R-5 FSI DNE MUNICIPAL PLAN 28/07/2023

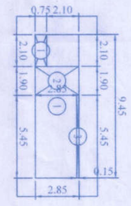
BUILT UP AREA CALCULATION

GROUND FLOOR

1.	9.45	X	2.85	X	1 NO	=	26.93	SQ.MT.
TOTAL ADDITION						=	26.93	SQ.MT.
DEDUCTIONS								
1.	2.10	X	0.75	X	1 NO	=	1.58	SQ.MT.
2.	1.90	X	2.85	X	1 NO	=	5.42	SQ.MT.
3.	5.45	X	0.15	X	1 NO	=	0.82	SQ.MT.
TOTAL DEDUCTION						=	7.81	SQ.MT.
TOTAL BUILT UP AREA [A - Y1]						=	19.12	SQ.MT.

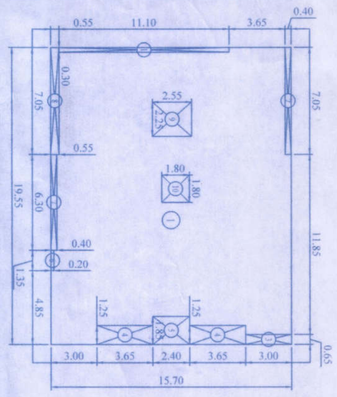
GROUND FLOOR LINE DIAGRAM

SCALE 1:200



TYPICAL FLOOR LINE DIAGRAM (1ST TO 4TH FL.)

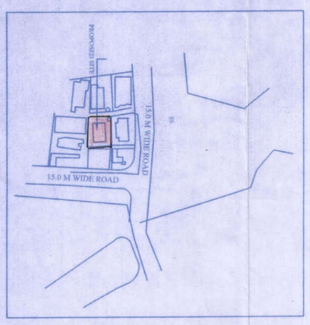
SCALE 1:200

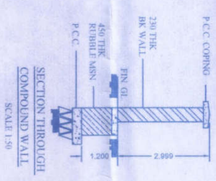


BUILT UP AREA CALCULATION

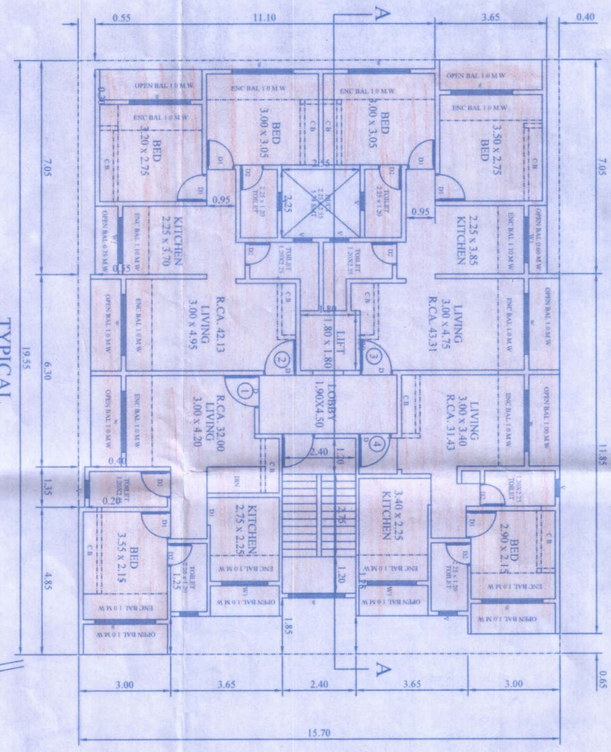
TYPICAL FLOOR (1ST TO 4TH)

1	19.55	X	15.70	X	1 NO	=	306.94	SQ.MT.
TOTAL ADDITION						=	306.94	SQ.MT.
DEDUCTIONS								
1	0.30	X	11.10	X	1 NO	=	3.33	SQ.MT.
2	7.05	X	0.40	X	1 NO	=	2.82	SQ.MT.
3	0.65	X	3.00	X	1 NO	=	1.95	SQ.MT.
4	1.25	X	3.65	X	2 NOS	=	9.13	SQ.MT.
5	1.85	X	2.40	X	1 NO	=	4.44	SQ.MT.
6	1.35	X	0.20	X	1 NO	=	0.27	SQ.MT.
7	6.30	X	0.40	X	1 NO	=	2.52	SQ.MT.
8	7.05	X	0.55	X	1 NO	=	3.88	SQ.MT.
9	2.25	X	2.55	X	1 NO	=	5.74	SQ.MT.
10	1.80	X	1.80	X	1 NO	=	3.24	SQ.MT.
TOTAL DEDUCTION						=	37.32	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	269.62	SQ.MT.





SECTION THROUGH COMPOUND WALL
SCALE 1:50

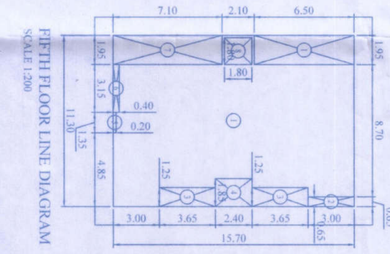


TYPICAL
1ST TO 4TH FLOOR PLAN
SCALE 1:100

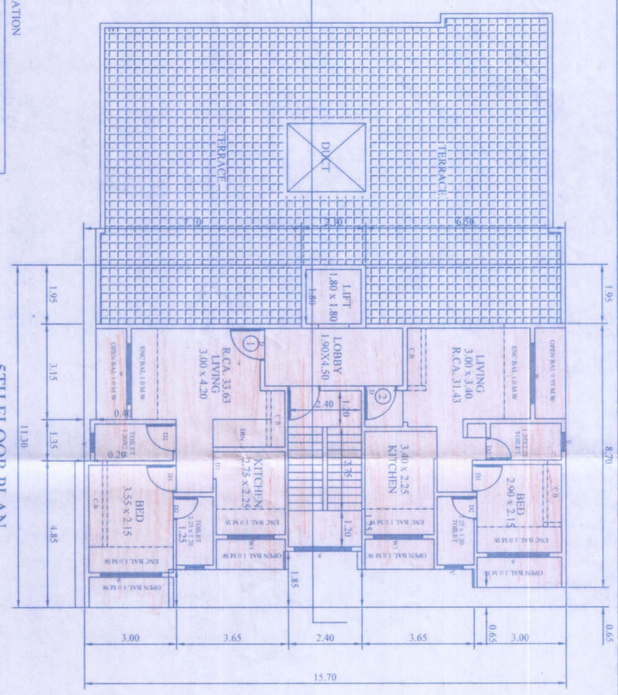
BUILT UP AREA CALCULATION

FIFTH FLOOR

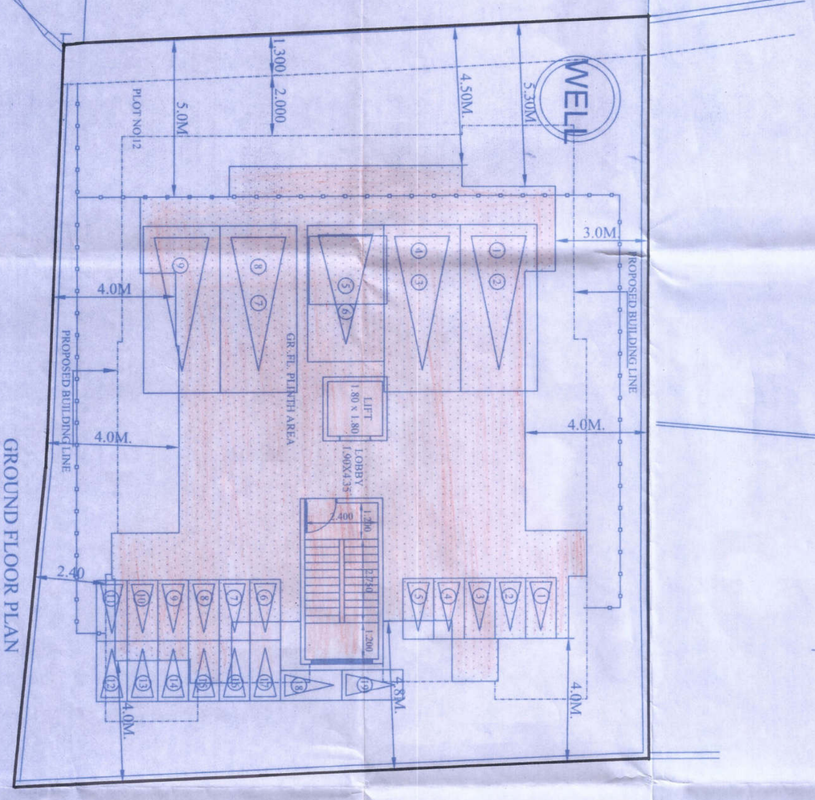
1	11.30	X	15.70	X	1 NO	=	177.41	SQ.MT.
TOTAL ADDITION						=	177.41	SQ.MT.
DEDUCTIONS								
1	1.95	X	6.50	X	1 NO	=	12.68	SQ.MT.
2	0.65	X	3.00	X	1 NO	=	1.95	SQ.MT.
3	1.25	X	3.65	X	2 NOS	=	9.13	SQ.MT.
4	1.85	X	2.40	X	1 NO	=	4.44	SQ.MT.
5	1.35	X	0.20	X	1 NO	=	0.27	SQ.MT.
6	3.15	X	0.40	X	1 NO	=	1.26	SQ.MT.
7	1.95	X	7.10	X	1 NO	=	13.85	SQ.MT.
8	1.80	X	1.80	X	1 NO	=	3.24	SQ.MT.
TOTAL DEDUCTION						=	46.82	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	130.59	SQ.MT.



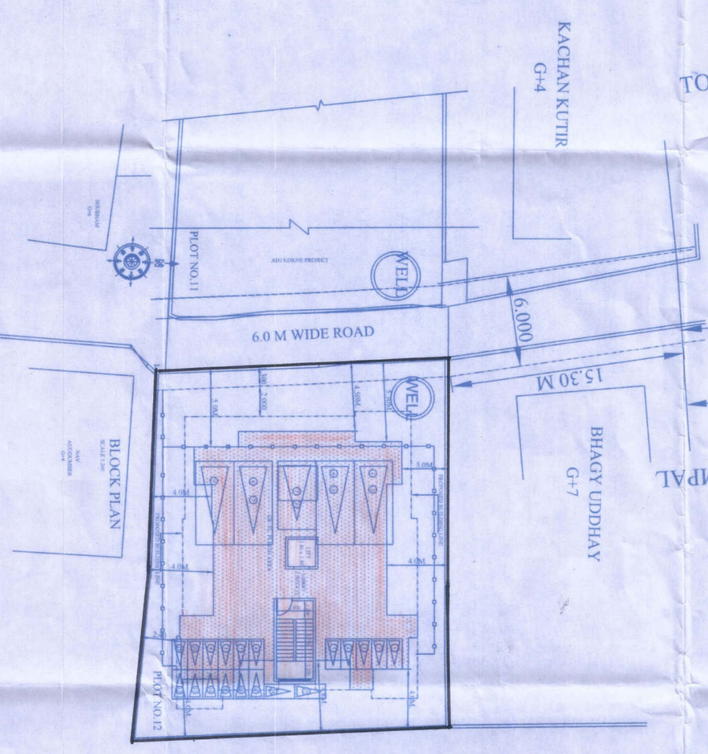
FIFTH FLOOR LINE DIAGRAM
SCALE 1:200



5TH FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



DOORS AND WINDOWS SCHEDULE

	SIZE	REMARKS
RS	1.80 X 2.10	ROLLING SHUTTER.
D	1.05 X 2.10	T.W. FRAMED PANELLED DOOR.
D1	0.90 X 2.10	T.W. FRAMED PANELLED DOOR.
D2	0.75 X 2.00	T.W. FRAMED PARTLY GLAZED PANELLED DOOR.
W	2.10 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W1	1.80 X 1.50	T.W. FRAMED GLAZED PANELLED WINDOW.
W2	1.50 X 1.05	T.W FRAMED GLAZED PANELLED WINDOW.
W3	1.20 X 1.05	T.W. FRAMED GLAZED PANELLED WINDOW.
V	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW.

PARKING STATEMENT

SR NO.	OCCUPANCY	SIZE OF TENANT	NO.OF UNITS	PARKING REQUIRED			
				4 - W	5% VISITORS	2 - W	5% VISITORS
1	RESIDENTIAL every tenement	SQM CARPET 150 & ABOVE	2	0.80	0.04	0.20	0.01
2	every tenement	80 TO 150	8	3.20	0.16	0.80	0.04
3	every two tenement	40 TO 80	8	4.0	0.20	8	0.40
4	every two tenement	30 TO 40	10	5.0	0.25	10	0.50
5	every two tenement	less than 30	18	9.00	0.45	18	0.90
	Total			9.45		18.90	
6	COMMERCIAL	100.00	nil	nil		nil	
TOTAL PARKING				9.45		18.90	
PARKING REQUIRED		0.8 FOR RDMC converting 1car + 6 two wheeler					
		PROVIDED	9				

RERA CARPET AREA STATEMENTS

FLAT NO.	RERA C.A.	C.B.	ENC BAL.	OPEN BAL.	TOTAL	TOTAL FLAT
101 TO 501	32.66	2.73	6.80	8.90	49.53	X 5
102 TO 402	42.13	3.90	10.32	8.04	64.39	X 4
103 TO 403	43.31	4.20	10.41	7.70	65.62	X 4
104 TO 504	31.43	2.46	6.80	8.00	48.69	X 5
TOTAL						18

PARMISSIBAL AREA 1224.33 SQMT.
BUILT UP AREA STATEMENT (IN SQMT)

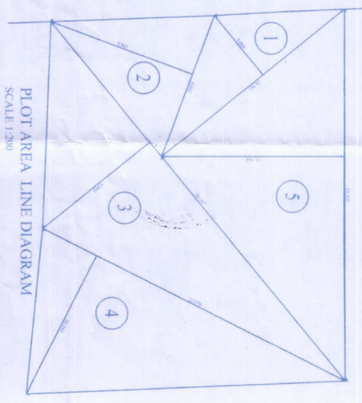
FLOORS		
GROUND FLOOR	NIL	
1ST FLOOR	269.62	
2ND FLOOR	269.62	
3RD FLOOR	269.62	
4TH FLOOR	269.62	
5TH FLOOR	139.59	
6TH FLOOR		
7TH FLOOR		
TERR. SOCIETY OFFICE		
TOTAL >	1208.07	1
GRAND TOTAL		
BALANCE AREA	15.26	

TOTAL PARKING	CAR	SCOOTER
TOTAL	09	19

PLOT AREA CALCULATION

1		1/2	X	15.12	X	4.93 X 1 NO	=	37.27 SQ.MT.
2		1/2	X	9.73	X	9.69 X 1 NO	=	47.14 SQ.MT.
3		1/2	X	29.90	X	8.85 X 1 NO	=	132.31 SQ.MT.
4		1/2	X	21.73	X	9.99 X 1 NO	=	108.54 SQ.MT.
5		1/2	X	24.02	X	11.75 X 1 NO	=	141.12 SQ.MT.
R	O A D	27.1	X	4.43	X	1 NO	=	12.01 SQ.MT.
TOTAL ADDITION							=	478.39 SQ.MT.

PLOT AREA LINE DIAGRAM
SCALE 1:200



STAMP OF APPROVAL PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMCTPD/BP/DOM/2023-24/39.
Date :- 11/09/2023.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT

	AREA OF PLOT :-	478.26
1	(MINIMUM AREA OF A.B.C. TO BE CONSIDERED)	
(a)	AS PER OWNERSHIP DOCUMENT (7/12, C.T.S. EXTRACT)	478.26
(b)	AS PER MEASUREMENT SHEET	
(c)	AS PER SITE	
2	DEDUCTIONS FOR	
(a)	PROPOSED D.P. / D.P ROAD WIDENING AREA /SERVICE ROAD. HIGHWAY WIDENING	
(b)	ANY D.P. RESERVATION AREA	478.26
	(TOTA a+b)	478.26
3	BALANCE AREA OF PLOT (1-2)	
4	AMENITY SPACE(IF APPLICABLE)	
(a)	REQUIRED-	
(b)	ADJUSTMENT OF 2. (B) IF ANY	
(c)	BALANCE PROPOSED :-	
5	NET PLOT AREA (3-4 (C))	
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a)	REQUIRED-	
(b)	PROPOSED -	
7	INTERNAL ROAD AREA	
8	PLOTABLE AREA (IF APPLICABLE)	478.26
9	BUILT UP AREA WITH REFERENCE TO BASIC F.I.S. AS PER FRONT ROAD WIDTH (SR NO.5/basic FSI) 478.26 X1.10	526.08
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIMUM FSI - BASED OR WIDTH /TOD ZONE (478.26.00X0.5) - 239.13	239.13
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM. 478.26 X 90% = 430.43	NIL
11	IN - SITU FSI / TDR LOADING	
(a)	IN - SITU AREA AGAINST D.P. ROAD (2.00XSR.NO.2(A) IF ANY	
(b)	IN- SITU AREA AGAINST AMENITY SPCEIP HANDED OVER (2.00 OR .85 % SR.NO.4 (B) AND /OR (C)	
(c)	TDR AREA	
(d)	TOTAL IN-SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c))	
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	SOCIETY TENANTS FSI PER FLAT 90 X 15.60 SQMT	765.21
13	(a) (9+10(B) +11(D) OR 12 WHICHEVER IS APPLICABLE	459.12
(b)	ANCILLARY AREA FSI UP TO 60% OR 80% 765.21 x 60% = WITH PAYMENT OF CHARES	
(c)	TOTAL ENTITLEMENT (A+B)	1224.33
14	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.6 (OR 6.3 OR 6.4) AS APPLICABLE)X 1.6OR 1.8	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.17B)	
(a)	EXISTING BUILT UP AREA.	
(b)	PROPOSED BUILT UP AREA (AS PER 'P- LINE')	1209.07
(c)	TOTAL (A+B)	
16	FSI CONSUMED (15/13) SHOULD NOT BE MORE THEN SERIAL NO. 14 ABOVE)	
17	AREA FOR INCLUSIVE HOUSING ,IF ANY	
(a)	REQUIRED (20%OF SR.NO.5)	
(b)	PROPOSED	

CERTIFICATE OF AREA

CERTIFICATE OF AREA:

CERTIFIED THAT, I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 02/04/21 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP / TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

CERTIFICATE STRUCTURAL

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORM AS SPECIFIED BY INDIAN STANDERD INSTITUTE AND WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARD

SIGN OF R.C.C. CONSULTANT

DESCRIPTION OF PROPOSAL AND PROPERTY

RESIDENTIAL BUILDING ON S. NO. 59, HISSA NO.4 / 1, PLOT NO. 12
VILLAGE - GAJABANDHAN PATHARLI DOMBIVLI (E)
TAL - KALYAN. DIST - THANE
WARD - WARD NO. , SECTOR NO. 5

NAME OF OWNER	SIGNATURE
SHRI. NARAYAN R. CHARI & OTHERS.	
FOR NILAYA ENTERPRISES PRATIK P PATEL (P.O.A. HOLDER)	PARTNER
ARCHITECT	SIGNATURE
AR. SANDEEP S. PARANJPE CA/91/13784	
AJIT V. GOKHALE CA/90/12972	

A R C H I T E C T S
PLOT NO.34 LAXMINARAYAN
1ST FLOOR HANUMAN SOCIETY
NER D.N.C. SCHOOL,DOMBIVLI (E) 421201

SCALE	DRAWN BY	CHK BY	DATE	JOB NO.	DRG.NO.	RV
AS SHOWN	HEMENDRA KHATANKAR	S.V.KALANJKAR	28/08/2023		M-01	0

SECTION A-A

SCALE 1:100
(BLDG HT. = 18.25 - 3.85 = 14.40 M. (2.88 M STOREY MARKING)