DESCRIPTION OF PROPOSAL & PROPERTY

REVISED &PARTLY COMM.+RES.PROP. BUILDING NO. ON LAND S.NO.31H.NO.5,AT-TISGOAN,TALUKA-KALYAN DIST.- THANE

DATE AND STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: KDMC/TPD/BP/KD/2018-19/0032/98

Date :- 27/05/2022.

SANCTIONED

TRUE COPY

सही/xxx

ASSISTANT DIRECTOR OF TOWN PLANNING Kalyan-Dombivli Municipal Corporation

नगर रचनाकार कल्याण डोंबिवली महानगरपालिका

KALYAN DOMBIVLI MUNICIPAL CORPORATION

PROFORMA - I

AREA STATEMENT

		SQ.MT.
1)	AREA OF PLOT AS PER 7/12	1800.00
	(Minimum are of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	1800.00
	b) As per measurement sheet	1774.88
	c) As per site	
2)	DEDUCTIONS FOR	- -
	a) PROP. D.P./D.P.Road widening Area/Service Road/Highway wide.	473.25
	b) ANY RES. AREA	- -
	c) PLOT 'B' AREA	- -
	TOTAL AREA (a+b+c)	473.25
3)	BALANCE AREA OF PLOT (1 - 2)	1301.63
4)	Amenity Space (if Applicable)	- -
	a) Required	- -
	b) Adjustment of 2(b), if any	- -
	c) Balance Proposed	- -
5)	NET GROSS PLOT AREA [3-4 (C)]	1301.63
6)	Recreational Open space 10%	- -
	a) Required	
	b) Proposed	
7)	NET PLOT AREA (5-6)	1301.63
8)	Potable area (if applicable)	
9)	Built Up Area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x Basic F.S.I.) (1301.63X1.10 = 1431.79 SQ.MT.)	1431.79
10)	Addition of F.S.I. on payment of Premium	
	a) Maximum permissible premium F.S.I. based on road width / T.O.D. Zone	
	b) Prop F.S.I. on payment of premium (50% of 5) (1774.88X0.50 =887.44 SQ.MT.)	887.44
11)	In - Situ F.S.I. / T.D.R loading	
	a) In-situ area against D.P. road [2.10 x sr.no.2 (a)], if any (473.25X2.10= 993.82 SQ.MT.)	993.82
	b) In-situ area against D.P. road [2.10 x sr.no.2 (c)], if any	- -
	c) ANY REQ. 0.90% T.D.R.	- -
	d) ANY 0.90% T.D.R.	- -
	e) Total in-situ / T.D.R. loading proposed [11(a) + (b) + (c)+(d)]	993.82
12)	Additional F.S.I. area under Chapter No.7	
13)	Total entitlement of F.S.I. in the proposal	
	a) [9 + 10(b) + 11(e)] Or 13 whichever is applicable	3313.05
	b) Ancillary Area F.S.I. upto 60% with payment of charges	- -
	c) Total entitlement (a + b)	3313.05
14)	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per Regulation No. 6.1 6.2 or 6.4 as applicable x 1.6 or 1.8)	
15)	Total Built-up area in prop (excluding area at Sr.No.17b)	
	a) Existing Built-up Area	- -
	b) Previous sanction Built-up Area	- -
	c) Proposed Built-up Area (as per 'P-Line')	2713.94
	d) Total (a+b)	2713.94
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)	
	b) Proposed	

BAL.AREA STATEMENT	a) PERMISSIBLE BALCONY AREA PER FLOOR	- -
	b) PROPOSED BALCONY AREA PER FLOOR	REFER
	c) EXCESS BALCONY AREA (TOTAL)	STATEMENT
TENEMENT STATEMENT	a) NET AREA OF PLOT ITEM A (10) ABOVE	2713.94
	b) LESS DEDUCTION OF NON RES.AREA(SHOPS)	245.67
	c) AREA OF TENEMENTS(a-b)	2468.27
	d) TENEMENTS PERMISSIBLE	110' NO'S
	e) TENEMENTS PROPOSED	105' NO'S
	f) TENEMENTS EXISTING	—
	TOTAL TENEMENTS (e+f)	105' NO'S

APEDINIX -C -6-3(7)

THE PLANS PREPAED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECICIFED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSOBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLENCE OF THE STANDARDS.

(CONSULTING STRUCTURAL ENGINEER) Reg. No. STATE/R/2023/APL/07787

ENGINEER'S SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 1-06-2021 & THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.SCHEME RECORDS/LAND RECORDS DEPTT / CITY SURVEY RECORDS.

ARCHITECT'S SIGNATURE

NOTES

- BOUNDARY OF THE PLOT SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- ALL EXTERNAL WALLS 0.15m. THK.
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
- ALL DRAWING & DESIGNS ARE PREPARED AS PER OWNERS/ POWER OF ATTORNEY SUGESTION AND INFORMATION SUPPLIED
- AREA UNDER SET BACK SHOWN IN DOTTED GREEN

NAME OF OWNERS

1)

POWER OF ATTORNEY HOLDER SIGNATURE

1) SHRI CHANDRAKANT N. BHOSALE & OTHERS

12 - 2022	1	1 : 100	D.T.	
JOB NO.	DRG NO.	SCALE	CHECKED BY	DRAWN BY

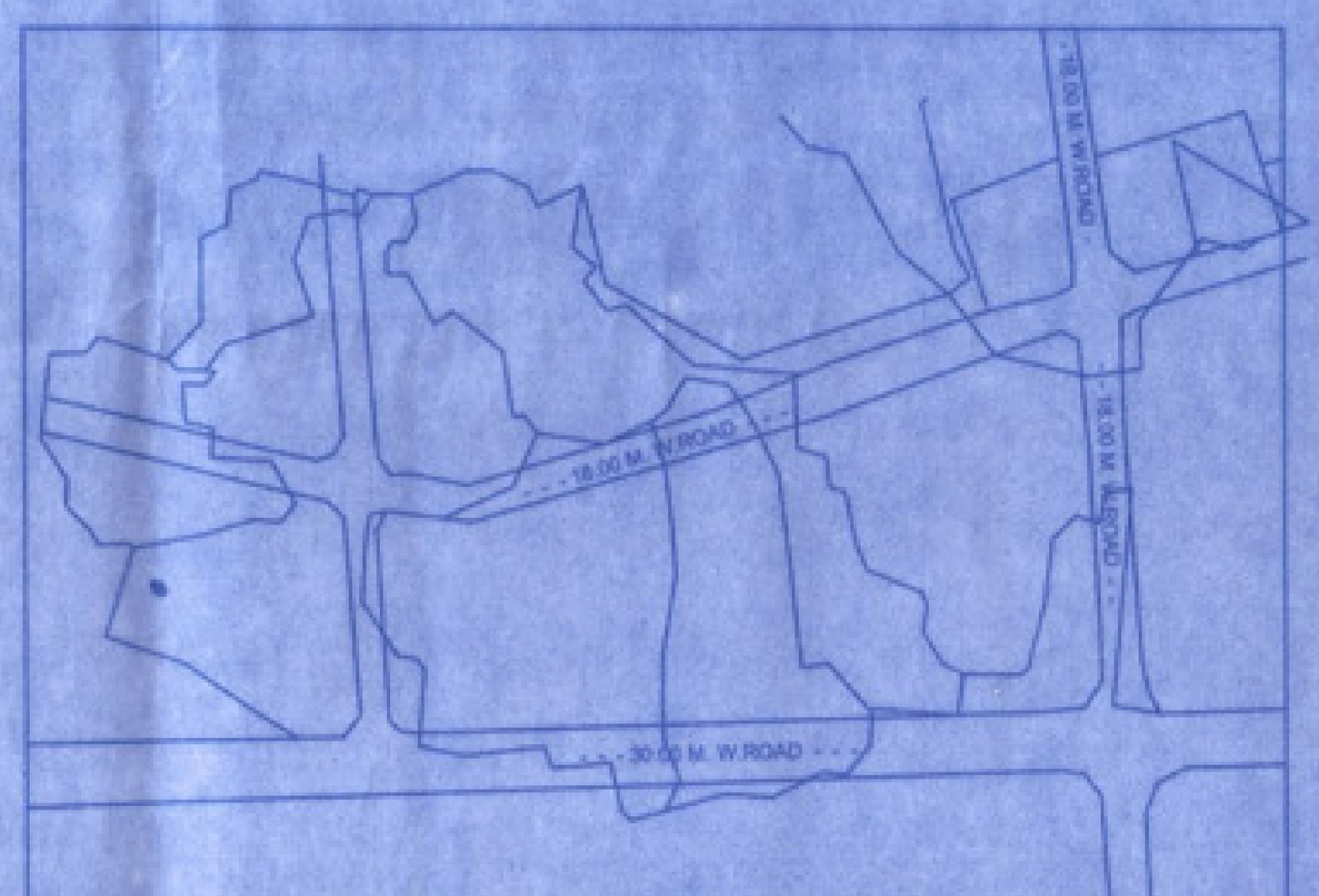
SIGNATURE

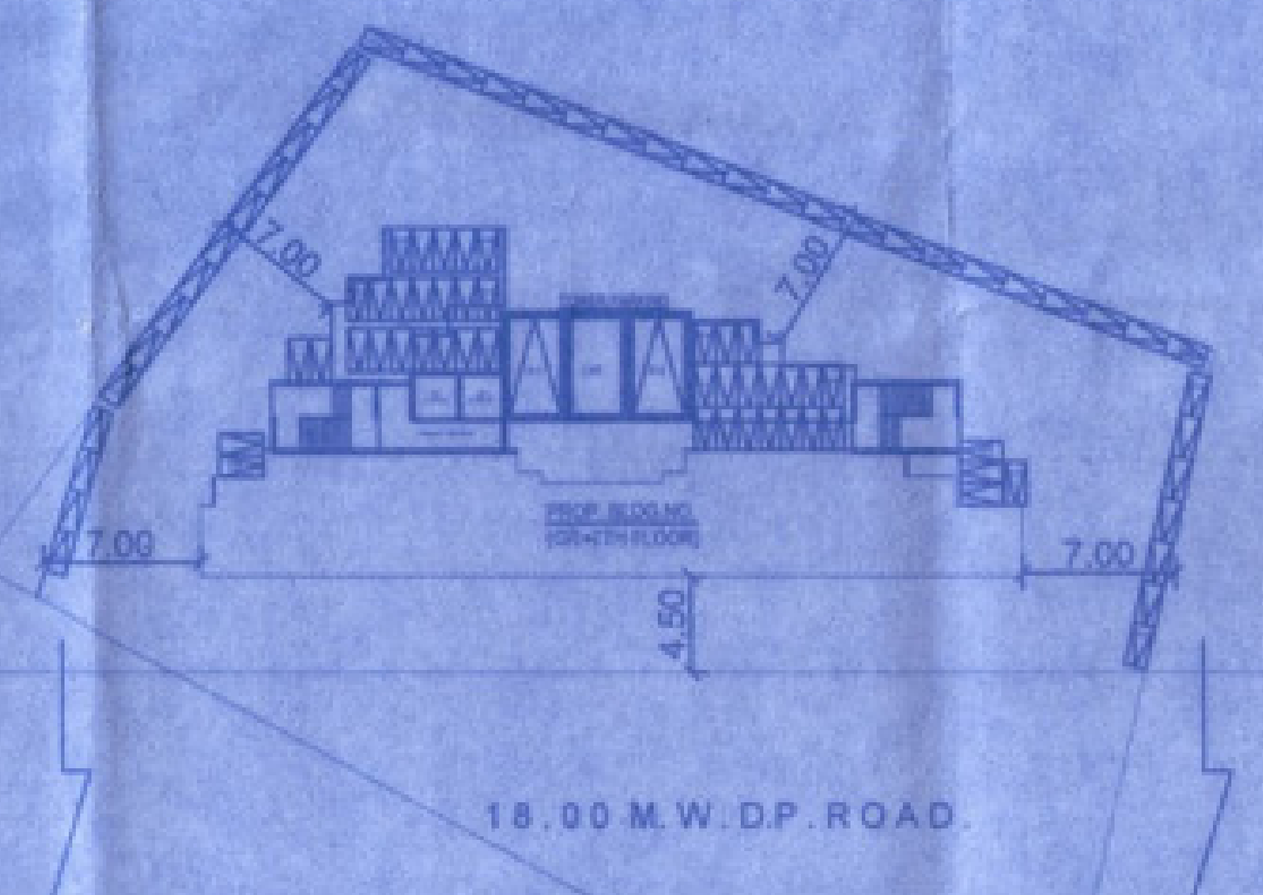
DILIP TAMBDAY DIP. ARCH. AIIA. C.A. NO 78/4436

DILIP TAMBDAY & ASSO.

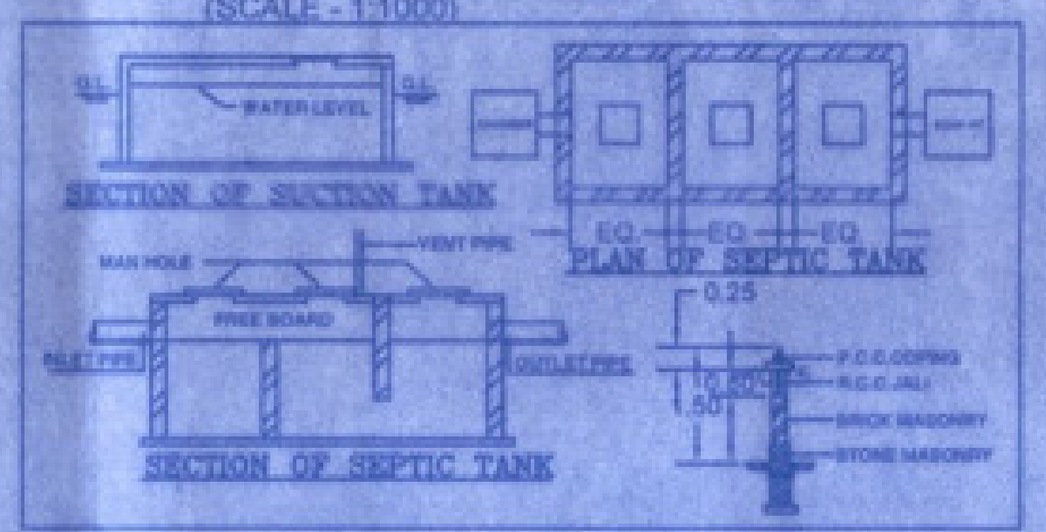
architect

2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan (W).





N BLOCK PLAN (SCALE - 1:500)



LOCATION PLAN (SCALE - 1:10000)

SECTION OF SUCTION TANK / PLAN OF SEPTIC TANK / SECTION OF SEPTIC TANK

P-LINE AREA STATEMENT

FLOOR	B/UP AREA (WING-'A')
GROUND FLOOR	245.67 SQ.MT.
FIRST FLOOR	352.61 SQ.MT.
SECOND FLOOR	352.61 SQ.MT.
THIRD FLOOR	352.61 SQ.MT.
FORTH FLOOR	352.61 SQ.MT.
FIFTH FLOOR	352.61 SQ.MT.
SIX FLOOR	352.61 SQ.MT.
SEVEN FLOOR	352.61 SQ.MT.
TOTAL AREA	2713.94 SQ.MT.
EXCESS BALC. AREA	NIL
TOTAL B/UP AREA =	2713.94 SQ.MT.

CARPET AREA STATEMENT

FLOOR	FLAT NO.	CARPET AREA (SQ.MT.)
	TYPICAL FLOOR	
1ST,2ND,3RD, 4TH,6TH,7TH, 8TH,9TH,10TH, 11TH,12TH,13TH 14TH,15TH,16TH 17TH,18TH	101, 201, 301, 401,501, 601, 701	49.56 SQ.MT.
	102, 202, 302, 402,502, 602, 702	29.39 SQ.MT.
	103, 203, 303, 403, 503,603, 703	29.39 SQ.MT.
	104, 204, 304, 404, 504,604, 704	49.26 SQ.MT.
	105, 205, 305, 405, 505,605, 705	29.24 SQ.MT.
	106, 206, 306, 406, 506,606, 706	23.77 SQ.MT.

P-LINE AREA CALCULATION
GROUND FLOOR PLAN

38.32 X 9.54 = 365.57 SQ.MT.

	DEDUCTIONS :-		
1	3.30 X 3.65	=	12.04
2	2.09 X 2.15	=	4.49
3	0.57 X 3.65	=	2.08
4	7.81 X 4.70	=	36.70
5	3.91 X 1.35	=	5.27
6	7.90 X 3.65	=	28.83
7	2.89 X 3.80	=	10.98
8	3.09 X 2.43	=	7.50
9	2.28 X 1.07	=	2.43
10	0.61 X 1.35	=	0.82
11	2.89 X 1.25	=	3.61
12	6.45 X 0.45	=	2.90
13	5.01 X 0.45	=	2.25

DEDUCTIONS = 119.90 SQ.MT.

NET BUILT UP AREA
365.57 - 119.90 = 245.67 SQ.MT.

TOTAL B/UP AREA =245.67 SQ.MT.

P-LINE AREA CALCULATION
TYP. FLOOR PLAN (1STTO7TH)

38.32 X 17.01 = 651.82 SQ.MT.

	DEDUCTIONS :-		
1	6.10 X 7.15	=	43.61
2	2.41 X 2.45	=	5.90
3	1.06 X 1.05	=	1.11
4	1.65 X 1.70	=	2.80
5	5.09 X 2.00	=	10.18
6	2.59 X 3.05	=	7.89
7	8.55 X 8.85	=	75.66
8	3.04 X 4.44	=	13.49
9	9.70 X 5.35	=	51.89
10	0.90 X 1.10	=	0.99
11	2.59 X 0.91	=	2.35
12	4.86 X 1.80	=	8.74
13	2.89 X 10.50	=	30.34
14	3.09 X 2.43	=	7.50
15	2.28 X 1.07	=	2.43
16	2.89 X 0.30	=	0.86
17	10.51 X 0.48	=	5.04
18	4.24 X 0.27	=	1.14
19	0.61 X 1.35	=	0.82
20	2.89 X 1.25	=	3.61
21	3.30 X 3.20	=	10.56
22	1.95 X 0.90X2	=	3.51
23	3.91 X 2.25	=	8.79

DEDUCTIONS = 299.21 SQ.MT.

NET BUILT UP AREA
651.82 - 299.21 = 352.61 SQ.MT.

TOTAL B/UP AREA = 352.61 SQ.MT.

FORM STATEMENT 1
EXISTING BUILDING TO BE RETAINED

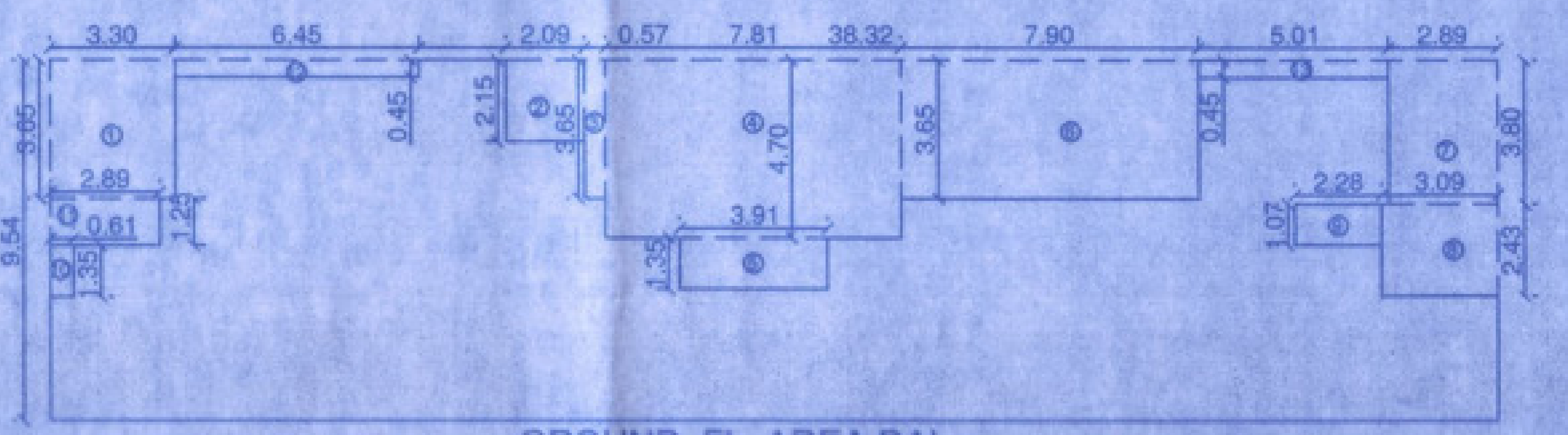
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING EXISTING BUILDING USE	OCCUPANCY OF FLOORS.
1	2	3	4	5
BALG.NO.	- -	- -	- -	- -

FORM STATEMENT 3
AREA DETAILS OF APARTMENT.

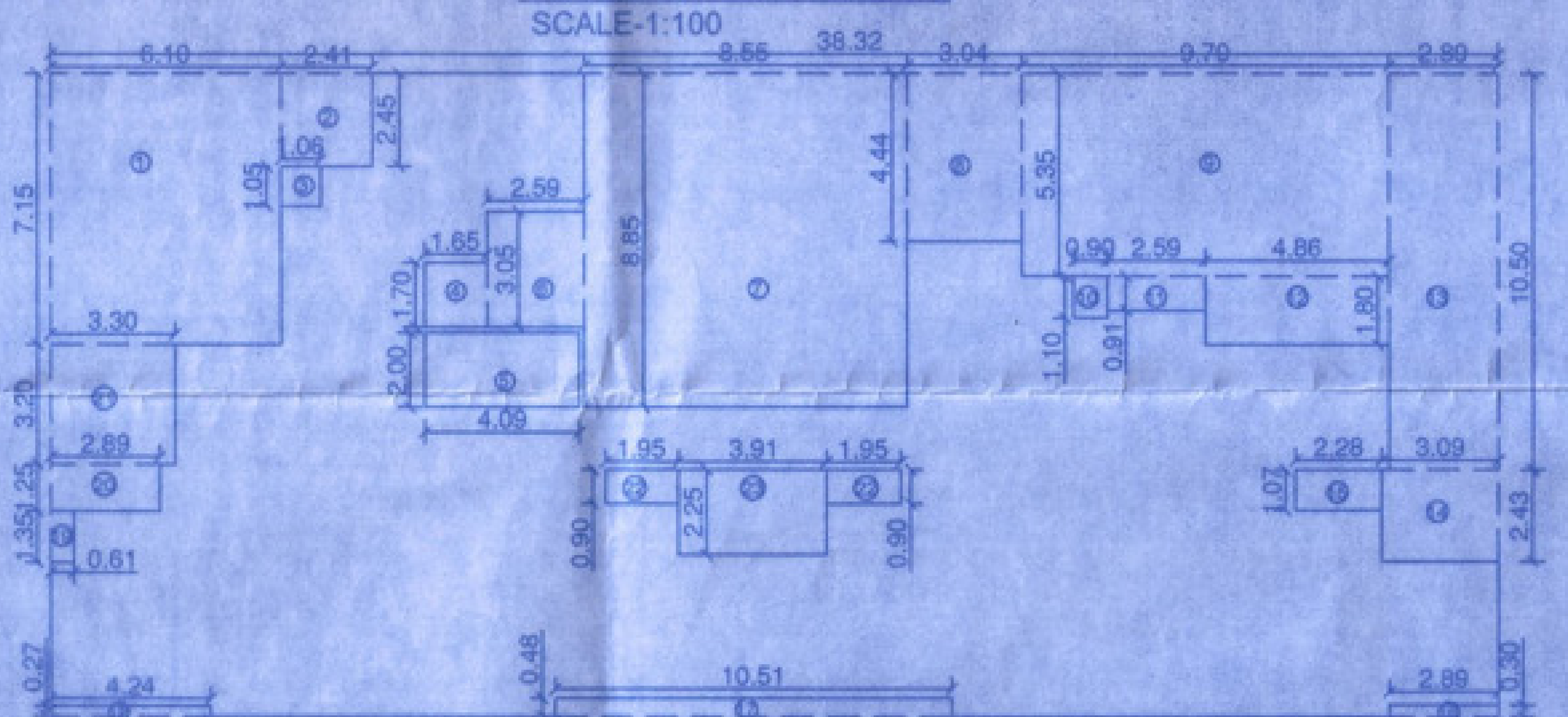
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALC. ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	2	3	4	5	6
BLDG.NO.	GR.+ 7TH FL.	42 NOS.	210.61 SQ.MT.	- -	- -

FORM STATEMENT 2
PROPOSED BUILDING

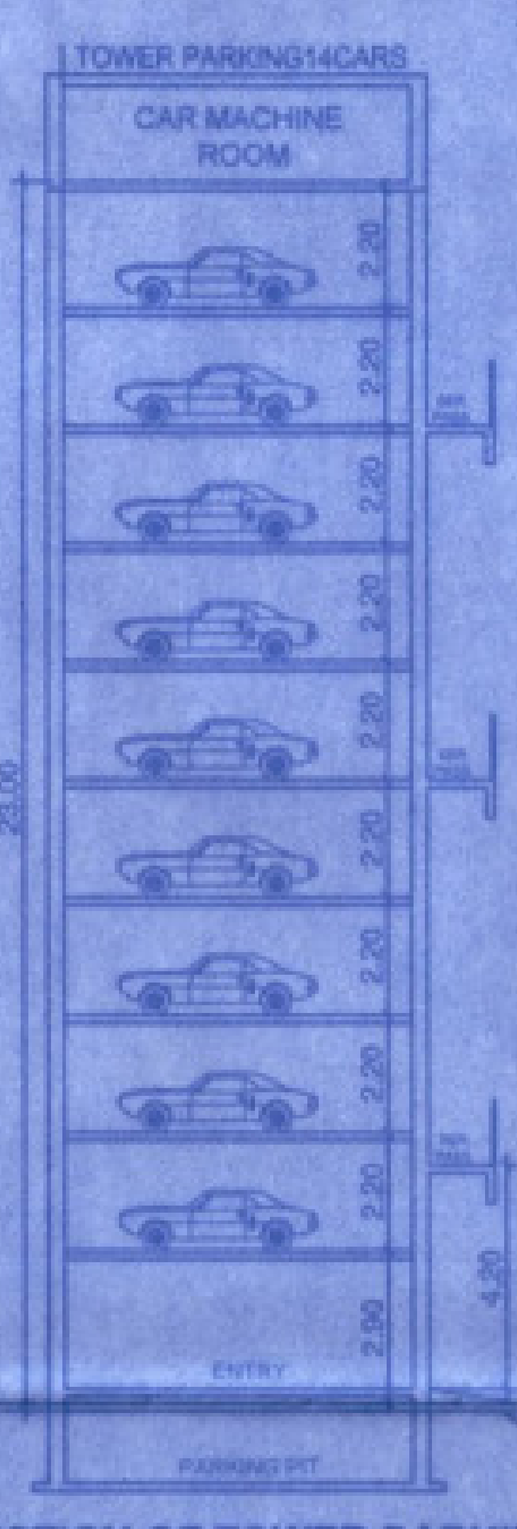
BUILDING NO.	FLOOR NO.	TOTAL B.U.A. OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
BLDG.	GR.+7TH FLR.	2713.94 SQ.MT.

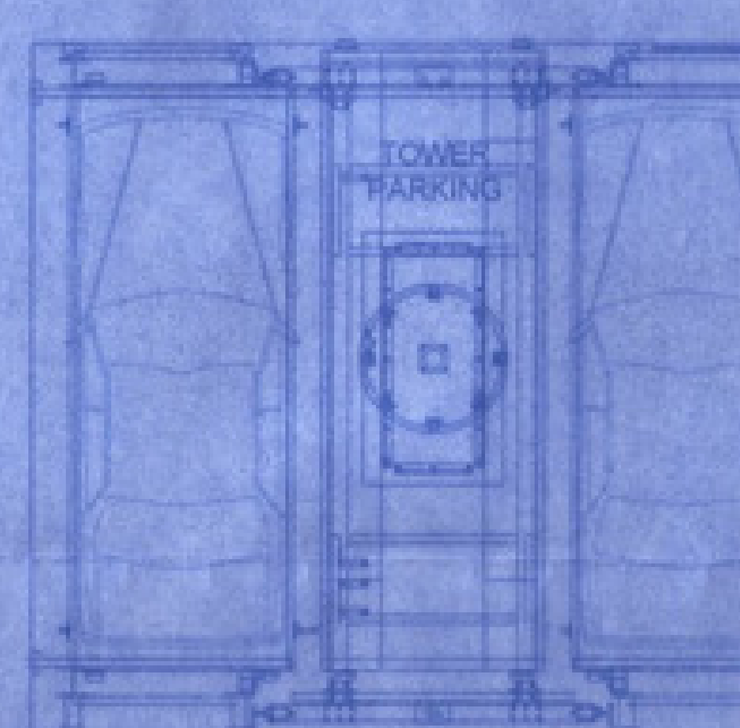


GROUND FL. AREA DAI. SCALE-1:100

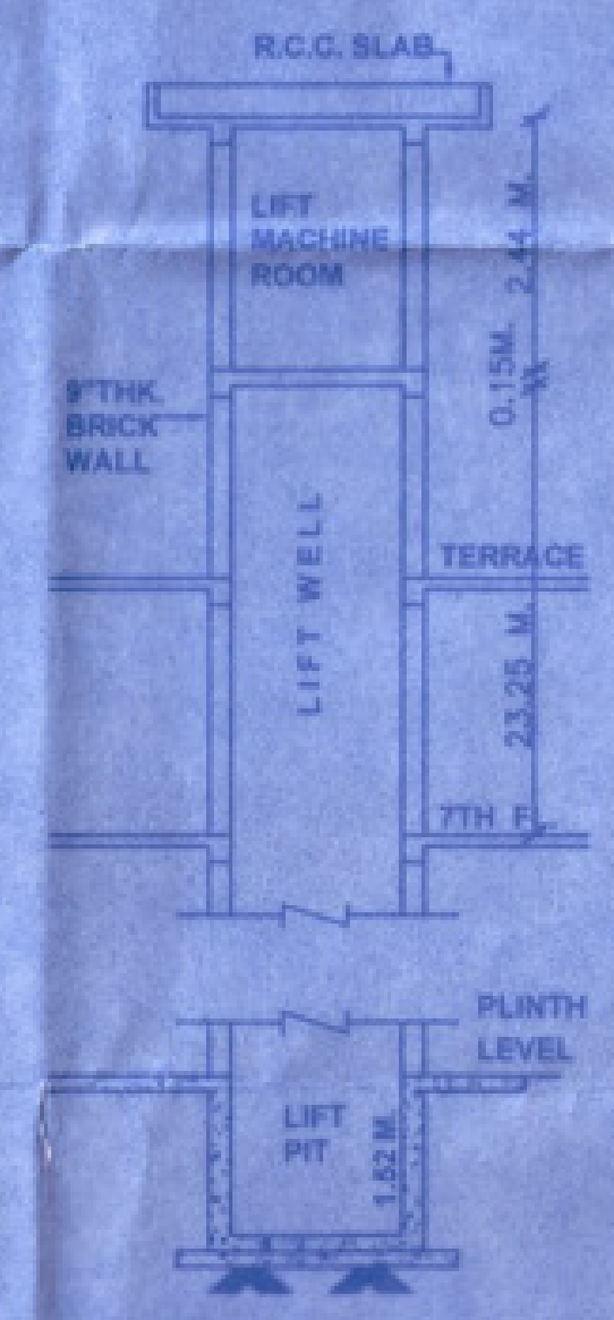


TYP. FLOOR AREA DAI.(1STTO7TH) SCALE-1:100

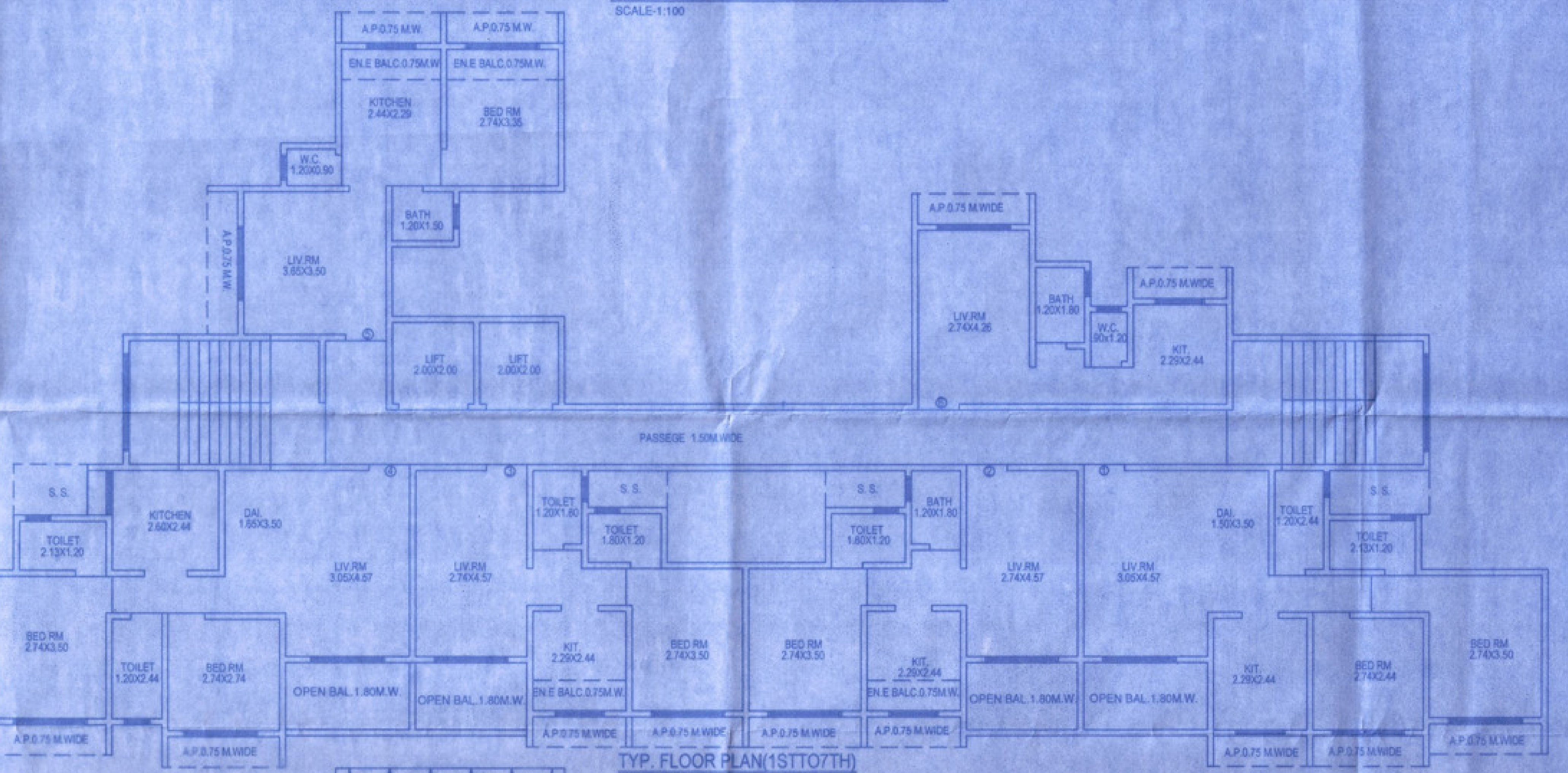




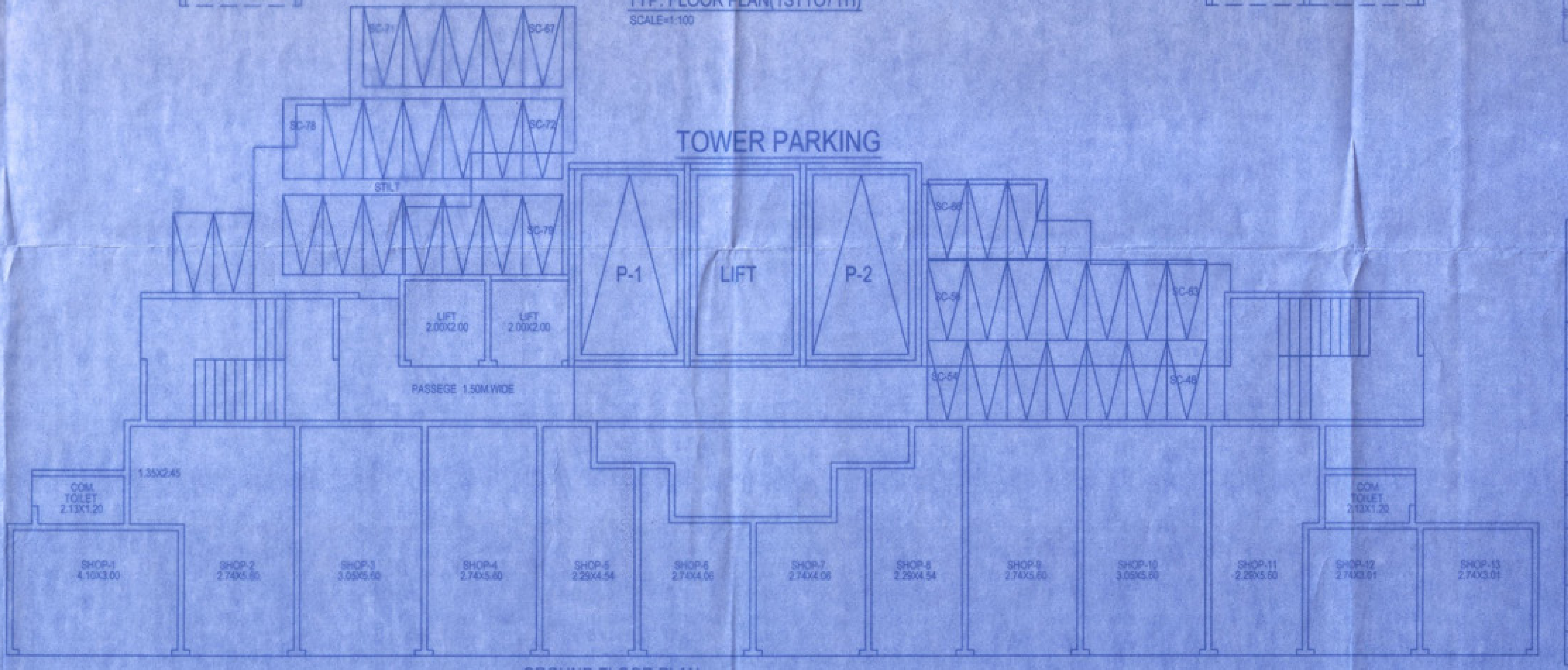
SECTION OF TOWER PARKING-BB SCALE :-1:200



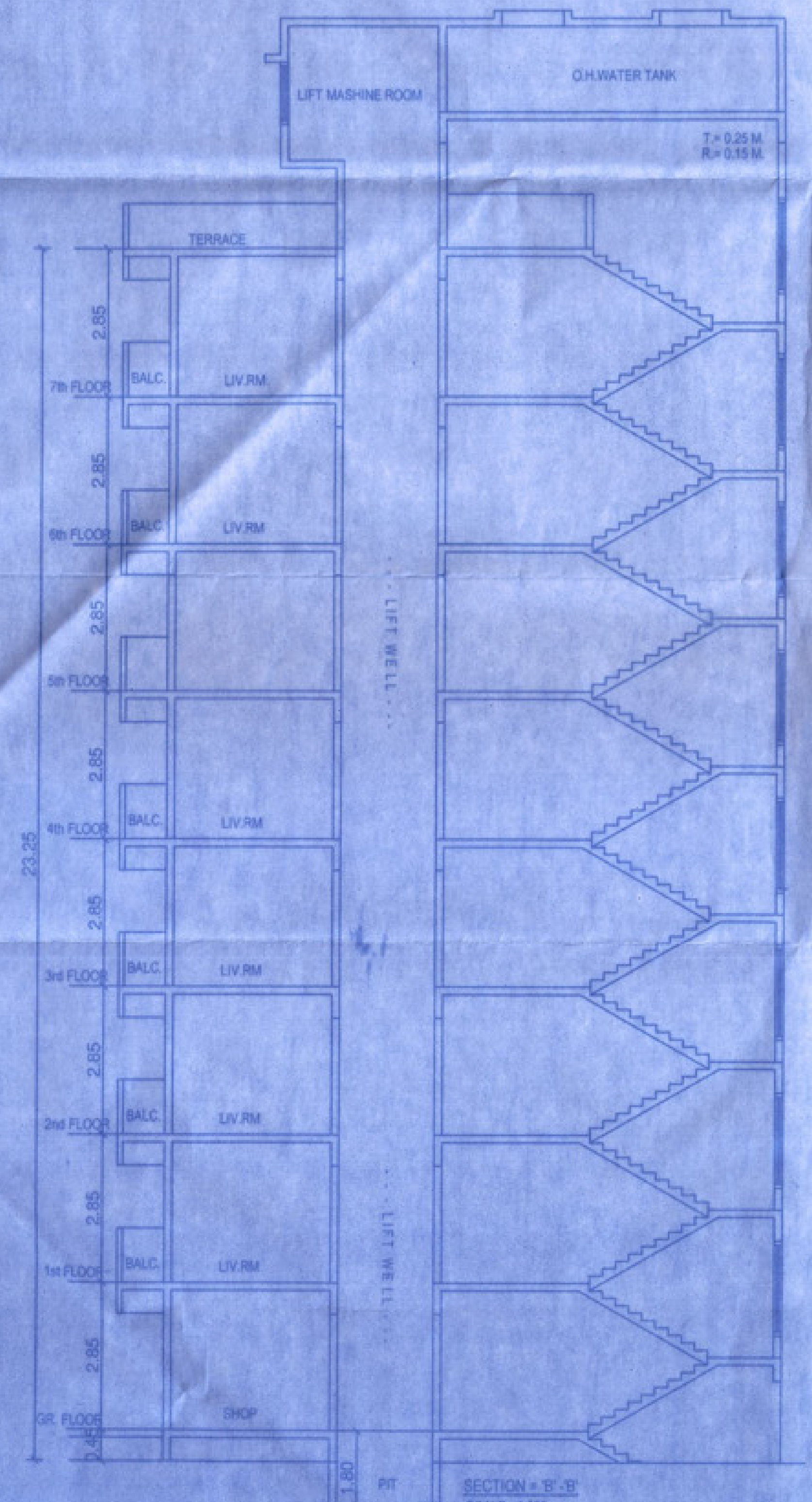
LIFT SECTION



TYP. FLOOR PLAN(1STTO7TH) SCALE=1:100



GROUND FLOOR PLAN SCALE=1:100



SECTION = 'B'-'B' SCALE =1:100

PARKING AREA STATEMENT

CATEGORY IN SQ.MT.	NO.OF FLAT PROPOSED	NO OF PARKING REQUIRED		NO OF PARKING PROPOSED		5 % VISITOR PARKING		TOTAL REQUIRED PARKING AS PER TABLE NO. 8B		PROPOSED PARKING AS PER REG.NO.8.2.1 TABLE NO. 8B (80%)	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
2 TENEMENTS HAVING CARPET UPTO 40 TO 80	14	07	15	07	15	00	01	08	16	07	13
2 TENEMENTS HAVING CARPET UPTO 30 TO 40	00	00	00	00	00	00	00	00	00	00	00
2 TENEMENTS HAVING CARPET UPTO 30	28	00	28	00	28	00	01	00	29	00	23
TOTAL	42	07	71	07	71	00	04	08	75	07	36

COMMERCIAL AREA STATEMENT

			CAR	SCOOTER	CAR	SCOOTER
WHOLE SALE SHOP NOT BEING USED FOR RETAIL TRADING	FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THERE OF	PROPOSED SHOPS CARPET AREA @ GR.FLR. = 243.53 SQ.MT.	02	06	02	05
MARCANTILE HAVING CARPET AREA UPTO 30	FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THERE OF	PROPOSED SHOPS CARPET AREA @ FIRST FLR. =	00	00	00	00
		TOTAL=	02	06	02	05