

OFFICE OF THE KANYAN ROHINI  
MUNICIPAL CORPORATION, KANYAN  
KANDIGAL, T.P. BELLUR, K.D. 2023-24/12.  
Date: 18/04/2023  
SANCTIONED

ASSISTANT DIRECTOR OF  
TOWN PLANNING  
Kanyan-Bombay Municipal Corporation

AREA STATEMENT

1. Area of plot	2540.00
(a) As per ownership document (CTS extract)	2540.00
(b) As per measurement sheet (2443.80 - 40.50) = 2394.30	2443.80
(c) As per area of plot area	2394.30

2. Declaration for

(a) Proposed D.P. / D.P. Road adjoining Area / Service Road / Highway adjoining

(b) Any D.P. Reservation area

(c) BALANS' AREA OF PLOT (1-2) (Total in 'a')

3. BALANS' AREA OF PLOT (1-2)

4. Acreage / Space (if applicable)

(a) Required

(b) Adjustment of 20% (F, M) -

(c) Balance Proposed -

5. Net Plot Area (1-4c)

6. Recreational Open space (if applicable)

(a) Required

(b) Proposed -

7. Internal Road area

8. Private area (if applicable)

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, basic FSI) (2394.30 X 1.10) = 2633.73

10. Addition of FSI on payment of premium

(a) Maximum permissible premium FSI based on road width / TOD Zone

(b) Proposed FSI on payment of premium

11. In-situ FSI / TDR loading

(a) In-situ area against D.P. road (2.0 X Sr. No. 2 (a))

(b) In-situ area against Acreage / Space (if handed over (2.00 or 1.85 X Sr. No. 4 (b) and / or (c))

(c) TDR area (1.15 X 15)

(d) Total in-situ / TDR loading proposed (11 (a) + 10 (b) + 11 (c)) (64 X 15) = 960.00

12. Additional FSI area under Chapter No. 7

13. Total entitlement of FSI in the proposal

(a) (9 + 10b) + 11(c) or 12 whichever is applicable

(b) Ancillary Area FSI upto 60% with payment of charges 60% of 959.73 = 575.84

(c) Total entitlement (a + b) = 575.84

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) 1.1 (or 1.8)

15. Total Built-up Area in proposal (excluding area at Sr. No. 17 (b))

(a) Existing Built-up Area

(b) Proposed Built-up Area (as per P.L. Area)

(c) Total (a + b)

16. F.S.I. Consumed (15/13) (should not be more than total No. 14 above)

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr. No. 5)

(b) Proposed

APPENDIX - C  
THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

OWNER'S DECLARATION -  
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR'S OFFICE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

CERTIFICATE OF AREA  
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR'S OFFICE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

OWNER'S SIGNATURE AND SIGNATURE

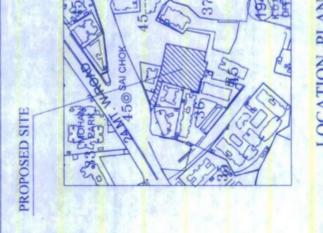
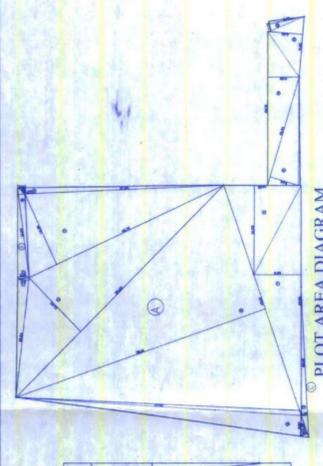
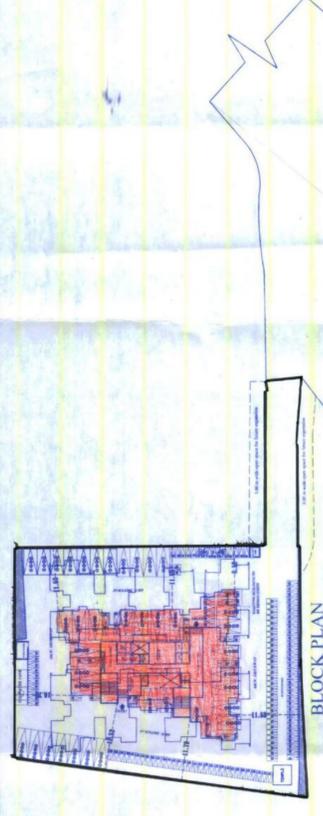
DESCRIPTION OF PROPOSAL & PROPERTY  
REDEVELOPMENT OF EXISTING BLDG. ON PLOT BEARING C.T.S NO - 130, 137, 138 & 139 AT VILL - GANDHARE, TAL. - KANYAN, DIST. THANE.

SIGNATURE OF ARCHITECT

NAME & SIGNATURE OF OWNER  
SIGNATURE OF ARCHITECT

POHILA SHRI JAY THAKKAR  
DATE: 12/04/2023  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1:100  
PROJECT NO: [Signature]

ARCHITECTS & CONSULTANTS  
Go-con Consultants  
ARCHITECTS & CONSULTANTS  
S. RAJESH KUMAR, RAJESH KUMAR, S. RAJESH KUMAR  
KANYAN, DIST. THANE, T.P. BELLUR

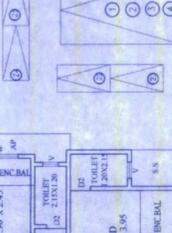
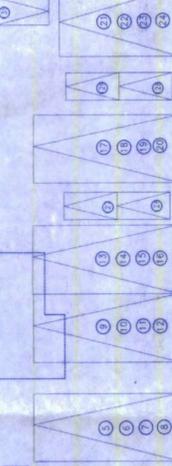
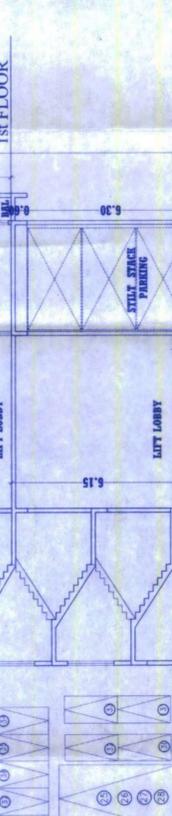
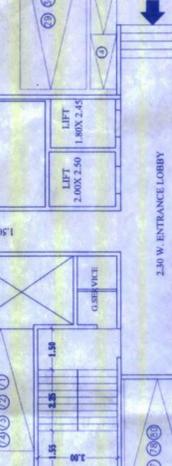
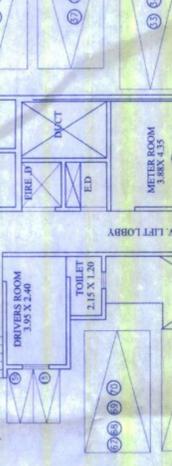
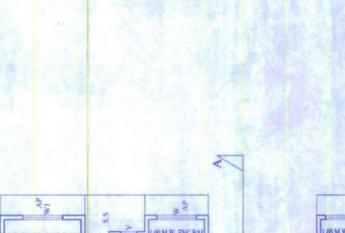
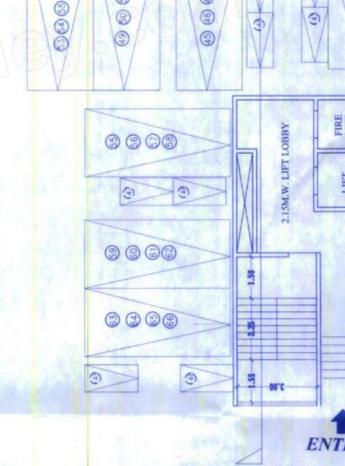
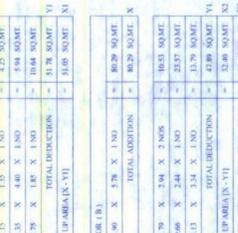
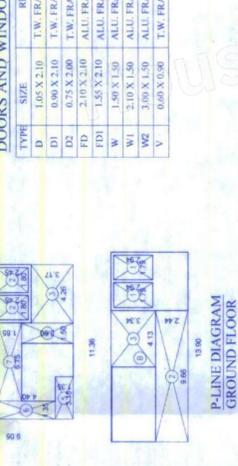
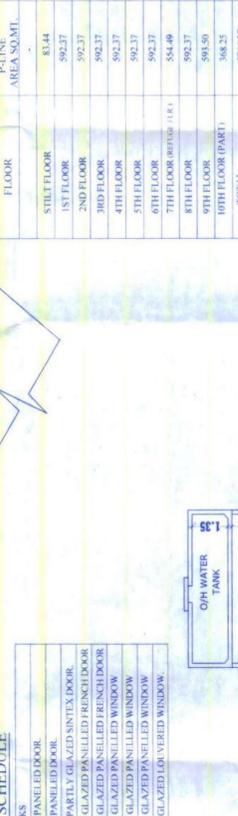
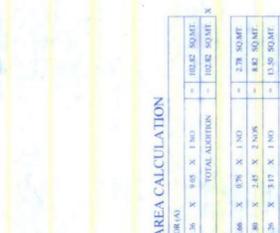


P-LINE AREA STATEMENT

FLOOR	PLANS	AREA SQ.MT.
STILT FLOOR		83.44
1ST FLOOR		592.27
2ND FLOOR		592.27
3RD FLOOR		592.27
4TH FLOOR		592.27
5TH FLOOR		592.27
6TH FLOOR		592.27
7TH FLOOR		592.27
8TH FLOOR		592.27
9TH FLOOR		592.27
10TH FLOOR (PART)		368.25
TOTAL		5746.27

PROPOSED BUILDING FLOOR NO.

FLOOR NO.	REMARKS
D1	1.05 X 2.10 T.W. FRAMED PANELLED DOOR
D2	0.90 X 2.10 T.W. FRAMED PANELLED DOOR
D3	0.75 X 2.00 T.W. FRAMED PARTIALLY GLAZED SYSTEM DOOR
FD	1.55 X 2.10 ALU. FRAMED GLAZED PANELLED FRONT DOOR
W1	1.60 X 1.50 ALU. FRAMED GLAZED PANELLED WINDOW
W2	2.10 X 1.50 ALU. FRAMED GLAZED PANELLED WINDOW
V	0.60 X 0.60 T.W. FRAMED GLAZED LOUVERED WINDOW



AREA DETAIL OF APARTMENT

FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY	AREA OF DOUBLE HEIGHT FLAT
1ST TO 6TH & 8TH FLOOR	001 TO 001	46.71 SQ.MT.	2.45 SQ.MT.	NIL
	002 TO 002	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	003 TO 003	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	004 TO 004	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	005 TO 005	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	006 TO 006	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	007 TO 007	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	008 TO 008	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	009 TO 009	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	010 TO 010	47.11 SQ.MT.	2.45 SQ.MT.	NIL
7TH FLOOR	701	46.71 SQ.MT.	2.45 SQ.MT.	NIL
	702	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	703	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	704	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	705	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	706	47.11 SQ.MT.	2.45 SQ.MT.	NIL
	707	47.11 SQ.MT.	2.45 SQ.MT.	NIL
9TH TO 10TH FLOOR	901 TO 1001	47.01 SQ.MT.	2.18 SQ.MT.	NIL
	902 TO 1002	48.17 SQ.MT.	11.59 SQ.MT.	NIL
	903 TO 1003	33.78 SQ.MT.	8.03 SQ.MT.	NIL
	904 TO 1004	72.76 SQ.MT.	13.94 SQ.MT.	NIL
	905 TO 1005	60.48 SQ.MT.	12.76 SQ.MT.	NIL
	906 TO 1006	51.38 SQ.MT.	14.03 SQ.MT.	NIL
	907 TO 1007	49.78 SQ.MT.	12.21 SQ.MT.	NIL
	908 TO 1008	49.78 SQ.MT.	12.21 SQ.MT.	NIL
	909 TO 1009	49.78 SQ.MT.	12.21 SQ.MT.	NIL
	910 TO 1010	49.78 SQ.MT.	12.21 SQ.MT.	NIL
	911 TO 1011	49.78 SQ.MT.	12.21 SQ.MT.	NIL
	912 TO 1012	49.78 SQ.MT.	12.21 SQ.MT.	NIL

PARKING AREA STATEMENT

ONE PARKING AREA FOR EVERY TENEMENTS	NO. OF FLATS	NO. OF CAR	NO. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 120 SQ.M AND ABOVE	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 120 SQ.M	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	58	29 NOS	116 NOS
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 30 SQ.M	9	4 NOS	8 NOS
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M	5	0	16 NOS
6) COMMERCIAL AREA PARKING AREA 60 SQ.M. 1000 SQ.M	NIL	NIL	NIL
7) ADDITION 5% RESH VISITOR PARKING (5% OF 5)	2 NOS	2 NOS	7 NOS
8) TOTAL REQUIRED PARKING	64	28 NOS	118 NOS
9) TOTAL REQUIRED PARKING CAR & SCOOTER 80% OF 8) AS PER I.D.P.P. REGULATION NO. 8.2.2 TABLE NO. 8C	51 NOS	21 NOS	83 NOS
TOTAL PROPOSED PARKING	51 NOS	21 NOS	83 NOS

P-LINE AREA CALCULATION

GROUND FLOOR (G)	TOTAL ADDITION	REMARKS
1. 1.05 X 2.10	2.20	T.W. FRAMED PANELLED DOOR
2. 0.90 X 2.10	1.89	T.W. FRAMED PARTIALLY GLAZED SYSTEM DOOR
3. 0.75 X 2.00	1.50	T.W. FRAMED PARTIALLY GLAZED SYSTEM DOOR
4. 1.55 X 2.10	3.25	ALU. FRAMED GLAZED PANELLED FRONT DOOR
5. 1.60 X 1.50	2.40	ALU. FRAMED GLAZED PANELLED WINDOW
6. 2.10 X 1.50	3.15	ALU. FRAMED GLAZED PANELLED WINDOW
7. 0.60 X 0.60	0.36	T.W. FRAMED GLAZED LOUVERED WINDOW
TOTAL	14.75	

