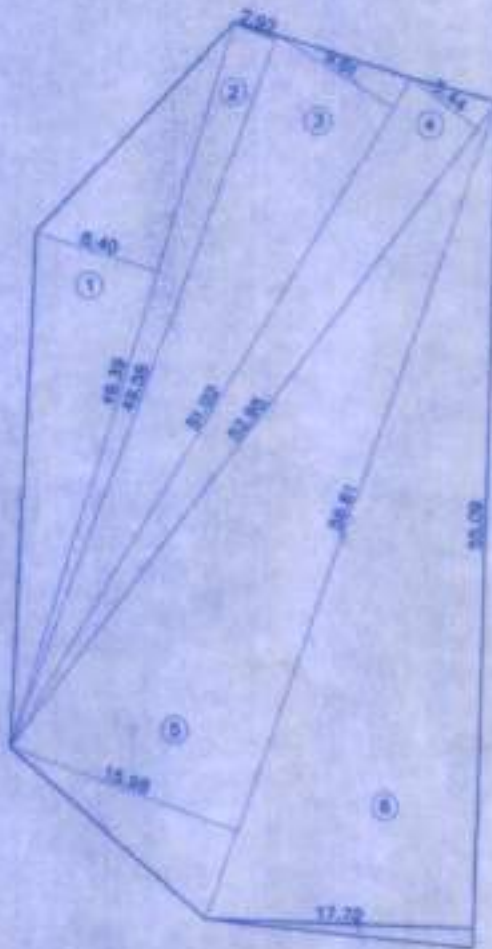


FORM OF STATEMENT 2 (SR.NO. 9(a))		
(PROPOSED BUILDING)		
BUILDING NO.	FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BUILDING NO.1	GROUND FLOOR	32.93
	1ST PODIUM FLOOR	0.00
	2ND PODIUM FLOOR	0.00
	AMENITY FLOOR	0.00
	1ST FLOOR	428.09
BUILDING NO.2	2ND FLOOR	428.09
	3RD FLOOR	428.09
	4TH FLOOR	428.09
	5TH FLOOR	324.71
	GROUND FLOOR	32.93
BUILDING NO.3	1ST PODIUM FLOOR	0.00
	2ND PODIUM FLOOR	0.00
	AMENITY FLOOR	0.00
	1ST FLOOR	428.09
	2ND FLOOR	428.09
	3RD FLOOR	428.09
TOTAL		2992.04 SQ.M

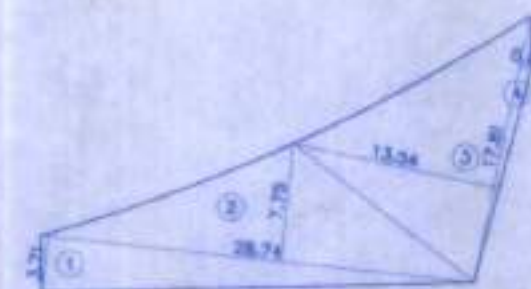
FORM OF STATEMENT 3 (SR.NO. 9(g))				
AREA DETAILS OF INCLUSIVE HOUSING APARTMENT				
BUILDING NO.	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
2	GROUND	-	-	-
	PODIUM 1	-	-	-
	PODIUM 2	-	-	-
	STILT	-	-	-
	1ST-4TH	FLAT 1,2	33.21	-
5TH	FLAT	3,4,5,6	33.09	-
		FLAT 3	41.65	6.10

FORM OF STATEMENT 3 (SR.NO. 9(g))				
AREA DETAILS OF APARTMENT				
BUILDING NO.	FLOOR NO.	APARTMENT SHOP/OFFICE NO.	CARPET AREA OF APARTMENT (IN SQ.M)	AREA OF BALCONY ATTACHED TO APARTMENT (IN SQ.M)
1&3	GROUND	-	-	-
	PODIUM 1	-	-	-
	PODIUM 2	-	-	-
	STILT	-	-	-
	1ST-3RD FLR.	FLAT 1,2	56.54	6.10
2	FLAT	3,4,5,6	41.65	6.10
		FLAT 3	56.54	6.10
5TH	FLAT	1,2	33.21	-
		3,4,5,6	33.09	-
		FLAT 3	41.65	6.10
		FLAT 3	56.54	6.10
		FLAT 3	41.65	6.10



PLAY GROUND RES. DAIGRAM
SCALE: 1:500

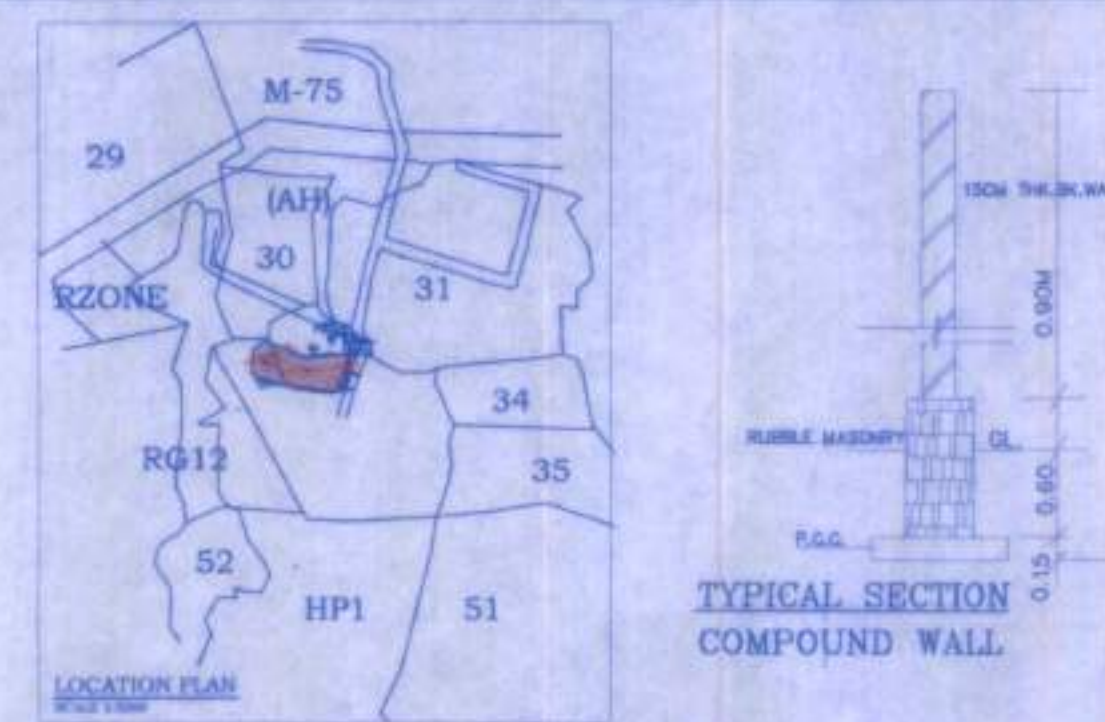
PLAY GROUND RESERVATION CALCULATION		
1	1/2 X 49.39 X 8.40 X 1NO	= 207.44 SQ.MT
2	1/2 X 49.58 X 2.92 X 1NO	= 72.39 SQ.MT
3	1/2 X 51.02 X 9.01 X 1NO	= 228.85 SQ.MT
4	1/2 X 52.95 X 5.44 X 1NO	= 144.02 SQ.MT
5	1/2 X 56.61 X 15.98 X 1NO	= 452.31 SQ.MT
6	1/2 X 55.09 X 17.72 X 1NO	= 488.10 SQ.MT
TOTAL ADDITION		= 1594.11 SQ.MT



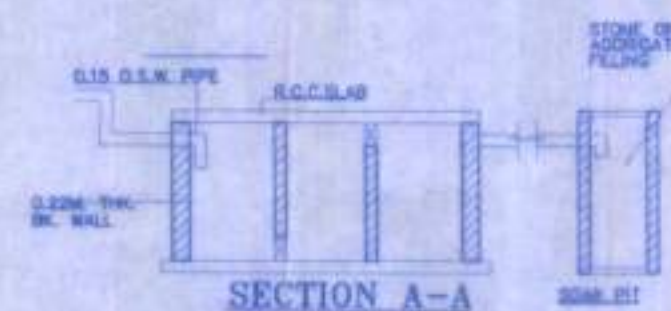
AMENITY AREA DAIGRAM
SCALE: 1:500

AMENITY AREA CALCULATION

1	1/2 X 28.74 X 3.71 X 1NO	= 53.31 SQ.MT
2	1/2 X 28.74 X 7.75 X 1NO	= 111.37 SQ.MT
3	1/2 X 17.81 X 13.54 X 1NO	= 120.57 SQ.MT
4	1/2 X 17.81 X 0.81 X 1NO	= 7.21 SQ.MT
TOTAL ADDITION		= 292.46 SQ.MT



TYPICAL SECTION
COMPOUND WALL



DOORS & WINDOWS SCHEDULE			
NO.	SIZE W X H	AREA IN SQ.MTS.	DESCRIPTION
01	1.00M X 2.10M	2.10	1.00M X 2.10M DOOR
02	0.90M X 2.10M	1.89	1.00M X 2.10M DOOR
03	0.75M X 2.00M	1.50	1.00M X 2.10M DOOR
04	2.10M X 2.10M	4.41	1.00M X 2.10M DOOR
05	2.10M X 1.20M	2.52	1.00M X 2.10M DOOR
06	1.70M X 1.50M	2.55	1.00M X 2.10M DOOR
07	1.40M X 1.20M	1.68	1.00M X 2.10M DOOR
08	0.90M X 0.75M	0.68	GLASS LOUVERS

PARKING STATEMENT (FOR PROP. AREA AS PER NEW DCR)			
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT/ 4 SCOOTER	-	-	-
30 TO 40 SQ.MT. EVERY 2 TENEMENT/ CAR & 2 SCOOTER	25	12.5	25
40 TO 80 SQ.MT. EVERY 2 TENEMENT/ CAR & 3 SCOOTER	40	20	100
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ CAR & 3 SCOOTER	-	-	-
150 SQ.MT. & ABOVE EVERY ONE TENEMENT/ 2 CAR & 3 SCOOTER	-	-	-
TOTAL NO OF RESIDENTIAL PARKING	65	32.5	125
ADD VISITOR PARKING FOR RESIDENTIAL 2%	-	1.63	6.25
COMMERCIAL AREA EVERY 100 SQ.MT. 2 CAR & 8 SCOOTER	-	-	-
ADD VISITOR PARKING FOR COMMERCIAL 20%	-	-	-
TOTAL NO OF PARKING	-	34.1	131.3
PARKING REQUIRED AS PER TABLE NO. 8C, B.O. OF PARKING	-	28	106
PARKING PROPOSED WITH COMPOSITE PARKING	-	-	-
STILT / STACK PARKING	-	-	-
OPEN STACK / PUZZLE/MECHANICAL PARKING	-	-	-
2 WHEELER PARKING COMPOSITE IN 4 WHEELER (615-447= 35/ 6)	-	-	-
TOTAL PROPOSED NO OF PARKING	-	41	150

CERTIFICATE OF AREA	
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS, LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS	
OWNER'S DECLARATION	
I/WE UNDER SIGNED 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 TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.	
OWNER'S NAME AND SIGNATURE	

LEGENDS	NOTES
PLOT BOUNDARY SHOWN IN THICK BLACK EXISTING STREET SHOWN IN GREEN FUTURE STREET SHOWN IN DOTTED GREEN PERMISSIBLE BUILDING SHOWN IN THICK DOTTED BLACK EXISTING WORK SHOWN IN BLUE WORK PROPOSED TO BE DEMOLISHED SHOWN IN YELLOW HATCHED PROPOSED WORK SHOWN IN RED DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED WATERY SUPPLY WORK SHOWN IN BLACK DOTTED THAN	DRAWING IN SCALE ALL DIMENSIONS ARE IN METERS EXTER WALL & INTERNAL WALL 0.15M THK.

APPENDIX - C	
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE THE STANDARDS	

LAYOUT PLAN SHEET NO. 1/03

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: KDMC/TPD/BP/27Village/2021-22/14

Date: 30/07/2021

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROPOSED A AREA STATEMENT		IN SQ.MT.
1	A) AREA OF PLOT	8800.00
	B) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	8800.00
	C) AS PER MEASUREMENT SHEET	8703.43
	D) AS PER SITE	8703.43
2	DEDUCTIONS FOR	
	A) 12M.W. ROAD AREA	176.96
	B) HOSPITAL RESERVATION	503.75
	C) P.G. RESERVATION	2292.13
	D) TOTAL (a+b+c)	2972.84
3	BALANCE AREA OF PLOT (1 Minus 2)	5730.59
	E) AREA OF PLOT UNDER ACCOMMODATION POLICY WITH R ZONE R.ZONE+P.G.RESERVATION 5730.59 + 2292.13	8022.72
	F) P.G.RESERVATION FOR KMC = 70% OF 2292.13 = 1604.49 SQ.MT.	
4	AMENITY SPACE IF APPLICABLE	
	A) REQUIRED	-
	B) ADJUSTMENT OF IF ANY	-
	C) BALANCE PROPOSED	-
5	NET PLOT AREA (3-4(C))	8022.72
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED 5730.59 X 10%	573.05
	B) PROPOSED	577.48
7	INTERNAL ROAD AREA	
8	PLOTABLE AREA	
9	BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO: 5 X BASIC FSI) 8022.72 X 1.10 = 8824.99	8824.99
10	ADDITION OF FSI ON PAYMENT PREMIUM	
	A) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE	-
	B) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN-SITU FSI/TOR LOADING	
	A) IN-SITU AREA AGAINST 12 M.W.D.P. ROAD	-
	B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR.NO: 4 (b) AND/OR (C))	-
	C) TOR AREA	-
	D) TOTAL IN-SITU/TOR LOADING PROPOSED (11 (a)+(b)+(c))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	A) [9+10(b)+11(d)] or 12 WHICHEVER IS APPLICABLE	8824.99
	B) ANULLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES	-
	C) TOTAL ENTITLEMENT (a+b)	-
14	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable (a)1.8 or1.9	
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.17(b))	
	A) PROPOSED BUILT UP AREA (AS PER P LINE)	2992.04
	B) EXISTING BUILT UP AREA AS PE SANCTION	2992.04
	C) TOTAL (a+b)	2992.04
16	FSI CONSUMED (15/13)	
17	AREA FOR INCLUSIVE HOUSING IF ANY	
	A) REQUIRED (20% OF SR. NO.:5) 6303.64 X 20%	1260.72
	B) PROPOSED (20% OF SR. NO.:5) 33645.64	1270.68

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

845-01 DRG. NO.

PROPOSED BUILDINGS ON PLOT BEARING SURVEY NO.239, H.NO.4, AT VILLAGE BHOPAR,DESALE PADA

AS SHOWN SCALE

OWNER - SHRI. PANDURANG SHANKAR DESALE & OTHERS THROUGH C.A.-ERA HOMES PARTNER FIRM THROUGH SHRI KETAN KANTILAL VADOR & SHRI HIREN KANTILAL VADOR

29/05/2021 DATE

ANIL CHD. BY.

PRATHAM CAD/DRN

VITAN CONSULTANTS ARCHITECTS & ENGINEERS

B-101, Bindu Tower, 1st Floor, Opp. Lourdes English School, Santoshi Mata Road, Kalyan - 421307

FORM OF STATEMENT 2 (SR.NO. 9(a))		
(INCLUSIVE HOUSING PROPOSED IN BUILDING NO. 2)		
FLOOR NO.	TOTAL BUILT-UP AREA OF INCLUSIVE HOUSING, AS PER OUTER CONSTRUCTION LINE	
GROUND FLOOR	0.00	
1ST PODIUM FLOOR	0.00	
2ND PODIUM FLOOR	0.00	
STILT FLOOR	0.00	
1ST FLOOR	304.68	
2ND FLOOR	304.68	
3RD FLOOR	304.68	
4TH FLOOR	304.68	
5TH FLOOR	51.96	
TOTAL	1370.68 SQ.M	
NO OF TENEMENT	25 FLATS	

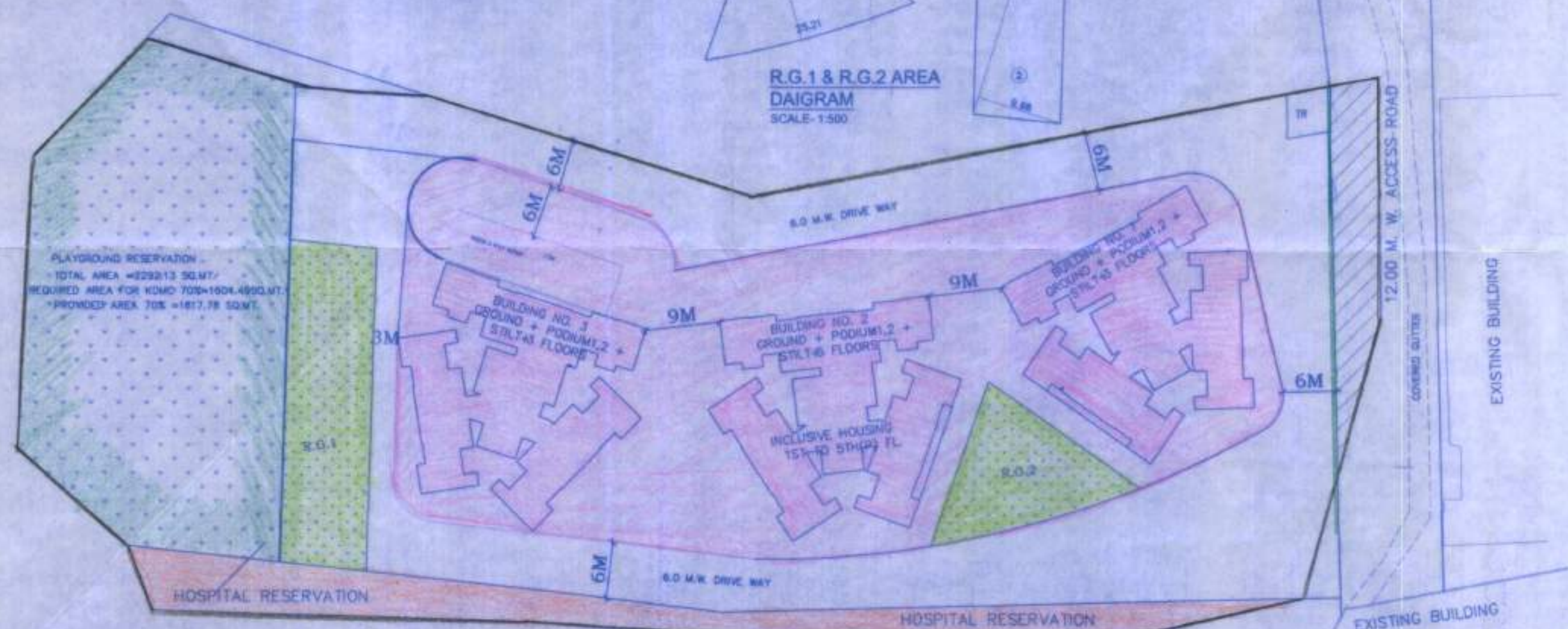
FORM OF STATEMENT 2 (SR.NO. 9(a))			
(PROPOSED IN BUILDING NO. 1,2 & 3)			
FLOOR NO.	TOTAL BUILT-UP AREA OF INCLUSIVE HOUSING, AS PER OUTER CONSTRUCTION LINE		
GROUND FLOOR	BLDG. NO.1 32.93	BLDG. NO.2 32.93	BLDG. NO.3 32.93
1ST PODIUM FLOOR	0.00	0.00	0.00
2ND PODIUM FLOOR	0.00	0.00	0.00
STILT FLOOR	0.00	0.00	0.00
1ST FLOOR	428.09	0.00	428.09
2ND FLOOR	428.09	0.00	428.09
3RD FLOOR	428.09	0.00	428.09
4TH FLOOR	0.00	0.00	428.09
5TH FLOOR	324.71		
TOTAL	1317.20 SQ.M	357.64 SQ.M	1317.20 SQ.M
NO OF TENEMENT	18 FLATS	04 FLATS	18 FLATS

R.G.1 R.G.2 AREA CALCULATION

1	1/2 X 37.75 X 9.98 X 1NO	= 188.37 SQ.MT
2	1/2 X 37.75 X 9.98 X 1NO	= 188.37 SQ.MT
3	1/2 X 25.21 X 16.41 X 1NO	= 206.85 SQ.MT
TOTAL ADDITION		= 583.59 SQ.MT



R.G.1 & R.G.2 AREA DAIGRAM
SCALE: 1:500



LAYOUT PLAN
SCALE: 1:500

R.C.C. ENGINEER'S SIGNATURE