BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPECIAL	FSI AREA MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
BUILDING 1	FIRST TO FOURTH FLOOR	0.00	570.12	0.00	0.00	0.00	144.84	0.00	12.16	0.00	0.00	0.00	0.00	570.12
BUILDING 1	GROUND FLOOR	65.10	0.00	0.00	0.00	0.00	0.00	0.00	2.70	0.00	0.00	0.00	0.00	65.10
BUILDING 1	Total	65.10	570.12	0.00	0.00	0.00	144.84	0.00	14.86	0.00	0.00	0.00	0.00	635.22

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING 1	GROUND FLOOR	001	1	9.52	0.00	0.00	9.52
BUILDING 1	GROUND FLOOR	002	1	9.86	0.00	0.00	9.86
BUILDING 1	GROUND FLOOR	003	1	9.86	0.00	0.00	9.86
BUILDING 1	GROUND FLOOR	004	1	11.26	0.00	0.00	11.26
BUILDING 1	FIRST TO FOURTH FLOOR	101 201 301 401	4	34.33	6.40	3.29	40.73
BUILDING 1	FIRST TO FOURTH FLOOR	102 202 302 402	4	48.27	14.93	2.40	63.20

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO car	REQ. RATIO Scooter	NO.OF Tena/Area	PRP. RATIO car	PRP. RATIO Scooter
BUILDING 1	Commertial	2	6	40.50	0.81	2.43
BUILDING 1	Residential	1	5	4	2.00	10.00
BUILDING 1	Residential	1	2	4	2.00	4.00
Total	-	-	-	-	4.81	16.43
Visitors parking(5%)	-	-	-	-	0.20	0.70
Total	-	-	-	-	5.01	17.13

Parking Check As Per Multiplying Factor : 0.70

Building Name	Required Car/Mini Bus	Required Scooter	Proposed Car/Mini Bus	Proposed Scooter	Status
Total	4	0	6	10	OK
Note- 6 Scooter equals to 1 Car,proposed composite parking=6					

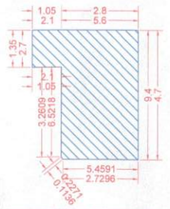
SCHEDULE OF OPENING:

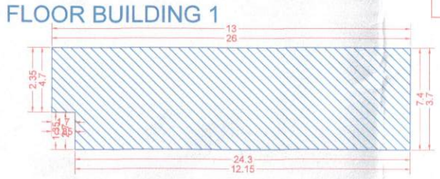
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
BUILDING 1	FD	2.10	2.10	6
BUILDING 1	FD	1.70	2.10	1
BUILDING 1	v	0.60	0.60	3
BUILDING 1	v	0.60	1.00	1

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	2.05	1.75	3.58
BLOCK AREA TOTAL =3.58Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =3.58 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1





BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.70	3.85	14.57
BLOCK AREA TOTAL =14.57Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =14.57 Sq.M			

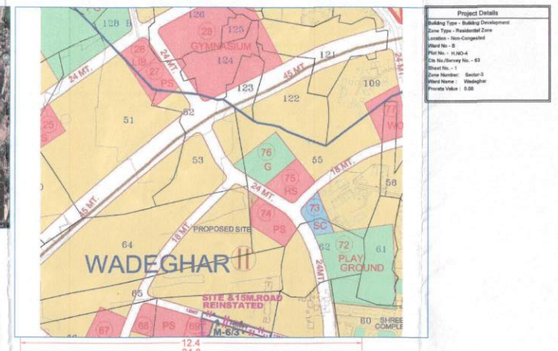
BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	13.00	3.70	46.95
BLOCK AREA TOTAL =46.95Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =46.95 Sq.M			

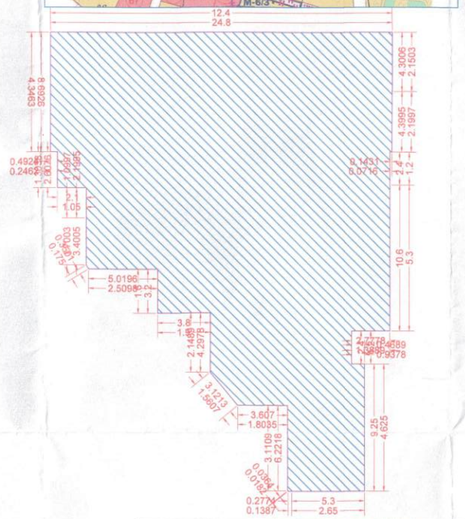
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1

LOCATION PLAN

(SCALE - N.T.S.)



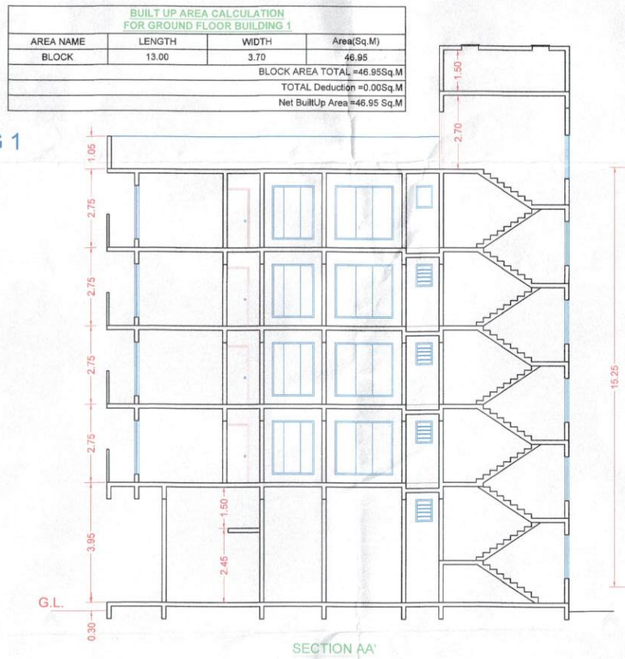
Project Details
Building Type : Building Development
Zone Type : Residential Zone
Area Type : Non-Congested
Road No. : 9
Plot No. : K.M.C.4
Sy.No./Survey No. : 63
Block No. :
Village Name : Sector-2
Road Name : Wadeghar
Provide Value : 0.00



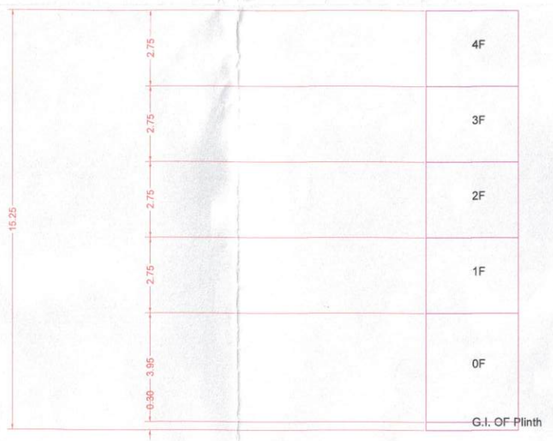
BUILT UP AREA CALCULATION FOR FIRST TO FOURTH FLOOR BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	16.68	12.40	142.53
BLOCK AREA TOTAL =142.53Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =142.53 Sq.M			

BUILT-UP AREA CALCULATION FIRST TO FOURTH FLOOR BUILDING 1



SECTION AA'



SECTION VIEW - BUILDING 1

Signature valid
Digitally signed by DISHA DASABHAKAR SAWANT
Date: 2022.05.05 16:41:00 IST
Reason: Approved Building Plan
Location: Kalyan Dombivli Municipal Corporation

Does Reason
Date: 2004/2022

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	355.00
(a) As per ownership document (7/12, CTS extract)	355.00
(b) as per TILR or City Survey measurement sheet	355.00
(c) as per Demarcated drawing area	399.49
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	355.00
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	355.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	355.00
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed____	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-04-01 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration -
IWe undersigned hereby confirm that IWe would abide by plans approved by Authority / Collector. IWe would execute the structure as per approved plans. Also IWe would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

LEGENDS:
AUTO SCALE,AUTO ANGLE,AUTO LENGTH,AUTO BREAK,AUTO CHAINAGE,AND AUTOMATIC TILL,ON LIGHT DIMENSIONS,ARROWS,PARAMETERS,BALLOON,AND OTHER TYPICAL CUSTOMIZATIONS WILL BE DISPLAYED ACCORDING,SUBJECT TO THE SETTINGS SHOWN,SUBJECT TO THE SETTINGS SHOWN,PLAN VERIFIED

Name Of Owner M/S NISHI ENTE PIPISES
Postal Address - 704, PRAKASH CHAMBER, NEAR TABAK CHOWK ,Kalyan
Phone No.-9022066008

DESCRIPTION OF PROJECT :
Type of Proposal - Mixed
BUILDING ON CTS. NO./SURVEY NO.-63

SITE ADDRESS :
S.NO 63 H.NO 4 AT VILLAGE WADEGHAR,TAL.K ALYAN

Name Of Architect - VARGHESE JOHN

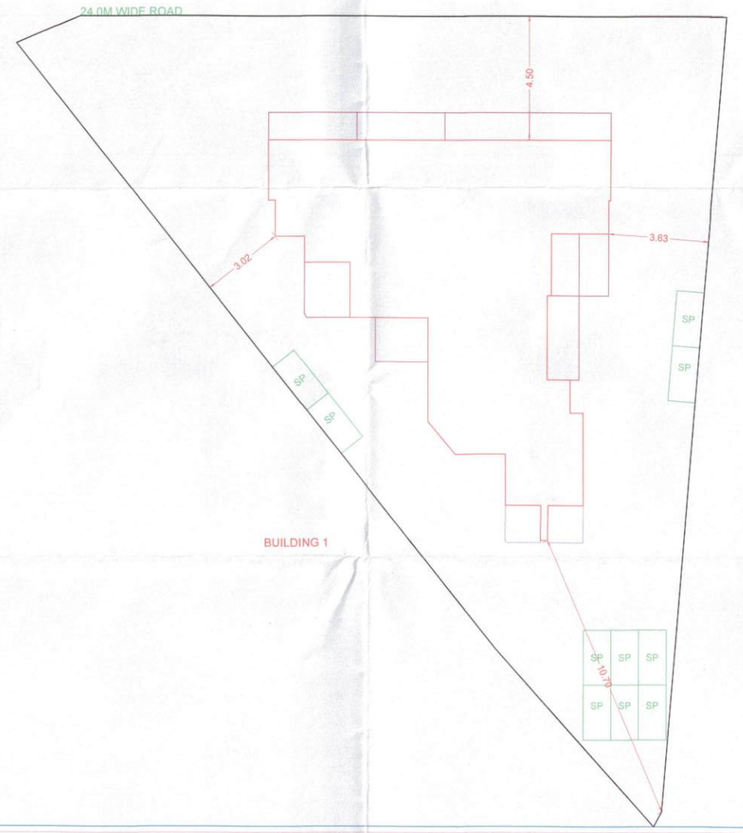
ADDRESS OF OFFICE
OFFICE
De-con consultants,S-1,Rajasree Tower,Rambaug Lane No - 6,Kalyan (w)

OWNER'S SIGN — Architect/Applicant — TE Signature valid DIGITAL SIGNATURE
Digitally signed by DISHA DASABHAKAR SAWANT
Reason: Approved Building Plan
Location: Kalyan Dombivli Municipal Corporation

SCALE 1:100 | Date: 26/04/22
JOB No.KDMCC-22-26215 | DRAWN BY - PRAVEEN

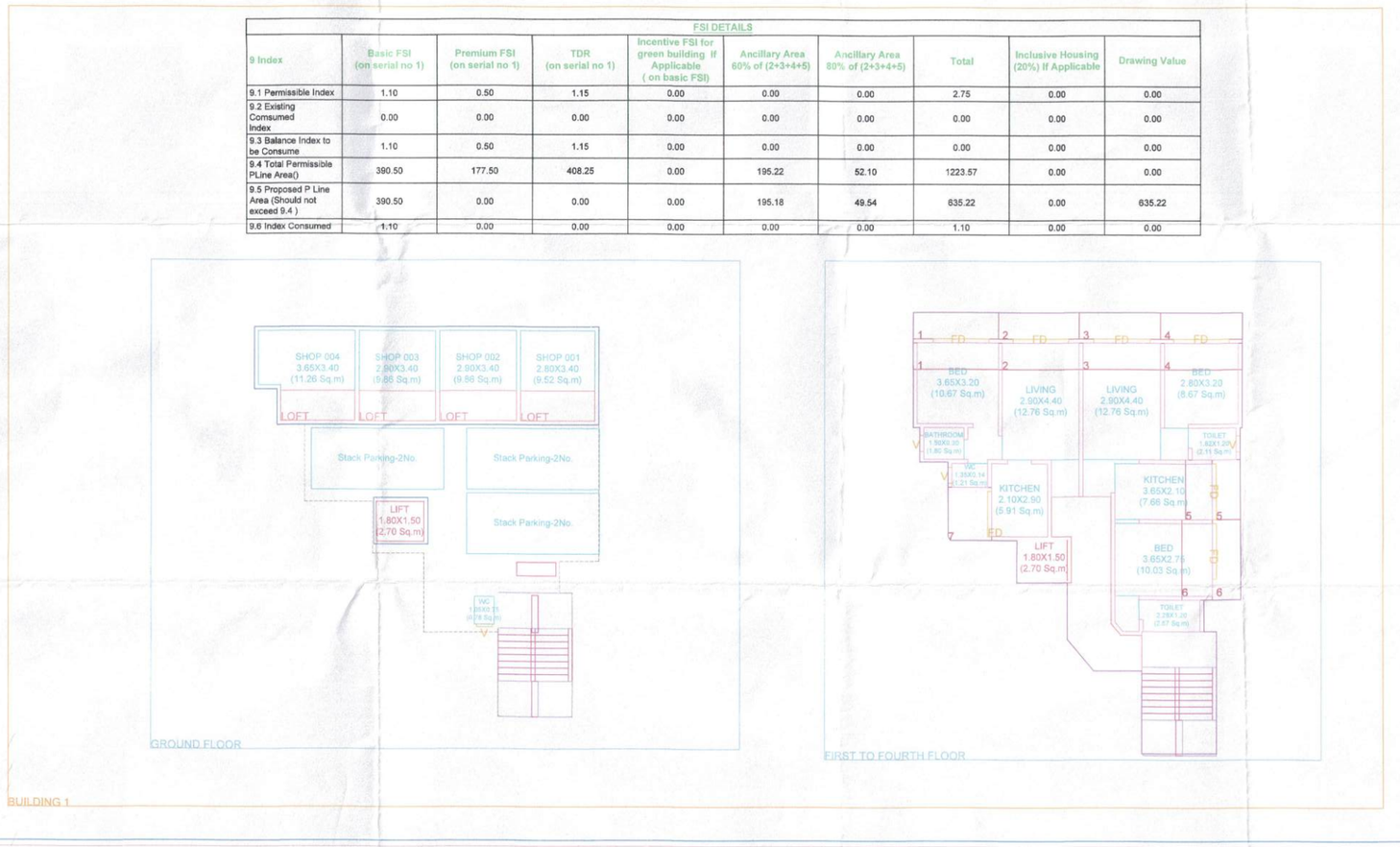
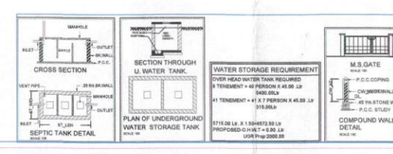
SUBMISSION DRAWING

24.0M WIDE ROAD



FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	1.15	0.00	0.00	0.00	2.75	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	1.15	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area(	390.50	177.50	408.25	0.00	195.22	52.10	1223.57	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	390.50	0.00	0.00	0.00	195.18	49.54	635.22	0.00	635.22
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00



BUILDING 1