

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
BUILDING 1	(2)	(3)	7663.92sm.	2075.76sm.	NIL

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.
BUILDING 1	24	13,626.39sm.

SUMMARY
PROPOSED P-LINE AREA STATEMENT

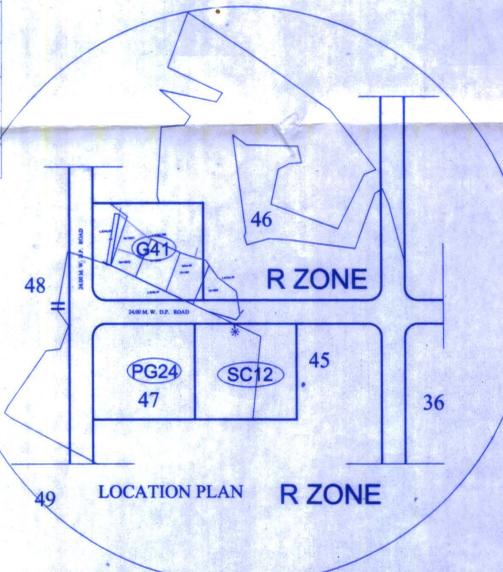
FLOOR	Proposed P-Line Area (SQ.M.)
GROUND	194.15(shop)+51.52(Gr.Lobby&Stair)
01	557.53
02	557.53
03	557.53
04	557.53
05	557.53
06	557.53
07	557.53
08	557.53
09	557.53
10	557.53
11	557.53
12	557.53
13	557.53
14	557.53
15	557.53
16	557.53
17	557.53
18	557.53
19	557.53
20	557.53
21	557.53
22	557.53
23	557.53
24	557.53
TOTAL	=13,626.39SM.

Table No. 8B - Parking Requirements (1st To 24th FLOOR)

Sr. No.	Occupancy	Size of tenement	Total No. Flat	Parking Space Required			
				Required		Proposed	
1	Residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	1x0=0	Nil.	Nil.
	i) Multi - Family residential	For every tenement having carpet area equal to or above 80sq.m. but less than 150sq.m.	Nil.	1x0=0	1x0=0	Nil.	Nil.
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less than 80sq.m.	Nil.	1x0=0	2x0=0	Nil.	Nil.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more than 30sq.m.	48	1x24 =24no.	2x24 =48no.	24no.	48no.
		For every two tenements with each tenement having carpet area less than 30sq.m.	192	0x96 =0no.	2x96 =192no.	Nil.	192no.
		Additional 5% Visitor Parking		5%(24) =1.2 no.	5%(240) =12no.	1.2no.	12no.
		Total Parking Required (x 0.8) As per Table No. 8c, Page No. 163.		0.8x25.2 =20.16 no.	0.8x252 =201.6no.	20no.	202no.

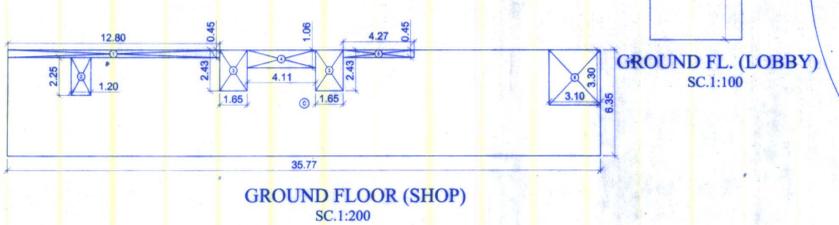
RELAXATION MARGIN STATEMENT

MARGIN	REQUIRED	PROVIDED	REQUIRED Relaxation	DEFICIT IN mt
EAST	12.00m.	6.00m.	6.00m.	96.18m.
WEST	12.00m.	9.00m.	3.00m.	77.43m.
NORTH	6.00m.	6.00m.	Nil.	Nil.
SOUTH	4.50m.	4.50m.	Nil.	Nil.



BUILT UP AREA CALCULATION

Category	Dimensions	Area (SQ.MT.)
GROUND FLOOR (SHOP)	35.77 X 6.35 X 1 NO	227.14
TOTAL ADDITION		227.14
DEDUCTIONS		
1	12.80 X 0.45 X 1 NO	5.76
2	1.20 X 2.25 X 1 NO	2.70
3	1.65 X 2.43 X 2 NOS	8.02
4	4.11 X 1.08 X 1 NO	4.36
5	4.27 X 0.45 X 1 NO	1.92
6	3.10 X 3.30 X 1 NO	10.23
TOTAL DEDUCTION		32.99
TOTAL BUILT UP AREA (X-Y)		194.15



Proforma-1 Area Statement.

PROPOSED BUILDING ON S. No.45/15/16/C/3, 16/C/4.16/C/5. VILLAGE - ADIVALI-DHOKALI, TALUKA - AMBERNATH, DIS. THANE.

Stamp of Approval/RE-Approval/Completion of Plans:
OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. KDMC/TPD/CP/27 Village/2022-23/27/383
Date: 11/03/2024.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivi 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)	4200.00
(b) as per measurement sheet	---
(c) as per site	4172.00
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area (24.00 M.W.)	860.00
(b) D.P. Reservation of (GARDEN RES. No.41) area	2700.00
(c) Existing Road area	120.00
(Total a+b+c)	3680.00
3. Balance area of plot (1-2)	492.00
4. Amenity Space (if applicable)	
(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))	492.00
5.a) Add for FSI as per Accommodation Reservation policy (2b)	2700.00
b) Consider Area For Basic FSI (5+5a)	3192.00
6. Recreational Open space (if applicable)	
(a) Required - 10% (5)(Physical)	NIL
(b) Proposed	NIL
7. Internal Road area	N.A
8. Plottable 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) (3192.0 x 1.10)	3511.20
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width/TOD Zone. (4172.0 x 0.50)	2086.00
(b) Proposed FSI on payment of premium. (2086.0 - (605.0 Approved))=1481.0sm	2086.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.05 x Sr. No. 2 (a)], if any	1883.00
(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 1.85 x Sr. No. 4 (b) and/or (c)].	---
(c) TDR area	1015.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2898.00
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.	8495.20
(b) Permissible Ancillary Area FSI upto 60% of 80% (Maximum) with payment of charges. (5135.95 - (3638.35 Approved))=1497.60sm	5135.95
(c) Total entitlement (a+b)	13,631.15
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	4.40
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
(a) Previous Approved Built-up Area.	9632.69
(b) Proposed Built-up Area (as per 'P-line')	3993.70
(c) Total (a+b)	13,626.39
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 (As per Old Approval)	---
(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 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.

Ar. Vijay Pandey.

P.O.A. - M/S MOUNTAIN RESIDENCY PVT.LTD.
For - PRADEEP MISHRA

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
35	01	N.S.	Ar. Aishwari	R-8	V.P.	Architect - Vijay Pandey, CA/9620081