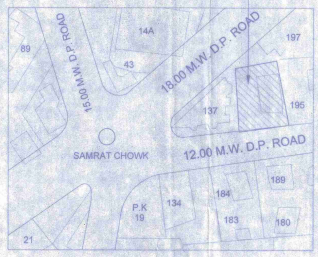
AREA DETAIL OF APARTMENT

FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT		AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT BALCONY ATTACHED TO FLAT
GROUND FLOOR	03 NOS.	101	10.76 SQ.MT.	17.19 SQ.MT.	NIL
		102	65.49 SQ.MT.	16.05 SQ.MT.	NIL
		103	61.76 SQ.MT.	14.94 SQ.MT.	NIL
1ST TO 4TH FLOOR	09 NOS.	201 TO 401	14.76 SQ.MT.	17.19 SQ.MT.	NIL
		202 TO 402	65.97 SQ.MT.	16.05 SQ.MT.	NIL
		203 TO 403	23.50 SQ.MT.	24.49 SQ.MT.	NIL
TOTAL	12 NOS.				

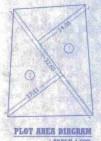
DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	REMARKS
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 PERFLY GLAZED SEPTIC DOOR.
W	2.10 X 1.20	ALU. FRAMED GLAZED PERFLIED WINDOW
W1	1.80 X 1.20	ALU. FRAMED GLAZED PANELLED WINDOW.
W2	1.20 X 1.20	ALU. FRAMED GLAZED PANELLED WINDOW
V	0.60 X 0.60	T.W. FRAMED GLAZED LOUVERED WINDOW.

PROPOSED SITE



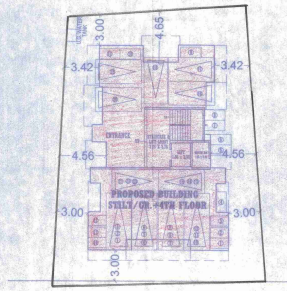
LOCATION PLAN
SCALE - NTS



PLOT AREA DIAGRAM
(SCALE 1:500)

PLOT AREA CALCULATION

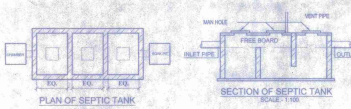
1	1/2	X	33.60	X	14.56	X 1.00	=	244.17 SQ.MT.
2	1/2	X	33.60	X	17.11	X 1.00	=	319.83 SQ.MT.
						TOTAL	=	563.99 SQ.MT.



BLOCK PLAN
(SCALE - 1 : 200)

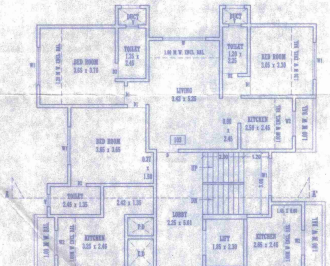
PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.
STILT + 4TH FLOOR	1191.79
TOTAL =	1191.79

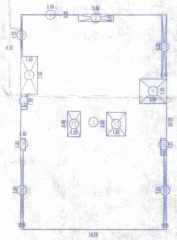


PLAN OF SEPTIC TANK
SCALE:- 1:100

SECTION OF SEPTIC TANK
SCALE:- 1:100



1ST FLOOR PLAN
(SCALE - 1:100)

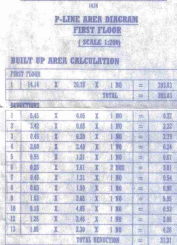


P-LINE AREA DIAGRAM
FIRST FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

FIRST FLOOR								
1	14.14	X	25.35	X	1.00	=	358.41	SQ.MT.
					TOTAL	=	358.41	SQ.MT. X

DEDUCTIONS								
1	0.45	X	0.65	X	1.00	=	0.29	SQ.MT.
2	3.40	X	0.65	X	1.00	=	2.21	SQ.MT.
3	4.65	X	0.65	X	1.00	=	3.02	SQ.MT.
4	3.60	X	3.40	X	1.00	=	8.24	SQ.MT.
5	0.95	X	1.20	X	1.00	=	0.51	SQ.MT.
6	0.20	X	7.61	X	2.00	=	3.01	SQ.MT.
7	0.45	X	1.25	X	1.00	=	0.54	SQ.MT.
8	0.63	X	1.30	X	1.00	=	0.85	SQ.MT.
9	1.65	X	3.65	X	1.00	=	6.35	SQ.MT.
10	0.55	X	4.65	X	1.00	=	2.53	SQ.MT.
11	1.20	X	3.65	X	1.00	=	3.65	SQ.MT.
12	1.85	X	2.30	X	1.00	=	4.26	SQ.MT.
					TOTAL DEDUCTION	=	37.31	SQ.MT. (1)
TOTAL BUILT UP AREA (A - (1))						=	320.93	SQ.MT. (A)



P-LINE AREA DIAGRAM
TYPICAL 2ND TO 4TH FLOOR
(SCALE 1:200)

BUILT UP AREA CALCULATION

TYPICAL 2ND TO 4TH FLOOR								
1	14.52	X	21.68	X	4.00	=	314.05	SQ.MT.
					TOTAL	=	314.05	SQ.MT. X

DEDUCTIONS								
1	0.38	X	0.65	X	1.00	=	0.25	SQ.MT.
2	4.55	X	0.65	X	1.00	=	4.29	SQ.MT.
3	0.65	X	7.10	X	1.00	=	1.20	SQ.MT.
4	2.65	X	3.40	X	1.00	=	9.01	SQ.MT.
5	0.55	X	1.25	X	1.00	=	0.67	SQ.MT.
6	0.20	X	7.61	X	1.00	=	1.90	SQ.MT.
7	0.42	X	7.61	X	1.00	=	3.20	SQ.MT.
8	0.53	X	1.25	X	1.00	=	0.66	SQ.MT.
9	0.17	X	2.76	X	1.00	=	0.45	SQ.MT.
10	0.69	X	1.35	X	1.00	=	0.93	SQ.MT.
11	0.30	X	4.60	X	1.00	=	1.44	SQ.MT.
12	1.25	X	3.65	X	1.00	=	4.56	SQ.MT.
13	1.85	X	2.30	X	1.00	=	4.26	SQ.MT.
					TOTAL DEDUCTION	=	38.49	SQ.MT. (1)
TOTAL BUILT UP AREA (A - (1))						=	275.56	SQ.MT. (A)

P-LINE AREA STATEMENT

FLOOR	P-LINE AREA SQ.MT.
STILT FLOOR	14.18
1ST FLOOR	282.53
2ND FLOOR.	275.63
3RD FLOOR.	275.63
4TH FLOOR	275.63
TOTAL	1191.79



P-LINE AREA DIAGRAM
GROUND FLOOR
(SCALE 1:200)

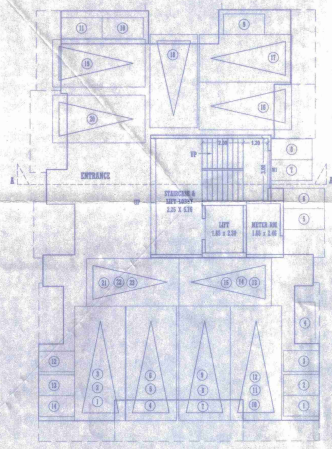
BUILT UP AREA CALCULATION

GROUND FLOOR								
1	3.40	X	5.80	X	1.00	=	14.18	SQ.MT.
					TOTAL	=	14.18	SQ.MT. X

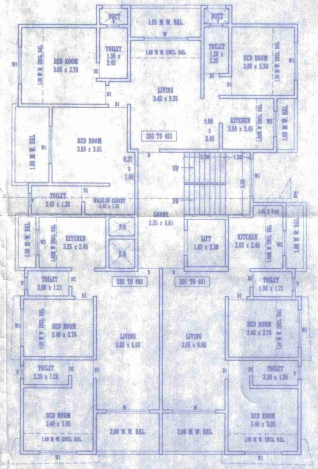
PARKING AREA STATEMENT

ONE PARKING AREA FOR EVERY EXPRESSION	No. OF FLATS	No. OF CAR	No. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO 90 SQ.M. AND ABOVE BUT LESS THAN 150 SQ.M.	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 60 SQ.M. AND ABOVE BUT LESS THAN 90 SQ.M.	12	06 NOS	12 NOS
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 60 SQ.M. BUT MORE THAN 30 SQ.M.	NIL	NIL	NIL
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	NIL	NIL	NIL
6) COMMERCIAL AREA PARKING AREA ---- SQ.M. / 40.00 SQM	NIL	NIL	NIL
TOTAL	12	6 NOS.	12 NOS.
7) ADDITION 5% RES. VISITOR PARKING (5% of 5)		1 NOS	1 NOS
8) TOTAL REQUIRED PARKING	12	7 NOS.	13 NOS.
9) TOTAL MECHANISED PARKING CAR & SCOOTER (50% of 8) AS PER UNDER REGULATION NO. 6.12 TABLE NO.5C	NIL	4 NOS	14 NOS.
10) TOTAL PROPOSED PARKING		23 NOS.	13 NOS.

TOTAL PROPOSED CAR PARKING = 12 NOS (SEE TO PARA NO. (10) OF U.D.C.R. CLAUSE NO. 6.1.1 SUBCL NO. e)
SIX SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED INTO 1 CAR PARKING.
TWELVE SCOOTER CAN BE CONVERT IN TO CAR PARKING = 1 NOS /A = 1 NOS CAR



STILT FLOOR PLAN
(SCALE - 1:100)



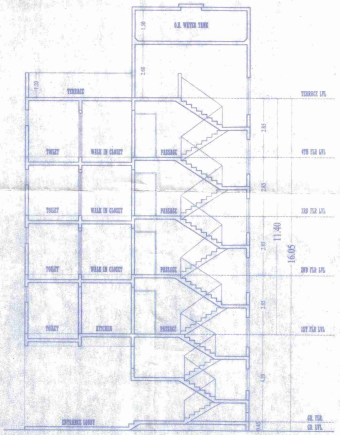
TYPICAL 2ND TO 4TH FLOOR PLAN
(SCALE - 1:100)



SECTION OF SUCTION TANK
SCALE:- 1:100

PLAN OF SUCTION TANK
SCALE:- 1:100

SECTION OF COMPOUND WALL
SCALE:- 1:100



SECTION AA'
(SCALE - 1:100)

APPROVING AUTHORITY | **SHEET NO - 1/1**

CONTAINS :- BLOCK PLAN, FLOOR PLAN , LOCATION PLAN, AREA STATEMENT, PARKING STATEMENT

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/DOM/2024-25/01
Date :- 01/04/2024
SANCTIONED

KALYAN DOMBIVLI MUNICIPAL CORPORATION — Plans approved in representation for the purpose of Sec. 44 & 45 of MRTP Act, 1966

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT

		SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	523.00
(a)	As per ownership document	523.00
(b)	As per measurement sheet	523.00
(c)	As per site	
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	3.00
(b)	Any D.P. Reservation area	
	(Total a+b)	----
3.	BALANCE AREA OF PLOT (1-2)	520.00
4.	Amenity Space (if applicable)	
(a)	Required -	
(b)	Adjustment of 2(b), if any -	
(c)	Balance Proposed -	
5.	Net Plot Area [3-4(c)]	520.00
6.	Recreational Open space (if applicable)	
(a)	Required -	
(b)	Proposed -	
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 a/basic FSI) - (1.1 x 520.00)	572.00
10.	Addition of F.S.I as payment of premium (0.5 x 523.00 = 261.50)	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	
(b)	Proposed FSI on payment of premium (0.50 OF 1b)	
11.	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.10 x Sr. No. 2 (a)]	
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.33 x Sr. No. 4 (b) and / or (c)]	
(c)	TDR area (0.65 X 523.00 = 339.95)	
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	
12.	Additional FSI area under Chapter No. 7 (10.00 X 15 = 150.00)	150.00
13.	Total entitlement of FSI in the proposal (as 9 + 10(b) + 11(d) or 12 whichever is applicable)	722.00
(a)	Ancillary Area FSI upto 60% with payment of charges 722.00 x 60 % = 433.20	380.00
(c)	Total entitlement (a + b)	1102.00
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (tbe 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)	
(a)	Previous Sanctioned Built-up Area	
(b)	Proposed Built-up Area (as per 'P-Line')	1191.79
(c)	Total (a + b)	
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)	
(b)	Proposed	

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIENCE OF THE STANDERDS.

ENGINEER SIGNATURE

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

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 08-01-2024 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 523.00 SQ.M ARE TALLIES WITH THE AREA SHOWN IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS. NO. 135 & 136 AT VILLAGE - DOMBIVLI, TALUKA - KALYAN, DISTRICT - THANE.

NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
P.A.N.I - M/S. PARNITA BUILDCON THROUGH ITS PARTNER PATEL PVR REALTY PVT LTD THROUGH ITS DIRECTOR MR. ERNST ANDRAS PATEL	(PARTHASARATHI JANA) (CA/87/21810)
SIGNATURE.	

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY.	CHECKED BY.
1		AS SHOWN	12-05-2023	HDGVED	SUNIL

DOSTH — ARCHITECTS & CONSULTANTS

Do-con Consultants
ARCHITECTS, INTERIOR DESIGNERS, HOUSE VALUERS & PROJECT CONSULTANTS
S-1, BANASREE TOWER, RAMBAUG, LANE No. 5, KALYAN(WEST)-421 301. Tel. 2320520