



LOCATION PLAN

PLOT AREA STATEMENT

PLOT S, NO,	
s no	AREA
61/21	2500
61/51	2900
61/58	1600
61/80	3200
61/95	700
61/75C	1400
61/81	200
61/17	1500
61/18	1900
61/19	4800-1300 =3500
61/20	1400
61/52	5800
61/53	600
61/54	900
61/55	1100
61/56	800
61/57	1200
60/7	860
60/8	180
TOTAL	32240

BUILTUP AREA AREA SUMMARY EXISTING AND PROPOSED		
PLOT A		
FLOOR	BUILTUP AREA AS PER EXISTING SANCTIONED	BUILTUP AREA AS PER PROPOSED SANCTIONED AS PER PLINE
COMMERCIAL GROUND FLOOR (TOWER A & B C)	1130.61	1279.28
COMMERCIAL 1ST FLOOR (TOWER A & B C)	1027.06	1225.85
TOWER A	5682.19	8264.91
TOWER B	5682.19	8264.91
TOWER C	3033.11	4386.94
TOTAL	16555.16	23421.89
FREE OF FSI ON PAYMENT OF PREMIUM IN OLD SANCTIONED	6866.73	0.00
TOTAL BUILTUP AREA PROPOSED	23421.89	0.00
TOTAL BUILTUP PLOT A EXISTING +PROPOSED	40460.68	
PLOT B		
COMMERCIAL GROUND FLOOR (TOWER D)		1352.22
COMMERCIAL 1ST FLOOR (TOWER D)	12379.17	1387.59
COMMERCIAL 2ND ST FLOOR (TOWER D)		1387.59
TOWER D		10492.80
TOWER H	1982.32	2823.15
TOWER G	0	0
TOTAL BUILTUP PLOT B	14361.49	17243.35
FREE OF FSI ON PAYMENT OF PREMIUM IN OLD SANCTIONED	2881.86	0.00
TOTAL BUILTUP PLOT A EXISTING +PROPOSED	17243.35	37932.33

STAMP OF APPROVAL OF PLAN		
OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.		
Building Permit No. KDMC/TEP/BJP/DM/2018-19/0026/156	2018-19/0026/156	ASSISTANT DIRECTOR OF TOWN PLANNING
Date: 18/03/2021		Kalyan-Dombivli Municipal Corporation
SANCTIONED	AREA STATEMENT	SQ.MT
1	AREA OF PLOT (MINIMUM AREA A B C TO BE CONSIDERED)	32240
2	As per ownership document (7/12, CTS extract)	32240
3	As per measurement sheet	32240
4	As per site	32240
5	DEDUCTION FOR Proposed D.P./D.P. Road widening Area/Service Road / Highway widening 45 m + 18 m	5052.36
6	Any CP reservation area (b1 +b3 +b3+ b4)	3790.53
7	b1 -vet. hospital	419
8	b2 -H.D.H.	434.79
9	b3 -KDMT =3425.34-1300 = 1125.84	1125.84
10	b4 -PLAY SCHOOL	740.47
11	Green belt	1973.43
12	Total a+b	8642.89
13	Balance area of plot (1-2)	23397.11
14	Amenity Space (if applicable)	NA
15	Required -	NA
16	Adjustment of 20% if any -	NA
17	Balance Proposed -	NA
18	Net Plot Area (3-4 (c))	23397.11
19	Net Plot Area (3-4 (c))	PLOT A PLOT B
20	Net plot area after subdividing	10306.12 13090.98
21	GROSS AREA OF PLOT A & B CONSIDERING TOTAL POTENTIAL (As 1008.12 + 416.1074-0871 APPROX OF DP ROAD) =1424.92	14496.96 17773.07
22	Recreational Open space (if applicable)	NA
23	a) Required -	1030.81 1309.09
24	b) Proposed -	1030.81 1309.09
25	Internal Road area	NIL NIL
26	Propriable area (if applicable)	NIL NIL
27	Built up area with reference to Basic F.S.I. as per front road width (Dr. No. Section F.S.I.)	11336.73 14403.08
28	Section in base FSI = 40 FOR ACCOMMODATION RESERVATION PRINCIPAL	532.00
29	b1 -KDMT =4025.34-1300 = 1125.84 42.0	2251.68
30	b4 -PLAY SCHOOL = 740.47 32.10	1564.98
31	Section in base F.S.I. 10/11/12/17	1180.77
32	Total Built up area with reference to Basic F.S.I. as per front road width	12349.5 15206.74
33	ADDITION OF FSI ON PAYMENT OF PREMIUM	13
34	Maximum permissible premium FSI - based on road width / TDR Zone	13
35	Proposed FSI on payment of premium	13
36	Final FSI / TDR loading	10009.26
37	Final area against D.P. Road (2.1 x Dr. No. 2) (if any = 8002.36 x 2.1)	5609.95 5000
38	Final area against Amenity Space if provided over (2.00 or 1.85 x Dr. No. 4 (based on note))	18
39	TDR area	8200
40	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	10009.26
41	Additional FSI area under Chapter No. 7	NA
42	Total entitlement of FSI in the proposed	25199.45 23206.74
43	b1 + b3 + b3 + b4 (if any) whichever is applicable	8434.5 11643.74
44	Final area against D.P. Road (2.1 x Dr. No. 2) (if any = 8002.36 x 2.1)	35563.95 30500.45
45	Final area against Amenity Space if provided over (2.00 or 1.85 x Dr. No. 4 (based on note))	68441.38 65110.73
46	Existing Built-up Area (as per old sanctioned)	16555.16 14381.49
47	Proposed Built-up Area (as per TDR)	17038.79 20688.98
48	Total (a+b)	33593.95 35050.48
49	F.S.I. Consumed (15/13) (should not be more than sanctioned)	5,147.34
50	Area for inclusive Housing, if any	5,147.34
51	Required (20% of (b1+b3+b3+b4) + 14400.00) = 25730.81 x 20%	5,147.34
52	proposed	5,147.34

PARKING STATEMENT FOR PLOT A - AS PER PREVIOUS SANCTIONED FLOORS/TENAMENTS					
CATEGORY OF TENAMENTS	NO OF TENAMENTS	PARKING REQUIRED		PLOT PARKING PROVIDED	
		CAR	SCOOTERS	CAR	SCOOTERS
Residential below 30 sq.m. on parking	197	0	0	0	0
For every two residential units each residential having carpet area equal to or above 45 sq.m. but less than 75 sq.m.	153	1	0	0	0
For every two residential units each residential having carpet area equal to or above 75 sq.m. but less than 100 sq.m.	217	1	0	0	0
For every two residential units each residential having carpet area equal to or above 100 sq.m. but less than 150 sq.m.	46	1	0	0	0
For every two residential units each residential having carpet area equal to or above 150 sq.m. but less than 200 sq.m.	19	0	2	0	0
For every two residential units each residential having carpet area equal to or above 200 sq.m. but less than 300 sq.m.	11	0	0	21	0
For every two residential units each residential having carpet area equal to or above 300 sq.m. but less than 400 sq.m.	11	0	0	21	0
TOTAL	664	2	2	42	0

PARKING STATEMENT FOR PLOT A - AS UNPICKED DCR SANCTIONED ADDITIONAL FLOORS/TENAMENTS					
CATEGORY OF TENAMENTS	NO OF TENAMENTS	PARKING REQUIRED		PLOT PARKING PROVIDED	
		CAR	SCOOTERS	CAR	SCOOTERS
For every two residential units each residential having carpet area equal to or above 45 sq.m. but less than 75 sq.m.	153	1	0	0	0
For every two residential units each residential having carpet area equal to or above 75 sq.m. but less than 100 sq.m.	217	1	0	0	0
For every two residential units each residential having carpet area equal to or above 100 sq.m. but less than 150 sq.m.	46	1	0	0	0
For every two residential units each residential having carpet area equal to or above 150 sq.m. but less than 200 sq.m.	19	0	2	0	0
For every two residential units each residential having carpet area equal to or above 200 sq.m. but less than 300 sq.m.	41	0	0	81	0
For every two residential units each residential having carpet area equal to or above 300 sq.m. but less than 400 sq.m.	11	0	0	81	0
For every two residential units each residential having carpet area equal to or above 400 sq.m. but less than 500 sq.m.	11	0	0	81	0
TOTAL	664	2	2	162	0

PARKING STATEMENT FOR PLOT B - AS PER PREVIOUS SANCTIONED FLOORS/TENAMENTS					
CATEGORY OF TENAMENTS	NO OF TENAMENTS	PARKING REQUIRED		PLOT PARKING PROVIDED	
		CAR	SCOOTERS	CAR	SCOOTERS
Residential below 30 sq.m. on parking	36	0	0	0	0
For every two residential units each residential having carpet area equal to or above 45 sq.m. but less than 75 sq.m.	116	1	0	0	0
For every two residential units each residential having carpet area equal to or above 75 sq.m. but less than 100 sq.m.	164	1	0	0	0
For every two residential units each residential having carpet area equal to or above 100 sq.m. but less than 150 sq.m.	21	0	2	0	0
For every two residential units each residential having carpet area equal to or above 150 sq.m. but less than 200 sq.m.	11	0	0	23	0
For every two residential units each residential having carpet area equal to or above 200 sq.m. but less than 300 sq.m.	11	0	0	23	0
For every two residential units each residential having carpet area equal to or above 300 sq.m. but less than 400 sq.m.	11	0	0	23	0
TOTAL	387	2	2	70	0

PARKING STATEMENT FOR PLOT B - AS UNPICKED DCR SANCTIONED ADDITIONAL FLOORS/TENAMENTS					
CATEGORY OF TENAMENTS	NO OF TENAMENTS	PARKING REQUIRED		PLOT PARKING PROVIDED	
		CAR	SCOOTERS	CAR	SCOOTERS
For every two residential units each residential having carpet area equal to or above 45 sq.m. but less than 75 sq.m.	116	1	0	0	0
For every two residential units each residential having carpet area equal to or above 75 sq.m. but less than 100 sq.m.	164	1	0	0	0
For every two residential units each residential having carpet area equal to or above 100 sq.m. but less than 150 sq.m.	46	1	0	0	0
For every two residential units each residential having carpet area equal to or above 150 sq.m. but less than 200 sq.m.	19	0	2	0	0
For every two residential units each residential having carpet area equal to or above 200 sq.m. but less than 300 sq.m.	41	0	0	81	0
For every two residential units each residential having carpet area equal to or above 300 sq.m. but less than 400 sq.m.	11	0	0	81	0
For every two residential units each residential having carpet area equal to or above 400 sq.m. but less than 500 sq.m.	11	0	0	81	0
TOTAL	387	2	2	162	0

PARKING STATEMENT PLOT A

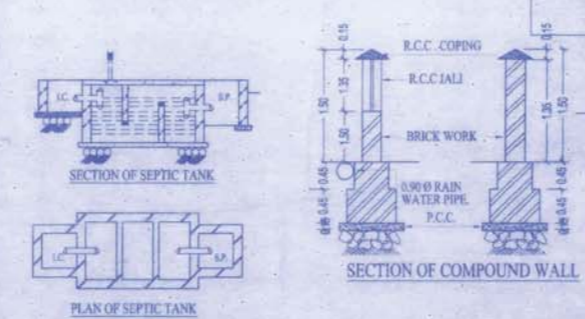
TOTAL PARKING STATEMENT PLOT A			
TOTAL REQUIRED		TOTAL PROVIDED	
CAR	SCOOTERS	CAR	SCOOTERS
209	337	263	337

NOTE - EXTRA PARKING PROVIDED FOR FUTURE PROVISIONS
57 EXTRA CAR SPACE X6 = 342 SCOOTER
PARK PROVIDED

PARKING STATEMENT PLOT B

TOTAL PARKING STATEMENT PLOT B			
TOTAL REQUIRED		TOTAL PROVIDED	
CAR	SCOOTERS	CAR	SCOOTERS
166	654	512	654

SITE PLAN



NOTES			
1	THICK BLACK	PLATE	THICK BLACK
2	THICK DOTTED	THICK DOTTED	THICK DOTTED
3	THICK DOTTED	THICK DOTTED	THICK DOTTED
4	THICK DOTTED	THICK DOTTED	THICK DOTTED
5	THICK DOTTED	THICK DOTTED	THICK DOTTED
6	THICK DOTTED	THICK DOTTED	THICK DOTTED
7	THICK DOTTED	THICK DOTTED	THICK DOTTED
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97	THICK DOTTED	THICK DOTTED	THICK DOTTED
98	THICK DOTTED	THICK DOTTED	THICK DOTTED
99	THICK DOTTED	THICK DOTTED	THICK DOTTED
100	THICK DOTTED	THICK DOTTED	THICK DOTTED

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS