

PARKING AREA STATEMENT

SIZE OF TENEMENTS	PARKING SPACES REQUIRED		PROPOSED FLAT	PARKING SPACES PROPOSED	
	NOS. OF CARS	NOS. OF SCOOTER		NOS. OF CARS	NOS. OF SCOOTER
FOR EVERY TENEMENTS HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	2	3			
FOR EVERY TENEMENTS HAVING CARPET AREA ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	1	3			
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	1	2	93	46.50	93.00
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	1	2	171	85.50	171.00
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	0	4			
TOTAL REQUIRED NOS OF PARKING				132.00	264.00
ADD 5% FOR VISITOR'S PARKING				6.60	13.20
SHOP AND OTHER COMMERCIALS USERS FOR EVERY 100 SQ.M CARPET AREA (COMMERCIAL AREA) 394.15 SQ.MTS	2	6		7.88	23.64
TOTAL NOS OF PARKING			264	146.48	300.84
AUTHORITY MULTIPLYING FACTOR 0.80				117.18	240.67
TOTAL REQUIRED NOS OF PARKING IN THE PLOT				117	241
TOTAL PROPOSED NOS OF PARKING IN THE PLOT			198 SCOOTER CONVERTED 33 CARS	150	46
CAR IN COVERED STACK (33 X 6) =				60	
CAR IN OPEN STACK (23 X 2) =				46	
CAR IN OPEN STACK (11 X 4) =				45	
TOTAL CAR =				151	

'P' LINE AREA STATEMENT

BUILDING NO.	BUILDING NO.1	BUILDING NO.2	BUILDING NO.1+2
	AREA IN SQ.MTS	AREA IN SQ.MTS	AREA IN SQ.MTS
FLOOR NOS.			
GROUND	250.70	371.71	622.41
1ST FLOOR	344.54	632.92	977.46
2ND FLOOR	344.54	632.92	977.46
3RD FLOOR	344.54	632.92	977.46
4TH FLOOR	344.54	632.92	977.46
5TH FLOOR	344.54	632.92	977.46
6TH FLOOR	344.54	632.92	977.46
7TH FLOOR	344.54	632.92	977.46
8TH FLOOR (REFUGE)	313.88	601.92	915.80
9TH FLOOR	344.54	632.92	977.46
10TH FLOOR	344.54	632.92	977.46
11TH FLOOR	344.54	632.92	977.46
12TH FLOOR	344.54	632.92	977.46
13TH FLOOR (REFUGE)	313.88	601.92	915.80
14TH FLOOR	344.54	632.92	977.46
15TH FLOOR	344.54	632.92	977.46
16TH FLOOR	344.54	632.92	977.46
17TH FLOOR	344.54	632.92	977.46
18TH FLOOR (REFUGE)	313.88	601.92	915.80
TOTAL	6560.44	11671.27	18031.71

NOTES

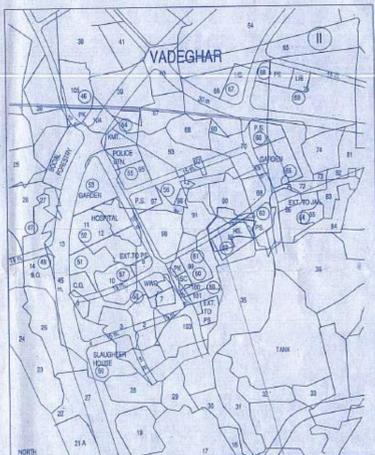
- Plot line shown in black.
- Proposed work shown in pink.
- Drainage and sewerage work shown in dotted red.
- Recreational ground shown in green.

SCHEDULE OF DOORS AND WINDOWS

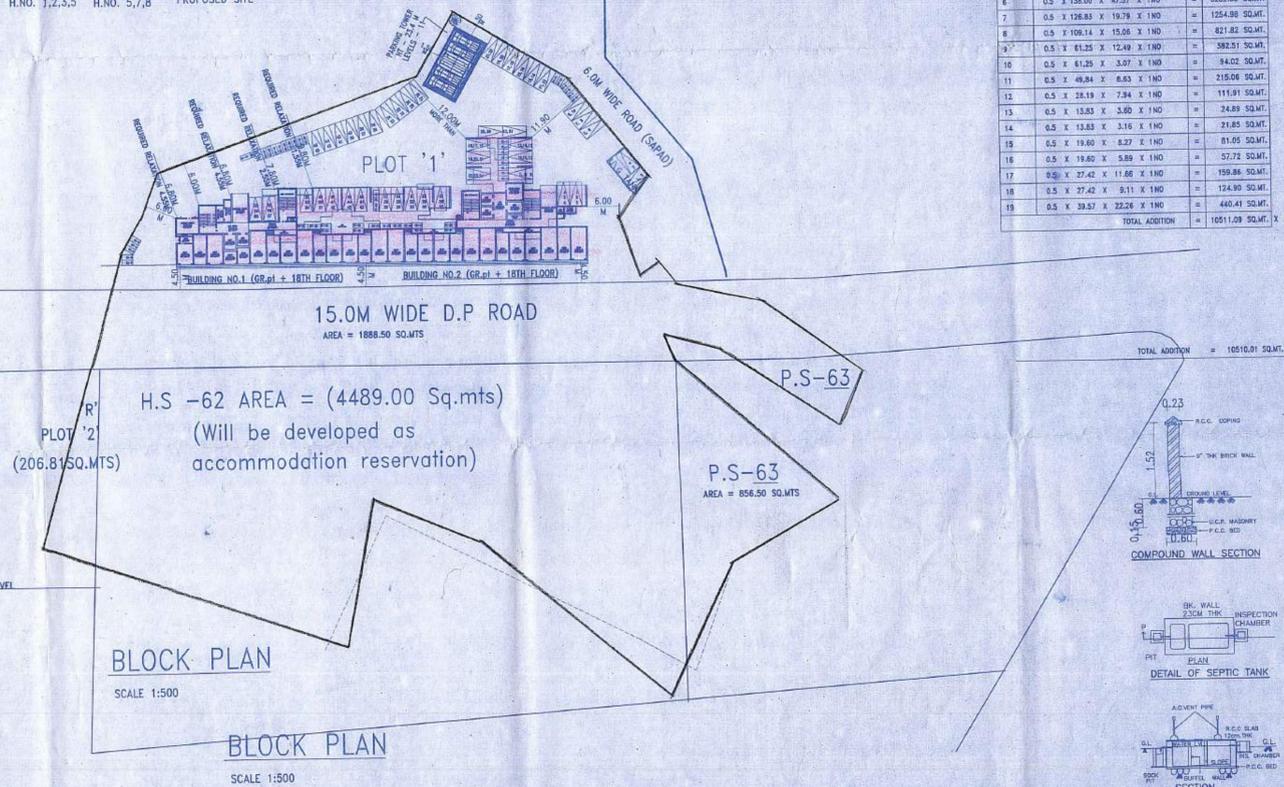
TYPE	MINIMUM SIZE	V/F	MAXIMUM SIZE	V/F	PROPOSED SIZE	TYPE	REMARK			
LIV	2.00x4.70	13.83	2.27	2.80x3.30	15.37	2.56	2.80 X 1.50	3.90	WS	SLID GLAZED WIN.
BED	2.75x3.30	9.08	1.51	2.80x3.75	10.88	1.81	2.80 X 1.50	3.90	W	
KIT	2.28x2.60	5.93	0.99	2.30x2.60	5.99	1.00	1.50 X 1.20	1.80	WT	
TOILET	1.20x2.10	2.52	0.42	1.20x2.25	2.70	0.45	1.00 X 0.90	0.84	WT	1.60 LIGHTEWOOD WIN.
WASH DOOR							1.00 X 2.15	0	WT	1.60 LIGHTEWOOD WIN.
INTERNAL DOOR							0.90 X 2.15	0	WT	
TOILET, BATH & W.C. DOOR							0.75 X 1.95	0	WT	T.W. PANNELED DOOR

TOTAL FLAT AREA STATEMENT

TOTAL FLAT	BUILDING NO.1	BUILDING NO.2	BUILDING NO.1 + 2
1RK = AREA BELOW 30.00 SQ.MTS			
1BHK = AREA BETWEEN 30.00 TO 40.00 SQ.MTS	51 NOS	120 NOS	171 NOS (80.00 %)
2BHK = AREA BETWEEN 40.00 TO 60.00 SQ.MTS	36 NOS	57 NOS	93 NOS (35.00 %)
3BHK = AREA ABOVE 60.00 SQ.MTS			
TOTAL	87 NOS	177 NOS	264 NOS (100.00 %)

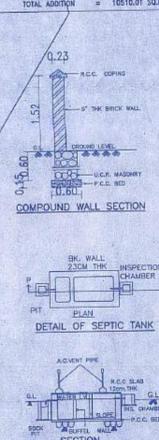


LOCATION PLAN
S.NO. 89 S.NO. 90
H.NO. 1,2,3,5 H.NO. 5,7,8
PROPOSED SITE



PLOT AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT.)
1	0.5 X 85.06 X 40.09 X 1NO	1740.28
2	0.5 X 85.06 X 17.54 X 1NO	753.87
3	0.5 X 66.34 X 6.40 X 1NO	210.37
4	0.5 X 87.68 X 8.14 X 1NO	356.86
5	0.5 X 91.76 X 8.63 X 1NO	398.42
6	0.5 X 133.00 X 47.67 X 1NO	3282.33
7	0.5 X 128.83 X 19.78 X 1NO	1254.99
8	0.5 X 108.14 X 15.06 X 1NO	821.82
9	0.5 X 81.25 X 12.49 X 1NO	508.21
10	0.5 X 81.25 X 3.97 X 1NO	162.00
11	0.5 X 48.84 X 6.83 X 1NO	168.00
12	0.5 X 25.19 X 7.94 X 1NO	111.91
13	0.5 X 13.83 X 3.60 X 1NO	24.89
14	0.5 X 13.83 X 3.16 X 1NO	21.85
15	0.5 X 19.60 X 8.27 X 1NO	81.05
16	0.5 X 19.60 X 5.80 X 1NO	57.72
17	0.5 X 37.42 X 11.66 X 1NO	199.86
18	0.5 X 37.42 X 9.11 X 1NO	124.90
19	0.5 X 39.67 X 22.26 X 1NO	440.41
	TOTAL ADDITION	10511.01



DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING S.NO.89, H.NO.1,2,3,5, S.NO.90,H.NO.5,7,8, PLOT NO.1 AT VILLAGE-WADEGHAR, TALUKA-KALYAN, DIST:-THANE.

OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.: **KDMC/TPB/01/KD/2023-24/01**
Date: **06/04/2023**
SANCTIONED



ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan Dombivi Municipal Corporation

The plans prepared by me are in accordance with the norms as specified by Indian standard Institute and I will be held responsible for any harm caused in earthquake due to negligence. I have confirmed that the proposed construction is as per the norms as specified by Indian of the standards.
Standard Institute for the resistance of earthquake

SHANTI CONSULTANTS
Structural Engineers-Ayaz S. Patel
Licence No. B.M.C.-513/9007
T.M.C.-108/SIGNATURE OF R.C.C. CONSULTANT

PROFORMA

A	AREA STATEMENT	SQ.MT.	SQ.MT.
1	AREA OF PLOT (Minimum area a,b,c to be considered)	10390.00	120.00
	a) As per ownership document (7/12, CTS extract)	10510.00	
	b) As per measurement sheet	10510.00	
	c) As per site	Plot-1 5694.19	Plot-2 4695.81
2	Deduction for	15.0 M Road 1888.50	
	a) Proposed D.F./B.P. Road widening Area/Service Road/Highway widening		
	b) Any D.P. Reservation Area	P.S 856.50	4489.00 H.S (62) (Accommodation Reservation not deductible) 2000.00 SQ.MTS To be handed over to KDMC
3	Balance area of plot (1 MINUS 2)	2745.00	(4489.00 + 206.81) 4695.81
4	Amenity Space (If applicable)		
	a) Required		
	b) Adjustment of 2 (b), if any-		
	c) Balance Proposed	2945.19	
5	Net Area of plot (3 MINUS 4)	2945.19	
6	Recreational Open space (If applicable)		
	a) Required		
	b) Proposed		
7	Internal Road Area		
8	Pitchable Area (If applicable)		
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 basic F.S.I.)	2945.19 X 1.10 3244.11	
10	Addition of FSI on payment of premium	5694.19 X 0.50 2847.10	
	a) Maximum permissible premium F.S.I.-based on road width/TOD ZONE		
	b) Proposed F.S.I. on payment of premium		
11	In-situ F.S.I. / TDR loading		
	a) In-situ area against D.F. road [2.0 x, Sr. No. 2 (a)], if any	15.0 M D.P. Road 1888.50 X 2.00 = 3777.00	
	b) In-situ area against Amenity Space if handed over	856.50 674.00 183.00	P.S 673.50 X 2.00 = 1348.00
	c) TDR area	5694.19 X 0.80 5124.77 - 5125.00	
	d) Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	5124.77	
12	Additional F.S.I. area under Chapter No. 7		
13	Total entitlement of F.S.I. in proposal		11215.21
	a) [9+10+(c)+11(d)] or 12 whichever is applicable		
	b) Amenity area F.S.I. up to 80% or 80% with payment of charges		
	1) Residential 80%	10775.43 X 0.80 = 8620.34	
	2) Commercial 80%	439.78 X 0.80 = 351.82	
	c) Total entitlement (a + b)		8972.16
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 1.80		
15	Total built up area proposal (excluding area of Sr. no.17b)		
	a) Existing built-up Area		
	b) Proposed built-up Area (as per 'P' - line')		18031.71
	c) Total (a + b)		18031.71
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above)		
17	Area for inclusive housing if any		
	a) Required (50% of Sr. no. 5		
	b) Proposed		
	Total proposed built-up area		
B	TENEMENT STATEMENT		
	i) Proposed area (Item A-15-s above)		18031.71
	ii) Less deduction of non residential area (shop etc)		622.41
	iii) Area available for tenements (i)-(ii)		17409.30
	iv) Tenements permissible (density of tenements/hectare)		
	(Density of tenements/hectare)		522
	v) Tenements proposed		21 + 264
	vi) Tenements existing		209
	Total tenements on the plot		230 + 264

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 10/11/2019 and that dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out is 10510.00 sq.mts. and tallies with the area stated in the document of ownership-town planning scheme records.

OWNER'S DECLARATION
I undersigned hereby confirm that I would abide by plans approved by authority. I would execute the structure as per approved plans. also I would execute the work UNDER supervision of proper technical person so as to ensure the quality and safety at the work site.

NAME OF OWNER
For:- Shri Yashwant S. Shelar & Others.
For:- Shri Laxman G. Wadhvani & Others.
For:- Shri Galan K. Dalvi & Others.
For:- Shri Mangesh (Mangalya) V. Vanjurkar (Naik) & Others.
P.O.A. Holder :- Shri Harilal N. Patel & Others.
M/S Ashapura Combines.

JOB NO. 4635/1 **DATE** 28/03/2023 **DRAWING NO.** ARCH/1 **SCALE** AS GIVEN **DRAWN BY** KHAN **CHECKED BY**

NORTH LINE **ARCHITECTS**
SHRI DEEPAK B.PATIL
C.A./2010/46992
1-4, 1ST FLOOR, MAHARAJA SHOPPING CENTER,
ACRA ROAD, KALYAN (W).
421 301.