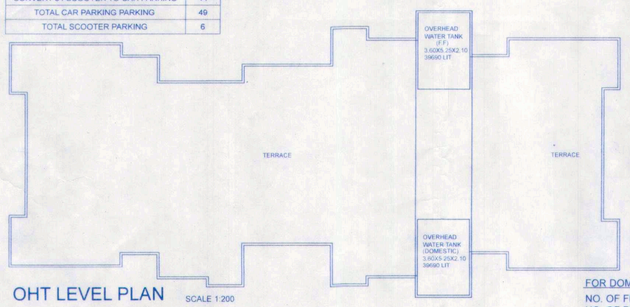
16_08_2023

PARKING STATEMENT

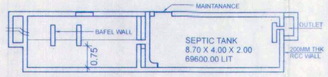
OCCUPANCY	SIZE OF TENEMENT	NO. OF TENEMENT	NON-CONGESTED AREA						TOTAL REQUIRED	
			REQUIREMENT		REQUIRED		VISITOR (5%)			
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQMT. BUT LESS LESS THAN 150 SQMT.	1	1	2	1	2	0	0	44	90
	FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQMT. BUT LESS LESS THAN 80 SQMT.	78	1	2	39	78	2	4		
COMMERCIAL	FOR EVERY 100 SQMT CARPET AREA OR FRACTION THEREOF	90.7	2	6	2	6	-	-		

REQUIRED DESCRIPTION	NOS.
TOTAL CAR PARKING	44
TOTAL SCOOTER PARKING	90
CAR PARKING - 0.8 FACTOR	35
CONVERT 84 SCOOTER TO CAR PARKING	14
TOTAL CAR PARKING PARKING	49
TOTAL SCOOTER PARKING	6

PROPOSED DESCRIPTION	NOS.
TOTAL CAR PARKING PROPOSED	54
TOTAL SCOOTER PARKING PROPOSED	10



OHT LEVEL PLAN SCALE 1:200



SECTION SCALE 1:100



PLAN SCALE 1:100

SEPTIC TANK CALCULATIONS

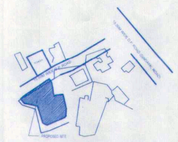
WATER REQD: 135.00 LIT
DOMESTIC : 90.00 LIT
FLUSH : 45.00 LIT

FOR SEPTIC TANK

DOMESTIC USE : 90 X 0.90 = 81.00 LIT
FLUSH = 45.00 LIT
TOTAL = 126.00 LIT

NO OF PERSONS = 536 NOS
536 X 126 = 67536 LIT

SIZE OF SEP.TANK : 11.50 X 2.00 X 3.00
= 69.00 CU MT



LOCATION PLAN SCALE 1:2000

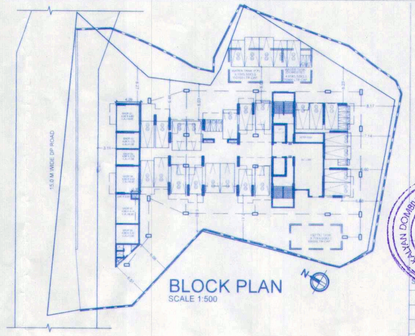
NO.	SIZE	DESCRIPTION
W	3.25 X 2.10	ALU. GLAZED WINDOW
W1	2.75 X 2.10	ALU. GLAZED WINDOW
W2	1.20 X 1.05	ALU. GLAZED WINDOW
W3	2.40 X 2.10	ALU. GLAZED WINDOW
W5	2.90 X 2.10	ALU. GLAZED WINDOW
W6	2.95 X 2.10	ALU. GLAZED WINDOW
V	0.60 X 0.90	ALU. LOUVERED WINDOW
D1	1.05 X 2.10	T.W PANELLED DOOR
D2	0.90 X 2.10	T.W FLUSH DOOR
D3	0.75 X 2.10	ALU. FRAMED BACKLITE

CARPET AREA STATEMENT

FLOOR NO. (COMMERCIAL)	SHOP NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA
GROUND FLOOR	05	18.95 SQMT	0.00	18.95 SQMT
	01.04	18.40 SQMT	0.00	18.40 SQMT
	02.03	11.00 SQMT	0.00	11.00 SQMT
	06	13.40 SQMT	0.00	13.40 SQMT
FLOOR NO. (RESIDENTIAL)	FLAT NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA
TYPICAL FLOOR 1ST TO 7TH 9TH & 10TH	01.02	67.38 SQMT	3.24 SQMT	70.62 SQMT
	03.04	41.87 SQMT	0.00	41.87 SQMT
	05.06	65.44 SQMT	3.24 SQMT	68.68 SQMT
	07	35.25 SQMT	0.00	35.25 SQMT
	08	38.93 SQMT	0.00	38.93 SQMT
REFUGE FLOOR FLOOR NO. 8TH	01.02	67.38 SQMT	3.24 SQMT	70.62 SQMT
	03.04	41.87 SQMT	0.00	41.87 SQMT
	05	78.39 SQMT	3.24 SQMT	81.63 SQMT
	07	35.25 SQMT	0.00	35.25 SQMT
	08	38.93 SQMT	0.00	38.93 SQMT

SUMMARY OF BUILT UP AREA

FLOOR	FSI AREA COM.	FSI AREA RESI.	
GROUND	153.14	-	SQMT
FIRST		574.37	SQMT
SECOND		574.37	SQMT
THIRD		574.37	SQMT
FOURTH		574.37	SQMT
FIFTH		574.37	SQMT
SIXTH		574.37	SQMT
SEVENTH		574.37	SQMT
EIGHTH		522.77	SQMT
NINTH		574.37	SQMT
TENTH		574.37	SQMT
TOTAL	153.14	5692.10	SQMT
	5845.24		SQMT



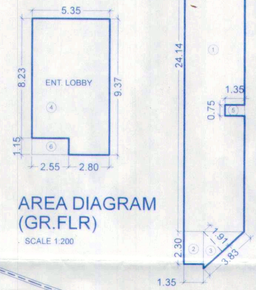
BLOCK PLAN SCALE 1:500

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/DOM/2023-24/31.
Date :- 18/08/2023.
SANCTIONED
for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

KALYAN DOMBIVLI MUNICIPAL CORPORATION महानगरपालिका

GROUND FLOOR PLANS

1	4.15 X 24.14 X 1 NO	=	100.18 SQ.MT.	
2	1.35 X 2.30 X 1 NO	=	3.11 SQ.MT.	
3	0.50 X 3.83 X 1.91 X 1 NO	=	3.66 SQ.MT.	
4	5.35 X 9.37 X 1 NO	=	50.13 SQ.MT.	
	TOTAL ADDITION	=	157.08 SQ.MT.	X
DEDUCTIONS				
5	1.35 X 0.75 X 1 NO	=	1.01 SQ.MT.	
6	2.55 X 1.15 X 1 NO	=	2.93 SQ.MT.	
	TOTAL	=	3.94 SQ.MT.	Y
NET BUILT UP AREA (X-Y)		=	153.14 SQ.MT.	



AREA DIAGRAM (GR.FLR) SCALE 1:200

PROFORMA – I : AREA STATEMENT

AREA STATEMENT

	DESCRIPTION	AREA (SQMT)
1.	AREA OF PLOT (PLOT-A)	
	a) AS PER (7/12 , CTS EXTRACT)	1999.80
	b) AS PER MEASUREMENT SHEET	0
2.	DEDUCTION IF ANY	-
	a) PROPOSED D.P. ROAD	313.50
	b) AREA NOT IN POSSESSION	0.0
	TOTAL (a+b+c)	313.50
3.	BALANCE AREA OF PLOT (1-2)	1686.10
4.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED (5% OF S.NO.3)	-
	b) ADJUSTMENT OF 2(b) , IF ANY -	-
	c) PROPOSED	-
5.	NET PLOT AREA [3 - 4(a)]	1686.10
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED (10% OF S.NO.5)	-
	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. (NET PLOT AREA X 1.1)	1854.60
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH (0.50)	999.80
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11.	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2(a)]	627.00
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	-
	c) TDR AREA AS PER ROAD WIDTH (GROSS PLOT AREA X 0.90)	1799.64
	d) TOTAL IN-SITU / TDR LOADING PROPOSED	627.00
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (UDCPR RULE 7.6.1)	
	a) TOTAL EXISTING BUA	2632.00
	b) TOTAL INCENTIVE AREA (15X40 = 600.00 SQMT)	600.00
	c) TOTAL BASE FSI	3232.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) 10(b)+11(d)+12(c)	3859.00
	b) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (RESI) (3773.92X0.51)	1918.18
	c) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (COM) (85.08X0.8)	68.06
	d) TOTAL ENTITLEMENT (a+b+c)	5845.24
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	9667.32
15.	TOTAL BUILT UP AREA IN PROPOSAL	
	a) EXISTING BUILT-UP AREA	-
	b) PROPOSED BUILT-UP AREA RESIDENTIAL (AS PER P-LINE)	5692.10
	c) PROPOSED BUILT-UP AREA COMMERCIAL (AS PER P-LINE)	153.14
	d) TOTAL (a+b)	5845.24
16.	AREA FOR INCLUSIVE HOUSING	
	a) REQUIRED [20% OF SR. NO. 5]	-
	b) PROPOSED	-
17.	F.S.I. CONSUMED [15 (d) / 13 (d)]	1.00

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO. 3084 (S.NO 65, H. NO 05) AT VILLAGE NEW DOMBIVLI, DOMBIVLI (EAST), TAL. - KALYAN, DIST. THANE.

APPENDIX - C

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

GIRISH S. MARATHE
STRUCTURAL CONSULTANT
K.D.M.C. Licence No. 495
Signature of Engineer

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 03-03-2021 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 RECORDS.

AR.ANKUR SHETYE
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

SHASHANK AND SAPTASHRUNG CHS
POA HOLDER RADHIKA CONSTRCTION CO.
OWNER'S SIGN.

AR ANKUR SHETYE
FOR SPACE ENVIRO ARCHITECTS
ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

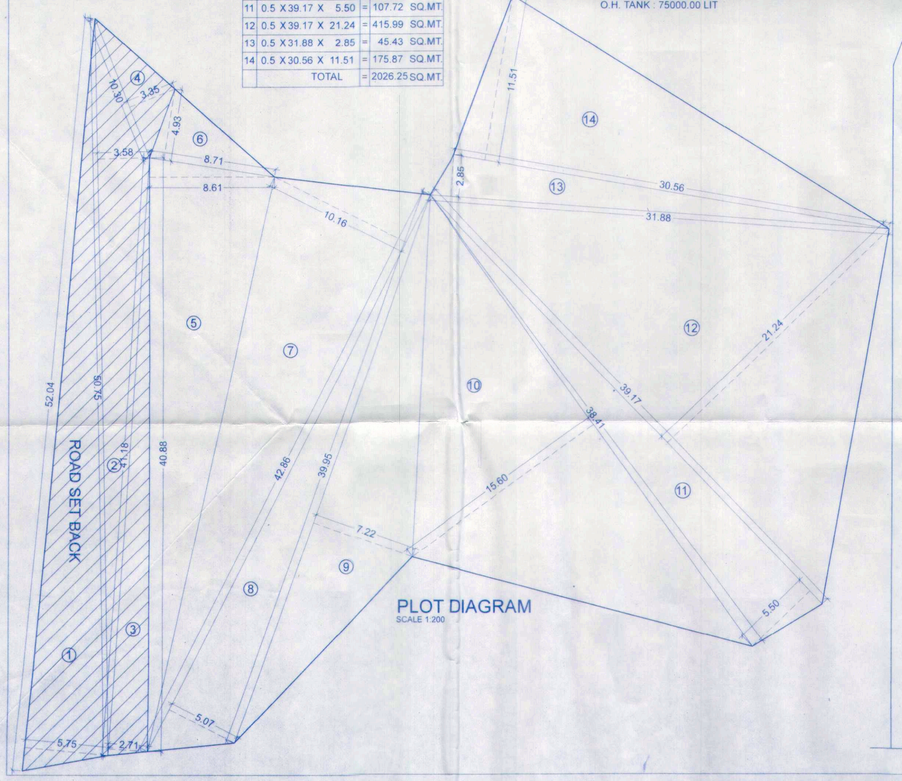
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT / LICENSE NO. OF LICENSED ENGINEER /SUPERVISOR
	01/02	AS SHOWN	DARSHANA	ANKUR	CA/2000/26709

ROAD AREA CALCULATIONS

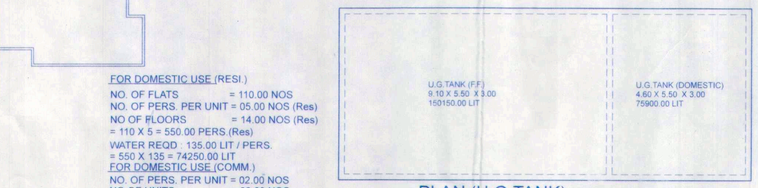
1	0.5 X 52.04 X 5.75	=	149.62 SQ.MT.
2	0.5 X 50.75 X 3.58	=	90.83 SQ.MT.
3	0.5 X 41.18 X 2.71	=	55.80 SQ.MT.
4	0.5 X 10.30 X 3.35	=	17.25 SQ.MT.
	TOTAL	=	313.50 SQ.MT.

PLOT AREA CALCULATION

5	0.5 X 40.88 X 8.61	=	175.99 SQ.MT.
6	0.5 X 8.71 X 4.93	=	21.47 SQ.MT.
7	0.5 X 42.86 X 10.16	=	217.73 SQ.MT.
8	0.5 X 42.86 X 5.07	=	108.65 SQ.MT.
9	0.5 X 39.95 X 7.22	=	144.22 SQ.MT.
10	0.5 X 38.41 X 15.60	=	299.60 SQ.MT.
11	0.5 X 39.17 X 5.50	=	107.72 SQ.MT.
12	0.5 X 39.17 X 21.24	=	415.99 SQ.MT.
13	0.5 X 31.88 X 2.85	=	45.43 SQ.MT.
14	0.5 X 30.56 X 11.51	=	175.87 SQ.MT.
	TOTAL	=	2026.25 SQ.MT.



PLOT DIAGRAM SCALE 1:200



PLAN (U.G.TANK) SCALE 1:100

FOR DOMESTIC USE (RESI.)
NO. OF FLATS = 110.00 NOS
NO. OF PERS. PER UNIT = 05.00 NOS (Res)
NO OF FLOORS = 14.00 NOS (Res)
= 110 X 5 = 550.00 PERS.(Res)
WATER REQD : 135.00 LIT / PERS.
= 550 X 135 = 74250.00 LIT
FOR DOMESTIC USE (COMM.)
NO. OF PERS. PER UNIT = 02.00 NOS
NO OF UNITS = 08.00 NOS
= 08 X 2 X 135 = 2160.00 LIT.
WATER REQD : 76410.00 LIT (FULL CAP.)
WATER PROD : 75900.00 LIT (FULL CAP.)

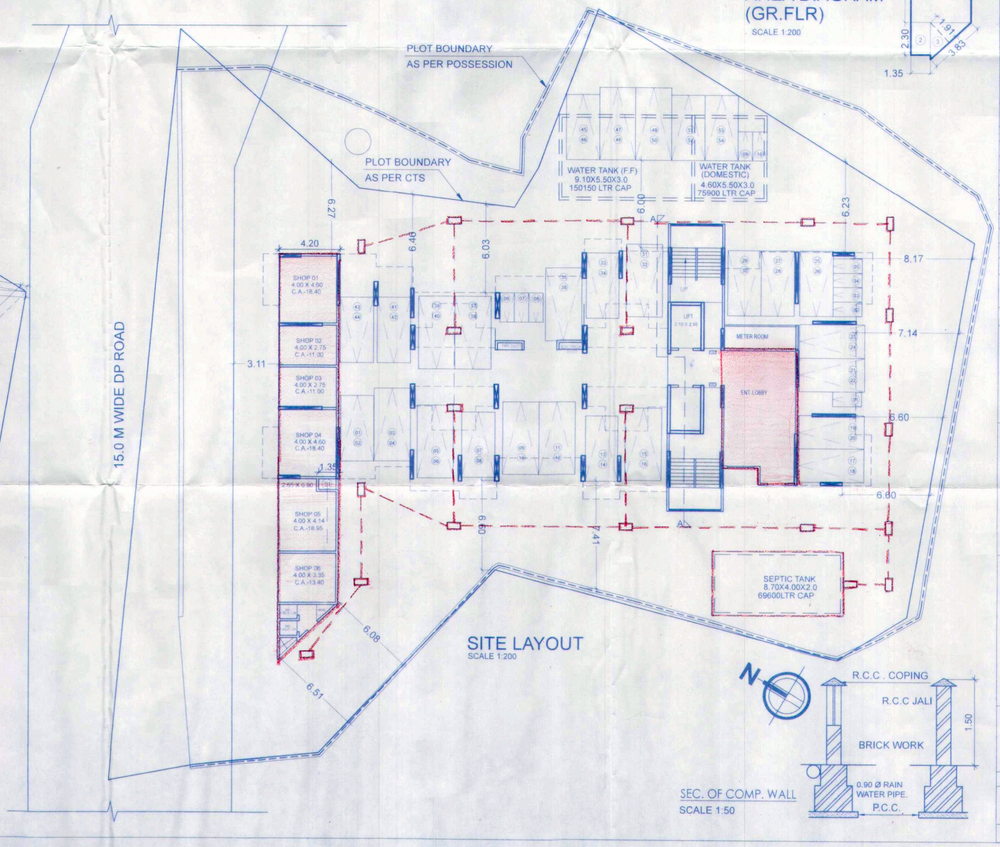
FOR FIRE FIGHTING
U.G. TANK : 150000.00 LIT
O.H. TANK : 75000.00 LIT

WATER REQUIRMENTS O.H. TANK

FOR DOMESTIC USE

WATER REQD IS HALF OF THE U.G.TANK CAP.
O.H. TANK = 75.90 CU MT / 2 = 37.95 CU MT
WATER PROVD : 37.950 CU.MT
WATER PROVD : 37950.00 LIT

SIZE OF THE TANK : 3.60 X 5.25 X 2.10 = 39.69 CUMT



SITE LAYOUT SCALE 1:200

SEC. OF COMP. WALL SCALE 1:50