

DESCRIPTION OF PROPERTY & PROPOSAL
PROPOSED BUILDING ON PLOT BEARING S.NO.81,
H.NO. 5A,5B, AT VILLAGE TISGAON, TAL. KALYAN, DIST. THANE

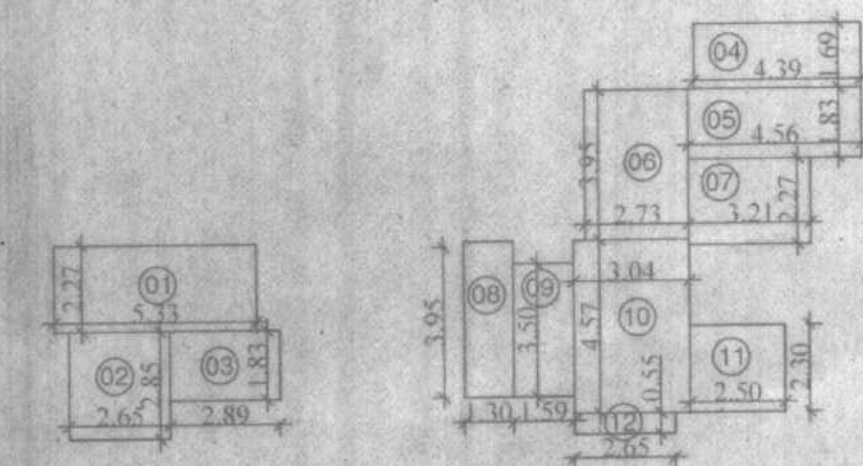
OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-
KDMC/TPD/c/c/KP/223
Date :- 02/08/2022.

PART OCCUPATION GRANTED



ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan Dombivli Municipal Corporation



B-UP AREA DIAG. & CAL. (BLDG. NO. 01)
(7th FLR.) SCALE 1:200

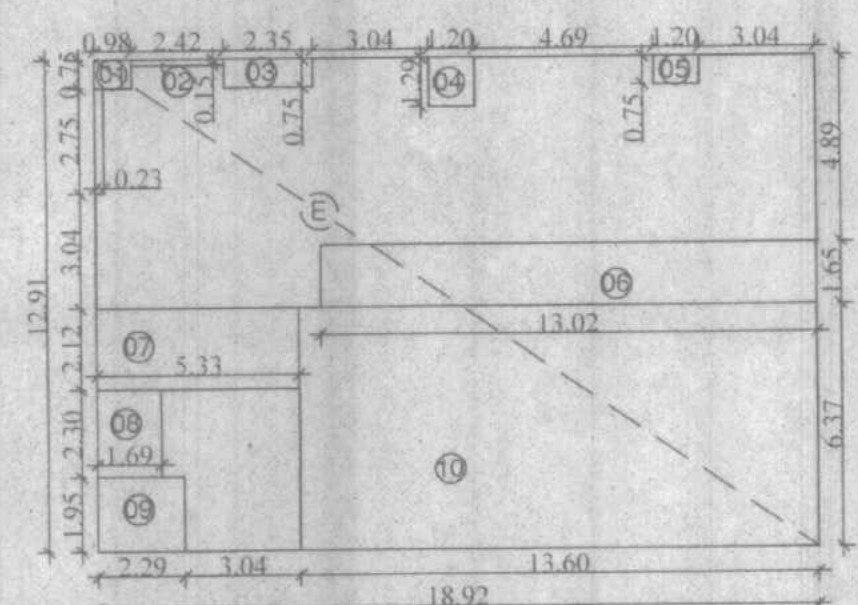
BUILT UP AREA CAL. FOR
7th Flr. (Bldg. No. 1)

ADDITIONS

01. 05.33 x 02.27 x 01 = 12.09 SQ.MT.
02. 02.65 x 02.85 x 01 = 07.55 SQ.MT.
03. 02.89 x 01.83 x 01 = 05.28 SQ.MT.
04. 04.39 x 01.69 x 01 = 07.41 SQ.MT.
05. 04.99 x 01.89 x 01 = 09.34 SQ.MT.
06. 02.73 x 03.95 x 01 = 10.78 SQ.MT.
07. 03.21 x 02.27 x 01 = 07.28 SQ.MT.
08. 01.30 x 03.95 x 01 = 05.13 SQ.MT.
09. 01.59 x 03.50 x 01 = 05.56 SQ.MT.
10. 03.04 x 04.57 x 01 = 13.89 SQ.MT.
11. 02.50 x 02.30 x 01 = 05.75 SQ.MT.
12. 02.65 x 00.55 x 01 = 01.46 SQ.MT.
TOTAL = 90.51 SQ.MT.
B-UP area of 7th flr. = 90.51 sq.mt.

B-UP AREA DIAG. & CAL. (BLDG. NO. 01)
GROUND FLR. SCALE 1:200

01. 03.77 x 08.06 x 01 = 30.38 SQ.MT.
02. 03.07 x 02.15 x 01 = 06.60 SQ.MT.
03. 00.58 x 02.30 x 01 = 01.33 SQ.MT.
A TOTAL = 38.31 SQ.MT.
ADDITIONAL AREA FOR GR. FLR.
04. 05.97 x 02.27 x 01 = 13.55 SQ.MT.
05. 05.39 x 02.30 x 01 = 12.39 SQ.MT.
B TOTAL = 25.94 SQ.MT.
TOTAL GR. FLR AREA (BLDG. NO. 01) =
A + B = 38.31 + 25.94 = 64.25 SQ.MT.



B-UP AREA DIAG. & CAL. (BLDG. NO. 01)
(7th FLR.) SCALE 1:200

BUILT UP AREA CAL. FOR
7th Flr. (Bldg. No. 1)

BLOCK AREA E =
18.92 x 12.91 = 244.25 SQ.MT.

DEDUCTIONS

01. 00.98 x 00.75 x 01 = 00.73 SQ.MT.
02. 02.42 x 00.15 x 01 = 00.36 SQ.MT.
03. 02.35 x 00.75 x 01 = 01.76 SQ.MT.
04. 01.20 x 01.29 x 01 = 01.54 SQ.MT.
05. 01.20 x 00.75 x 01 = 00.90 SQ.MT.
06. 13.02 x 01.65 x 01 = 21.48 SQ.MT.
07. 05.33 x 02.12 x 01 = 11.29 SQ.MT.
08. 01.59 x 02.30 x 01 = 03.68 SQ.MT.
09. 02.29 x 01.95 x 01 = 04.46 SQ.MT.
10. 13.60 x 08.37 x 01 = 86.63 SQ.MT.
TOTAL DEDUCTION = 133.03 SQ.MT.
NET B-UP AREA OF 7TH FLR. =
BLOCK AREA E - TOTAL DED. =
244.25 - 133.03 = 111.22 SQ.MT.

B-UP AREA STATEMENT IN SQ.MT. BLDG. NO. 01

FLOOR	AREA	ST. AREA
GR.	38.31	16.33
1ST.	169.44	32.17
2ND.	166.40	32.17
3RD.	166.40	32.17
4TH.	166.40	32.17
5TH.	166.40	32.17
6TH.	166.40	32.17
7TH.	90.51	32.17
TOTAL	1130.26	241.52
TOTAL B-UP AREA BLDG. NO. 1 & 2 =	1130.26 + 1233.18 = 2363.44	SQ.MT.

ADDITIONAL PREMIUM BUILT UP AREA IN SQ.MT.

FLOOR	BLDG. NO. 1	BLDG. NO. 2	TOTAL
GROUND	25.94	---	25.94
6TH FLR.	---	30.55	30.55
7TH FLR.	111.22	243.55	354.77
8TH FLR.	---	241.31	241.31
TOTAL	137.16	515.41	652.57

TOTAL ADDITIONAL BUILT UP AREA = 652.57 SQ.MT.

TOTAL PROPOSED BUILT UP AREA = SANCTIONED AREA + ADDITIONAL AREA
2446.40 + 652.57 = 3098.97 SQ.MT.

BALCONY AREA STATEMENT (BLDG. NO. 01)

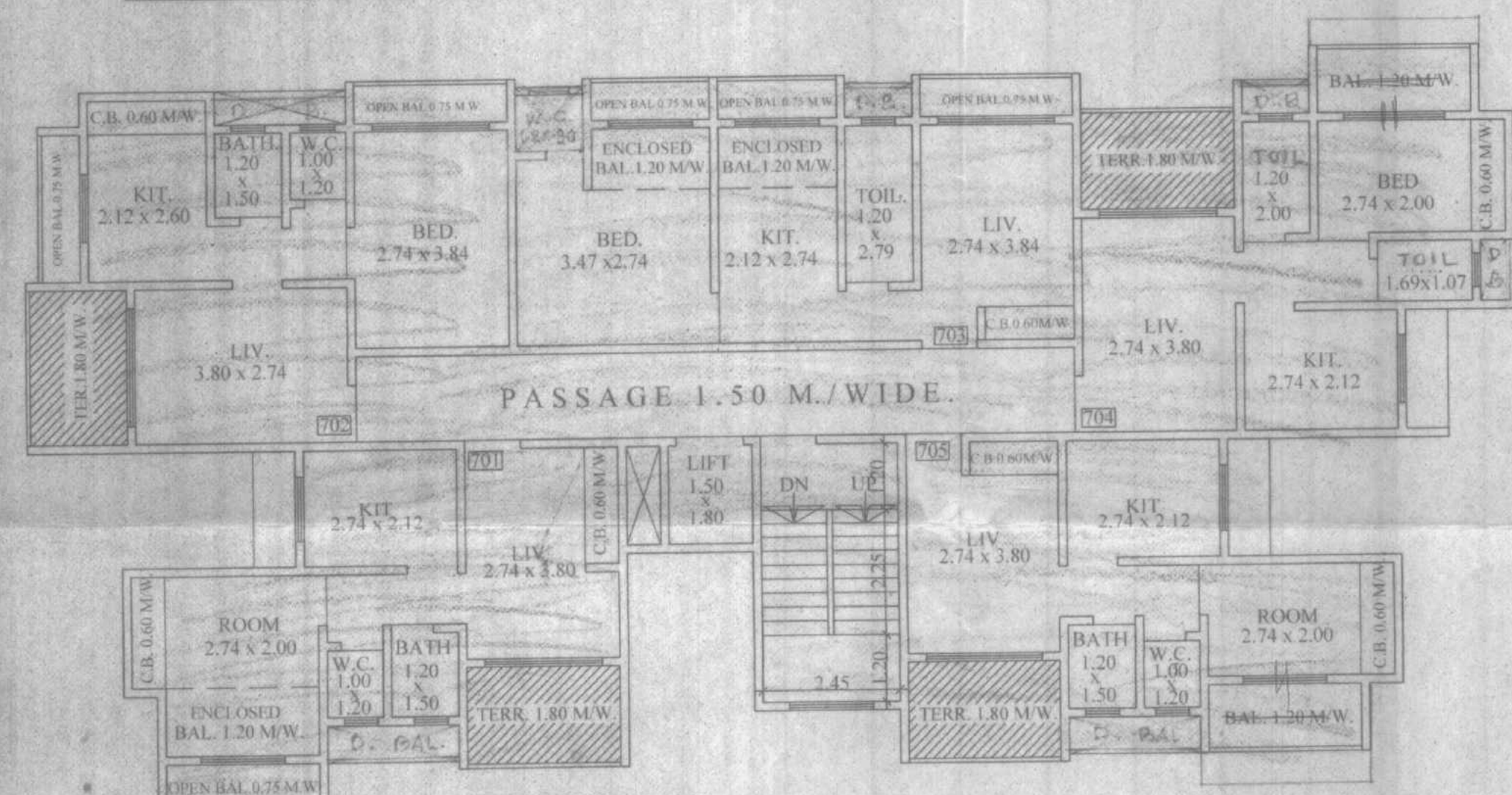
FLOOR	PERMISSIBLE	PROPOSED	EXCESS
GROUND	16.94	14.95	NIL
FIRST	16.94	16.60	NIL
SECOND	16.94	16.60	NIL
THIRD	16.94	16.60	NIL
FOURTH	16.94	16.60	NIL
FIFTH	16.94	16.60	NIL
SIXTH	16.94	16.60	NIL
SEVENTH	09.05	06.57	NIL
TOTAL	109.19	109.32	NIL

ST. CASE AREA CAL. FOR
TYPICAL FLR. (Bldg. No. 1)

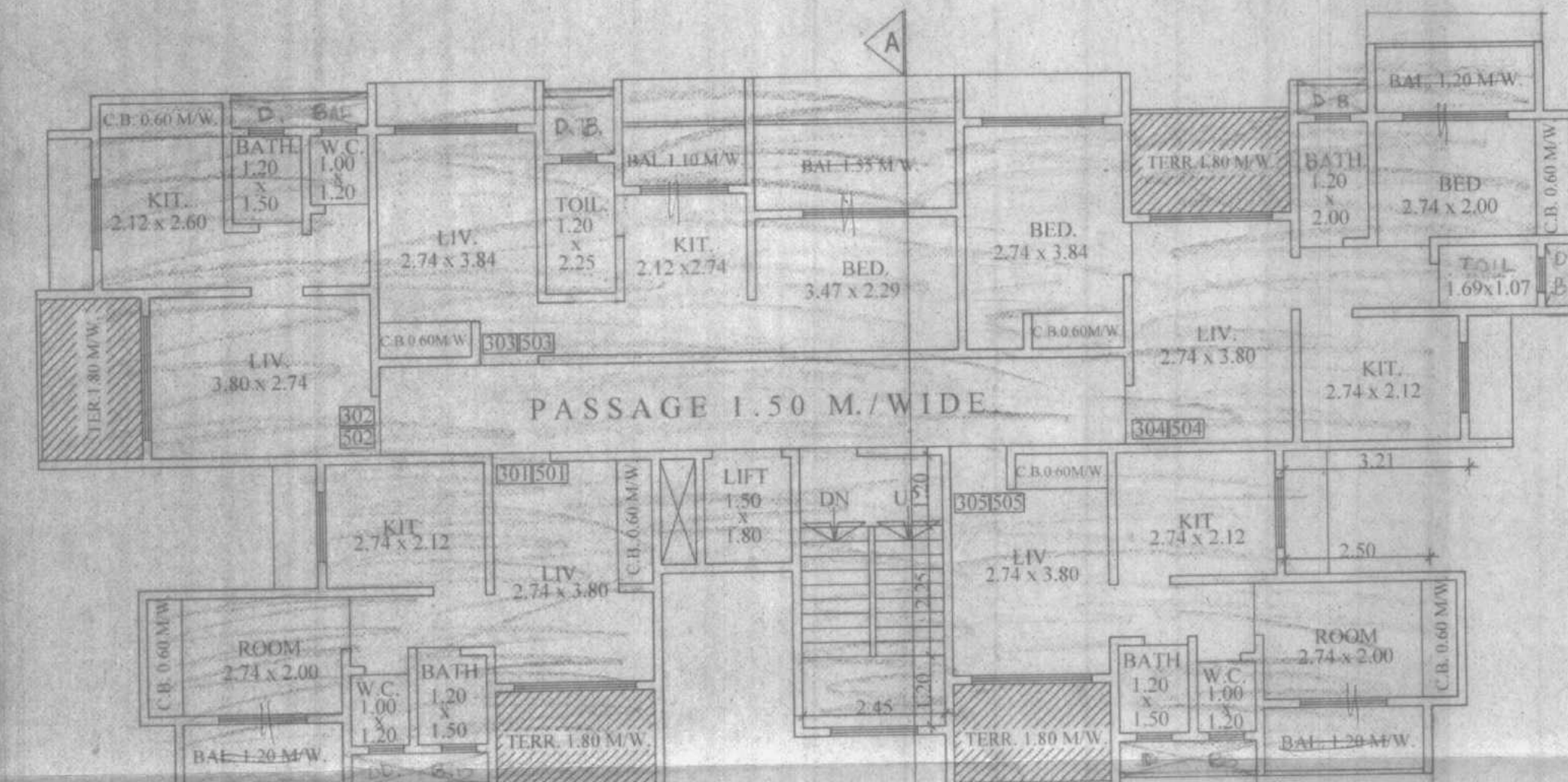
ST. CASE AREA FOR GR. FLR. =
P. 12.87 x 01.50 x 01 = 19.30 SQ.MT.
S. 02.60 x 04.95 x 01 = 12.87 SQ.MT.
L. 01.65 x 02.10 x 01 = 03.46 SQ.MT.
NET ST. CASE AREA OF GR. FLR. =
S + L = 16.33 SQ.MT.
NET ST. CASE AREA OF TYP. FLR. =
P + S = 32.17 SQ.MT.

SHOP AREA STATEMENT IN SQ.MT. (BLDG. NO. 01)

SHOP NO.	CAR. AREA
01	09.36
02	09.87
03	07.62
04	08.93



7TH FLOOR PLAN
BLDG. NO. 1 SCALE 1:100



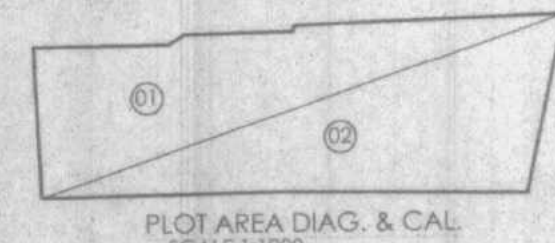
3RD, 5TH FLOOR PLAN
BLDG. NO. 1 SCALE 1:100

BUILT UP AREA CAL. FOR
Typical Floor (Bldg. No. 1)

BLOCK AREA A =
25.07 x 10.76 = 269.75 SQ.MT.

DEDUCTIONS

01. 01.35 x 00.54 x 01 = 00.72 SQ.MT.
02. 04.39 x 01.10 x 01 = 04.82 SQ.MT.
03. 02.74 x 01.69 x 01 = 04.63 SQ.MT.
04. 00.82 x 02.89 x 01 = 02.36 SQ.MT.
05. 03.81 x 02.12 x 01 = 08.07 SQ.MT.
06. 01.31 x 02.85 x 01 = 03.73 SQ.MT.
07. 02.89 x 00.55 x 02 = 03.17 SQ.MT.
08. 01.59 x 02.10 x 02 = 06.67 SQ.MT.
09. 09.69 x 01.50 x 01 = 14.53 SQ.MT.
10. 05.45 x 02.25 x 01 = 12.26 SQ.MT.
11. 04.85 x 01.85 x 01 = 09.07 SQ.MT.
12. 10.63 x 01.02 x 01 = 10.84 SQ.MT.
13. 01.59 x 00.60 x 01 = 00.95 SQ.MT.
14. 01.35 x 02.27 x 01 = 03.06 SQ.MT.
15. 04.56 x 02.12 x 01 = 09.66 SQ.MT.
16. 02.06 x 02.85 x 01 = 05.87 SQ.MT.
TOTAL DED. = 100.31 SQ.MT.
NET B-UP AREA OF TYP. FLR. =
BLOCK AREA A - TOTAL DEDUCTION
269.75 - 100.31 = 169.44 SQ.MT.
B-UP area of 1st flr. = 169.44 sq.mt.

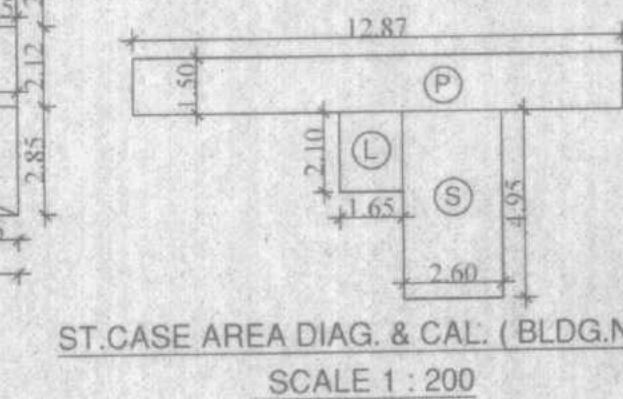


NET PLOT AREA CALCULATION

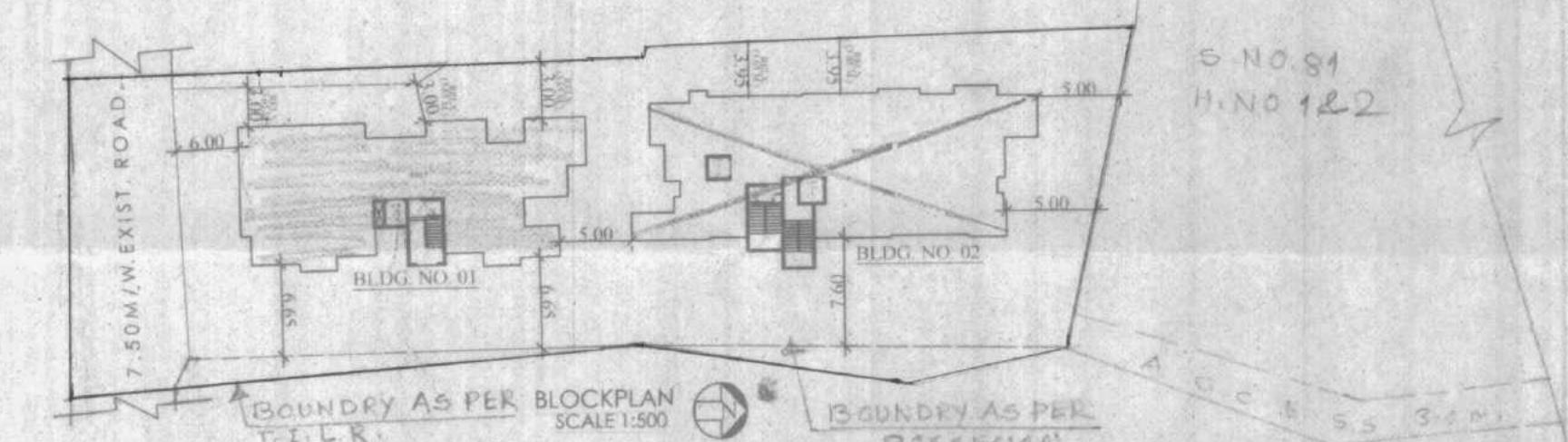
01. 76.00 x 20.00 x 0.5 = 760.00 SQ.MT.
02. 76.00 x 20.00 x 0.5 = 760.00 SQ.MT.
TOTAL = 1520.00 SQ.MT.

DEDUCTION @ 2ND FLR.

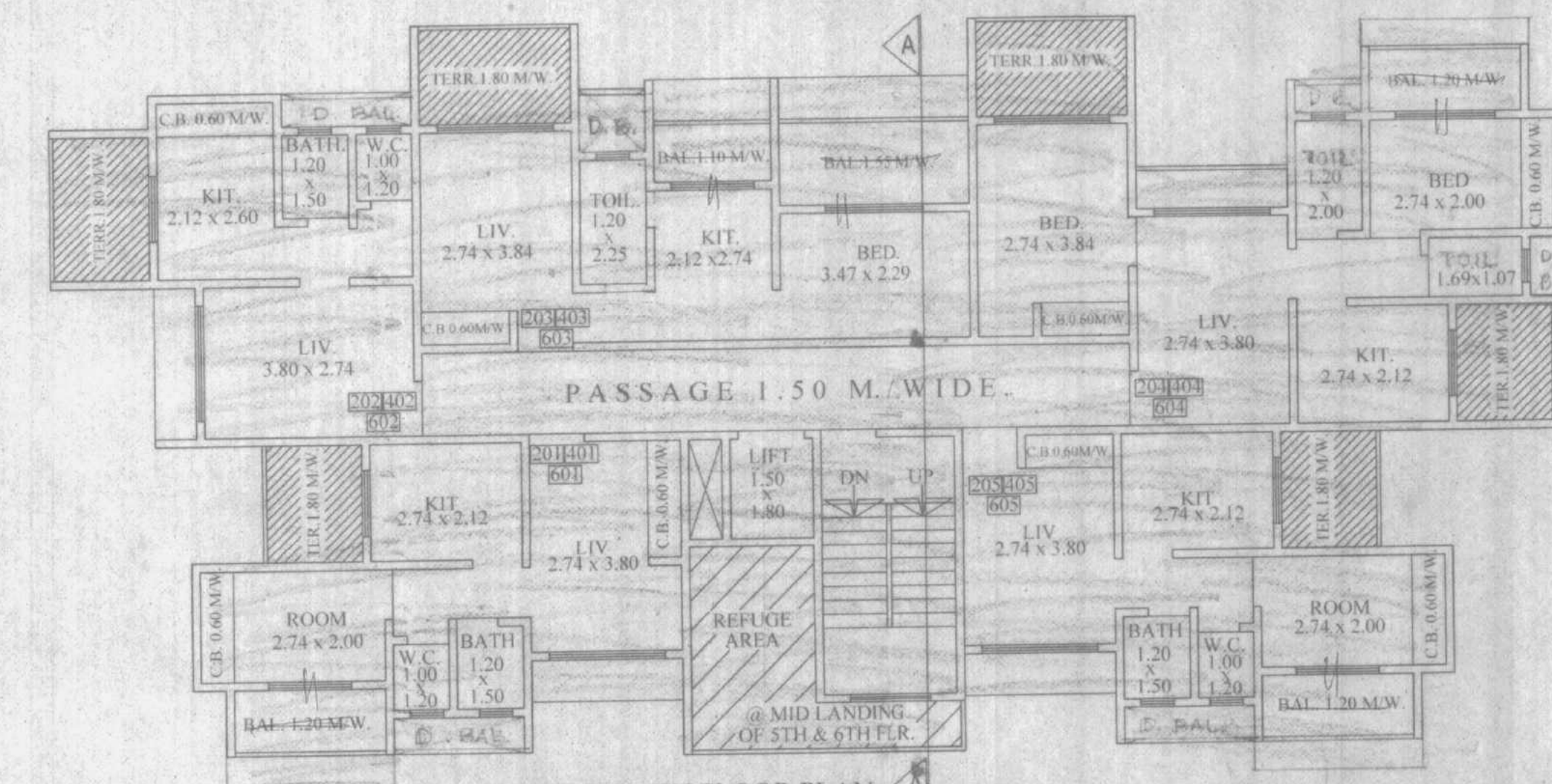
a. 01.10 x 01.35 x 01 = 01.48 SQ.MT.
b. 03.47 x 00.45 x 01 = 01.56 SQ.MT.
TOTAL DED. = 03.04 SQ.MT.
NET B-UP AREA OF 2ND FLR. =
B-UP area of 1st flr. - deduction
169.44 - 03.04 = 166.40 SQ.MT.
B-UP area of 2nd flr. = 166.40 sq.mt.
B-UP area of 3rd flr. = 166.40 sq.mt.
B-UP area of 4th flr. = 166.40 sq.mt.
B-UP area of 5th flr. = 166.40 sq.mt.
B-UP area of 6th flr. = 166.40 sq.mt.



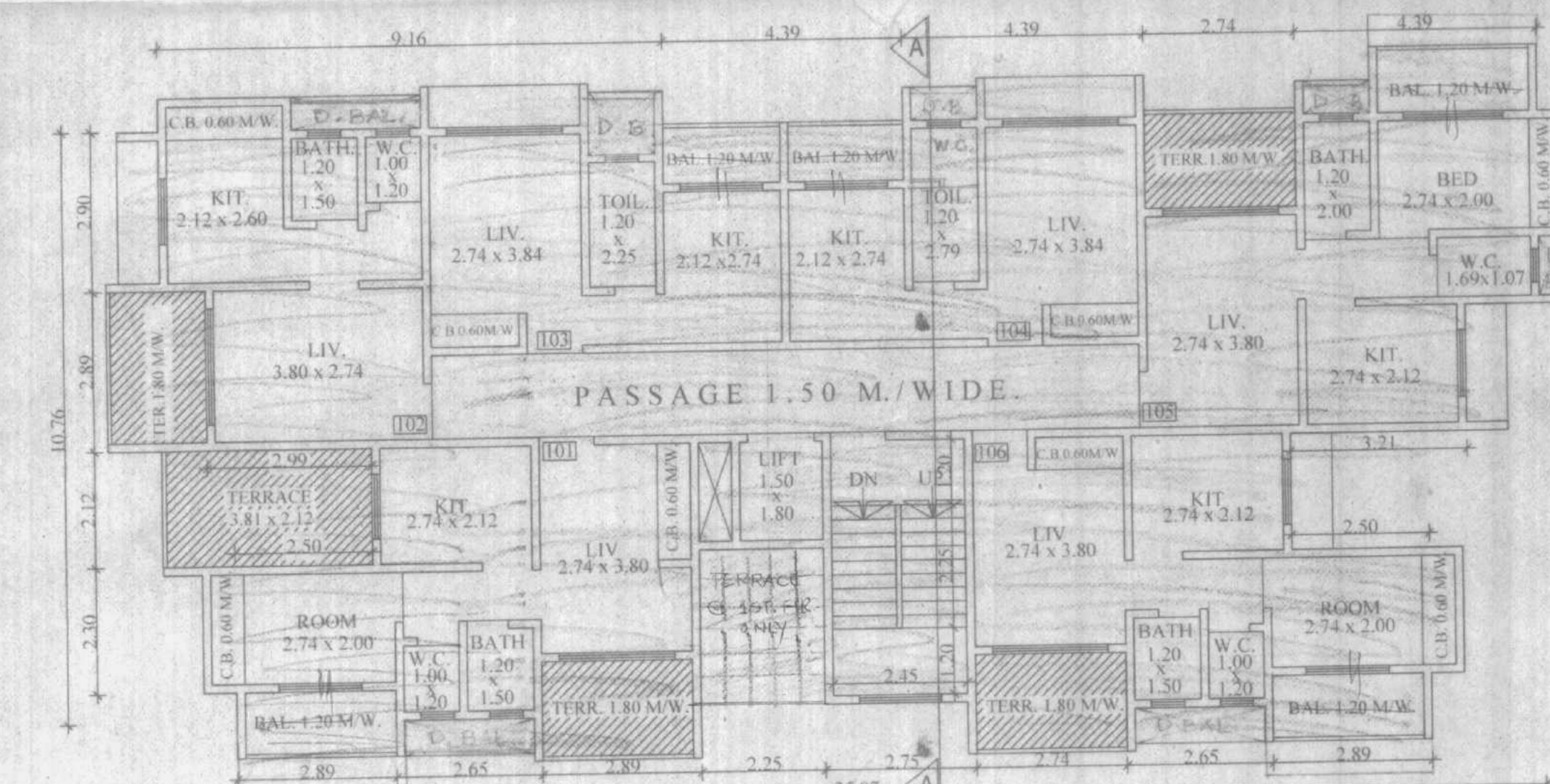
ST. CASE AREA DIAG. & CAL. (BLDG. NO. 01)
SCALE 1:200



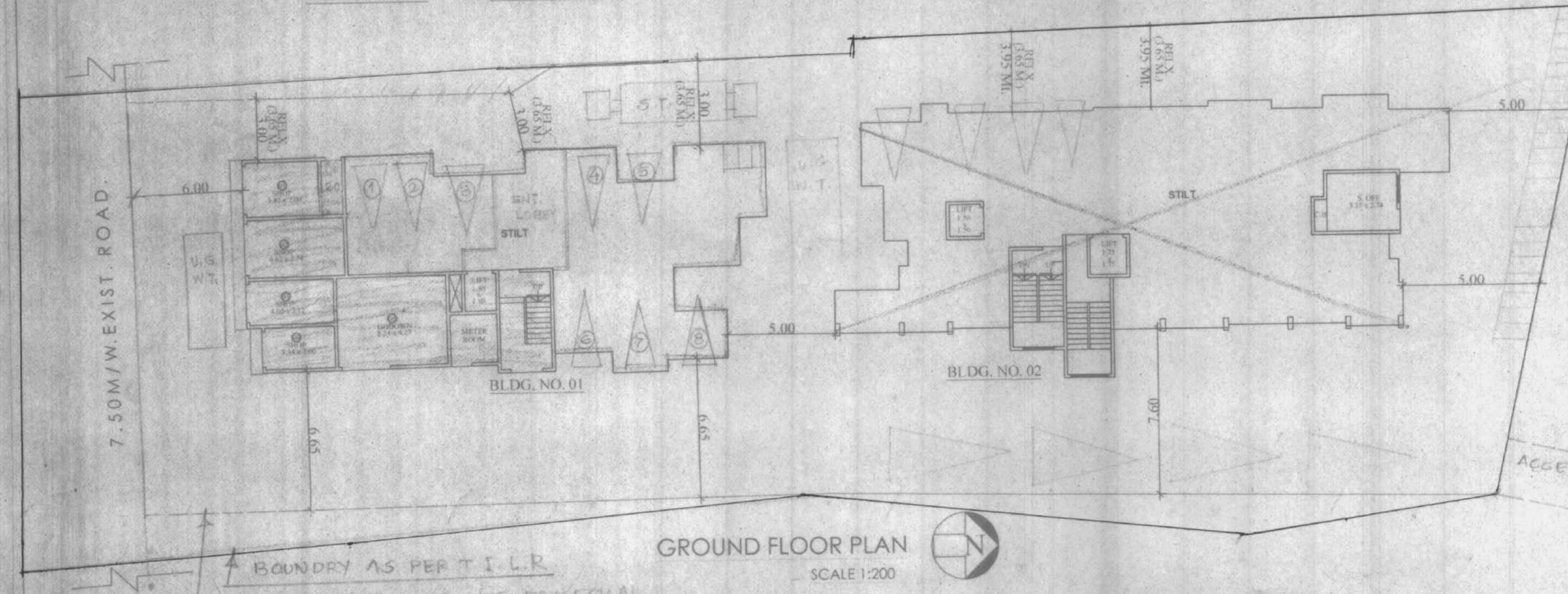
2ND, 4TH, 6TH FLOOR PLAN
BLDG. NO. 01 SCALE 1:100



2ND, 4TH, 6TH FLOOR PLAN
BLDG. NO. 01 SCALE 1:100



1ST FLOOR PLAN
BLDG. NO. 01 SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:200

AREA STATEMENT SQ.MT.

AREA	SQ.MT.
1 AREA OF THE PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	
a) AS PER OWNERSHIP DOCUMENTS	1670.00
b) AS PER MEASUREMENT SHEET	1644.00
c) AS PER SITE	
2 DEDUCTIONS	
a) PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	154.00
b) ANY D.P. RESERVATION AREA (TOTAL a + b)	154.00
3 BALANCE AREA OF THE PLOT	1490.00
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED	
b) ADJUSTMENT OF 2(b), IF ANY	
c) BALANCE PROPOSED	
5 NET PLOT AREA (3 - 4(c))	1490.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED	NIL
b) PROPOSED (507.60 SQ.MT. AS PER PREVIOUS SANCTION)	
7 INTERNAL ROAD AREA	
8 PLOT AREA (IF APPLICABLE)	
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5 BASIC F.S.I.) (1490.00 x 1.1)	1639.00
10 ADDITION OF F.S.I. ON PAYMENT OF PREMIUM (SR.NO.5 BASIC F.S.I.) (1490.00 x 1.1)	
a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED OF ROAD WIDTH/TOD ZONE. (1644.00 x 50%) = 822.00	260.00
b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	
11 IN - SITU F.S.I. / T.D.R. LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD (2.0x SR.NO. 2(a)) IF ANY (154.00 x 2.1) = 323.40	323.40
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 OR 1.85x SR.NO. 4(b) & OR 4(c))	
c) T.D.R. AREA (PERMISSIBLE 65%) 65% OF 5 (1490 x 65%) = 968.50	637.40
968.50 - 323.40 = 645.10	
(637.40 SQ.MT. AS PER PREVIOUS SANCTION)	
d) TOTAL IN-SITU T.D.R. LOADING PROPOSED (11(a) + (b) + c)	960.80
12 ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
a) (9 + 10) (b) 11 (c) 12 WHICHEVER IS APPLICABLE	2859.80
b) ANCILLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES (2859.80 - 2446.40) = 413.40 x 60% = 248.04 (2446.40 SQ.MT. AS PER PREVIOUS SANCTION)	248.04
c) TOTAL ENTITLEMENT (a + b) (PERMISSIBLE AREA)	3107.84
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 x 1.6 OR 1.8	
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)	
a) EXISTING BUILT UP AREA	2446.40
b) PROPOSED BUILT UP AREA	652.57
c) TOTAL (a + b)	3098.97
16 F.S.I. CONSUMED (15/13)	1.88
(SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
17 AREA FOR INCLUSIVE HOUSING, IF ANY	
a) REQUIRED (20% OF SR.NO. 5)	
b) PROPOSED	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

CERTIFICATE OF STRUCT. ENGINEER
THIS IS CERTIFY THAT THE PLAN PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE FOR HELD FOR ANY HARMS - CAUSED IN EARTH QUAKE DUE TO NEARBY OF STANDARDS.

OWNERS DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY COLLECTOR. I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER

SHRI NARENDRA SHOBRAI KALANI SHRI VINAY N. KALANI
SHRI CHANDRAKANT N. BHOSALE SHRI RAMESH C. PAI

JOB. NO.	DRG. NO.	SCALE	DRN. BY.	CHKD. BY.	DATE
001	01	AS SHOWN	KBG	ABH	23/02/2021

ARCHITECT
SAILIL JOSHI & ASSOCIATES.
ARCHITECTS
DOMBIVLI (WEST)