

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.: KPMC/TPD/13P/27V/19/2018-19/29/215
Date: 03/10/2023
SANCTIONED



PROFORMA - I

A AREA STATEMENT		IN SQ.MT.
1	a) AREA OF PLOT OWNERSHIP DOCUMENT	6612.00
	b) AREA HAND OVER TO LANDLORD	-
	c) AREA OF PLOT AS PER SITE	6606.75
2	DEDUCTIONS FOR	
	a) 24.00 / 12 M.W. D.P. ROAD AREA	218.24
	b) AREA UNDER CONSTRUCTED GUTTER	50.50
	c) V.M. RESERVATION AREA	0.00
	d) DISPENSARY AND M.H. RESERVATION AREA	0.00
	e) PLOT-1 488.75	0.00
	f) TOTAL (a+b+c+d+e)	268.74
3	BALANCE AREA OF PLOT (1 Minus 2)	6338.01
4	AMENITY SPACE IF APPLICABLE	-
5	RECREATIONAL OPEN SPACE (IF APPLICABLE)	6393.74 X 10% RG
	a) REQUIRED	633.80
	b) BALANCE PROPOSED	665.32
6	NET PLOT AREA (3-4C)	6338.01
7	RECREATIONAL OPEN SPACE (IF APPLICABLE)	6393.74 X 10% RG
	a) REQUIRED	633.80
	b) PROPOSED	SHOWN R.G
8	INTERNAL ROAD AREA	-
9	PLOTTABLE AREA	-
	a) BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) 6338.01 X 1.10 = 6971.81	6971.81
10	ADDITION OF FSI ON PAYMENT PREMIUM	-
	a) REQUIRED	-
	b) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	3303.37
11	IN-SITU FSI/TDR LOADING	-
	a) IN-SITU AREA AGAINST 12 & 24M D.P. ROAD SR.NO.2 (a)218.24x2.05 = 447.39	447.39
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR.NO.4 (b) AND/OR (C))	-
	c) TDR AREA 6606.75X1.15 = 7597.76 = 447.43	7150.32
	d) TOTAL IN-SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c))	7597.71
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
	a) (9+10D)+(11(a) or 12) WHICHEVER IS APPLICABLE	17872.89
	b) ANCILLARY AREA FSI UPTO 80% OR BOX WITH PAYMENT OF CHARGES (SR.NO. 5 X 0.80 = 10398.78)	10796.38
	c) TOTAL ENTITLEMENT (a+b)	28669.27
14	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 61 or 62 or 63 or 64 as applicable x1.8 or 1.8	28669.27
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(a))	-
	a) PROPOSED BUILT UP AREA (AS PER P LINE)	11885.94
	b) EXISTING BUILT UP AREA AS PER SANCTION	16882.94
	c) TOTAL (a+b)	28668.91
16	FSI CONSUMED (15/13)	-
17	AREA FOR INCLUSIVE HOUSING IF ANY	-
	a) REQUIRED (20% OF SR. NO.5) 6971.81 X 20 % = 1394.36	1394.36
	b) PROPOSED (20% OF SR. NO.5)	1400.36

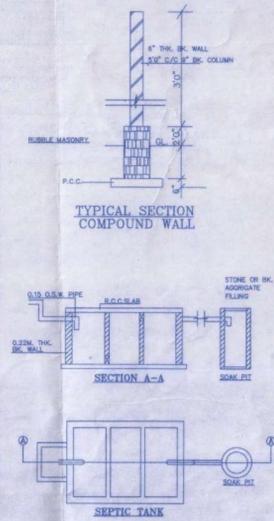
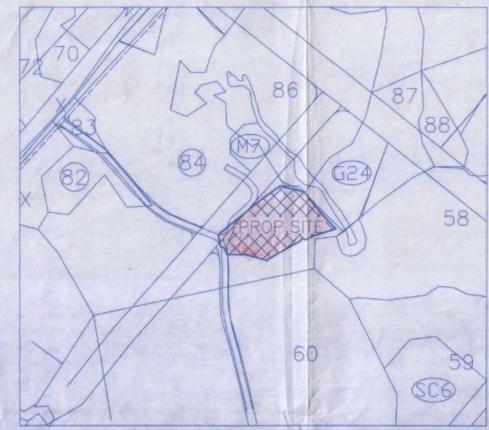
OWNER'S DECLARATION
I/WE UNDER SOLEMN OATH CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

LEGENDS	NOTES
PLOT BOUNDARY SHOWN IN THICK BLACK	DRAWING IN SCALE
EXISTING STREET SHOWN IN GREEN	ALL DIMENSIONS ARE IN METERS
FUTURE STREET SHOWN IN DOTTED	OUTER WALL & INTERNAL WALL 0.15M THK.
PERMISSIBLE 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 & SEWERAGE WORK SHOWN IN RED DOTTED	
UTILITY SUPPLY WORK SHOWN IN BLACK DOTTED (10M)	

APPENDIX - C
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY REGR. STANDARD INSTRUMENT & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE THE STANDARD INSTRUMENTS.

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

ARCHITECT: ANIL R. NIRGUDE, TEJAS A. NIRGUDE
SIGNATURE OF ARCHITECT: [Signature]
SIGNATURE OF OWNERS: [Signature]
AS SHOWN S C A L E: SHRI. VISHNU RAJARAM PATIL & OTHERS
28/07/2023: C. A. HOLDER : M/S KAPLESHWARA HOMES LLP PARTNER'S
DATE: SHRI : VIKY PRAKASH KUKREJA
PRATHAM CAD/DRN: VITAN CONSULTANTS ARCHITECTS & ENGINEERS
B-101, Bindu Tower, 1st Floor, Opp. Lourdes English School, Santoshi Mata Road, Kalyan - 421301



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

BLDG. TYPE	FLOOR	FLOOR AREA	TOTAL BUILT UP AREA	NO. OF FLATS & SHOPS			
A	GR. FLR	564.41	8527.05 SQ.MT	16 SHOP 135 FLATS			
	1ST TO 4TH PODIUM PARKING	- 0.00					
	5TH TO 9TH FLR.	168.43					
	TYP. FLR.	486.78					
	13TH, 18TH & 23RD FLR.	444.75					
	GR. FLR	410.82					
	1ST TO 4TH PODIUM PARKING	- 0.00					
	5TH TO 7TH FLR.	460.75					
	8TH FLR.	424.04					
	TYP. FLR.	483.46					
B	GR+26 (P)	10122.75	10122.75 SQ.MT	10 SHOP 160 FLATS			
	13TH, 18TH & 23RD FLR.	444.75					
	GR. FLR	295.89					
	1ST TO 4TH PODIUM PARKING	- 0.00					
	5TH TO 7TH & 9TH FLR.	463.45					
	8TH FLR.	486.39					
	TYP. FLR.	424.41					
	C	GR+26 (P)			10019.11	10019.11 SQ.MT	160 FLATS
		13TH, 18TH, 23RD FLR.			444.55		
		26TH FLR.			302.33		
GR. FLR		268.24					
1ST TO 4TH PODIUM PARKING		- 0.00					
5TH TO 7TH & 9TH FLR.		463.45					
8TH FLR.		486.39					
TYP. FLR.		424.41					
26TH FLR.		302.33					
TOTAL		28668.91	28668.91 SQ.MT	26 SHOP 455 FLATS			

INCLUSIVE HOUSING AREA STATEMENT (IN SQ.MT.)

BLDG. TYPE	FLOOR	FLOOR AREA	TOTAL BUILT UP AREA	NO. OF FLATS & SHOPS
A	5TH FLR TO 9TH FLR	5TH TO 7TH & 9TH FLR. - 276.89	1400.36 SQ.MT	25 FLATS
		8TH FLR. - 292.80		
		TOTAL		

BLDG. TYPE-A (INCLUSIVE HOUSING AREA) TOTAL BUILT UP AREA

FORM OF STATEMENT 2 (SR.No. 9(c)) PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	564.41 SQ.MT
PODIUM-1	-
PODIUM-2	-
PODIUM-3	-
PODIUM-4	-
5TH	168.43 SQ.MT
6TH	168.43 SQ.MT
7TH	168.43 SQ.MT
8TH	113.31 SQ.MT
9TH	168.43 SQ.MT
10TH	486.78 SQ.MT
11TH	486.78 SQ.MT
12TH	486.78 SQ.MT
13TH	444.75 SQ.MT
14TH	486.78 SQ.MT
15TH	-
16TH	486.78 SQ.MT
17TH	486.78 SQ.MT
18TH	444.75 SQ.MT
19TH	486.78 SQ.MT
20TH	486.78 SQ.MT
21ST	486.78 SQ.MT
22ND	486.78 SQ.MT
23RD	444.75 SQ.MT
24TH	444.75 SQ.MT
25TH	486.78 SQ.MT
26TH	486.78 SQ.MT
TOTAL	8527.05 SQ.MT

FORM OF STATEMENT 3 (SR.No. 9(g)) AREA DETAILS OF INCLUSIVE HOUSING APARTMENT

BLDG. TYPE	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
A	5TH, 6TH, 7TH & 9TH	FLAT 1	49.94	-
		FLAT 2	50.45	-
		FLAT 3	36.39	-
		FLAT 4	36.39	-
		FLAT 5	36.04	2.37
		FLAT 6	49.94	-
		FLAT 7	50.45	-
8TH	8TH	FLAT 1	50.45	-
		FLAT 2	50.45	-
		FLAT 3	36.39	-
		FLAT 4	36.04	2.37
		FLAT 5	36.04	2.37
		FLAT 6	50.74	-
		FLAT 7	50.74	-

BLDG. TYPE-B TOTAL BUILT UP AREA

FORM OF STATEMENT 2 (SR.No. 9(c)) PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	410.82 SQ.MT
PODIUM-1	-
PODIUM-2	-
PODIUM-3	-
PODIUM-4	-
5TH	460.75 SQ.MT
6TH	460.75 SQ.MT
7TH	460.75 SQ.MT
8TH	421.04 SQ.MT
9TH	460.75 SQ.MT
10TH	483.46 SQ.MT
11TH	483.46 SQ.MT
12TH	483.46 SQ.MT
13TH	444.55 SQ.MT
14TH	483.46 SQ.MT
15TH	-
16TH	483.46 SQ.MT
17TH	483.46 SQ.MT
18TH	450.16 SQ.MT
19TH	483.46 SQ.MT
20TH	483.46 SQ.MT
21ST	483.46 SQ.MT
22ND	483.46 SQ.MT
23RD	450.16 SQ.MT
24TH	444.75 SQ.MT
25TH	483.46 SQ.MT
26TH	296.89 SQ.MT
TOTAL	10122.75 SQ.MT

FORM OF STATEMENT 3 (SR.No. 9(g)) AREA DETAILS

BLDG. TYPE	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	LOFT AREA (IN SQ.M)
B	GROUND FLOOR	SHOP 01	24.92	8.22
		SHOP 02	24.92	8.22
		SHOP 03	19.02	6.28
		SHOP 04	24.92	8.22
		SHOP 05	19.02	6.28
		SHOP 06	24.92	8.22
		SHOP 07	24.92	8.22
		SHOP 08	24.92	8.22
		SHOP 09	19.02	6.28
		SHOP 10	24.92	8.22

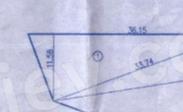
BLDG. TYPE-B TOTAL BUILT UP AREA

FORM OF STATEMENT 3 (SR.No. 9(g)) AREA DETAILS

BLDG. TYPE	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
A	5TH, 6TH, 7TH & 9TH FLR	FLAT 1	36.39	-
		FLAT 2	35.97	-
		FLAT 3	36.39	-
		FLAT 4	36.39	-
		FLAT 5	48.58	-
		FLAT 6	50.04	-
		FLAT 7	50.26	-
		FLAT 8	37.38	-
		FLAT 9	25.49	-
		FLAT 10	25.38	-
8TH FLR	8TH FLR	FLAT 1	50.51	2.37
		FLAT 2	51.01	2.37
		FLAT 3	36.96	2.37
		FLAT 4	36.96	2.37
		FLAT 5	38.04	2.37
		FLAT 6	36.91	2.37
		FLAT 7	50.84	2.37
		FLAT 8	40.08	2.37
		FLAT 9	50.81	2.37
		FLAT 10	51.01	2.37
10TH TO 12TH, 14TH, 16TH, 17TH, 19TH TO 22ND, 24TH, 25TH FLR	10TH TO 12TH, 14TH, 16TH, 17TH, 19TH TO 22ND, 24TH, 25TH FLR	FLAT 1	36.96	2.37
		FLAT 2	36.54	2.37
		FLAT 3	36.96	2.37
		FLAT 4	36.96	2.37
		FLAT 5	48.14	2.37
		FLAT 6	50.60	2.37
		FLAT 7	50.83	2.37
		FLAT 8	37.96	2.37
		FLAT 9	36.54	2.37
		FLAT 10	36.96	2.37
13TH, 18TH & 23RD FLOOR	13TH, 18TH & 23RD FLOOR	FLAT 1	36.96	2.37
		FLAT 2	36.96	2.37
		FLAT 3	36.96	2.37
		FLAT 4	36.96	2.37
		FLAT 5	49.14	2.37
		FLAT 6	50.60	2.37
		FLAT 7	50.83	2.37
		FLAT 8	37.96	2.37
		FLAT 9	36.96	2.37
		FLAT 10	36.96	2.37
13TH, 18TH & 23RD FLOOR	13TH, 18TH & 23RD FLOOR	FLAT 1	36.96	2.37
		FLAT 2	36.96	2.37
		FLAT 3	36.96	2.37
		FLAT 4	49.14	2.37
		FLAT 5	50.60	2.37

DOORS & WINDOWS SCHEDULE

NO.	SIZE (W X H)	AREA IN SQ.M	DESCRIPTION
01	1.00M X 2.10M	2.10	1 WASHED DOOR
02	0.90M X 2.10M	1.89	1 WASHED DOOR
03	0.90M X 2.10M	1.89	1 WASHED DOOR
04	1.00M X 1.20M	1.20	1 WASHED WINDOW
05	0.90M X 1.20M	1.08	1 WASHED WINDOW
06	0.90M X 1.20M	1.08	1 WASHED WINDOW
07	0.90M X 0.75M	0.68	3 GLASS LOCKERS
08	0.90M X 0.75M	0.68	3 GLASS LOCKERS
09	0.90M X 0.75M	0.68	3 GLASS LOCKERS
10	0.90M X 0.75M	0.68	3 GLASS LOCKERS



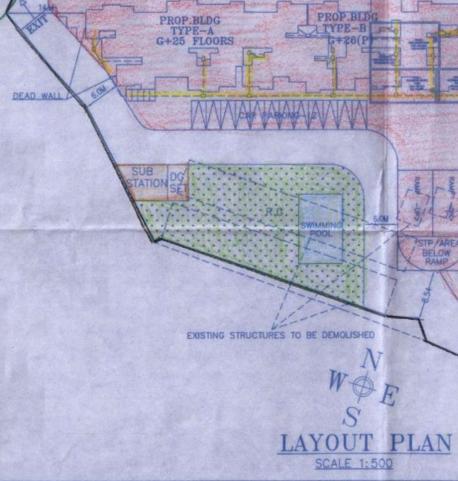
R.G AREA CALCULATION

NO.	SIZE (W X H)	AREA IN SQ.M
1	1/2 X 50.15 X 11.58 X 1NO	299.31 SQ.M
2	1/2 X 83.74 X 8.44 X 1NO	108.98 SQ.M
3	1/2 X 35.97 X 17.81 X 1NO	347.03 SQ.M
TOTAL ADDITION		665.32 SQ.M



24.00 M WIDE D.P. ROAD

12 M WIDE D.P. ROAD



BLDG. TYPE-A TOTAL BUILT UP AREA

FORM OF STATEMENT 2 (SR.No. 9(c)) PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
GROUND	564.41 SQ.MT
PODIUM-1	-
PODIUM-2	-
PODIUM-3	-
PODIUM-4	-
5TH	168.43 SQ.MT
6TH	168.43 SQ.MT
7TH	168.43 SQ.MT
8TH	113.31 SQ.MT
9TH	168.43 SQ.MT
10TH	486.78 SQ.MT
11TH	486.78 SQ.MT
12TH	486.78 SQ.MT
13TH	444.75 SQ.MT
14TH	486.78 SQ.MT
15TH	-
16TH	486.78 SQ.MT
17TH	486.78 SQ.MT
18TH	444.75 SQ.MT
19TH	486.78 SQ.MT
20TH	486.78 SQ.MT
21ST	486.78 SQ.MT
22ND	486.78 SQ.MT
23RD	444.75 SQ.MT
24TH	444.75 SQ.MT
25TH	486.78 SQ.MT
26TH	486.78 SQ.MT
TOTAL	8527.05 SQ.MT

FORM OF STATEMENT 3 (SR.No. 9(g)) AREA DETAILS

BLDG. TYPE	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	LOFT AREA (IN SQ.M)
A	GROUND FLOOR	SHOP 11	24.92	8.22
		SHOP 12	19.02	6.28
		SHOP 13	24.92	8.22
		SHOP 14	24.92	8.22
		SHOP 15	19.02	6.28
		SHOP 16	24.92	8.22
		SHOP 17	24.92	8.22
		SHOP 18	24.92	8.22
		SHOP 19	19.02	6.28
		SHOP 20	16.74	5.52
		SHOP 21	16.74	5.52
		SHOP 22	19.02	6.28