

PARKING STATEMENT			
(A WING : STILT + 0 FLRS UP, B WING COMM. : GR. + 2 FLRS. UP)			
CARPET AREA	NO. OF TENEMENTS	PERMISSIBLE PARKING	
		4 WHEELER	2 WHEELER
UPTO 30 SQ.MT. (FOR EVERY TWO TEN. - 1 CAR, 2 SCOOTERS)	00	00	00
30 - 60 SQ.MT. (FOR EVERY TWO TEN. - 1 CAR, 2 SCOOTERS)	29	14.50	29
60-150 SQ.MT. (FOR EVERY SINGLE TEN. - 1 CAR, 1 SCOOTER)	14	14	14
ABOVE 150 SQ.MT. (FOR EVERY SINGLE TEN. - 2 CAR, 1 SCOOTER)	00	00	00
COMMERCIAL (FOR EVERY 100 SQ.MT. - 2 CAR, 6 SCOOTERS)	319.26	6.38	19.15
VISITORS 5%	-	1.74	3.12
TOTAL PARKING	43 FLATS	36.62 NOS	65.26 NOS
TOTAL REQUIRED PARKING (TOTAL PARKING X 0.80)	-	29.30 NOS	65 NOS

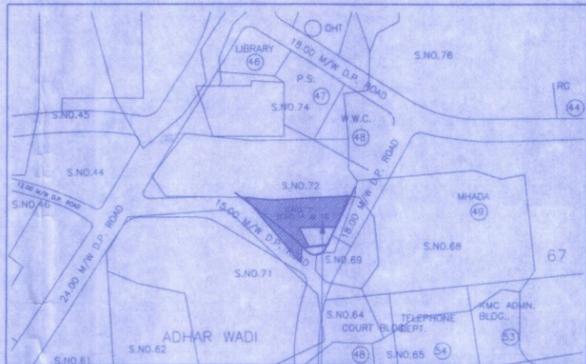
COMPOSITE PARKING
48 TWO WHEELERS CONVERTED INTO CAR - 48/6 = 8
THUS,
REQUIRED CAR - 29 + 8 = 37 REQUIRED, 37 PROPOSED
REQUIRED TWO WHEELERS = 65 - 48 = 17 REQUIRED, 18 PROPOSED

RESIDENTIAL COMPONENT - 1

PROPOSED SUMMARY		
FLOOR	BUILDING NO. 01 - A WING	
	B/UP SQ.MT.	NO. OF TENEMENTS
GROUND	568.59	02 NOS
1ST FLOOR	600.90	06 NOS
2ND FLOOR	600.90	06 NOS
3RD FLOOR	600.90	06 NOS
4TH FLOOR	600.90	06 NOS
5TH FLOOR	600.90	06 NOS
6TH FLOOR	523.50	05 NOS
7TH FLOOR	600.90	06 NOS
8TH FLOOR	600.90	06 NOS
TOTAL	4697.49	43 NOS

PROPOSED SERVANT TOILET @ GR.FLR - 2.35 SQ.MT.
THUS, TOTAL PROPOSED FSI = 4697.49 + 2.35
THUS, TOTAL PROPOSED FSI = 4699.84 SQ.MT.

TOTAL FSI PROPOSED		
FLOOR	BUILDING NO. 01	
	B/UP SQ.MT.	NO. OF TENEMENTS
A WING - RESI.	4699.84	43 FLATS
B WING - COMM.	424.56	06 UNITS
TOTAL	5124.40	43 FLATS 4 SHOPS 02 OFFICES



COMMERCIAL AREA STATEMENT - B WING					
FLOOR NO.	WING NO.	CARPET AREA	LOFT AREA	B/UP AREA	NO. OF SHOPS
GROUND FLOOR	B WING	105.04 SQ.MT.	52.52 SQ.MT.	141.52 SQ.MT.	04 SHOPS
FIRST FLOOR	B WING	107.11 SQ.MT.	---	141.52 SQ.MT.	01 OFFICE
SECOND FLOOR	B WING	107.11 SQ.MT.	---	141.52 SQ.MT.	01 OFFICE
TOTAL		319.26 SQ.MT.	52.52 SQ.MT.	424.56 SQ.MT.	6 UNITS

LINE DIAGRAM FOR PLOT AREA AFFECTED BY EXISTING STRUCTURE (NOT IN POSSESSION) (SCALE - 1:500)

PLOT AREA CALCULATIONS

A) AREA UNDER 15.00 M/W D.P. ROAD

I	1/2 X 25.42 X 6.04 X 1NO	= 76.77 SQ.MT.
II	1/2 X 32.00 X 10.94 X 1NO	= 175.03 SQ.MT.
III	1/2 X 15.10 X 5.98 X 1NO	= 45.15 SQ.MT.
IV	1/2 X 16.03 X 4.12 X 1NO	= 33.02 SQ.MT.
V	1/2 X 04.10 X 2.07 X 1NO	= 4.24 SQ.MT.
VI	1/2 X 11.73 X 2.56 X 1NO	= 15.01 SQ.MT.
TOTAL ADDITION		= 364.00 SQ.MT.

B) AREA IN 15.00 M/W D.P. ROAD (NOT IN POSSESSION)

a	1/2 X 13.32 X 4.35 X 1NO	= 28.97 SQ.MT.
b	1/2 X 6.87 X 5.35 X 1NO	= 18.38 SQ.MT.
c	1/2 X 12.12 X 2.93 X 1NO	= 17.76 SQ.MT.
d	1/2 X 32.16 X 4.16 X 1NO	= 66.89 SQ.MT.
TOTAL ADDITION		= 132.00 SQ.MT.

THUS, AREA UNDER 15.00 M/W D.P. ROAD = 364.00 + 132.00 = 496.00 SQ.MT.

C) AREA NOT IN POSSESSION (B-ZONE) (AS PER D.P. REMARK)

x	1/2 X 22.54 X 6.21 X 1NO	= 70.00 SQ.MT.
TOTAL ADDITION		= 70.00 SQ.MT.

PLOT AREA NOT IN POSSESSION - 70.00 SQ.MT. (AS PER D.P. REMARK)

C) AREA NOT IN POSSESSION (R-ZONE) AS PER MEASUREMENTS

14	1/2 X 3.26 X 1.37 X 1NO	= 2.23 SQ.MT.
15	1/2 X 8.54 X 2.69 X 1NO	= 11.49 SQ.MT.
16	1/2 X 6.86 X 4.52 X 1NO	= 15.50 SQ.MT.
17	1/2 X 10.80 X 6.06 X 1NO	= 32.12 SQ.MT.
18	1/2 X 10.60 X 0.88 X 1NO	= 4.66 SQ.MT.
19	1/2 X 19.83 X 3.43 X 1NO	= 34.00 SQ.MT.
TOTAL ADDITION		= 100.00 SQ.MT.

THUS, PLOT AREA AFFECTED BY EXISTING STRUCTURE I.E. PLOT AREA NOT IN POSSESSION - 100.00 SQ.MT. (AS PER MEASUREMENTS - PLINE AREA)

LINE AREA DIAGRAM FOR PLOT AREA CALCULATIONS (SCALE - 1:500)

D) PLOT AREA UNDER R ZONE, S.NO. 70 H.NO. 1A

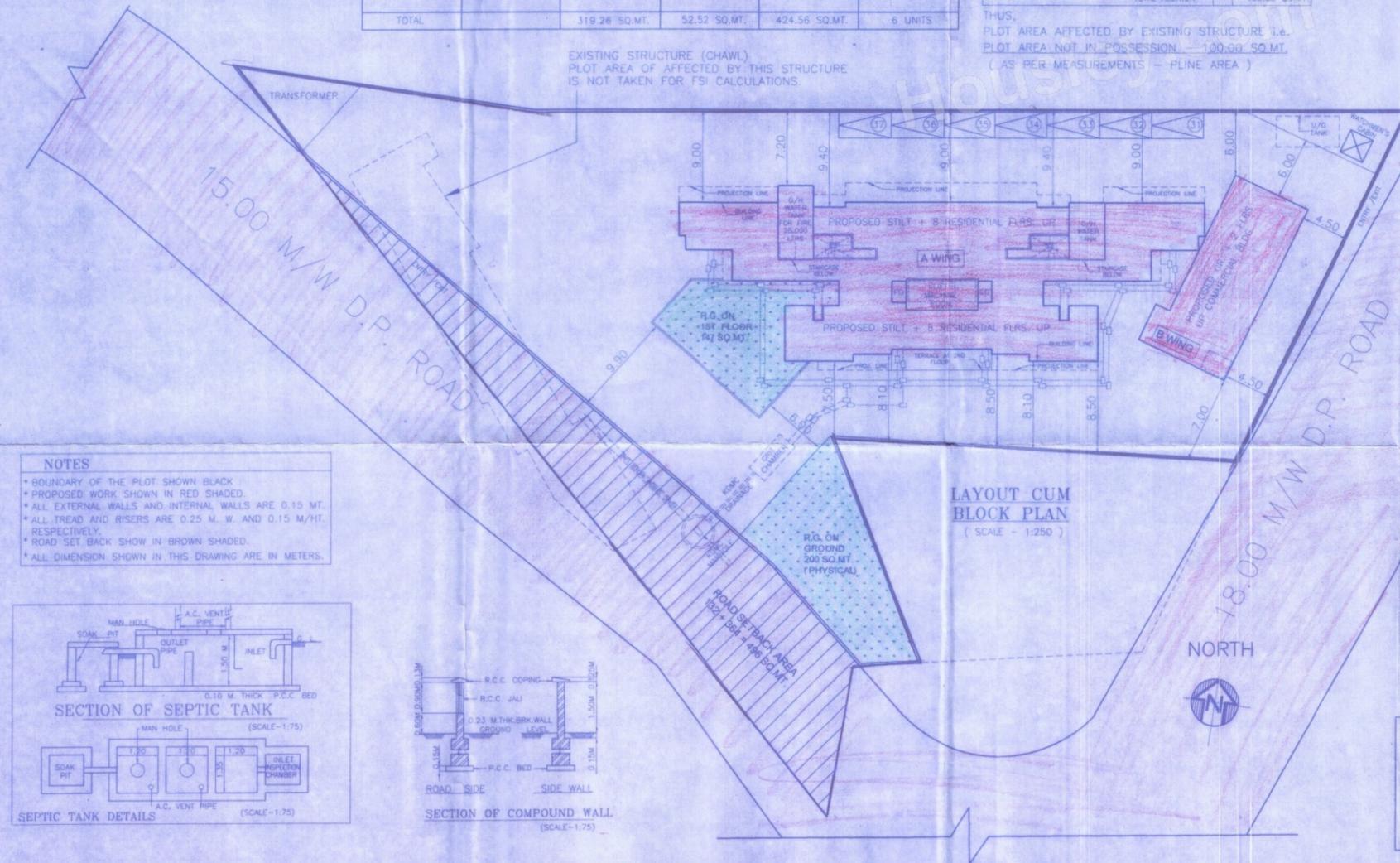
1	1/2 X 20.06 X 4.30 X 1NO	= 43.13 SQ.MT.
2	1/2 X 29.36 X 7.19 X 1NO	= 105.62 SQ.MT.
3	1/2 X 45.09 X 9.86 X 1NO	= 222.30 SQ.MT.
4	1/2 X 48.37 X 9.12 X 1NO	= 220.57 SQ.MT.
5	1/2 X 48.37 X 5.93 X 1NO	= 143.42 SQ.MT.
6	1/2 X 31.05 X 13.30 X 1NO	= 206.48 SQ.MT.
7	1/2 X 23.42 X 10.02 X 1NO	= 117.33 SQ.MT.
8	1/2 X 17.13 X 3.46 X 1NO	= 29.63 SQ.MT.
9	1/2 X 78.02 X 25.05 X 1NO	= 977.20 SQ.MT.
10	1/2 X 60.32 X 18.12 X 1NO	= 546.50 SQ.MT.
11	1/2 X 38.09 X 2.72 X 1NO	= 51.80 SQ.MT.
TOTAL ADDITION		= 2664.00 SQ.MT.

E) PLOT AREA UNDER R ZONE, S.NO. 70 H.NO. 1B

12	1/2 X 39.44 X 6.91 X 1NO	= 136.30 SQ.MT.
13	1/2 X 39.44 X 6.78 X 1NO	= 133.70 SQ.MT.
TOTAL ADDITION		= 270.00 SQ.MT.

THUS, TOTAL PLOT AREA = A + B + C + D + E
364.00 + 132.00 + 70.00 + 2664.00 + 270.00 = 3500.00 SQ.MT.

LAYOUT CUM BLOCK PLAN (SCALE - 1:250)



LINE AREA DIAGRAM FOR RECREATIONAL OPEN SPACE (SCALE - 1:500)

CALCULATIONS FOR 10% R.G.

14	1/2 X 15.33 X 4.50 X 1NO	= 34.49 SQ.MT.
15	1/2 X 24.82 X 7.30 X 1NO	= 90.59 SQ.MT.
16	1/2 X 26.76 X 5.60 X 1NO	= 74.92 SQ.MT.
TOTAL ADDITION		= 200.00 SQ.MT.
17	1/2 X 6.45 X 3.09 X 1NO	= 9.96 SQ.MT.
18	1/2 X 15.26 X 3.85 X 1NO	= 29.37 SQ.MT.
19	1/2 X 13.73 X 4.04 X 1NO	= 27.73 SQ.MT.
20	1/2 X 13.98 X 9.31 X 1NO	= 65.08 SQ.MT.
21	1/2 X 10.09 X 1.28 X 1NO	= 10.94 SQ.MT.
22	1/2 X 7.49 X 1.27 X 1NO	= 4.76 SQ.MT.
TOTAL ADDITION		= 147.84 SQ.MT.

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

BUILDING PERMISSION
STAMPS OF APPROVAL OF PLANS : Drawing NO.-01/05

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.: KDMC/TPD/BP/KD/2023-24/63.
Date: 26/10/2023.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA	REMARKS	SQ.MT.
1	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	3500.00
(b)	As per Development Agreement (POA)	3500.00
(c)	As per site (3500.00 - 100.00 = 3400.00 SQ.MT.) Plot area Not in possession-70.00 sq.mt. as per D.P. Remark Plot area Not in possession- 100 sq.mt. as per P-line area.	3400.00
2	Deductions for	
(a)	Proposed D.P./R.P. Road widening Area/ Service Road / Highway widening (ADJ. 15.00 X 18.00 M/W D.P. ROADS) AREA UNDER 18.00M/W DP ROAD = NIL AREA UNDER 15.00M/W DP ROAD = 132+364=496.00SQ.MT. (*132.00 SQ.MT. AREA OF D.P.ROAD IS NOT UNDER POSSESSION)	496.00
(b)	Any D.P. Reservation area	N I L
TOTAL (a+b)		N I L
3	Balance area of Plot (1-2)	2904.00
4	Amenity Space (if applicable)	N.A.
(a)	Required -	N.A.
(b)	Balance Proposed -	N I L
5	Net Plot Area [3-4(b)]	2904.00
6	Recreational open space (if applicable)	
(a)	Required - 2904 X 10% = 290.40 SQ.MT.	290.40
(b)	Proposed -	347.00
7	Internal Road Area	N I L
8	Plotable area (if applicable)	2904.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5) basic F.S.I. 32904.00X10=3194.40 SQ.MT.	3194.40
10	Addition of F.S.I. on payment of premium	
(a)	Maximum permissible premium FSI- based on road width/TOD Zone 0.50	N I L
(b)	Proposed FSI on payment of premium -	N I L
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P./R.P. road [20 x Sr. No. 2(a)] if any	N I L
(b)	In-situ area against Amenity Space if handed over [200 or 1.85 x Sr. No. 4(b)]	N.A.
(c)	TDR AREA	N I L
(d)	Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	N I L
12	Additional FSI area under Chapter No. 7	N I L
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	3194.40
(b)	Ancillary Area FSI upto 60% or 80% with payment 80% ANCILLARY = 424.56/1.8 = 235.87 X 80% = 188.69 SQ.MT. 60% ANCILLARY = 3194.40-235.87 = 2958.53X80% = 1727.12 M ²	1963.81
(c)	Total entitlement (a+b)	5158.21
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 [1.1 X 1.60 = 1.76]	1.76
15	Total Built-up Area in proposal. (excluding area at Sr.No. 17b)	
(a)	Existing Built-up Area.	N I L
(b)	Proposed Built-up Area (as per P-line)	5124.40
(c)	Total (a+b)	5124.40
(d)	BALANCE AREA	33.81
16	F.S.I. Consumed [15/5 (should not be more than Sr.No.14 above)]	1.00
17	Area for inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	N.A.
(b)	Proposed	N.A.

Certificate of Area:
Certified that the plot under reference was surveyed by me on 10.09.2022, and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out 3500.00 SQ.MTS tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Licensed Engineer/ Supervisor.)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT BEARING S.NO. 70, H.NO. 1A, 1B AT VILLAGE - KALYAN, TALUKA - KALYAN, DIST - THANE.

FOR :
SHRI KAMLAKAR D. GAIKAR (OWNER)
SHRI RAMDAS JOSHI & OTHERS (OWNER)

M/S KEERTI ENTERPRISES (POA)
MR. KALPESH KISHOR DESAI & OTHERS (POA)

DRG. SH. NO. SCALE DESIGN BY DRAWN BY CHECKED BY
01 OF 05 AS STATED

SIGNATURE OF ARCHITECT NAME AND ADDRESS OF ARCHITECT

RACHANA SHILP
R.C. MODAK
Sreeji Arcade,
First Floor,
Above H.D.F.C. Bank,
Phadke Cross Road,
Dombivli (E)