

PARKING STATEMENT -- (FOR PROP. AREA AS PER NEW DCR)					
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	PROPOSED CAR	REQUIRED SCOOTER	PROPOSED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT-- 4 SCOOTER					
30 TO 40 SQ.MT. EVERY 2 TENEMENT/1 CAR & 2 SCOOTER	349	174	—	—	349
40 TO 80 SQ.MT. EVERY 2 TENEMENT/1CAR & 5 SCOOTER	—	—	—	—	—
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ 1CAR & 3 SCOOTER	—	—	—	—	—
150 SQ.MT.& ABOVE EVERY ONE TENEMENT/ 2CAR &3 SCOOTER	—	—	—	—	—
TOTAL NO OF RESIDENTIAL PARKING	349	174	—	—	349
ADD VISITOR PARKING FOR RESIDENTIAL 5%		9	—	—	18
COMMERCIAL AREA EVERY 100 SQ.MT.2 CAR & 6 SCOOTER	0	0	0	0	0
ADD VISITOR PARKING FOR COMMERCIAL 10%		0	0	0	0
TOTAL NO OF PARKING	183	—	—	—	367
PARKING REQUIRED AS PER TABLE NO. 8C 80% OF PARKING	146	—	—	—	293
GROUND MECHANICAL STACK PARKING	—	—	1474.16 (COMPOSITE)	—	205
COMPOSITE PARKING FOR TWO WH.	16*6	—	—	—	96
TOTAL PROPOSED NO OF PARKING		146	147	293	301



GROUND FLOOR PLAN  
SCALE 1:200

CONDONATION DIAGRAM  
SCALE 1:200

CONDONATION LINE AREA DIAGRAM  
SCALE 1:500

CONDONATION AREA CALCULATION			
NO.	DESCRIPTION	AREA (SQ.MT.)	REMARKS
1	1/2 X 1.12 X 6.88 X 1 NO	3.12	
2	1/2 X 0.71 X 5.38 X 1 NO	1.91	
3	1/2 X 1.82 X 6.28 X 1 NO	4.78	
4	1/2 X 1.89 X 1.84 X 1 NO	0.86	
5	1/2 X 1.75 X 6.32 X 1 NO	4.53	
6	1/2 X 8.89 X 1.48 X 1 NO	4.21	
7	1/2 X 8.89 X 1.47 X 1 NO	4.19	
8	1/2 X 10.13 X 1.91 X 1 NO	9.15	
9	1/2 X 10.13 X 1.92 X 1 NO	9.22	
10	1/2 X 8.89 X 1.91 X 1 NO	4.42	
11	1/2 X 8.89 X 1.91 X 1 NO	4.42	
12	1/2 X 8.47 X 1.89 X 1 NO	8.02	
13	1/2 X 8.47 X 1.75 X 1 NO	8.26	
14	1/2 X 5.27 X 1.38 X 1 NO	1.72	
15	1/2 X 5.27 X 1.39 X 1 NO	2.27	
16	1/2 X 8.89 X 2.25 X 1 NO	9.83	
17	1/2 X 8.89 X 2.38 X 1 NO	7.51	
18	1/2 X 5.74 X 1.51 X 1 NO	4.35	
19	1/2 X 5.74 X 1.54 X 1 NO	4.71	
20	1/2 X 10.82 X 2.36 X 1 NO	14.36	
21	1/2 X 10.82 X 2.91 X 1 NO	15.74	
22	1/2 X 5.91 X 1.87 X 1 NO	8.83	
23	1/2 X 5.91 X 1.98 X 1 NO	5.96	
24	1/2 X 10.88 X 2.39 X 1 NO	14.23	
25	1/2 X 10.88 X 2.53 X 1 NO	13.78	
26	1/2 X 5.44 X 1.81 X 1 NO	2.77	
27	1/2 X 5.44 X 1.83 X 1 NO	2.82	
28	1/2 X 1.85 X 2.32 X 1 NO	0.86	
29	1/2 X 5.95 X 2.36 X 1 NO	6.13	
30	1/2 X 1.74 X 3.79 X 1 NO	0.68	
31	1/2 X 1.74 X 3.73 X 1 NO	0.64	
TOTAL ADDITION		188.61	



LOCATION PLAN  
SCALE 1:3500

LAYOUT PLAN  
SCALE 1:200

LEGENDS:  
 AMALGAMATED PLOT 01  
 AMALGAMATED PLOT 02  
 AMALGAMATED PLOT 03

UMC PLOT

NOTE: ALL DIMENSIONS ARE IN METER

PROPOSED RESIDENTIAL BUILDING ON U.NO.198, SECTION - 7A, SHEET NO-83, ULHASNAGAR - 01 CTS NO. 2447 (P) SHEET NO - 01/04

SIGN & STAMPS OF APPROVAL



PROFORMA - I

AREA STATEMENT		IN SQ.MT.
A) AREA OF PLOT		6088.77
a) As per ownership document		6088.77
b) As per measurement sheet		6088.77
c) As per site		6088.77
DEDUCTIONS FOR		
a) 18.00 M W. D.P. ROAD AREA		146.30
b) HOUSING FOR DISHOUSED		4161.31
c) GARDEN		1781.16
d) —		—
TOTAL (a to d)	AR POLICY	5942.47
BALANCE AREA OF PLOT (1 Minus 2)		
a) AREA OF PLOT		3031.12
HOUSING FOR DISHOUSED AREA UNDER ACCOMMODATION 40/50 WITH R ZONE 4161.31 X 40% = 1664.52		
GARDEN RESERVATION AREA UNDER ACCOMMODATION 70% AREA HANDED OVER FOR UMC 1781.16 X 70% = 1246.81		
AMMENITY SPACE IF APPLICABLE		
a) REQUIRED —		—
b) ADJUSTMENT OF IF ANY		—
c) BALANCE PROPOSED		—
NET PLOT AREA (3-(a)-(b))		3031.12
RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED —		—
b) PROPOSED —		—
INTERNAL ROAD AREA		
PLOTABLE AREA		
BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO: 5 X BASIC FSI) 3031.12 X 1.10		3334.23
ADDITION OF FSI ON PAYMENT PREMIUM		
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/TOD ZONE		
b) PROPOSED FSI ON PAYMENT OF PREMIUM 6088.77 X 0.50 = 3044.38		3044.38
IN-SITU FSI/TDR LOADING		
a) IN-SITU AREA AGAINST D.P. ROAD 92.0 SR.NO:2 (a) 18M D.P. ROAD 146.30 X 2.0 = 292.60		292.60
HOUSING FOR DISHOUSED 1664.52 X 2.0 = 3329.04		3329.04
GARDEN 1246.81 X 2.0 = 2493.62		2493.62
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR.NO:4 (b) AND/OR (c))		
c) TDR AREA SQ.MTRS		
d) TOTAL IN-SITU/TDR GENERATED (11 (a)+(b)+(c))		6115.26
e) TDR AREA CONSUMED		5321.39
f) BALANCE TDR		793.87
12 ADDITIONAL FSI AREA UNDER CHAPTER NO.7		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
a) [9+10(b)+11(e) or 12 WHICHEVER IS APPLICABLE		11700.00
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 11700.00 X 60% = 7020.00 OUT OF THIS		7020.00
c) TOTAL ENTITLEMENT (a+b)		18720.00
14 MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL ) PERMISSIBLE AS PER ROAD WIDTH As per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable 1x1.5 or 1.8 (1.1+0.5+2)*1.6		5.76
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO:17(b))		
a) PROPOSED BUILT UP AREA (AS PER P LINE)		18719.88
b) EXISTING BUILT UP AREA		
c) TOTAL (a+b)		
16 FSI CONSUMED (15/ 3) [18719.88/6088.77]		3.07
17 AREA FOR INCLUSIVE HOUSING IF ANY (a) REQUIRED (20% OF SR. NO:5)		
(b) PROPOSED (20% OF SR. NO:5)		
CERTIFICATE OF AREA: I/We undersigned hereby confirm that I/We would abide by plans approved by Authority. 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.		
Owners Declaration- I/We undersigned hereby confirm that I/We would abide by plans approved by Authority. 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.		
1. M/s. KGI REALTY PVT. LTD. THROUGH SONU HOTCHANDANI For KGI REALTY PVT. LTD.		
2. AARTI GOPAL ROHRA		
3. AJIT CHANDNANI AND OTHERS		
JOB NO-		
DRAWING NO-		
SCALE-		
DRAWN BY-		
CHECKED BY-		
DURGESH SHRIVASTAV UMC/LIC/MD, 07/2021		
ARCHITECTS STAMP & SIGN		