PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO 9888 , 9889 , 9890 , 9891 , 9892 , MAUJE : DOMBIVLI , TALUKA KALYAN , DISTRICT THANE.

01/02

STAMP AND DATE OF APPROVAL PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

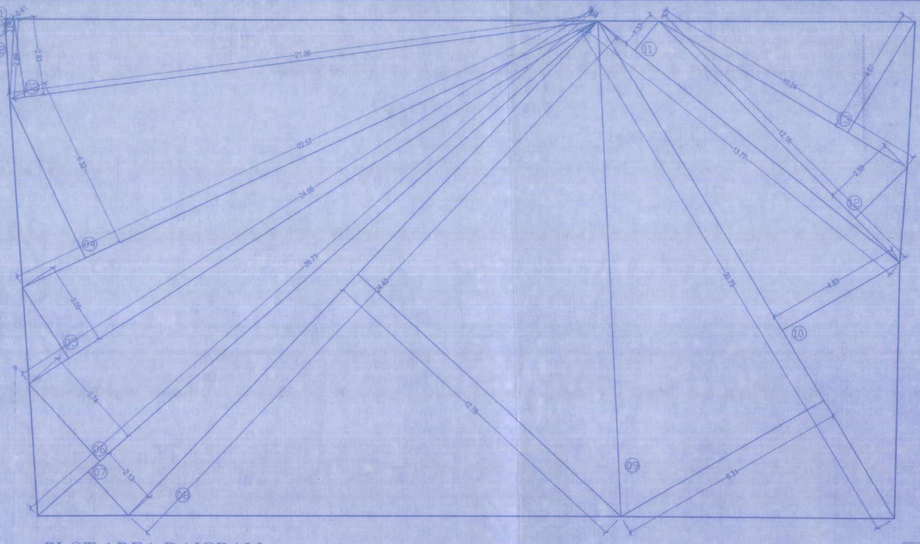
Building Permit No.:- KDMC/TDD/BP/DOM/2023-24/58.

Date :- 12/12/2023.

SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

KALYAN DOMBIVLI MUNICIPAL CORPORATION * TOWN PLANNING DEPARTMENT * REGISTERED



PLOT AREA DAIGRAM
SCALE: 1:100

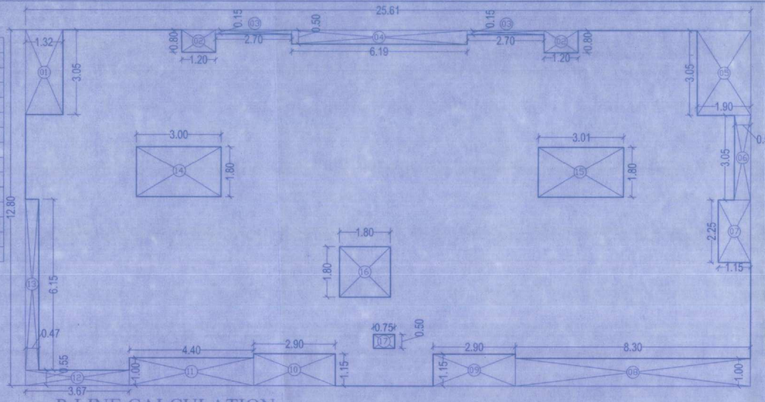
PLOT AREA CALCULATIONS

PLOT AREA CALCULATIONS

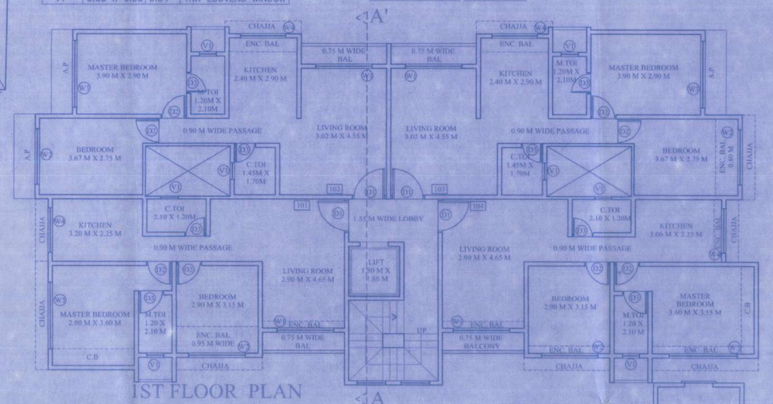
1	1/2	X	0.40	X	0.20	=	0.04 SQ.MT.
2	1/2	X	2.89	X	0.30	=	0.43 SQ.MT.
3	1/2	X	21.06	X	2.83	=	29.80 SQ.MT.
4	1/2	X	22.57	X	6.32	=	71.32 SQ.MT.
5	1/2	X	24.06	X	3.05	=	36.39 SQ.MT.
6	1/2	X	26.71	X	3.74	=	49.95 SQ.MT.
7	1/2	X	26.71	X	2.13	=	28.45 SQ.MT.
8	1/2	X	24.40	X	12.78	=	155.92 SQ.MT.
9	1/2	X	20.75	X	8.31	=	86.22 SQ.MT.
10	1/2	X	20.75	X	4.83	=	50.11 SQ.MT.
11	1/2	X	13.77	X	1.37	=	9.43 SQ.MT.
12	1/2	X	12.16	X	2.59	=	15.75 SQ.MT.
13	1/2	X	10.24	X	4.67	=	23.91 SQ.MT.
				TOTAL ADDITION		=	558.01 SQ.MT.

DOOR WINDOW SCHEDULE

TYPE	SIZE	AREA	REMARKS
D1	1.20 X 2.15	2.58	T.W. PANNELLED DOOR
D2	0.90 X 2.15	1.93	T.W. PANNELLED DOOR
D3	0.75 X 1.75	1.31	T.W. PANNELLED DOOR
W1	2.00 X 2.10	4.20	T.W. GLAZZED WINDOW
W2	2.00 X 1.75	3.50	T.W. GLAZZED WINDOW
W3	2.40 X 1.75	4.20	T.W. GLAZZED WINDOW
W4	1.60 X 1.75	2.80	T.W. GLAZZED WINDOW
W5	1.60 X 2.10	3.36	T.W. GLAZZED WINDOW
V1	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW



P-LINE CALCULATION
(1ST FLOOR PLAN) SCALE: 1:100



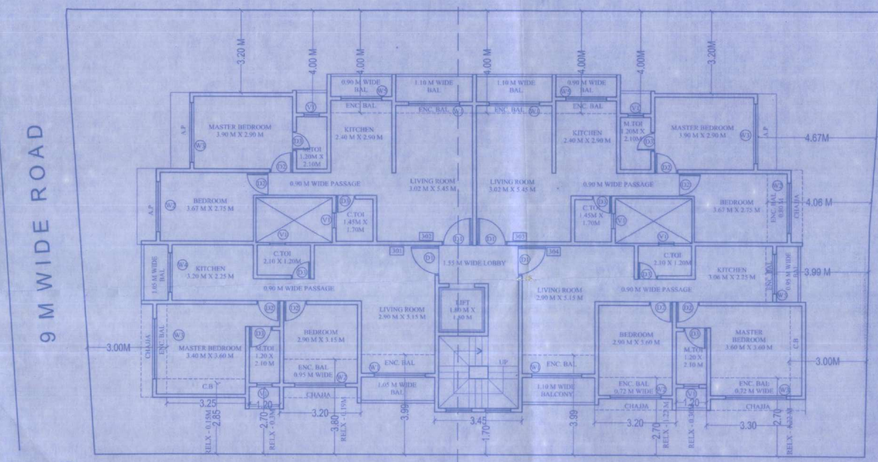
1ST FLOOR PLAN
SCALE: 1:100

P-LINE AREA CALCULATION

FIRST FLOOR PLAN							
A	25.61	X	12.80	X	1 NO.	=	327.81 SQ.MT.
					TOTAL ADDITION	=	327.81 SQ.MT.

DEDUCTIONS

1	1.32	X	3.05	X	1 NO.	=	4.03 SQ.MT.
2	0.80	X	1.20	X	2 NO.	=	1.92 SQ.MT.
3	2.70	X	0.15	X	2 NO.	=	0.81 SQ.MT.
4	6.19	X	0.50	X	1 NO.	=	3.10 SQ.MT.
5	1.90	X	3.05	X	1 NO.	=	5.80 SQ.MT.
6	0.58	X	3.05	X	1 NO.	=	1.77 SQ.MT.
7	1.15	X	2.25	X	1 NO.	=	2.59 SQ.MT.
8	8.30	X	1.00	X	1 NO.	=	8.30 SQ.MT.
9	2.90	X	1.15	X	1 NO.	=	3.34 SQ.MT.
10	2.90	X	1.15	X	1 NO.	=	3.34 SQ.MT.
11	4.40	X	1.00	X	1 NO.	=	4.40 SQ.MT.
12	3.67	X	0.55	X	1 NO.	=	2.02 SQ.MT.
13	0.47	X	6.15	X	1 NO.	=	2.89 SQ.MT.
14	3.00	X	1.80	X	1 NO.	=	5.40 SQ.MT.
15	3.01	X	1.80	X	1 NO.	=	5.42 SQ.MT.
16	1.80	X	1.80	X	1 NO.	=	3.24 SQ.MT.
17	0.75	X	0.50	X	1 NO.	=	0.38 SQ.MT.
					TOTAL DEDUCTION	=	58.71 SQ.MT.
TOTAL BUILT-UP AREA						=	269.09 SQ.MT.



KEY PLAN



LOCATION PLAN

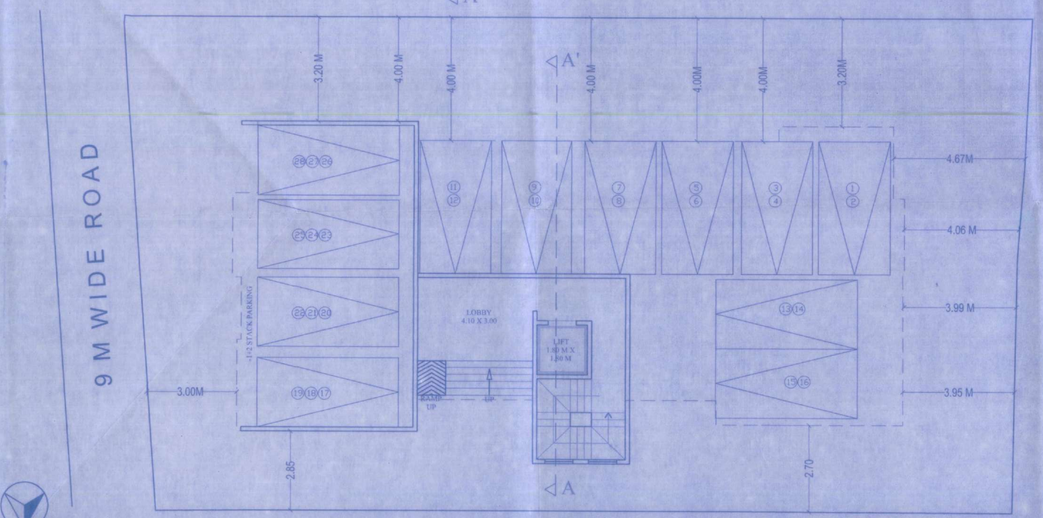
P-LINE AREA CALCULATION

FLOOR NO.	P-LINE AREA
1 ST	269.09 SQ.M
2 ND	289.60 SQ.M
3 RD	296.86 SQ.M
4 TH	303.54 SQ.M
5 TH	303.54 SQ.M
6 TH	303.54 SQ.M
7 TH	303.54 SQ.M
TOTAL	2069.71 SQ.M

PARKING CALCULATION

CARPET AREA	NO.OF TENEMENTS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.M	0	0	0
30 SQ.M -40 SQ.M	0	0	0
40 SQ.M -80 SQ.M	28	14	28
80 SQ.M -150 SQ.M	0	0	0
	TOTAL	14	28
VISITOR 5%		0.70	1.40
	TOTAL	14.70	29.40
MULTIPLYING FACTOR (0.80)	TOTAL	11.76	
	TOTAL REQUIRED	12	30
	TOTAL PROVIDED	28	0

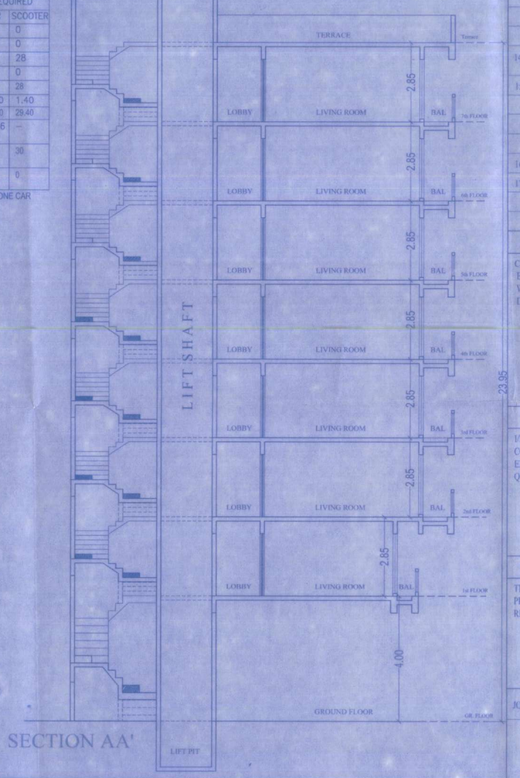
NOTE: SIX SCOOTER PARKING CONVERTED TO ONE CAR



GROUND FLOOR PLAN

AREA CALCULATION

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF THE BALCONY ATTACHED TO APARTMENT	AREA OF THE TERRACE ATTACHED TO APARTMENT
	1 ST	101	52.65 SQ.M	6.08 SQ.M	-
		102	55.17 SQ.M	3.37 SQ.M	-
		103	53.01 SQ.M	5.67 SQ.M	-
		104	52.86 SQ.M	6.00 SQ.M	-
	2 ND	201	52.66 SQ.M	6.08 SQ.M	-
		202	56.60 SQ.M	8.07 SQ.M	-
		203	54.41 SQ.M	10.39 SQ.M	-
		204	52.86 SQ.M	13.70 SQ.M	-
	3 RD	301	53.74 SQ.M	12.25 SQ.M	-
		302	56.60 SQ.M	8.07 SQ.M	-
		303	54.41 SQ.M	10.39 SQ.M	-
		304	52.86 SQ.M	13.70 SQ.M	-
	4 TH	401	54.60 SQ.M	12.58 SQ.M	-
		402	57.07 SQ.M	10.47 SQ.M	-
		403	54.97 SQ.M	12.68 SQ.M	-
		404	53.07 SQ.M	13.55 SQ.M	-
	5 TH	501	54.60 SQ.M	12.58 SQ.M	-
		502	57.07 SQ.M	10.47 SQ.M	-
		503	54.97 SQ.M	12.68 SQ.M	-
		504	53.07 SQ.M	13.55 SQ.M	-
	6 TH	601	54.60 SQ.M	12.58 SQ.M	-
		602	57.07 SQ.M	10.47 SQ.M	-
		603	54.97 SQ.M	12.68 SQ.M	-
		604	53.07 SQ.M	13.55 SQ.M	-
	7 TH	701	54.60 SQ.M	12.58 SQ.M	-
		702	57.07 SQ.M	10.47 SQ.M	-
		703	54.97 SQ.M	12.68 SQ.M	-
		704	53.07 SQ.M	13.55 SQ.M	-



SECTION AA'

AREA STATEMENT

			SQ.MT
1	AREA OF THE PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)		
	a	AS PER OWNERSHIP DOCUMENT (7/12 , CTS EXTRACT)	558.00 SQ.M
	b	AS PER MEASUREMENT SHEET	558.00 SQ.M
	c	AS PER SITE	
2	DEDUCTIONS FOR		
	a	PROPOSED D.P/D.P.ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	0.00 SQ.M
	b	ANY D.P RESERVATION AREA	--
		TOTAL (a+b)	0.00 SQ.M
3	BALANCED AREA OF PLOT (1-2)		558.00 SQ.M
4	AMENITY SPACE (IF APPLICABLE)		--
	a	REQUIRED	--
	b	ADJUSTMENT OF 2(b) , IF ANY	--
	c	BALANCE PROPOSED	--
5	NET PLOT AREA (3-4(c))		558.00 SQ.M
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 (55.80 % BASIC FSI)		613.80 SQ.M
10	ADDITION OF F.S.I ON PAYMENT OF PREMIUM		
	a	MAXIMUM PERMISSIBLE PREMIUM F.S.I BASED ON ROAD WIDTH/TOD ZONE	279.00 SQ.M
	b	PROPOSED FSI ON PAYMENT OF PREMIUM	279.00 SQ.M
11	IN SITU FSI / TDR LOADING		
	a	IN SITU AREA AGAINST D.P ROAD [2.0 X SR.NO 2(a)] , IF ANY	0.00 SQ.M
	b	IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (120.00 X 1.85 X 88.50 %) (table 5)	
	c	TDR AREA	223.20 SQ.M
	d	TOTAL IN SITU / TDR LOADING PROPOSED (11 (a) +(b) +(c))	223.20 SQ.M
12	ADDITIONAL FSI AREA UNDER CHAPTER 9		180.00 SQ.M
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL		
	a	[9 + 10(b) + 11(d)] OR 12 WHICHEVER APPLICABLE	1296.00 SQ.M
	b	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	777.60 SQ.M
	c	TOTAL ENTITLEMENT (a+b)	2073.60 SQ.M
14	MAXIMUM UTILIZATION LIMIT OF F.S.I(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (1.00 for regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.33)		2073.60 SQ.M
15	TOTAL BUILTUP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO 17 b)		
	a	EXISTING BUILT-UP AREA	
	b	PROPOSED BUILT-UP AREA (AS PER P-LINE)	2069.71 SQM
		TOTAL (a +b)	2069.71 SQ.M
16	F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SR.NO.14 ABOVE)		0.99
17	AREA FOR INCLUSIVE HOUSING , IF ANY		
		REQUIRED (20% OF SR.NO.5)	
		PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P SCHEME RECORDS / LAND RECORDS DEPARTMENT /CITY SURVEY RECORD .

Aditya V. Agte
CA/2020/124884
Registered Architect

SIGNATURE
Ar.Aditya V. Agte

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.

For YOGIRAJ SKYLINE
PARTNER

For YOGIRAJ SKYLINE
PARTNER
P.O.A HOLDER
M/S Yogiraj Skyline

ENGINEER'S DECLARATION

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

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
(KDMC Reg. No. 355)

SIGNATURE
Rajesh Thakare & Associates

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO OF ARCHITECT / LICENSE NO OF LICENSED ENGINEER SUPERVISOR
1	R0	NTS	VIDHI S.	ADITYA A.	CA/2020/124884