DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON LAND BEARING C.T.S NO-2065/2B & 2065/2D MOUJE - KALYAN, TAL- KALYAN DIST THANE

DRAWING SHEET NO. - 1

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.:- KDMC|TPD|BP|KD|2017-18|89|A14.

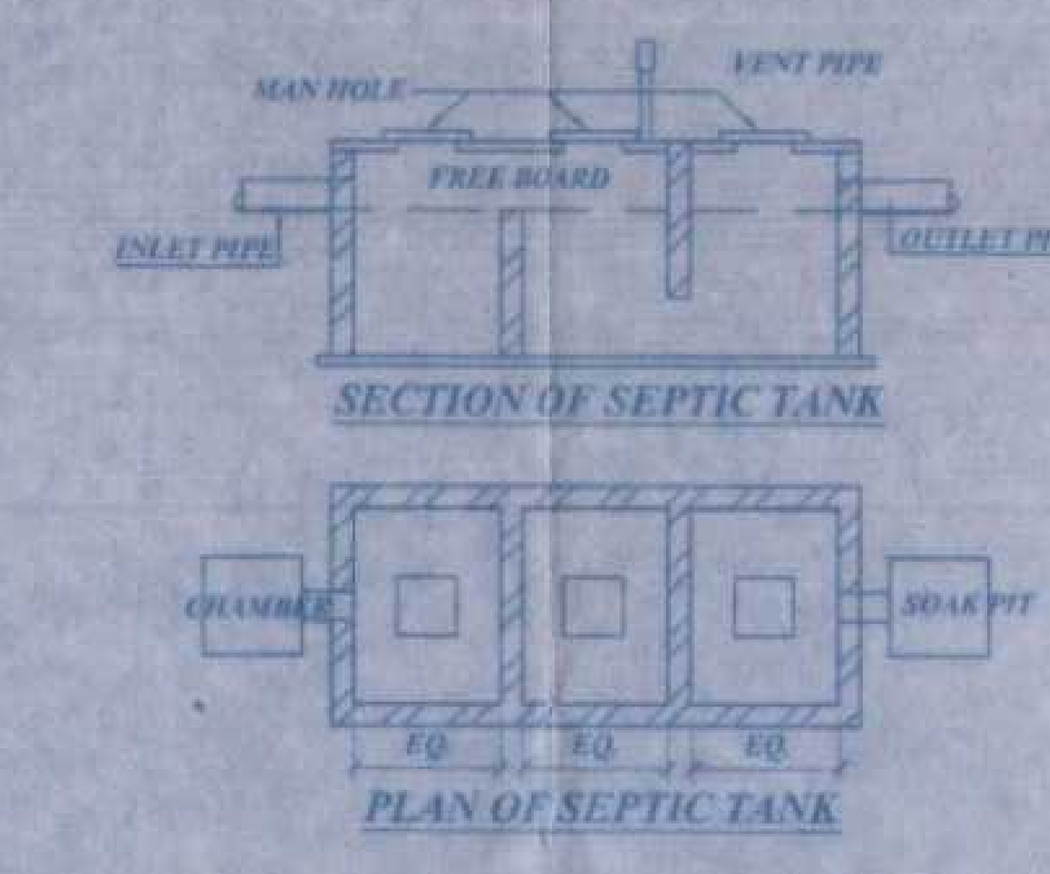
Date:- 30|12|2021.

SANCTIONED

KALYAN DOMBIVLI MUNICIPAL CORPORATION

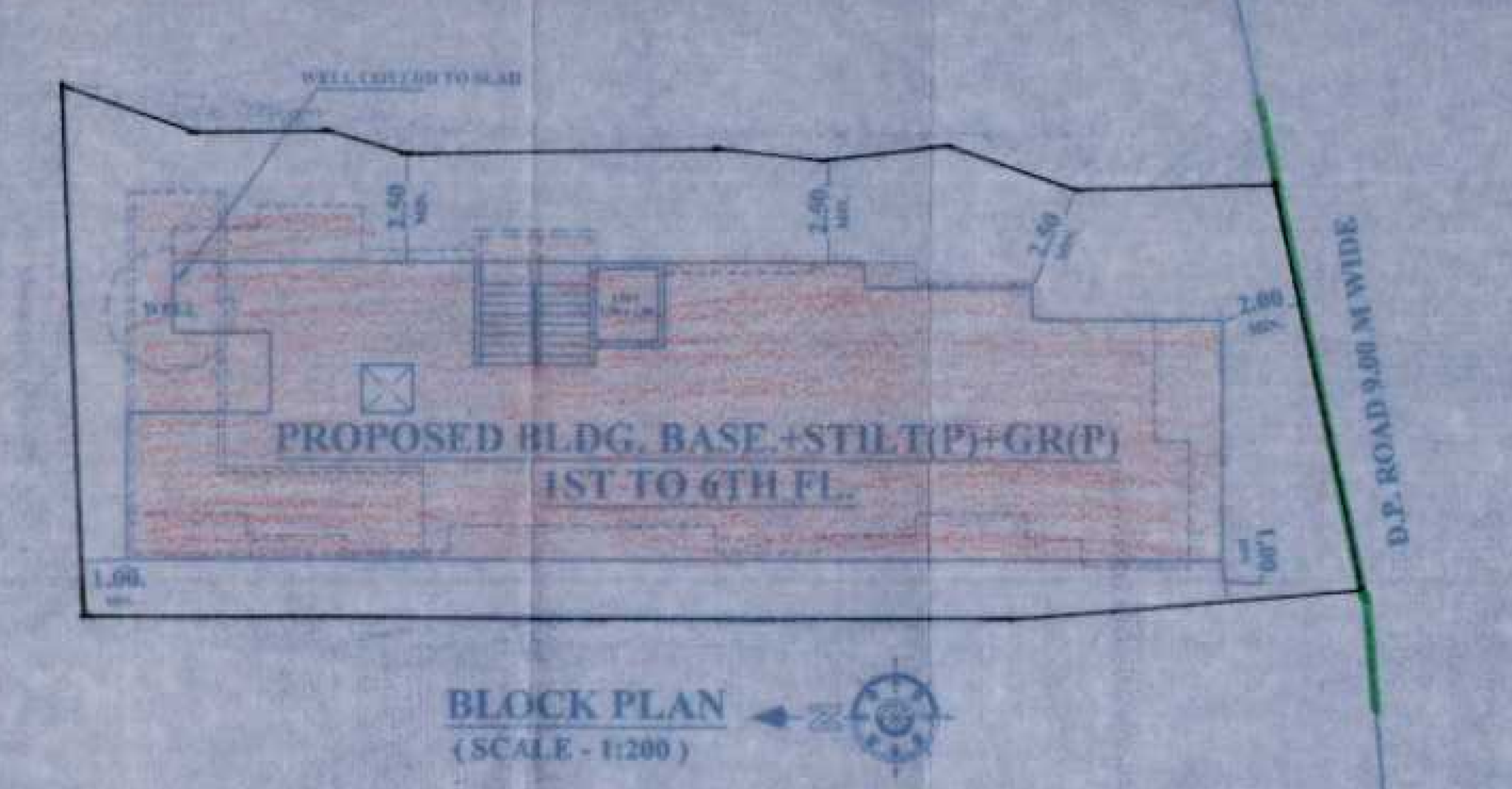
ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation







TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULERS
D	1.00 x 2.10	T.W FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 x 2.10	T.W FRAMED FULLY FLUSHED SINGLE LEAF
D2	0.75 x 2.00	T.W FRAMED PARTLY GLAZED SINTEX DOOR
W	2.10 x 1.20	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.50 x 1.20	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.50 x 1.20	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 x 0.60	ALUMINIUM FRAME GLASS LOUVERS
V1	1.20 x 0.60	ALUMINIUM FRAME GLASS LOUVERS
RS	2.50 x 2.15	M.S. STEEL



PARKING AREA STATEMENT

	ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1)	FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE 2 CAR & 2 SCOOTER	NIL	NIL	NIL
2)	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 1 CAR & 2 SCOOTER	NIL	NIL	NIL
3)	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR & 4 SCOOTER	NIL	NIL	NIL
4)	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. 1 CAR & 1 SCOOTER	NIL	NIL	NIL
5)	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. 4 SCOOTER	27 NOS	NIL	54 NOS
6)	SHOPS AND OTHER COMMERCIALS USER AREA 94.98 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.MT. 1 CAR & 6 SCOOTER PARKING)	NIL	0.94 NOS	5.60 NOS
7)	OFFICE AREA 69.03 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 200 SQ.MT. 3 CAR & 11 SCOOTER PARKING)	NIL	1.03 NOS	3.79 NOS
8)	COMMUNITY HALL AND CLUB HOUSE AREA 00.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA (FOR 200 SQ.MT. 1 CAR & 5 SCOOTER PARKING)	NIL	NIL	NIL
9)	STORAGE (ANY TYPE) AREA 96.04 SQ.MT. FOR EVERY 300 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 300 SQ.MT. 0 CAR & 4 SCOOTER PARKING)	NIL	NIL	1.84 NOS
10)	ADDITION 5% RESI. VISITOR PARKING (5% of 1 TO 5)	NIL	NIL	2.70 NOS
11)	TOTAL PARKING CAR	NIL	1.97NOS	67.22 NOS
	TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 10)	NIL	2 NOS	54 NOS
	AS PER UDCPR REGULATION NO.8.2.2 TABLE NO.8C			
	TOTAL PROPOSED PARKING CAR	NIL	3 NOS	58 NOS

FORM OF STATEMENT - 1
SR.NO.9 (g)

AREA DETAIL OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS			AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
--	1ST FLOOR	2 NOS.	1ST FLOOR	101	24.78 SQ.MT.	12.77 SQ.MT.	NIL
				102	29.96 SQ.MT.	9.28 SQ.MT.	NIL
	2ND TO 6TH	27 NOS.	2ND TO 6TH FLOOR	201 TO 601	24.78 SQ.MT.	12.77 SQ.MT.	NIL
				202 TO 602	18.97 SQ.MT.	6.31 SQ.MT.	NIL
				303 TO 603	21.02 SQ.MT.	13.94 SQ.MT.	NIL
				204 TO 604	29.96 SQ.MT.	9.28 SQ.MT.	NIL
				205 TO 605	29.96 SQ.MT.	9.28 SQ.MT.	NIL
				203	21.02 SQ.MT.	7.69 SQ.MT.	NIL

FORM OF STATEMENT 2
SR.NO.9 (a)
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
--	BASE+GR. TO 6TH	1524.09 SQ.MT.

P-LINE AREA STATEMENT

FLOOR	P-LINE AREA SQ.MT. RESIDENTIAL	COMMERCIAL
BASEMENT FLOOR	9.88	96.35
GROUND FLOOR	13.03	100.68
FIRST FLOOR	102.12	114.42
SECOND FLOOR	211.85	--
THIRD FLOOR	218.94	--
FOURTH FLOOR	218.94	--
FIFTH FLOOR	218.94	--
SIXTH FLOOR	218.94	--
TOTAL AREA	1212.64	311.45
	1212.64 +311.45 = 1524.09	

P-LINE AREA CALCULATION
SECOND FLOOR

A	27.40	X	10.00	X 1 NO	=	274.00	SQ.MT.
				TOTAL ADDITION	=	274.00	SQ.MT.
DEDUCTIONS							
1	2.25	X	0.60	X 1 NO	=	1.35	SQ.MT.
2	3.05	X	0.25	X 1 NO	=	0.76	SQ.MT.
3	2.65	X	2.55	X 1 NO	=	6.76	SQ.MT.
4	1.65	X	2.00	X 1 NO	=	3.30	SQ.MT.
5	3.95	X	1.05	X 1 NO	=	4.15	SQ.MT.
6	2.25	X	2.00	X 1 NO	=	4.50	SQ.MT.
7	3.05	X	1.45	X 1 NO	=	4.42	SQ.MT.
8	4.65	X	3.40	X 1 NO	=	15.81	SQ.MT.
10	0.55	X	6.40	X 1 NO	=	3.52	SQ.MT.
11	4.00	X	0.45	X 1 NO	=	1.80	SQ.MT.
12	1.20	X	1.15	X 1 NO	=	1.38	SQ.MT.
13	2.90	X	0.45	X 1 NO	=	1.31	SQ.MT.
14	2.55	X	0.15	X 2 NOS	=	0.77	SQ.MT.
15	2.25	X	0.80	X 2 NOS	=	3.60	SQ.MT.
16	2.95	X	0.45	X 1 NO	=	1.33	SQ.MT.
17	0.05	X	3.80	X 1 NO	=	0.19	SQ.MT.
18	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
19	1.25	X	1.20	X 1 NO	=	1.50	SQ.MT.
20	1.50	X	1.80	X 1 NO	=	2.70	SQ.MT.
				TOTAL DEDUCTION	=	62.15	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	211.85	SQ.MT.

P-LINE AREA CALCULATION
THIRD TO SIXTH FLOOR

A	27.40	X	10.00	X 1 NO	=	274.00	SQ.MT.
				TOTAL ADDITION	=	274.00	SQ.MT.
DEDUCTIONS							
1	2.25	X	0.60	X 1 NO	=	1.35	SQ.MT.
2	3.05	X	0.25	X 1 NO	=	0.76	SQ.MT.
3	2.65	X	2.55	X 1 NO	=	6.76	SQ.MT.
4	1.65	X	2.00	X 1 NO	=	3.30	SQ.MT.
5	3.95	X	1.05	X 1 NO	=	4.15	SQ.MT.
6	2.25	X	2.00	X 1 NO	=	4.50	SQ.MT.
7	3.05	X	1.45	X 1 NO	=	4.42	SQ.MT.
8	3.81	X	1.80	X 1 NO	=	6.86	SQ.MT.
9	(1.80 + 2.64) / 2	X	0.84	X 1 NO	=	1.86	SQ.MT.
10	0.55	X	6.40	X 1 NO	=	3.52	SQ.MT.
11	4.00	X	0.45	X 1 NO	=	1.80	SQ.MT.
12	1.20	X	1.15	X 1 NO	=	1.38	SQ.MT.
13	2.90	X	0.45	X 1 NO	=	1.31	SQ.MT.
14	2.55	X	0.15	X 2 NOS	=	0.77	SQ.MT.
15	2.25	X	0.80	X 2 NOS	=	3.60	SQ.MT.
16	2.95	X	0.45	X 1 NO	=	1.33	SQ.MT.
17	0.05	X	3.80	X 1 NO	=	0.19	SQ.MT.
18	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
19	1.25	X	1.20	X 1 NO	=	1.50	SQ.MT.
20	1.50	X	1.80	X 1 NO	=	2.70	SQ.MT.
				TOTAL DEDUCTION	=	55.06	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	218.94	SQ.MT.

P-LINE AREA CALCULATION
FIRST FLOOR (RESIDENTIAL)

A	12.95	X	10.00	X 1 NO	=	129.50	SQ.MT.
				TOTAL ADDITION	=	129.50	SQ.MT.
DEDUCTIONS							
1	2.25	X	0.60	X 1 NO	=	1.35	SQ.MT.
2	3.05	X	0.25	X 1 NO	=	0.76	SQ.MT.
3	2.80	X	1.20	X 1 NO	=	3.36	SQ.MT.
4	1.50	X	2.00	X 2 NOS	=	6.00	SQ.MT.
5	1.50	X	1.80	X 1 NO	=	2.70	SQ.MT.
6	1.90	X	3.80	X 1 NO	=	7.22	SQ.MT.
7	1.75	X	0.45	X 1 NO	=	0.79	SQ.MT.
8	2.25	X	0.80	X 1 NO	=	1.80	SQ.MT.
9	2.55	X	0.15	X 1 NO	=	0.38	SQ.MT.
10	2.95	X	0.45	X 1 NO	=	1.33	SQ.MT.
11	0.05	X	3.80	X 1 NO	=	0.19	SQ.MT.
12	1.25	X	1.20	X 1 NO	=	1.50	SQ.MT.
				TOTAL DEDUCTION	=	27.38	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	102.12	SQ.MT.

P-LINE AREA CALCULATION
FIRST FLOOR (COMMERCIAL)

A	15.80	X	8.10	X 1 NO	=	127.98	SQ.MT.
				TOTAL ADDITION	=	127.98	SQ.MT.
DEDUCTIONS							
1	1.90	X	4.30	X 1 NO	=	8.17	SQ.MT.
2	6.20	X	0.55	X 1 NO	=	3.41	SQ.MT.
3	4.65	X	0.35	X 1 NO	=	1.63	SQ.MT.
4	1/2 X 1.19	X	0.59	X 1 NO	=	0.35	SQ.MT.
				TOTAL DEDUCTION	=	13.56	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	114.42	SQ.MT.

P-LINE AREA CALCULATION
GROUND FLOOR (RESIDENTIAL)

A	4.45	X	3.35	X 1 NO	=	14.91	SQ.MT.
				TOTAL ADDITION	=	14.91	SQ.MT.
DEDUCTIONS							
1	1.50	X	0.80	X 1 NO	=	1.20	SQ.MT.
2	1.50	X	0.45	X 1 NO	=	0.68	SQ.MT.
				TOTAL DEDUCTION	=	1.88	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	13.03	SQ.MT.

P-LINE AREA CALCULATION
GROUND FLOOR (COMMERCIAL)

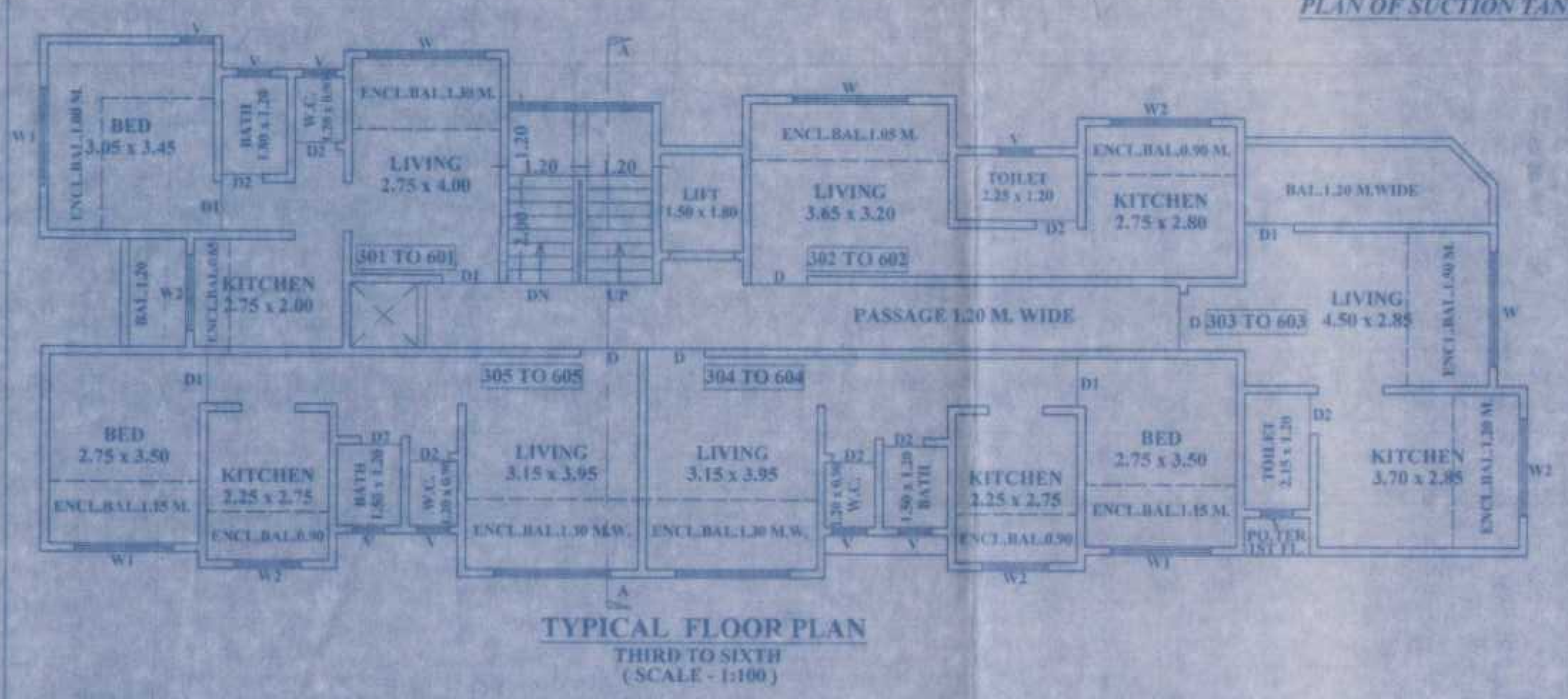
A	15.80	X	7.40	X 1 NO	=	116.92	SQ.MT.
				TOTAL ADDITION	=	116.92	SQ.MT.
DEDUCTIONS							
1	1.90	X	3.75	X 1 NO	=	7.13	SQ.MT.
2	4.20	X	0.62	X 1 NO	=	2.60	SQ.MT.
3	4.65	X	1.40	X 1 NO	=	6.51	SQ.MT.
				TOTAL DEDUCTION	=	16.24	SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	100.68	SQ.MT.

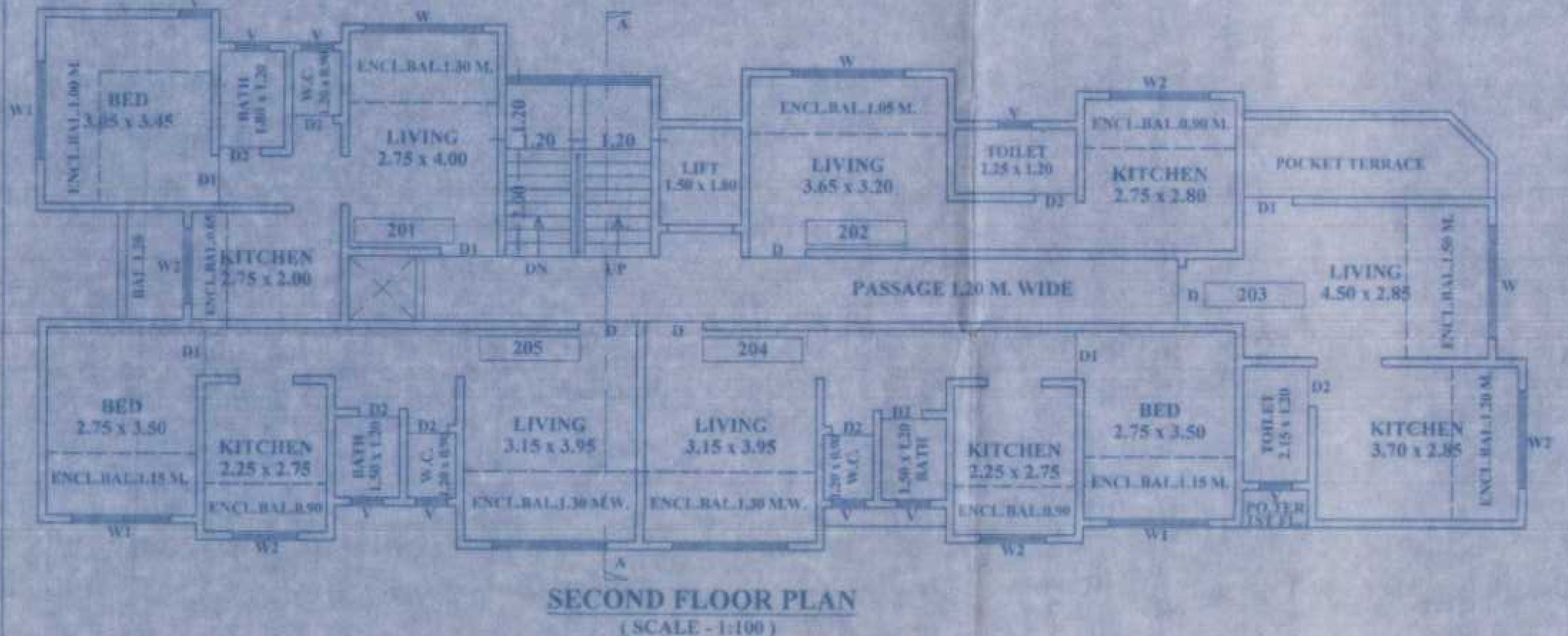
P-LINE AREA CALCULATION
BASEMENT FLOOR (RESIDENTIAL)

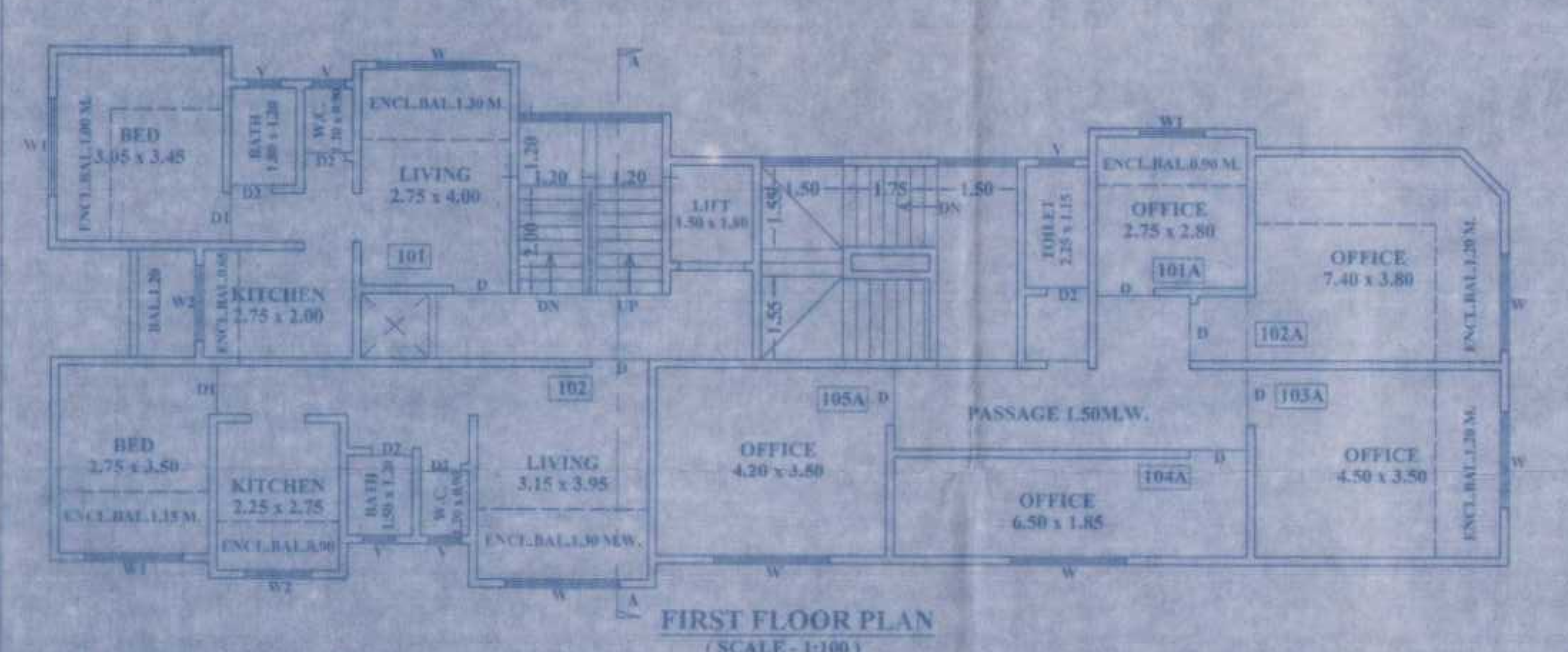
1	2.95	X	3.35	X 1 NO	=	9.88	SQ.MT.
				TOTAL ADDITION	=	9.88	SQ.MT.

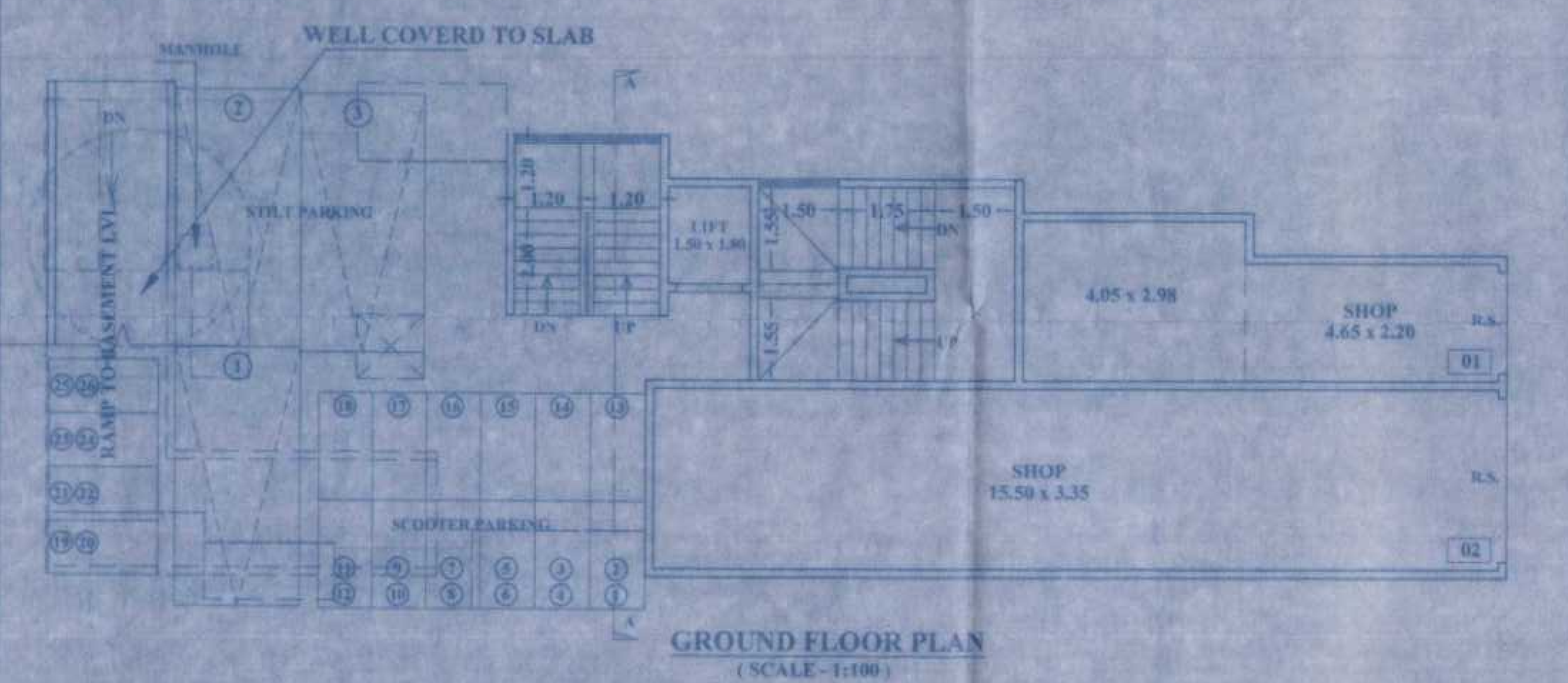
P-LINE AREA CALCULATION
BASEMENT FLOOR (COMMERCIAL)

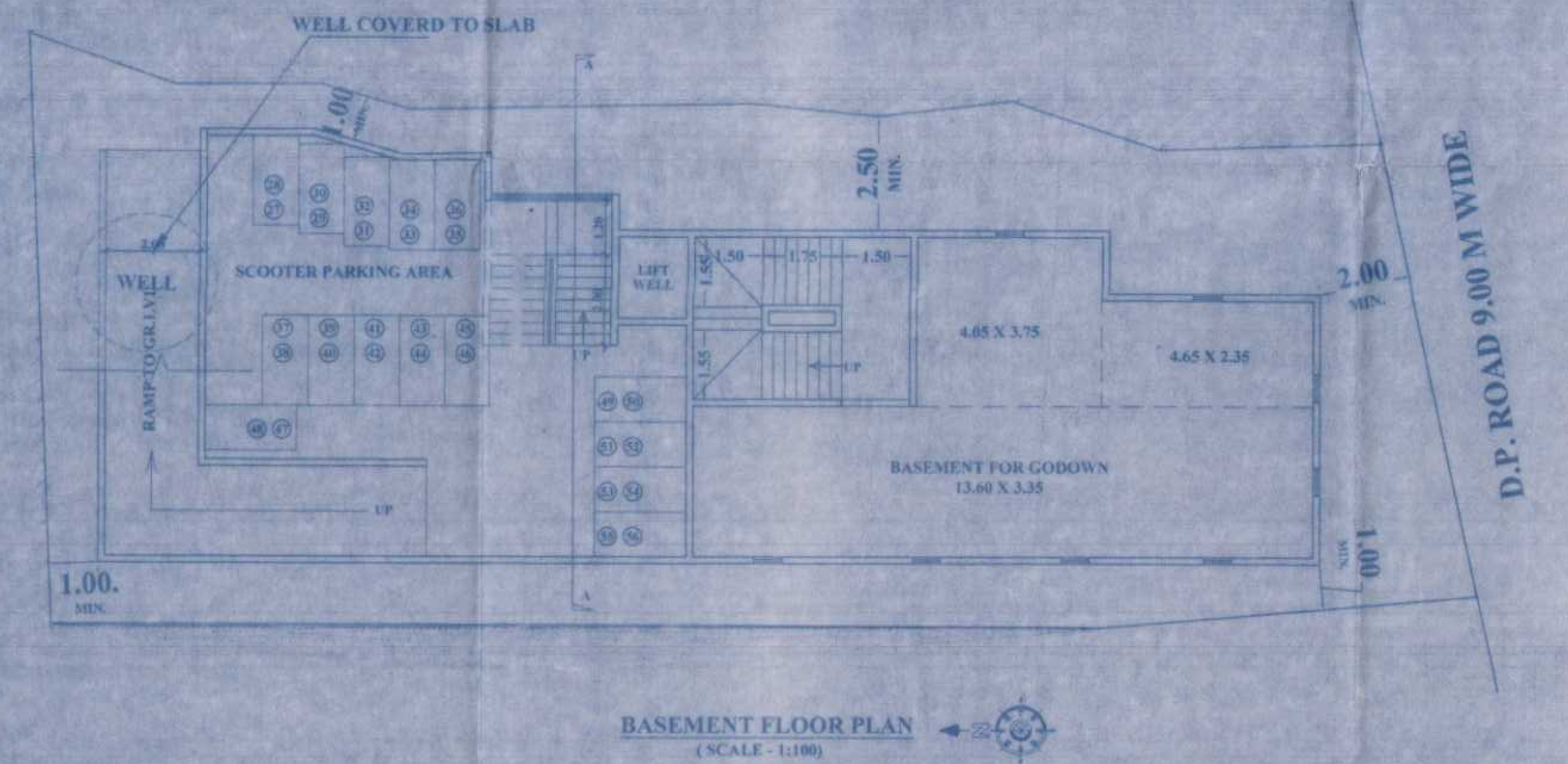
1	9.25	X	7.40	X 1 NO	=	68.45	SQ.MT.
2	4.65	X	6.00	X 1 NO	=	27.90	SQ.MT.
				TOTAL ADDITION	=	96.35	SQ.MT.

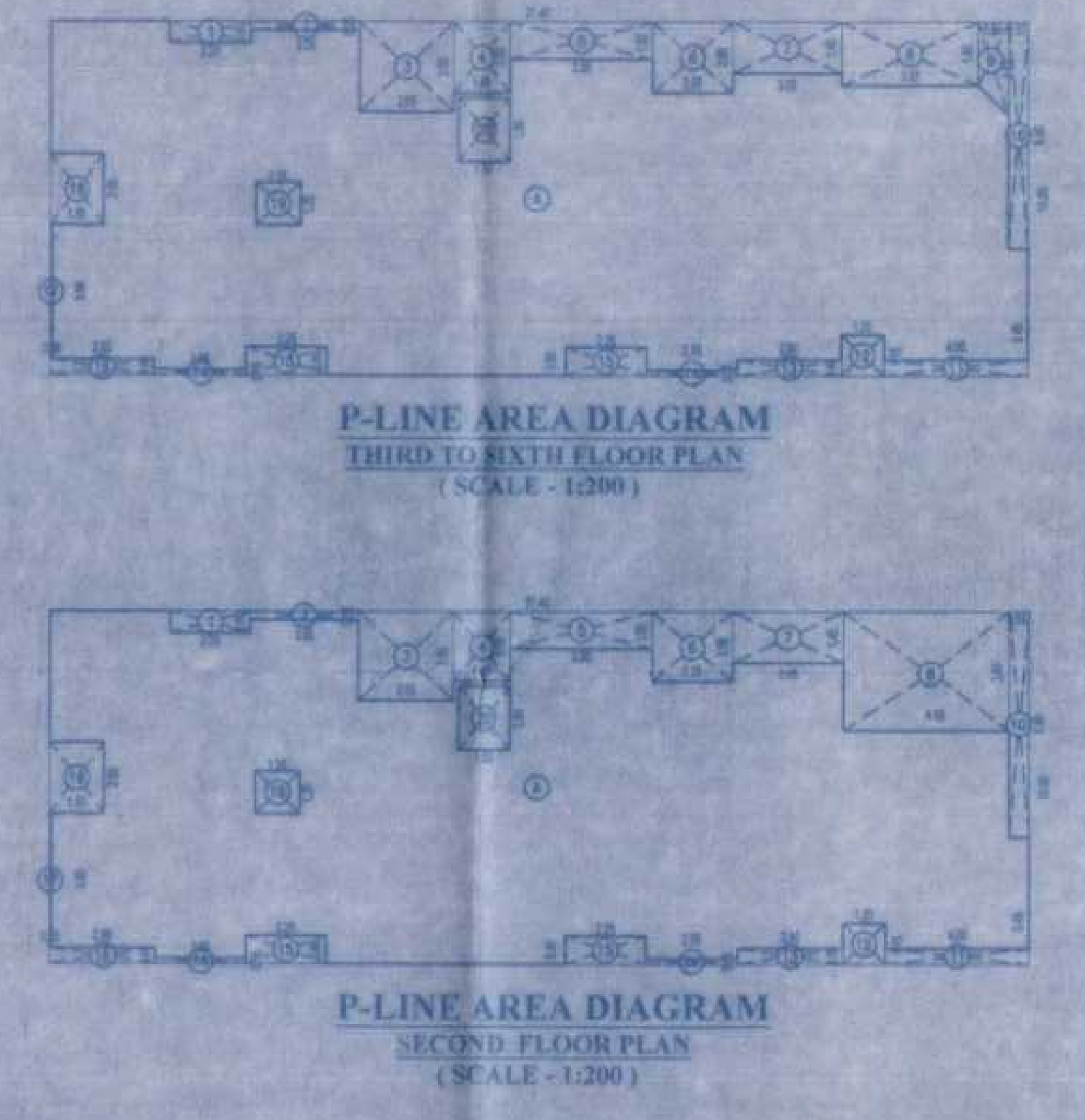


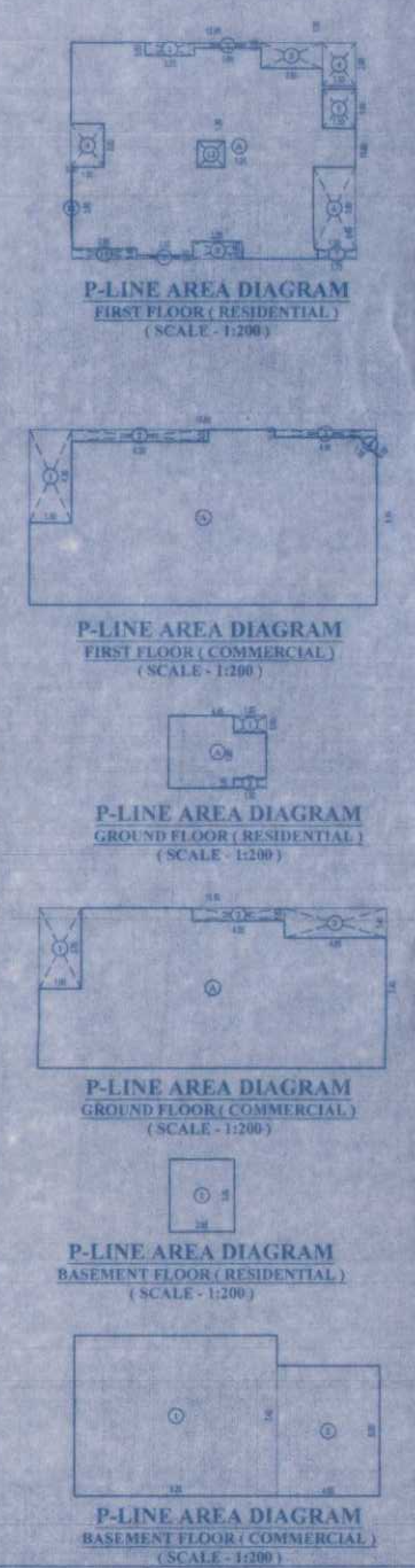


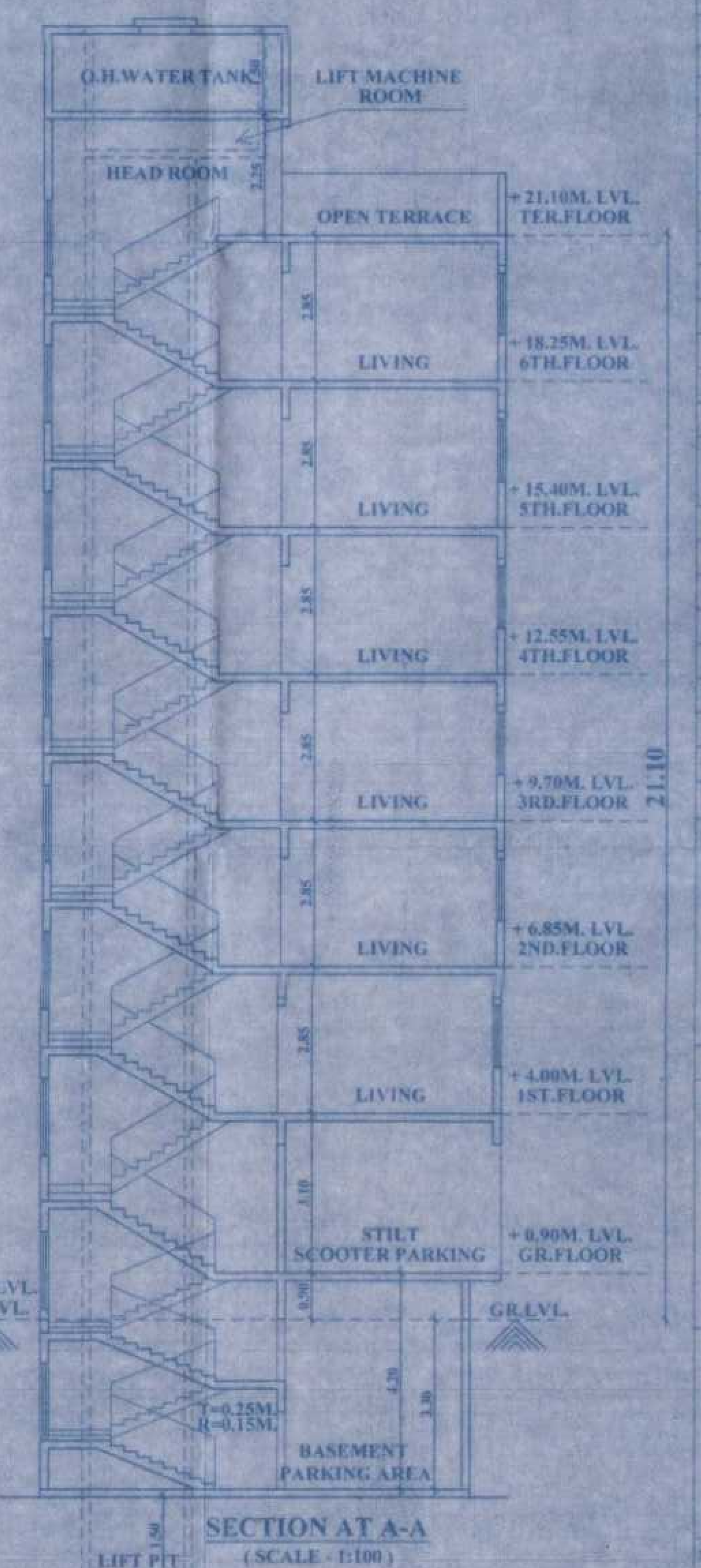












KEDAR V. KALE STRUCTURAL CONSULTANT KALYAN

AREA STATEMENT

			SQ.M.
1.	Area of plot		
	(Minimum area of a, b, c to be considered)		-
(a)	As per ownership document (7/12, CTS extract)		415.40
(b)	as per measurement sheet		-
(c)	as per site	415.40 - 8.00)	407.40
2.	Deductions for		-
(a)	Proposed D.P. / D.P. Road widening Area		-
(b)	Any D.P. Reservation area		-
	(Total a+b)		-
3.	BALANCE AREA OF PLOT (1-2)		407.40
4.	Amenity Space (if applicable)		
(a)	Required -		-
(b)	Adjustment of 2(b), if any -		-
(c)	Balance Proposed -		-
5.	Net Plot Area (3-4(c))		407.40
6.	Recreational Open space (if applicable)		-
(a)	Required -		-
(b)	Proposed -		-
7.	Internal Road area		-
8.	Plotable area (if applicable)		-
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	(407.40 X 2.00)	814.80
10.	Addition of FSI on payment of premium		-
(a)	Maximum permissible premium FSI - based on road width / TOD Zone		-
(b)	Proposed FSI on payment of premium	(0.30 OF 1b) (0.30 x 407.40) = 122.22	117.00
11.	In-situ FSI / TDR loading		-
(a)	In-situ area against D.P. road		-
(b)	In-situ area against Amenity Space if handed over		-
	[2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]		-
(c)	TDR area		-
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]		-
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	COM. + RESI. 176.87 + 754.93	931.80
(b)	Ancillary Area FSI upto with payment of charges	176.87 X 80% / 754.93 X 60%	141.49 / 452.95
(c)	Total entitlement (a + b)		1526.24
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 1.8		-
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)		-
(a)	Existing Built-up Area		-
(b)	Proposed Built-up Area (as per 'P-Line')		1524.09
(c)	Total (a + b)		1524.09
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 (20% of Sr. No. 5)		-
(b)	Proposed		-

CERTIFICATE OF AREA

CERTIFICATE OF AREA: CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 06/02/2021 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 415.40 SQ.MT. TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS. SIGNATURE

SIGNATURE OF ARCHITECT

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

P.O.A S NAME & SIGNATURE

M/S. BALAJI ENTERPRISES, SHRI. KIRAN R. TELI

A. S. DASTANE & ASSOCIATES
ARCHITECTS & INTERIORS DESIGNERS

ANIRUDDHA S. DASTANE (ARCHITECT)

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
12	M-1	1:100	N.K.S.	HITENDRA	CA / 98 / 22773