

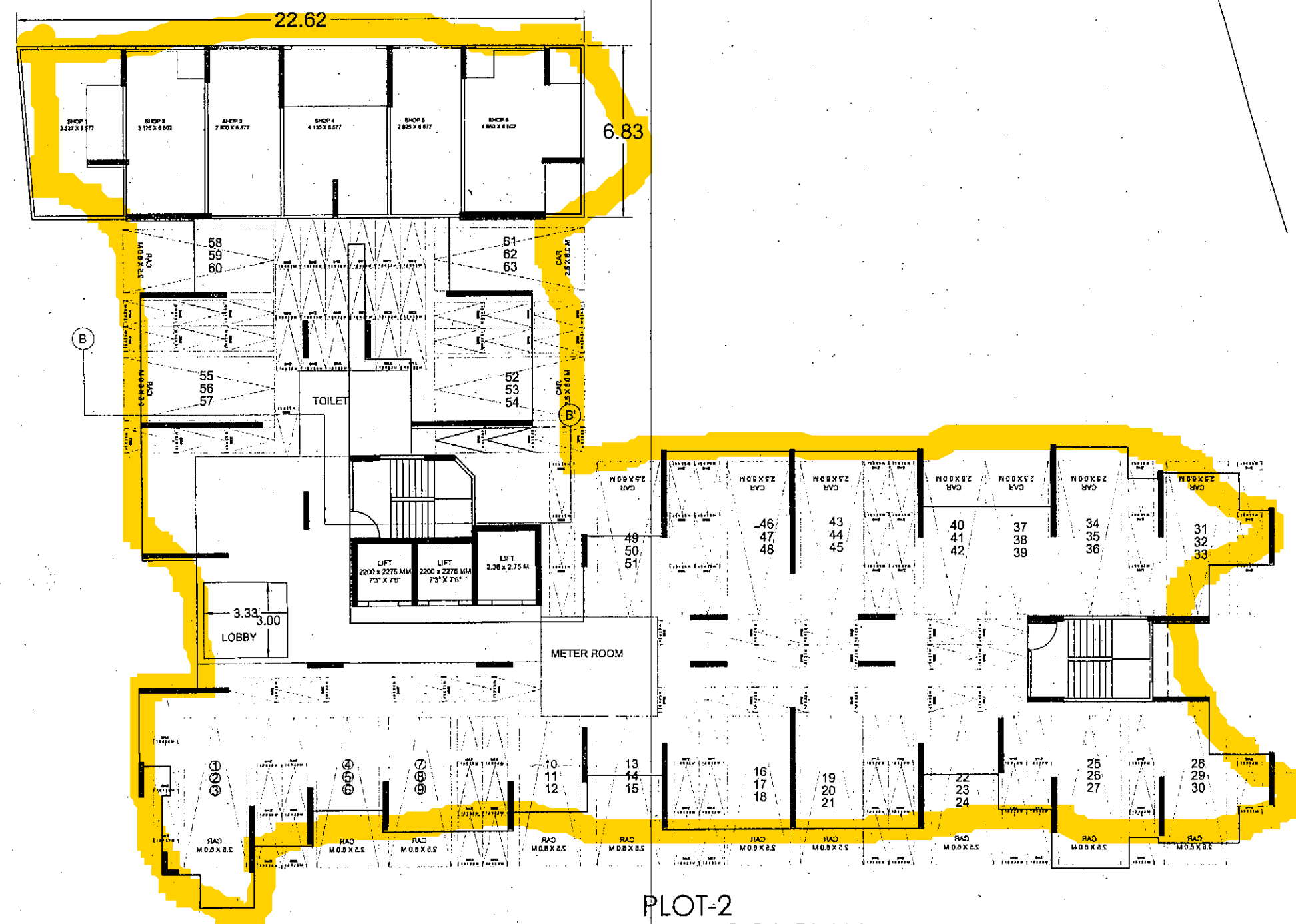
RELAXATION MARGIN STATEMENT				
MARGIN	REQUIRED	PROVIDED	REQUIRED Relaxation	DEFICIT IN mt
EAST	12.00m.	9.60m.	2.40m.	18.07m.
WEST	12.00m.	9.36m.	2.64m.	89.78m.
NORTH	4.50m.	4.50m.	Nil.	Nil.
SOUTH	12.00m.	8.00m.	4.00m.	157.60m.
TOTAL			= 265.45M.	

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

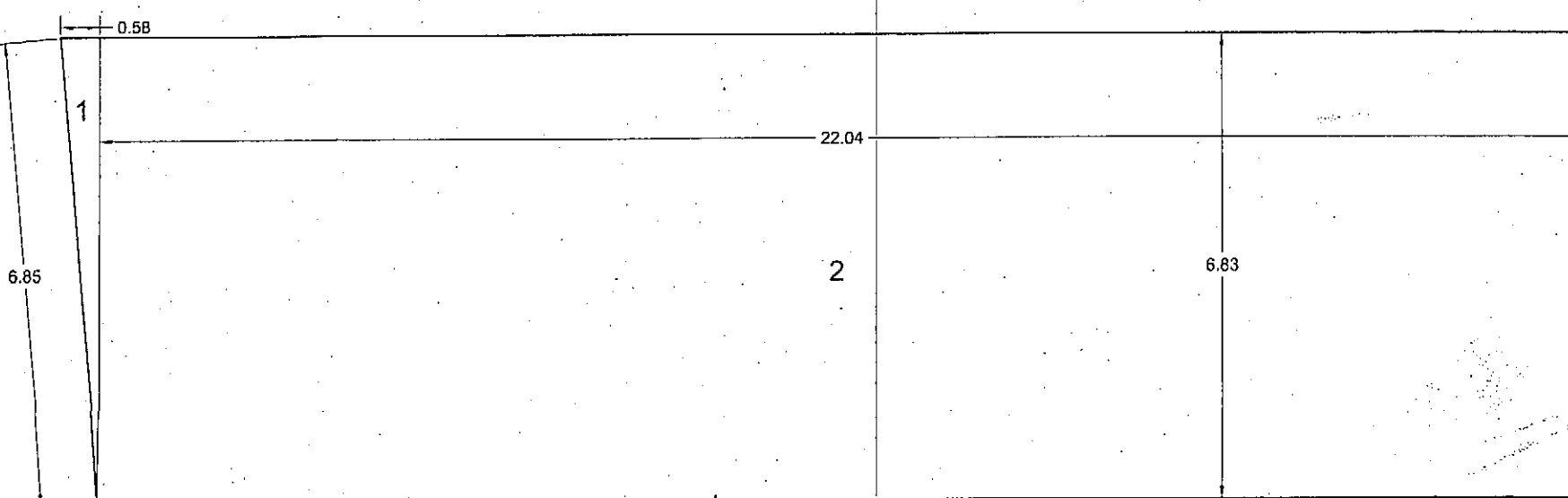
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
PLOT-2	19	14,288.53sm.

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-2	19	247	11,115.85sm.	209no.	NIL



PLOT-2
GROUND FLOOR PLAN
SC.1:200

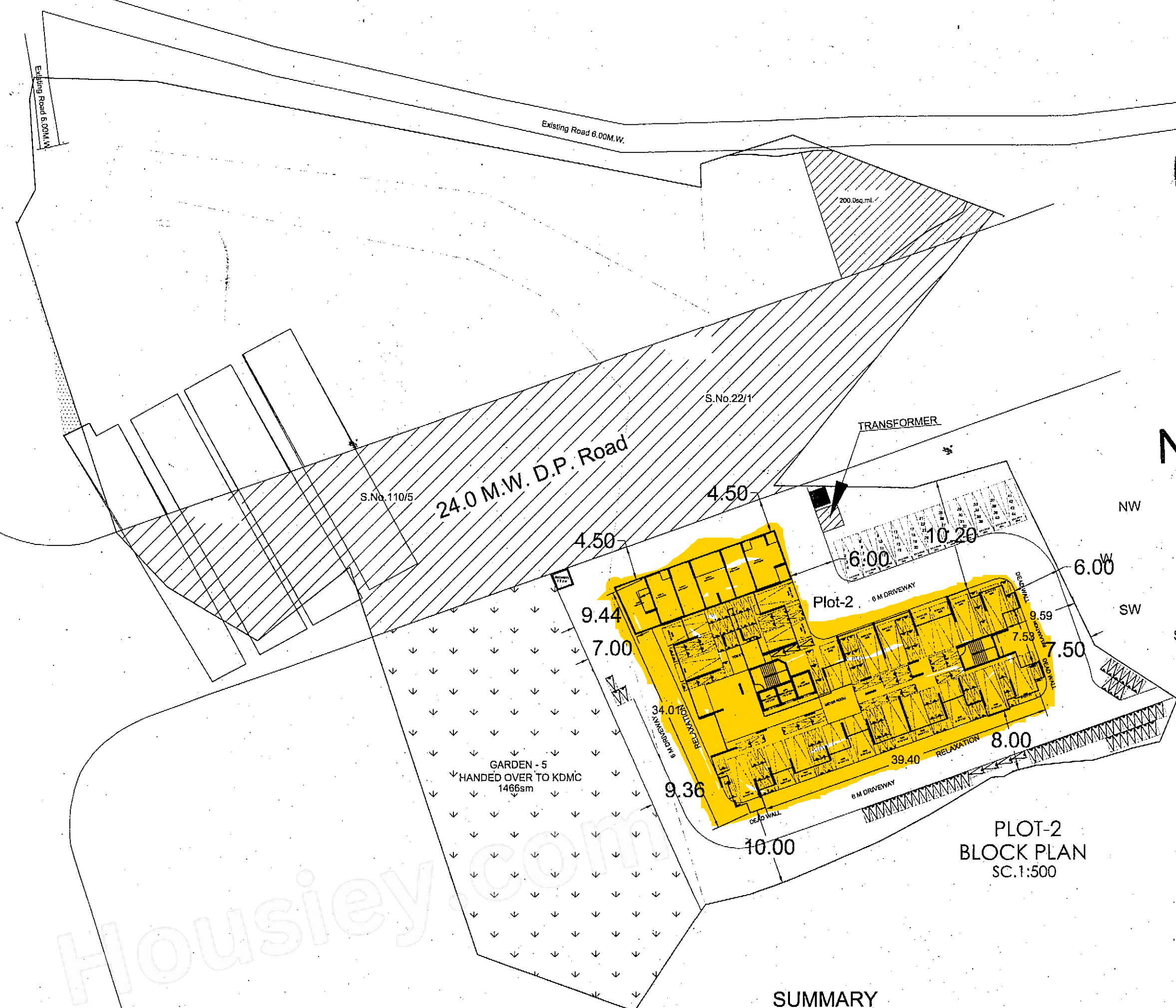


PLOT-2
GROUND FLOOR AREA DIAGRAM (SHOP)
SC.1:100

PLOT-2
GROUND FLOOR (SHOP)
STANDARD ADDITION :-
1) 0.50 X 0.58 X 6.85 = 1.98Sq.Mt.
2) 22.04 X 6.83 = 150.53Sq.Mt.
TOTAL = 152.51Sq.Mt.

PLOT-2 Table No. 8B - Parking Requirements						
Sr. No.	Occupancy	Size of tenement	Total No. Flat	Parking Space Required		
				Required	Proposed	
1	Residential i) Multi - Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	1x0=0	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less than 150sq.m.	Nil.	1x0=0	1x0=0	Nil.
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less than 80sq.m.	114	1x57=57	2x57=114no.	57no. 114no.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more than 30sq.m.	130	1x65=65no.	2x65=130no.	65no. 130no.
		For every two tenements with each tenement having carpet area less than 30sq.m.	3	0x1.5=0 no.	2x1.5=3no.	Nil. 3no.
		Additional 5% Visitor Parking		5% (122)=6.1no.	5% (247)=12.35no.	6.1no. 12.35no.
		Total Parking Required (x 0.8)		0.8x128.1=102.48 no.	0.8x269.35=207.48no.	103no. 208no.
		As per Table No. 8c, Page No. 145.				

D.P. Reservation of Garden (Res.No.5) (PLOT-2) = 2094.00SM.
Land handedover to the KDMC 70%(2094.0) = 1465.80sq.mt.



SUMMARY

(PLOT-2)	
PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	152.51(SHOP)+10.0sm.(LOBBY)
01	745.06
02	745.06
03	745.06
04	745.06
05	745.06
06	745.06
07	745.06
08	735.02
09	745.06
10	745.06
11	745.06
12	745.06
13	735.02
14	745.06
15	745.06
16	745.06
17	745.06
18	735.02
19	745.06
TOTAL	=14,288.53SM.

Proforma-1 Area Statement.

Plot S.No.22/1 & S.No.110/5, PLOT-2
Village:-Usarghar(27 Village),Taluka-Ambernath,Dis.Thane

Drawing Sheet

No.: 1/3

DT.09/02/2023.

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

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-
KDMC/TPD/10P/27 Village/2023-24/01

Date :- 18/04/2023.

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.22/1 Plot Area = 9280.00m. S.No.110/5 Plot Area = 5600.00m.	10,680.00
(b) as per measurement sheet		-----
(c) as per site	S.No.22/1 Plot Area = 4744.23m. S.No.110/5 Plot Area = 5549.77m.	10,294.00
(d) NATURAL SUB DIVISION PLOT		PLOT-1 PLOT-2
(d(i)) NATURAL SUB DIVISION PLOT AREA		6071.00 4223.00
2. Deductions for		
(a) Proposed D.P./ D.P. Road widening Area (24.0 M.W.)	S.No.22/1 Plot Area = 821.00m. S.No.110/5 Plot Area = 1341.00m.	2162.00
(b) D.P. Reservation of Garden (Res.No.5)	S.No.22/1 Plot Area = 498.00m. S.No.110/5 Plot Area = 1595.00m.	2094.00
(c) D.P. Reservation of Any		-----
(d) D.P. Zone of Any		-----
(Total a+b+c)		2162.00 2094.00
3. Balance area of plot (1-2)		3909.00 2129.00
4. Amenity Space (if applicable)		
(a) Required - 5% (more than 20,000)		N.A
(b) Adjustment of 2(b), if any -		N.A
(c) Balance Proposed -		N.A
5. Net Plot Area (3 - 4 (c))		2129.00
5.a) Add for FSI as per Accommodation Reservation policy (2b)		2094.00
b) Consider Area For Basic FSI (5+5a)		4223.00
6. Recreational Open space (if applicable)		
(a) Required - 10% (5)(Physical)		-----
(b) Proposed		-----
7. Internal Road area		N.A
8. Platable area (if applicable)		N.A
9. Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b x basic FSI) (5b x 1.10)		4645.30
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone. 1d(i) x 0.50)		2111.50
(b) Proposed FSI on payment of premium.		2111.50
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road [2.00 x Sr. No. 2 (a)], if any		-----
(i) Used T.D.R. Area. (As per Old Approval)		
(ii) Proposed T.D.R. Area.		
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)],		
(c) TDR area		2156.60
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		2156.60
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.		8913.40
(b) Permissible Ancillary Area FSI upto 60% Or 80% (Maximum) with payment of charges. 8913.40 x 1.20 (51) = 10696.08sq.m. RESIDENTIAL = 8740.89x 60% = 5244.53SM COMMERCIAL = 152.51SM x 60% = 9150.6SM		5378.53
(c) Total entitlement (a+b)		14,291.93
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		4.80
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		NIL
(b) Proposed Built-up Area (as per 'P-line')		14,288.53
(c) Total (a+b)		14,288.53
16. F.S.I. Consumed [15 / 13] should not be more than serial No.14 above.)		0.99
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		
(b) Proposed		
Certificate :	CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE.	
Owner's Declaration -	I/We undersigned hereby confirm that I/We would abide by the conditions, regulations, laws and orders as may be issued by Authority / Collector, I/We would execute the structure as per approved plans. All 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	SIGN. OF R.C.C. CONSULTANT	
Certificate :	CERTIFIED THAT THE PLANS UNDER REFERENCE WERE SURVEYED BY ME OR BY A PERSON AUTHORIZED BY ME AND THE CORRECTION OF THE PLANS, IF ANY, IS BASED ON THE SURVEYED DATA AND THE PLANS SO CORRECTED ARE IN ACCORDANCE WITH THE PLANS AS SUBMITTED BY THE OWNER/PLANNING OFFICE.	
Ar. Vijay Pandey.	ARCHITECT.	
Job No.	Drawing No.	Scale
40	01	N.S.
Drawn by	Rev.	Checked by
VIKAS	R-5	V.P.
Registration No. Of	Architect:- Vijay Pandey. CA/96/20081	