YESU ANAND RESIDENCY

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
YESU ANAND RESIDENCY	TYPICAL 1ST TO 7TH FLOOR	0.00	937.23	0.00	0.00	0.00	0.00	0.00	0.00	23.80	24.22	0.00	0.00	0.00	913.01
YESU ANAND RESIDENCY	TOTAL	0.00	937.23	0.00	0.00	0.00	0.00	0.00	0.00	23.80	24.22	0.00	0.00	0.00	913.01

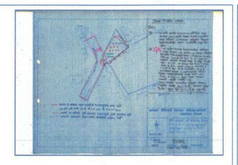
FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	301.40	152.00	121.60	0.00	345.00	0.00	920.00	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	301.40	152.00	121.60	0.00	338.01	0.00	913.01	0.00	913.01
9.6 Index Consumed	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)-913 01 Sq mts

Area utilisation of Roads and Reservations

Description of area utilisation			surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reseravation no	Name				
-	-	9.00.m DP Road Widening	30.00	60.00	60.00	0.00	0.00
-	-	Total	30.00	60.00	60.00	60.00	0.00



Signature valid

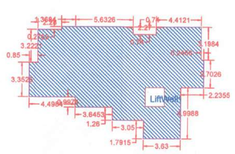
Digitally signed by Surendra Pandurang Patil
Date: 2024.11.26 18:53:14 IST
Reason: Approved Drawing
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-24-ENTRY-0101597
Application Number : RK/KDMCC/24/0421
Proposal Number : 1465806
Certificate Number : KDMCC/RB/2024/APL/00088

Town Planner and Development Officer
Date 29/05/2024

Town Planner
Date 29/05/2024

Architect Town Planner
Date 29/05/2024

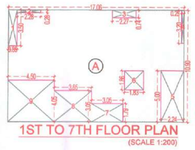
Architect Engineer
Date 29/05/2024



BUILT-UP AREA CALCULATION TYPICAL 1ST TO 7TH FLOOR YESU ANAND RESIDENCY

BUILT UP AREA CALCULATION FOR TYPICAL 1ST TO 7TH FLOOR YESU ANAND RESIDENCY

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.06	10.90	133.89
		BLOCK AREA TOTAL =133.89Sq.M	
LiftWell1	-	-	3.46
		TOTAL Deduction =3.46Sq.M	
		Net BuiltUp Area =130.43 Sq.M	



1ST TO 7TH FLOOR PLAN
(SCALE 1:200)

BUILT UP AREA CALCULATION

1ST TO 7TH FLOOR

1	17.06 X10.90 X 1 NO	=	185.95 SQ.MT.	
	TOTAL ADDITION	=	185.95 SQ.MT.	
DEDUCTIONS				
1	0.85 X 3.50 X 1 NO	=	2.98 SQ.MT.	
2	2.28 X 0.29 X 1 NO	=	0.64 SQ.MT.	
3	2.27 X 0.74 X 1 NO	=	1.68 SQ.MT.	
4	0.25 X 3.20 X 1 NO	=	0.80 SQ.MT.	
5	2.24 X 5.00 X 1 NO	=	11.20 SQ.MT.	
6	1.83 X 1.86 X 1 NO	=	3.40 SQ.MT.	
7	3.05 X 1.79 X 1 NO	=	5.46 SQ.MT.	
8	3.65 X 3.05 X 1 NO	=	11.13 SQ.MT.	
9	4.50 X 4.05 X 1 NO	=	18.23 SQ.MT.	
TOTAL DEDUCTION		=	55.52 SQ.MT.	
TOTAL BUILT UP AREA		=	130.43 SQ.MT.	

BUILT-UP + ANCILLARY AREA

FLOORS	B.U.A + ANCILLARY
1ST FLR	130.43
2ND FLR	130.43
3RD FLR	130.43
4TH FLR	130.43
5TH FLR	130.43
6TH FLR	130.43
7TH FLR	130.43
TOTAL	913.01

TENEMENT STATEMENT

FLOOR	NUMBER OF TENEMENT					
	BELOW 30 SQ.MT.	BET30-40 SQ.MT.	BET 40-80 SQ.MT.	BET 80-150 SQ.MT.	150 SQ.M & ABOVE	TOTAL
1ST FLOOR	3	-	-	-	-	3
2ND FLOOR	3	-	-	-	-	3
3RD FLOOR	3	-	-	-	-	3
4TH FLOOR	3	-	-	-	-	3
5TH FLOOR	3	-	-	-	-	3
6TH FLOOR	3	-	-	-	-	3
7TH FLOOR	3	-	-	-	-	3
TOTAL	21	-	-	-	-	21

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	ROOM	DESCRIPTION
D	1.05X2.10	LIVING	T. W. FRAME DOOR
D1	0.90X2.10	KITCHEN, BED ROOM	T. W. FRAME FLUSH DOOR
D2	0.75X2.00	TOILET, BATH, W.C.	T. W. FRAME FLUSH DOOR

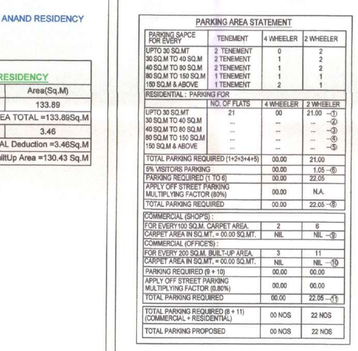
VENTILATION STATEMENT

TYPE	SIZE	ROOM	ROOM SIZE	ROOM AREA	REQD. VENT	PROP. VENT	DESCRIPTION
W	2.10X2.10	LIV	3.05X3.40	10.37 SQM.	1.03 SQM	4.41 SQM.	ALUM. FRAME GLAZED WINDOW.
W1	1.80X1.35	BED	2.98X2.05	06.10 SQM.	0.61 SQM	2.43 SQM.	ALUM. FRAME GLAZED WINDOW.
W2	1.20X1.35	KIT	2.13X2.07	04.40 SQM.	0.44 SQM	1.62 SQM.	ALUM. FRAME GLAZED WINDOW.
V	0.60X0.75	TOIL	1.22X2.00	02.44 SQM.	0.24 SQM	0.48 SQM.	ALUM. FRAME GLAZED LOUVERED

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO. 6, HISSA NO 7/A, AT VILLAGE - NANDIVLI TARFE PACHANAND, TAL-KALYAN, DIST-THANE.
FOR, SHRI. VIJAY ANANTA PATIL

DRAWING SHEET NO.: 1/1

STAMP AND DATE OF APPROVAL OF PLAN



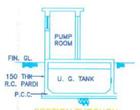


BLOCK PLAN (SCALE 1:500) N

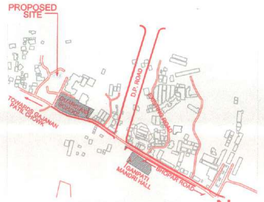
GROUND FLOOR PLAN (SCALE 1:100) N

T.I.L.R

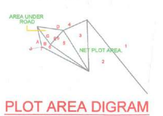
STILT FLOOR



SECTION THROUGH UNDER GROUND TANK
SCALE :- N.T.S



LOCATION PLAN
SCALE 1:6000 N



PLOT AREA DIGRAM
SCALE 1:500 N

PLOT AREA CALCULATION

NET PLOT AREA

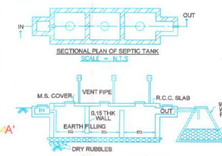
1	1/2 X 23.14 X 12.80 X 1 NO	=	148.10 SQ.MT.	
2	1/2 X 23.14 X 7.53 X 1 NO	=	87.12 SQ.MT.	
3	1/2 X 12.58 X 5.64 X 1 NO	=	35.48 SQ.MT.	
4	1/2 X 6.12 X 1.35 X 1 NO	=	4.13 SQ.MT.	
5	1/2 X 11.88 X 4.45 X 1 NO	=	26.94 SQ.MT.	
6	1/2 X 12.66 X 1.44 X 1 NO	=	9.12 SQ.MT.	
7	1/2 X 30.16 X 1.55 X 1 NO	=	23.37 SQ.MT.	
8	1/2 X 2.95 X 0.11 X 1 NO	=	0.16 SQ.MT.	
	TOTAL ADDITION	=	333.42 SQ.MT.	

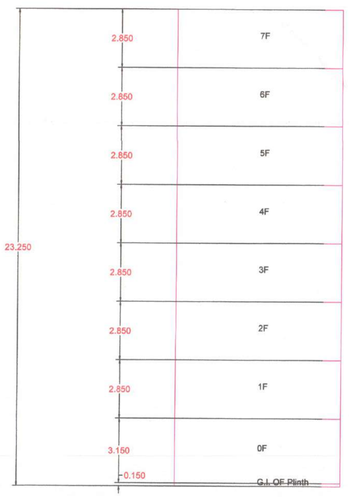
DEDUCTIONS

9	2/3 X 4.66 X 0.40 X 1 NO	=	1.24 SQ.MT.	
	TOTAL DEDUCTION	=	1.24 SQ.MT.	
	TOTAL BUILT UP AREA	=	332.18 SQ.MT.	

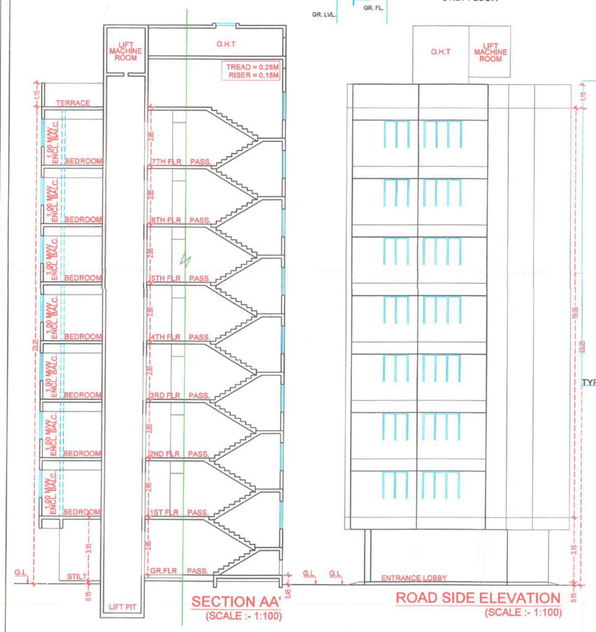
ROAD AREA

A	1/2 X 4.98 X 2.85 X 1 NO	=	7.10 SQ.MT.	
B	1/2 X 2.09 X 4.98 X 1 NO	=	5.20 SQ.MT.	
C	1/2 X 4.53 X 4.48 X 1 NO	=	10.14 SQ.MT.	
D	1/2 X 7.21 X 1.76 X 1 NO	=	6.34 SQ.MT.	
E	2/3 X 4.59 X 0.40 X 1 NO	=	1.22 SQ.MT.	
	TOTAL ADDITION	=	30.00 SQ.MT.	
	TOTAL PLOT AREA (332.18 + 30.00)	=	362.18 SQ.MT.	



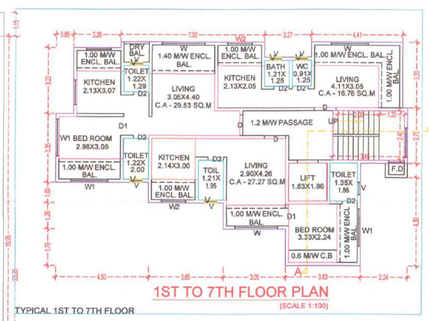


SECTION VIEW - YESU ANAND RESIDENCY



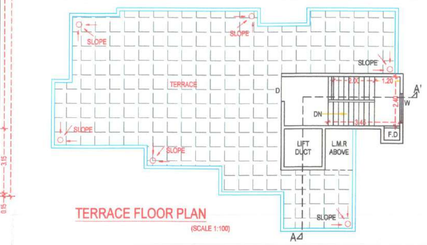
SECTION AA'
(SCALE :- 1:100)

ROAD SIDE ELEVATION
(SCALE :- 1:100)

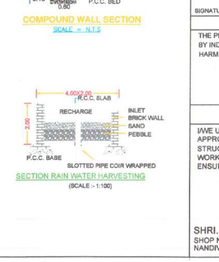


1ST TO 7TH FLOOR PLAN
(SCALE 1:100)

TYPICAL 1ST TO 7TH FLOOR



TERRACE FLOOR PLAN
(SCALE 1:100)



COMPOUND WALL SECTION
SCALE :- N.T.S

SECTION RAIN WATER HARVESTING
(SCALE :- 1:100)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05/12/2023 & 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 382.18 SQ.METER AND NOT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF OWNER/P.O.A HOLDER | SIGNATURE OF LICENSED ARCHITECT

STRUCTURAL CERTIFICATE

THE PLANS PREPEARED 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.

SIGNATURE OF STRUCURAL ENGINEER

OWNER/P.O.A HOLDER DECLARATION

IWE UNDERSIGNED HEREBY CONFIRM THAT IWE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. IWE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO IWE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SHRI. VIJAY ANANTA PATIL.
SHOP NO.1, SHRI RAM KRUPA ANAND NIWAS, NEAR GUARDIAN SCHOOL, NANDIVLI VILLAGE,DOMBIVLI (E).

A	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)	304.00
	(B) AS PER MEASUREMENT SHEET	382.18
	(C) AS PER SITE	382.18
2(a)	DEDUCTION	
	A. PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING.	30.00
	B. ANY D.P. RESERVATION AREA	NIL
	TOTAL A+B	30.00
3.	BALANCE PLOT AREA (1C-2A-2B)	274.00
4	AMEINITY SPACE (IF APPLICABLE)	
	A. REQUIRED -	N.A.
	B. ADJUSTMENT OF 2(B). IF ANY -	N.A.
	C. BALANCE PROPOSED -	N.A.
5	NET AREA OF PLOT (3 MINUS 4C)	274.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A. REQUIRED -	NIL
	B. PROPOSED -	NIL
7	INTERNAL ROAD AREA	NIL
8	PLOTABLE AREA (IF APPLICABLE)	N.A.
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (274.00 X 1.10 = 301.40)	301.40
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	A. MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (304.00 X 0.50 = 152.00)	152.00
	B. PERMISSIBLE FSI ON PAYMENT OF PREMIUM.	152.00
11	IN-SITU FSI / TDR LOADING	
	A. IN-SITU AREA AGAINST D.P. ROAD [2.00 X 30.00 SR. NO. 2a (A+B)],IF ANY	60.00
	(B)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR1.85 X SR. NO. 4 (B)AND /OR(C)],	N.A.
	C.TDR AREA (304.00 X 0.40 = 121.60 - 80.00 = 61.60)	61.60
	D.TOTAL IN-SITU / TDR LOADING PROPOSED 11 [(A)+(B)+(C)]	121.60
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	N.A.
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	A. [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	575.00
	B. ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES. 913.01 / 1.60 = 570.63 x 0.60 = 342.37	342.37
	C. TOTAL ENTITLEMENT (A+B).	917.37
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) AS PER REGULATION NO.6.3, TABLE NO.6G (PLOT 'A'2) BASIC F.S.I. (274.00 X 1.10 = 301.40) PREMIUM FSI (304.00 X 0.50 = 152.00) TDR AREA (304.00 X 0.40 = 121.60) TOTAL = 575.00 } 575.00 X 1.60 = 920.00	920.00
15	TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT SR.NO.17 B)	
	A. EXISTING BUILT-UP AREA. (PLOT 'A')	NIL
	B.PROPOSED 'B'-UP AREA (AS PER 'P-LINE')	913.01
	C. TOTAL (A+B)	913.01
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	A. REQUIRED (20% OF SR.NO.5)	N.A.
	B. PROPOSED	N.A.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

ARCHITECT: SHIRISH G. NACHANE
CA/99/24527.
LANDMARK GROUP
CIVIL & ARCHITECTURAL SERVICES
1ST FLOOR, KAILASH MANSION BUILDING AGARKAR ROAD, DOMBIVLI(E), OFFICE NO. 7715928251

JOB NO.	DRAW NO	DATE	SCALE	DRAWN BY	CHECKED BY
514			AS SHOWN	SUMEET	EWATI

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of sunplot with sanctioned layout No. and subplot No.	304.00
(a) As per ownership document (7/12, CTS extract)	382.18
(b) as per TILR or City Survey measurement sheet	304.00
(c) as per Demarcated drawing area	304.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	304.00
4.Deductions for	0.00
(A) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	30.00
(b) Any D.P. Reservation area	0.00
	0.00
	30.00
5.Balance area of plot (3-4)	274.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	274.00
8. Recreational Open Space	-
(a) If area (8) is more than 4000 sqmt - 10 % of (8) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
c) If it is full number like 1,2,126,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
d) If it is subdivision like 1/2 ,2/6 ,125/1,419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 25 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-09-02 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Vijay Ananta Patil

Address : ANAND NIWAS,B.NANDIVALI GAON,BHOPAR ROAD,DOMBIVALI EAST,Thane,Maharashtra-421204

Phone No. 8369909010

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-6

SITE ADDRESS :
RESIDENTIAL BUILDING ON PLOT BEARING S.NO. 6, HISSA NO 7/A, AT VILLAGE - NANDIVLI TARFE PACHANAND, TAL-KALYAN,

Name Of Architect : Shirish Gajanan Nachane

LOGO	ADDRESS OF OFFICE
	OFFICE - 1st Floor Kailash Mansion, Agarkar Road, Dombivli (E)

OWNERS SIGN - Verified for submission

ARCHITECT/ LICENSED ENGINEER SIGN
Signature Valid

SCALE - 1:100 | Date: 13/10/24

JOB NO - KDMCC-24-ENTRY-0101597 | CHECK BY -

SUBMISSION DRAWING