CUMULATIVE PARKING PROVIDED

TYPE OF BLDGS	TOTAL FLATS	REQUIRED PARKING		PARKING PROPOSED	
		2-WHEELER	CAR	2-WHEELER	CAR
A	154	92	97	92	1241 (INCLUDES ALL STILT & PODIUM PARKING) + 37 (OPEN)
B	233	87 - 91	--		
C	164	316	112	316	
D	140	298	112	298	
E	164	310	110	310	
F	196	92	69	92	
G	154	92	97	92	
COMMERCIAL AREA ABOVE 800.00 SQ.MT. 1 CAR REQUIRED FOR 160.0 SQ.M AREA PROPOSED COMMERCIAL AREA = 1,193.69		24	72	72	13 (OPEN)
TOTAL NO. OF PARKING		712		1272	1291

PARKING AREA REQUIRED FOR CAR = 1291 X 13.75 = 17,751.25 SQ.MT.

AREAS IN PODIUMS TO BE INCLUDED IN FSI

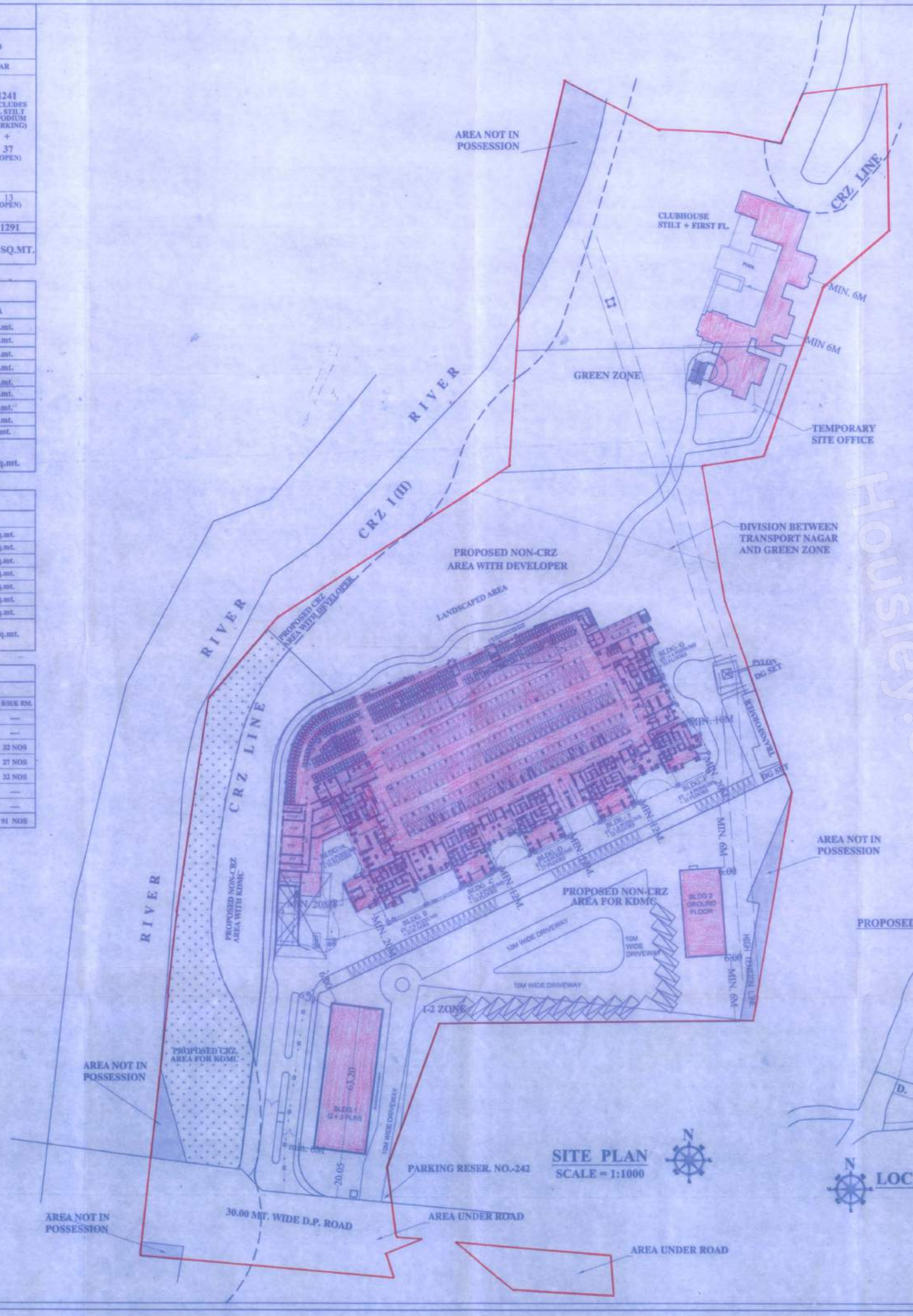
BLDG NO.	AREA
STILT (SERVICES)	651.90 sq.mt.
STILT	112.51 sq.mt.
FIRST PODIUM	112.51 sq.mt.
SECOND PODIUM	112.51 sq.mt.
THIRD PODIUM	112.51 sq.mt.
FOURTH PODIUM	112.51 sq.mt.
FIFTH PODIUM	42.65 sq.mt.
SIXTH PODIUM	23.18 sq.mt.
TOTAL	1,280.28 sq.mt.
AREAS IN PODIUMS TO BE INCLUDED IN FSI	1,280.28 sq.mt.

STAIRCASE AREA STATEMENT
(AS PER OLD DCR FOR PREVIOUSLY SANCTIONED BUILDINGS)

BLDG NO.	AREA
BLDG. A (ST.+ 6 PODIUM + 23 FLRS.)	1,656.39 sq.mt.
BLDG. B (ST.+ 6 PODIUM + 23 FLRS.)	2,132.30 sq.mt.
BLDG. C (ST.+ 6 PODIUM + 5 FLRS.)	955.69 sq.mt.
BLDG. D (ST.+ 6 PODIUM + 5 FLRS.)	955.69 sq.mt.
BLDG. E (ST.+ 6 PODIUM + 5 FLRS.)	955.69 sq.mt.
BLDG. F (ST.+ 6 PODIUM + 23 FLRS.)	1,644.64 sq.mt.
BLDG. G (ST.+ 6 PODIUM + 23 FLRS.)	1,656.39 sq.mt.
TOTAL STAIRCASE AREA FOR WHICH PREMIUM IS ALREADY PAID	10,156.79 sq.mt.

TENEMENT STATEMENT

BLDG. NO.	TENEMENT						
	TOTAL	1 B/HK RM.	1 1/2 B/HK RM.	2 B/HK RM.	2.5 B/HK RM.	3 B/HK RM.	4 B/HK RM.
A	154 NOS	----	----	90 NOS	----	64 NOS	----
B	233 NOS	122 NOS	111 NOS	----	----	----	----
C	164 NOS	----	----	62 NOS	96 NOS	64 NOS	32 NOS
D	140 NOS	----	----	54 NOS	85 NOS	54 NOS	27 NOS
E	164 NOS	----	----	62 NOS	98 NOS	64 NOS	32 NOS
F	196 NOS	122 NOS	37 NOS	37 NOS	----	----	----
G	154 NOS	----	----	90 NOS	----	64 NOS	----
TOTAL	1205 NOS	244 NOS	148 NOS	395 NOS	17 NOS	310 NOS	91 NOS



SITE PLAN
SCALE = 1:1000

LOCATION PLAN
1:5000

BUILT UP AREA STATEMENT

FLOORS	BLDG. - A	BLDG. - B	BLDG. - C	BLDG. - D	BLDG. - E	BLDG. - F	BLDG. - G
	AS PER PREVIOUSLY SANCTIONED		REVISED PLANS AS PER UDCPR			AS PER PREVIOUSLY SANCTIONED	
STILT FLOOR-COMM.	---	86.92 sq.mt. 40.18 sanctioned, 46.44 proposed	111.87 sq.m.	87.90 sq.m.	43.57 sq.m.		
STILT FLOOR-RESI.	---	---	201.81 sq.m.	250.52 sq.m.	298.95 sq.m.	---	---
1ST PODIUM FLOOR	---	---	90.93 sq.m.	86.85 sq.m.	57.59 sq.m.	---	---
2ND PODIUM FLOOR	---	225.23 sq.m.	245.85 sq.m.	259.59 sq.m.	298.95 sq.m.	140.44 sq.mt.	---
3RD PODIUM FLOOR	---	225.23 sq.m.	250.52 sq.m.	246.90 sq.m.	260.61 sq.m.	140.44 sq.mt.	---
4TH PODIUM FLOOR	---	225.23 sq.m.	245.85 sq.m.	259.59 sq.m.	298.95 sq.m.	140.44 sq.mt.	---
5TH PODIUM FLOOR	---	225.23 sq.m.	250.52 sq.m.	246.90 sq.m.	260.61 sq.m.	140.44 sq.mt.	---
6TH PODIUM FLOOR	389.72 sq.mt.	225.23 sq.mt.	250.52 sq.m.	259.59 sq.m.	298.95 sq.m.	140.44 sq.mt.	55.58 sq.mt. sanctioned, 55.58 proposed
1ST FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
2ND FLOOR	324.73 sq.mt.	364.16 sq.mt.	550.52 sq.mt.	595.85 sq.mt.	559.52 sq.mt.	277.62 sq.mt.	324.73 sq.mt.
3RD FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
4TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
5TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
6TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
7TH FLOOR	324.73 sq.mt.	364.16 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	277.62 sq.mt.	324.73 sq.mt.
8TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
9TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
10TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
11TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
12TH FLOOR	324.73 sq.mt.	364.16 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	277.62 sq.mt.	324.73 sq.mt.
13TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
14TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
15TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67sq.mt.	398.79 sq.mt.
16TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
17TH FLOOR	324.73 sq.mt.	364.16 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	277.62 sq.mt.	324.73 sq.mt.
18TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
19TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
20TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
21TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
22TH FLOOR	324.73 sq.mt.	364.16 sq.mt.	550.52 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	277.62 sq.mt.	324.73 sq.mt.
23TH FLOOR	398.79 sq.mt.	409.35 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	322.67 sq.mt.	398.79 sq.mt.
24TH FLOOR	325.75 sq.mt.	345.17 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	455.56 sq.mt.	535.75 sq.mt.
25TH FLOOR	325.75 sq.mt.	352.17 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	447.94 sq.mt.	525.75 sq.mt.
26TH FLOOR	325.75 sq.mt.	345.17 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	559.52 sq.mt.	455.56 sq.mt.	535.75 sq.mt.
27TH FLOOR	448.95 sq.mt.	506.39 sq.mt.	598.85 sq.mt.	595.60 sq.mt.	598.95 sq.mt.	460.35 sq.mt.	448.95 sq.mt.
28TH FLOOR	325.75 sq.mt.	345.17 sq.mt.	598.85 sq.mt.	---	559.52 sq.mt.	455.56 sq.mt.	535.75 sq.mt.
29TH FLOOR	325.75 sq.mt.	352.17 sq.mt.	598.85 sq.mt.	---	598.95 sq.mt.	447.94 sq.mt.	525.75 sq.mt.
30TH FLOOR	325.75 sq.mt.	345.17 sq.mt.	598.85 sq.mt.	---	559.52 sq.mt.	455.56 sq.mt.	535.75 sq.mt.
31ST FLOOR	325.75 sq.mt.	352.17 sq.mt.	598.85 sq.mt.	---	598.95 sq.mt.	447.94 sq.mt.	525.75 sq.mt.
32ND FLOOR	325.75 sq.mt.	345.17 sq.mt.	598.85 sq.mt.	---	559.52 sq.mt.	455.56 sq.mt.	535.75 sq.mt.
TOTAL	13,829.61 sq.mt.	15,126.12 sq.mt.	20,524.21 sq.mt.	17,481.86 sq.mt.	20,607.58 sq.mt.	11,884.41 sq.mt.	13,495.47sq.mt.

TOTAL = (A, B, C, D, E, F & G) = 1,12,999.46 SQM.

CLUB HOUSE (REVISED PLAN AS PER NEW DCR) = 1,840.80 SQ.M.

OTHER AREAS IN PODIUMS TO BE INCL. IN F.S.I. = 1,280.28 SQ.M.
(SERVICE AREAS, DRIVERS' ROOM, COMMON LOBBY, TOILETS, STAIRCASES)

TOTAL PROPOSED BUILT UP AREA = (A, B, C, D, E, F, G & CLUB HOUSE) = 1,16,120.32 SQ.MT.

AREA STATEMENT AS PER 7/12 EXTRACT

C. S. NO. 1653	45,620.00 SQ.M.
C. S. NO. 1550 B	1,910.00 SQ.M.
C. S. NO. 1550 D	960.00 SQ.M.
S. NO. 17	16,290.00 SQ.M.
S. NO . 18	14,370.00 SQ.M.
S. NO . 218	6,070.00 SQ.M.
TOTAL AREA	85,220.00 SQ.M.

DESCRIPTION	SQ.M.
AREA OF PLOT	85,220.00 sq.m.
AREA NOT IN POSSESSION	2,095.00 sq.m.
RESERVATION 242 - PARKING	100.00 sq.m.
RESERVATION 243 - TRANSPORT NAGAR	55,022.00 sq.m.
30.00 MT. WIDE D.P. ROAD	4,763.00 sq.m.
I-2 ZONE	1,710.00 sq.m.
G ZONE	21,530.00 sq.m.
AREA UNDER CRZ IN TRANSPORT NAGAR	6,478.00 sq.m.

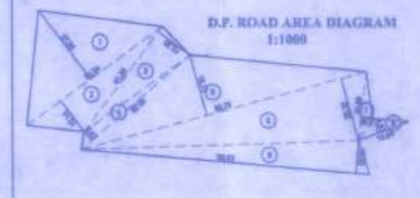
STATEMENT FOR TRANSPORT NAGAR

TRANSPORT NAGAR	55,022.00 sq.m.
NON CRZ AREA = 48,544.00	
CRZ AREA = 6,478.00	
40% AREA (OF PLOT) TO BE HANDED OVER TO K.D.M.C	22,008.80 sq.m.
NON CRZ AREA = 17,268.80	
CRZ AREA = 4,740.00	

STATEMENT FOR AREA TO BE HANDED OVER TO KDMC

A) 10% AMENITY AREA (I TO R)	171.00 sq.m.
B) AREA UNDER PARKING RESERVATION	100.00 sq.m.
C) 40% OF TRANSPORT NAGAR	22,008.80 sq.m.
TOTAL AREA TO BE HANDED OVER TO KDMC	22,279.80 sq.m.
CONSTRUCTED AREA TO KDMC	6,000.00 sq.m.

30.00 MT. WIDE D.P. ROAD -AREA CALCULATION



D.P. ROAD AREA DIAGRAM 1:1000

D.P. ROAD AREA DIAGRAM 1:1000

ROAD AREA STATEMENT : 1

ADDITIONS :-
1. 1/2 X 53.58 X 27.00 = 723.33 SQM
2. 1/2 X 52.54 X 12.43 = 331.01 SQM
3. 1/2 X 41.29 X 12.30 = 253.93 SQM
4. 1/2 X 45.28 X 3.63 = 82.18 SQM
5. 1/2 X 92.76 X 19.73 = 915.08 SQM
6. 1/2 X 92.76 X 20.32 = 942.44 SQM
7. 1/2 X 21.69 X 3.68 = 40.28 SQ.M
8. 1/2 X 16.64 X 4.87 = 40.52 SQM
9. 1/2 X 90.65 X 10.42 = 472.18 SQ.M

TOTAL ADDITIONS = 3803.00 SQ.M
NET AREA = 2803.00 SQ.M

ROAD AREA STATEMENT : 2

ADDITIONS :-
1. 1/2 X 65.58 X 18.44 = 586.22 SQ.M
2. 1/2 X 43.82 X 17.06 = 373.78 SQ.M

TOTAL ADDITIONS = 960.00 SQ.M
NET AREA = 960.00 SQ.M

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23 / 01 / 2017 AND THE DIMENSION 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 RECORD b/ LAND RECORDS DEPT/CITY SURVEY RECORDS.

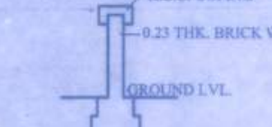
ARCHITECT SIGNATURE

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

for PRAVIN GALA CONSULTANTS PVT. LTD.
DIRECTOR

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

ENGINEER'S SIGNATURE.



COMPOUND WALL SECTION

STAMP OF APPROVAL OF PLANS.

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/KD/2018-19/35/205
Date :- 28/07/2021
SANCTIONED
ASSISTANT DIRECTOR OF TOWN PLANNING
PROFORMA - 1 Kalyan-Dombivli Municipal Corporation

REVISION 3
LAYOUT
SHEET NO: 1

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING C.T.S. NO. 1653, C.S.NO. 1550 B &D, S. NO 17, S.NO. 18, S.NO. 218, AT VILLAGE - SHAHAD,TALUKA- KALYAN, DISTRICT - THANE.

OWNERS NAME :

CENTURY RAYON
P. O. A. HOLDER/
MR. K.T. JITHENDRAN
C.E.O.
BIRLA ESTATES
SIGNATURE

SHOBHANA DESHPANDE
Architect

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

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:1000	18 / 06 / 2021	RUHI	SD	KYN/ BLD/363	LAY / 01

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,CTS extract)	85,220.00
	(b) As per measurement sheet.	
	(c) As per site.	83,125.00
2.	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P.Road widening area/Service Road/Highway widening. 2706.31 IN NON CRZ & 2056.69 IN CRZ II	4,763.00
	(b) Any D.P. Reservation area.	
	i) PARKING RESERVATION	100.00
	ii) GREEN ZONE	21,530.00
	TOTAL (a + b)	26,393.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	56,732.00
4.	Amenity space (if applicable)	
	(a) Required. (I TO R) = 10% OF 1710	171.00
	(b) Adjustment of 20(c), if any.	--
	Balanced Proposed	171.00
5.	Deduction for CRZ Area	6,478.00
6.	NET AREA OF PLOT (3 MINUS 4)	50,083.00
7.	Recreational Open Space (if applicable)	
	(a) Required.	--
	(b) Proposed.	--
8.	Internal Road area	--
9.	Plotable area (if applicable)	--
10.	Built up area with reference to Basic F.S.I.as per front road width. (Sr.No.6 x basic FSI) (50,083.00 X 1.1)	55,091.30
11.	Addition of FSI on payment of premium.	
	(a) Maximum Permissible premium FSI-based on road width/TOD zone. 50%	27,545.65
	(b) Proposed FSI on payment of premium.	17,000.00
12.	In-situ FSI/ TDR loading	
	(a) In-situ area against D.P.road(2.0 x sr.no.2(a)),if any 2706.31 IN NON CRZ & 2056.69 IN CRZ II 2706.31 X 2.10 = 5683.25 2056.69 X 1 = 2056.69 TOTAL = 7739.94	7,739.94
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no. 4(b) and /or(c))	171.00
	(c) For Parking Reservation (In-Situ)	236.00
	(d) TDR area (limited/not limited) as per KDMC / NMV / TDR / (64 dated 07-10-2020)	5,886.00
	Total In-situ FSI/ TDR loading proposed (12(a)+(b)+(c) + (d))	14,036.94
13.	Additional FSI area under Chapter no.7	
14.	Total entitlement of FSI in the proposal.	
	(a) 10 +1(D)+12 or 13 whichever is applicable.	86,098.24
15.	CALCULATION FOR ANCILLARY AREA total entitlement - previously sanctioned area of ABFG (86,098.24 - 35857.83 = 50,240.41)	
	Ancillary area FSI up to 60% with payment of charges. on 50,240.41 = 30,144.25	30,144.25
	Total addition for ancillary area	
16.	Total entitlement of FSI in proposal (14+15)	1,16,242.49
17.	Maximum utilisation of limit of FSI(building potential)Permissible as per Road width(as per Regulation no.8.1 or 8.2 or 8.3 or 8.4 as applicable)(c1.6 of1.8)	4.80
18.	Total Built-up Area in proposal	
	a) Built-up Area already sanctioned =	84,958.37
	b) Proposed Built-up Area =	31,416.95
	Total Proposed Built-up Area. (a+b)	1,16,120.32
19.	F.S.I. Consumed (18/6) should not be more than sr.no.17 above	2.32
18	Area for Inclusive Housing, if any (a) Required (20% of Sr no.5)	--
	(b) Proposed	--
B.	TENEMENT STATEMENT	
i).	NET PERMISSIBLE AREA OF PLOT (ITEM A-16 ABOVE)	1,16,242.49
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC)	289.76
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	1,15,952.73
i).	TENEMENTS PROPOSED	1205 NOS
ii).	PROPOSED SHOPS	05
iii).	PROPOSED OFFICE	---
iv).	TENEMENTS EXISTING	---
iii).	TOTAL TENEMENTS ON THE PLOT	1205 NOS

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