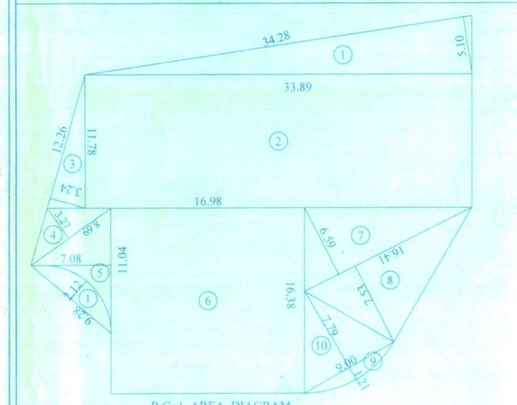
RECREATIONAL GROUND AREA CALCULATION



R.G. 1 AREA DIAGRAM
SCALE = 1 : 250

R.G. 2 AREA DIAGRAM
SCALE = 1 : 250

R.G. 1 AREA STATEMENT

ADDITIONS :-

1.	1/2 X 34.28 X 5.10 =	87.41 SQ.M
2.	33.89 X 11.78 =	399.22 SQ.M
3.	1/2 X 12.26 X 3.24 =	19.86 SQ.M
4.	1/2 X 8.69 X 3.27 =	14.21 SQ.M
5.	1/2 X 11.04 X 7.08 =	39.08 SQ.M
6.	16.98 X 16.38 =	278.13 SQ.M
7.	1/2 X 16.41 X 6.59 =	54.07 SQ.M
8.	1/2 X 16.41 X 7.53 =	61.78 SQ.M
9.	2/3 X 9.00 X 1.21 =	7.26 SQ.M
10.	1/2 X 9.00 X 7.79 =	35.06 SQ.M
TOTAL ADDITIONS =		996.08 SQ.M

STANDARD DEDUCTIONS :-

1.	2/3 X 9.28 X 2.12 =	13.12 SQ.M
TOTAL DEDUCTIONS =		13.12 SQ.M
NET AREA = 996.08 - 13.12 =		982.96 SQ.M

R.G. 2 AREA STATEMENT

ADDITIONS :-

1.	1/2 X 3.00 X 1.30 =	1.95 SQ.M
2.	13.61 X 1.50 =	20.42 SQ.M
3.	1/2 X 1.98 X 1.32 =	1.31 SQ.M
4.	1/2 X 3.06 X 0.94 =	1.44 SQ.M
5.	2/3 X 1.84 X 0.14 =	0.17 SQ.M
6.	19.26 X 7.81 =	150.42 SQ.M
7.	1/2 X 13.39 X 6.34 =	42.45 SQ.M
8.	1/2 X 11.12 X 4.81 =	26.74 SQ.M
9.	1/2 X 2.54 X 0.60 =	0.76 SQ.M
10.	1/2 X 1.61 X 0.93 =	0.75 SQ.M
11.	2/3 X 1.55 X 0.10 =	0.10 SQ.M
12.	1.00 X 1.33 =	1.33 SQ.M
13.	1/2 X 1.41 X 0.71 =	0.50 SQ.M
14.	2/3 X 1.41 X 0.29 =	0.27 SQ.M
15.	5.56 X 4.87 =	27.08 SQ.M
16.	30.14 X 6.69 =	201.64 SQ.M
17.	1/2 X 6.69 X 1.75 =	5.85 SQ.M
18.	2/3 X 5.71 X 2.08 =	7.92 SQ.M
TOTAL ADDITIONS =		491.10 SQ.M
NET AREA =		491.10 SQ.M

REQUIRED RECREATIONAL AREA = 1376.50 SQM
PROPOSED RECREATIONAL AREA = 1474.66 SQM

R.G.1 + R.G.2
= 982.96+ 491.10 = 1,474.66 SQ.MT.

AREA CALCULATION FOR AREA UNDER 12.00 MT. WIDE D.P. ROAD

12.00 M. WIDE D.P. ROAD DIAGRAM
SCALE = 1 : 500

12.00 M. WIDE D.P. ROAD AREA STATEMENT

ADDITIONS :-

1.	1/2 X 27.39 X 4.79 =	65.60 SQ.M
2.	1/2 X 26.84 X 2.13 =	28.58 SQ.M
3.	1/2 X 2.81 X 1.48 =	2.08 SQ.M
4.	1/2 X 2.81 X 1.40 =	1.97 SQ.M
5.	1/2 X 23.14 X 2.01 =	23.26 SQ.M
6.	1/2 X 23.09 X 5.27 =	60.84 SQ.M
7.	1/2 X 13.58 X 4.90 =	33.27 SQ.M
8.	1/2 X 13.58 X 5.93 =	40.26 SQ.M
9.	1/2 X 13.53 X 5.69 =	38.49 SQ.M
10.	1/2 X 13.53 X 6.62 =	44.78 SQ.M
11.	1/2 X 9.81 X 4.82 =	23.64 SQ.M
12.	1/2 X 11.85 X 8.08 =	47.87 SQ.M
13.	1/2 X 10.24 X 5.87 =	30.05 SQ.M
14.	1/2 X 13.54 X 6.23 =	42.18 SQ.M
15.	1/2 X 13.54 X 3.02 =	20.45 SQ.M
16.	1/2 X 10.15 X 3.48 =	17.66 SQ.M
17.	1/2 X 31.05 X 1.10 =	17.08 SQ.M
18.	1/2 X 19.00 X 1.48 =	14.06 SQ.M
19.	1/2 X 20.12 X 1.54 =	15.49 SQ.M
20.	1/2 X 18.89 X 1.55 =	14.64 SQ.M
21.	1/2 X 17.58 X 1.37 =	12.04 SQ.M
22.	1/2 X 26.35 X 1.66 =	21.87 SQ.M
23.	1/2 X 9.01 X 1.36 =	6.13 SQ.M
TOTAL ADDITIONS =		701.00 SQ.M
NET AREA =		701.00 SQ.M

MHADA STATEMENTS

AREA STATEMENT FOR M.H.A.D.A.

PERMISSIBLE BUILT UP AREA TO BE HANDED OVER TO M.H.A.D.A.	3028.30 SQ.M.
PROPOSED BUILT UP AREA TO BE HANDED OVER TO M.H.A.D.A.	3,029.32 SQ.M.

TENEMENT STATEMENT (FOR MHADA)

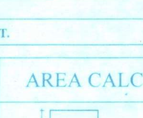
TOWER NO.	TENEMENT		
	TOTAL	1 B/H/K RM.	ENCL. BAL.
MHADA	56 NOS	56 NOS	112
TOTAL	56 NOS	56 NOS	112

PARKING AREA STATEMENT (MHADA)

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: FOR EVERY 2 TENAMENT BETWEEN 30 TO 40 SQ.MT. 1 CAR & 2 SCOOTERS	REQUIRED CAR PARKINGS: FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR & 4 SCOOTERS	REQUIRED PARKING: CAR	REQUIRED PARKING: SCOOTER	MULTIPLYING FACTOR 0.80: CAR	MULTIPLYING FACTOR 0.80: SCOOTER	ADDITIONAL 5% VISITORS PARKING: CAR	ADDITIONAL 5% VISITORS PARKING: SCOOTER	TOTAL PARKING TO BE PROPOSED: CAR	TOTAL PARKING TO BE PROPOSED: SCOOTER
MHADA	56	--	56	00	112	00	90	00	04	00	94
TOTAL NO. OF PARKING										00	94

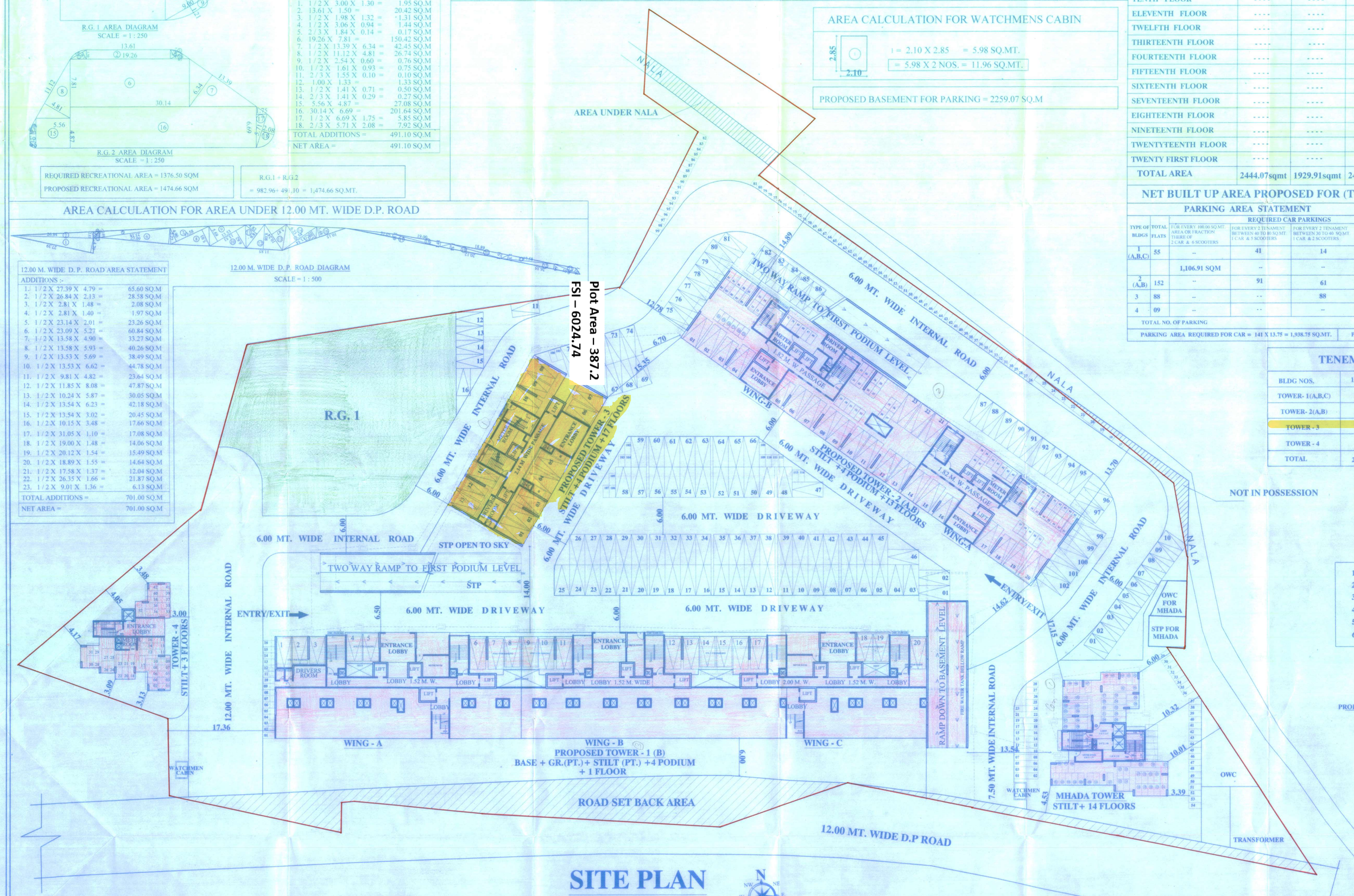
PARKING AREA REQUIRED FOR SCOOTER = 94 X 2.00 = 188.00 SQ.MT.

AREA CALCULATION FOR WATCHMENS CABIN



1 = 2.10 X 2.85 = 5.98 SQ.MT.
= 5.98 X 2 NOS. = 11.96 SQ.MT.

PROPOSED BASEMENT FOR PARKING = 2259.07 SQ.M



SITE PLAN
SCALE 1: 250

BUILT UP AREA STATEMENT (TOWER - 1, 2, 3, 4 & MHADA)

FLOORS	TOWER - 1			TOWER - 2		TOWER - 3	TOWER - 4	MHADA
	WING -A	WING -B	WING -C	WING -A	WING -B			
GROUND FLOOR	471.79 sq.mt.	368.68 sq.mt.	399.36 sq.mt.	21.02 sq.mt.	38.48 sq.mt.	35.44 sq.mt.	15.78 sq.mt.	00.00 sq.mt.
GR FL -WATCHMENS CABIN	11.96 sq.mt.							
FIRST PODIUM FLOOR	421.39 sq.mt.	343.70 sq.mt.	428.24 sq.mt.	----	----	172.25 sq.mt.	146.23 sq.mt.	216.38 sq.mt.
SECOND PODIUM FLOOR	331.73 sq.mt.	260.25 sq.mt.	336.02 sq.mt.	----	----	172.25 sq.mt.	146.23 sq.mt.	216.38 sq.mt.
THIRD PODIUM FLOOR	331.73 sq.mt.	260.25 sq.mt.	336.02 sq.mt.	----	----	172.25 sq.mt.	146.23 sq.mt.	216.38 sq.mt.
FOURTH PODIUM FLOOR	355.54 sq.mt.	289.77 sq.mt.	359.83 sq.mt.	21.89 sq.mt.	21.89 sq.mt.	190.98 sq.mt.	----	216.38 sq.mt.
FIFTH FLOOR	531.89 sq.mt.	407.26 sq.mt.	542.24 sq.mt.	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
SIXTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
SEVENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
EIGHTH FLOOR	----	----	----	376.19 sq.mt.	371.82 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
NINENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
TENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
ELEVENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
TWELFTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
THIRTEENTH FLOOR	----	----	----	376.19 sq.mt.	371.82 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
FOURTEENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	216.38 sq.mt.
FIFTEENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	----
SIXTEENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	----
SEVENTEENTH FLOOR	----	----	----	426.71 sq.mt.	417.98 sq.mt.	319.46 sq.mt.	----	----
EIGHTEENTH FLOOR	----	----	----	----	----	319.46 sq.mt.	----	----
NINETEENTH FLOOR	----	----	----	----	----	319.46 sq.mt.	----	----
TWENTYTEENTH FLOOR	----	----	----	----	----	319.46 sq.mt.	----	----
TWENTY FIRST FLOOR	----	----	----	----	----	170.21 sq.mt.	----	----
TOTAL AREA	2444.07sqmt	1929.91sqmt	2401.71sqmt	5489.10sqmt	5401.79sqmt	6024.74sqmt	454.47sqmt	3029.32sqmt

NET BUILT UP AREA PROPOSED FOR (TOWER -1, 2, 3 & 4) = 24,157.80 sq.mt.

PARKING AREA STATEMENT

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: TOR EVERY 100.00 SQ.MT. AREA OR FRACTION THERE OF 2 CAR & 6 SCOOTERS	REQUIRED CAR PARKINGS: FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 5 SCOOTERS	REQUIRED CAR PARKINGS: FOR EVERY 2 TENAMENT BETWEEN 20 TO 40 SQ.MT. 1 CAR & 2 SCOOTERS.	REQUIRED CAR PARKINGS: FOR EVERY 2 TENAMENT LESS THAN 36 SQ.MT. 0 CAR &4 SCOOTERS	REQUIRED PARKING: CAR	REQUIRED PARKING: SCOOTER	MULTIPLYING FACTOR 0.80: CAR	MULTIPLYING FACTOR 0.80: SCOOTER	ADDITIONAL 5% VISITORS PARKING: CAR	ADDITIONAL 5% VISITORS PARKING: SCOOTER	TOTAL PARKING TO BE PROPOSED: CAR	TOTAL PARKING TO BE PROPOSED: SCOOTER
1 (A,B,C)	55	--	41	14	--	27	114	21.6	91.2	1.1	05	23	96
		1,106.91 SQM	--	--	--	22	66	17.6	52.8	--	--	18	53
2 (A,B)	152	--	91	61	--	75	285	60	228	03	11.4	63	239
3	88	--	--	88	--	44	88	35	70	02	03	37	73
4	09	--	--	--	09	00	18	00	14.40	00	0.72	00	15
TOTAL NO. OF PARKING						168	595	135	476	06	21	141	476

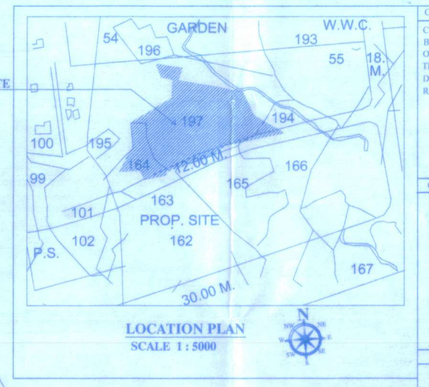
PARKING AREA REQUIRED FOR CAR = 141 X 13.75 = 1,938.75 SQ.MT. | PARKING AREA REQUIRED FOR SCOOTER = 476 X 2.00 = 952.00 SQ.MT.

TENEMENT STATEMENT FOR DEVELOPER

BLDG NOS.	1 B/H/K RM.	2 B/H/K RM.	TOTAL	SHOPS	OFFICES
TOWER- 1(A,B,C)	31 NOS.	24 NOS.	55 NOS.	35 NOS.	37 NOS.
TOWER- 2(A,B)	100 NOS.	52 NOS.	152 NOS.	--	--
TOWER - 3	88 NOS.	--	88 NOS.	--	--
TOWER - 4	09 NOS.	--	09 NOS.	--	--
TOTAL	228 NOS.	76 NOS.	304 NOS.	35 NOS.	37 NOS.

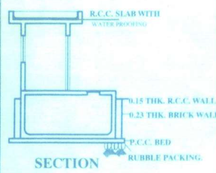
REQUIRED PARKING		TOTAL PARKING PROPOSED	
CAR	SCOOTER	CAR	SCOOTER
141	476	704	434 + 60 (COMPOSITE PARK) =494 NOS

1. TOTAL REQUIRED CAR PARKING = 141 NOS.
2. TOTAL PROPOSED CAR PARKING = 704 NOS.
3. TOTAL EXCESS PROPOSED CAR PARKING = 563 NOS.
4. TOTAL CARS CONSIDERED FOR COMPOSITE PARKING = 10 NOS.
5. TOTAL COMPOSITE PARKING = 40 X 6(2W) =60 NOS. TWO WHEELERS
6. TOTAL COMPOSITE 2 W PARKING = 434 + 60 = 494 NOS.

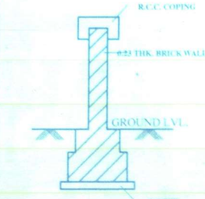


LOCATION PLAN
SCALE 1 : 5000

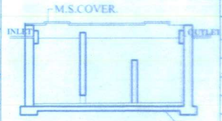
NOTES:
BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWN IN YELLOW



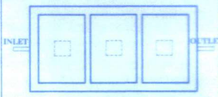
PLAN
PUMP ROOM



COMPOUND WALL SECTION



SECTION



PLAN OF SEPTIC TANK

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02/12/2020 AND THE DIMENSION 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 RECORD S/ LAND RECORDS DEPUTY SURVEY RECORDS.

ARCHITECT SIGNATURE

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

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THE WORK OF STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORK ARE PREPARE BY US AND THE WORK, AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED, SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

ENGINEER'S SIGNATURE

LAYOUT | SHEET 1 / 20

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2022-23/40
Date :- 04/08/2022.
SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PLOT AREA STATEMENT AS PER 7/12 EXTRACT

1.	S.NO. 164	1,720.00 sq.mt.
2.	S.NO. 194	1,370.00 sq.mt.
3.	S.NO. 197/2/A	3,700.00 sq.mt.
4.	S.NO. 197/2/B	3,800.00 sq.mt.
5.	S.NO. 197/2/C	3,700.00 sq.mt.
6.	S.NO. 228 (1/2 pt.)	295.00 sq.mt.
	TOTAL AREA	14,585.00 sq.mt.

PROFORMA - I

		IN SQ.M
1.	AREA STATEMENT	
	AREA OF PLOT (Minimum area of a,b,c to be considered)	
	(a) As per ownership document (7/12)	14,585.00
	(b) Area not in possession	65
	(b) Area under Nala	54
	(c) Area of plot for development	14466.00
2.	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P. Road widening area/Service Road/Highway widening. (12.00 m. wide road)	701.00
	(b) Any D.P.Reservation area.	--
	TOTAL (a + b)	701.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	13765.00
4.	Amenity space (if applicable)	--
	(a) Required.	--
	(b) Adjustment of 2(b), if any.	--
	(c) Balance(a) Proposed	--
5.	NET AREA OF PLOT (3 MINUS 4)	13765.00
6.	Recreational Open Space (if applicable) NOT DEDUCTED	
	(a) Required.	1376.50
	(b) Proposed.	1474.66
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 is basic FSI) - (13765.00 X 1.1)	15141.50
10.	Addition of FSI on payment of premium. 50%	--
	(a) Maximum Permissible premium FSI-based on road width/TOD zone.	--
	(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))if any - 12.00 MT W. DP ROAD	--
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c)	--
	(c) TDR area Permissible	--
	(d)TDR area Proposed	--
	(e) Total In-situ FSI/ TDR loading permissible (11(a)+(b)+(c))	--
12.	Additional FSI area under Chapter no.7	--
13.	Total entitlement of FSI in the proposal.	15345.50
	(a) 9+10(b)+11(d) or 12 whichever is applicable. Ancillary area FSI up to 60% 15141.50 X 60%	9084.90
	(c) Total entitlement(a+b)	24226.40
14.	Maximum utilisation of limit of FSI (building potential) Permissible as per Road width(as per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable)sr.(1.6 or1.8)	3.60
15.	Total Built-up Area in proposal (excluding area at Sr.no.17 b)	
	(a) Existing Built -up Area (to be retained)	--
	(b) Proposed Built -up Area (as per p-line)	24,157.80
	(c) Total (a+b)	24,157.80
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.15 above	0.99
17.	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.no.9) 15141.50 X 20%	3028.30
	(b) Proposed	3029.32

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX ON PLOT BEARING S. NO. 164, 194, 197/2/A, 197/2/B, 197/2/C, 228 /1/2(PT) AT. VILLAGE - TITWALA , TAL. : KALYAN, DIST. : THANE.

OWNERS NAME :

SHRI :- NAVIN J. PATEL & OTHERS

P.O. A. HOLDER

SHRI:- NAVIN J. PATEL.
PARTENER OF
M/S ABHIDARSHAN CORPORATION

SIGNATURE

SHOBHANA DESPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD
KALYAN (W) 421301 PH NO. 0251- 2203140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	30 / 03/ 2022	ANKITA	SD	KYN/ BLD/ 320	LAYOUT