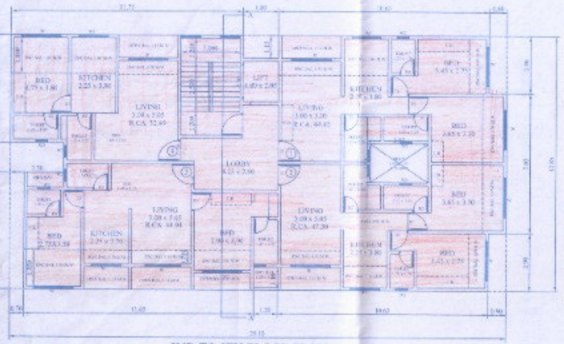
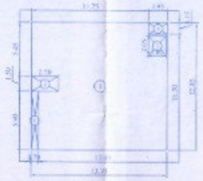


2ND TO 5TH FLOOR PLAN
SCALE 1:100



6TH FLOOR LINE DIAGRAM
SCALE 1:200

BUILT UP AREA CALCULATION

6TH FLOOR							
1	13.70	X	12.85	X	1 NO	=	176.05 SQ.MT.
				TOTAL ADDITION		=	176.05 SQ.MT.
DEDUCTIONS							
1	0.70	X	5.90	X	1 NO	=	4.13 SQ.MT.
2	2.70	X	1.50	X	1 NO	=	4.05 SQ.MT.
3	1.80	X	2.05	X	1 NO	=	3.69 SQ.MT.
4	1.95	X	1.15	X	1 NO	=	2.24 SQ.MT.
				TOTAL DEDUCTION		=	14.11 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	161.94 SQ.MT.

RERA CARPET AREA STATEMENTS

FLAT NO	RERA C.A.	C.B.	ENC BAL.	OPEN BAL.	DRY BAL.	TOTAL		TOTAL FLAT
101	44.42	3.27	12.07	3.45	NIL	63.21	X	1
102	47.30	2.19	10.38	3.45	NIL	63.32	X	1
103	21.42	1.28	7.21	3.04	1.20	34.07	X	1
104	28.64	0.67	4.05	3.04	1.39	35.39	X	1
105	26.40	1.87	11.30	3.45	NIL	43.02	X	1
TOTAL								5

RERA CARPET AREA STATEMENTS

FLAT NO	RERA C.A.	C.B.	ENC BAL.	OPEN BAL.	DRY BAL.	TOTAL		TOTAL FLAT
201 TO 501	44.42	3.27	13.07	3.45	NIL	65.21	X	4
202 TO 502	47.30	2.19	13.38	3.45	NIL	65.32	X	4
203 TO 503	44.94	2.22	11.68	8.50	2.59	69.91	X	4
204 TO 504	32.49	1.79	11.10	3.45	NIL	48.23	X	4
TOTAL								16

RERA CARPET AREA STATEMENTS

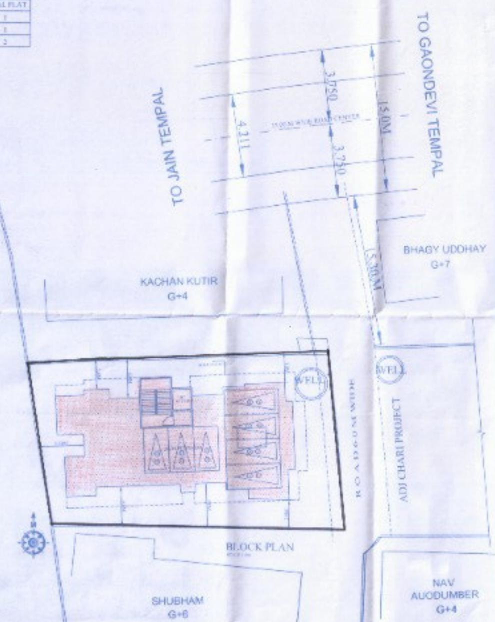
FLAT NO	RERA C.A.	C.B.	ENC BAL.	OPEN BAL.	DRY BAL.	TOTAL		TOTAL FLAT
601	44.94	2.22	11.68	8.54	2.59	69.91	X	1
602	32.49	1.79	11.10	3.45	NIL	48.23	X	1
TOTAL								2

PARMISSIBAL AREA 1654.72 SQMT

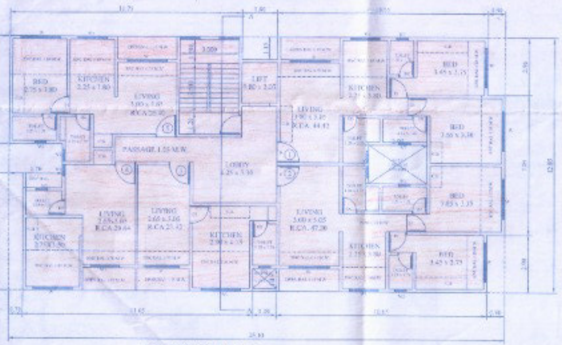
FLOORS		
GROUND FLOOR	NIL	
1ST FLOOR	296.12	
2ND FLOOR	297.63	
3RD FLOOR	297.63	
4TH FLOOR	297.63	
5TH FLOOR	297.63	
6TH FLOOR	161.94	
TOTAL	1648.58	
GRAND TOTAL		
BALANCE AREA	6.14	
	TOTAL PARKING	
	CAR	SCOOTER
TOTAL	14	24

PARKING STATEMENT

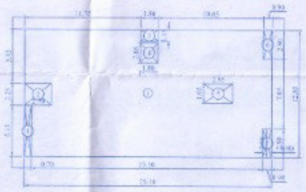
SR.NO.	OCCUPANCY	SIZE OF TENAMENT	NO. OF UNITS	PARKING REQUIRED			
	RESIDENTIAL	SQM CARPET		4-W	5% VISITORS	2-W	5% VISITORS
	every tenement	150 & ABOVE					
	every tenement	80 TO 150					
	every two tenement	40 TO 80	15	7.5	0.375	15	0.75
	every two tenement	30 TO 40	5	2.5	0.125	5	0.25
	every two tenement	less than 30	3	nil	nil	3	0.15
	Total		23	10.00	0.50	23	1.15
				10.50		24.15	
	COMMERCIAL	100.00 nil		nil		nil	
	TOTAL PARKING			10.50		24.15	
	PARKING REQUIRED	0.8 FOR KDMC					
		converting 1 car to two wheeler		4 x 6 = (24 two wheeler)			
		PROVIDED		14			



BLOCK PLAN



FIRST FLOOR PLAN
SCALE 1:100



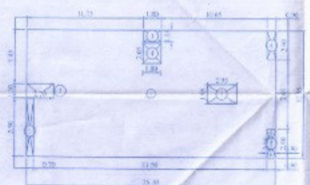
1ST FLOOR LINE DIAGRAM
SCALE 1:200

BUILT UP AREA CALCULATION

FIRST FLOOR							
1	25.10	X	12.85	X	1 NO	=	322.54 SQ.MT.
				TOTAL ADDITION		=	322.54 SQ.MT.
DEDUCTIONS							
1	0.70	X	5.15	X	1 NO	=	3.61 SQ.MT.
2	2.70	X	2.25	X	1 NO	=	6.08 SQ.MT.
3	1.80	X	1.15	X	1 NO	=	2.07 SQ.MT.
4	1.80	X	2.05	X	1 NO	=	3.69 SQ.MT.
5	1.95	X	1.95	X	1 NO	=	3.75 SQ.MT.
6	0.90	X	2.90	X	1 NO	=	2.61 SQ.MT.
7	0.90	X	2.90	X	1 NO	=	2.61 SQ.MT.
				TOTAL DEDUCTION		=	26.42 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	296.12 SQ.MT.

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 SINTEX 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 1.65	T.W. FRAMED GLAZED PANELLED WINDOW
W3	1.20 X 1.65	T.W. FRAMED GLAZED PANELLED WINDOW
V	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW

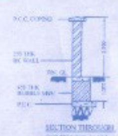


TYPICAL FLOOR LINE DIAGRAM
(2ND TO 5TH FL.)
SCALE 1:200

BUILT UP AREA CALCULATION

TYPICAL FLOOR (2ND TO 5TH)							
1	25.10	X	12.85	X	1 NO	=	322.54 SQ.MT.
				TOTAL ADDITION		=	322.54 SQ.MT.
DEDUCTIONS							
1	0.70	X	5.90	X	1 NO	=	4.13 SQ.MT.
2	2.70	X	1.50	X	1 NO	=	4.05 SQ.MT.
3	1.80	X	1.15	X	1 NO	=	2.07 SQ.MT.
4	1.80	X	2.05	X	1 NO	=	3.69 SQ.MT.
5	2.95	X	1.95	X	1 NO	=	5.75 SQ.MT.
6	0.90	X	2.90	X	1 NO	=	2.61 SQ.MT.
7	0.90	X	2.90	X	1 NO	=	2.61 SQ.MT.
				TOTAL DEDUCTION		=	24.91 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	297.63 SQ.MT.

LOCATION PLAN
SCALE 1:2500

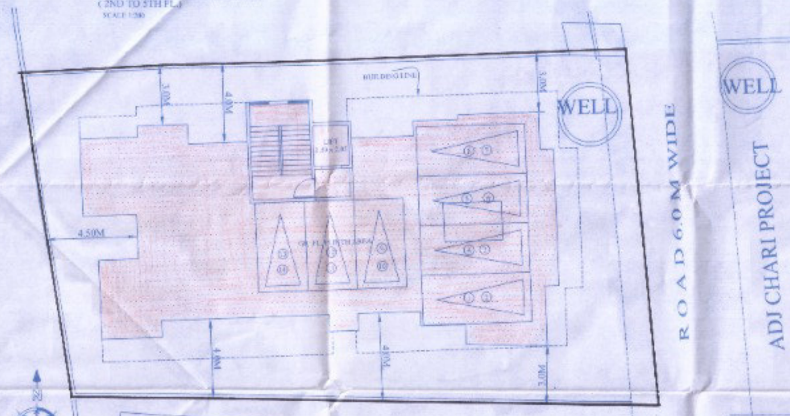


SECTION THROUGH COMPOUND WALL

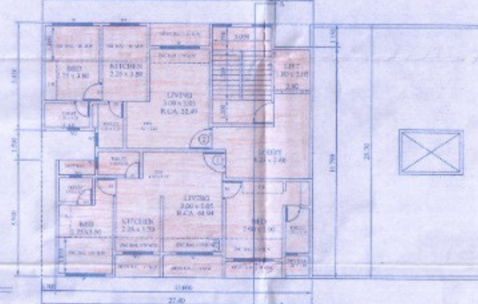
PLOT AREA CALCULATION

1	1/2	X	32.25	X	14.89	X 1 NO	=	240.10 SQ.MT.
2	1/2	X	32.25	X	15.71	X 1 NO	=	253.32 SQ.MT.
				TOTAL ADDITION			=	493.42 SQ.MT.

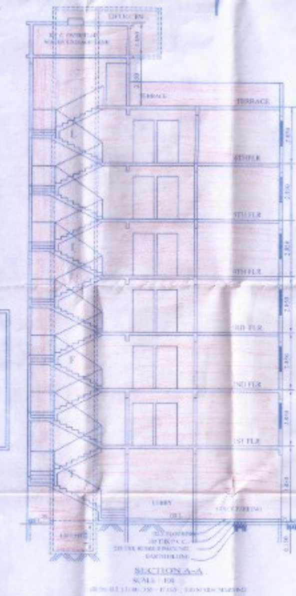
PLOT AREA LINE DIAGRAM
SCALE 1:500



STILT FLOOR PLAN
SCALE 1:100



6TH FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100

STAMP OF APPROVAL PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/DOM/2022-24/41
Date:- 20/09/2023
SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

		AREA STATEMENT	
		AREA OF PLOT :-	493.41
1		(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	(a)	AS PER OWNERSHIP DOCUMENT (7/12, C.T.S. EXTRACT)	493.41
	(b)	AS PER MEASUREMENT SHEET	
	(c)	AS PER SITE	493.00
2		DEDUCTIONS FOR	
	(a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	
	(b)	ANY D.P. RESERVATION AREA	
		(TOTAL a+b)	493.00
3		BALANCE AREA OF PLOT (1-2)	493.00
4		AMENITY SPACE (IF APPLICABLE)	
	(a)	REQUIRED-	
	(b)	ADJUSTMENT OF 2 (B) IF ANY	
	(c)	BALANCE PROPOSED -	
5		NET PLOT AREA (3-4(C))	
6		RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a)	REQUIRED-	
	(b)	PROPOSED -	
7		INTERNAL ROAD AREA	
8		PLOTABLE AREA (IF APPLICABLE)	493.00
9		FRONT ROAD WIDTH (SR.NO.5)Basic FSI 493.00 X 1.10 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER	542.30
10		ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a)	MAXIMUM PERMISSIBLE PREMINUM FSI - BASED ON WIDTH / TOD ZONE (493.00X0.5) = 246.50	246.50
	(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	246.50
11		IN-SITU FSI / TDR LOADING 493.00 X 90% = 443.70	
	(a)	IN-SITU AREA AGAINST D.P. ROAD (2.0XSR.NO.2(A)) IF ANY	
	(b)	IN-SITU AREA AGAINST AMENITY SPCE IF HANDED OVER (2.00 OR 1.85 X 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 80 X 25% SQMT	
		SOCIETY TENANTS FSI 50% OF PLOT AREA 493.00 X 50% = 246.50	246.50
13	(a)	(9+10(b)+11(d)) OR 12 WHICHEVER IS APPLICABLE	1035.30
	(b)	ANCILLARY AREA FSI UP TO 60% OR 80% 1035.45 x 60% = WITH PAYMENT OF CHARGES	621.18
	(c)	TOTAL ENTITLEMENT (A+B)	1656.48
14		MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.6.1 OR 6.3 OR 6.4 AS APPLICABLE)X 1.6 OR 1.8	
15		TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT 13(B))	
	(a)	EXISTING BUILT UP AREA	
	(b)	PROPOSED BUILT UP AREA (AS PER P- LINE)	1648.58
		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 02/08/21 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 TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP / TOWN PLANNING SCHEME RECORDS.

ARCHITECTS SIGNATURE

STRUCTURAL CERTIFICATE: THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD 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 / P,
VILLAGE - GAJABANDHAN PATHARLI DOMBIVLI (E)
TAL - KALYAN, DIST - THANE
SECTOR NO. 5

NAME OF OWNER	SIGNATURE
SURESH M. KOKANE AND OTHERS	M/S NILAYA ENTERPRISES PARTNER
NILAYA ENTERPRISES Through PRATIK P PATEL (P.O.A. HOLDER)	

ARCHITECT	SIGNATURE
AR. SANDEEP S. PARANJPE	
AJIT V. GOKHALE CA/90/2472	

ARCHITECTS
PLOT NO.34 LAXMI-NARAYAN
1ST FLOOR HANUMAN SOCIETY
NEAR D.N.C. SCHOOL DOMBIVLI (E) 421201

SCALE	DRAWN BY	CHK BY	DATE	JOB NO	DRG NO	RV