

CONTAINS :- BLOCK PLAN, FLOOR PLAN, AREA DIAGRAM, AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION WITH T.D.R.

APPROVING AUTHORITY

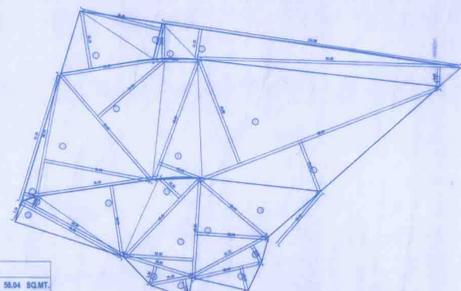
OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/KC/D/2021/22/84/183
Date :- 30/06/2022

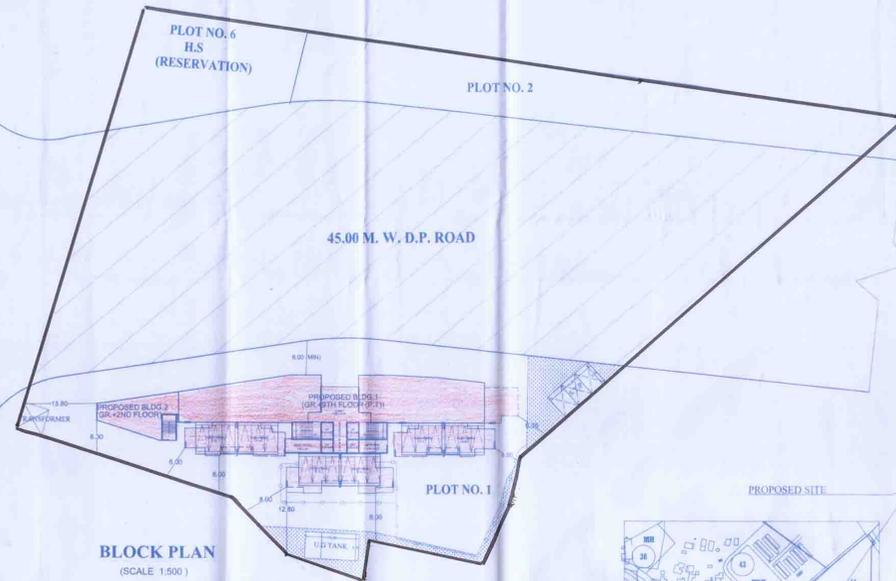
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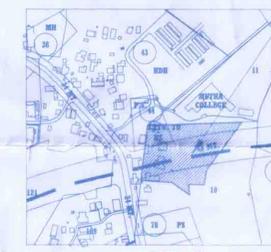
ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan Dombivli Municipal Corporation



PLOT AREA DIAGRAM (SCALE 1:1000)



BLOCK PLAN (SCALE 1:500)



LOCATION PLAN (SCALE: N.T.S.)

P-LINE AREA CALCULATION

| RESERVATION | AREA | REMARKS |
|-----------------------|----------------------------|------------------------|
| 1 | 102 X 34.60 X 21.75 X 1 NO | = 775.06 SQ.MT. |
| 2 | 102 X 13.05 X 30.40 X 1 NO | = 207.89 SQ.MT. |
| TOTAL ADDITION | | = 982.95 SQ.MT. |

P-LINE AREA CALCULATION

| AREA UNDER ROAD | AREA | REMARKS |
|-----------------------|-----------------------------|-------------------------|
| 3 | 102 X 113.28 X 11.37 X 1 NO | = 655.32 SQ.MT. |
| 4 | 102 X 98.82 X 7.32 X 1 NO | = 361.68 SQ.MT. |
| 5 | 102 X 16.66 X 13.59 X 1 NO | = 112.87 SQ.MT. |
| TOTAL ADDITION | | = 1130.87 SQ.MT. |

P-LINE AREA CALCULATION

| GROUND FLOOR BUILDING-1 | AREA | REMARKS |
|-------------------------|----------------------|------------------------|
| 6 | 64.90 X 14.74 X 1 NO | = 943.36 SQ.MT. |
| TOTAL ADDITION | | = 943.36 SQ.MT. |

DEDUCTIONS

| | | |
|----------------------------------|---------------------------|------------------------|
| 1 | 6.40 X 3.20 X 1 NO | = 21.06 SQ.MT. |
| 2 | 5.74 X 20.65 X 1 NO | = 115.08 SQ.MT. |
| 3 | 3.25 X 1.38 X 1 NO | = 4.12 SQ.MT. |
| 4 | 5.74 X 2.10 X 1 NO | = 12.05 SQ.MT. |
| 5 | 0.15 X 2.70 X 1 NO | = 0.41 SQ.MT. |
| 6 | 2.10 X 0.74 X 1 NO | = 1.25 SQ.MT. |
| 7 | 5.74 X 21.48 X 1 NO | = 122.84 SQ.MT. |
| 8 | 3.20 X 7.15 X 1 NO | = 22.88 SQ.MT. |
| 9 | 0.75 X 2.30 X 1 NO | = 2.43 SQ.MT. |
| 10 | 2.25 X 1.10 X 1 NO | = 2.48 SQ.MT. |
| 11 | 2.80 X 1.15 X 1 NO | = 3.22 SQ.MT. |
| 12 | 1.65 X 2.74 X 1 NO | = 4.52 SQ.MT. |
| 13 | 2.80 X 1.00 X 1 NO | = 2.80 SQ.MT. |
| 14 | 2.75 X 3.70 X 1 NO | = 10.19 SQ.MT. |
| 15 | 4.00 X 2.20 X 1 NO | = 8.80 SQ.MT. |
| 16 | 3.20 X 1.90 X 1 NO | = 6.08 SQ.MT. |
| 17 | 2.20 X 7.80 X 1 NO | = 17.16 SQ.MT. |
| 18 | 102 X 15.92 X 2.23 X 1 NO | = 16.75 SQ.MT. |
| 19 | 102 X 3.20 X 0.16 X 1 NO | = 0.54 SQ.MT. |
| TOTAL DEDUCTION | | = 491.72 SQ.MT. |
| TOTAL BUILT UP AREA (X-Y) | | = 541.64 SQ.MT. |

P-LINE AREA CALCULATION

| PLOT-1 | AREA | REMARKS |
|-----------------------|----------------------------|-------------------------|
| 12 | 1/2 X 15.48 X 7.24 X 1 NO | = 56.04 SQ.MT. |
| 13 | 1/2 X 26.63 X 0.39 X 1 NO | = 125.03 SQ.MT. |
| 14 | 1/2 X 26.64 X 7.29 X 1 NO | = 97.10 SQ.MT. |
| 15 | 1/2 X 32.12 X 0.80 X 1 NO | = 109.21 SQ.MT. |
| 16 | 1/2 X 33.84 X 25.41 X 1 NO | = 429.04 SQ.MT. |
| 17 | 1/2 X 37.22 X 27.20 X 1 NO | = 482.37 SQ.MT. |
| 18 | 1/2 X 37.22 X 27.20 X 1 NO | = 482.37 SQ.MT. |
| 19 | 1/2 X 45.45 X 10.58 X 1 NO | = 213.98 SQ.MT. |
| 20 | 1/2 X 45.05 X 26.75 X 1 NO | = 602.54 SQ.MT. |
| 21 | 1/2 X 42.80 X 4.58 X 1 NO | = 97.58 SQ.MT. |
| 22 | 1/2 X 42.80 X 7.78 X 1 NO | = 166.06 SQ.MT. |
| TOTAL ADDITION | | = 2886.00 SQ.MT. |

DEDUCTIONS

| | | |
|----------------------------------|---------------------------|-----------------------|
| 1 | 0.51 X 4.80 X 1 NO | = 2.45 SQ.MT. |
| 2 | 1/2 X 15.53 X 3.28 X 1 NO | = 17.70 SQ.MT. |
| 3 | 1/2 X 12.34 X 3.54 X 1 NO | = 21.84 SQ.MT. |
| TOTAL DEDUCTION | | = 41.99 SQ.MT. |
| TOTAL BUILT UP AREA (X-Y) | | = 98.71 SQ.MT. |

P-LINE AREA CALCULATION

| 1ST & 2ND FLOOR BUILDING-2 | AREA | REMARKS |
|----------------------------|---------------------|------------------------|
| 4 | 14.85 X 8.90 X 1 NO | = 147.82 SQ.MT. |
| TOTAL ADDITION | | = 147.82 SQ.MT. |

DEDUCTIONS

| | | |
|----------------------------------|---------------------------|------------------------|
| 1 | 2.70 X 2.10 X 1 NO | = 13.77 SQ.MT. |
| 2 | 1/2 X 12.34 X 3.58 X 1 NO | = 22.09 SQ.MT. |
| 3 | 1/2 X 12.29 X 1.61 X 1 NO | = 11.12 SQ.MT. |
| TOTAL DEDUCTION | | = 46.98 SQ.MT. |
| TOTAL BUILT UP AREA (X-Y) | | = 100.84 SQ.MT. |

P-LINE AREA CALCULATION

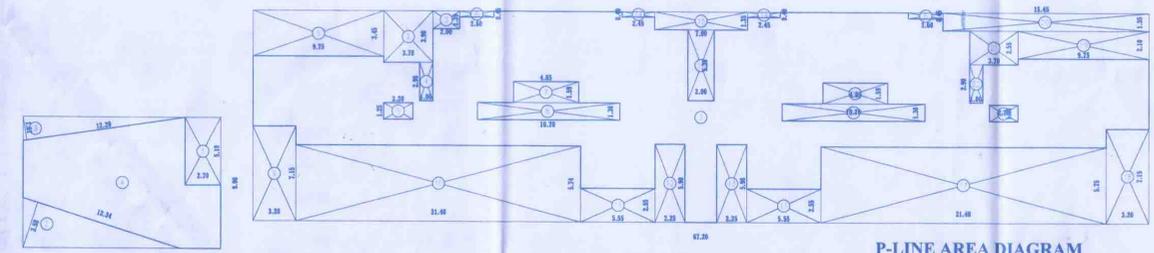
| 1ST TO 4TH FLOOR BUILDING-1 | AREA | REMARKS |
|-----------------------------|----------------------|-------------------------|
| 3 | 67.20 X 15.89 X 1 NO | = 1067.81 SQ.MT. |
| TOTAL ADDITION | | = 1067.81 SQ.MT. |

DEDUCTIONS

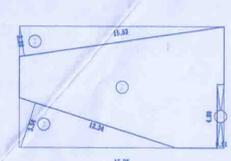
| | | |
|----------------------------------|---------------------|------------------------|
| 1 | 9.75 X 3.45 X 1 NO | = 33.64 SQ.MT. |
| 2 | 3.70 X 3.90 X 1 NO | = 14.43 SQ.MT. |
| 3 | 2.00 X 1.35 X 1 NO | = 2.70 SQ.MT. |
| 4 | 1.00 X 2.90 X 1 NO | = 2.90 SQ.MT. |
| 5 | 2.20 X 1.25 X 1 NO | = 2.75 SQ.MT. |
| 6 | 2.80 X 0.45 X 2 NOS | = 2.54 SQ.MT. |
| 7 | 4.85 X 1.00 X 1 NO | = 7.71 SQ.MT. |
| 8 | 19.70 X 1.30 X 1 NO | = 25.81 SQ.MT. |
| 9 | 3.20 X 7.15 X 1 NO | = 22.88 SQ.MT. |
| 10 | 21.40 X 0.74 X 1 NO | = 15.85 SQ.MT. |
| 11 | 5.55 X 2.55 X 2 NOS | = 28.31 SQ.MT. |
| 12 | 2.25 X 5.90 X 1 NO | = 13.29 SQ.MT. |
| 13 | 2.25 X 5.90 X 1 NO | = 13.29 SQ.MT. |
| 14 | 2.40 X 0.40 X 2 NOS | = 1.96 SQ.MT. |
| 15 | 7.00 X 1.35 X 1 NO | = 9.45 SQ.MT. |
| 16 | 2.00 X 5.35 X 1 NO | = 10.70 SQ.MT. |
| 17 | 21.40 X 0.75 X 1 NO | = 16.05 SQ.MT. |
| 18 | 3.20 X 7.15 X 1 NO | = 22.88 SQ.MT. |
| 19 | 0.75 X 2.10 X 1 NO | = 20.48 SQ.MT. |
| 20 | 15.45 X 1.35 X 1 NO | = 20.86 SQ.MT. |
| 21 | 3.70 X 3.10 X 1 NO | = 9.44 SQ.MT. |
| 22 | 1.80 X 2.90 X 1 NO | = 2.90 SQ.MT. |
| 23 | 2.20 X 1.25 X 1 NO | = 2.75 SQ.MT. |
| 24 | 19.70 X 1.30 X 1 NO | = 25.81 SQ.MT. |
| 25 | 4.85 X 1.00 X 1 NO | = 7.71 SQ.MT. |
| TOTAL DEDUCTION | | = 87.76 SQ.MT. |
| TOTAL BUILT UP AREA (X-Y) | | = 980.05 SQ.MT. |

DOORS AND WINDOWS SCHEDULE

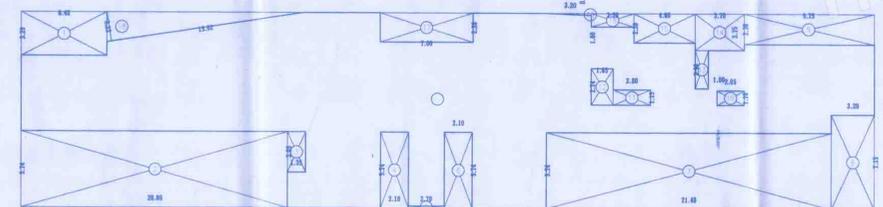
| TYPE | SIZE | REMARKS |
|------|-------------|--------------------------------------|
| FD | 2.1 X 2.10 | T.W. FRAMED PANELLED DOOR |
| FD1 | 2.10 X 2.10 | T.W. FRAMED PANELLED DOOR |
| FD2 | 1.80 X 2.10 | T.W. FRAMED PANELLED DOOR |
| FD3 | 1.80 X 2.10 | T.W. FRAMED PANELLED DOOR |
| D1 | 0.80 X 2.10 | T.W. FRAMED PANELLED DOOR |
| D2 | 0.75 X 2.00 | T.W. FRAMED PARTLY GLAZED SILEX DOOR |
| W | 1.80 X 1.50 | T.W. FRAMED GLAZED PANELLED WINDOW |
| W1 | 1.50 X 1.50 | T.W. FRAMED GLAZED PANELLED WINDOW |
| Y | 1.20 X 0.60 | T.W. FRAMED GLAZED LOUVERED WINDOW |



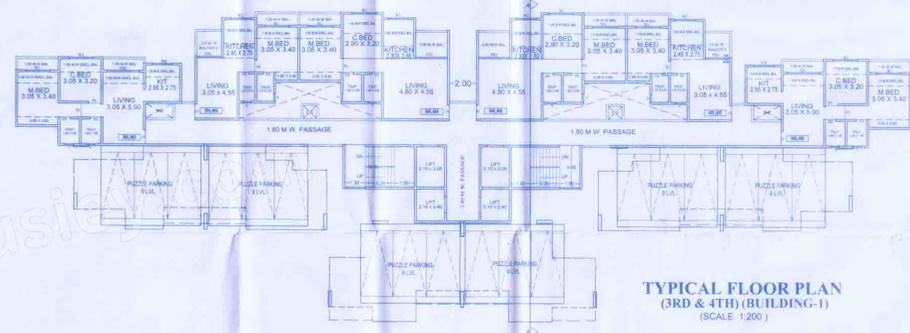
P-LINE AREA DIAGRAM (1ST & 2ND FLOOR) (SCALE 1:200)



P-LINE AREA DIAGRAM (GROUND FLOOR) (BUILDING-2) (SCALE 1:200)



P-LINE AREA DIAGRAM (GROUND FLOOR) (BUILDING-1) (SCALE 1:200)



TYPICAL FLOOR PLAN (3RD & 4TH) (BUILDING-1) (SCALE 1:200)

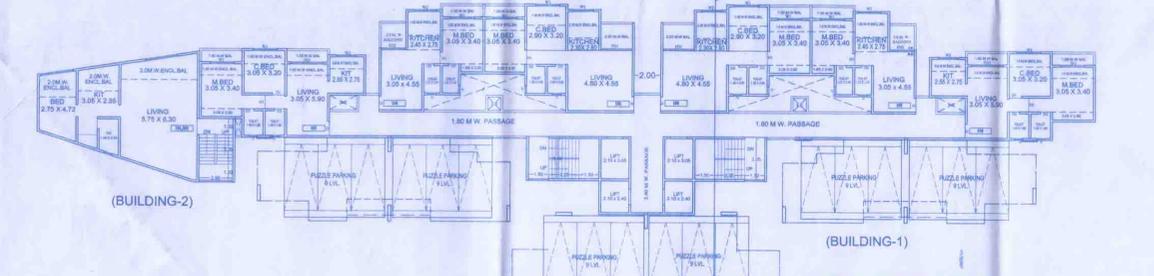
PARKING AREA STATEMENT BUILDING 1 & 2

| ONE PARKING AREA FOR EVERY TENEMENTS | NO. OF FLATS | NO. OF CAR | NO. OF SCOOTER |
|---|--------------|------------|----------------|
| 1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE | NIL | NIL | NIL |
| 2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 90 SQ.M. BUT LESS THAN 150 SQ.M. | NIL | NIL | NIL |
| 3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 90 SQ.M. | 50 NOS. | 25 NOS. | 125 NOS. |
| 4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. | 33 NOS. | 17 NOS. | 34 NOS. |
| 5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. | NIL | NIL | NIL |
| 6) COMMERCIAL AREA PARKING AREA 401.16 SQ.M. / 100.00 SM | NIL | 04 NOS. | 12 NOS. |
| 7) ADDITION 5% RESE. VISITOR PARKING (5% OF 3 & 4) | | 2 NOS. | 08 NOS. |
| 8) TOTAL REQUIRED PARKING | 48 NOS. | 179 NOS. | |
| 9) TOTAL REQUIRED PARKING CAR & SCOOTER (80% OF 9) AS PER UDC 79 REGULATION NO. 8.2.2 TABLE NO.8C | NIL | | |
| 10) TOTAL PROPOSED PARKING | 150 NOS. | 180 NOS. | |

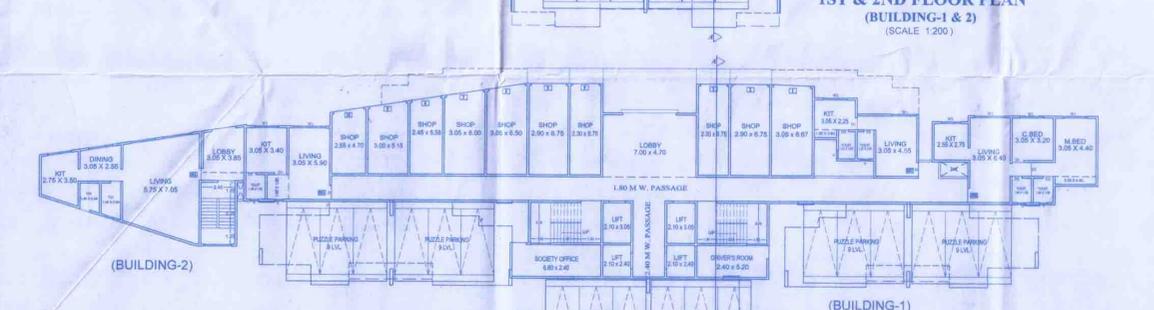
TOTAL PROPOSED CAR PARKING = 150 NOS (ACC. TO PARA NO. 116 OF D.P.R.C. CLAUSE NO. 6.1.1 SERIAL NO. VI) SEE SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED INTO 1 CAR PARKING.
TOTAL REQUIRED SCOOTER PARKING = 180 NOS. / 8 = 22 NOS CAR
TOTAL REQUIRED CAR PARKING = 41 + 22 = 112 NOS

P-LINE AREA STATEMENT

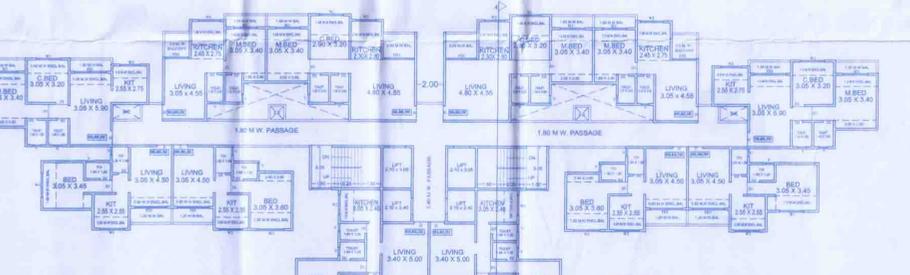
| FLOOR | BUILT UP AREA SQ.MT. BUILDING-1 | BUILT UP AREA SQ.MT. BUILDING-2 |
|-------------------|---------------------------------|---------------------------------|
| GROUND FLOOR | 189.71 | 98.71 |
| 1ST FLOOR | 540.75 | 100.04 |
| 2ND FLOOR | 540.75 | 100.04 |
| 3RD FLOOR | 540.75 | |
| 4TH FLOOR | 540.75 | |
| 5TH FLOOR | 880.93 | |
| 6TH FLOOR | 880.93 | |
| 7TH FLOOR | 880.93 | |
| 8TH FLOOR | 780.35 | |
| 9TH FLOOR | 784.08 | |
| TOTAL AREA | 6912.76 | 298.79 |



1ST & 2ND FLOOR PLAN (BUILDING-1 & 2) (SCALE 1:200)



GROUND/STILT FLOOR PLAN (BUILDING-1 & 2) (SCALE 1:200)



TYPICAL FLOOR PLAN (5TH TO 7TH) (BUILDING-1) (SCALE 1:200)

AREA STATEMENT

| Sl. No. | Description | Area (SQ.M.) |
|---------|--|--------------|
| 1 | Area of plot (Minimum area of a, b, c to be considered) | --- |
| 2 | As per ownership document (7/12, CTS extract) | 10220.00 |
| 3 | As per measurement sheet | --- |
| 4 | As per site | --- |
| 5 | Deductions for | --- |
| 6 | Proposed D.P. / D.P. Road widening Area (45.00 M.W. ROAD) | 5621.00 |
| 7 | Any D.P. Reservation area (High School - (H.S.)) | 583.00 |
| 8 | (Total a-b) | 6264.00 |
| 9 | BALANCE AREA OF PLOT (1-2) | 4016.00 |
| 10 | Ancestry Space (if applicable) | --- |
| 11 | Required | --- |
| 12 | Adjustment of 2(b), if any - | --- |
| 13 | Balance Proposed - | --- |
| 14 | Net Plot Area [3-4(c)] | 4016.00 |
| 15 | Plot No. 2 = 1130.00 SQMT (KDMC/NRV/CC/KV/DC/579/26, Dc-23/09/2020) | 1130.00 |
| 16 | Plot No. 1 | 2886.00 |
| 17 | Plot Area | 2886.00 |
| 18 | Recreational Open space (if applicable) | --- |
| 19 | Required - | --- |
| 20 | Proposed - | --- |
| 21 | Internal Road area | --- |
| 22 | Plotable area (if applicable) | --- |
| 23 | Built up area with reference to Basic F.S.I. as per front road width (Sr. No. (5a+5b) x basic FSI) [PLOT-1] 2886 x 1.1 = 3174.60 | 3174.60 |
| 24 | Addition of FSI on payment of premium | --- |
| 25 | Maximum permissible premium FSI - based on road width / TOD Zone | --- |
| 26 | Proposed FSI on payment of premium (6.50 Of 5d) | --- |
| 27 | In-situ FSI / TDR loading | --- |
| 28 | In-situ area against D.P. road | --- |
| 29 | In-situ area against Ancestry Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)) | --- |
| 30 | TDR area (1.40 Of 5d) - 11a (1.4 X 2886.00) (KDMC/NRV/HVH/1629, Dc-24/05/2022) | 4040.40 |
| 31 | Total in-situ / TDR loading proposed 11 (a) + (b) + (c) | 4040.40 |
| 32 | Additional FSI under Chapter No. 7 | --- |
| 33 | Total entitlement of FSI in the proposal | 7215.00 |
| 34 | (a) P + 10(b) + 11(d) or 12 whichever is applicable | --- |
| 35 | Ancillary Area FSI upto 60% with payment of charges | --- |
| 36 | Total entitlement (a + b) | 7215.00 |
| 37 | Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 | --- |
| 38 | Total Built-up Area in proposal (excluding area at Sr. No. 17 b) | --- |
| 39 | Existing Built-up Area | --- |
| 40 | Previous Sanctioned Built-up Area | --- |
| 41 | (a) Proposed Built-up Area (as per 'P-Line') | 7211.55 |
| 42 | Total (a + b + c) | 7211.55 |
| 43 | F.S.I. Consumed (15/13) (should not be more than serial No. 14 above) | --- |
| 44 | Area for Inclusive Housing, if any | --- |
| 45 | (a) Required (20% of Sr. No. 5) | --- |
| 46 | (b) Proposed | --- |

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 NEGLIGENCE OF THE STANDARDS.

Signature: A.J. MAHALE
TMC LICENCE NO. STR / 957
ENGINEERS 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.

OWNER(S) NAME AND SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/01/2022 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 OUT IS 10220.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERS/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON PLOT BEARING S.NO-10, H.NO-1A+2 TO 7/1 AT MAJEE - KOLIVALL, TAL. KALYAN, DIST. THANE.

| NAME & SIGNATURE OF OWNER | SIGNATURE OF ARCHITECT |
|--------------------------------------|------------------------|
| SHRI. GURUNATH RATNA BHANDARI | [Signature] |
| P.O.A. SHRI. MANGESH DASHRATH GAIKAR | [Signature] |

| DRG. NO. | REV. NO. | SCALE | DATE | DRAWN BY | CHECKED BY |
|----------|----------|----------|------------|----------|------------|
| 1 | M&I | AS SHOWN | 28.06.2022 | SJ | --- |

NORTH

ARCHITECTS & CONSULTANTS

Do-con Consultants
ARCHITECTS, INTERIOR DESIGNERS,
BUDG. VALUERS & PROJECT CONSULTANTS
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KALYAN(WEST)-411 001, Tel. 282002