

Form of Statement 2
[Sr. No. 8 (a)]
Proposed Building

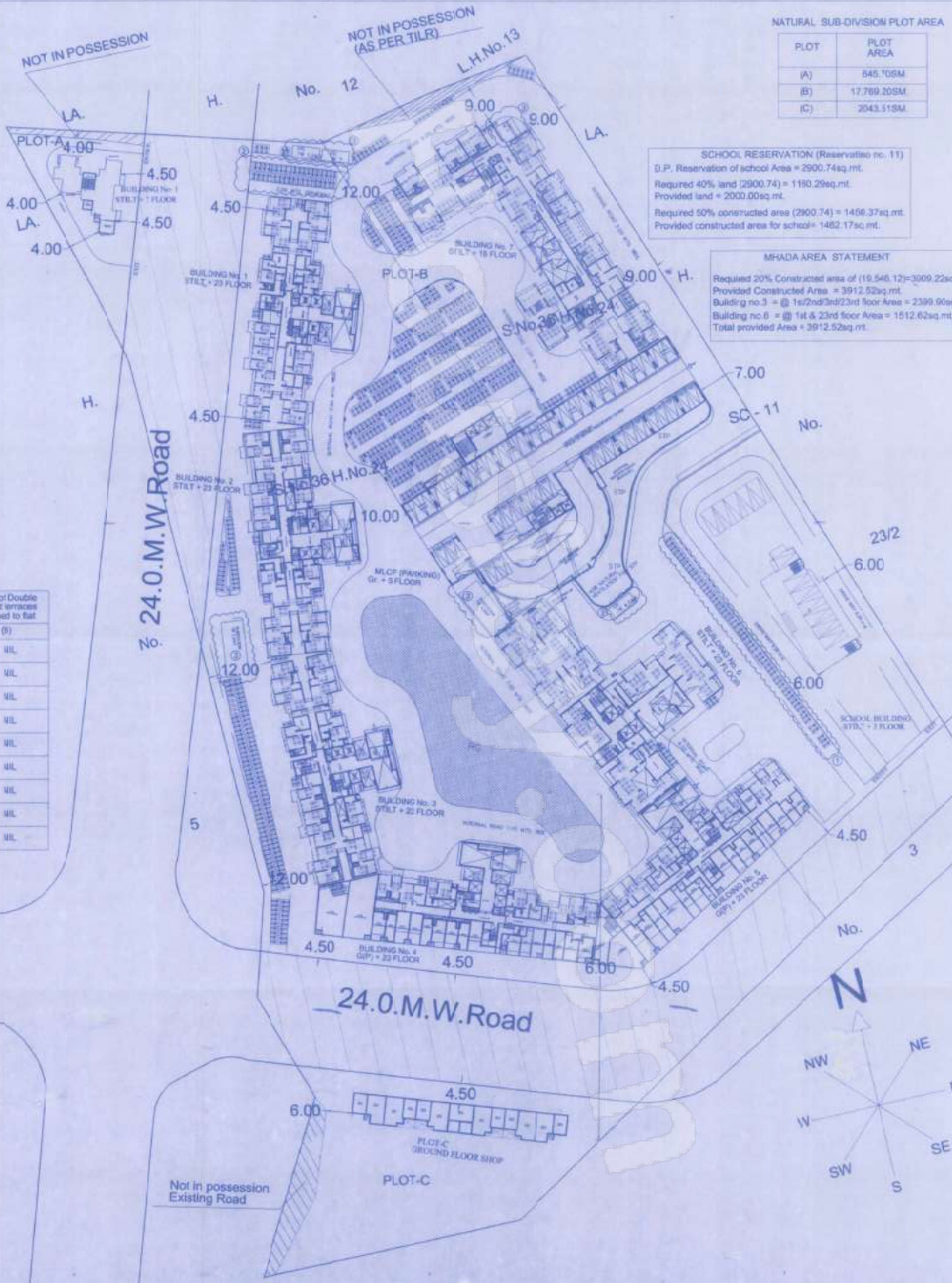
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
PLOT-A BLD. 1	07	947.32sq.m.
PLOT-B BLD. 1	23	13,519.66sq.m.
PLOT-B BLD. 2	23	14,093.74sq.m.
PLOT-B BLD. 3	19	11,516.52sq.m.
PLOT-B BLD. 4	23	(Comm.) 1424.92sq.m. (Res.) 113,890.21sq.m.
PLOT-B BLD. 5	23	(Comm.) 1416.22sq.m. (Res.) 113,890.21sq.m.
PLOT-B BLD. 6	21	16,318.83sq.m.
PLOT-B BLD. 7	15	13,892.42sq.m.
PLOT-C GR. (Comm.)	GR.	257.01sq.m.
CLUBHOUSE M.C.P. BLD. (In F.S.I.)	03rd FL.	1147.22sq.m.
TOTAL		1,00,274.27sq.m.
PLOT-B MHADA AREA		3912.52sq.m.
PLOT-B SCHOOL BLD.	03	1462.17sq.m.

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

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height verandah attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
PLOT-A BLD. 1	07	21	692.79sq.m.	21sq.m.	NIL
PLOT-B BLD. 1	23	243	9297.70sq.m.	135sq.m.	NIL
PLOT-B BLD. 2	23	243	9297.70sq.m.	296sq.m.	NIL
PLOT-B BLD. 3	23	243	8394.55sq.m.	250sq.m.	NIL
PLOT-B BLD. 4	23	243	8394.55sq.m.	250sq.m.	NIL
PLOT-B BLD. 5	23	243	8394.55sq.m.	250sq.m.	NIL
PLOT-B BLD. 6	23	294	12,117.26sq.m.	250sq.m.	NIL
PLOT-B BLD. 7	15	237	9308.09sq.m.	311sq.m.	NIL
PLOT-C					NIL

Required & Provide Parking

Total parking	Motor Parking	Car Parking	Mini Bus
(1)	(2)	(3)	(4)
Total Parking	2435Nos.	614Nos.	10Nos.



NATURAL SUB-DIVISION PLOT AREA

PLOT	PLOT AREA
(A)	545.10sq.m.
(B)	17,789.20sq.m.
(C)	2043.51sq.m.

SCHOOL RESERVATION (Reservation no. 11)
D.P. Reservation of school Area = 2900.74sq.mt.
Required 40% land (2900.74) = 1180.29sq.mt.
Provided land = 2000.00sq.mt.
Required 50% constructed area (2900.74) = 1450.37sq.mt.
Provided constructed area for school = 1462.17sq.mt.

MHADA AREA STATEMENT

Required 20% Constructed area of (19,546.12) = 3912.52sq.mt.
Provided Constructed Area = 3912.52sq.mt.
Building no. 3 = @ 1st/2nd/3rd floor Area = 2399.96sq.mt.
Building no. 6 = @ 1st & 2nd floor Area = 1512.62sq.mt.
Total provided Area = 3912.52sq.mt.

Proforma-1 Area Statement.

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

Drawing Sheet
No. 1/16
DT. 08/10/2022

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

OFFICE OF THE KALYAN DOMESTIC
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. -
KDMC/TPD/18/27/Village/2021-22/01/338
Date: 20/12/2022.

SANCTIONED

ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Domestic Municipal Corporation

AREA STATEMENT

Area of plot (Minimum area of 4.0 ha. to be considered)		
(a) As per ownership document (T-1, T-2, T-3 extract)	243,362.50 (243,362.50)	29,400.00
(b) As per measurement sheet	243,362.50 (243,362.50)	29,400.00
(c) As per site		29,242.75
2. Deductions for		
(a) Proposed D.P./ Road widening Area (24.00 M.W.)	24,000.00 (24,000.00)	5987.00
(b) Existing Road Area		196.60
(c) D.P. Reservation of School (Reservation No. 11)	2,900.74 (2,900.74)	2,900.74
(Total a+b+c)		6784.34
3. Balance area of plot (1-2)		20,458.41
(a) NATURAL SUB-DIVISION PLOT	PLOT-A	PLOT-B
(b) NATURAL SUB-DIVISION PLOT AREA	145.70	17,789.20
4. Amenity Space (if applicable)		PLOT-C
(a) Required - 5% (more than 20,000)		NIL
(b) Adjustment of 20%, if any		NIL
(c) Balance Proposed	NIL	NIL
5. Net Plot Area (1 - 4 (a))		645.70
5.a) Add for FSI as per Accommodation Reservation policy (2c)		2,900.74
5.b) Consider Area For Basic FSI (5+5a)		145.70
6. Recreational Open space (If Applicable)		20,659.94
(a) Required - 1% (Physical)		N.A
(b) Proposed		1996.65
7. Internal Road area		N.A
8. Plushable area (if applicable)		N.A
9. Built-up area with reference to Basic F.S.I. as per three road width 1.1% (30 No. 5th above FSI) (1.10 x 50)		110.27
10. Total area of (5) (Plus-A + Plus-B + Plus-C)		22,736.93
11. Addition of FSI on payment of premium		25,895.06
(a) Maximum permissible premium FSI - based on road width (T/D Zone) (0.50 x 29,242.75)		14,621.37
(b) Proposed FSI on payment of premium		14,621.37
12. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road (2.00 + 50 No. 2 (a)) if any (0.50 x 29,242.75)		11,658.35
(i) Used T.D.B. Area (As per Provision Approval)		10,636.00
(ii) Proposed T.D.B. Area		NIL
(b) In-situ area against Amenity Space if handed over (2.00 x 100) x No. 4 (b) (a) (b) (c) (d)		22,294.35
(c) TDR area		22,294.35
(d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))		22,294.35
13. Additional FSI area under Chapter No. 7		N.A
14. Total entitlement of FSI in the proposal		
(a) (19 + 1089) - 100 or 12 whichever is applicable		62,610.78
(b) Permissible Amenity Area FSI upon 60% (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)		
(c) Total entitlement (a+b)		1,00,306.95
15. Maximum utilization limit of FSI (Building potential) permissible in the Road width (As per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable in Zone 1 & 2)		4.40
16. Total Built-up Area in proposal (excluding areas at 30 No. 17 b)		
(a) Existing Built-up Area		96,183.38
(b) Proposed Built-up Area (As per P-line)		102,641
(c) Total (a+b)		1,98,824.27
17. F.S.I. Comments (15 / 13) should not be more than actual No. 1 (above)		0.99
18. Area for Inclusive Hearing, if any (As per OM Approval)		
(a) Required (20% of Basic F.S.I. of 17,789.20 + 1.10 - 19,516.12)		3909.22
(b) Proposed		3912.52

Certificate: I certify that this plan is prepared by me and is in accordance with the provisions of the relevant laws and regulations.

Owner's Declaration:

I hereby declare that this plan is prepared by me and is in accordance with the provisions of the relevant laws and regulations.

OWNER - K.G.I. REALTY PVT. LTD.

FOR: AMIT HOTCHANDANI

Ar. Vijay Pandey