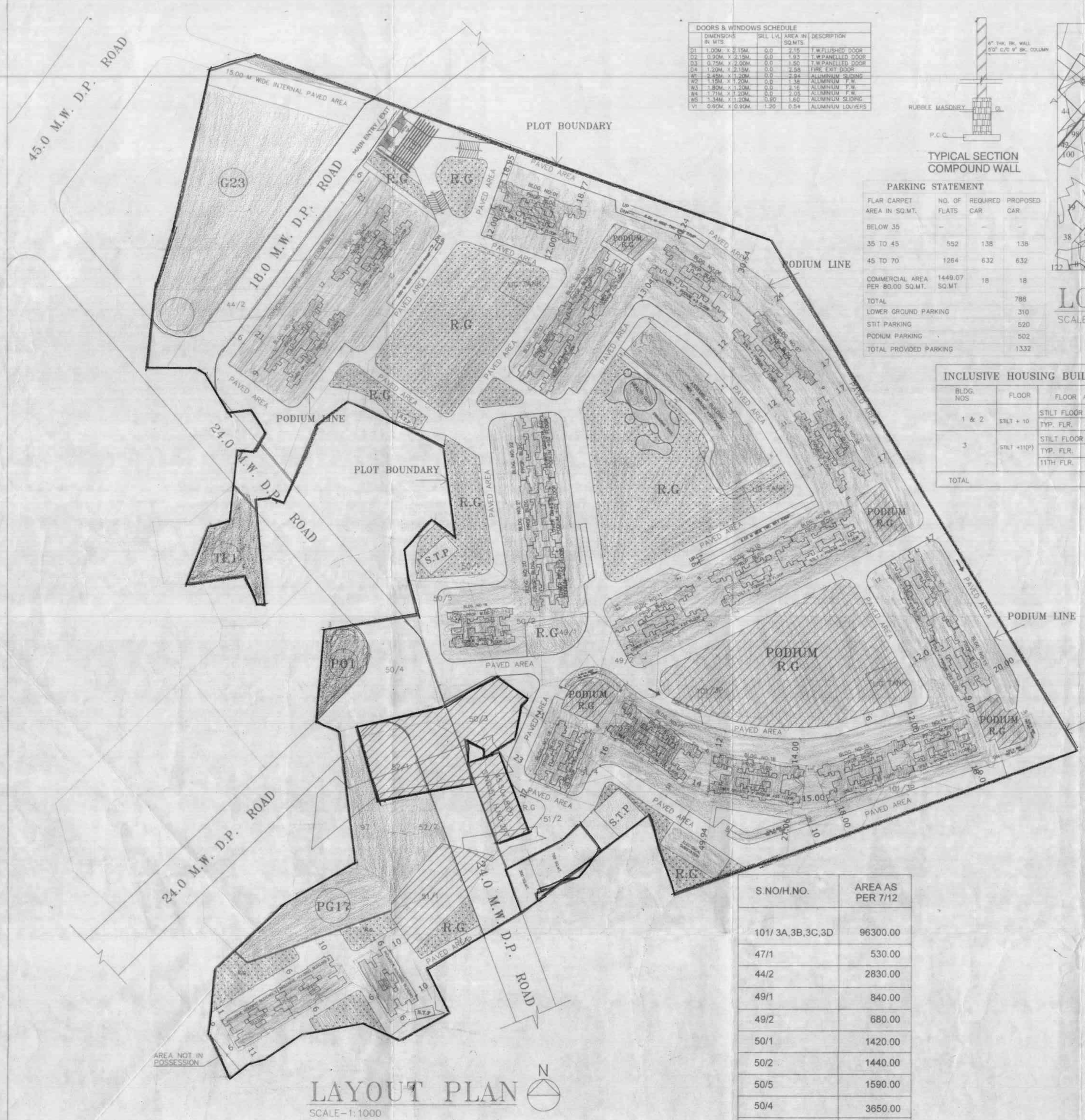
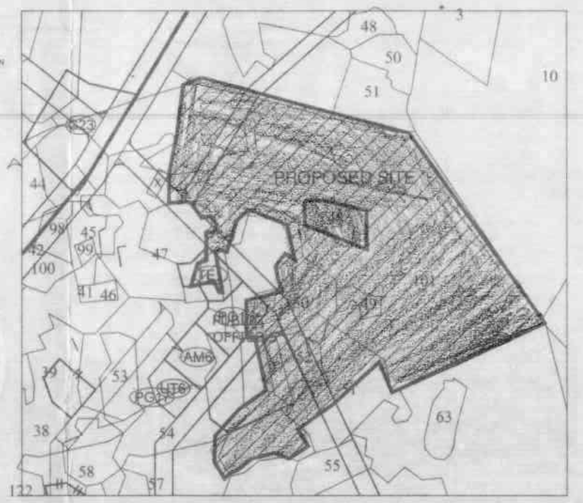


DOORS & WINDOWS SCHEDULE				
	DIMENSIONS IN MTS.	SILL LVL	AREA IN SQ.MTS.	DESCRIPTION
D1	1.00M X 2.15M.	0.0	2.15	T.W.FLUSHED DOOR
D2	0.90M X 2.15M.	0.0	1.93	T.W.PANELLED DOOR
D3	0.75M X 2.00M.	0.0	1.50	T.W.PANELLED DOOR
D4	1.20M X 2.15M.	0.0	2.58	TIRE EXIT DOOR
W1	2.40M X 1.20M.	0.0	2.94	ALUMINIUM SLIDING
W2	1.15M X 1.20M.	0.0	1.38	ALUMINIUM F.W.
W3	1.80M X 1.20M.	0.0	2.16	ALUMINIUM F.W.
W4	1.71M X 1.20M.	0.0	2.05	ALUMINIUM F.W.
W5	1.34M X 1.20M.	0.90	1.60	ALUMINIUM SLIDING
V1	0.60M X 0.90M.	1.20	0.54	ALUMINIUM LOUVERS

TYPICAL SECTION
COMPOUND WALL

PARKING STATEMENT

FLAR CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 35	–	–	–
35 TO 45	552	138	138
45 TO 70	1264	632	632
COMMERCIAL AREA PER 80.00 SQ.MT.	1449.07 SQ.MT.	18	18
TOTAL			788
LOWER GROUND PARKING			310
STIT PARKING			520
PODIUM PARKING			502
TOTAL PROVIDED PARKING			1332



LOCATION PLAN
SCALE-1: 5000
N

INCLUSIVE HOUSING BUILDING BUILT UP AREA STATEMENT (IN SQ.MT.)

BLDG. NOS.	FLOOR	FLOOR AREA	TOTAL AREA	NO OF BLDG.	TOTAL AREA	EXCESS BALCONY	NO OF FLATS
1 & 2	STILT + 10	STILT FLOOR – 43.32 TYP. FLR. – 485.82	4901.32	2	9802.64	–	160
3	STILT +11(P)	STILT FLOOR – 43.32 TYP. FLR. – 485.32 11TH FLR. – 168.67	5069.99	1	5069.99	–	81
TOTAL				2	14872.63	–	241

S.NO/H.NO.	AREA AS PER 7/12
101/ 3A,3B,3C,3D	96300.00
47/1	530.00
44/2	2830.00
49/1	840.00
49/2	680.00
50/1	1420.00
50/2	1440.00
50/5	1590.00
50/4	3650.00
51/ 2A	4390.00
51/ 4	820.00
52/ 2	2380.00
54/ 1	8170.00
97	1210.00
48	3870.00
	130120.00

TOTAL BUILT UP AREA STATEMENT (IN SQ.MT.)

BLDG. NOS.	FLOOR	FLOOR AREA	TOTAL AREA	NO. OF BLDG.	TOTAL AREA	EXCESS BALCONY	STAIRCASE & PASSAGE AREA	NO. OF FLATS
1	STILT + PODIUM + 6 FLOORS.	STILT FLOOR – 38.12 PODIUM. FLR.– 21.49 1 TO 6 FLR.–824.20	3804.81	1	3804.81	341.46	–	48
2	LOWER GR + STILT + PODIUM + 3 FLOOR	LOWER GR.– 38.11 STILT. FLOOR– 21.49 PODIUM. FLR.– 21.49 1 TO 3 FLR –441.57	1405.80	1	1405.80	119.43	–	24
3	LOWER GR + STILT + PODIUM + 3 FLOORS.	LOWER GR.– 38.12 STILT.FLOOR – 21.49 PODIUM. FLR.– 21.49 1 TO 3 FLR.–624.20	1953.70	1	1953.70	170.73	–	24
4,5,	LOWER GR + STILT + PODIUM + 1 FLOOR	LOWER GR.– 38.12 STILT.FLOOR – 21.49 PODIUM. FLR.– 21.49 1ST. FLR. – 624.20	705.30	2	1410.60	113.82	–	16
6,7,8,10	STILT + PODIUM + 3 FLOORS.	STILT.FLOOR – 38.12 PODIUM. FLR.– 21.49 1 TO 3 FLR.–624.20	1932.21	4	7728.84	682.92	–	144
9	STILT + PODIUM + 03 FLOORS.	STILT. FLOOR– 38.11 PODIUM. FLR.– 21.49 1st. FLR – 441.57	1384.31	1	1384.31	119.34	–	24
11,16,17	LOWER GR + STILT + PODIUM + 23 FLOORS.	LOWER GR.– 24.74 STILT FLOOR – 8.11 PODIUM. FLR.– 8.11 TYP. FLR. – 524.18	12097.10	3	36291.30	4616.79	7021.80	552
12 & 15	STILT + PODIUM + 23 FLOORS.	STILT FLOOR – 24.74 PODIUM. FLR.– 8.11 TYP. FLR. – 524.18	12088.99	2	24177.98	3077.86	4654.44	368
13 & 14	STILT + PODIUM + 23 FLOORS.	STILT. FLOOR– 24.73 PODIUM. FLR.– 8.11 1 TO 23 FLR.– 354.83	8193.93	2	16391.86	2235.92	4043.56	368
18	LOWER GR + STILT + PODIUM + 23 FLOORS.	LOWER GR.– 24.73 STILT. FLOOR – 8.11 PODIUM. FLR.– 8.11 1 to 23 FLR.– 354.83	8202.04	1	8202.04	1115.04	2035.16	184
19,20,21,22	LOWER GR + STILT + PODIUM + 2 FLOOR	LOWER GR.– 38.11 STILT. FLOOR– 21.49 PODIUM. FLR.– 21.49 1ST FLR – 441.57	964.23	4	3856.92	318.48	–	64
COMMERCIAL BLDG.– 1	GROUND ONLY	GR. FLOOR –1449.07	1449.07	1	1449.07			39 SHOPS
ASSEMBLY BLDG.– 1	LG+GR+1ST FLR	LOWER GR.– 1967.96 GR FLOOR – 1787.20 1ST. FLR.– 2008.95	5764.11	1	5764.11			
TOTAL				24	113821.34	12911.79		1816 39 SHOPS

LAYOUT PLAN
STAMP OF APPROVAL OF PLAN

SHEET NO.- 01/19

बांधकाम नकाशे मंजूरी ——— सुधारित
सर्व दुरुस्ती दाखवीत्याप्रमाणे व बांधकाम करण्यास
प्रमाणपत्र क्र. कडोमपा/नरवि/बांप/कोवि/२०२८-२९/३४/३८६
दिनांक: २७/०२/२०२९ २७/३/१९
दिलेल्या अटिंसाठी.

KALYAN DOMBIVALI MUNICIPAL CORPORATION
कल्याण डोंबिवली महानगरपालिका
नरवि. बांधे.

सहाय्यक संचालक नगररचना
सह शहर रचना कल्याण डोंबिवली महानगरपालिका.

PROFORMA – I

		A. AREA STATEMENT	
1	A)	AREA OF PLOT AS PER 7/12	1,30,120.00
	B)	AREA AS PER POSSESION	1,27,194.00
2		DEDUCTIONS FOR	
	a)	24.0M W. D.P. ROAD AREA	4995.69
	b)	18.0M W. D.P. ROAD AREA	2955.22
	c)	TE1 RESERVATION AREA	790.12
	d)	PG1 RESERVATION AREA	780.50
	e)	G23 RESERVATION AREA	8172.75
	f)	PG17 RESERVATION AREA	3677.00
		TOTAL (a + f)	21371.28
3		AREA OF PLOT (1B Minus 2)	105822.72
4		DEDUCTIONS FOR	
	a)	25% R.G SHOWN OF AREA 105822.72 X 25% = 26455.68	26455.68
	b)	5% AMMENITY SHOWN OF AREA 101680.72 SUBSTANTIAL AMENITY IN TE1 AND PG17 TE1 + PG17 + PG-1 790.12 + 780.50 + 3677.00 = 5247.62 REQUIRED = 5291.13 PROPOSED = 5291.13	5291.13
5		BALANCE AREA OF PLOT (3 Minus 4a+4b)	74075.91
6		BUILT UP AREA WITH-REFERENCE TO BASIC FSI AS PER MMRDA DC RULE SR.NO 3 X 0.95 105822.72 X 0.95 = 100531.58	100531.58
7		ADDITION OF AREA FOR FSI	
8	a)	IN SITU AREA AGAINST 18.0M,24.0M DP ROAD AREA (4995.69 + 2955.22) X 2.10 = 16696.91	16696.91
	b)	IN SITU AREA AGAINST RESERVATION AREA /AMENITY AREA 5291.13 X 2.10 = 11082.81	11111.373
	c)	PREMIUM FSI AREA (3 X 0.5)	
9		TOTAL AREA (8a+b+c)	128339.86
10		ADDITIONAL T.D.R AREA	
11		TOTAL AREA PERMISSIBLE (6+8a+b+c)	128339.86
12		MAX UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH	
13		PROPOSED FLOOR AREA	113821.34
14		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	12911.79
15		TOTAL BUILT UP AREA PROPOSED (13+14)	126733.13
		AREA FOR INCLUSIVE HOUSING IF ANY a) REQUIRED (20 % OF 5) 74075.91 X 20% = 14815.18	14872.63

B	BALCONY AREA STATEMENT	
i)	PERMISSIBLE BALCONY AREA PER FLOOR –10%	SHOWN IN TABLE
ii)	PROPOSED BALCONY AREA PER FLOOR	
iii)	EXCESS BALCONY AREA PER FLOOR	
iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	

	TENEMENT STATEMENT		
i)	PROPOSED AREA		126733.13
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA		1449.07
iii)	AREA AVAILABLE FOR TENEMENT		125284.06
iv)	TENEMENT PERMISSIBLE		3759
v)	TENEMENT PROPOSED	39 SHOPS	1816 FLATS
vi)	TENEMENTS EXISTING		
vii)	TOTAL TENEMENTS ON THE PLOT	39 SHOPS	1816 FLATS

	TRANSPORT VEHICLE PARKING	
i)	SPACE FOR TRANSPORT VEHICALS PARKING REQUIRED REGULATIONS	
ii)	TOTAL NOS.TRANSPORT VEHICALS PARKING SPACES PROVIDED	

PROFORMA –II

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE AND THAT THE DIMENTIONS 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.

SIGNATURE OF ARCHITECT

LEGENDS

PLOT BOUNDRY SHOWN IN RED
EXISTING STREET SHOWN IN DOTTED YELLOW
FUTURE STREET
PERMISSIBLE BUILDING
OPEN SPACES
EXIST. WORK TO BE DEMOLISHED SHOWN IN DOTTED YELLOW
PROPOSED WORK SHOWN IN PINK
DRAINAGE & SEVERAGE WORK SHOWN IN YELLOW
C.C. OBTAINED BUILD.SHOWN IN BLUE
RECREATION GROUND SHOWN IN GREEN
ROAD SET BACKS SHOWN IN GREEN
RESERVATION AS PER D.P. COLOUR

NOTES

DRAWING IN SCALE
ALL DIMENSIONS ARE IN FEET/METER
OUTER WALL & INTERNAL WALL 0.15M THK.

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

510A 01	DRG. NO.
AS SHOWN	SCALE
26/03/2019	DATE
ANIL	CHECKED BY
KRISHNAN	CAD/DRN

PROPOSED BUILDING LAYOUT ON PLOT BEARING ON S.NO-101/3A,3B,3C,3D, 47/1,48, 44/2,49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 51/4, 52/2, 54/1 & S.NO:97
VILLAGE–DAVDI, TALUKA–KALYAN, DIST–THANE FOR

REGENCY NIRMAN LTD. ULHASNAGAR

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