

CONTAINS :- BLOCK PLAN, FLOOR PLAN, AREA DIAGRAM, AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION WITH OUT T.S.D.

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/PP/ED/2021-22/67.
Date :- 13/01/2022.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	50.00
(a) As per ownership document (1/12, CTS extract)	4928.90
(b) as per measurement sheet	4915.00
(c) as per site	---
2. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	---
(b) Any D.P. Reservation area (P.S.)	122.90
(c) Existing Road (12 M Wide)	311.71
(Total a+b+c)	433.71
3. BALANCE AREA OF PLOT (1-2)	4481.29
4. Amenity Space (if applicable)	---
(a) Required -	---
(b) Adjustment of 2(b), if any -	---
(c) Balance Proposed -	---
5. Net Plot Area (2-4(c))	4481.29
6. Recreational Open space (if applicable)	---
(a) Required - 10% of 4481.29	448.12
(b) Proposed -	459.00
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 x basic FSI) (4481.29 X 1.10)	4929.42
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 (6.50 OF 1b)	---
11. In-situ FSI / TDR loading	---
(a) In-situ area against D.P. road [2.05 x Sr. No. 2 (a)], if any (211.71 X 1.10)	311.71
(b) In-situ area against Amenity Space if handed over (2.00 or 1.05 x Sr. No. 4 (b) and / or (c))	---
(c) TDR area	---
(d) Total In-situ / TDR loading proposed [11 (a) + (b) + (c)]	311.71
12. Additional FSI area under Chapter No. 7	---
13. Total entitlement of FSI in the proposal	---
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	5241.13
(b) Ancillary Area FSI upto 60% with payment of charges	---
(c) Total entitlement (a + b)	5241.13
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) ≤ 1.5 or 1.3	---
15. Total Built-up Area in proposal (excluding area of Sr. No. 17 b)	---
(a) Existing Built-up Area	---
(b) Proposed Built-up Area (as per 'P-Line')	5228.93
(c) Total (a + b)	---
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1.00
17. Area for Inclusive Housing, if any	---
(a) Required (20% of 4928.42)	985.68
(b) Proposed	1061.70

APPENDIX - C
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE A-1 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.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/01/2019 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 IS 4928.90 SQ.MTS. AND TALKED WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING ON PLOT BEARING S.NO - 56, H.NO. 35D/2B/1 TO 15/1 AT VILLAGE - BELYANI, TAL - KALYAN, DIST - THANE

NAME & SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT

SERI - NARESH MEMORIAL CHAPLOT.
DATE: 13/01/2022
SCALE: AS SHOWN
CHECKED BY: PAVAN

ARCHITECT'S & CONSULTANTS
De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS, SEED, VALUERS & PROJECT CONSULTANTS
S-1, ANANDWADI TOWER, KALYAN, DIST. N. KALYAN (W-27)-41 501, TEL. 200503

P-LINE AREA CALCULATION

GROUND FLOOR (B.L.G-1, WING-A)

1	15.00	X	1.00	X	1.00	=	15.00	SQ.MT.
2	1.50	X	1.50	X	1.00	=	2.25	SQ.MT.
3	2.00	X	1.50	X	1.00	=	3.00	SQ.MT.
4	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
5	0.50	X	1.00	X	1.00	=	0.50	SQ.MT.
6	1.50	X	1.00	X	1.00	=	1.50	SQ.MT.
7	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
8	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
9	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
10	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
11	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
12	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
13	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
14	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
15	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
16	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
17	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
18	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
19	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
20	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
21	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
22	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
23	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
24	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
25	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
26	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
27	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
28	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
29	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
30	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
31	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
32	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
33	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
34	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
35	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
36	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
37	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
38	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
39	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
40	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
41	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
42	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
43	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
44	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
45	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
46	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
47	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
48	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
49	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
50	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
51	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
52	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
53	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
54	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
55	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
56	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
57	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
58	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
59	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
60	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
61	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
62	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
63	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
64	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
65	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
66	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
67	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
68	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
69	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
70	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
71	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
72	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
73	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
74	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
75	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
76	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
77	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
78	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
79	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
80	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
81	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
82	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
83	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
84	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
85	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
86	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
87	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
88	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
89	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
90	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
91	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
92	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
93	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
94	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
95	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
96	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
97	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
98	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
99	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
100	1.00	X	1.00	X	1.00	=	1.00	SQ.MT.
TOTAL BUILT UP AREA (2 - 71)						=	4481.29	SQ.MT.

PLOT AREA CALCULATION										
12	1/2	X	15.00	X	5.00	X	1.00	=	58.01	SQ.MT.
13	1/2	X	20.00	X	5.00	X	1.00	=	100.00	SQ.MT.
14	1/2	X	35.00	X	5.00	X	1.00	=	111.91	SQ.MT.
15	1/2	X	35.00	X	15.00	X	1.00	=	305.03	SQ.MT.
16	1/2	X	54.00	X	15.00	X	1.00	=	424.04	SQ.MT.
17	1/2	X	54.00	X	37.00	X	1.00	=	1020.23	SQ.MT.
18	1/2	X	65.24	X	38.00	X	1.00	=	1248.00	SQ.MT.
19	1/2	X	50.00	X	38.00	X	1.00	=	655.00	SQ.MT.
20	1/2	X	25.00	X	5.00	X	1.00	=	72.01	SQ.MT.
21	1/2	X	65.00	X	17.75	X	1.00	=	115.01	SQ.MT.
22	1/2	X	62.75	X	20.00	X	1.00	=	104.41	SQ.MT.
23	1/2	X	51.00	X	5.00	X	1.00	=	26.04	SQ.MT.
24	1/2	X	6.50	X	8.75	X	1.00	=	1.07	SQ.MT.
25	1/2	X	25.00	X	5.00	X	1.00	=	61.77	SQ.MT.
TOTAL									4177.50	SQ.MT.