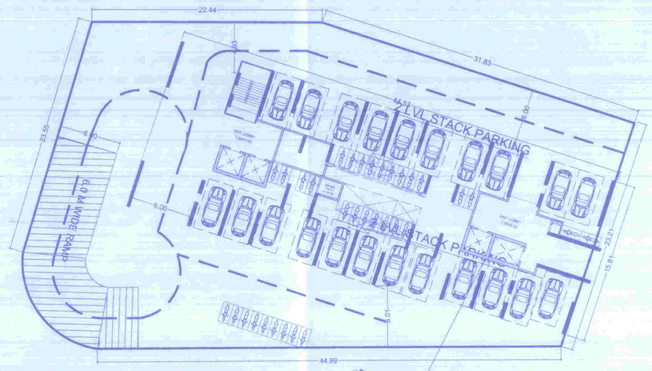


PARKING FLOOR PLAN
GROUND TO 3RD PODIUM

SCALE - 1:200



LOCATION PLAN

RESERVATION AREA IN EACH S NOS

S NOS	7/12 AREA	KDMT RESERVATION AREA AREA	PLAY SCHOOL	R ZONE	ROAD WIDENING
61 /17	1500	360.86	740.47	398.67	
61 /18	1900	1040.43		859.57	
61 /19/2	1047	886		141	20.00
48 / 4	130	130			
TOTAL	4577	2417.29	740.47	1399.24	20.00

BUILTUP AREA STATEMENT

BUILDING	BUILTUP AREA
TOWER I	12805.14
TOTAL	12805.14

PARKING REQUIREMENT			As per Sanctioned UDCPRs			
			A			
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	5.00	0.00	0.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	272.00	1.00	2.00	136.00	272.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0.00	0.00	4.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	0.00	0.00	0.00	0.00	0.00
Parking Requirement (quantum)		Residential			136	272
		Commercial			0	0
5% visitor parking for residential					7	14
TOTAL					143	286
TOTAL PARKING REQUIRED BY APPLING Multiplying Factor (0.8)					114	229
Composite for every 6 Scooter x 1 car					38	0
TOTAL PARKINNG PROPOSED					152	229

STAMP OF APPROVAL OF PLAN 1/ 2

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/DOM/2023-24/32.
Date:- 18/08/2023.
SANCTIONED
for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA		
1	AREA STATEMENT	
	AREA OF PLOT	4577
a	As per ownership document (7/12, CTS extract)	4577
b	As per measurement sheet	4577
c	As per site	4577
	(MINIMUM AREA A B C TO BE CONSIDERED)	**4577**
2	DEDUCTION FOR	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	20.00
b	Any DP reservation area	
	b1- PLAY SCHOOL	740.47
3	**Balance area of plot (1-2)**	**3816.53**
4	Amenity Space (if applicable)	0
a	Required	**0**
b	Adjustment of 2(b), if any -	0
c	Balance Proposed -	0
5	**Net Plot Area (3-4 (c))**	**3816.53**
5A	Net plot area after subdividing	**3816.53**
5a	GROSS AREA OF PLOT FOR CALCULATING TOTAL POTENTIAL	**4577.00**
6	Recreational Open space (if applicable)	
	(a) Required - 10% OF 5A	**0.00**
	(b) Proposed -	**0.00**
7	Internal Road area	**0.00**
8	Plotable area (if applicable)	
9	**Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5Axbasic FSI 1.1)**	**4198.18**
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone UDCPR TABLE 6G (0.50 OF 1)	**2288.50**
b	**Proposed FSI on payment of premium. (Added)**	**2288.50**
11	In-situ FSI / TDR loading	
a	**In-situ area against D.P. road [1.0 x Sr. No. 2 (a)],if any = UDCPR-2020**	**40.00**
a1	In-situ area against Amenity Space if handed over [1.00 or1.85 x Sr. No. 4 (b)and /or(c)],	**0.00**
	b4- PLAY SCHOOL=740.47 X2	**1480.94**
b	**In-situ FSI / TDR loading**	**1520.94**
c	TDR area permissible 1.40	**6407.80**
c1	tdr purchased	**0.00**
d	Total in-situ / TDR loading proposed (11 (a1)+(b)+(c1)) UDCPR TABLE 6G	**1520.94**
12	Additional FSI area under Chapter No. 7	
13	**Total entitlement of FSI in the proposal**	**8007.62**
13a	Ancillary Area FSI upto 60% or 80% with payment of charges	
c	total ancillary fsi permissble	**4804.57**
c	total ancillary fsi utlised	**4800.00**
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Roadwidth ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8) = 5a x 4.4 FSI	**20138.80**
14a	permissible BUA (13aC + 13b)	**12812.20**
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	**12807.62**
a	EXisting Built-up Area	
b	Proposed Built-up Area (as per 'P-line')	**12805.14**
C	total a +b	
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)	**0.00**
b	proposed MAHDA AREA	**0.00**

NAME & SIGNATURE OF OWNER

SACHIN VAVIYA
SWAMINARAYAN LIFESPACE LLP

HIRJI PATEL
SWAMINARAYAN LIFESPACE LLP

NAME & SIGNATURE OF ARCHITECT

VIJAY PATHAK
ARCHITECT
CA/2001/27890

(Signature of Architect)
AR. VIJAY PATHAK
REGD. NO. CA / 2001 / 27890

MANOJ RAMAKRISHNA
STRUCTURAL CONSULTANT
BMC. STR/R/60

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING PERMISSION AS PER ACCOMMODATION RESERVATION PRINCIPAL ON PLOT BEARING S.NO 61/ 17, 61/ 18 ,61 /19/2 ,48/4 MOUJE -THAKURLI,TAL -KALYAN DIST.-THANE.

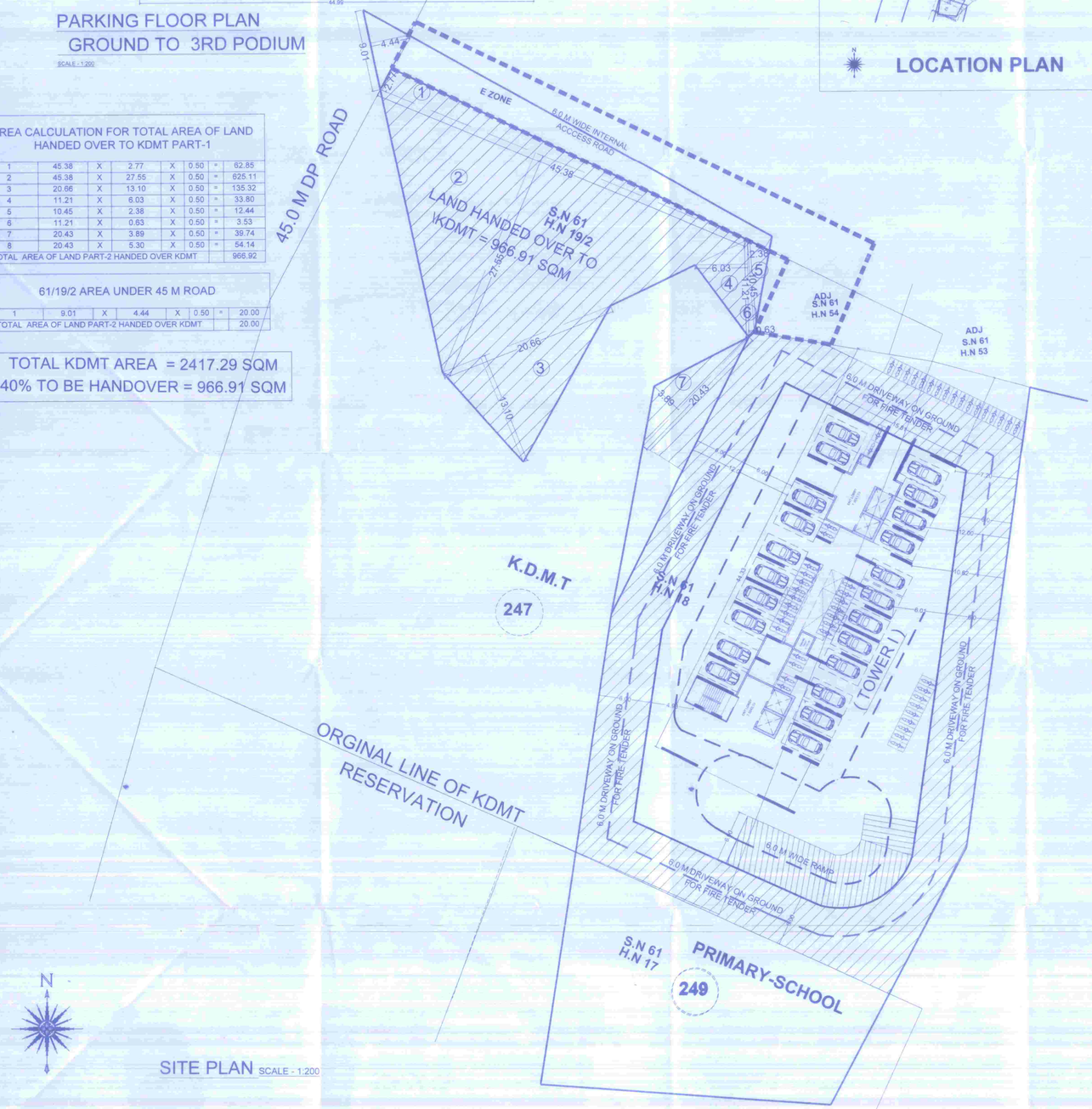
DATE	18-08-2023
SCALE	1:100, N.T.S.
DRN BY	A.S.
CHKD BY	VIJAY PATHAK

ARCHITECT VIJAY PATHAK
JUHI NIHARIKA MIRAGE, 8TH FLOOR, OFFICE NO.808, PLOT NO. 274,
KOPRA RD, SECTOR 10, KHARGHAR, NAVI MUMBAI, MAHARASHTRA 410210.

AREA CALCULATION FOR TOTAL AREA OF LAND HANDED OVER TO KDMT PART-1							
1	45.38	X	2.77	X	0.50	=	62.85
2	45.38	X	27.55	X	0.50	=	625.11
3	20.66	X	13.10	X	0.50	=	135.32
4	11.21	X	6.03	X	0.50	=	33.80
5	10.45	X	2.38	X	0.50	=	12.44
6	11.21	X	0.63	X	0.50	=	3.53
7	20.43	X	3.89	X	0.50	=	39.74
8	20.43	X	5.30	X	0.50	=	54.14
TOTAL AREA OF LAND PART-2 HANDED OVER KDMT							966.92

61/19/2 AREA UNDER 45 M ROAD							
1	9.01	X	4.44	X	0.50	=	20.00
TOTAL AREA OF LAND PART-2 HANDED OVER KDMT							20.00

TOTAL KDMT AREA = 2417.29 SQM
40% TO BE HANDOVER = 966.91 SQM



SITE PLAN SCALE - 1:200

NOTES
PLOT LINES – THICK BLACK
PROPOSED WORK – PINK
DRAINAGE AND SEWERAGE WORK – RED DOTTED
FUTURE STREET – GREEN DOTTED
ROAD AND SET BACK – BURNT SIENNA
RECREATION GROUND – GREEN WASH
WORK PROPOSED TO BE DEMOLISHED – YELLOW
ALL EXT. & INTERNAL WALLS ARE 0.15 M THK RCSP.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	AREA	REMARKS
RS	2.10 X 2.40	5.04	ROLLING SHUTTER
D	1.00 X 2.13	2.13	T.W. PANNELLED DOOR
D1	0.90 X 2.13	1.92	T.W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR
W	1.80 X 1.20	2.16	T.W. GLAZED WINDOW
W1	1.50 X 1.20	1.80	T.W. GLAZED WINDOW
W2	1.20 X 1.00	1.20	T.W. GLAZED WINDOW
v	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW

