

Form of Statement 2  
[Sr. No.9 (a)]  
Proposed Building

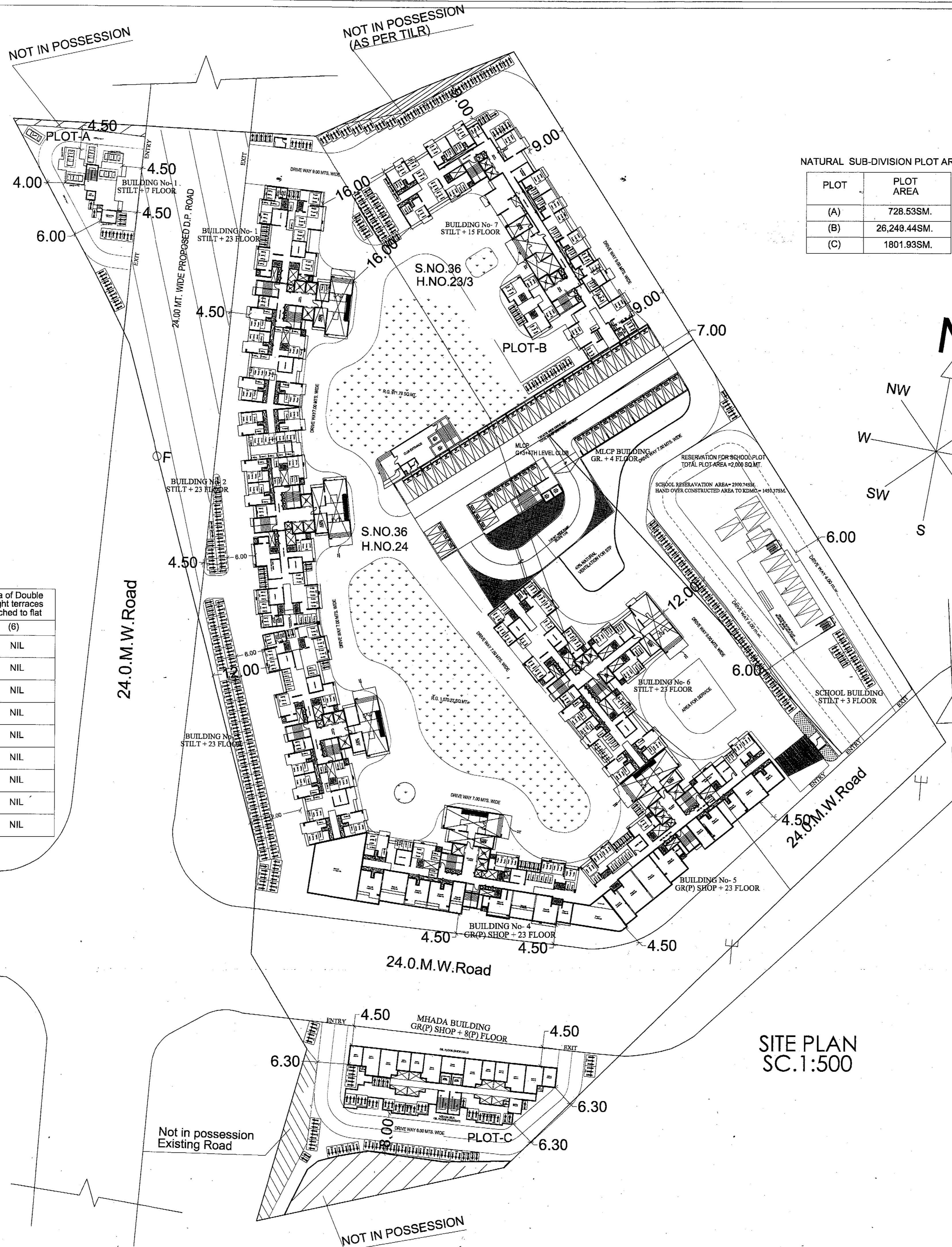
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
PLOT-A BLD.1	07	947.32sm.
PLOT-B BLD.1	23	13,386.97sm.
PLOT-B BLD.2	23	13,386.97sm.
PLOT-B BLD.3	23	13,386.97sm.
PLOT-B BLD.4	23	(Comm.)505.24sm. (Resi.)13,386.97sm.
PLOT-B BLD.5	23	(Comm.)311.04sm. (Resi.)13,386.97sm.
PLOT-B BLD.6	23	15,650.76sm.
PLOT-B BLD.7	15	13,463.00sm.
PLOT-C GR.(Comm.)	GR.	257.03sm.
CLUBHOUSE (In F.S.I.)	@4th FL.	1114.14sm.
TOTAL		99,183.38sm.
PLOT-C MHADA BLD	08(P)	3999.21sm.
PLOT-B SCHOOL BLD	03	1462.17sm.

Form of Statement 3  
[Sr. No.9 (g)]  
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
PLOT-A BLD.1	07	21	692.79sm.	21	NIL
PLOT-B BLD.1	23	248	9297.70sm.	115	NIL
PLOT-B BLD.2	23	248	9297.70sm.	115	NIL
PLOT-B BLD.3	23	248	8394.55sm.	455	NIL
PLOT-B BLD.4	23	248	8394.55sm.	455	NIL
PLOT-B BLD.5	23	248	8394.55sm.	455	NIL
PLOT-B BLD.6	23	294	9705.32sm.	629	NIL
PLOT-B BLD.7	15	237	9306.09sm.	192	NIL
PLOT-C MHADA	08(P)	84	2519.16sm.	00	NIL

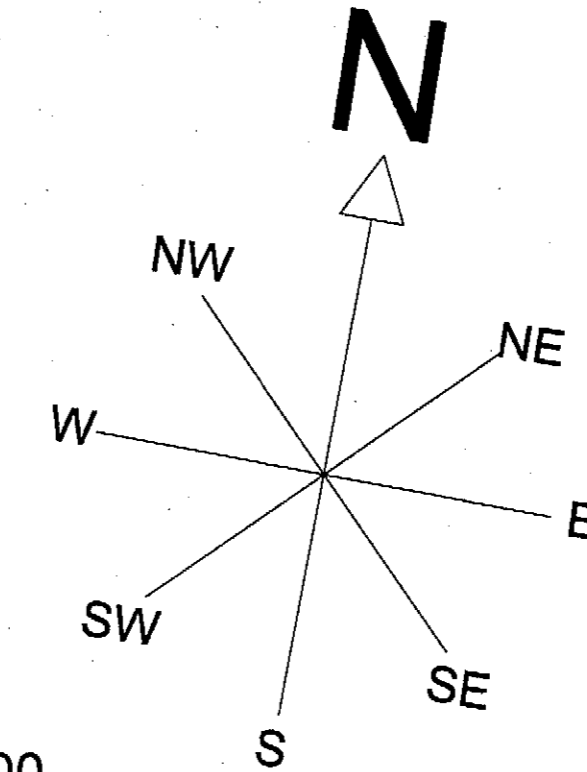
Required & Provide Parking

Total parking	Scooter Parking	Car Parking	Mini Bus
(1)	(2)	(3)	(4)
Total Parking	2805Nos.	426Nos.	10Nos.



NATURAL SUB-DIVISION PLOT AREA

PLOT	PLOT AREA
(A)	728.53SM.
(B)	26,248.44SM.
(C)	1801.93SM.



SITE PLAN  
SC.1:500

Proforma-1 Area Statement. Drawing Sheet

PROPOSED BUILDING ON S. No.36/23/3 & S.No.36/24.  
VILLAGE :- ADIVALI-DHOKALI, TALUKA:- AMBERNATH,DIS.THANE.

No.: 1/15  
DT.12/07/2021.

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

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.  
Building Permit No. :-  
KDMC/TPD/DP/2F/Village/2021-22/01/213  
Date :- 29/07/2021  
**SANCTIONED**



ASSISTANT DIRECTOR OF TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation

AREA STATEMENT		Sq.Mt.	
1. Area of plot (Minimum area of a, b, c to be considered)			
(a) As per ownership document (7/12, CTS extract)	S.No.36/23/3 (10200.00)	S.No.36/24 (19200.00)	29,400.00
(b) as per measurement sheet			
(c) as per site			28,770.90
2. Deductions for			
(a) Proposed D.P./ D.P. Road widening Area (24.00 M.W.)	S.No.36/23/3 (806.49)	S.No.36/24 (4880.51)	5687.00
(b) Existing Road Area			196.60
(c) D.P. Reservation of School (Reservation No. 11)	S.No.36/23/3 (2900.74)		2900.74
(Total a+b+c)			8784.34
3. Balance area of plot (1-2)			
(a) Required - 5% (more than 20,000)			Nil.
(b) Adjustment of 2(b), if any -			
(c) Balance Proposed -			Nil.
5. Net Plot Area (3 - 4 (c))			
5.a) Add for FSI as per Accommodation Reservation policy (2c)			
b) Consider Area For Basic FSI (5+5a)			
6. Recreational Open space (if applicable)			
(a) Required - 10% (5)(Physical)			1998.65
(b) Proposed			1998.65
7. Internal Road area			
8. Plottable area (if applicable)			
9. Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b basic FSI)			
10. Addition of FSI on payment of premium			
(a) Maximum permissible premium FSI - based on road width /TOD Zone.			14,385.45
(b) Proposed FSI on payment of premium.			14,385.45
11. In-situ FSI / TDR loading			
(a) In-situ area against D.P. road [2.05 x Sr. No. 2 (a)], if any			11,658.35
(i) Used T.D.R. Area (As per Old Approval)			NIL
(ii) Proposed T.D.R. Area			NIL
(b) In-situ area against Amenity Space if handed over [2.00 or 85 x Sr. No. 4 (b) and/or (c)],			
(c) TDR area			10,636.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))			22,294.35
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.			61,855.83
(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. RESIDENTIAL = 50,782.32SM x 60% = 30,469.39SM COMMERCIAL = 1075.35SM x 80% = 860.28SM.			37,328.15
(c) Total entitlement (a+b)			99,183.98
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per load width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8			
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)			
(a) Existing Built-up Area.			81,669.64
(b) Proposed Built-up Area (as per 'P-line')			17,513.74
(c) Total (a+b)			99,183.38
16. F.S.I. Consumed [15 / 13] (should not be more than serial No.14 above)			
17. Area for Inclusive Housing, if any (As per Old Approval)			
(a) Required (20% of Sr.No.3)			3997.31
(b) Proposed			3999.21

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 at the work site.

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

Ar. Vijay Pandey.  
ARCHITECT.  
M/S VIJAY PANDEY & ASSOCIATES,  
303-RAJKAMAL TOWER  
ABOVE KOTAK MAHINDRA BANK  
SANTOSH MATA RD. KALYAN (W)  
AND ASSOCIATES  
TEL. 0251-2204441/ 8370480016.

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
04	01	N.S.	VIKAS	R-10	V.P.	CA/96/20081

NOTE:-ALL CHAJJA 0.75M.WIDE.