

संस्थापक निकाश कदरी - उद्घाटित
 मंगल दुरुस्त / मंगलमार्ग व वसुधैव कुटुम्बकम्
 प्रमाणित / कर्तृत्व / मंजूर / वाप / कर्म / 2092-28/291200
 दिनांक 29/12/2026
 वेबसाइट: 3D/2026



AREA STATEMENT	SQ.M.
1) AREA OF PLOT (as per PROPERTY CARD)	6600.0
1) AREA OF PLOT (as per Survey)	
2) DEDUCTIONS FOR	
a) ROAD ACQUISITION AREA (set back area)	659.0
b) PROPOSED ROAD	
c) ANY RESERVATION	
TOTAL (a+b+c)	659.0
3) NET GROSS AREA OF PLOT (1-2)	5941.0
4) DEDUCTIONS (IF DEDUCTIBLE)	
a) FOR RECREATION GROUND (15%) (5941)	891.15
b) FOR 5% LAND TO KDMC (5941)	297.05
c) TOTAL (a+b)	1188.20
5) NET AREA OF PLOT (3-4)	4752.80
6) T.D.R AREA 1.40% (5643.95)	7901.53
7) TOTAL AREA (5+6)	12654.33
8) FLOOR SPACE INDEX PERMISSIBLE	2.40
9) ADD FOR F.S.I. = (297.05)	297.05
10) TOTAL PERMISSIBLE AREA (4752.80+297.05+297.05)	5346.90
11) PERMISSIBLE FLOOR AREA (5x3) PLUS 9 ABOVE	
12) PROPOSED TOTAL FLOOR RESIDENTIAL AREA	5074.04
13) PROPOSED COMMERCIAL (Gr. + 1st) + 2nd	1616.24
14) EXCESS BALCONY AREA TAKEN IN F.S.I.	11.52
15) TOTAL BUILT UP AREA	6701.80
16) F.S.I. CONSUMED (15/3)	1.12

a) PERMISSIBLE BALCONY AREA PER FLOOR	
b) PROPOSED BALCONY AREA PER FLOOR	
c) EXCESS BALCONY AREA	
d) NET AREA OF PLOT (ITEM 6) ABOVE	
e) LESS DEDUCTION OF NON RESIDENTIAL AREAS (SHOPS, ETC.)	
f) AREA OF TENEMENTS (5x3)	
g) TENEMENTS PERMISSIBLE AFTER PERMISSIBLE T.D.R.	
h) TENEMENTS PROPOSED	
i) TENEMENTS LESS THE	
TOTAL TENEMENTS (h-i)	
a) PARKING REQUIRED BY RULE CAR	
SCOOTER/MOTOR CYCLE	
CYCLE	
OUTSIDERS	
b) GARAGES PERMISSIBLE	
c) GARAGES PROPOSED	
SCOOTER/MOTOR CYCLE	
CYCLE	
OUTSIDERS	
d) TOTAL PARKING PROVIDED	

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN
 AREA CALCULATION OF GROUND,
 BALCONY AREA CALCULATION,
 LOCATION PLAN, SITE PLAN,
 BUILT UP AREA STATEMENT.

RESIDENTIAL BUILDING PROPOSAL
 BLDG. ON S. NO. 8, HISSA NO. 3
 NEEVALLI, TALUKA KALYAN, DIST. THANE.

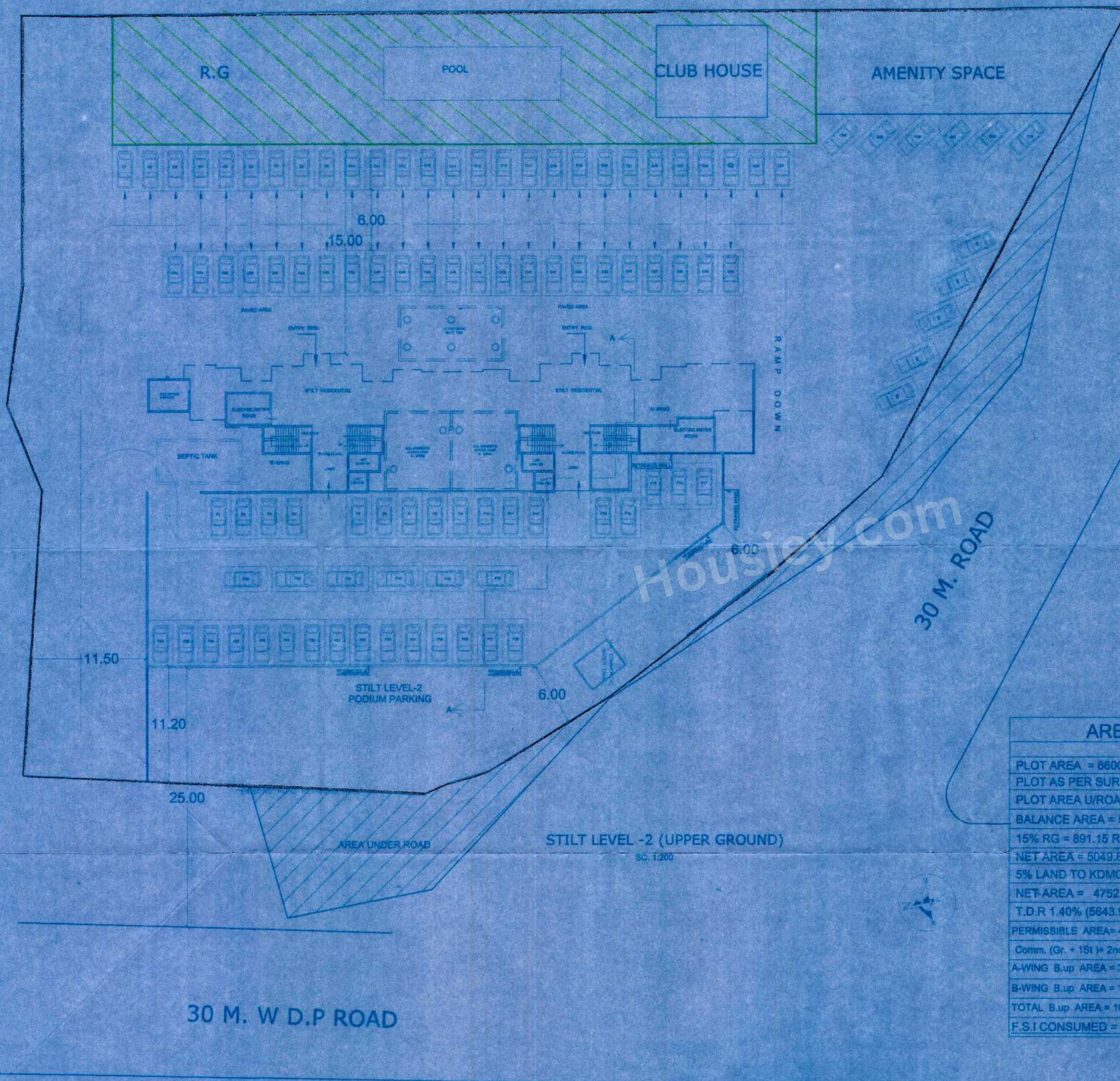
NAME OF OWNER / P.O.A HOLDER

SHRI G.K.MALLI & SHRI C.K.MALLI

JOB NO. 01 DRG NO. as shown SCALE V.P. CHECKED BY VIKAS DRAWN BY VIKAS REV. 08

ARCHITECT

M/S VIJAY PANDEY & ASSOCIATES.
 303-RAJKAMAL TOWER
 ABOVE KOTAK MAHINDRA BANK
 SANTOSHI MATA RD. KALYAN (W)
 TEL 9370480018 / 9422480018



AREA STATEMENT

PLOT AREA = 6600 SM (7/12 EXTRACT)
PLOT AS PER SURVEY = 6600 SMT
PLOT AREA U/ROAD = 659.0SM
BALANCE AREA = 5941.0
15% RG = 891.15 REQUIRED
NET AREA = 5049.85 SM
5% LAND TO KDMC = 297.05 SM (PHYSICAL)
NET AREA = 4752.805SM
T.D.R 1.40% (5643.95) = 7901.53 - 659 = 7242.53SM
PERMISSIBLE AREA = 4752.80 + 297.05 + 7901.53 = 12951.38sm
Comm. (Gr. + 1st) + 2nd. Floor = (777.34+777.34)+61.56 = 1616.24sm
A-WING B.up AREA = 3810.92sm. (20th.) APPROVED.
B-WING B.up AREA = 1274.64sm. (8th.)
TOTAL B.up AREA = 1616.24 + 3810.92 + 1274.64 = 6701.80sm.
F.S.I CONSUMED = 6701.80 / 5941.0 = 1.12