

PLOT-B BUILDING No. 5

Proforma-2.

Drawing Sheet
No.: 8/16

PROPOSED BUILDING ON S. No.38/2/3 & S.No.38/2/4,
VILLAGE - ADVALI-DHOKALI, TALUKA - AMBARNATH, DIST. THANE.

DT.06/12/2022.

Stamps of Approval/RE-Approval/Completion of Plans:

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No.:
KDMC/TPD/BP/27Village/2021-22/01/338

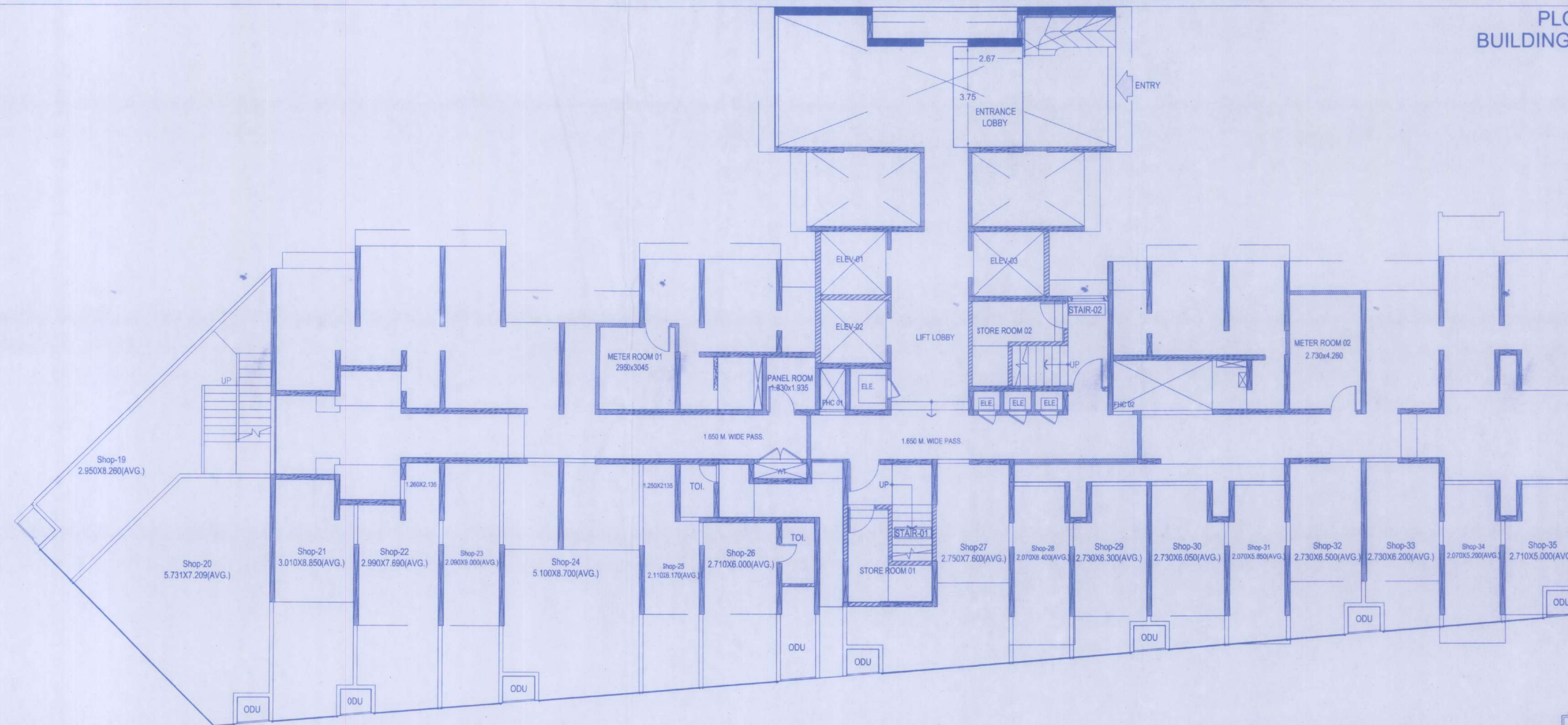
Date:- 20/12/2022.

SANCTIONED



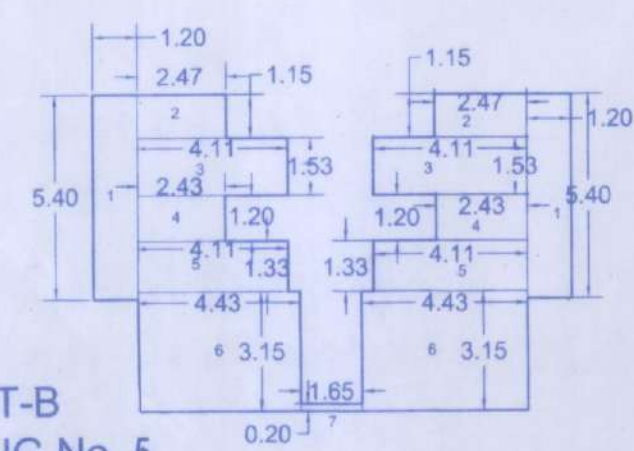
ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

Built-Up Area Statement		Building No.5 Plot B (Ground FL.)	
Area Of Block	58.67	X	15.98
Standard Deductions			
1	1.35	X	0.95
2	0.63	X	0.33
3	5.18	X	0.85
4	44.68	X	7.04
5	0.63	X	0.32
6	10.20	X	0.85
7	0.62	X	0.33
8	8.00	X	1.17
9	2.34	X	0.94
10	4.76	X	1.67
11	0.50	X	12.59
12	0.50	X	1.88
13	0.50	X	3.39
14	0.50	X	9.39
15	1.20	X	0.95
16	1.20	X	0.95
17	1.20	X	0.96
18	0.87	X	2.61
19	1.20	X	0.95
20	1.20	X	0.94
21	1.20	X	0.96
22	0.50	X	51.87
23	3.35	X	3.15
24	0.87	X	3.32
Total			
Total Deduction			580.00
Area	936.22	-	580.00
			416.22



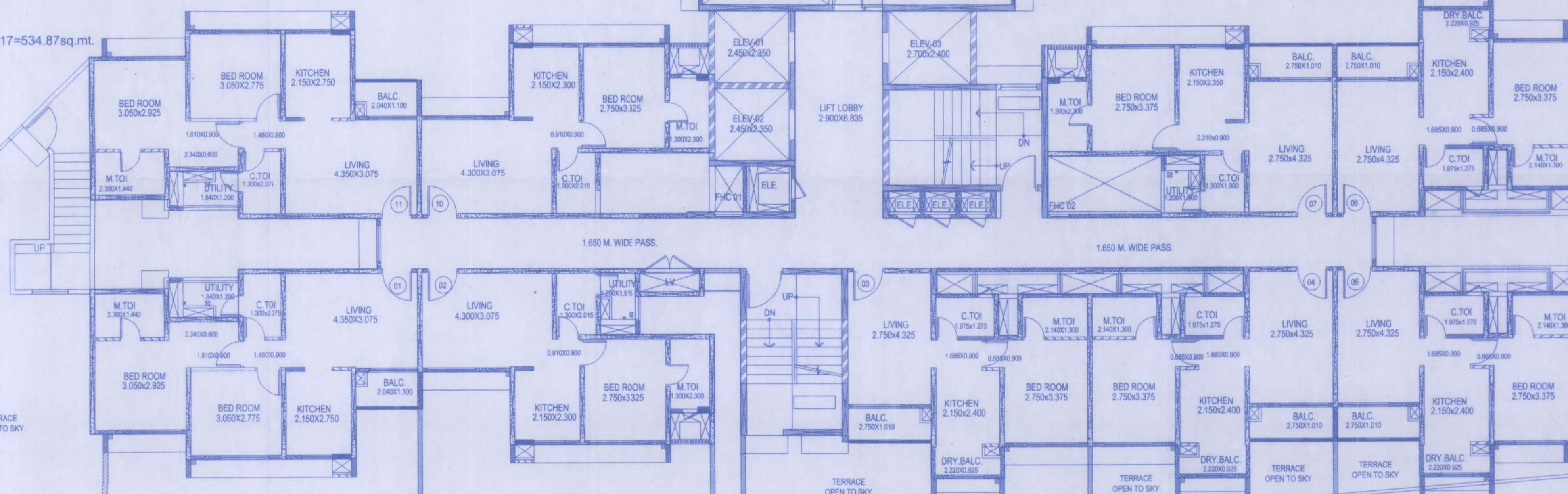
BUILDING No. 5
GROUND FLOOR PLAN(SHOP)
SC.1:100

PLOT-B
BUILDING No. 5
P-LINE AREA DIAGRAM
GROUND FLOOR (SHOP)
SC.1:200



PLOT-B
BUILDING No. 5
1st FLOOR DEDUCTION AREA
SC.1:200
BUILDING No. 5
1st FLOOR P-LINE AREA =611.04 - 76.17=534.87sq.mt.

Standard Additions	
1	= 1.20 x 5.40 x 2no= 12.96sq.mt
2	= 2.47 x 1.15 x 2no= 5.68sq.mt
3	= 4.11 x 1.53 x 2no= 12.56sq.mt
4	= 2.43 x 1.20 x 2no= 5.82sq.mt
5	= 4.11 x 1.33 x 2no= 10.92sq.mt
6	= 4.43 x 3.15 x 2no= 27.90sq.mt
7	= 1.65 x 0.20 x 1no=0.33sq.mt
Total Area	= 76.17sq.mt



BUILDING No. 5
1st FLOOR PLAN
SC.1:100

Certificate:
CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE
WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE.

SIGN. OF R.C.C. CONSULTANT

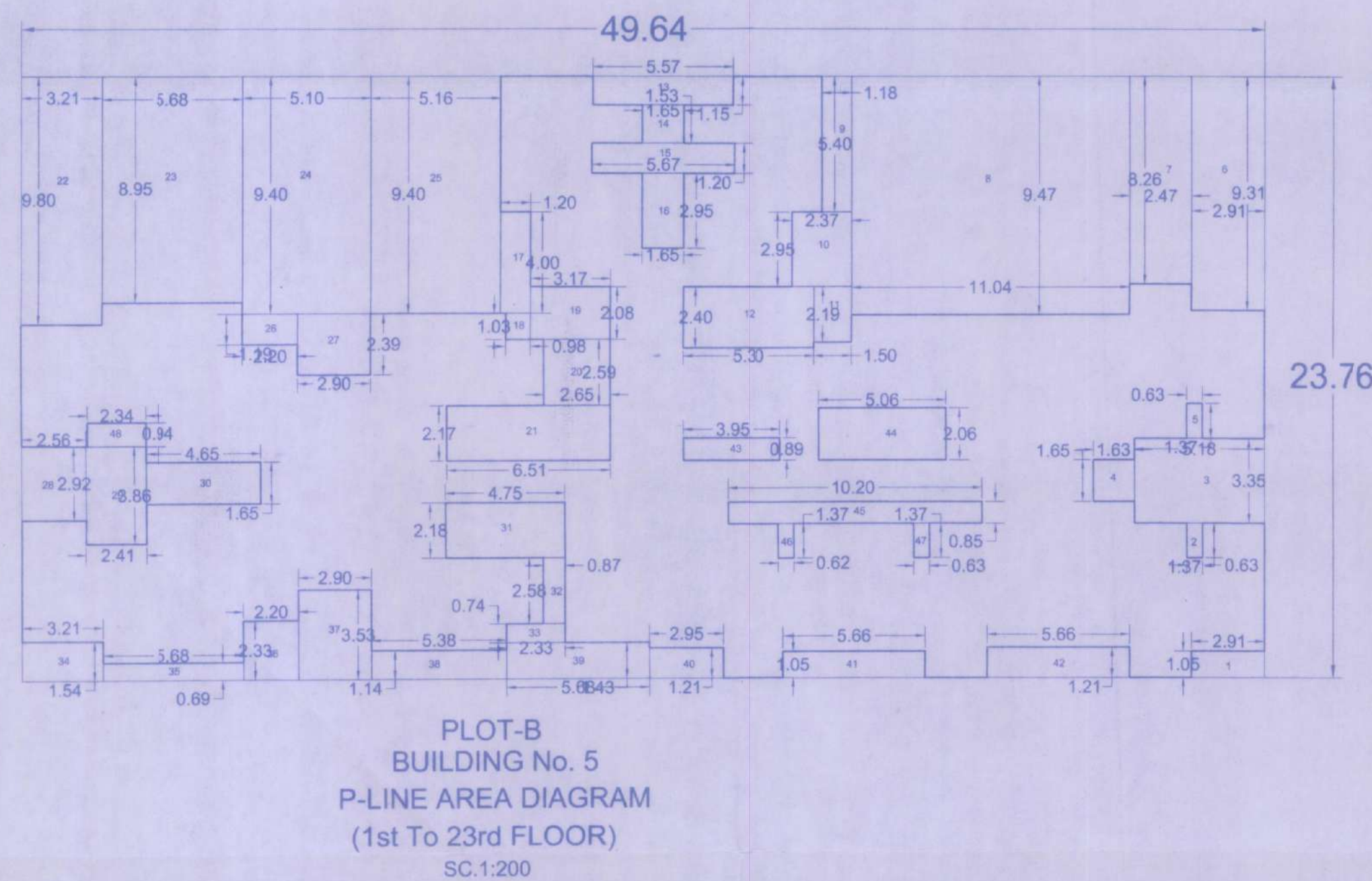
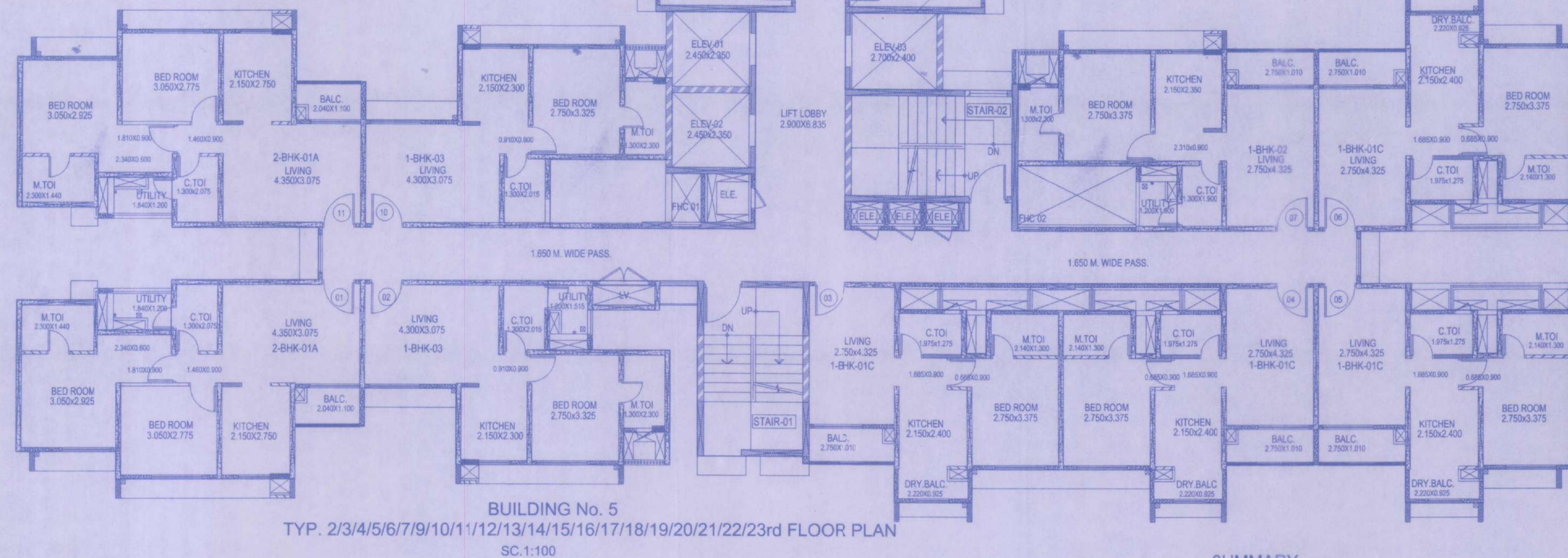
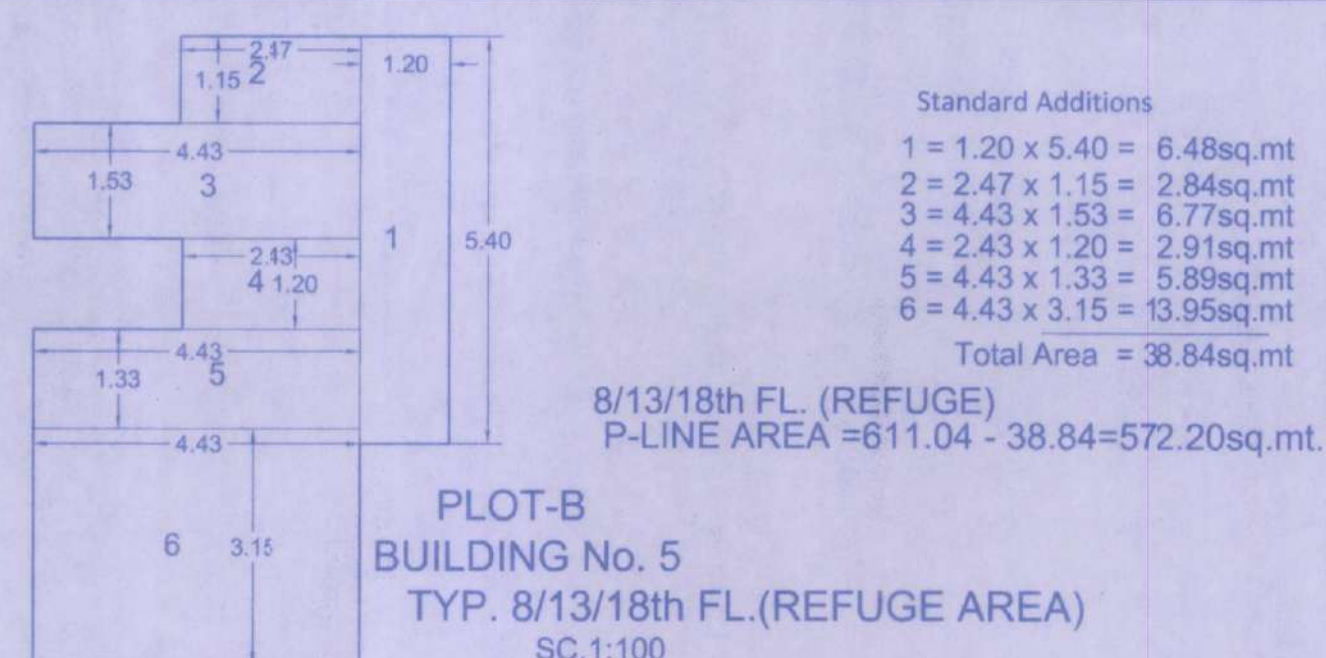
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.

OWNER - K.G.I. REALTY Pvt.Ltd.
FOR. AMIT HOTCHANDANI

Ar. Vijay Pandey.

M/S VIJAY PANDHEY & ASSOCIATES.
303-RAJAKAMAL TOWER
ABOVE KOTAK MAHINDRA BANK
SANTOSH MATA RD. KALYAN (W).
TEL. 0251-2204441/ 0370480016

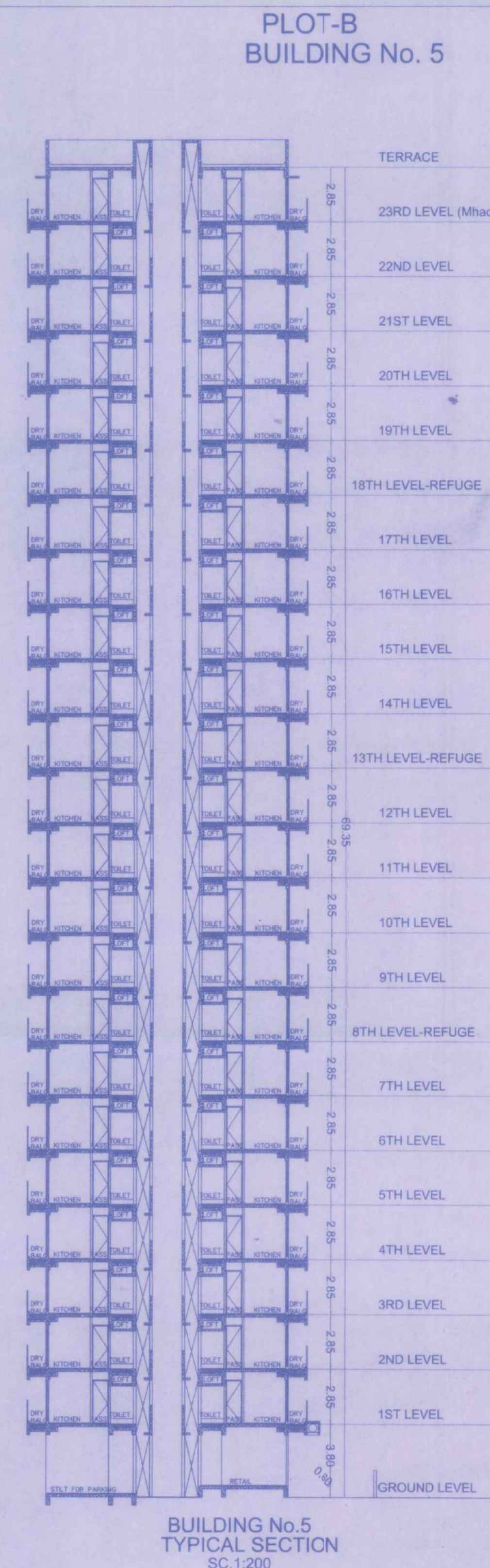
Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
04	08	N.S.	VIKAS	R-13	V.P.	Architect:- Vijay Pandey. CA/96/20081



BUILDING No. 5 Table No. 8B - Parking Requirements							
Sr. No.	Occupancy	Size of tenement	Total No. Flat	Parking Space Required			
				Required		Proposed	
				Car	Scooter	Car	Scooter
1	Residential i) Multi - Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	3x0=0	Nil.	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less than 150sq.m.	Nil.	1x0=0	3x0=0	Nil.	Nil.
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less than 80sq.m.	46	1x23 =23	5x23 115no.	23No	115No.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more than 30sq.m.	115	1x57.50 =57.50no.	2x57.50 =115no.	57.50No	115No.
		For every two tenements with each tenement having carpet area less than 30sq.m.	87	0x43.50 =0 no.	4x43.50 =174no.	Nil.	174no.
		Additional 5% Visitor Parking		5%(80.5) =4.02no.	5%(404) =20.2no.	4.02no.	20.2no.
		Total Parking Required (x 0.8) As per Table No. 8c,Page No.145.		0.8x84.52 =67.61 no.	0.8x224.20 =339.36no.	68no.	340no.

Built-Up Area Statement (TYP. 2nd TO 23rd FLOOR)			
Area Of Block	49.64	X	23.76
Standard Deductions			
1	2.91	X	1.05
2	0.63	X	1.37
3	5.18	X	1.25
4	1.63	X	1.25
5	0.62	X	1.37
6	2.91	X	9.31
7	2.47	X	8.26
8	11.04	X	9.47
9	1.18	X	5.40
10	2.27	X	2.95
11	1.50	X	2.19
12	5.30	X	2.40
13	5.57	X	1.15
14	1.65	X	1.53
15	5.67	X	1.20
16	1.65	X	2.95
17	1.20	X	4.00
18	0.98	X	1.03
19	3.17	X	2.08
20	2.65	X	2.59
21	6.51	X	2.17
22	3.21	X	9.80
23	5.68	X	8.95
24	5.10	X	9.40
25	5.16	X	9.40
26	2.20	X	1.19
27	2.90	X	2.39
28	2.56	X	2.92
29	2.41	X	3.86
30	4.65	X	1.65
31	4.75	X	2.17
32	0.87	X	2.58
33	2.33	X	0.74
34	3.21	X	1.54
35	5.68	X	0.69
36	2.20	X	2.33
37	2.90	X	3.53
38	5.38	X	1.14
39	5.68	X	1.42
40	2.95	X	1.20
41	5.68	X	1.05
42	5.68	X	1.20
43	3.95	X	0.88
44	5.06	X	2.06
45	10.20	X	0.85
46	0.62	X	1.37
47	0.63	X	1.37
48	2.34	X	0.94
Total Deduction			568.42
Area = 1179.45 - 568.42			611.04

SUMMARY (PLOT-B, BUILDING-5) PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	416.22+18.98(STAIR)+10.0(LOBBY)
01	534.87
02	611.04
03	611.04
04	611.04
05	611.04
06	611.04
07	611.04
08	572.20
09	611.04
10	611.04
11	611.04
12	611.04
13	572.20
14	611.04
15	611.04
16	611.04
17	611.04
18	572.20
19	611.04
20	611.04
21	611.04
22	611.04
23	611.04
TOTAL	=14,306.43SM.



Stamps of Approval/RE-Approval/Completion of Plans:

OFFICE OF THE KALYAN DOMBIVLI
 MUNICIPAL CORPORATION, KALYAN.
 Building Permit No.:
 KDMC/TPD/BP/27Village/2021-22/01/338
 Date: 20/12/2022.

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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 ensure the safety and security of the structure and its contents.					
OWNER - K.G.I. REALTY Pvt.Ltd. FOR. AMIT HOTCHANDANI					
Ar. Vijay Pandey.					
Job No. Drawing No. Scale Drawn by Rev. Checked by Registration No. Of					
04	09	N.S.	VIKAS	R-13	V.P. Architect:- Vijay Pandey. CA/96/20081