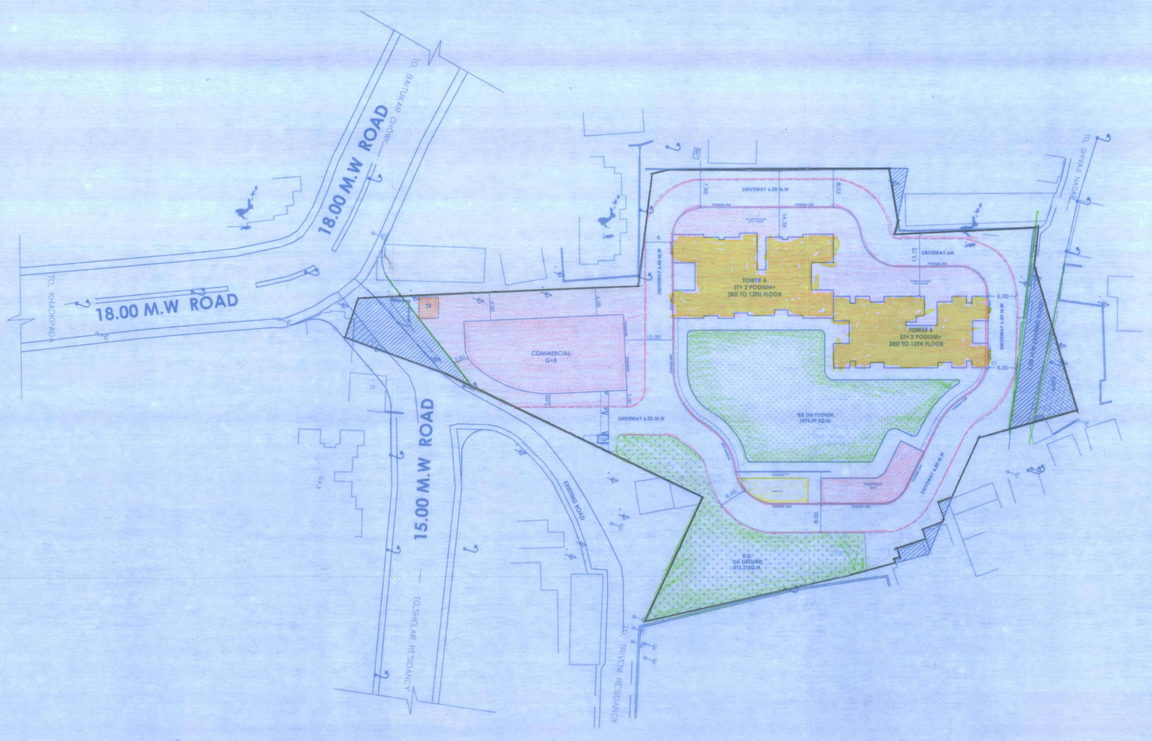
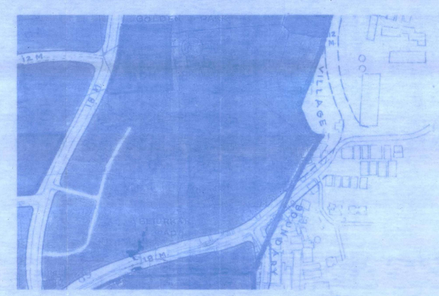


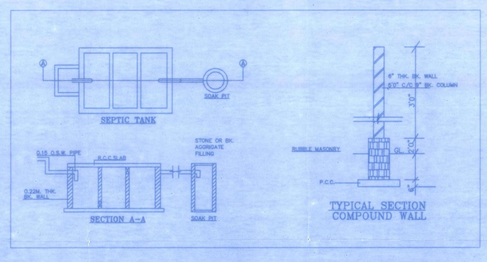
LAYOUT PLAN

SCALE –1:500



LOCATION PLAN

PARKING STATEMENT	(FOR PROP. AREA AS PER NEW DCR)		
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT– 2 SCOOTER	–	–	–
30 TO 80 SQ.MT. EVERY 2 TENEMENT/1 CAR & 2 SCOOTER	101	50.05	101
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1CAR & 3 SCOOTER	–	–	–
150 SQ.MT.& ABOVE EVERY ONE TENEMENT/ 2CAR &3 SCOOTER	–	–	–
TOTAL NO OF RESIDENTIAL PARKING	101	50.05	101
ADD VISITOR PARKING FOR RESIDENTIAL 5%		2.50	5.05
COMMERCIAL AREA EVERY 100 SQ.M.T.2 CAR & 6 SCOOTER	2080.54	41.61	124.83
TOTAL NO OF PARKING	–	94.16	230.88
PARKING REQUIRED AS PER TABLE NO. 8C 80% OF PARKING	–	75.00	231.00
TOTAL REQUIRED PARKING		75.00	231.00
PARKING PROPOSED			
GROUND PARKING		92	56
1ST LVL PODIUM PARKING		73	76
2ND LVL PODIUM PARKING		73	76
COMPOSITE PARKING 138 SCOOTERS /6 = 23 CARS		23	138
TOTAL PROPOSED NO OF PARKING		238	346



TOTAL BUILT UP AREA STATEMENT (IN SQ.MT.)

BLDG.	FLOOR	FLOOR AREA		TOTAL BUILT UP AREA	NO.OF FLATS & SHOPS
COMMERCIAL	GR+5	GR. FLR –	508.44	2879.12 SQ.MT	1 SHOP 7 OFFICE
		1ST TO 4TH FLR –	538.96		
		5TH FLR –	214.84		
		GR. FLR –	157.82		
TOWER A	GR+13	1ST & 2ND PODIUM PARKING	0.00	5749.19 SQ.MT	53 FLATS
		3RD FLR.(WITH PODIUM) –	527.25		
		4TH TO 6TH, 8TH TO 10TH, & 12TH TO 13TH –	520.51		
		7TH & 11TH FLR	445.12		
TOWER B	GR+12	GR. FLR –	194.70	4431.44 SQ.MT	48 FLATS
		1ST & 2ND PODIUM PARKING	0.00		
		3RD FLR.(WITH PODIUM) –	438.52		
		4TH TO 6TH, 8TH TO 10TH, & 12TH	438.52		
		7TH & 11TH FLR	364.29		
CLUBHOUSE	GR+1 (Above podium)	GR. FLR –	139.57	310.86 SQ.MT	–
		1ST FLR –	171.29		
TOTAL				13370.61 SQ.MT	1 SHOP 7 OFFICE 101 FLATS

COMMERCIAL BUILDING TOTAL BUILT UP AREA

FORM OF STATEMENT 2

[SR.NO. 9(a)]

PROPOSED BUILDING

FLOOR NO.		TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	=	508.44 SQ.MT
1ST	=	538.96 SQ.MT
2ND	=	538.96 SQ.MT
3RD	=	538.96 SQ.MT
4TH	=	538.96 SQ.MT
5TH	=	214.84 SQ.MT
TOTAL	=	2879.12 SQ.MT

CLUBHOUSE TOTAL BUILT UP AREA

FORM OF STATEMENT 2

[SR.NO. 9(a)]

PROPOSED BUILDING

FLOOR NO.		TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	=	139.57 SQ.MT
1ST	=	171.29 SQ.MT
TOTAL	=	310.86 SQ.MT

BLDG. TOWER A TOTAL BUILT UP AREA

FORM OF STATEMENT 2

[SR.NO. 9(a)]

PROPOSED BUILDING

FLOOR NO.		TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	=	187.62 SQ.MT
PODIUM–1	=	—
PODIUM–2	=	—
PODIUM–3	=	527.25 SQ.MT
4TH	=	520.51 SQ.MT
5TH	=	520.51 SQ.MT
6TH	=	520.51 SQ.MT
7TH	=	445.12 SQ.MT
8TH	=	520.51 SQ.MT
9TH	=	520.51 SQ.MT
10TH	=	520.51 SQ.MT
11TH	=	445.12 SQ.MT
12TH	=	520.51 SQ.MT
13TH	=	520.51 SQ.MT
TOTAL	=	5749.19 SQ.MT

BLDG. TOWER B TOTAL BUILT UP AREA

FORM OF STATEMENT 2

[SR.NO. 9(a)]

PROPOSED BUILDING

FLOOR NO.		TOTAL BUILT–UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	=	194.70 SQ.MT
PODIUM–1	=	—
PODIUM–2	=	—
PODIUM–3	=	438.52 SQ.MT
4TH	=	438.52 SQ.MT
5TH	=	438.52 SQ.MT
6TH	=	438.52 SQ.MT
7TH	=	364.29 SQ.MT
8TH	=	438.52 SQ.MT
9TH	=	438.52 SQ.MT
10TH	=	438.52 SQ.MT
11TH	=	364.29 SQ.MT
12TH	=	438.52 SQ.MT
TOTAL	=	4431.44 SQ.MT

FORM OF STATEMENT 3

[SR.NO. 9(a)]

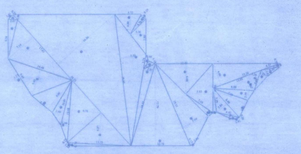
AREA DETAILS

BLDG. TOWER	FLOOR NO.	APARTMENT SHOP/OFFICE NO.		CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
COMMERCIAL	GROUND FLR	SHOP	1	400.14	–
	1ST – 4TH FLR	OFFICE	1	401.27	26.09
	5TH FLR	OFFICE	1	37.80	–
		OFFICE	2	20.04	7.15
		OFFICE	3	17.48	–
A	3RD FLR	FLAT	1	87.42	3.20
		FLAT	2	68.69	3.20
		FLAT	3	53.68	3.05
		FLAT	4	68.29	3.20
		FLAT	5	87.38	3.20
	4TH TO 6TH, 8TH TO 10TH, 12TH TO 13TH FLOOR	FLAT	1	87.42	3.20
		FLAT	2	68.69	3.20
		FLAT	3	66.15	3.05
		FLAT	4	68.29	3.20
		FLAT	5	87.38	3.20
	7TH & 11TH FLOOR	FLAT	1	87.42	3.20
		FLAT	2	68.69	3.20
		FLAT	3	66.15	3.05
		FLAT	5	87.38	3.20
B	3RD FLR	FLAT	1	66.99	3.20
		FLAT	2	67.23	3.20
		FLAT	3	67.05	3.20
		FLAT	4	67.05	3.20
		FLAT	5	45.45	–
	4TH TO 6TH, 8TH TO 10TH, & 12TH FLOOR	FLAT	1	66.99	3.20
		FLAT	2	67.23	3.20
		FLAT	3	67.05	3.20
		FLAT	4	67.05	3.20
		FLAT	5	45.45	–
	7TH & 11TH FLOOR	FLAT	1	66.99	3.20
		FLAT	3	67.05	3.20
		FLAT	4	67.05	3.20
		FLAT	5	45.45	–

AREA DIAGRAM.

R.G. ON 3RD PODIUM

(SCALE 1:500)



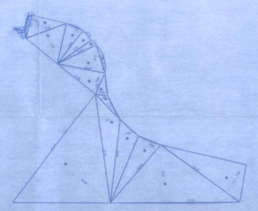
BUILT UP AREA CALCULATION

R.G. ON 3RD PODIUM						
1	2/3 X 1.41 X 0.29 X 2 NOS	=	0.55 SQ.MT.
2	2/3 X 9.48 X 1.17 X 1NO	=	7.39 SQ.MT.
3	2/3 X 1.22 X 0.21 X 1NO	=	0.17 SQ.MT.
4	2/3 X 1.05 X 0.15 X 1NO	=	0.11 SQ.MT.
5	2/3 X 1.41 X 0.29 X 1NO	=	0.27 SQ.MT.
6	2/3 X 0.75 X 0.29 X 1NO	=	0.15 SQ.MT.
7	1/2 X 2.01 X 1.06 X 1NO	=	1.07 SQ.MT.
8	1/2 X 2.01 X 8.58 X 1NO	=	8.62 SQ.MT.
9	1/2 X 17.61 X 7.14 X 1NO	=	62.87 SQ.MT.
10	1/2 X 14.48 X 5.95 X 1NO	=	43.08 SQ.MT.
11	1/2 X 5.70 X 8.09 X 1NO	=	23.06 SQ.MT.
12	1/2 X 10.01 X 2.44 X 1NO	=	12.21 SQ.MT.
13	1/2 X 13.58 X 1.66 X 1NO	=	11.27 SQ.MT.
14	1/2 X 13.58 X 6.78 X 1NO	=	46.04 SQ.MT.
15	1/2 X 13.75 X 0.70 X 1NO	=	4.81 SQ.MT.
16	1/2 X 13.75 X 6.87 X 1NO	=	47.33 SQ.MT.
17	1/2 X 36.25 X 16.38 X 1NO	=	312.89 SQ.MT.
18	1/2 X 28.80 X 5.59 X 1NO	=	80.50 SQ.MT.
19	1/2 X 5.72 X 4.40 X 1NO	=	12.58 SQ.MT.
20	1/2 X 4.78 X 1.41 X 1NO	=	3.37 SQ.MT.
21	1/2 X 7.80 X 3.36 X 1NO	=	13.10 SQ.MT.
22	1/2 X 3.24 X 0.80 X 1NO	=	1.30 SQ.MT.
23	1/2 X 18.53 X 2.07 X 1NO	=	19.18 SQ.MT.
23	1/2 X 2.78 X 1.14 X 1NO	=	1.58 SQ.MT.
24	1/2 X 12.76 X 17.79 X 1NO	=	113.50 SQ.MT.
25	1/2 X 19.33 X 5.99 X 1NO	=	57.86 SQ.MT.
26	1/2 X 12.40 X 6.60 X 1NO	=	40.92 SQ.MT.
27	1/2 X 10.64 X 5.83 X 1NO	=	31.02 SQ.MT.
28	1/2 X 7.10 X 1.23 X 1NO	=	4.37 SQ.MT.
29	1/2 X 0.84 X 5.29 X 1NO	=	2.22 SQ.MT.
30	1/2 X 8.48 X 2.84 X 1NO	=	12.04 SQ.MT.
31	1/2 X 4.92 X 0.74 X 1NO	=	1.82 SQ.MT.
32	1/2 X 4.12 X 7.88 X 1NO	=	16.23 SQ.MT.
33	1/2 X 8.88 X 2.19 X 1NO	=	9.72 SQ.MT.
34	1/2 X 11.01 X 3.62 X 1NO	=	19.93 SQ.MT.
35	1/2 X 4.64 X 2.26 X 1NO	=	5.24 SQ.MT.
36	1/2 X 4.64 X 1.65 X 1NO	=	3.83 SQ.MT.
37	1/2 X 4.20 X 1.62 X 1NO	=	3.40 SQ.MT.
38	1/2 X 4.23 X 0.75 X 1NO	=	1.59 SQ.MT.
39	1/2 X 15.24 X 4.99 X 1NO	=	38.02 SQ.MT.
	TOTAL ADDITION	=	1075.14 SQ.MT. X

AREA DIAGRAM.

R.G. ON GROUND

(SCALE 1:500)



BUILT UP AREA CALCULATION

TYPICAL FLOOR						
1	1/2 X 1.93 X 0.21 X 1NO	=	0.20 SQ.MT.
2	1/2 X 3.09 X 1.04 X 1NO	=	1.61 SQ.MT.
3	1/2 X 4.25 X 0.53 X 1NO	=	1.13 SQ.MT.
4	1/2 X 5.18 X 0.95 X 1NO	=	2.46 SQ.MT.
5	1/2 X 9.42 X 4.16 X 1NO	=	19.59 SQ.MT.
6	1/2 X 9.42 X 7.54 X 1NO	=	35.51 SQ.MT.
7	1/2 X 9.18 X 3.79 X 1NO	=	17.40 SQ.MT.
8	1/2 X 9.02 X 2.81 X 1NO	=	12.67 SQ.MT.
9	1/2 X 9.40 X 1.33 X 1NO	=	6.25 SQ.MT.
10	1/2 X 10.57 X 5.63 X 1NO	=	29.75 SQ.MT.
11	1/2 X 10.59 X 4.89 X 1NO	=	25.89 SQ.MT.
12	1/2 X 5.04 X 2.63 X 1NO	=	6.62 SQ.MT.
13	1/2 X 7.81 X 1.66 X 1NO	=	6.48 SQ.MT.
14	1/2 X 29.75 X 17.02 X 1NO	=	253.17 SQ.MT.
15	1/2 X 24.02 X 4.56 X 1NO	=	54.77 SQ.MT.
16	1/2 X 18.26 X 4.33 X 1NO	=	39.53 SQ.MT.
17	1/2 X 16.60 X 4.90 X 1NO	=	40.67 SQ.MT.
18	1/2 X 27.82 X 12.54 X 1NO	=	174.43 SQ.MT.
19	1/2 X 21.08 X 7.43 X 1NO	=	78.31 SQ.MT.
20	2/3 X 1.38 X 0.30 X 1NO	=	0.28 SQ.MT.
21	2/3 X 6.40 X 0.77 X 1NO	=	3.29 SQ.MT.
	TOTAL ADDITION	=	810.02 SQ.MT. X

LAYOUT PLAN | SHEET NO. 1/6

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/KD/2024-25/38

Date :- 05/03/2025

SANCTIONED

KALYAN-DOMBIVLI MUNICIPAL CORPORATION

ASSISTANT DIRECTOR OF TOWN PLANNING

Kalyan-Dombivli Municipal Corporation

PROFORMA – I

		AREA STATEMENT	IN SQ.MT.
1	A)	AREA OF PLOT OWNERSHIP DOCUMENT	7700.00
	B)	AS PER OWNERSHIP DOCUMENT	7700.00
	C)	AS PER POSSESSION 7700.00 – [115.88 (PLOT–B) + 70.06 (NOT IN POSSESSION)]	7514.06
2		DEDUCTIONS FOR	
	a)	15.00 & 18 M.W. D.P. ROAD AREA (90.00 + 115.12)	205.12
	b)	EXISTING ROAD	150.00
	c)	TOTAL (a+b)	355.12
3		BALANCE AREA OF PLOT (1 Minus 2)	7158.94
4		AMMENITY SPACE IF APPLICABLE	–
	a)	REQUIRED	–
	b)	ADJUSTMENT OF IF ANY	–
	c)	BALANCE PROPOSED	–
5		NET PLOT AREA (3–4(C)	7158.94
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a)	REQUIRED 7158.94 X 10% RG	715.89
	b)	PROPOSED (810.02 ON GROUND +1075.14 ON PODIUM= 1885.16)	1885.16
7		INTERNAL ROAD AREA	–
8		PLOTABLE AREA	–
9		BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO: 5 X BASIC FSI) 7158.94 X 1.10 = 7874.83	7874.83
10		ADDITION OF FSI ON PAYMENT PREMIUM	–
	a)	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	0.00
	b)	PROPOSED FSI ON PAYMENT OF PREMIUM 7514.06 X 0.50 = 3757.03 OUT OF THIS	
11		IN–SITU FSI/TDR LOADING	–
	a)	IN–SITU AREA AGAINST 15& 18 D.P. ROAD SR.NO:2 (a) NEW ROAD 205.12 X 2.00 =410.24 EXISTING ROAD 150.00 X 1.20 =180.00	560.24
	b)	IN–SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	–
	c)	(2.00 OR 1.85 X SR.NO:4 (b) AND/or (C)) TDR AREA 7493.06 X0.9 =6762.65–560.24 =6202.41 OUT OF THIS	–
	d)	TOTAL IN–SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c)	560.24
12		ADDITIONAL FSI AREA UNDER CHAPTER NO.7	–
13		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	–
	a)	(9+10(b)+11(d) or 12 WHICHEVER IS APPLICABLE	8435.07
	b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES COMMERCIAL ANCILLARY AREA = 1589.51 X 0.80 = 1271.61 RESIDENTIAL ANCILLARY AREA = 4535.98 X 0.80 = 4181.34 TOTAL ANCILLARY AREA = 5380.95 OUT OF THIS	4938.00
	c)	TOTAL ENTITLEMENT (a+b)	13371.07
14		MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or1.8	
15		TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(b)	
	a)	PROPOSED BUILT UP AREA (AS PER P LINE)	13370.61
	b)	EXISTING BUILT UP AREA AS PER SANCTION	–
	c)	TOTAL (a+b)	13370.61
16		FSI CONSUMED (15/13)	–
17		AREA FOR INCLUSIVE HOUSING IF ANY	
	(a)	REQUIRED (20% OF SR. NO. 5)	
	(b)	PROPOSED (20% OF SR. NO. 5)	

OWNER'S DECLARATION

I/WE UNDER SIGNED 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 TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

LEGENDS

PLOT BOUNDRY SHOWN IN THICK BLACK
EXISTING STREET SHOWN IN GREEN
FUTURE STREET GREEN DOTTED
POSSIBLE BUILDING SHOWN IN THICK DOTTED BLACK
EXISTING WORK SHOWN IN BLUE
WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED
PROPOSED WORK SHOWN IN RED
DRAINAGE & SEVERAGE WORK SHOWN IN RED DOTTED
WATERY SUPPLY WORK SHOWN IN BLACK DOTTED THIN

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN METERS
OUTER WALL - 8 INTERNAL WALL 0.15M THK

APPENDIX – C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE THE STANDARDS.

ENGINEER'S SIGNATURE

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON ----- AND THAT THE DIMENSIONS OF THE BODES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS/LAND RECORDS DEPARTMENT/DTP/ SURVEY RECORDS

SIGNATURE OF ARCHITECT

ARCHITECT:

ANIL R. NIRGUDE. TEJAS A. NIRGUDE.

SIGNATURE OF OWNERS

778 DRG. NO.	PROPOSED BUILDING ON S.NO. S.NO 85/3, 86/2/1, 86/2/3 AT VILLAGE KALYAN TAL–KALYAN DIST– THANE
AS SHOWN SCALE	FOR– SHRI. BHUSHAN ATMARAM SHELAR & OTHERS
23/02/2024 DATE	CA HOLDER– SHRI. BHUSHAN ATMARAM SHELAR
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS
PRATHAM CAD/DRN	B–101,Bindu Tower,1st Floor,Opp. Lourdes English School, Santoshi Mata Road , Kalyan – 421301