

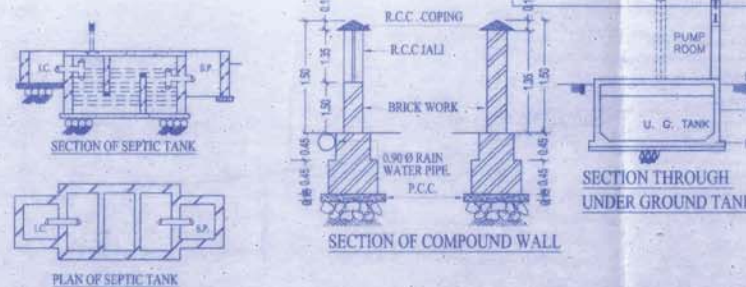


PLOT S, NO,	
s no	AREA
61 /21	2500
61 /51	2900
61 /58	1600
61 /80	3200
61 / 95	700
61 / 75C	1400
61 / 81	200
61 /17	1500
61 /18	1900
61 /19	4800-1300 =3500
61 /20	1400
61 /52	5800
61 /53	600
61 /54	900
61 /55	1100
61 /56	800
61 /57	1200
60 / 7	860
60 / 8	180
TOTAL	32240

[illegible]

PARKING STATISTICS FOR PLOT B - AS PER PREVIOUS SANCTIONED FLOOR/TENAMENTS										PLOT PARKING PROPOSED
CATEGORY OF TENANT/TYPE	NO OF TENANTS	PARKING REQUIREMENTS			TOTAL REQUIREMENTS			TOTAL PROVIDED		
		CAR	SCOOTERS	2W VEHICLES	CAR	SCOOTERS	CAR	SCOOTERS	CAR	SCOOTERS
For every tenements having carpet area of 150 sq. m. and above	36	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 150 sq. m. and above 75 sq. m.	116	66	0	0	66	0	66	0	66	0
For every tenements having carpet area less than 75 sq. m.	116	66	0	0	66	0	66	0	66	0
For every tenements having carpet area less than 75 sq. m. and above 37.5 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 37.5 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 37.5 sq. m. and above 18.75 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 18.75 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 18.75 sq. m. and above 9.375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 9.375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 9.375 sq. m. and above 4.6875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 4.6875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 4.6875 sq. m. and above 2.34375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 2.34375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 2.34375 sq. m. and above 1.171875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 1.171875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 1.171875 sq. m. and above 0.5859375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.5859375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.5859375 sq. m. and above 0.29296875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.29296875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.29296875 sq. m. and above 0.146484375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.146484375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.146484375 sq. m. and above 0.0732421875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.0732421875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.0732421875 sq. m. and above 0.03662109375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.03662109375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.03662109375 sq. m. and above 0.018310546875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.018310546875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.018310546875 sq. m. and above 0.0091552734375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.0091552734375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.0091552734375 sq. m. and above 0.00457763671875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.00457763671875 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.00457763671875 sq. m. and above 0.002288818359375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.002288818359375 sq. m.	21	0	0	0	0	0	0	0	0	0
For every tenements having carpet area less than 0.002288818359375 sq. m. and above 0.0011444091796875 sq. m.	21	0	0							

DCR NO 8.1.1 V -Composite parking.
The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking.



BUILTUP AREA		AREA SUMMARY EXISTING AND PROPOSED	
PLOT A			
FLOOR	BUILTUP AREA AS PER EXISTING OLD SANCTIONED	BUILTUP AREA AS PER EXISTING OLD SANCTIONED AS PER PLANE	BUILTUP AREA AS PER PROPOSED SANCTIONED AS PER PLANE
COMMERCIAL GROUND FLOOR (TOWER A B C)	1130.61	1279.28	
COMMERCIAL 1ST FLOOR (TOWER A B C)	1027.06	1225.25	
TOWER A	5682.19	8264.91	4386.94
TOWER B	5682.19	8264.91	4386.94
TOWER C	3033.11	4386.94	8264.91
TOTAL	16555.16	23421.89	17038.79
FREE OF FSI ON PAYMENT OF PREMIUM IN OLD SANCTIONED	6866.73	0.00	0.00
TOTAL BUILTUP AREA PROPOSED	23421.89	0.00	0.00
TOTAL BUILTUP PLOT A EXISTING +PROPOSED			40460.68
PLOT B			
COMMERCIAL GROUND FLOOR (TOWER D)		1352.22	
COMMERCIAL 1ST FLOOR (TOWER D)	12379.17	1387.59	
COMMERCIAL 2ND ST FLOOR (TOWER D)		1387.59	
TOWER D		10492.80	2289.16
TOWER H	1982.32	2623.15	9423.82
TOWER G	0	0	8966.00
TOTAL BUILTUP PLOT B	14361.49	17243.35	20688.98
FREE OF FSI ON PAYMENT OF PREMIUM IN OLD SANCTIONED	2881.86	0.00	0.00
TOTAL BUILTUP PLOT A EXISTING +PROPOSED	17243.35		37932.33

TOTAL PARKING STATEMENT PLOT A			
TOTAL REQUIRED		TOTAL PROVIDED	
CAR	SCOOTERS	CAR	SCOOTERS
209	337	263	337

NOTE - EXTRA PARKING PROVIDED FOR FUTURE PROVISIONS
57 EXTRA CAR SPACE X6 = 342 SCOOTER
PARK PROVIDED

TOTAL PARKING STATEMENT PLOT B			
TOTAL REQUIRED		TOTAL PROVIDED	
CAR	SCOOTERS	CAR	SCOOTERS
166	654	512	654

NOTES			
PUFT LINS - THICK BLACK			
PROPOSED WORK - PINK			
REPAIRS AND DEMO WORK - RED DOTTED			
FUTURE STREET - GREEN DOTTED			
ROAD AND SET BACK - BURNT SIENNA			
RECONSTRUCTION GRADING - GREEN			
WORK PROPOSED TO BE DEMOLISHED - YELLOW			
ALL EXT. & INTERNAL WALLS ARE 0.15 M THICK RESP.			
SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS
RS	2.10 x 2.40	5.04	ROLLING SHUTTER
D1	1.50 x 2.10	3.15	T.W. PANNELED DOOR
D2	0.90 x 2.13	1.92	T.W. PANNELED DOOR
O1	0.75 x 2.00	1.50	T.W. PANNELED DOOR
W1	1.47 x 2.00	2.94	T.W. GLAZED WINDOW
W2	1.50 x 2.10	3.15	T.W. GLAZED WINDOW
W3	2.04 x 1.00	2.04	T.W. GLAZED WINDOW
W4	1.00 x 1.00	1.00	T.W. GLAZED WINDOW

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.		STAMP OF APPROVAL OF PLAN		1	
Building Permit No. :- KDMC/TDP/EP/DM/2018-19/0026/156		ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan Dombivli Municipal Corporation			
Date :- 18/03/2021					
SANCTIONED		AREA STATEMENT		SQ.MT	
1		AREA OF PLOT		32240	
a		(MINIMUM AREA A & B TO BE CONSIDERED)			
b		As per ownership document (71/2, CTS extract)		32240	
c		As per measurement sheet		32240	
d		As per site		32240	
2		DEDUCTION FOR			
a		Proposed D.P./D.P. Road widening Area/Service Road / Highway widening 4.5 m + 18 m		5052.36	
b		Any DP Reservation area (61+63+63+64)		3700.53	
c		01 - level, hospital		419	
d		02 - HIGH		434.79	
e		03 - HIGHT - 3425.34-1300 = 1125.84		1125.84	
f		04 - PLAY SCHOOL		740.47	
g		Green belt		1073.43	
Total a+b				8942.89	
3		Balance area of plot (1+2)		23397.11	
4		Amenity Space (If applicable)		NA	
a		Required -		NA	
b		Adjustment of 20), if any -		NA	
c		Balance Proposed -		NA	
5		Net Plot Area (3-4 (c))		23397.11	
5A		Net plot area after subdividing		PLOT A PLOT B	
				10306.12 13090.99	
5B		GROSS AREA OF PLOT A & B CONSIDERING TOTAL POTENTIAL (As 100A.12 + 65A+107.43+507.43+507.43+1446.89 = 3300.99 + 1125.84+740.47+2390.99+NA/DP ROAD+534.79 = 17773.67		14466.95 17773.07	
6		Recreational Open space (If applicable)			
a		As Required -		1030.81 1309.09	
b		As Proposed -		1030.81 1309.09	
7		Internal Road area		NIL NIL	
8		Possible area (If applicable)		NIL NIL	
9		Built up area with reference to Basic F.S.I. as per front road width (Sr.No. Subordinate FSI)		1136.73 14400.08	
a		Section in table (FSI = 40 PER ACCOMMODATION RESERVATION PRINCIPAL 01 - level, hospital = 416 X2.0)		832.00	
b		01 - HIGHT - 3425.34-1300 = 1125.84 X2.0		2251.68	
c		04 - PLAY SCHOOL = 740.47 X2.0		1544.88	
d		Green belt = 1073.43 X1.10 = 1180.77		1180.77	
10		Total Built up area with reference to Basic F.S.I. as per front road width		13245.5 16206.74	
a		Addition of FSI on payment of premium		nil nil	
b		Maximum permissible premium FSI - based on road width / TOD Zone		nil nil	
c		Proposed FSI on payment of premium.		nil nil	
11		In-situ FSI / TDR loading		10026.95	
a		In-situ area against D.P. Road (2.11 x Sr. No. 2 (a)(f) area = 5032.36 x2.1 = 10629.00)		5032.36 9000	
b		In-situ area against Amenity Space if handed over (2.00 x 0.65 x Sr. No. 4 (b)(d) (e)(f))		nil	
c		TDR area		6200	
d		Total In-situ / TDR loading proposed (11 (a)+(b)+(c))		10026.95	
12		Additional FSI area under Chapter No. 7			
13		Total entitlement of FSI in the proposal			
a		FSI > 100% = 11422 or FSI whichever is applicable.		25169.45 23206.74	
b		Amenity Area FSI upto 60% or 80%whichever payment of charges.		5434.5 11843.74	
c		Total entitlement (a+b)		33593.95 35050.48	
14		Maximum utilization limit of F.S.I. (building potential) Permissible as per Roadwidth (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 or 6.5 (a)(b)(c)(d) = 5.6 X 1.18 = 6.61)		69441.36 65110.73	
15		Total Built-up Area in proposal (excluding area in Sr.No.17 b)			
a		Existing Built-up Area (As per old sanctioned)		16585.16 14361.48	
b		Proposed Built-up Area (As per F.S.I.)		17038.79 20686.98	
c		Total (a+b)		33593.95 35050.48	
16		F.S.I. Consumed (15+13) (should not be more than strip No.14 above)			
a		Area for Inclusive Housing, if any			
b		Required (20% of Sr.No.9) = 11336.73 + 14400.08 = 25736.81 X 2.0 = 51473.64		5,147.34	
c		Proposed		5,147.34	
Certificate of Area:					
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan 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 -					
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. Owner (b) name and signature _____					
SACHIN VAVIYA SWAMINARAYAN LIFESPAC LLP					
HIRJI PATEL					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED BUILDING ON PLOT BEARING S.NO 60/7, 60/8, 61/21, 61/51, 61/56, 61/60, 61/66, 61/75C, 61/81, 61/117, 61/18, 61/19, 61/20, 61/62, 61/63, 61/64, 61/65, 61/66, 61/67, 61/68, 61/69, 61/70, 61/71, 61/72, 61/73, 61/74, 61/75, 61/76, 61/77, 61/78, 61/79, 61/80, 61/81, 61/82, 61/83, 61/84, 61/85, 61/86, 61/87, 61/88, 61/89, 61/90, 61/91, 61/92, 61/93, 61/94, 61/95, 61/96, 61/97, 61/98, 61/99, 61/100, 61/101, 61/102, 61/103, 61/104, 61/105, 61/106, 61/107, 61/108, 61/109, 61/110, 61/111, 61/112, 61/113, 61/114, 61/115, 61/116, 61/117, 61/118, 61/119, 61/120, 61/121, 61/122, 61/123, 61/124, 61/125, 61/126, 61/127, 61/128, 61/129, 61/130, 61/131, 61/132, 61/133, 61/134, 61/135					