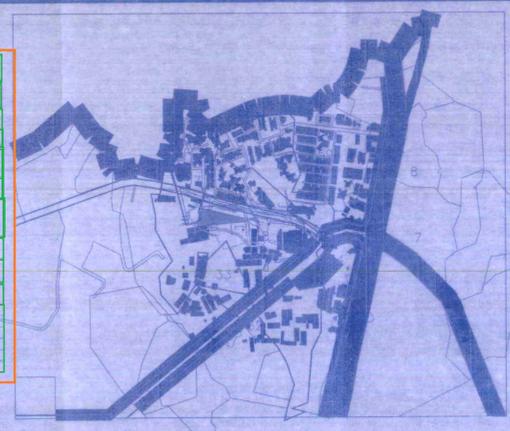


OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.  
 Building Permit No.: KDMC/TPD/BB/27/Village/2023-24/22  
 Date: 22/12/2023  
**SANCTIONED**

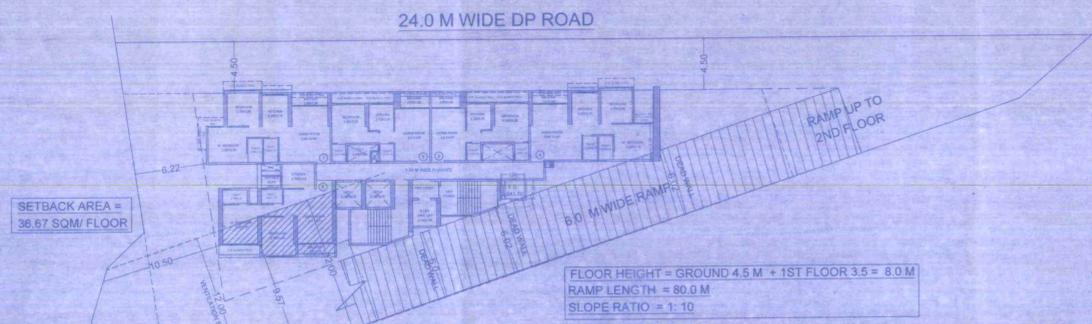
For ASSISTANT DIRECTOR OF TOWN PLANNING  
 Kalyan-Dombivli Municipal Corporation.

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	As per Sanctioned UDCPRS			
		TOTAL NO OF PLAT	PARKING SPACE NON CONGESTED CAR	PARKING SPACE FROM NON CONGESTED AVAILABLE CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	1.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	04.00	1.00	5.00	42.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	11.00	1.00	2.00	36.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	4.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	600.00	0.00	0.00	0.00
Parking Requirement (quantity)					
50 visitor parking for residential		68	261		
Commercial		6	25		
TOTAL		74	286		
TOTAL PARKING REQUIRED BY APPLYING Multiplier Factor (0.8)		59	229		
TOTAL PARKING PROVIDED		74	275		

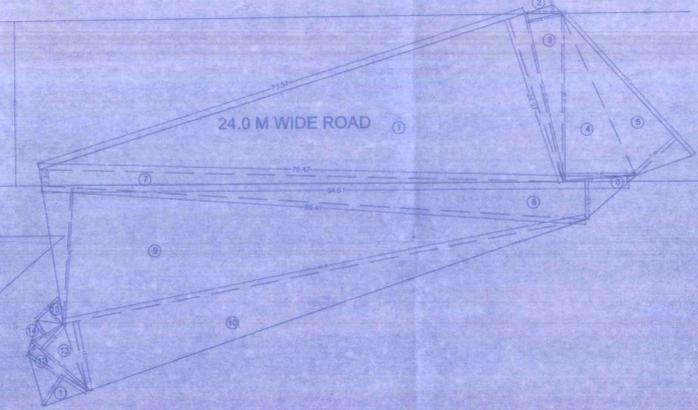


LOCATION PLAN



TYPICAL FLOOR SITE PLAN SHOW BUILDING MARGINS

SCALE - 1:200



PLOT AREA CALCULATION

PLOT AREA CALCULATION							
1	73.57	X	24.97	X	0.5	=	918.62
2	5.26	X	1.28	X	0.5	=	3.38
3	25.09	X	5.17	X	0.5	=	64.53
4	24.46	X	10.40	X	0.5	=	126.44
5	27.52	X	7.68	X	0.5	=	107.11
6	10.53	X	0.77	X	0.5	=	2.95
7	75.47	X	9.35	X	0.5	=	174.58
8	64.11	X	5.13	X	0.5	=	165.58
9	98.47	X	21.33	X	0.6	=	970.07
10	86.86	X	12.31	X	0.5	=	534.62
11	10.52	X	2.29	X	0.5	=	23.03
12	10.82	X	1.48	X	0.5	=	8.01
13	10.82	X	6.02	X	0.5	=	32.16
14	5.30	X	2.24	X	0.6	=	5.95
15	2.46	X	2.74	X	0.5	=	6.04
TOTAL							3130

PLOT AREA NOT IN POSSESSION							
14	5.30	X	2.74	X	0.5	=	6.04
15	2.46	X	2.74	X	0.5	=	6.04
TOTAL							12

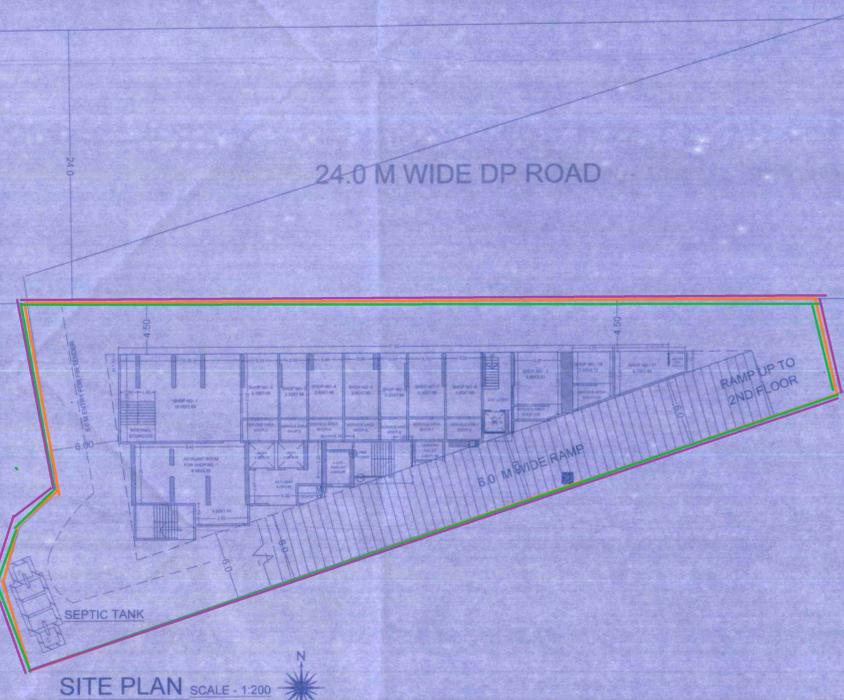
  

PLOT AREA IN POSSESSION							
TOTAL = 3130-12							3118



FIRE TENDER MOVEMENT PLAN

SCALE - 1:200



SITE PLAN SCALE - 1:200

FSI/BUILTUP AREA STATEMENT

BUILDING	BUILTUP AREA
GROUND FLOOR COMMERCIAL	269.99
FIRST FLOOR COMMERCIAL	327.05
2ND PODIUM	-
3RD PODIUM	-
4TH PODIUM	-
5TH PODIUM	-
6TH AMENITY FLOOR	-
7TH FLOOR	323.68
8TH FLOOR	323.68
9TH FLOOR	323.68
10TH FLOOR	323.68
11TH FLOOR	280.02
12TH FLOOR	323.68
13TH FLOOR	323.68
14TH FLOOR	323.68
15TH FLOOR	323.68
16TH FLOOR	280.02
17TH FLOOR	323.68
18TH FLOOR	323.68
19TH FLOOR	323.68
20TH FLOOR	323.68
21TH FLOOR	280.02
22TH FLOOR	323.68
23RD FLOOR	323.68
24TH FLOOR	323.68
25TH FLOOR	323.68
26TH FLOOR	280.02
27TH FLOOR	323.68
28TH FLOOR	323.68
29TH FLOOR	323.68
30TH FLOOR	323.68
31ST FLOOR	280.02
32ND FLOOR	323.68
33RD FLOOR	323.68
TOTAL	9118.10

PROFORMA

1 AREA STATEMENT	
AREA OF PLOT	3130
a As per ownership document (7/12, CTS extract)	3130
b As per measurement sheet	3118
c As per site (MINIMUM AREA A B C TO BE CONSIDERED)	3118
2 DEDUCTION FOR	
Proposed D.P./ D.P. Road widening Area/Service Road/	
a Highway widening 24 M (MMC ACT-U/5-210)	1290.00
3 Balance area of plot (1-2)	1828.00
4 Amenity Space (if applicable)	0
a Required	0
b ever is applicable	0
c Balance Proposed	0
5 Net Plot Area (3-4 (c))	1828.00
6 Recreational Open space (if applicable)	
a) Required - 10% OF 5A	0.00
b) Proposed	0.00
7 Internal Road area	0.00
8 Ploteable area (if applicable)	
Built-up area with reference to Basic F.S.I. as per front road	
9 width (Sr. No. 5A/basic FSI 1.1)	2010.80
10 Addition of FSI on payment of premium	
a Maximum permissible premium FSI - based on road width / TOD Zone UDCPR TABLE 6G (0.50 OF 1)	1122.00
b Proposed FSI on payment of premium. (Added)	1122.00
11 In-situ FSI / TDR loading	
a In-situ area against D.P. road [1.0 x Sr. No. 2 (a)], if any = UDCPR 2020	2580.00
b In-situ area against Amenity Space if handed over [1.00 x Sr. No. 4 (b) and (c)],	0.00
c In-situ FSI / TDR loading	2580.00
d TDR area permissible 1.15 = 3118x1.15=3585.70-2580.00=1005.70	3585.70
e Not purchased	0.00
f Total In-situ / TDR loading proposed [(1) (a)+(b)+(c)+(d) UDCPR TABLE 6G	3585.70
12 Additional FSI area under Chapter No. 7	
13 Total entitlement of FSI in the proposal	
a (9+11d)+12 whichever is applicable	5712.80
b permissible Ancillary Area FSI upto 60% or 80% with payment of charges	3527.68
c total ancillary FSI offered	3521.00
14a permissible BUA (13a + 13b)	9233.80
15 Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	
a Existing Built-up Area	0.00
b Proposed Built-up Area (as per 'P-line')	9118.10
c Total (a+b)	9118.10
F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	
17 Area for Inclusive Housing, if any	NA
a Required (20% of Sr.No.5)	0
b Proposed	NA

NAME & SIGNATURE OF OWNER

NOTES

- PROPOSED LINE - THICK BLACK
- PROPOSED WORK - BOLD BLACK
- DRAINAGE AND SEWERAGE WORK - RED DOTTED
- EXISTING STREET - GREEN DOTTED
- ROAD AND SET BACK - BURNT BROWN
- RECREATION GRASSING - GREEN WASH
- WORK PROPOSED TO BE DEMOLISHED - YELLOW
- ALL EXT & INTERNAL WALLS ARE 0.15 M THK RESP.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	AREA	REMARKS
MS	1.10 X 2.00	2.20	ROLLING SHUTTER
D	1.00 X 2.10	2.10	T.W. PARALLEL DOOR
DT	0.75 X 2.10	1.58	T.W. PARALLEL DOOR
DD	0.75 X 2.00	1.50	T.W. PARALLEL DOOR
WF	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
WV	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
W	1.20 X 1.80	2.16	T.W. GLAZED WINDOW
V	0.60 X 0.90	0.54	T.W. GLAZED WINDOW

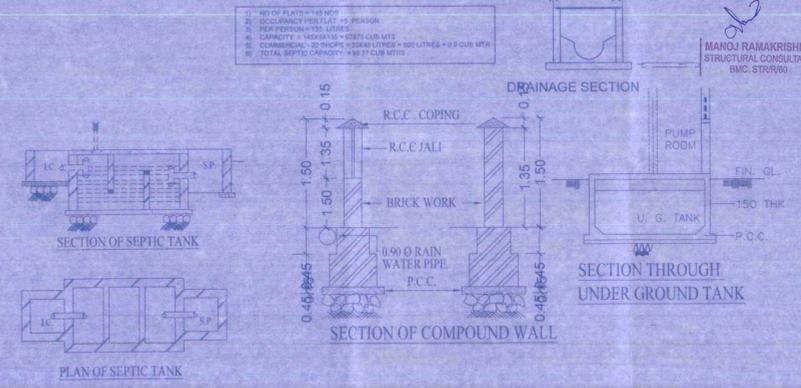
SACHIN VAVIYA  
 SWAMINARAYAN DEVELOPERS  
 NAME & SIGNATURE OF ARCHITECT

VIJAY PATHAK  
 ARCHITECT  
 CA/2001/27890  
 (Signature of Architect)  
 AR VIJAY PATHAK  
 REGD. NO. CA / 2001 / 27890

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION ON PLOT BEARING S.NO 58/6/A MOUJE - NANDIVALI PANCHANAND - KALYAN DIST - THANE

DATE	10-11-2023
SCALE	1:100 N.T.S.
DRN BY	A.S.
CHKD BY	VIJAY PATHAK



ARCHITECT VIJAY PATHAK  
 JUNI BHARUKA MURAGE, 5TH FLOOR, OFFICE BUILDING, PLOT NO. 27A,  
 KOPIKA RD, SECTOR 16, BHARSHAR, NAVI MUMBAI, MAHARASHTRA 400110.