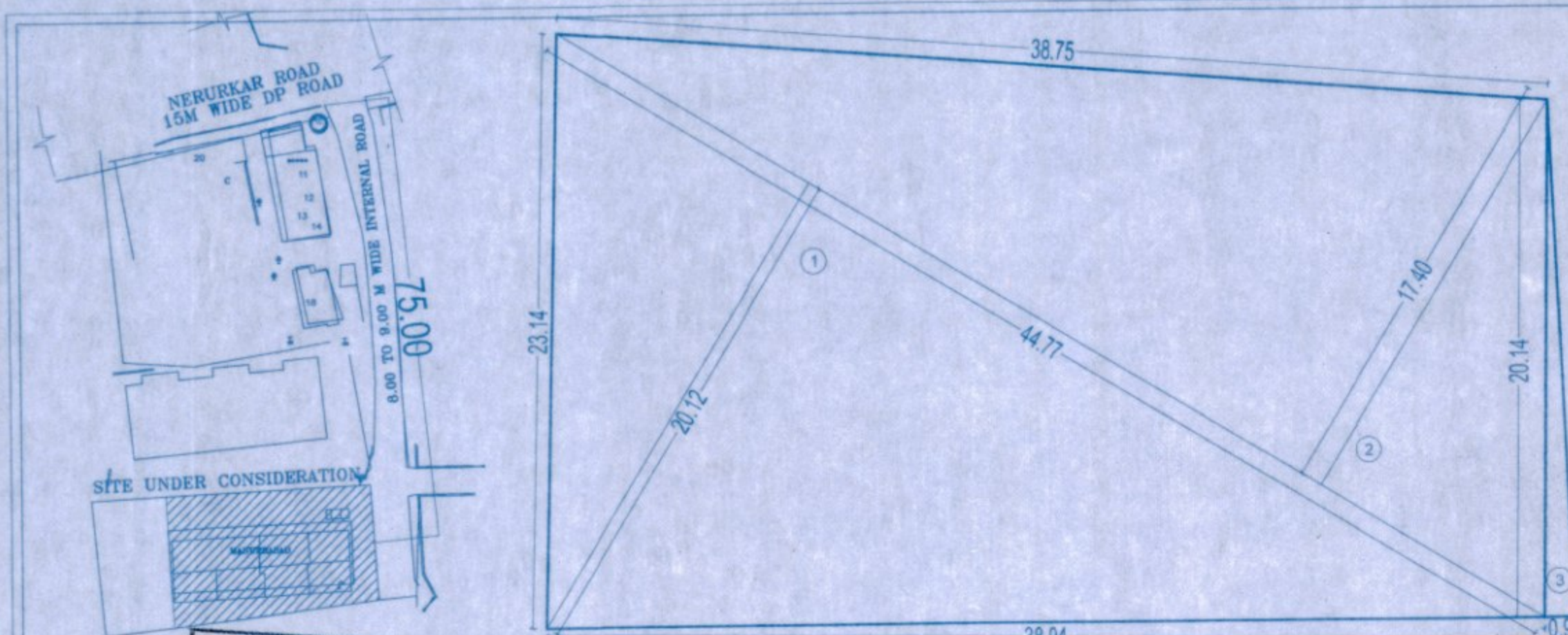




LOCATION PLAN SCALE NTS

PLOT AREA DIAGRAM SCALE 1:200

P LINE AREA STATEMENT		
FLOOR	A wing AREA IN SQ.MTR	B Wing AREA IN SQ.MTR
GROUND FLOOR	19.08	75.53
1st FLOOR	111.62	364.54
2nd FLOOR	111.62	364.54
3rd FLOOR	88.71	364.54
4th FLOOR	111.62	364.54
5th FLOOR	88.71	364.54
6th FLOOR	111.62	364.54
7th FLOOR	88.71	364.54
8th FLOOR	-	364.75
TOTAL	731.69	2992.06
	Basic	Ancillary FSI
	2327.34	1396.41

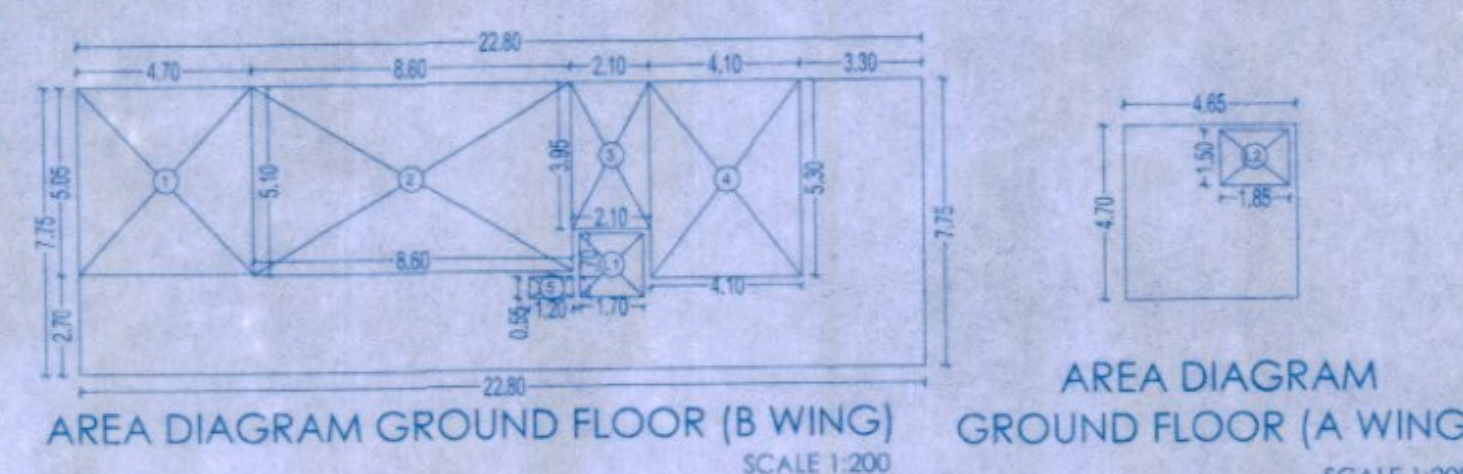
PARKING SCHEDULE FOR RESIDENTIAL OCCUPANCY - NON CONGESTED AREA				
Sr. No.	DESCRIPTION ABOUT CARPET AREA	NO. OF CAR PARKING REQUIRED AS PER 0.8 FACTOR	NO. OF TWO WHEELER PARKING REQUIRED AS PER 0.8 FACTOR	VISITOR PARKING
1	FOR 2 TEN. - CA < 30.0 SQ.M.	24	0.00	0.00
2	FOR 2 TEN. - 30.0 SQ.M. < CA < 40.0 SQ.M.	32	12.80	0.64
3	FOR 2 TEN. - 40.0 SQ.M. < CA < 80.0 SQ.M.	1	0.40	0.00
4	FOR 1 TEN. - 80.0 SQ.M. < CA < 150.0 SQ.M.	3	2.40	0.12
5	FOR 1 TEN. - 150.0 SQ.M. < CA	0	0.00	0.00
6	TOTAL REQUIRED PARKING	16.38	15.40	0.76
TOTAL PARKING PROVIDED				
		TOTAL CAR PARKING REQUIRED	TOTAL TWO WHEELER PARKING REQUIRED	
		16	50	
		CONVERSION		
		16+8=24		
		48/6=8		
		2		
		CAR PARKING PROVIDED		
		24 NOS.	2 NOS.	

PLOT AREA CALCULATIONS			
Sr. No.	ADDITIONS	AREA	
1	0.50 X 44.77 X 20.12	450.39	
2	0.50 X 44.77 X 17.40	389.50	
TOTAL GROSS PLOT		854.90	
ROAD CUTTING			
Sr. No.	ADDITIONS	AREA	
3	0.50 X 20.15 X 0.90	9.00	
TOTAL NET PLOT		845.90	

8.00 TO 9.00 M. WIDE INTERNAL ROAD

P LINE AREA CALCULATION FOR GROUND FLOOR (B WING) RESIDENTIAL						
AREA	L		B		NO.	AREA (SQ.M)
A	22.80	X	7.75	X	1	176.70
DEDUCTIONS						
1	4.70	X	5.05	X	1	23.74
2	8.60	X	5.10	X	1	43.86
3	2.10	X	3.95	X	1	8.30
4	4.10	X	5.30	X	1	21.73
5	1.20	X	0.55	X	1	0.66
						98.28
DEDUCTIONS						
LIFT						
11	1.70	X	1.70	X	1	2.89
TOTAL LIFT AREA						
TOTAL DEDUCTIONS						101.17
TOTAL B.U.A						
AREA						176.70
						101.17
TOTAL BUA						75.53

P LINE AREA CALCULATION FOR GROUND FLOOR (A WING) RESIDENT					
AREA	L		B	NO	AREA (SQ.M)
A	4.65	X	4.70	X	21.86
DEDUCTIONS					
LIFT					
L1	1.85	X	1.50	X	2.78
TOTAL LIFT AREA					
TOTAL DEDUCTIONS					2.78
TOTAL B.U.A					
AREA		A		2.78	
		21.86	-	2.78	19.08
TOTAL BUA					19.08



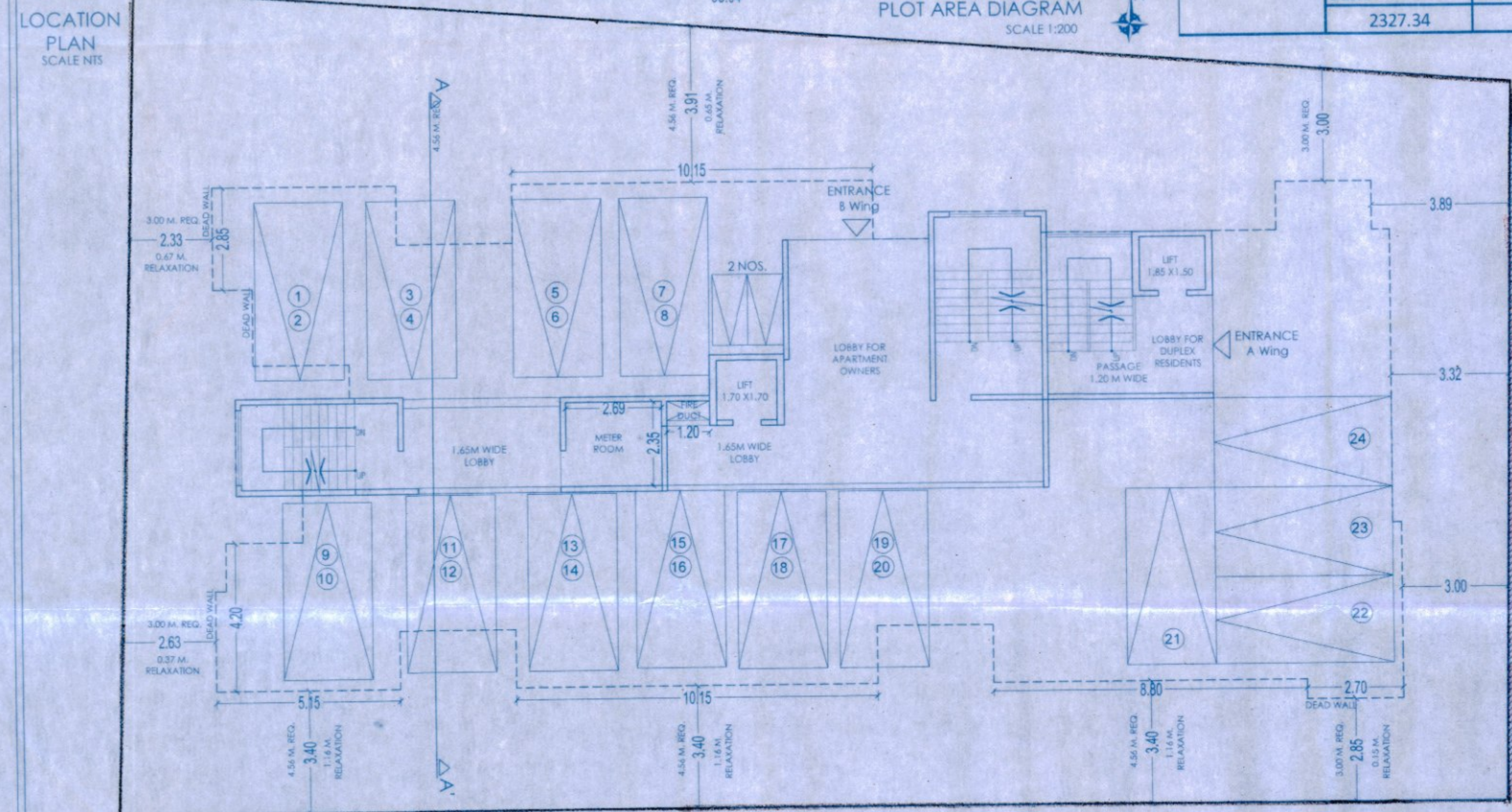
AREA DIAGRAM GROUND FLOOR (B WING) SCALE 1:200

AREA DIAGRAM GROUND FLOOR (A WING) SCALE 1:200

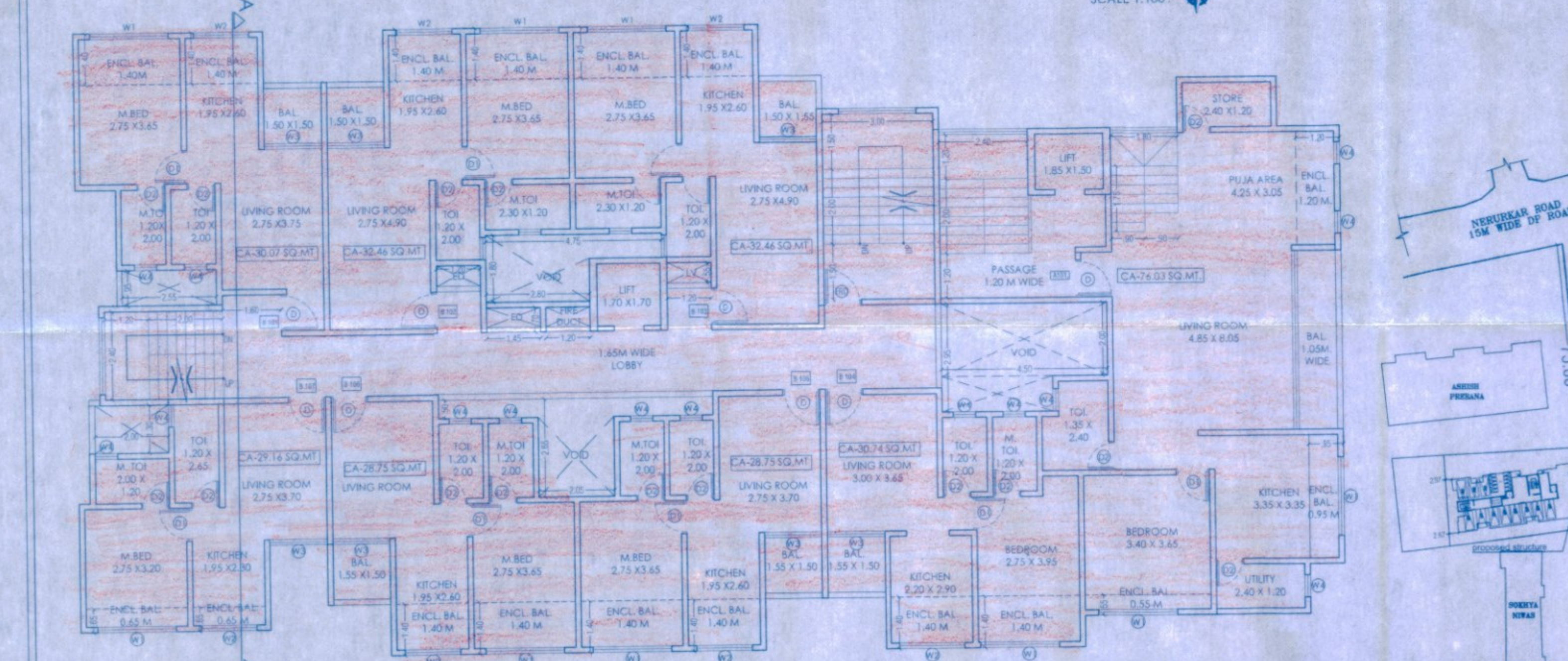
A WING CARPET AREA STATEMENT				
FLOOR	ROOM NO.	CARPET AREA (IN SQ.MTR.)	ENCLOSED BALCONY (IN SQ.MTR.)	BALCONY/ UTILITY (IN SQ.MTR.)
1ST TO 7TH FLOOR	101	76.03	7.24	5.09
	201(DUPLEX)	134.33	14.48	5.09
	401(DUPLEX)	134.33	14.48	5.09
	601(DUPLEX)	134.33	14.48	5.09
TOTAL (IN SQ.MTR.)				
88.36				
B WING CARPET AREA STATEMENT				
FLOOR	ROOM NO.	CARPET AREA (IN SQ.MTR.)	ENCLOSED BALCONY (IN SQ.MTR.)	BALCONY/ UTILITY (IN SQ.MTR.)
1ST TO 8TH FLOOR	101 TO 801	30.07	6.06	2.32
	102 TO 802	32.46	6.06	2.32
	103 TO 803	32.46	6.06	2.32
	104 TO 804	30.74	6.37	2.32
	105 TO 805	28.75	6.06	2.32
	106 TO 806	28.75	6.06	2.32
	107	29.16	2.42	0.00
	207 TO 807	29.63	6.06	2.32
TOTAL (IN SQ.MTR.)				
38.01				

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS
RS	SHOP X 2.40	5.04	ROLLING SHUTTER
D	1.00 X 2.13	2.13	T.W. PANNELLED DOOR
DT	0.90 X 2.13	1.91	T.W. PANNELLED DOOR
D2	0.76 X 1.98	1.50	T.W. PANNELLED DOOR
W	2.10 X 2.25	4.73	T.W. GLAZED WINDOW
W1	2.1 X 1.20	2.52	T.W. GLAZED WINDOW
W2	1.56 X 1.20	1.87	T.W. GLAZED WINDOW
W3	1.56 X 2.25	3.48	T.W. GLAZED WINDOW
W4	0.61 X 0.90	0.55	T.W. LOUVERS WINDOW

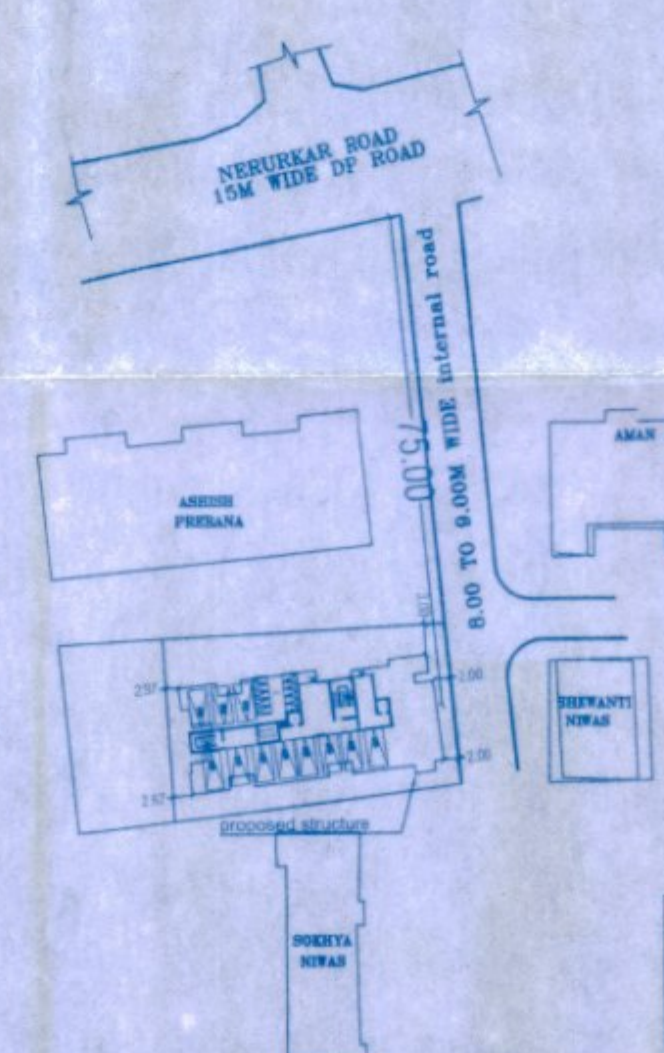
NOTES
PLOT LINES - THICK BLACK
PROPOSED WORK - PINK
DRAINAGE AND SEWERAGE WORK - RED DOTTED
FUTURE STREET - GREEN DOTTED
ROAD AND SET BACK - BURNT SIENNA
RECREATION GROUND - GREEN WASH
WORK PROPOSED TO BE DEMOLISHED - YELLOW
ALL EXT. & INTERNAL WALLS ARE 0.15/0.23 M THK RESP.



GROUND FLOOR PLAN SCALE 1:100



1ST FLOOR PLAN SCALE 1:100



BLOCK PLAN SCALE NTS

Stamps of Approvals of Plans:
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO.301(A) & 302 TO 309, Mouje - AYRE , Dombivli (E).

SHEET NO. 01/ 02

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. : KDMC/TPD/3P/10M/2023-24/34.
Date : 24/08/2023.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

Sr.No. AREA STATEMENT

1 Area of plot (Minimum)

(a) As per ownership document (7/12, CTS extract) 854.90

(b) as per measurement sheet 854.90

(c) as per site 854.90

2 Deductions for

(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening 9.00

(b) Any D.P. Reservation area 0.00

(Total a+b) 9.00

3 Balance area of plot (1-2) 845.90

4 Amenity Space (if applicable)

(a) Required -

(b) Adjustment of 2 (b), if any -

(c) Balance Proposed - 845.90

5 NetPlot Area (3-4 (c)) 845.90

6 Recreational Open space (if applicable) NA

(a) Required -

(b) Proposed -

7 Internal Road area NA

8 Plotable area (if applicable) NA

9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x 1.1 BASIC FSI) 930.49

10 Addition of FSI on payment of premium 0.00

(a) Maximum permissible premium FSI - based on road width / TOD Zone 427.45

(b) Proposed FSI on payment of premium. 340.00

11 In-situ FSI/TDR loading

(a) In-situ area against D.P. road [2.0 X Sr. No. 2 (a)] 18.00

(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and / (c)]. 0.00

(c) TDR 90% on 15 m. road (854.90 x 90%) = 769.41 612.00

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) 630.00

12 Additional FSI area under Chapter No. 7 427.45

13 Total entitlement of FSI in the proposal.

(a) [9 + 10(b)+11(d)] or 12 whichever is applicable. 2327.94

(b) Common area FSI upto 60% (RESIDENTIAL) or 80% (COMMERCIAL) with payments of charges 0.00

(c) Residential premium - 2327.94 X 60% 1396.76

14 Total entitlement (a+b) 3724.70

(a) Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8

15 Total Built - up Area in proposal. (excluding area at Sr. No. 17 b) 3723.75

(a) Existing Built-up Area. 0.00

(b) Proposed Built-up Area (as per 'P-line') 3723.75

(c) Total (a+b) 3723.75

16 F.S.I. Consumed (15/13) (should not be more than serial No. of 14 above.) 0.99

17 Area for Inclusive Housing If any

(a) Required (20% of Sr.No. 5)

(b) Proposed

Certificate of Area - CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SITE OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPT. / CITY SURVEY RECORDS.

Discription Of Proposal -

Owner's/ POA 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.

SHREE DINANATH GAJANAN PATIL
ENGINEER'S DECLARATION -

ADITYA RAJAN DESHMUKH
STRUCTURAL CONSULTANT
K.B.M.C. LICENSE NO. 488

THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED. THE R.C.C. PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY EARTHQUAKE DUE TO NEGLIGENCE OF STANDARDS.

NAME AND SIGNATURE OF ENGINEER

Architect/ Licensed Engineer/Supervisor name and signature

Job No. Drawing No. Scale Drawn by Checked by Registration No. of Architect

001-AR MU_01_RO AS SHOWN AR.PANKAJ P. AR.RUPESH S. CA/2021/136153

NAME AND ADDRESS OF ARCHITECT
AR. AKASH DIPAK SONAWANE

AR.AKASH D. SONAWANE
B.A.R.C. CA/2021/136153

C/103, MILAP COMPLEX, P AND T COLONY, DOMBIVLI EAST 421201, MOB. NO. - 8976247757