

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.: KDMC/TPD/18/27 Village/2023-24/03.
 Date: 21/04/2023.

SANCTIONED



PROFORMA - I

A	AREA STATEMENT	IN SQ.MT.
1	a) AREA OF PLOT	8556.00
	b) As per ownership document (7/2 C.T.S. extract)	8556.00
	c) As per measurement sheet NOT IN POSSESSION AREA 1458.00 SQ.MT	3773.12
	EXISTING STRUCTURE AREA (A+B+C) = 2731.38 6508-(2731.38+130) = 3773.12	3773.12
	d) As per site	3773.12
2	DEDUCTIONS FOR	
	a) 18.00 M.W. D.P. ROAD AREA	10.25
	b) NALA	33.00
	c) TOTAL (a+b)	43.25
3	BALANCE AREA OF PLOT (1 Minus 2)	3729.87
4	AMENITY SPACE IF APPLICABLE	
	a) REQUIRED	
	b) ADJUSTMENT OF IF ANY	
	c) BALANCE PROPOSED	
5	NET FLOT AREA (3-4+C)	3729.87
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	646.27
	b) PROPOSED	646.27
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) 3729.87 x 1.10 = 4102.66	4102.66
10	ADDITION OF FSI ON PAYMENT PREMIUM 3731.37 x 0.50 = 1865.68	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	
11	IN-SITU FSI/TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD 92.0 SR.NO.2 (a)	
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR.NO.4 (b) AND/OR (C)	
	c) TDR AREA	
	d) TOTAL IN-SITU/TDR LOADING PROPOSED ((1 (a)+(b)+(c))	
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9+10(d)+(11) (d) or 12 WHICHEVER IS APPLICABLE	4102.66
	b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 4102.66 x 0.60 = 2462.70	2462.70
	c) TOTAL ENTITLEMENT ((a+b))	6564.58
14	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 61 or 62 or 63 or 64 as applicable (1) 6 or 1.5	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(b))	6564.58
	a) PROPOSED BUILT UP AREA (AS PER P LINE)	6485.41
	b) EXISTING BUILT UP AREA AS PER SANCTION	6485.41
	c) TOTAL ((a+b))	6485.41
16	FSI CONSUMED (15/13)	
17	AREA FOR INCLUSIVE HOUSING IF ANY 4102.66 x 20% = 820.57	820.57
	a) REQUIRED (20% OF SR. NO. 5)	820.57
	b) PROPOSED (20% OF SR. NO. 5)	908.52

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE 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 TALKED WITH THE AREA STATION IN THE DOCUMENT OF OWNERSHIP.

TOWN PLANNING SCHEME RECORDS, LAND RECORDS/DEPARTMENT/CITY SURVEY RECORDS

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 STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

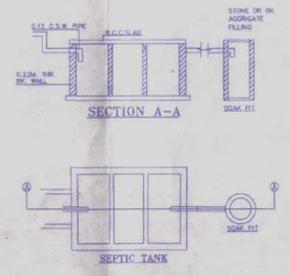
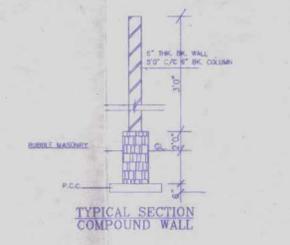
LEGENDS	NOTES
PLOT BOUNDARY SHOWN IN THICK BLACK EXISTING STREET SHOWN IN GREEN FUTURE STREET GREEN DOTTED PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK EXISTING WORK SHOWN IN BLUE WORK PROPOSED TO BE DEVELOPED SHOWN IN YELLOW HATCHED PROPOSED WORK SHOWN IN RED DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED WATER SUPPLY WORK SHOWN IN BLACK DOTTED LINE	DRAWING IN SCALE ALL DIMENSIONS ARE IN METERS OUTER WALL & INTERNAL WALL 0.15M THK.

APPENDIX - C

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

ARCHITECT: ANIL R. NIRGUDE, TEJAS A. NIRGUDE, PARESH CAD/DRN

PROPOSED BUILDING PLAN ON PLOT BEARING ON S.NO. 20/1/2 AT VILLAGE - NANDOLI TAPPE AMBARNATH TAL. KALYAN, DIST. THANE. SCALE: SHRI. GANESH H. DHONE & OTHERS. M/S. PARWATI CONSTRUCTION THROUGH GANESH H. DHONE. DATE: 17/06/2022. VITAN CONSULTANTS ARCHITECTS & ENGINEERS. B-101, Bhubu Tower, 1st Floor, Opp. Lourdes English School, Santosh Mata Road, Kalyan - 421301.



DOORS & WINDOWS SCHEDULE

NO.	SIZE W X H	AREA IN SQ.MT.	DESCRIPTION
01	1.00M X 2.10M	2.10	1 WASHING DOOR
02	0.90M X 2.10M	1.89	1 WASHING DOOR
03	0.75M X 2.00M	1.50	1 W. GLASS WINDOW
04	1.50M X 2.00M	3.00	1 W. GLASS WINDOW
05	1.50M X 1.50M	2.25	1 GLASS DOOR
06	0.60M X 0.60M	0.36	GLASS OUTLET
07	0.60M X 0.60M	0.36	GLASS OUTLET
08	0.60M X 0.60M	0.36	GLASS OUTLET
09	0.60M X 0.60M	0.36	GLASS OUTLET
10	0.60M X 0.60M	0.36	GLASS OUTLET
11	0.60M X 0.60M	0.36	GLASS OUTLET
12	0.60M X 0.60M	0.36	GLASS OUTLET
13	0.60M X 0.60M	0.36	GLASS OUTLET
14	0.60M X 0.60M	0.36	GLASS OUTLET
15	0.60M X 0.60M	0.36	GLASS OUTLET
16	0.60M X 0.60M	0.36	GLASS OUTLET
17	0.60M X 0.60M	0.36	GLASS OUTLET
18	0.60M X 0.60M	0.36	GLASS OUTLET
19	0.60M X 0.60M	0.36	GLASS OUTLET
20	0.60M X 0.60M	0.36	GLASS OUTLET
21	0.60M X 0.60M	0.36	GLASS OUTLET
22	0.60M X 0.60M	0.36	GLASS OUTLET
23	0.60M X 0.60M	0.36	GLASS OUTLET
24	0.60M X 0.60M	0.36	GLASS OUTLET
25	0.60M X 0.60M	0.36	GLASS OUTLET

WING-A TOTAL BUILT UP AREA FORM OF STATEMENT 2 (SR.NO. 9(a))

PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	(INCLUSIVE HOUSING AREA)
STILT	104.64 SQ.MT	---
1ST	---	454.26 SQ.MT
2ND	---	454.26 SQ.MT
3RD	479.03 SQ.MT	---
4TH	479.03 SQ.MT	---
5TH	479.03 SQ.MT	---
6TH	479.03 SQ.MT	---
7TH	479.03 SQ.MT	---
8TH	479.03 SQ.MT	---
9TH	479.03 SQ.MT	---
10TH	479.03 SQ.MT	---
11TH	479.03 SQ.MT	---
12TH	479.03 SQ.MT	---
13TH	432.90 SQ.MT	---
TOTAL	5281.71 SQ.MT	908.52 SQ.MT

WING-B TOTAL BUILT UP AREA FORM OF STATEMENT 2 (SR.NO. 9(a))

PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	(INCLUSIVE HOUSING AREA)
STILT	245.64 SQ.MT	---
1ST	479.03 SQ.MT	---
2ND	479.03 SQ.MT	---
TOTAL	1203.70 SQ.MT	---

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/ 2 SCOOTER	---	---	---
30 TO 40 SQ.MT. EVERY 2 TENEMENT/ CAR & 2 SCOOTER	---	---	---
40 TO 80 SQ.MT. EVERY 2 TENEMENT/CAR & 2 SCOOTER	63	49	90
80 TO 150 SQ.MT. ABOVE ONE TENEMENT/ CAR & 1 SCOOTER	---	---	---
150 SQ.MT. & ABOVE EVERY ONE TENEMENT/ CAR & 1 SCOOTER	---	---	---
TOTAL NO. OF RESIDENTIAL PARKING	---	---	---
ADD VISITOR PARKING FOR RESIDENTIAL USE 45 x 5% 80 x 5%	---	2.25	4.5
COMMERCIAL AREA EVERY 100 SQ.MT 2 CAR & 8 SCOOTER	---	---	---
ADD VISITOR PARKING FOR COMMERCIAL USE	---	---	---
TOTAL NO. OF PARKING	---	47.25	94.50
PARKING REQUIRED AS PER TABLE NO. 8C OF D.P. PARKING	---	38.00	---
TOTAL REQUIRED PARKING	---	38.00	95.00
PARKING PROPOSED	---	---	---
SRIL/STACK PARKING 1+1 PARKING 41 X 2 = 82	---	81	---
OPEN PARKING	---	58	18
COMPOSITE PARKING (120 NO. SCOOTER) 79/9 = 13	---	13	85/9 = 13
TOTAL PROPOSED NO. OF PARKING	---	110	18

INCLUSIVE HOUSING AREA STATEMENT (IN SQ.MT.)

BLDG WING	FLOOR	FLOOR AREA	TOTAL BUILT UP AREA	NO. OF FLATS & SHOPS
WING-A	1ST & 2ND.FLR	454.26	908.52	14 FLATS
WING-B	GR+2	1203.70	1203.70	14 FLAT
TOTAL			908.52	14 FLAT

FORM OF STATEMENT 3 (SR.NO. 9(g))

AREA DETAILS OF APARTMENT

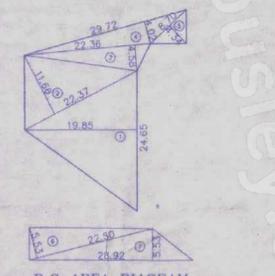
BLDG. WING	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
WING-A	3 TO 7TH	FLAT- 1,2,6	52.71	7.77
WING-A	9TH TO 12TH	FLAT- 3,4,5,7	40.85	2.08
WING-A	8TH FLR & 13TH FLR	FLAT- 1,2,6	52.71	7.77
WING-A	13TH FLR	FLAT- 3,4,7	40.85	2.08
WING-B	1ST & 2ND	FLAT- 1,5,6	52.71	7.77
WING-B	1ST & 2ND	FLAT- 2,3,4,7	40.85	2.08

TOTAL BUILTUP AREA STATEMENT

BLDG WING	FLOOR	FLOOR AREA	AREA	NO. OF BLDG	TOTAL BUILTUP AREA	NO OF FLAT & SHOP
WING-A	ST+13	STILT - 104.64 1ST TO 2ND.FLR - 0.00 TYP.FLR - 479.03 8TH & 13TH.FLR - 432.90	5281.71	1	5281.71	79FLAT
WING-B	GR+2	GROUND - 245.64 1ST & 2ND - 479.03	1203.70	1	1203.70	1-CLUB-HOUSE 14 FLAT
TOTAL			6485.41	2	6485.41	1-CLUB-HOUSE 89 FLAT

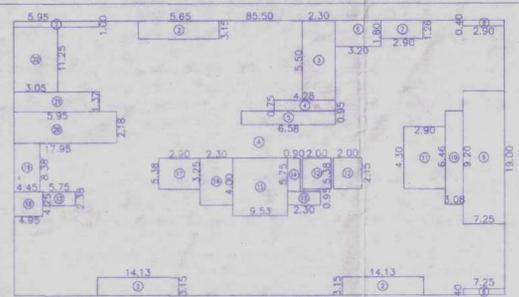
EXISTING BLDG AREA

BLDG NO	AREA
A	860.12
B	1722.55
C	138.46
D	8.75
E	1.50
TOTAL	2731.38



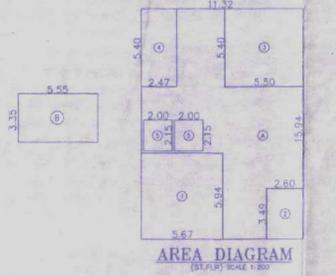
R.G AREA CALCULATION

R.G AREA	AREA
1	1/2 X 24.65 X 19.85 X 1NO = 244.85 SQ.MT
2	1/2 X 22.37 X 11.86 X 1NO = 132.42 SQ.MT
3	1/2 X 22.36 X 4.58 X 1NO = 51.20 SQ.MT
4	1/2 X 22.72 X 4.02 X 1NO = 59.74 SQ.MT
5	1/2 X 8.75 X 4.34 X 1NO = 18.98 SQ.MT
6	1/2 X 22.20 X 5.53 X 1NO = 62.21 SQ.MT
7	1/2 X 28.82 X 5.53 X 1NO = 79.86 SQ.MT
TOTAL ADDITION	647.66 SQ.MT



BUILT UP AREA CALCULATION 1ST & 2ND FLOOR

ADDITION	AREA
A	34.20 X 19.00 X 1NO = 649.80 SQ.MT
TOTAL ADDITION	649.80 SQ.MT
DEDUCTIONS	
1	5.35 X 0.40 X 1NO = 2.14 SQ.MT
2	5.65 X 1.26 X 3NOS = 21.38 SQ.MT
3	2.30 X 5.50 X 1NO = 12.65 SQ.MT
4	4.28 X 0.75 X 1NO = 3.21 SQ.MT
5	6.58 X 0.55 X 1NO = 3.62 SQ.MT
6	3.50 X 1.60 X 1NO = 5.60 SQ.MT
7	2.50 X 1.26 X 1NO = 3.15 SQ.MT
8	2.90 X 0.40 X 2NOS = 2.32 SQ.MT
9	2.90 X 9.20 X 1NO = 26.68 SQ.MT
10	1.23 X 6.46 X 1NO = 7.93 SQ.MT
11	2.90 X 4.30 X 1NO = 12.47 SQ.MT
12	2.00 X 2.15 X 2NOS = 8.60 SQ.MT
13	2.30 X 0.55 X 2NOS = 2.53 SQ.MT
14	0.50 X 2.30 X 1NO = 1.15 SQ.MT
15	2.90 X 4.30 X 1NO = 12.47 SQ.MT
16	2.30 X 3.25 X 1NO = 7.48 SQ.MT
17	2.10 X 2.15 X 1NO = 4.52 SQ.MT
18	1.88 X 1.70 X 1NO = 3.20 SQ.MT
19	1.78 X 3.35 X 1NO = 5.96 SQ.MT
20	1.18 X 2.18 X 1NO = 2.57 SQ.MT
21	5.65 X 1.37 X 1NO = 7.74 SQ.MT
22	3.05 X 4.50 X 1NO = 13.73 SQ.MT
TOTAL DEDUCTION	155.54 SQ.MT
TOTAL BUILT UP AREA (X - Y1)	454.26 SQ.MT



BUILT UP AREA CALCULATION STILT FLOOR

ADDITION	AREA
A	11.32 X 15.94 X 1NO = 180.44 SQ.MT
B	5.55 X 3.35 X 1NO = 18.59 SQ.MT
TOTAL ADDITION	199.03 SQ.MT
DEDUCTIONS	
1	5.67 X 5.94 X 1NO = 33.68 SQ.MT
2	2.80 X 3.49 X 1NO = 9.67 SQ.MT
3	5.50 X 5.40 X 1NO = 29.70 SQ.MT
4	2.47 X 5.40 X 1NO = 13.34 SQ.MT
5	2.00 X 2.15 X 2NOS = 8.60 SQ.MT
TOTAL DEDUCTION	84.38 SQ.MT
TOTAL BUILT UP AREA (X - Y1)	104.64 SQ.MT

