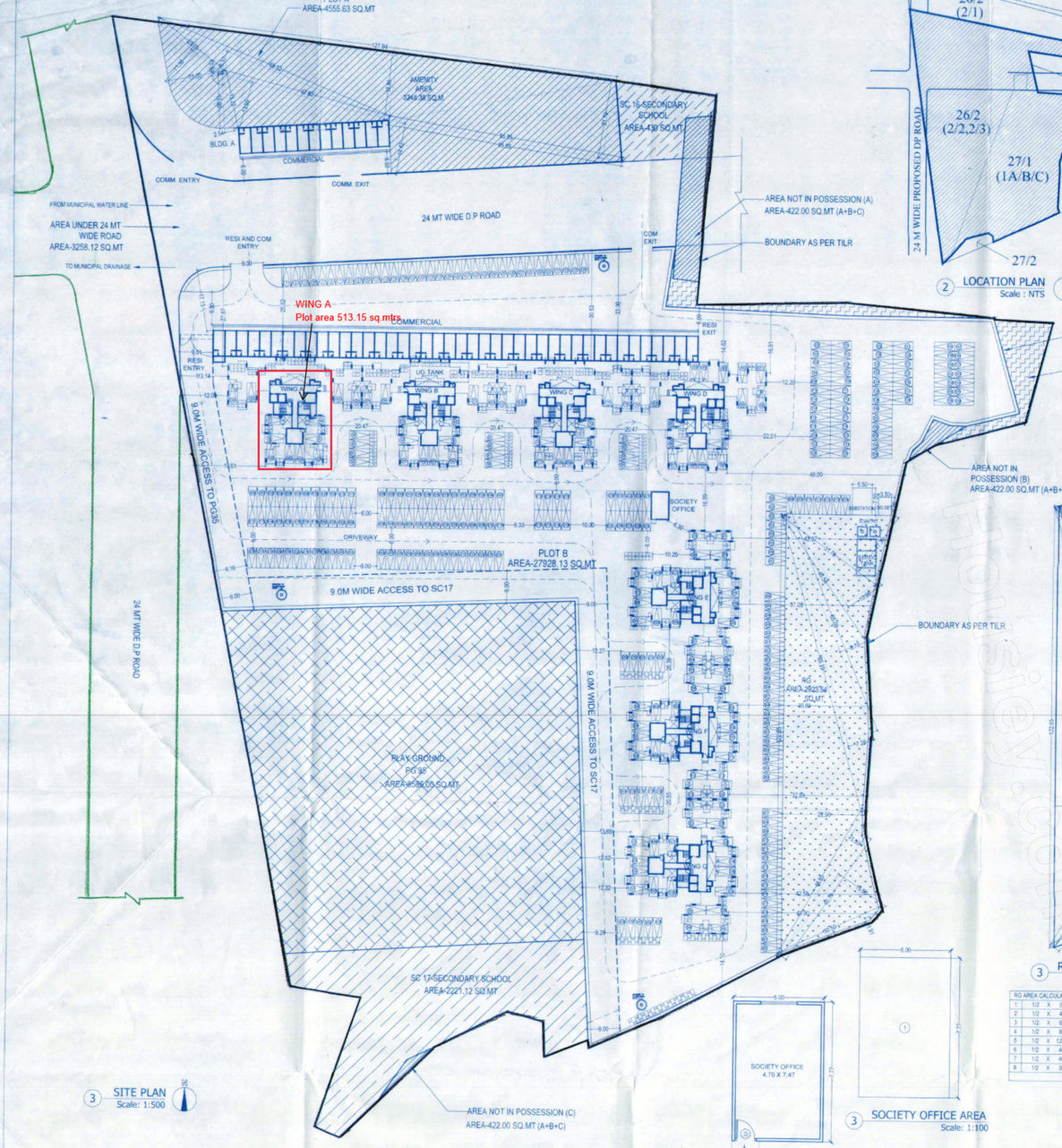
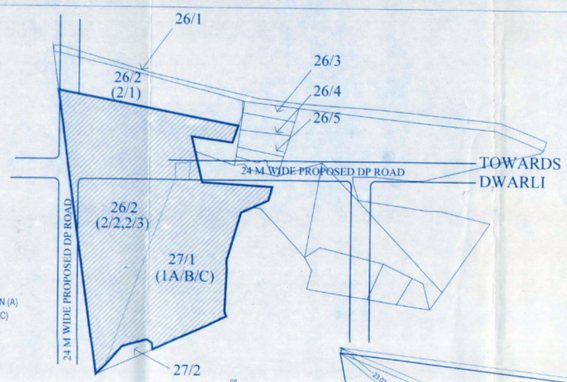
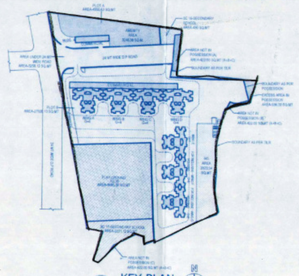


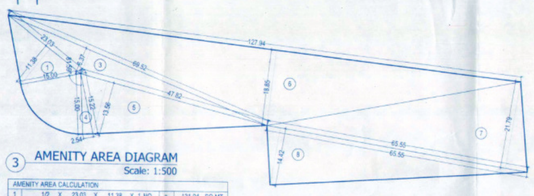
3 SITE PLAN
Scale: 1:500



2 LOCATION PLAN
Scale : NTS



1 KEY PLAN
Scale : NTS



3 AMENITY AREA DIAGRAM
Scale: 1:500

AMENITY AREA CALCULATION										
1	1/2	X	23.03	X	11.38	X 1 NO	=	131.04	SQ.MT.
2	81.89 / 360	X	3.14	X	15.00	X 15.00	X 1 NO	=	160.12	SQ.MT.
3	1/2	X	69.52	X	6.359	X 1 NO	=	221.05	SQ.MT.
4	1/2	X	15.22	X	2.54	X 1 NO	=	19.33	SQ.MT.
5	1/2	X	47.82	X	13.56	X 1 NO	=	324.22	SQ.MT.
6	1/2	X	127.94	X	18.85	X 1 NO	=	1205.63	SQ.MT.
7	1/2	X	66.55	X	21.79	X 1 NO	=	714.17	SQ.MT.
8	1/2	X	65.55	X	14.42	X 1 NO	=	472.62	SQ.MT.
					TOTAL ADDITION		=	3248.38	SQ.MT.

Base fsi area	32158.92	sq.mt
20% area required for inclusive housing	6431.78	sq.mt
Provided area	6434.54	sq.mt

BUA AREA STATEMENT (BUILDING-A)	
FLOOR	BUILT UP AREA
GROUND	304.76
TOTAL	304.76

BUA AREA STATEMENT (WING-A,B,C,D)	
FLOOR	BUILT UP AREA
GROUND	102.27
1st	513.15
2nd	513.15
3rd	513.15
4th	513.15
TOTAL	2154.87

BUA AREA STATEMENT (WING-E)	
FLOOR	BUILT UP AREA
GROUND	102.27
1st	513.15
2nd	513.15
3rd	513.15
4th	440.99
TOTAL	2082.71

SUMMARY-BUA AREA STATEMENT	
BUILDING	BUILT UP AREA
SOCIETY OFFICE AREA	38.85
COMMERCIAL	982.22
BLDG A	304.76
WING A	2154.87
WING B	2154.87
WING C	2154.87
WING D	2154.87
WING E	2082.71
TOTAL	12028.02

Sanctioned FSI Wing A

BUA AREA STATEMENT-FOR INCLUSIVE HOUSING (WING-E)	
FLOOR	BUILT UP AREA
4TH	72.20
TOTAL	72.20

BUA AREA STATEMENT-FOR INCLUSIVE HOUSING (WING-F & G)	
FLOOR	BUILT UP AREA
GROUND	102.27
1st	513.15
2nd	513.15
3rd	513.15
4th	513.15
5th	513.15
6th	513.15
TOTAL	3181.17

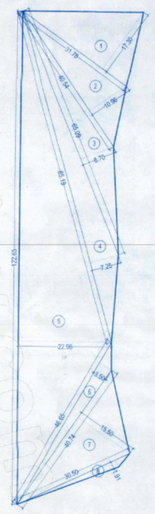
SUMMARY-BUA AREA STATEMENT-FOR INCLUSIVE HOUSING	
BLDG	BUILT UP AREA
WING E	72.20
WING F	3181.17
WING G	3181.17
TOTAL	6434.54

CAR PARKING STATEMENT		
REGULATION	TOTAL NO. OF UNITS/ AREA	CAR PARKS REQD
FOR COMMERCIAL		
ONE CAR PARK REQUIRED FOR EVERY 100 SQ.MT CARPET AREA	1286.98	12.87
FOR RESIDENTIAL		
ONE CAR PARK REQUIRED FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	0	0
ONE CAR PARK REQUIRED FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.MT BUT MORE THAN 30 SQ.MT	322	161
TOTAL PARKING REQUIRED (COMMERCIAL+RESIDENTIAL)		174
5% VISITORS PARKING REQUIRED	=	9
TOTAL PARKING REQUIRED	=	183
TOTAL PARKING PROVIDED	=	382

SCOOTER PARKING STATEMENT		
REGULATION	TOTAL NO. OF UNITS/ AREA	SCOOTER PARKS REQD
FOR RESIDENTIAL		
4 PARKING REQUIRED FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.MT	0	0
2 PARKING REQUIRED FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.MT BUT MORE THAN 30 SQ.MT	322	322
TOTAL PARKING REQUIRED		322
5% VISITORS PARKING REQUIRED	=	16
TOTAL PARKING REQUIRED	=	338
TOTAL PARKING PROVIDED	=	341

DOMESTIC WATER SUPPLY REQUIREMENTS-FOR WING A,B,C,D,E					
CALCULATION OF WATER STORAGE TANK					
TOTAL PERSON		WATER PER DAY PER PERSON		WATER REQD. PER DAY LTR (A)	
RESI	1000	135	LTRS	135000	LTRS
PROVIDED					
U.G. TANK (B) = (A) * 1.5			O.H. TANK = (B) * 0.5		
REQUIRED (LTRS)		PROVIDED (LTRS)	REQUIRED (LTRS)		PROVIDED (LTRS)
RESI	202500	202500	101250		101250
WATER FOR FIRE FIGHTING					
U.G. TANK			O.H. TANK		
REQUIRED		PROVIDED	REQUIRED		PROVIDED
		20,000	10,000		10,000

DOMESTIC WATER SUPPLY REQUIREMENTS-FOR WING F,G					
CALCULATION OF WATER STORAGE TANK					
TOTAL PERSON		WATER PER DAY PER PERSON		WATER REQD. PER DAY LTR (A)	
RESI	610	135	LTRS	82350	LTRS
PROVIDED					
U.G. TANK (B) = (A) * 1.5			O.H. TANK = (B) * 0.5		
REQUIRED (LTRS)		PROVIDED (LTRS)	REQUIRED (LTRS)		PROVIDED (LTRS)
RESI	123525	123525	61763		61763
WATER FOR FIRE FIGHTING					
U.G. TANK			O.H. TANK		
REQUIRED		PROVIDED	REQUIRED		PROVIDED
		20,000	10,000		10,000



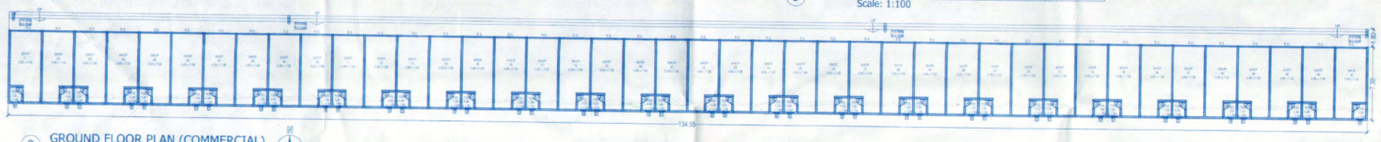
3 RG AREA DIAGRAM
Scale: 1:500

RG AREA CALCULATION										
1	1/2	X	31.78	X	17.30	X 1 NO	=	274.96	SQ.MT.
2	1/2	X	40.64	X	10.96	X 1 NO	=	222.16	SQ.MT.
3	1/2	X	65.08	X	8.70	X 1 NO	=	283.14	SQ.MT.
4	1/2	X	85.19	X	7.25	X 1 NO	=	308.81	SQ.MT.
5	1/2	X	122.65	X	22.96	X 1 NO	=	1408.02	SQ.MT.
6	1/2	X	44.65	X	3.50	X 1 NO	=	51.64	SQ.MT.
7	1/2	X	40.74	X	15.50	X 1 NO	=	315.74	SQ.MT.
8	1/2	X	30.50	X	1.91	X 1 NO	=	29.13	SQ.MT.
					TOTAL ADDITION		=	2923.54	SQ.MT.

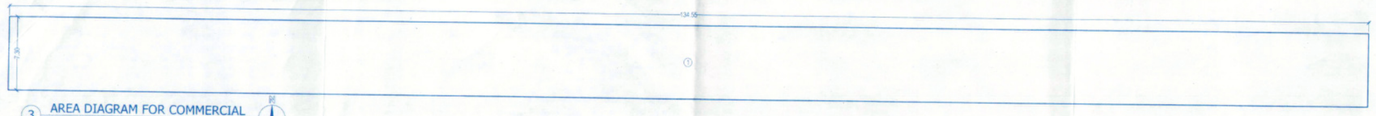
3 SOCIETY OFFICE AREA
Scale: 1:100

SOCIETY OFFICE AREA								
1	5.00	X	7.77	X 1 NO	=	38.85	SQ.MT	
				TOTAL ADDITION	=	38.85	SQ.MT	

3 SOCIETY OFFICE
Scale: 1:100

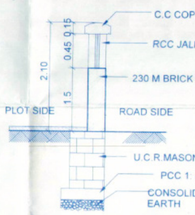


3 GROUND FLOOR PLAN (COMMERCIAL)
Scale: 1:200

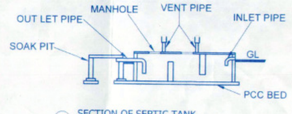


3 AREA DIAGRAM FOR COMMERCIAL
Scale: 1:200

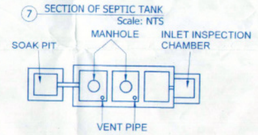
AREA FOR COMMERCIAL				
1	=	134.55 X 7.30		
	=	982.22	SQ.MT	



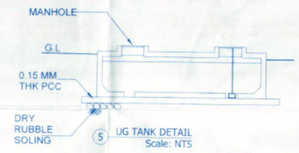
8 COMPOUND WALL
Scale: NTS



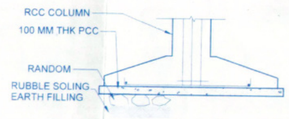
7 SECTION OF SEPTIC TANK
Scale: NTS



6 PLAN OF SEPTIC TANK
Scale: NTS



5 UG TANK DETAIL
Scale: NTS



4 DETAILS OF FOOTING
Scale: NTS

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/27Village/2022-23/35
Date :- 09/03/2023.
SANCTIONED
ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan Dombivli Municipal Corporation

AREA STATEMENT				
1	Area of plot (Minimum area of a, b, c to be			
a	As per ownership document (7/12, CTS extracts)			47400
	Plot bearing Survey/Hissa No	Area		
	26/2.2	11700		
	26/2.3	11400		
	27/1A	8100		
	27/1B	8100		
	27/1C	8100		
	Total of the above	47400		
b	As per measurement sheet			46978
	Area not in possession	422		
c	As per site			46978
	Area not in possession	422		
	Extra Area in possession	536.32		
	Net Area of above			46978
2	Deductions for			
a	Proposed D.P / D.P. Road widening Area/Service Road / Highway widening 24m wide road			3258.12
b	Any D.P. Reservations area (SC16,17 & PG35)			11236.12
	SC16 (Secondary School)	430		
	SC17 (Secondary School)	2221.12		
	PG 35 (Playground)	8585		
	Total	11236.12		
	Total a+b			14494.24
3	Balance area of plot (1-2)			32483.76
	Plot A subdivided by Road	4555.63		
	Plot B subdivided by road	27928.13		
	Total	32483.76		
4	Amenity Space (if applicable)			
a	Required - (32483.76 x 10%)			3248.38
b	Adjustment of 3(b), if any			0
c	Balance Proposed			3248.38
5	Net Plot Area (3-4-(c))			29235.38
6	Recreational Open space (if applicable)			
a	Required - 10% of Net Plot Area			2923.54
b	Proposed			2923.54
7	Internal Road area			0
8	Plot Balle area (if applicable)			
9	Built up area with reference to basic F.S.I. as per front road width (Sr. No. Sebasi FSI)			32158.92
10	Additional FSI on payment of premium			
a	Maximum permissible premium FSI - based on road width / TOD Zone.			
b	Proposed FSI on payment of premium.			0
11	In situ FSI / TDR loading			0
a	In situ area against D.P. road [2.0 or Sr. No. 2 (a)], if			6316.24
b	In situ area against Amenity Space if handed over			0
c	TDR area			0
d	Total in situ / TDR loading proposed (11 (a)+(b)+(c))			6316.24
12	Additional FSI area under Chapter No. 7			0
13	Total entitlement of FSI in the proposal			
a	(9 + 10(b)+11(d)) or 12 whichever is applicable.			38475.16
b	Ancillary Area FSI upto 60% or 80%with payment of			23205.10
c	Total entitlement (a+b)			61680.26
14	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)			
15	Total Built-up Area in proposal (excluding stilt as Sr.No.17b)			
a	Existing Built-up Area			0.00
b	Proposed Built-up Area (as per 'P-line')			12028.02
c	Total (a+b)			12028.02
16	F.S.I. Consumed (15/13)			0.19
17	Area for Inclusive Housing, if any			
a	a) Required (10% of Sr.No. 9)			6431.78
b	Proposed Area for Inclusive Housing			6434.54

Certificate of Area:-
Certified that the plot under reference was surveyed by me on 20.06.2017 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.)
Ar. Vishal Shah
CA / 2001 / 28393

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 persons so as to ensure the quality and safety at the work site.

Owner(s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Registration No. of Architect/ Licence no. of Licensed Engineer/ Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT
At Survey No 26(Hissa No.2/2,2/3) & 27/1 (A,B,C), Bhal Village, Taluka:-Ambernath, District:-Thane (KDMC).

NAME & SIGNATURE OF OWNER

MR. VAIBHAV G. GAIKWAD

NAME & SIGNATURE OF STRUCTURAL CONSULTANT

Ar. Vishal Shah
CA / 2001 / 28393
ARCHITECT'S SIGNATURE

DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
TF/VG40/A-SA01	AS SHOWN	BG	AD	21.12.2020

NAME & SIGNATURE OF ARCHITECT

THE FIRM architecture

THE FIRM
architecture interiors landscape media facilities
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