BUILT UP AREA STATEMENT FOR PLOT- A

FLOORS		BLDG A AREA IN SQ. MT.	BLDG B AREA IN SQ. MT.	BLDG C AREA IN SQ. MT.	BLDG D AREA IN SQ. MT.	PODIUM STAIRCASE AREA IN SQ. MT.	PLOT- B BLDG E AREA IN SQ. MT.
GROUND FLOOR		93.60 SQ.MT.	93.60 SQ.MT.	98.44 SQ.MT.	82.79 SQ.MT.	19.08 SQ.MT.	249.26 SQ.MT.
FIRST FLOOR	CLUB HOUSE	71.30 SQ.MT.	71.30 SQ.MT.	47.63 SQ.MT.	47.63 SQ.MT.	11.77 SQ.MT.	--
	RESIDENTIAL	339.45 SQ.MT.	339.45 SQ.MT.	366.30 SQ.MT.	315.48 SQ.MT.		289.79 SQ.MT.
SECOND FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	11.77 SQ.MT.	289.79 SQ.MT.
THIRD FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	289.79 SQ.MT.
FOURTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	289.79 SQ.MT.
FIFTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	289.79 SQ.MT.
SIXTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	289.79 SQ.MT.
SEVENTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	289.79 SQ.MT.
EIGHTH FLOOR		368.82 SQ.MT.	368.82 SQ.MT.	363.12 SQ.MT.	351.20 SQ.MT.	--	--
NINENTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	--
TENTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	--
ELEVENTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	--
TWELFH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	--
THIRTEENTH FLOOR		368.82 SQ.MT.	368.82 SQ.MT.	363.12 SQ.MT.	351.20 SQ.MT.	--	--
FORTEENTH FLOOR		401.40 SQ.MT.	401.40 SQ.MT.	413.93 SQ.MT.	363.11 SQ.MT.	--	--
TOTAL		5,657.39 SQ.MT.	5,657.39 SQ.MT.	5,791.84 SQ.MT.	5,142.51 SQ.MT.	42.62 SQ.MT.	2,277.79 SQ.MT.

NET BUILT UP AREA PROPOSED FOR PLOT A (A, B, C & D) = 22,291.75 SQ.M. | PLOT B = 2,277.79 SQ.MT.

TENEMENT & BALCONIES STATEMENT (PLOT A)

BLDG NOS.	1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.	TOTAL	ENCL BALC.
A	38 NOS.	43 NOS.	--	81 NOS.	28 NOS.
B	38 NOS.	43 NOS.	--	81 NOS.	28 NOS.
C	53 NOS.	28 NOS.	--	81 NOS.	42 NOS.
D	43 NOS.	26 NOS.	--	69 NOS.	14 NOS.
TOTAL	172 NOS.	140 NOS.	--	312 NOS	112 NOS.

TENEMENT & BALCONIES STATEMENT (PLOT B)

BLDG NO.	1 B/H/K RM.	2 B/H/K RM.	TOTAL	ENCL.BALC.	SHOP
E	42 NOS.	--	42 NOS.	122 NOS.	12 NOS.

PLOT-A			
REQUIRED PARKING		TOTAL PARKING PROPOSED	
CAR	SCOOTER	CAR	SCOOTER
134	460	140	465

PLOT-B			
REQUIRED PARKING		TOTAL PARKING PROPOSED	
CAR	SCOOTER	CAR	SCOOTER
02	79	06	55+ [4 CAR X 6 = 24 (COMPOSITE)] = 79 SCOOTER

PARKING AREA STATEMENT (PLOT A)

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: FOR EVERY 100.00 SQ.MT. AREA OR FRACTION THERE OF 2 CAR & 4 SCOOTERS	FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 5 SCOOTERS	FOR EVERY 2 TENAMENT BETWEEN 30 TO 40 SQ.MT. 1 CAR & 2 SCOOTERS	FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR &4 SCOOTERS	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLYING FACTOR 0.80 CAR	MULTIPLYING FACTOR 0.80 SCOOTER	ADDITIONAL 5% VISITORS PARKING CAR	ADDITIONAL 5% VISITORS PARKING SCOOTER	TOTAL PARKING TO BE PROPOSED CAR	TOTAL PARKING TO BE PROPOSED SCOOTER
A	81	--	43	38	--	41	146	33	117	02	06	35	123
B	81	--	43	38	--	41	146	33	117	02	06	35	123
C	81	--	42	39	--	41	144	33	115	02	06	35	121
D	69	--	28	41	--	35	111	28	89	01	04	29	93
TOTAL NO. OF PARKING						158	547	127	438	07	22	134	460

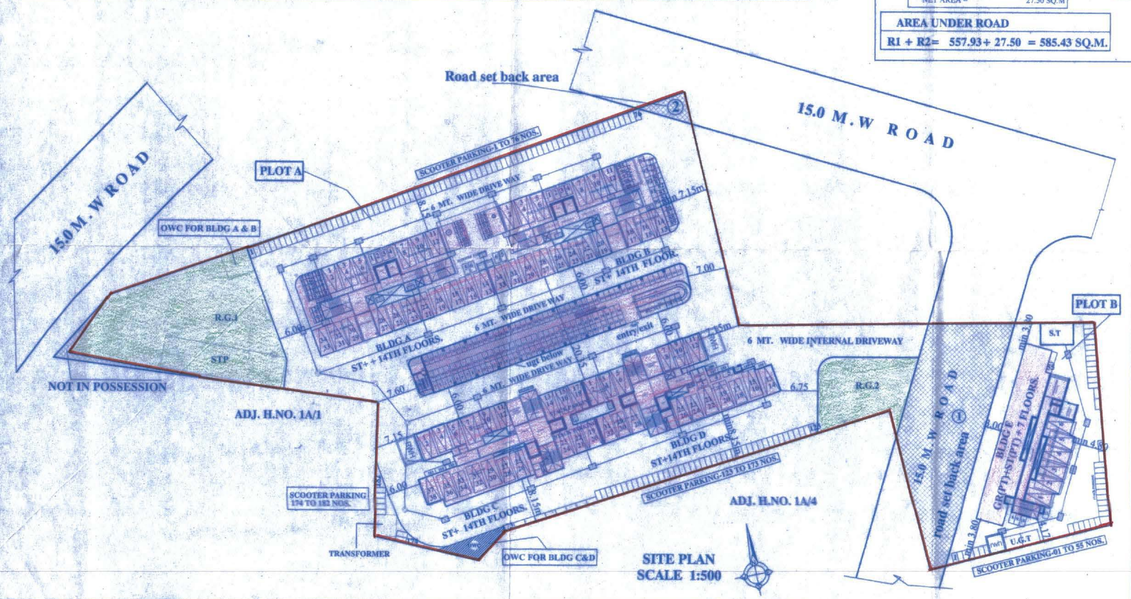
PARKING AREA REQUIRED FOR CAR = 134 X 13.75 = 1,842.50 SQ.MT. | PARKING AREA REQUIRED FOR SCOOTER = 460 X 2.00 = 920 SQ.MT.

PARKING AREA STATEMENT (PLOT B)

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: FOR EVERY 100.00 SQ.MT. AREA OR FRACTIONTHERE OF 2 CAR & 4 SCOOTERS	FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 5 SCOOTERS	FOR EVERY 2 TENAMENT BETWEEN 30 TO 40 SQ.MT. 1 CAR & 2 SCOOTERS	FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR &4 SCOOTERS	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLYING FACTOR 0.80 CAR	MULTIPLYING FACTOR 0.80 SCOOTER	ADDITIONAL 5% VISITORS PARKING CAR	ADDITIONAL 5% VISITORS PARKING SCOOTER	TOTAL PARKING TO BE PROPOSED CAR	TOTAL PARKING TO BE PROPOSED SCOOTER
E	42	165.44	--	--	42	03	94	02	75	00	04	02	79
TOTAL NO. OF PARKING												02	79

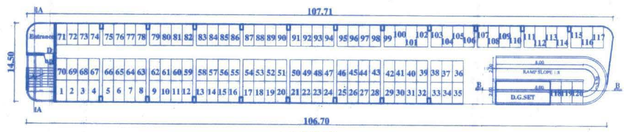
PARKING AREA REQUIRED FOR CAR = 02 X 13.75 = 27.50 SQ.MT.

PARKING AREA REQUIRED FOR SCOOTER = 79 X 2.00 = 158.00 SQ.MT.

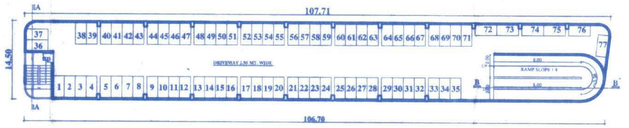


SITE PLAN
SCALE 1:500

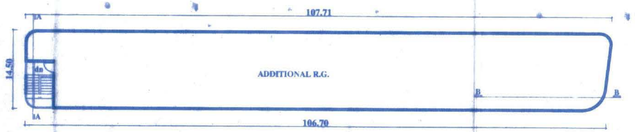
SCOOTER PARKING TOWER



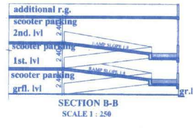
PODIUM
GROUND FLOOR PLAN
SCALE 1 : 250



PODIUM
FIRST AND SECOND FLOOR PLAN
SCALE 1 : 250



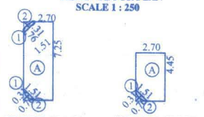
PODIUM
THIRD FLOOR PLAN
SCALE 1 : 250



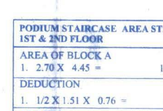
SECTION B-B
SCALE 1 : 250

SECTION AA
SCALE 1 : 250

PODIUM STAIRCASE AREA STATEMENT GROUND FLOOR	
AREA OF BLOCK A	
1. 2.70 X 7.25 =	19.58 SQ.M
DEDUCTION	
1. 1/2 X 1.51 X 0.76X2 =	1.15 SQ.M
ADDITION	
4. 2 / 3 X 1.51 X 0.31X2 =	0.65 SQ.M
TOTAL AREA =	19.08 SQ.M
NET AREA =	19.08 SQ.M



GROUND FLOOR
AREA DIAGRAM OF PODIUM STAIRCASE



1ST & 2ND FLOOR

SCALE 1 : 250

PODIUM STAIRCASE AREA STATEMENT 1ST & 2ND FLOOR	
AREA OF BLOCK A	
1. 2.70 X 4.45 =	12.02 SQ.M
DEDUCTION	
1. 1/2 X 1.51 X 0.76 =	0.57 SQ.M
ADDITION	
4. 2 / 3 X 1.51 X 0.31 =	0.31 SQ.M
TOTAL AREA =	11.77 SQ.M
NET AREA =	11.77 SQ.M

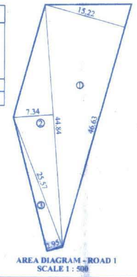
15.00 MT. WIDE D.P. ROAD AREA CALCULATION

AREA DIAGRAM - ROAD 2
SCALE 1 : 500

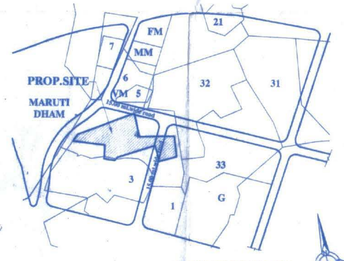
AREA STATEMENT - ROAD 2	
ADDITIONS :-	
1. 1 / 2 X 10.30 X 5.34 =	27.50 SQ.M
NET AREA =	27.50 SQ.M

AREA UNDER ROAD
R1 + R2= 557.93+ 27.50 = 585.43 SQ.M.

AREA STATEMENT - ROAD 1	
ADDITIONS :-	
1. 1 / 2 X 46.64 X 15.22 =	354.93 SQ.M
2. 1 / 2 X 45.03 X 7.34 =	165.28 SQ.M
3. 1 / 2 X 25.57 X 2.95 =	37.72 SQ.M
TOTAL ADDITIONS =	557.93 SQ.M
NET AREA =	557.93 SQ.M

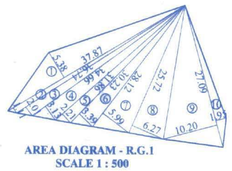


AREA DIAGRAM - ROAD 1
SCALE 1 : 500



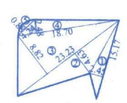
LOCATION PLAN
SCALE 1:5000

RECREATIONAL GROUND AREA CALCULATION



AREA DIAGRAM - R.G.1
SCALE 1 : 500

R.G. 1 AREA STATEMENT	
ADDITIONS :-	
1. 1 / 2 X 37.87 X 5.38 =	101.87 SQ.M
2. 1 / 2 X 37.87 X 1.11 =	21.01 SQ.M
3. 1 / 2 X 36.74 X 2.01 =	36.92 SQ.M
4. 1 / 2 X 34.66 X 3.13 =	54.24 SQ.M
5. 1 / 2 X 31.86 X 2.21 =	35.20 SQ.M
6. 1 / 2 X 30.23 X 3.39 =	51.23 SQ.M
7. 1 / 2 X 28.12 X 5.99 =	84.21 SQ.M
8. 1 / 2 X 25.72 X 6.27 =	80.63 SQ.M
9. 1 / 2 X 27.09 X 10.20 =	138.28 SQ.M
10. 1 / 2 X 27.09 X 1.95 =	26.41 SQ.M
TOTAL ADDITIONS =	630.00 SQ.M
NET AREA =	630.00 SQ.M



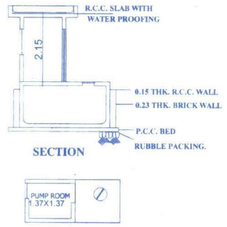
AREA DIAGRAM - R.G.2
SCALE 1 : 500

R.G. AREA STATEMENT	
ADDITIONS :-	
1. 1 / 2 X 15.17 X 2.45 =	18.58 SQ.M
2. 1 / 2 X 23.23 X 4.63 =	53.78 SQ.M
3. 1 / 2 X 23.23 X 8.77 =	101.96 SQ.M
4. 1 / 2 X 18.70 X 2.48 =	23.19 SQ.M
5. 2 / 3 X 4.24 X 0.88 =	2.49 SQ.M
TOTAL ADDITIONS =	200.00 SQ.M
NET AREA = 200.48 =	200.00 SQ.M

R.G. AREA REQUIRED
650.08 SQ.M.
R.G. AREA PROPOSED
830.00 SQ.M.

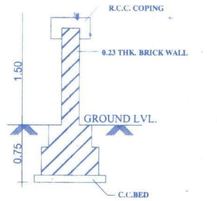
NOTES:

BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWEN IN YELLOW

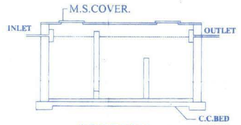


SECTION

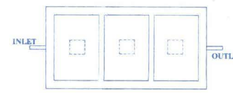
PLAN
PUMP ROOM



COMPOUND WALL SECTION



SECTION



PLAN OF SEPTIC TANK

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16.8.11 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA 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 DEPTT/CITY SURVEY RECORDS.

ARCHITECT 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.

POA'S SIGNATURE
Shri. Moiz Hasan Zojwalla.
Partner Of
M/S Sagar Enterprises.

Owners Name - Shri. Anant Gaurushseth Hardas.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE WORK OF STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORK ARE PREPARE BY US AND THE WORK, AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED, SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
(KDMC Reg. No. 355)

DHOKLE & ASSOCIATE
STRUCTURAL CONSULTANT
KDMC LIC NO. 57
ENGINEER'S SIGNATURE.

LAYOUT | SHEET 1/10

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. : KDMC/TPD/BP/KD/2021-22/69/427
Date :- 24/02/2023.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - I

A.	AREA STATEMENT		IN SQ.M
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)		
	(a) As per ownership document (7/12)		8,010.00
	(b) Area not in possession		23.75
	(c) Area of plot for development		7,986.25
2.	DEDUCTIONS FOR		
	(a) Proposed D.P./D.P.Road widening area/Service Road/Highway widening. (15.00 MT. WIDE D.P. ROAD)		585.43
	(b) Any D.P.Reservation area.		--
	TOTAL (a + b)		585.43
3.	BALANCE AREA OF PLOT (1 MINUS 2)		7,400.82
4.	Amenity space (if applicable)		
	(a) Required.		--
	(b) Adjustment of 2(b), if any.		--
	(c) Balanced Proposed		--
5	NET AREA OF PLOT (3 MINUS 4)		7,400.82
B.	NATURAL SUB DIVISION DUE TO ROAD	PLOT-A	PLOT-B
5	NET AREA OF PLOT	6,500.82	900.00
6.	Recreational Open Space (if applicable) NOT DEDUCTED		
	(a) Required.	650.08	------
	(b) Proposed.	830.00	------
7.	Internal Road area	--	------
8.	Plotable area (if applicable)	6,500.82	900.00
9.	Built up area with reference to Basic F.S.I as per front road width. (Sr.No.5 x basic FSI) (6,500.82 X 1.1) (900.00 X 1.1)	7,150.90	990.00
10.	Addition of FSI on payment of premium.		
	(a) Maximum Permissible premium FSI-based on road width/TOD zone. 50%	3,507.52	485.59
	(b) Proposed FSI on payment of premium. (Already paid-3,994.00 sq.mt.)	3,507.52	485.59
11.	In-situ FSI/ TDR loading		
	(a) In-situ area against D.P.road(2.0 x sr.no.2(a))Lif any - 585.43 X 2.00=1,170.86 sq.mt.	1,170.86	------
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c)		
	(c) TDR @ 90% LETTER NO.- KDMC / NRV / TDR / 7160 DATE -7/3/2022	2,110.00	------
	(d) Total In-situ FSI/ TDR loading proposed (11(a)+(b)+(c))	3,280.86	------
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.	13,939.28	1,475.59
	(b) Ancillary area FSI up to 60% or 80% with payment of charges 13,939.28 X 60% = 8,363.57; 1,475.59 X 60% = 885.35 (813.00 Proposed); 8,363.57+ 813.00 = 9,176.57 Sq.mt.; 9,176.57 - 6,295.00(previous sanctioned) = 2,881.57 Sq.mt.; i)Previously sanctioned Ancillary area = 6,295.00 sq.mt.; ii)Proposed Ancillary area = 2,882.00 sq.mt.	8,363.57	813.00
	(c) Total entitlement(a+b)	22,302.85	2,288.59
14.	Maximum utilisation of limit of FSI (building potential) Permissible as per Road width(as per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable)x(1.6 or1.8)	4.00	4.00
15.	Total Built-up Area in proposal (excluding area at Sr.no.17 b)		
	(a) Existing Built -up Area.		
	(b) Proposed Built -up Area (as per p-line)	22,291.75	2,277.79
	(c) Total (a+b)	22,291.75	2,277.79
16.	F.S.I. Consumed (15/13) should not be more than sr.no.15 above	0.99	0.99
17.	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.no.5)	--	
	(b) Proposed	--	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON PLOT BEARING S.NO.- 4, H.NO.- 1A/3 VILL.- KOLIVALI, TAL.- KALYAN, DIST - THANE.

OWNERS NAME :

SHRI. ANANT GAURUSHETH HARDAS.
P. O. A. HOLDER

SHRI. MOIZ HASSAN ZOJWALLA.
PARTNER OF
M/S SAGAR ENTERPRISES.

SIGNATURE

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD
KALYAN (W) 421301 PH NO. 0251- 2313140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	10.02.2023	Vrushali	SD	KYN/ BLDg 295	MUN / LAYOUT