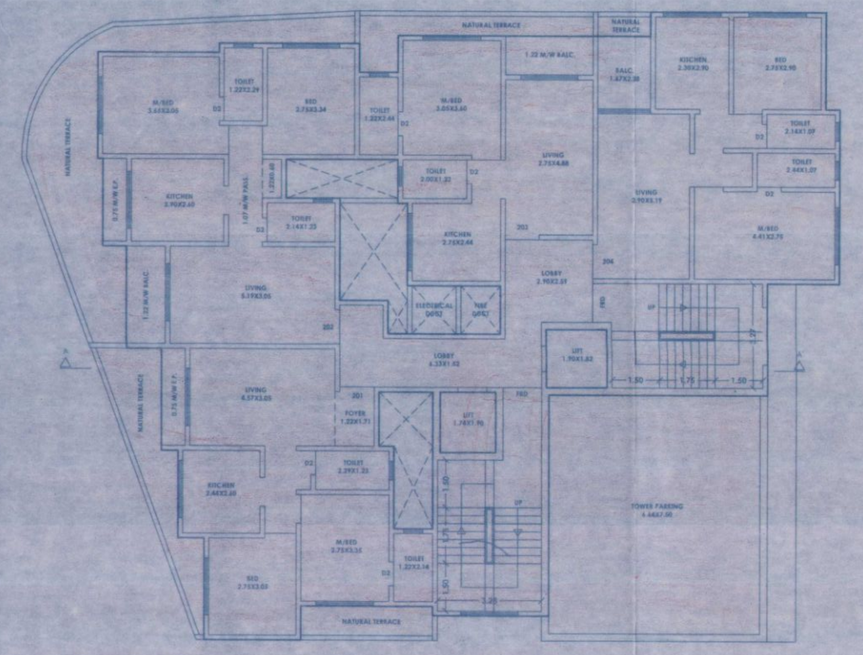
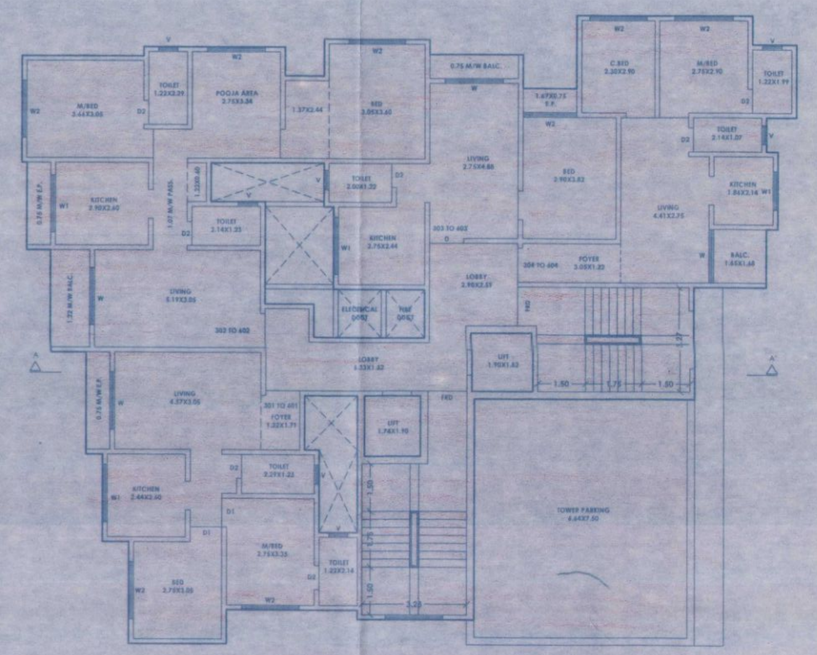
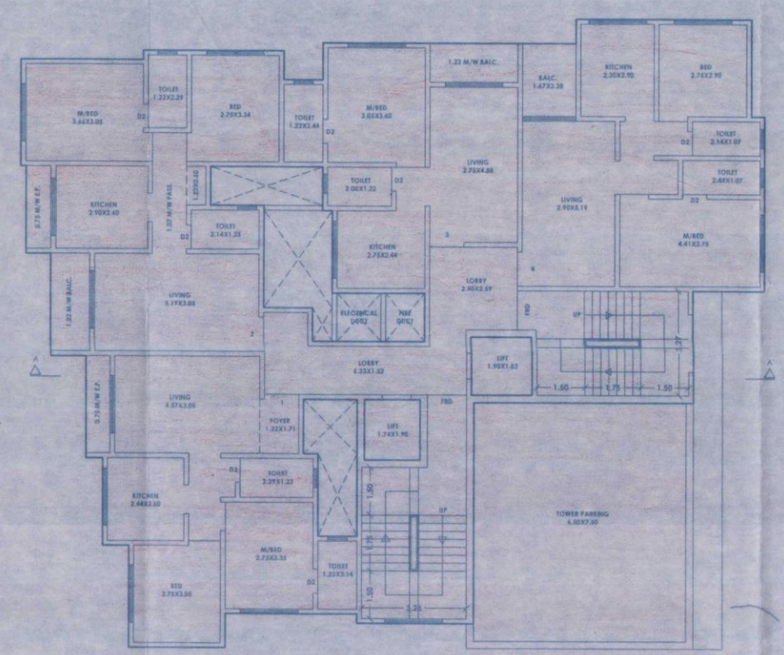


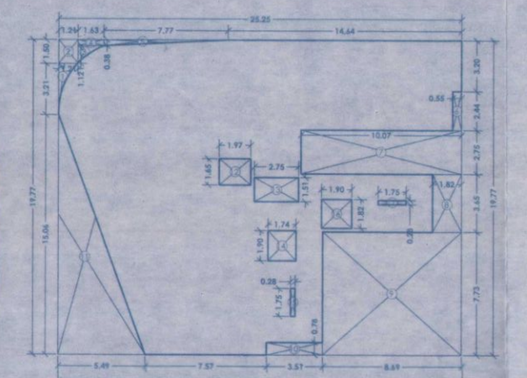
2ND FLOOR PLAN
SCALE - 1:100



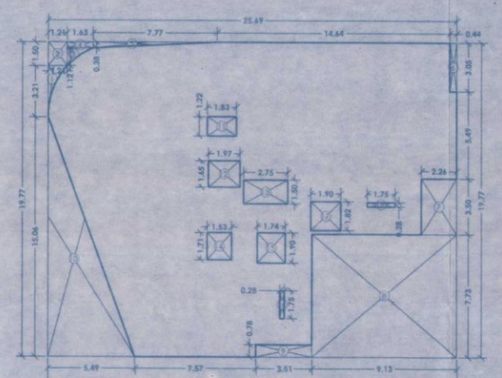
3RD TO 6TH FLOOR PLAN
SCALE - 1:100



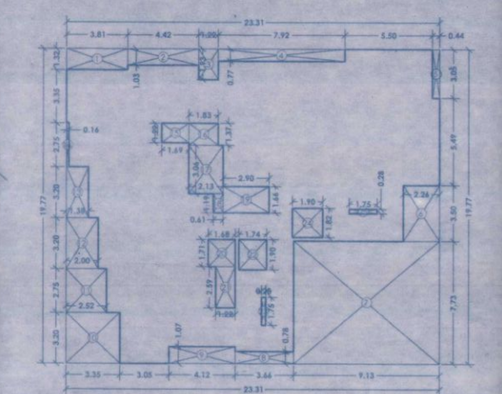
8TH TO 10TH FLOOR PLAN
SCALE - 1:100



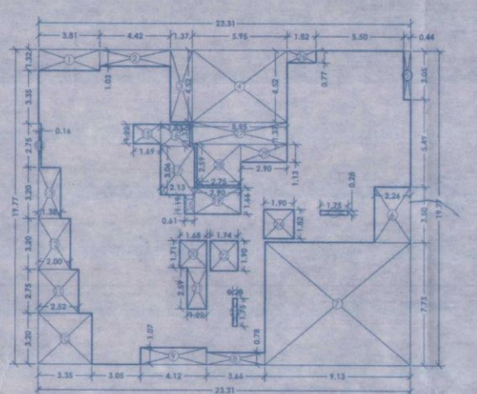
P-LINE AREA DIAGRAM OF GROUND FLOOR
SCALE - 1:200



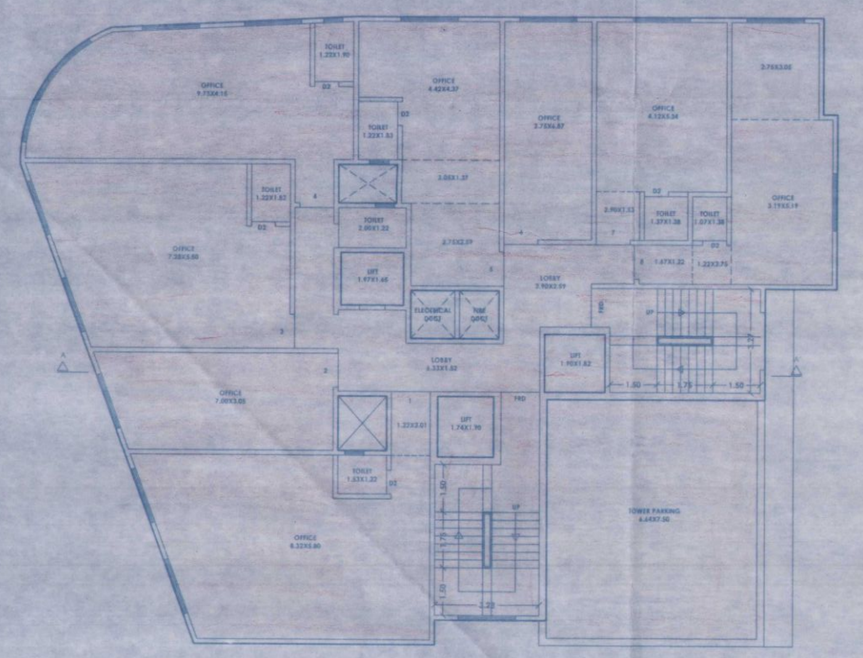
P-LINE AREA DIAGRAM OF 1ST FLOOR
SCALE - 1:200



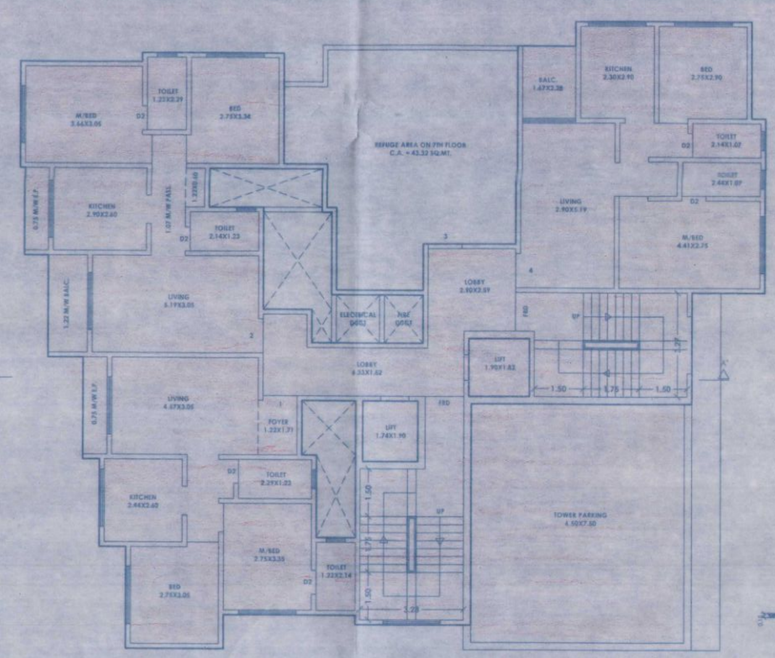
P-LINE AREA DIAGRAM OF 8TH TO 10TH FLOOR
SCALE - 1:200



P-LINE AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:200

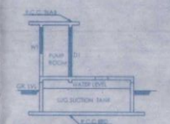


1ST FLOOR PLAN
SCALE - 1:100

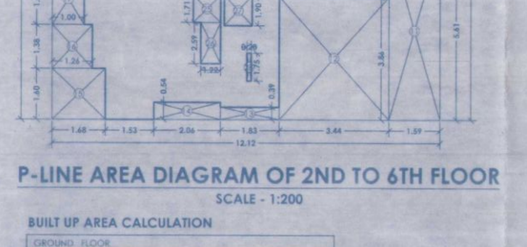


7TH FLOOR PLAN
SCALE - 1:100

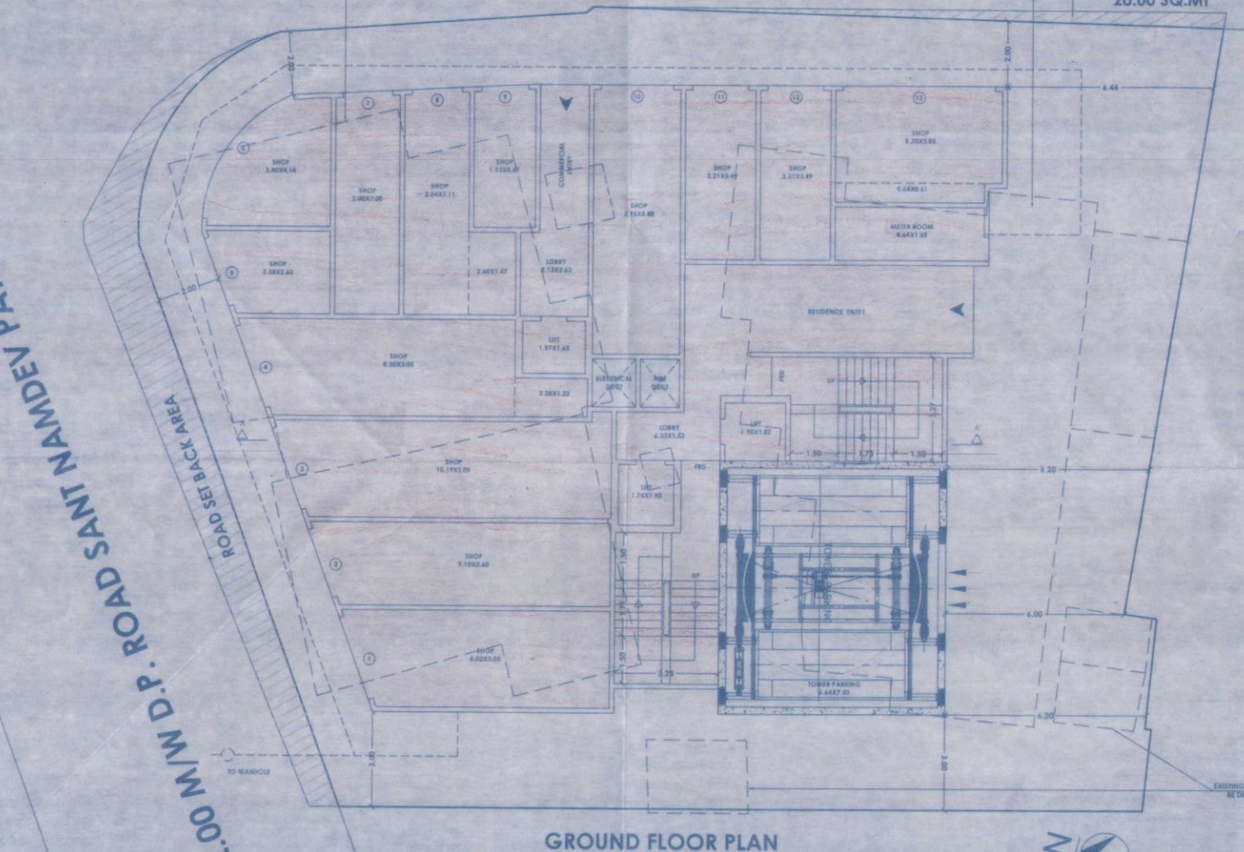
COMPOUND WALL
(SCALE-1:75)



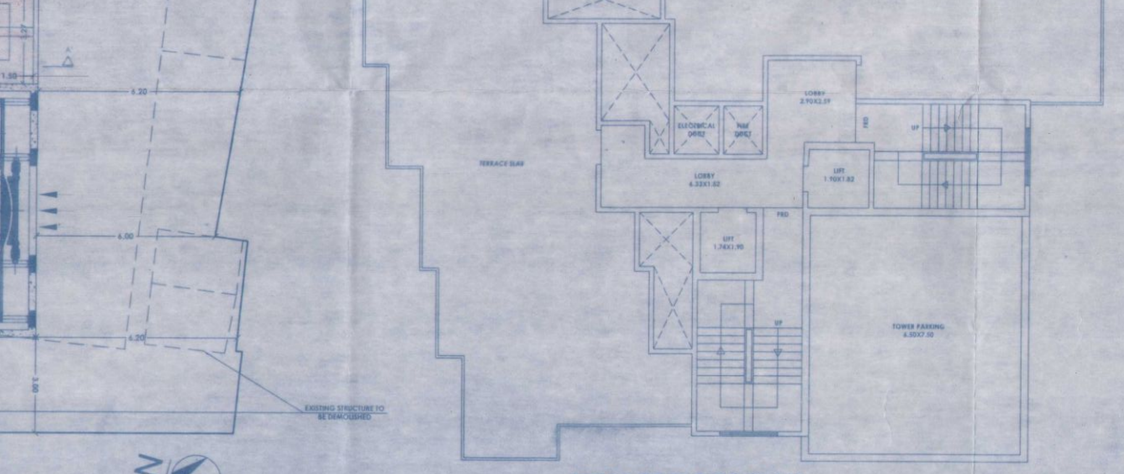
SECTION OF U/G SUCTION TANK
(SCALE-1:75)



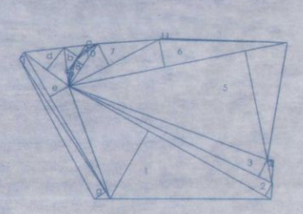
P-LINE AREA DIAGRAM OF 2ND TO 6TH FLOOR
SCALE - 1:200



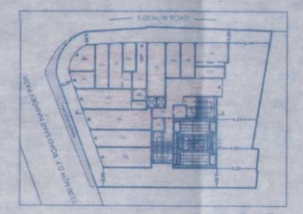
GROUND FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100



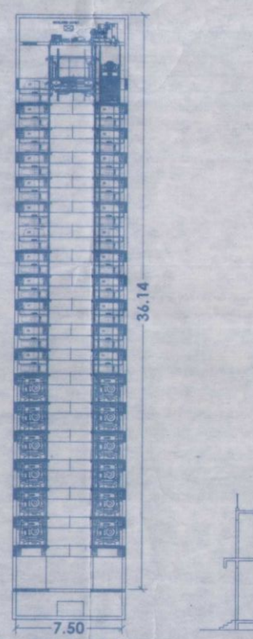
PLOT AREA DIAGRAM
SCALE - 1:1500



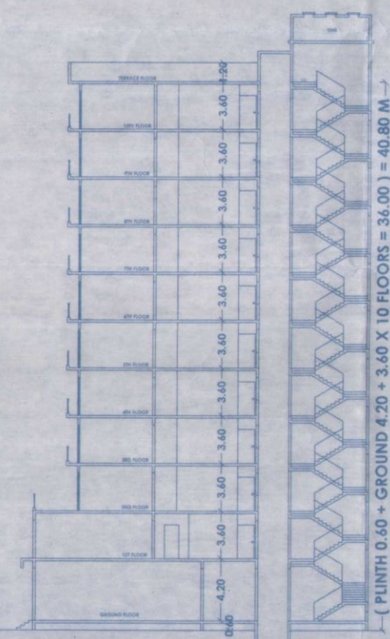
BLOCK PLAN
SCALE - 1:500

LOCATION PLAN

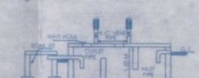
PROPOSED SITE



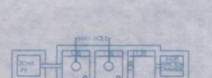
SECTION OF TOWER PARKING
SCALE - 1:200



SECTION - AA'
SCALE - 1:200



SECTION OF SEPTIC TANK
(SCALE-1:75)



PLAN OF SEPTIC TANK
(SCALE - 1:75)

BUILT UP AREA CALCULATION

8TH TO 10TH FLOOR

A	21.31	X	19.77	X	1 NO	=	460.84	SQ.MT.
					TOTAL ADDITION	=	460.84	SQ.MT.

DEDUCTIONS

1	3.81	X	1.32	X	1	=	5.03	SQ.MT.
2	4.42	X	1.03	X	1	=	4.55	SQ.MT.
3	1.32	X	1.893	X	1	=	2.35	SQ.MT.
4	7.92	X	0.77	X	1	=	6.10	SQ.MT.
5	0.44	X	3.00	X	1	=	1.34	SQ.MT.
6	2.26	X	3.50	X	1	=	7.91	SQ.MT.
7	9.13	X	7.73	X	1	=	70.57	SQ.MT.
8	3.66	X	0.78	X	1	=	2.85	SQ.MT.
9	4.12	X	1.07	X	1	=	4.41	SQ.MT.
10	3.35	X	3.20	X	1	=	10.72	SQ.MT.
11	2.57	X	2.75	X	1	=	6.93	SQ.MT.
12	2.00	X	3.20	X	1	=	6.40	SQ.MT.
13	1.38	X	3.20	X	1	=	4.42	SQ.MT.
14	0.16	X	2.75	X	1	=	0.44	SQ.MT.
15	1.61	X	1.32	X	1	=	2.06	SQ.MT.
16	1.82	X	1.37	X	1	=	2.51	SQ.MT.
17	2.13	X	3.06	X	1	=	6.52	SQ.MT.
18	0.61	X	1.19	X	1	=	0.73	SQ.MT.
19	2.90	X	1.46	X	1	=	4.23	SQ.MT.
20	1.68	X	1.71	X	1	=	2.87	SQ.MT.
21	1.22	X	2.59	X	1	=	3.16	SQ.MT.
22	1.74	X	1.90	X	1	=	3.31	SQ.MT.
23	0.28	X	1.75	X	1	=	0.49	SQ.MT.
24	1.90	X	1.82	X	1	=	3.46	SQ.MT.
25	1.75	X	0.28	X	1	=	0.49	SQ.MT.
					TOTAL DEDUCTION	=	296.41	SQ.MT.
TOTAL BUILT UP AREA						=	164.43	SQ.MT.

BUILT UP AREA CALCULATION

7TH FLOOR

A	23.31	X	19.77	X	1 NO	=	460.84	SQ.MT.
					TOTAL ADDITION	=	460.84	SQ.MT.

DEDUCTIONS

1	3.81	X	1.32	X	1	=	5.03	SQ.MT.
2	4.42	X	1.03	X	1	=	4.55	SQ.MT.
3	1.32	X	4.52	X	1	=	5.19	SQ.MT.
4	5.95	X	4.52	X	1	=	26.89	SQ.MT.
5	0.44	X	3.00	X	1	=	1.34	SQ.MT.
6	2.26	X	3.50	X	1	=	7.91	SQ.MT.
7	9.13	X	7.73	X	1	=	70.57	SQ.MT.
8	3.66	X	0.78	X	1	=	2.85	SQ.MT.
9	4.12	X	1.07	X	1	=	4.41	SQ.MT.
10	3.35	X	3.20	X	1	=	10.72	SQ.MT.
11	2.52	X	2.75	X	1	=	6.93	SQ.MT.
12	2.00	X	3.20	X	1	=	6.40	SQ.MT.
13	1.38	X	3.20	X	1	=	4.42	SQ.MT.
14	0.16	X	2.75	X	1	=	0.44	SQ.MT.
15	1.69	X	1.32	X	1	=	2.06	SQ.MT.
16	1.83	X	1.37	X	1	=	2.51	SQ.MT.
17	2.13	X	3.06	X	1	=	6.52	SQ.MT.
18	0.61	X	1.19	X	1	=	0.73	SQ.MT.
19	2.90	X	1.46	X	1	=	4.23	SQ.MT.
20	1.68	X	1.71	X	1	=	2.87	SQ.MT.
21	1.22	X	2.59	X	1	=	3.16	SQ.MT.
22	1.74	X	1.90	X	1	=	3.31	SQ.MT.
23	0.28	X	1.75	X	1	=	0.49	SQ.MT.
24	1.90	X	1.82	X	1	=	3.46	SQ.MT.
25	1.75	X	0.28	X	1	=	0.49	SQ.MT.
					TOTAL DEDUCTION	=	180.85	SQ.MT.
TOTAL BUILT UP AREA						=	251.83	SQ.MT.

BUILT UP AREA STATEMENT

FLOORS	BUILT AREA	NO. OF TENANT
GROUND	328.95	13 NOS. SHOPS
1ST	107.23	8 NOS.
2ND	298.37	4 NOS.
3RD	298.37	4 NOS.
4TH	298.37	4 NOS.
5TH	298.37	4 NOS.
6TH	298.37	4 NOS.
7TH	251.83	3 NOS.
8TH	296.41	4 NOS.
9TH	296.41	4 NOS.
10TH	296.41	4 NOS.
TOTAL	3119.09	13 NOS. SHOPS 8 NOS. OFFICE 40 NOS. FLAT

PLOT AREA CALCULATION

X - PLOT AREA :								
1	36.16	X	15.03	X	0.50	=	271.93	SQ.MT.
2	36.18	X	2.97	X	0.50	=	42.87	SQ.MT.
3	35.05	X	2.93	X	0.50	=	97.05	SQ.MT.
4	3.67	X	0.97	X	0.50	=	1.78	SQ.MT.
5	34.68	X	28.82	X	0.50	=	375.82	SQ.MT.
6	34.68	X	4.41	X	0.50	=	76.47	SQ.MT.
7	15.83	X	3.89	X	0.50	=	30.79	SQ.MT.
8	8.02	X	1.38	X	0.50	=	5.53	SQ.MT.
9	4.35	X	0.30	X	0.50	=	0.39	SQ.MT.
10	4.84	X	0.39	X	0.50	=	0.94	SQ.MT.
11	19.97	X	0.19	X	0.50	=	1.90	SQ.MT.
					TOTAL ADDITION	=	840.70	SQ.MT.
Y - ROAD SET BACK AREA CALCULATION :								
a	4.24	X	0.58	X	0.50	=	1.23	SQ.MT.
b	5.30	X	2.57	X	0.50	=	6.66	SQ.MT.
c	4.24	X	0.45	X	0.50	=	0.95	SQ.MT.
d	9.75	X	3.46	X	0.50	=	15.14	SQ.MT.
e	26.57	X	2.40	X	0.50	=	31.93	SQ.MT.
f	26.57	X	1.08	X	0.50	=	14.46	SQ.MT.
g	26.03	X	1.51	X	0.50	=	19.59	SQ.MT.
					TOTAL DEDUCTION	=	90.00	SQ.MT.
TOTAL PLOT = X + Y = 840.70 + 90.00						=	930.70	SQ.MT.

PARKING AREA STATEMENT AS PER (UDCPR)

AREA OF THE TENAMENTS	NO. OF TENAMENTS	CAR PARKING REQUIRED	CAR PARKING PROPOSED	SCOOTER REQUIRED	SCOOTER PROPOSED
BELOW 30 SQ.MT.		—		—	
BETWEEN 30 TO 60	42 NOS.	21.00		42.00	
BETWEEN 60 TO 150	NILL	—		—	
ABOVE 150 SQ.MT.	NILL	—	24 NOS.	—	12 NOS. COMPOSITE CAR
COMM. 100 SQ.MT.	700.60	07.01		82.06	
TOTAL	42 NOS.	28.01		84.06	
VISITOR 5%		1.40		4.20	12NOS.NOS. 72 SCOOTER
TOTAL		29.41		88.26	
REQUIRED 8 GB		23.53		70.59	
REQUIRED PARKING		24 NOS.		71 NOS.	

PROP. CAR PARKING : 24 NOS. & 12 NOS. COMPOSITE PARKING

BUILT UP AREA CALCULATION

GROUND FLOOR

A	25.28	X	19.77	X	1 NO	=	499.19	SQ.MT.
					TOTAL ADDITION	=	499.19	SQ.MT.

DEDUCTIONS

1	3.31	X	1.21	X	0.5	=	1.84	SQ.MT.
2	1.32	X	1.50	X	1	=	1.82	SQ.MT.
3	1.43	X	1.12	X	0.5	=	0.91	SQ.MT.
4	1.43	X	0.38	X	1	=	0.62	SQ.MT.
5	7.77	X	0.38	X	0.5	=	1.48	SQ.MT.
6	0.55	X	2.44	X	1	=	1.34	SQ.MT.
7	10.07	X	2.95	X	1	=	29.20	SQ.MT.
8	1.82	X	3.65	X	1	=	6.64	SQ.MT.
9	8.69	X	7.73	X	1	=	67.17	SQ.MT.
10	0.55	X	0.78	X	1	=	2.43	SQ.MT.
11	3.66	X	0.78	X	0.5	=	1.34	SQ.MT.
12	1.97	X	1.65	X	1	=	3.25	SQ.MT.
13	2.73	X	1.51	X	1	=	4.13	SQ.MT.
14	1.74	X	1.90	X	1	=	3.31	SQ.MT.
15	0.28	X	1.75	X	1	=	0.49	SQ.MT.
16	1.90	X	1.82	X	1	=	3.46	SQ.MT.
17	1.75	X	0.28	X	1	=	0.49	SQ.MT.
					TOTAL DEDUCTION	=	135.24	SQ.MT.
TOTAL BUILT UP AREA						=	328.95	SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR

A	25.69	X	19.77	X	1 NO	=	507.89	SQ.MT.
					TOTAL ATTEDION	=	507.89	SQ.MT.

DEDUCTIONS

1	3.21	X	1.21	X	0.5	=	1.94	SQ.MT.
2	1.21	X	1.50	X	1	=	1.82	SQ.MT.
3	1.43	X	1.12	X	0.5	=	0.91	SQ.MT.
4	1.43	X	0.38	X	1	=	0.62	SQ.MT.
5	7.77	X	0.38	X	0.5	=	1.48	SQ.MT.
6	0.44	X	3.00	X	1	=	1.34	SQ.MT.
7	3.06	X	3.50	X	1	=	7.91	SQ.MT.
8	9.13	X	7.73	X	1	=	70.57	SQ.MT.
9	3.51	X	0.78	X	1	=	2.74	SQ.MT.
10	5.49	X	11.06	X	0.5	=	41.34	SQ.MT.
11	1.83	X	1.22	X	1	=	2.52	SQ.MT.
12	1.97	X	1.65	X	1	=	3.25	SQ.MT.
13	2.73	X	1.50	X	1	=	4.13	SQ.MT.
14	1.53	X	1.71	X	1	=	2.62	SQ.MT.
15	1.74	X	1.90	X	1	=	3.31	SQ.MT.
16	0.28	X	1.75	X	1	=	0.49	SQ.MT.
17	1.90	X	1.82	X	1	=	3.46	SQ.MT.
18	1.75	X	0.28	X	1	=	0.49	SQ.MT.
					TOTAL DEDUCTION	=	180.85	SQ.MT.
TOTAL BUILT UP AREA						=	298.37	SQ.MT.

BUILT UP AREA CALCULATION

2ND TO 6TH FLOOR

A	24.24	X	19.77	X	1 NO	=	479.22	SQ.MT.
					TOTAL ADDITION	=	479.22	SQ.MT.

DEDUCTIONS

1	3.81	X	1.32	X	1	=	5.03	SQ.MT.
2	4.42	X	1.03	X	1	=	4.55	SQ.MT.
3	1.22	X	1.93	X	1	=	2.35	SQ.MT.
4	3.85	X	0.77	X	1	=	2.58	SQ.MT.
5	2.90	X	1.24	X	1	=	3.60	SQ.MT.
6	2.87	X	2.26	X	1	=	7.94	SQ.MT.
7	1.68	X	1.71	X	1	=	2.87	SQ.MT.
8	1.22	X	2.59	X	1	=	3.16	SQ.MT.
9	1.74	X	1.90	X	1	=	3.31	SQ.MT.
10	0.28	X	1.75	X	1	=	0.49	SQ.MT.
11	1.90	X	1.82	X	1	=	3.46	SQ.MT.
12	1.75	X	0.28	X	1	=	0.49	SQ.MT.
					TOTAL DEDUCTION	=	50.85	SQ.MT.
TOTAL BUILT UP AREA						=	428.37	SQ.MT.

DESCRIPTION OF PROPOSAL AND PROPORTY

PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING C.T.S.NO. 10015 A & 10016 VILLAGE - DOMBIVLI (EAST), TALUKA - KALYAN, DIST. - THANE.

STAMP OF APPROVAL OF PLANS | SHEET NO. 1

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. : KDMC/TPD/BP/DOM/2024-25/06

Date :- 19/04/2024

SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

A) AREA STATEMENT	SQ.MT.
1) AREA OF THE PLOT	
(MINIMUM AREA OF a, b & C TO BE CONSIDERED)	
a. AS PER OWNERSHIP DOCUMENT (CTS EXTRACT) (447.00 + 481.30)	928.80
b. AS PER P.O.A.	
C. AS PER MEASUREMENT SHEET	928.80
D. AS PER SITE	-
2) DEDUCTIONS FOR	
a. PROPOSED D.P.J 24.00 M/W D.P. ROAD WIDENING AREA	93.00
b. ANY D.P. RESERVATION AREA	-
TOTAL (a + b)	93.00
3) BALANCE AREA OF PLOT (1-2)	835.80
4) AMENITY SPACE (IF APPLICABLE)	
a. REQUIRED	NILL
b. PROPOSED	NILL
7) INTERNAL ROAD AREA	NILL
8) PORTABLE AREA (IF APPLICABLE)	NILL
9) BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (-833.80 X 1.10)	919.38
10) ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	464.40
a. MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD	119.40
b. PROPOSED F.S.I. ON PAYMENT OF PREMIUM	
11) IN-SITU F.S.I. FOR D.P. LOADING	NILL
a. IN SITU AREA AGAINST D.P. ROAD [2.00 X 93.00]	186.00
b. INSITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2100 OF 1.65 X 50 NOS.# (B) AND FOR (C))	NIL
C. T.D.R. AREA : KDMC/NRV/PN/XXXX/XXXX/XX (603.72-186.00)* 417.72	417.72
D. TOTAL IN SITU F.S.I. FOR D.P. LOADING PROPOSED [11 (a)+(b)+(c)]	603.72
12) ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7 (23 NOS. X 15.00) = 345.00	345.00
13) TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL a. [9+10(b)+11(c)] OR 12 WHICHEVER IS APPLICABLE (919.38 + 464.40 + 603.72) = 1987.50 SQ.M.	1987.50
b. ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES RESIDENTIAL (1266.02X60%) = 759.09 COMMERCIAL(770.48X80%) = 560.54	1312.63
c. TOTAL ENTITLEMENT (a+b)	3300.13
14) MAXIMUM UTILISATION 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] (1.4 OR 1.8)	3300.13
15) TOTAL BUILT-UP AREA IN PROPOSAL [EXCLUDING SR.NO.17 (c)]	
a. EXISTING BUILT-UP AREA	NILL
b. PROPOSED BUILT-UP AREA (AS PER P-LINE)	3319.09
c. TOTAL (a + b) =	3319.09
16) F.S.I. CONSUMED (15/13) (NOT BE MORE THAN SR.NO. 14)	0.99
17) AREA FOR INCLUSIVE HOUSING, IF ANY	
a. REQUIRED (20% OF SR.NO. 5)	
b. PROPOSED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 02/05/2023 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 930.70 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP, TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

CERTIFICATE OF R.C.C. CONSULTANT

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

SIGNATURE OF R.C.C. CONSULTANT

OWNERS DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY ATH THE WORK SITE.

M/S. MILAN ASSOCIATES
P.O.A. HOLDER - MR. HASMUKH PATEL & OTHERS

OWNER NAME :
ADITYAPRAKASH CHS &
MANORAMA CHS

SHEET NO :	SCALE	DESIGN BY :	DRAWN BY :	CHKD BY :
1 OF 1	AS STATED	—	—	—

NAME AND ADDRESS OF ARCHITECT

ARCHITECT : VIJAY M. CHODA
09/2017/58330

UC ASSOCIATES
ARCHITECT & INTERIOR DESIGNER

A/202, SARVODAY AANGAN, PANDURANG WADI, NEAR SAI BABA TEMPLE, MANPADA ROAD, DOMBIVLI (EAST) - 421201. EMAIL : ucassociates29@gmail.com MOB : 7666283684