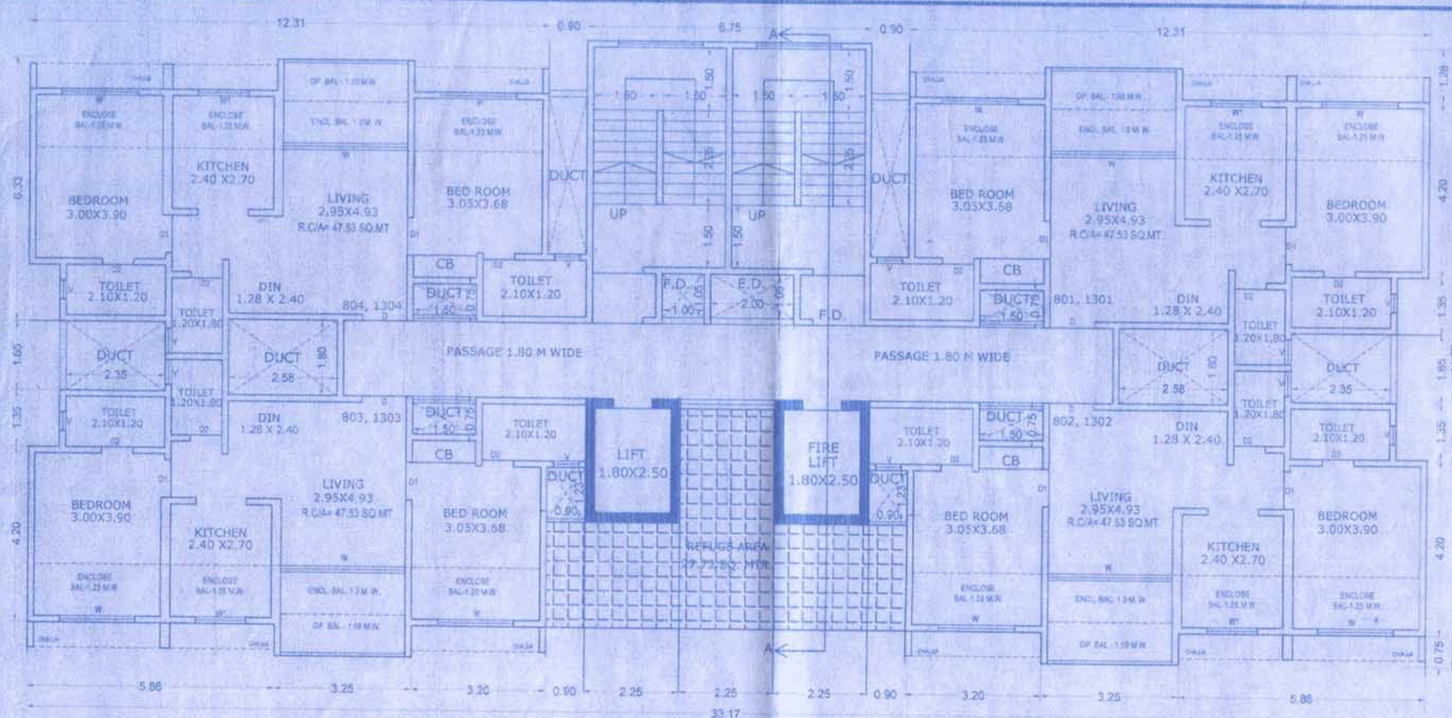
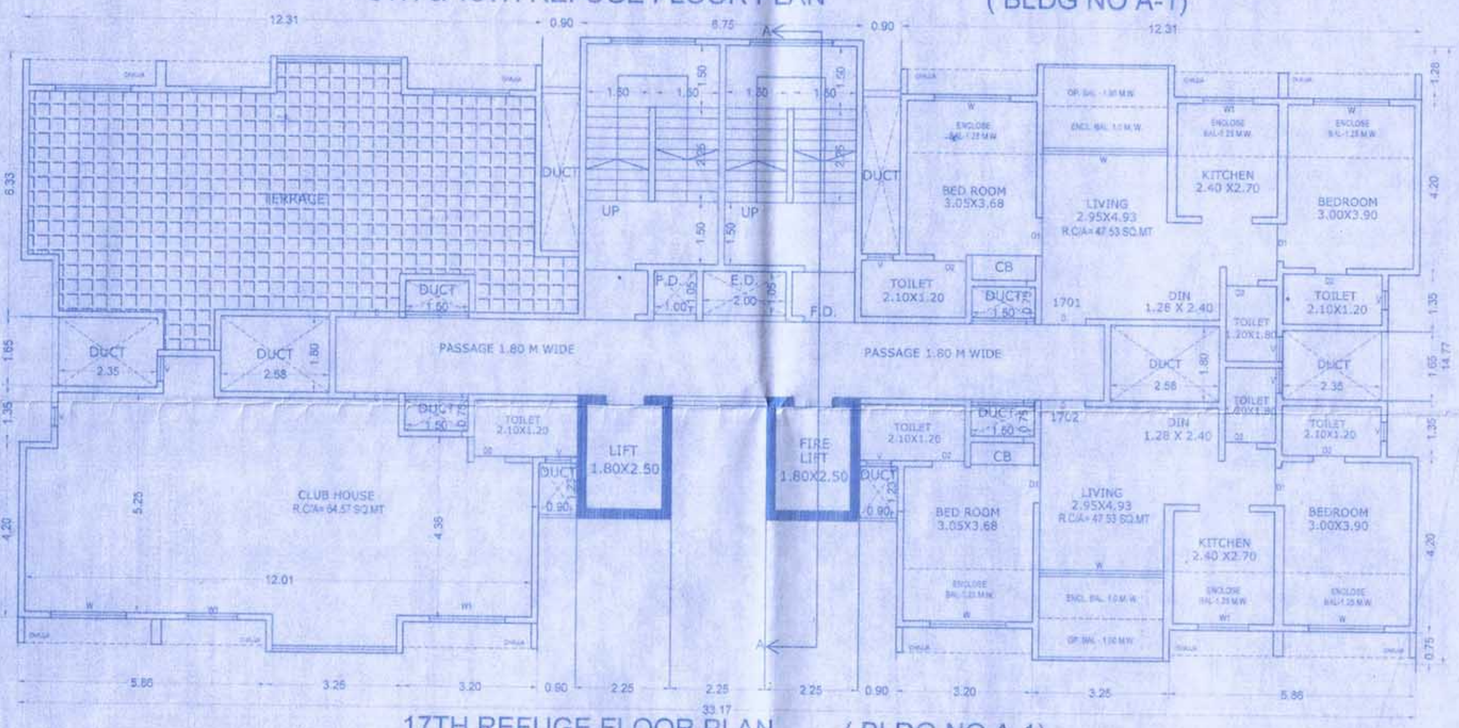
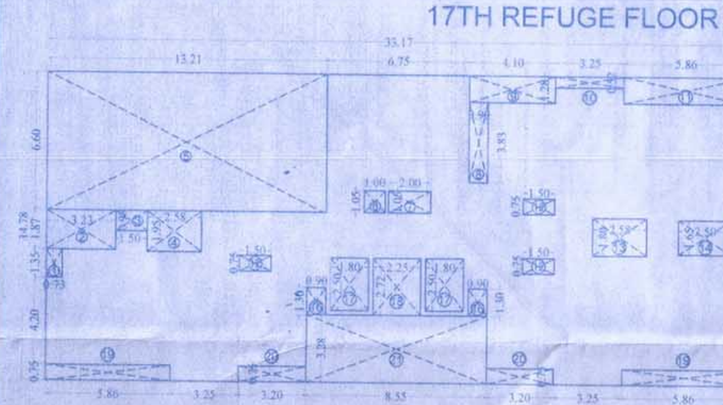


8TH & 13TH REFUGE FLOOR PLAN (BLDG NO A-1)

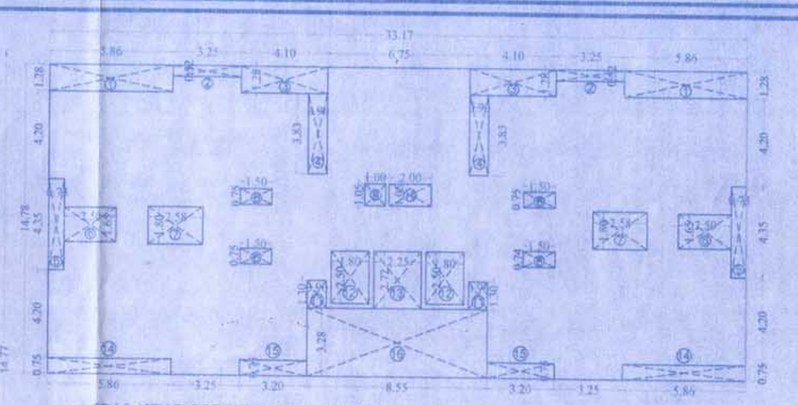


17TH REFUGE FLOOR PLAN (BLDG NO A-1)



17TH FLOOR FLOOR AREA DIAGRAM (BLDG NO A-1)

TOTAL BUILT UP AREA STATEMENT							
BLDG TYPE	FLOOR	FLOOR AREA	AREA	NO. OF BLDG	TOTAL BUILTUP AREA	NO OF FLAT NO OF SHOP	
A-1	GROUND + 12TH(PT) FLOOR	GR.FLR.RES - 85.48	5936.73	01	5936.73	60	FLAT
		GR.FLR.COMM-147.84				08	SHOP
		TYPICAL FLR.- 226.32					
		TYPICAL FLR.- 363.87					
		17TH FLR.- 294.34					
A-2	PILT + 6th FLOOR	ST.FLR.RES - 29.87	397.94	01	397.94	06	FLAT
		TYPICAL FLR.- 144.36					
		THIRD FLR.- 79.35					
A-3	GROUND + 20TH FLOOR	GR.FLR.RES - 133.39	8585.01	01	8585.01	98	FLAT
		GR.FLR.COMM- 212.10				12	SHOP
		TYPICAL FLR.- 414.16					
		REFUGE FLR.- 399.60					
		TOTAL	14919.68	03	14919.68	163	FLAT
						20	SHOP

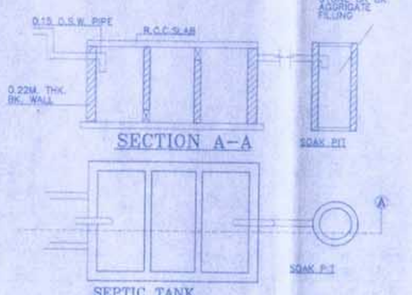


8TH & 13TH FLOOR FLOOR AREA DIAGRAM (BLDG NO A-1)

8TH & 13TH REFUGE FLOOR FLOOR BUILT UP AREA CALCULATION							BLDG. NO. A-3
X	33.17	X	14.78	X	1 NO	=	490.25 SQ.MT
DEDUCTION							
1	5.86	X	1.28	X	2 NOS	=	15.00 SQ.MT
2	3.25	X	0.52	X	2 NOS	=	3.38 SQ.MT
3	4.10	X	1.28	X	2 NOS	=	10.49 SQ.MT
4	0.90	X	3.83	X	2 NOS	=	6.89 SQ.MT
5	0.73	X	4.35	X	2 NOS	=	6.35 SQ.MT
6	2.50	X	1.65	X	2 NOS	=	8.25 SQ.MT
7	2.58	X	1.80	X	2 NOS	=	9.28 SQ.MT
8	1.50	X	0.75	X	4 NOS	=	4.50 SQ.MT
9	1.00	X	1.05	X	1 NO	=	1.05 SQ.MT
10	2.00	X	1.05	X	1 NO	=	2.10 SQ.MT
11	0.90	X	1.30	X	2 NOS	=	2.34 SQ.MT
12	1.80	X	2.50	X	2 NOS	=	9.00 SQ.MT
13	2.25	X	2.72	X	1 NO	=	6.12 SQ.MT
14	5.86	X	0.75	X	2 NOS	=	8.79 SQ.MT
15	3.20	X	0.75	X	2 NOS	=	4.80 SQ.MT
16	8.55	X	3.28	X	1 NO	=	28.04 SQ.MT
Y	TOTAL DEDUCTION					=	126.38 SQ.MT
	TOTAL BUILT UP AREA (X-Y)					=	363.87 SQ.MT

LOCATION PLAN
SCALE=1:5000

TYPICAL SECTION
COMPOUND WALL



SECTION A–A

SEPTIC TANK

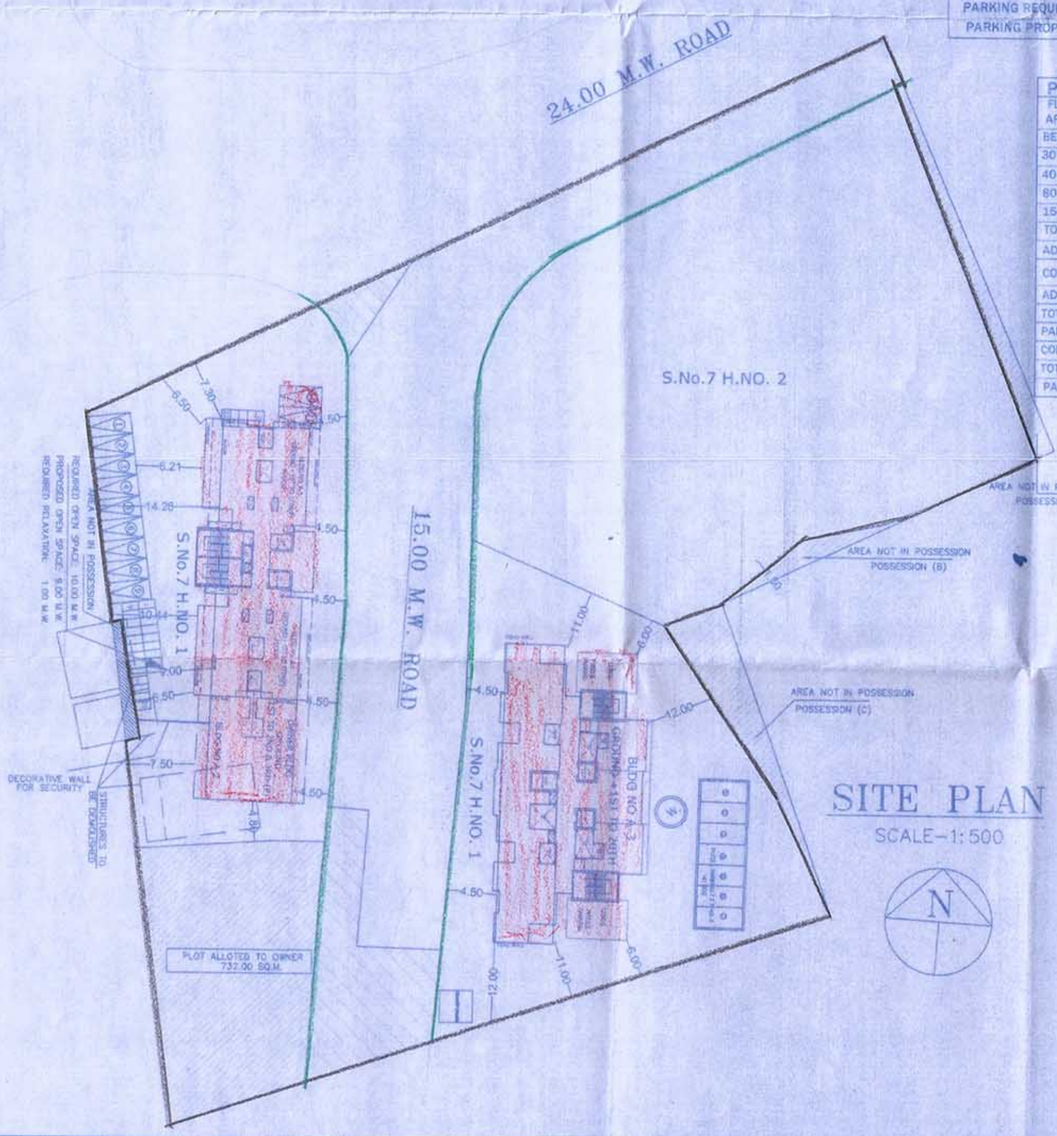
FORM OF STATEMENT 2 [SR.NO. 9 (a)] PROPOSED BUILDING						
	BLDG. NO. A-1		BLDG. NO. A-2		BLDG. NO. A-3	
FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	
GR FLR	85.48 SQ.MT		29.87 SQ.MT		133.39 SQ.MT	
GR FLR COMM.		147.84 SQ.MT				212.10 SQ.MT
1ST FLR	226.32 SQ.MT		144.36 SQ.MT		414.16 SQ.MT	
2ND FLR	226.32 SQ.MT		144.36 SQ.MT		414.16 SQ.MT	
3RD FLR	226.32 SQ.MT		79.35 SQ.MT		414.16 SQ.MT	
4TH FLR	363.87 SQ.MT				414.16 SQ.MT	
5TH FLR	363.87 SQ.MT				414.16 SQ.MT	
6TH FLR	363.87 SQ.MT				414.16 SQ.MT	
7TH FLR	363.87 SQ.MT				414.16 SQ.MT	
8TH FLR	363.87 SQ.MT				399.60 SQ.MT	
9TH FLR	363.87 SQ.MT				414.16 SQ.MT	
10TH FLR	363.87 SQ.MT				414.16 SQ.MT	
11TH FLR	363.87 SQ.MT				414.16 SQ.MT	
12TH FLR	363.87 SQ.MT				414.16 SQ.MT	
13TH FLR	363.87 SQ.MT				399.60 SQ.MT	
14TH FLR	363.87 SQ.MT				414.16 SQ.MT	
15TH FLR	363.87 SQ.MT				414.16 SQ.MT	
16TH FLR	363.87 SQ.MT				414.16 SQ.MT	
17TH FLR	294.14 SQ.MT				414.16 SQ.MT	
18TH FLR					399.60 SQ.MT	
19TH FLR					414.16 SQ.MT	
20TH FLR					414.16 SQ.MT	
TOTAL	5788.89 SQ.MT	147.84 SQ.MT	397.94 SQ.MT		8372.91 SQ.MT	212.10 SQ.MT
BUILT UP	14559.74 SQ.MT RES. + 359.94 SQ.MT COMMERCIAL = 14919.68 SQMT					

BLDG NO. A-3

PARKING STATEMENT		(FOR PROP. AREA AS PER NEW DCR)	
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT- 4 SCOOTER	—	—	—
30 TO 40 SQ.MT. EVERY 2 TENEMENT/ 1 CAR & 2 SCOOTER	41	20.50	41.00
40 TO 80 SQ.MT. EVERY 2 TENEMENT/ 1CAR & 3 SCOOTER	57	28.50	142.50
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1CAR & 3 SCOOTER	—	—	—
150 SQ.MT.& ABOVE EVERY ONE TENEMENT/ 2CAR &3 SCOOTER	—	—	—
TOTAL NO OF RESIDENTIAL PARKING	98	49.00	183.50
ADD VISITOR PARKING FOR RESIDENTIAL 5%		2.45	9.17
COMMERCIAL AREA EVERY 100 SQ.MT.CARPET AREA 2 CAR & 6 SCOOTER	188.15 SQ.MT.	3.76	11.28
ADD VISITOR PARKING FOR COMMERCIAL 20%		0.75	2.25
TOTAL NO OF PARKING		55.96	206.20
PARKING REQUIRED AS PER TABLE NO. 5C 80% OF PARKING		44.76	164.96
COMPOSITE PARKING 6 SCOOTER PARKING TO 1 CAR PARKING		30	180
PARKING REQUIRED		75	—
PARKING PROPOSED		83	—

BLDG NO A-1

PARKING STATEMENT		(FOR PROP. AREA AS PER NEW DCR)	
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT- 4 SCOOTER	—	—	—
30 TO 40 SQ.MT. EVERY 2 TENEMENT/ 1 CAR & 2 SCOOTER	00	—	—
40 TO 80 SQ.MT. EVERY 2 TENEMENT/ 1CAR & 5 SCOOTER	60	30	150
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1CAR & 3 SCOOTER	—	—	—
150 SQ.MT.& ABOVE EVERY ONE TENEMENT/ 2CAR &3 SCOOTER	—	—	—
TOTAL NO OF RESIDENTIAL PARKING	60	30	150
ADD VISITOR PARKING FOR RESIDENTIAL 5%		1.50	7.50
COMMERCIAL AREA EVERY 100 SQ.MT.CARPET AREA 2 CAR & 6 SCOOTER	126.78 SQ.MT.	2.52	7.56
ADD VISITOR PARKING FOR COMMERCIAL 20%		0.50	1.51
TOTAL NO OF PARKING		34.52	166.57
PARKING REQUIRED AS PER TABLE NO. 5C 80% OF PARKING		27.61	133.25
COMPOSITE PARKING 6 SCOOTER PARKING TO 1 CAR PARKING 100=6		23	138
TOTAL REQUIRED		50.61	—
PARKING PROPOSED		52	—



SITE PLAN
SCALE–1:500

FORM OF STATEMENT 3 [SR.NO. 9(g)] BLDG. NO A-1			
AREA DETAILS OF APARTMENT			
FLOOR NO.	APARTMENT SHOP / OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
GROUND FLOOR	SHOP 01	12.78	-
	SHOP 02	14.46	-
	SHOP 03	17.77	-
	SHOP 04	18.38	-
	SHOP 05	18.38	-
	SHOP 06	17.77	-
	SHOP 07	14.46	-
	SHOP 08	12.78	-
TOTAL		126.78	-
1ST TO 3RD	FLAT 1	47.53	16.02
	FLAT 2	47.53	16.02
4TH TO 16TH	FLAT 1	47.53	16.02
	FLAT 2	47.53	16.02
	FLAT 3	47.53	16.02
	FLAT 4	47.53	16.02
17TH	FLAT 1	47.53	16.02
	FLAT 2	47.53	16.02

SHEET - 01

STAMPS OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2021-22/33/118
Date :- 07/06/2022
SANCTIONED

SUYA ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA – I

A	AREA STATEMENT		IN SQ.MT
1	A)	AREA OF PLOT	
	a)	As per ownership document (7/12 ,C.T.S. extract)	4350.00
	b)	As per measurement sheet	4350.00
	c)	As per site 4350 - 85.25 (PLOT NOT IN FORS. C,E & F) +OWNER ALOTED PLOT 732.00)= 3532.75	3532.75
2		DEDUCTIONS FOR	
	a)	15.0 M. & 24.0 M. W. D.P. ROAD AREA (342+19)	361.00
	b)	ANY. RESERVATION AREA	
	c)	TOTAL (a+b)	361.00
3		BALANCE AREA OF PLOT (1 Minus 2)	3171.75
4		AMMENITY SPACE IF APPLICABLE	
	a)	REQUIRED	
	b)	ADJUSTMENT OF IF ANY	
	c)	BALANCE PROPOSED	
5		NET PLOT AREA	3171.75
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a)	REQUIRED	
	b)	PROPOSED	
7		INTERNAL ROAD AREA	
8		PLOTABLE AREA	
9		BUILT-UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO.: 5 X BASIC FSI) : 3171.75 x 1.10 = 3488.92	3488.92
10		ADDITION OF FSI ON PAYMENT PREMIUM	
	a)	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM 3532.75 X 0.50=1766.37	1766.37
11		IN-SITU FSI/TDR LOADING	
	a)	IN-SITU AREA AGAINST D.P. ROAD SR.NO:2 (a) 361.00 X 2.05 = 740.05	740.05
	b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 ASR.NO:4 (b) AND/or (C)	
	c)	TDR AREA 3532.75 X 1.15 = 4062.66- 740.05 =3322.61 TDR NO. KDMC / TPD/ TDR/ 4433 DATED 18.10.2021 = 3304.50	3304.50
	d)	TOTAL IN-SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c)	4044.55
12	a)	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
12	b)	(9+11(d) or 12 WHICHEVER IS APPLICABLE	9299.84
13	b)	ANCILLARY AREA FSI UPTO 60% OR 80%, WITH PAYMENT OF CHARGES	
		COMMERCIAL AREA 199.96 X 60% = 119.98 5619.88	5619.88
		RESIDENTIAL AREA 9099.88 X 60% = 5459.92	
	c)	TOTAL ENTITLEMENT (a+b)	14919.72
14		MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regul. no. 5.1 of 5.2 or 5.3 or 5.3 or 5.4 as applicable)x1.6 or1.8	14919.72
15		TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(b)	
	a)	PROPOSED BUILT UP AREA (AS PER P LINE)	14919.68
	b)	EXISTING BUILT UP AREA AS PE SANCTION	
	c)	TOTAL (a+b)	14919.68
16		FSI CONSUMED (15/13)	0.99
17		AREA FOR INCLUSIVE HOUSING IF ANY	
	(a)	REQUIRED (20% OF SR. NO.:5)	
	(b)	PROPOSED (20% OF SR. NO.:5)	

CERTIFICATE OF AREA

CERTIFICAT THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME 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 AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS / AND RECORDS DEPARTMENT/CITY SURVEY RECORDS

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDER SIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURES AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF TECHNICAL PERSON NO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

LEGENDS

PLOT BOUNDRY SHOWN IN THICK BLACK
EXISTING STREET SHOWN IN GREEN
FUTURE STREET GREEN DOTTED
PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK
EXISTING WORK SHOWN IN BLUE
WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
PROPOSED WORK SHOWN IN RED
DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED
WATERY SUPPLY WORK SHOWN IN BLACK DOTTED THIN.

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN METERS
OUTER WALL & INTERNAL WALL 0.15M THK.

APPENDIX – C

THE PLANS PREPAED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFICIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE THE STANDARDS

R.C.C.ENGINEER'S SIGNATURE

ARCHITECT: ANIL L. ARGUDE

SIGNATURE OF OWNERS:

441.01 DRG. NO.	PROPOSED BUILDING PLAN ON PLOT BEARING S.No.7 H.NO. 1 AT VILLAGE:-GANDHARE, TAL:-KALYAN DIST:-THANE.
AS SHOWN SCALE	FOR SHRI GANGARAM SITARAM KARBHARI & OTHERS
25/04/2022 DATE	C. A. HOLDER :SHRI. MANGESH D. GAIKAR
CHD.BY	VITAN CONSULTANTS ARCHITECTS & ENGINEERS 6-101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan -421301
CAD/DRN	