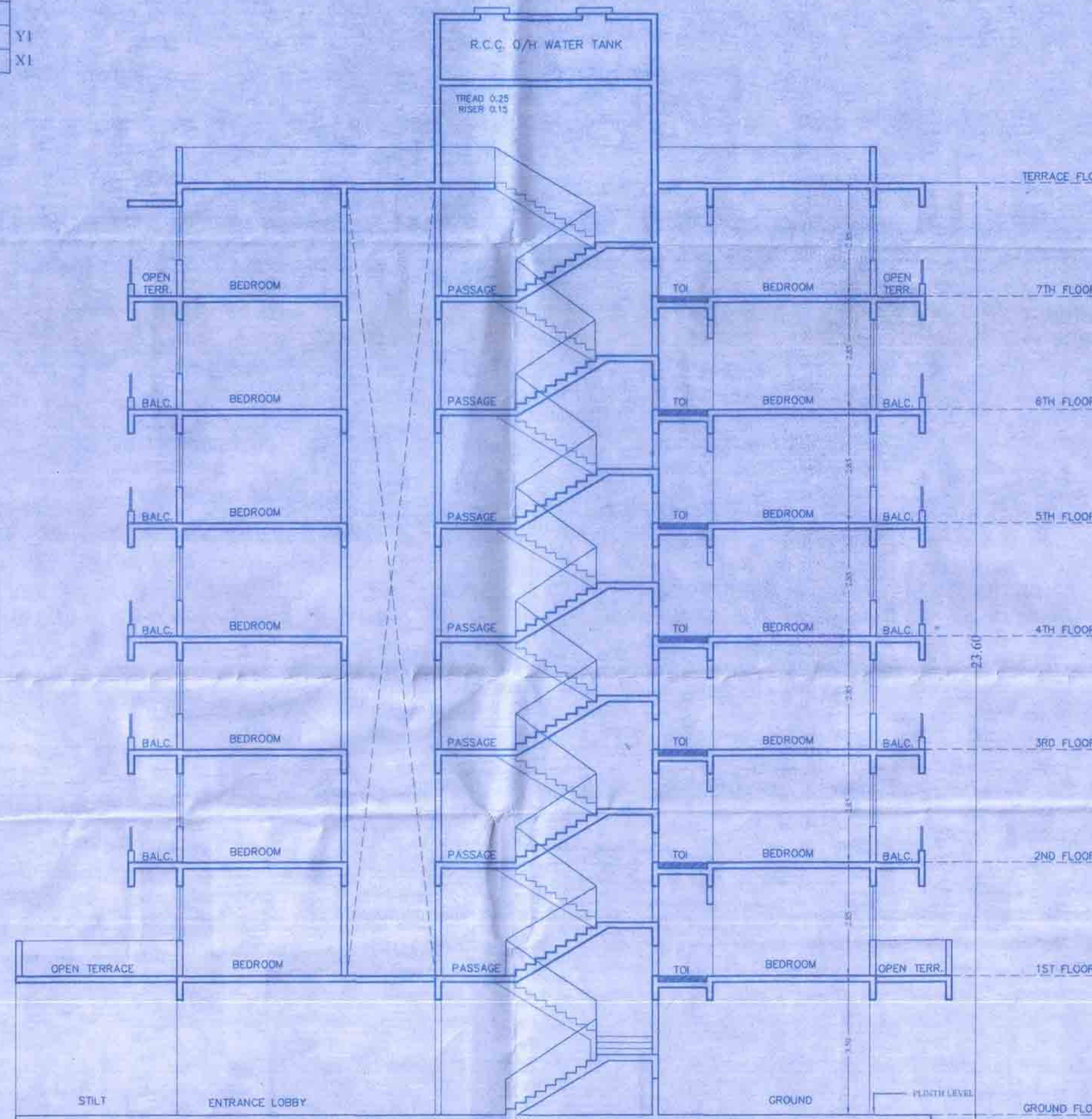


| DOORS & WINDOWS SCHEDULE |                 |                   |  |
|--------------------------|-----------------|-------------------|--|
| SIZE W. X H.             | AREA IN SQ.MTS. | DISCRPTION        |  |
| D 1.05M X 2.15M          | 2.25            | 1 W FLUSHED DOOR  |  |
| D 0.90M X 2.15M          | 1.93            | 1 W PANELLED DOOR |  |
| D 0.75M X 2.15M          | 1.61            | 1 W PANELLED DOOR |  |
| W 1.80M X 2.15M          | 3.87            | 1 W GLAZED WINDOW |  |
| W 1.80M X 1.50M          | 2.70            | 1 W GLAZED WINDOW |  |
| W 1.20M X 1.50M          | 1.35            | 1 W GLAZED WINDOW |  |
| V 0.60M X 0.75M          | 0.45            | GLASS LOUVERS     |  |

| FORM OF STATEMENT 2<br>[ SR.NO. 9(a) ]<br>PROPOSED BUILDING |                                |
|-------------------------------------------------------------|--------------------------------|
| FLOOR                                                       | BUILT UP AREA AS PER NEW RULES |
| GROUND                                                      | = 245.56 SQ.MT.                |
| 1ST                                                         | = 507.71 SQ.MT.                |
| 2ND                                                         | = 537.91 SQ.MT.                |
| 3RD                                                         | = 537.91 SQ.MT.                |
| 4TH                                                         | = 537.91 SQ.MT.                |
| 5TH                                                         | = 541.04 SQ.MT.                |
| 6TH                                                         | = 537.91 SQ.MT.                |
| 7TH                                                         | = 467.00 SQ.MT.                |
| TOTAL                                                       | 3913.85 SQ.MT.                 |

| TOTAL BUILT UP AREA STATEMENT<br>(IN SQ.MT.) |       |                     |                                     |
|----------------------------------------------|-------|---------------------|-------------------------------------|
| BLDG.                                        | FLOOR | TOTAL BUILT UP AREA | NO. OF FLATS & SHOPS                |
| GR-7                                         |       | 3913.85             | SHOP - 7<br>OFFICE - 1<br>FLAT - 48 |

LAYOUT PLAN  
SCALE 1:500



SECTION AA  
SCALE-1:100

| FORM OF STATEMENT 3<br>AREA DETAILS OF APARTMENT |                      |               |                          |
|--------------------------------------------------|----------------------|---------------|--------------------------|
| BUILDING NO.                                     | FLOOR NO.            | APARTMENT NO. | CARPET AREA OF APARTMENT |
| 1                                                | SHOPS                | 01            | 23.88 SQ.MT.             |
|                                                  |                      | 02            | 24.77 SQ.MT.             |
|                                                  |                      | 03            | 32.62 SQ.MT.             |
|                                                  |                      | 04            | 15.38 SQ.MT.             |
|                                                  |                      | 05            | 15.38 SQ.MT.             |
|                                                  |                      | 06            | 11.35 SQ.MT.             |
|                                                  |                      | 07            | 11.35 SQ.MT.             |
| 1                                                | OFFICE               | 01            | 65.50 SQ.MT.             |
|                                                  |                      | 02            | 69.69 SQ.MT.             |
|                                                  |                      | 03            | 64.80 SQ.MT.             |
|                                                  |                      | 04            | 52.75 SQ.MT.             |
|                                                  |                      | 05            | 39.07 SQ.MT.             |
|                                                  |                      | 06            | 47.25 SQ.MT.             |
|                                                  |                      | 07            | 54.15 SQ.MT.             |
| 1                                                | 1ST FLOOR            | 01            | 66.25 SQ.MT.             |
|                                                  |                      | 02            | 76.08 SQ.MT.             |
|                                                  |                      | 03            | 65.87 SQ.MT.             |
|                                                  |                      | 04            | 52.75 SQ.MT.             |
|                                                  |                      | 05            | 39.07 SQ.MT.             |
|                                                  |                      | 06            | 47.25 SQ.MT.             |
|                                                  |                      | 07            | 54.15 SQ.MT.             |
| 1                                                | 2ND, 4TH & 6TH FLOOR | 01            | 66.25 SQ.MT.             |
|                                                  |                      | 02            | 76.08 SQ.MT.             |
|                                                  |                      | 03            | 65.87 SQ.MT.             |
|                                                  |                      | 04            | 52.75 SQ.MT.             |
|                                                  |                      | 05            | 39.07 SQ.MT.             |
|                                                  |                      | 06            | 47.25 SQ.MT.             |
|                                                  |                      | 07            | 54.15 SQ.MT.             |
| 1                                                | 5TH FLOOR            | 01            | 66.25 SQ.MT.             |
|                                                  |                      | 02            | 76.08 SQ.MT.             |
|                                                  |                      | 03            | 65.87 SQ.MT.             |
|                                                  |                      | 04            | 52.75 SQ.MT.             |
|                                                  |                      | 05            | 39.07 SQ.MT.             |
|                                                  |                      | 06            | 47.25 SQ.MT.             |
|                                                  |                      | 07            | 54.15 SQ.MT.             |
| 1                                                | 7TH FLOOR            | 01            | 66.25 SQ.MT.             |
|                                                  |                      | 02            | 76.08 SQ.MT.             |
|                                                  |                      | 03            | 65.87 SQ.MT.             |
|                                                  |                      | 04            | 52.75 SQ.MT.             |
|                                                  |                      | 05            | 39.07 SQ.MT.             |
|                                                  |                      | 06            | 47.25 SQ.MT.             |
|                                                  |                      | 07            | 54.15 SQ.MT.             |

| PARKING STATEMENT                                    |              |              |                  |
|------------------------------------------------------|--------------|--------------|------------------|
| FLAT CARPET AREA IN SQ.MT.                           | NO. OF FLATS | REQUIRED CAR | REQUIRED SCOOTER |
| 10 TO 40 SQ.MT. EVERY 1 TENEMENTAL SCOOTER           |              |              |                  |
| 40 TO 60 SQ.MT. EVERY 2 TENEMENTAL CAR & 2 SCOOTER   |              |              |                  |
| 60 TO 80 SQ.MT. EVERY 2 TENEMENTAL CAR & 3 SCOOTER   |              |              |                  |
| 80 TO 100 SQ.MT. EVERY 3 TENEMENTAL CAR & 3 SCOOTER  |              |              |                  |
| 100 SQ.MT. ABOVE FLAT ONE TENEMENTAL CAR & 3 SCOOTER |              |              |                  |
| TOTAL NO. OF RESIDENTIAL PARKING                     | 48           | 24           | 48               |
| AND VISITOR PARKING FOR RESIDENTIAL 5%               |              | 1.20         | 2.40             |
| COMMERCIAL AREA EVERY 100 SQ.MT. CAR & 6 SCOOTER     | 103.86       | 3.27         | 6.54             |
| AND VISITOR PARKING FOR COMMERCIAL 5%                |              | 0.65         | 1.30             |
| TOTAL NO. OF PARKING                                 |              | 29.12        | 62.39            |
| PARKING REQUIRED AS PER TABLE NO. 8 OF 2019          |              | 23           | 50               |
| PARKING PROVIDED                                     |              |              |                  |
| STREET PARKING                                       | 23           | 13           |                  |
| OPEN SPACE PARKING (MECHANICAL PARKING)              |              |              |                  |
| 2 WHEELER PARKING COMPARTMENT IN 4 WHEELER           | 304-5        | 3            | 30               |
| TOTAL PROVIDED NO. OF PARKING                        |              | 26           | 63               |

| PROFORMA - I |                                                                                                                                                                 |           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| A            | AREA STATEMENT                                                                                                                                                  | IN SQ.MT. |
| 1            | a) AREA OF PLOT                                                                                                                                                 | 1187.30   |
|              | b) AS PER OWNERSHIP DOCUMENT (7/12)                                                                                                                             | 1187.30   |
|              | c) AS PER MEASUREMENT SHEET                                                                                                                                     | 1187.30   |
|              | d) AS PER SITE POSSESSION                                                                                                                                       | 1187.30   |
| 2            | DEDUCTIONS FOR                                                                                                                                                  |           |
|              | a) 9M W.D.P. ROAD WIDENING AREA/SERVICE ROAD                                                                                                                    | 37.00     |
|              | b) 9M W.D.P. ROAD WIDENING UNDER SEC 210                                                                                                                        | 37.00     |
|              | c) RESERVATION AREA                                                                                                                                             | 100.00    |
|              | d) TOTAL (+/-)                                                                                                                                                  | 100.00    |
| 3            | BALANCE AREA OF PLOT (1 Minus 2)                                                                                                                                | 1087.30   |
| 4            | AMENITY SPACE IF APPLICABLE                                                                                                                                     |           |
|              | a) REQUIRED                                                                                                                                                     |           |
|              | b) ADJUSTMENT OF IF ANY                                                                                                                                         |           |
|              | c) BALANCE PROPOSED                                                                                                                                             |           |
| 5            | NET PLOT AREA (3-4C)                                                                                                                                            | 1087.30   |
| 6            | RECREATIONAL OPEN SPACE (IF APPLICABLE)                                                                                                                         |           |
|              | a) REQUIRED                                                                                                                                                     |           |
|              | b) PROPOSED                                                                                                                                                     |           |
| 7            | INTERNAL ROAD AREA                                                                                                                                              |           |
| 8            | FLAT/ABLE AREA                                                                                                                                                  |           |
| 9            | BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 3 X BASIC FSI) 1087.30 X 1.10 = 1196.03                                                    | 1196.03   |
| 10           | ADDITION OF FSI ON PAYMENT PREMIUM 1196.03 X 0.50 = 598.01                                                                                                      | 598.01    |
|              | a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOO ZONE                                                                                                 |           |
|              | b) PROPOSED FSI ON PAYMENT OF PREMIUM                                                                                                                           |           |
| 11           | IN-SITU FSI/TDR LOADING                                                                                                                                         |           |
|              | a) IN-SITU AREA AGAINST 9.0 M.W.D.P. ROAD SR.NO. 2 (b) AS PER SANCTIONED 63.00 X 1.00 = 63.00                                                                   | 63.00     |
|              | b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO. 4 (b) AND/OR (C) 1187.30 X 0.40 = 474.92 = 474.92 + 356.07                          | 356.07    |
|              | c) TDR AREA                                                                                                                                                     | 474.92    |
|              | d) TOTAL IN-SITU/TDR LOADING PROVIDED (11) a+b+c                                                                                                                | 180.00    |
| 12           | ADDITIONAL FSI AREA UNDER CHAPTER NOT                                                                                                                           |           |
| 13           | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL                                                                                                                        | 2444.00   |
|              | a) (9+10b)+11d) or 12 whichever is applicable                                                                                                                   | 2444.00   |
|              | b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (91.64x80% = 73.31)                                                                               | 73.31     |
|              | c) TOTAL (+/-)                                                                                                                                                  | 1484.86   |
| 14           | TOTAL ENTITLEMENT (a+b)                                                                                                                                         | 3929.56   |
|              | a) 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) 34.6 of 8 |           |
| 15           | TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17b)                                                                                                 | 3929.56   |
|              | a) PROPOSED BUILT UP AREA (AS PER FSI LINE)                                                                                                                     | 3913.85   |
|              | b) EXISTING BUILT UP AREA AS PER SANCTION                                                                                                                       |           |
|              | c) TOTAL (+/-)                                                                                                                                                  | 3913.85   |
| 16           | FSI CONSUMED (15/13)                                                                                                                                            |           |
| 17           | AREA FOR INCLUSIVE HOUSING IF ANY                                                                                                                               |           |
|              | a) REQUIRED (5% OF SR. NO. 5)                                                                                                                                   |           |
|              | b) PROPOSED (2% OF SR. NO. 5)                                                                                                                                   |           |

APPENDIX - 1  
THE PLAN IS PREPARED BY ME/ARIN IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY URBAN STANDARDS INSTITUTE. I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN CASE OF NEGLIGENCE OF THE STANDARDS.

OWNER'S DECLARATION  
I/WE UNDER SIGN HEREBY CERTIFY THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY COLLECTOR. I/WE WOULD RESPECT THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD RESPECT THE WORK UNDER SUPERVISION OF TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

CERTIFICATE OF AREA  
I CERTIFY 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 OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORD.

| LEGENDS                                                                                                                                                                                                                                                                                             | NOTES                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| PLOT LINES SHOWN IN RED<br>EXISTING STREET SHOWN IN DOTTED YELLOW<br>FUTURE STREET<br>PERMISSIBLE BUILDING OPEN SPACES<br>WORK PROPOSED TO BE DEMOLISHED<br>PROPOSED WORK SHOWN IN PINK<br>RECREATION OPEN SPACES SHOWN IN YELLOW<br>ROADS & TRACKS SHOWN IN GREEN<br>RESERVATION AS PER D.P. COLOR | DRAWING IN SCALE<br>ALL DIMENSIONS ARE IN METRE<br>OUTER WALL & INTERNAL WALLS ARE 15 CM THICK |

ARCHITECT: ANIL R. NIRGUDU, TEJAS A. NIRGUDU  
PROPOSED BUILDING ON PLOT BEARING ON S.NO. 2955 A/2 & 2955 A/3 VILLAGE, CHIKANGHAR, TALUKA-KALYAN (W.)  
BY S.K.HOMES BUILDERS & DEVELOPERS AND BARVISH CO. OPP. HOUSING SOCIETY POA TO S.K.HOMES BUILDERS & DEVELOPERS  
DATE: 06/07/2022  
ANIL CHECKED BY: PRANALI CAMDEN  
VITAN CONSULTANTS  
ARCHITECTS & ENGINEERS  
B101, 1ST FLOOR, BOND TOWER, OPP. LOURDES SCHOOL, SANTOSH MATH ROAD, KALYAN (W.) 400101