

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.:
KDMCTP/BL/10M/2021-22/58

Date: 28/01/2022

SANCTIONED

ASSISTANT DIRECTOR OF
OWN PLANNING
Kalyan Dombivli Municipal Corporation

Sr. No.	AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (17/12)	2133.47
(b)	As per measurement sheet (CTS Extract)	1794.80
(c)	As per measurement sheet	2133.47
2	Area of plot (NOT IN POSSESSION 20.00 SQ. MTR.)	2133.47
3	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	117.50
(b)	Any D.P. Reservation area	0.00
(c)	Area not in possession	20.00
(d)	Total a+b	132.50
4	Balance area of plot (1-2)	1961.96
5	Admissible Space (if applicable)	
(a)	Required	
(b)	Adjustment of 2 (b), if any -	
(c)	Balance Proposed -	0.00
6	Net Plot Area (3-4) (c)	1961.96
7	Recreational Open space (if applicable)	N/A
(a)	Required -	
(b)	Proposed -	
8	Internal Road area	N/A
(a)	Proposed -	
(b)	Internal Road area	N/A
(c)	Proposed -	
9	Area of plot with reference to Basic F.S.I. as per front road width (Sr. No. 5a 1.1 BASIC FSI)	1928.09
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / 100 Zone	897.26
(b)	Proposed FSI on payment of premium	100.00
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. road (2.05 x Sr. No. 2 (a) If any	230.63
(b)	In-situ area against Admissible Space (if handed over 2.00 or 1.85 x Sr. No. 4 (b) and (c))	0.00
(c)	Net area 626	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	230.63
12	Additional FSI area under Chapter No. 7 (30% of old built up area) 2383.56 x 30%	715.06
13	Total entitlement of FSI in the proposal	
(a)	(9 + 10b) + 11(d) or 12 whichever is applicable	2873.72
14	Area for inclusive Housing if any	
(a)	Required (20% of Sr. No. 5)	
(b)	Proposed	

Certificate of Area - CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITE OR PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPT. / CITY SURVEY RECORDS.

Description Of Proposal -

Owner's Declaration -

Chairman Secretary Treasurer

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.

OWNERS NAME AND SIGNATURE

Architects/ Licensed Engineer/Supervisor name and signature

Sr. No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
			AKASH S.	AR/RUPESH SOSHITE	CA/2010/50294

NAME AND ADDRESS OF ARCHITECT

AR. RUPESH RAJARAM JOSHI

NAME AND SIGNATURE OF ENGINEER

THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED. THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.

AR. RUPESH R. SOSHITE
BARCH. CA/2010/50294

PLOT AREA CALCULATIONS

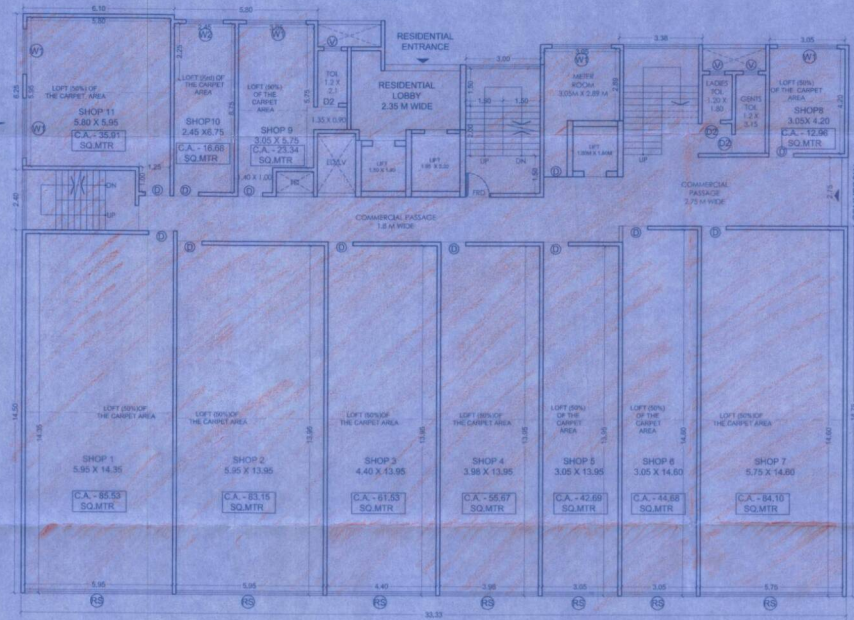
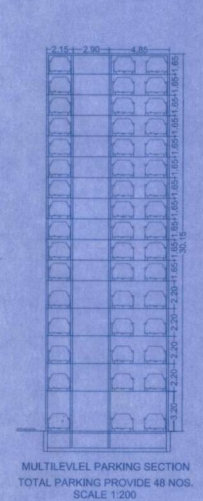
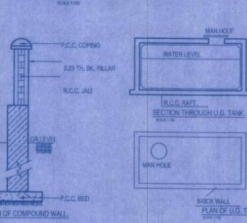
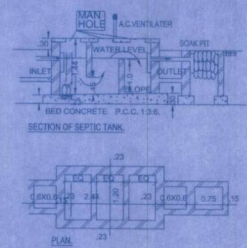
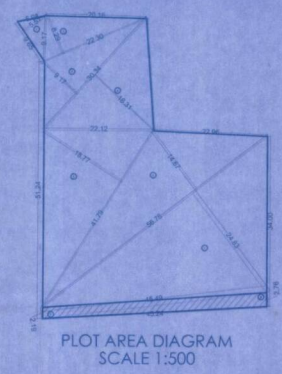
Sr. NO.	ADDITIONS	AREA
1	0.50 X 9.65 X 5.51	26.59
2	0.50 X 22.30 X 8.29	92.47
3	0.50 X 30.34 X 9.17	139.17
4	0.50 X 30.34 X 18.39	248.64
5	0.50 X 41.38 X 18.76	399.90
6	0.50 X 56.78 X 14.68	419.77
7	0.50 X 56.78 X 24.83	705.04
8	0.50 X 45.49 X 2.76	62.84
9	0.50 X 45.49 X 2.49	49.81
TOTAL		2133.47

ROAD CUT AREA CALCULATIONS

Sr. NO.	ADDITIONS	AREA
1	0.50 X 45.49 X 2.10	46.76
2	0.50 X 45.49 X 2.76	62.74
TOTAL		112.50

P LINE AREA STATEMENT

FLOOR	COMMERCIAL	RESIDENTIAL	FLOOR AREA
GROUND FLOOR	700.53	0.00	700.53
1st FLOOR	549.14	189.23	738.37
2nd FLOOR	549.14	189.23	738.37
3rd FLOOR	0.00	436.92	436.92
4th FLOOR	0.00	443.07	443.07
5th FLOOR	0.00	443.07	443.07
6th FLOOR	0.00	443.07	443.07
7th FLOOR	0.00	443.07	443.07
8th FLOOR	0.00	369.56	369.56
TOTAL	1798.81	2957.22	4756.03



DOOR WINDOW SCHEDULE

Sr. NO.	TYPE	SIZE	DESCRIPTION
1	D	2.10 X 2.1	T.W. FRAMED FLUSH DOOR
2	D	0.9 X 2.1	T.W. FRAMED FLUSH DOOR
3	D	0.75 X 1.95	T.W. FRAMED FLUSH DOOR
4	W	1.80 X 2.10	ALL FRAMED SLIDING WINDOW
5	W	1.80 X 2.10	ALL FRAMED SLIDING WINDOW
6	W	1.80 X 2.10	ALL FRAMED SLIDING WINDOW
7	W	1.80 X 2.10	ALL FRAMED SLIDING WINDOW
8	W	1.80 X 2.10	ALL FRAMED SLIDING WINDOW
9	V	1.80 X 0.90	ALL FRAMED VENTILATOR

NOTES

PLOT LINES - THICK BLACK
 PROPOSED WORK - RED
 EXISTING WORK - GREEN
 ROAD AND SIDEWALK - RED DOTTED
 FUTURE STREET - GREEN DOTTED
 RECREATION GROUND - GREEN DASH
 WORK PROPOSED TO BE DELETED - YELLOW
 ALL EX. & INT. WALLS ARE 230 X 230 IN THE REAR