BUILT UP AREA CALCULATION

GR. FLOOR	(COMM.AREA)					
A	9.56	X 8.13	X 1 NO	=	77.91	SQ.MT.
B	27.15	X 6.48	X 1 NO	=	175.91	SQ.MT.
TOTAL ADDITION				=	253.84	SQ.MT.

COMMERCIAL AREA DIAGRAM GR.FLOOR
SCALE 1:100

AREA DIAGRAM GR FLOOR
RESIDENTIAL SCALE 1:100

BUILT UP AREA CALCULATION

GR. FLOOR (RESI.)					
A	11.69 X 7.78	X 1 NO	=	106.51	SQ.MT.
TOTAL ADDITION			=	106.51	SQ.MT.

DEDUCTIONS

1	4.96 X 1.98	X 1 NO	=	9.82	SQ.MT.
2	3.80 X 0.83	X 1 NO	=	0.99	SQ.MT.
3	1.63 X 4.28	X 1 NO	=	0.46	SQ.MT.
4	2.71 X 1.35	X 1 NO	=	1.66	SQ.MT.
5	3.09 X 1.49	X 1 NO	=	7.13	SQ.MT.
6	0.50 X 1.35	X 1 NO	=	0.68	SQ.MT.
7	3.83 X 2.45	X 1 NO	=	9.38	SQ.MT.
TOTAL DEDUCTION			=	32.12	SQ.MT.
TOTAL BUILT UP AREA			=	74.39	SQ.MT.

AREA DIAGRAM SOC. OFF
SCALE 1:100

BUILT UP AREA CALCULATION

SOC. OFF					
A	8.28 X 6.93	X 1 NO	=	57.38	SQ.MT.
TOTAL ADDITION			=	57.38	SQ.MT.

DEDUCTIONS

1	5.15 X 0.60	X 1 NO	=	3.09	SQ.MT.
2	0.60 X 2.90	X 1 NO	=	1.74	SQ.MT.
3	2.70 X 2.90	X 1 NO	=	7.83	SQ.MT.
TOTAL DEDUCTION			=	12.66	SQ.MT.
TOTAL BUILT UP AREA			=	44.72	SQ.MT.

NOT IN POSSESSION

PLOT AREA DIAGRAM
SCALE 1:500

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	ROOM	DESCRIPTION
D	1.00x2.10	OFFICE, LIVING	T. W. FRAME DOOR
D1	0.90x2.10	BED	T. W. FRAME FLUSH DOOR
D2	0.75x2.00	BATH, W.C., TOILET	T. W. FRAME FLUSH DOOR

VENTILATION STATEMENT

TYPE	SIZE	ROOM	ROOM SIZE	ROOM AREA	REQD. VENT.	PROP. VENT	DESCRIPTION
W	2.00X1.82	OFFICE	5.50X4.35	24.00 SQ.M.	2.40 SQ.M.	3.64 SQ.M.	ALUM. FRAME GLAZED WINDOW.
W1	1.82X1.82	LIV.	4.60 X 2.75	12.65 SQ.M.	1.26 SQ.M.	3.31 SQ.M.	ALUM. FRAME GLAZED WINDOW.
	1.82X1.82	BED.	2.75 X 2.65	7.28 SQ.M.	0.72 SQ.M.	3.31 SQ.M.	ALUM. FRAME GLAZED WINDOW.
W2	1.52X1.20	KIT.	2.30X3.05	9.35 SQ.M.	1.00 SQ.M.	1.82 SQ.M.	ALUM. FRAME GLAZED WINDOW.
V	0.60X0.75	TOIL.	1.20X2.00	2.40 SQ.M.	0.24 SQ.M.	0.45 SQ.M.	ALUM. FRAME GLAZED LOUVERED

PROPOSED BUILDING ON PLOT BEARING OLD S. NO.230, NEW S.NO 3 AT VILLAGE - NAVAGAON, TALUKA - KALYAN, DIST - THANE.
FOR , BLUE BALI CO-OP HOUSING SOCIETY

DRAWING SHEET NO.: 1/1

STAMPS OF APPROVAL OF PLANS

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. : KDMC/TPD/BP/DOM/2023-24/64
Date :- 01/01/2024
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA DIAGRAM 1st to 5th FLOOR
RESIDENTIAL SCALE 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR	1st to 5th Floor					
A	27.90	X 16.31	X 1 NO	=	455.05	SQ.MT.
TOTAL ADDITION				=	455.05	SQ.MT.

DEDUCTIONS

1	5.96 X 0.60	X 1 NO	=	3.58	SQ.MT.
2	8.73 X 2.05	X 1 NO	=	17.90	SQ.MT.
3	3.73 X 3.13	X 1 NO	=	8.61	SQ.MT.
4	2.93 X 1.43	X 1 NO	=	4.19	SQ.MT.
5	4.40 X 1.68	X 1 NO	=	7.39	SQ.MT.
6	3.50 X 3.15	X 1 NO	=	4.73	SQ.MT.
7	0.73 X 3.20	X 1 NO	=	2.40	SQ.MT.
8	7.98 X 1.80	X 1 NO	=	14.36	SQ.MT.
9	1.20 X 0.90	X 1 NO	=	1.08	SQ.MT.
10	1.20 X 1.91	X 1 NO	=	1.21	SQ.MT.
11	0.75 X 3.47	X 1 NO	=	2.38	SQ.MT.
12	3.13 X 0.85	X 1 NO	=	2.66	SQ.MT.
13	2.75 X 1.90	X 1 NO	=	5.23	SQ.MT.
14	3.22 X 0.85	X 1 NO	=	2.73	SQ.MT.
15	0.95 X 3.05	X 1 NO	=	2.90	SQ.MT.
16	3.51 X 2.75	X 1 NO	=	9.65	SQ.MT.
17	0.81 X 3.43	X 1 NO	=	2.78	SQ.MT.
18	0.50 X 2.75	X 1 NO	=	1.38	SQ.MT.
19	3.83 X 2.45	X 1 NO	=	9.38	SQ.MT.
20	1.51 X 0.28	X 1 NO	=	0.46	SQ.MT.
21	2.18 X 2.68	X 1 NO	=	2.16	SQ.MT.
22	1.29 X 1.28	X 1 NO	=	1.65	SQ.MT.
23	1.89 X 1.40	X 1 NO	=	2.65	SQ.MT.
24	2.68 + 1.71 / 2	X 0.71 X 1 NO	=	1.37	SQ.MT.
TOTAL DEDUCTION			=	118.04	SQ.MT.
TOTAL BUILT UP AREA			=	341.01	SQ.MT.

TERRACE FLOOR PLAN
SCALE 1:500

PLOT AREA CALCULATION

PLOT AREA

1	1/2	X 11.87 X 2.45	X 1 NO	=	14.78	SQ.MT.
2	1/2	X 34.00 X 15.20	X 1 NO	=	258.40	SQ.MT.
3	1/2	X 28.54 X 17.00	X 1 NO	=	242.59	SQ.MT.
4	1/2	X 28.05 X 3.29	X 1 NO	=	47.79	SQ.MT.
5	1/2	X 26.81 X 5.48	X 1 NO	=	73.46	SQ.MT.
6	1/2	X 22.41 X 9.96	X 1 NO	=	111.60	SQ.MT.
7	1/2	X 26.55 X 19.00	X 1 NO	=	252.59	SQ.MT.
8	1/2	X 26.55 X 8.29	X 1 NO	=	110.58	SQ.MT.
9	1/2	X 11.87 X 6.66	X 1 NO	=	39.53	SQ.MT.
10	1/2	X 8.52 X 3.83	X 1 NO	=	16.74	SQ.MT.
11	1/2	X 8.52 X 1.15	X 1 NO	=	4.90	SQ.MT.
12	1/2	X 1.15 X 0.54	X 1 NO	=	0.31	SQ.MT.
TOTAL ADDITION				=	1169.17	SQ.MT. X

ROAD AREA CALCULATION

ROAD AREA

a	1/2	X 0.82 X 3.28	X 1 NO	=	5.61	SQ.MT.
b	1/2	X 25.36 X 3.18	X 1 NO	=	40.32	SQ.MT.
c	1/2	X 25.36 X 2.71	X 1 NO	=	34.36	SQ.MT.
d	1/2	X 22.89 X 0.00	X 1 NO	=	0.00	SQ.MT.
e	1/2	X 22.89 X 0.57	X 1 NO	=	6.47	SQ.MT.
TOTAL ADDITION				=	90.87	SQ.MT. X
TOTAL PLOT AREA - 1169.17 + 90.87				=	1260.04	SQ.MT.

NOT IN POSSESSION AREA CALCULATION

NOT IN POSSESSION

A	1/2	X 3.68 X 3.15	X 1NO	=	5.80	SQ.MT.
B	1/2	X 11.86 X 0.78	X 1NO	=	4.68	SQ.MT.
TOTAL ADDITION				=	10.48	SQ.MT. X

NOT IN POSSESSION AREA CALCULATION

NOT IN POSSESSION

C	1/2	X 7.51 X 1.86	X 1NO	=	7.13	SQ.MT.
D	1/2	X 5.76 X 0.49	X 1NO	=	2.39	SQ.MT.
TOTAL ADDITION				=	9.52	SQ.MT. X

PLOT AREA SUMMARY	
PLOT AREA	1169.17
NOT IN POSSESSION	20.00
ROAD AREA	90.87
TOTAL	1260.04

SUMMARY	
FLOOR	BUILT-UP AREA IN SQ.MT.
GR. FLR	253.84 + 74.39 = 328.23
1ST FLR	341.01
2ND FLR	341.01
3RD FLR	341.01
4TH FLR	341.01
5TH FLR	341.01
SOC. OFF	44.72
TOTAL	2078.00

AREA STATEMENT

		SQ.MT
1.	AREA OF PLOT	
	(MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	1260.00
	(B) AS PER MEASUREMENT SHEET	
	(C) AS PER SITE NOT IN POSSESSION 20.00	1240.00
2.	DEDUCTIONS FOR:	
	(A) PROPOSED D.P. / D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	90.87
	(B) ANY D.P. RESERVATION AREA	
	(D) ANY D.P. RESERVATION AREA	
	(TOTAL A+B)	90.87
3.	BALANCE AREA OF PLOT (1-2)	1149.13
4.	AMENITY SPACE (IF APPLICABLE)	NIL
	(A) REQUIRED -	NIL
	(B) ADJUSTMENT OF 2(b), IF ANY -	NIL
	(C) BALANCE PROPOSED -	NIL
5	NET PLOT AREA (3-4)(C)	1149.13
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
	A) (A) REQUIRED -	NIL
	B) (B) PROPOSED -	NIL
7.	INTERNAL ROAD AREA	NIL
8.	PLOTABLE AREA (IF APPLICABLE)	NIL
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5/BASIC FSI) 1149.13 x 1.10	1264.04
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
	(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	NIL
	(B) PROPOSED FSI ON PAYMENT OF PREMIUM	NIL
11.	IN-SITU FSI / TDR LOADING	NIL
	(A)IN-SITU AREA AGAINST D.P. ROAD (2.0 X 90.87) IF ANY	181.74
	(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	NIL
	(C) TDR AREA 12.00 OR (RS X SR. NO. 4 (B) AND /OR (C)	NIL
	(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	181.74
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(A) (9 + 10(B) + 11(D)) OR 12 WHICHEVER IS APPLICABLE	1445.78
	(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 1824.16 / 1.60 = 1140.1 X 60%= 684.06 / 2533.84 / 1.80 = 1407.7 X 80 = 1126.1	796.87
	(C) TOTAL ENTITLEMENT (A+B)	2242.65
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	2242.65
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.11 B)	
	(A) EXISTING BUILT-UP AREA	
	(B) PROPOSED BUILT-UP AREA (AS PER PLINTH)	2078.00
	(C) TOTAL (A+B)	2078.00
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	NIL
	(A) REQUIRED (20% OF SR.NO.5)	
	(B) PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24.01.2023 &THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1260.00 SQ.M. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

For Shreeman Developers
Partner
SIGNATURE OF OWNER/P.O.A HOLDER

SIGNATURE OF LICENSED ARCHITECT

STRUCTURAL CERTIFICATE

THE PLANS PREPARED BY US ARE IN ACCORDENCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE AND WE WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

SHANTI CONSULTANTS
Structural Engineers-Arvind S. Patel
License No.-B.M.C.-STR/P/87,
T.M.C.-1086/SE/2015, K.D.M.C.-478

SIGNATURE OF STRUCTURAL ENGINEER

OWNER/P.O.A HOLDER 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.

For Shreeman Developers
Partner
P.O.A H. SHRI. MANGESH HARNE & OTHERS
M/s. SHREEMAN DEVELOPERS
OFFICE - 102, 1ST FLOOR, SIDDHIVINAYAK ARCADE, DOMBIVALI (WEST), TALUKA KALYAN, DISTRICT THANE

NAME, ADDRESS & SIGNATURE OF ARCHITECT

RUSHIKESH MANGESH HARNE
Architect And Interior Designer
CA/2018/103810

ARCHITECT RUSHIKESH M.HARNE
CA/2018/103810
B. R. CONSULTANTS
ARCHITECT AND INTERIORS

102, First Floor, Jai Shri Siddhivinayak Arcade, Above Canara Bank, M. Phule Road, Dombivli (West) 421202. PHONE NO. 9821111778

JOB NO.	DRAWN NO.	DATE	SCALE	DRAWN BY	CHECKED BY
500			AS SHOWN	KIRTI	SHAKTI

LOCATION PLAN
SCALE : N.T.S

AREA NOT IN POSSESSION

GROUND FLOOR PLAN
SCALE 1:100

15.00 M / W D.P. ROAD

N

DETAIL 'C'

DETAILS OF W.S.PIPE LINE
SCALE = N.T.S

ROAD SIDE ELEVATION
SCALE 1:100

SECTION AA'
SCALE 1:100

BLOCK PLAN
SCALE 1:500

1ST TO 5TH FLOOR PLAN
SCALE 1:100

SECTION THROUGH UNDER GROUND TANK
SCALE = N.T.S

COMPOUND WALL SECTION
SCALE = N.T.S