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

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

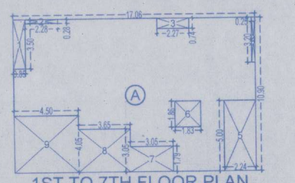
Building Permit No.:- KDMCC/RBI/2024/APL/00088.

Date :- 25/11/2024.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

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



BUILT UP AREA CALCULATION

1ST TO 7TH FLOOR

1	17.06 X10.90X 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 0.28 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

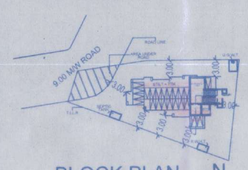
PARKING AREA STATEMENT

PARKING SAPCE FOR EVERY	TENEMENT	4 WHEELER	2 WHEELER
UPTO 30 SQ.MT	2 TENEMENT	0	2
30 SQ.M TO 40 SQ.M	2 TENEMENT	1	2
40 SQ.M TO 80 SQ.M	2 TENEMENT	1	2
80 SQ.M TO 150 SQ.M	1 TENEMENT	1	1
150 SQ.M & ABOVE	1 TENEMENT	2	1

RESIDENTIAL - PARKING FOR	NO. OF FLATS	4 WHEELER	2 WHEELER	
UPTO 30 SQ.MT	21	00	21.00	(1)
30 SQ.M TO 40 SQ.M	...	...	...	(2)
40 SQ.M TO 80 SQ.M	...	...	...	(3)
80 SQ.M TO 150 SQ.M	...	...	...	(4)
150 SQ.M & ABOVE	...	...	...	(5)
TOTAL PARKING REQUIRED (1+2+3+4+5)		00.00	21.00	
5% VISITORS PARKING		00.00	1.05	(6)
PARKING REQUIRED (1 TO 6)		00.00	22.05	
APPLY OFF STREET PARKING MULTIPLYING FACTOR (80%)		00.00	N.A.	
TOTAL PARKING REQUIRED		00.00	22.05	(8)

COMMERCIAL (SHOP'S)		
FOR EVERY 100 SQ.M. CARPET AREA	2	6
CARPET AREA IN SQ.MT. = 00.00 SQ.MT.	NIL	NIL (9)
COMMERCIAL (OFFICE'S)		
FOR EVERY 200 SQ.M. BUILT-UP AREA	3	11
CARPET AREA IN SQ.MT. = 00.00 SQ.MT.	NIL	NIL (10)
PARKING REQUIRED (9 + 10)	00.00	00.00
APPLY OFF STREET PARKING MULTIPLYING FACTOR (0.80%)	00.00	00.00
TOTAL PARKING REQUIRED	00.00	22.05 (11)

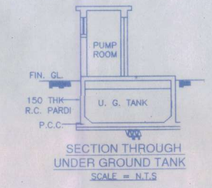
TOTAL PARKING REQUIRED (8 + 11) (COMMERCIAL + RESIDENTIAL)	00 NOS	22 NOS
TOTAL PARKING PROPOSED	00 NOS	22 NOS



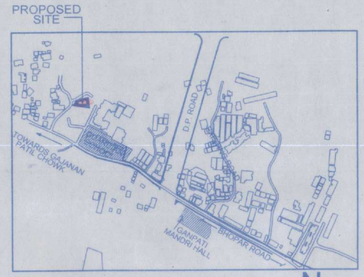
BLOCK PLAN
(SCALE 1:500)

GROUND FLOOR PLAN
(SCALE 1:100)

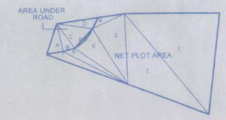
DETAIL 'C'



SECTION THROUGH UNDER GROUND TANK
SCALE = N.T.S



LOCATION PLAN
SCALE 1:5000



PLOT AREA DIGRAM
SCALE 1:500

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 11.66 X 4.45 X 1 NO	=	25.94 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

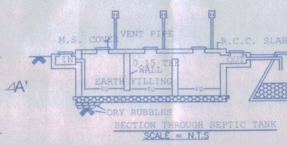
9	2/3 X 4.66 X 0.40 X 1 NO	=	1.24 SQ.MT.
	TOTAL DEDUCTION	=	1.24 SQ.MT.
	TOTAL BUILT UP AREA	=	332.18 SQ.MT.

ROAD AREA

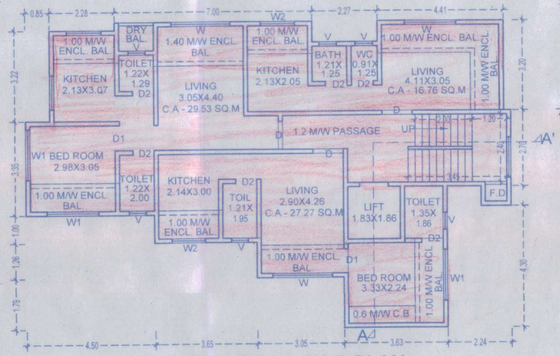
A	1/2 X 4.98 X 2.85 X 1 NO	=	7.10 SQ.MT.
B	1/2 X 2.09 X 4.98 X 1 NO	=	5.20 SQ.MT.
C	1/2 X 4.53 X 4.48 X 1 NO	=	10.14 SQ.MT.
D	1/2 X 7.21 X 1.76 X 1 NO	=	6.34 SQ.MT.
E	2/3 X 4.59 X 0.40 X 1 NO	=	1.22 SQ.MT.
	TOTAL ADDITION	=	30.00 SQ.MT.
	TOTAL PLOT AREA (332.18 + 30.00)	=	362.18 SQ.MT.



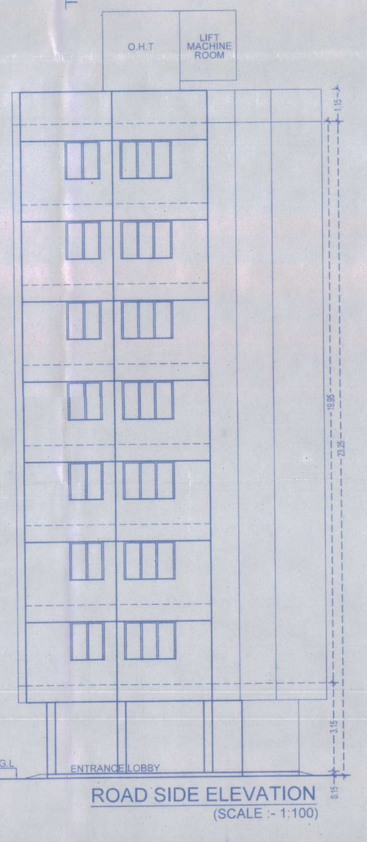
SCALE = N.T.S



SECTION THROUGH SEPTIC TANK
SCALE = N.T.S

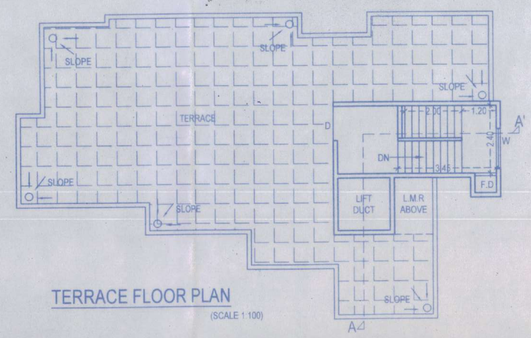


SECTION AA'
(SCALE :- 1:100)

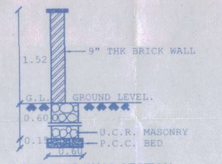


ROAD SIDE ELEVATION
(SCALE :- 1:100)

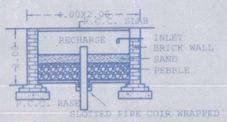
1ST TO 7TH FLOOR PLAN
(SCALE 1:100)



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 362.18 SQ.METER AND NOT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF OWNER/C.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

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.

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	362.18
	(C) AS PER SITE	362.18
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	AMENITY 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 - 60.00 = 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

Shirish Gajanan Nachane
Architect And Interior Designer
CA/99/24527

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	SWATI