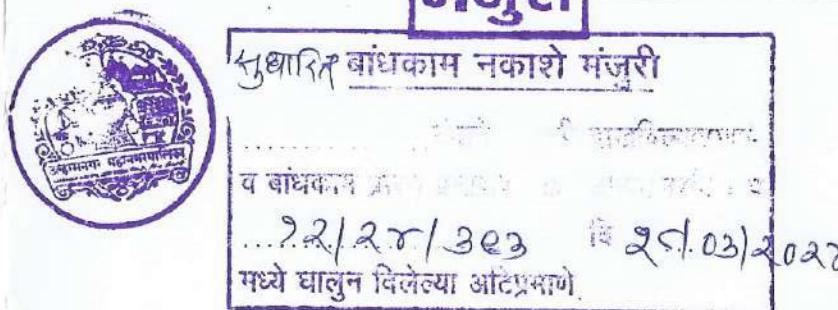


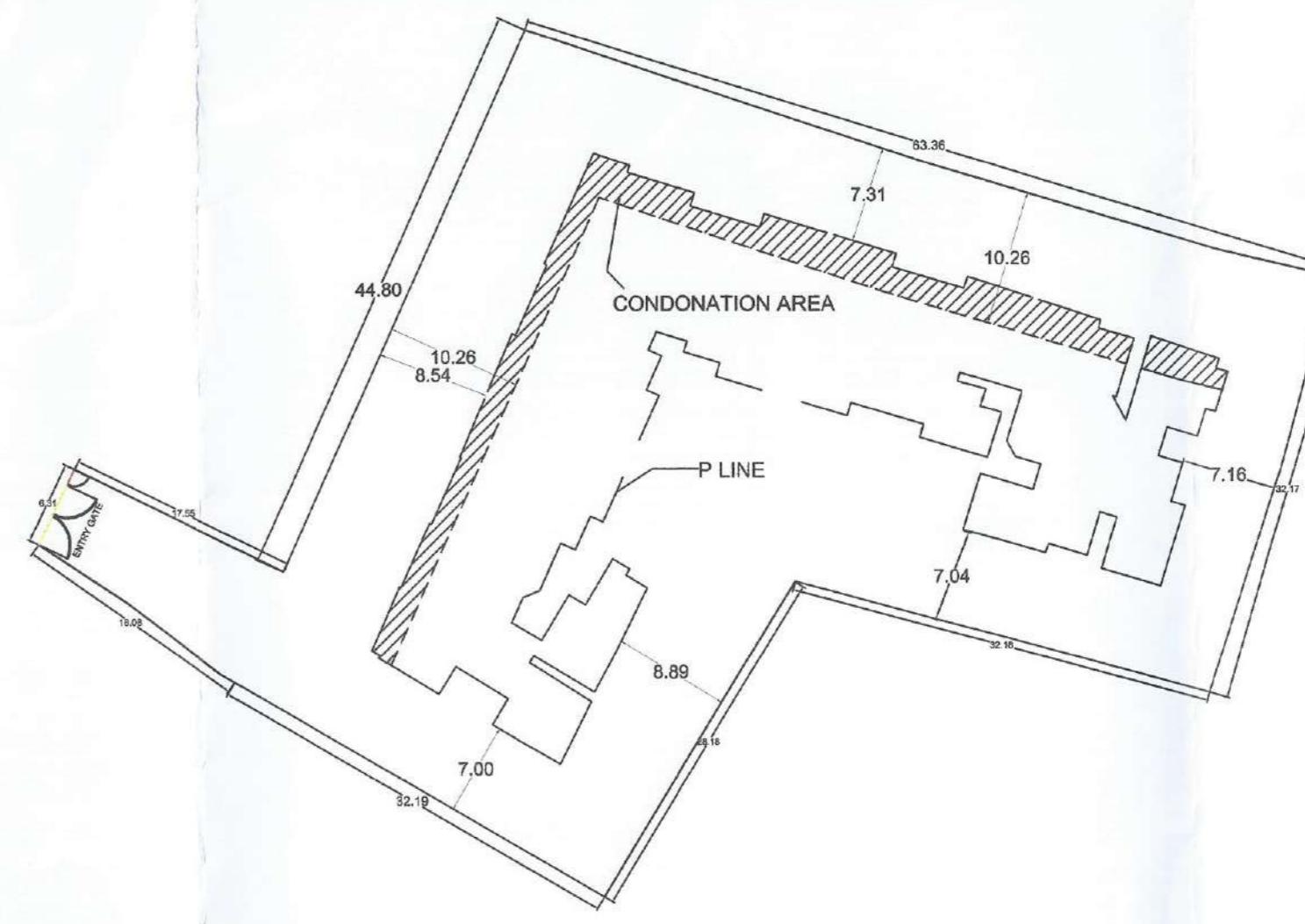
PARKING STATEMENT - (FOR PROP. AREA AS PER NEW DCR)					
FLAT CARPET AREA IN SQ.MT.	No. OF FLATS	REQUIRED CAR	PROPOSED CAR	REQUIRED SCOOTER	PROPOSED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT- 4 SCOOTER	-	-	-	-	-
30 TO 40 SQ.MT. EVERY 2 TENEMENT/1 CAR & 2 SCOOTER	349	174	-	349	-
40 TO 80 SQ.MT. EVERY 2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

SIGN & STAMPS OF APPROVAL

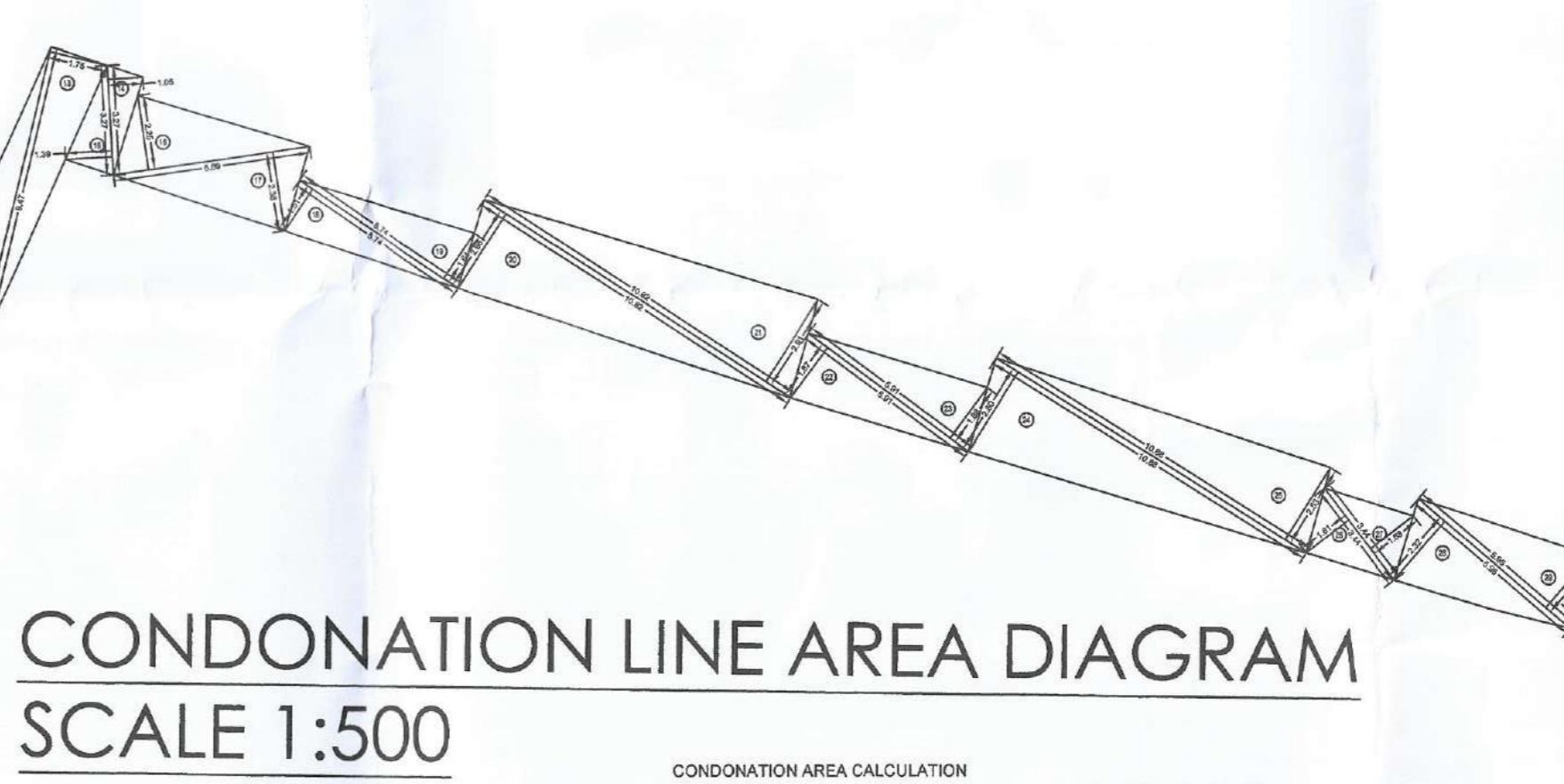


कर्मिक अधिकारी
नियन्त्रित विभाग
उल्हासनगर महानगरपालिका

सामाजिक संचालक नगररचना
उल्हासनगर महानगरपालिका



CONDONATION DIAGRAM
SCALE 1:200



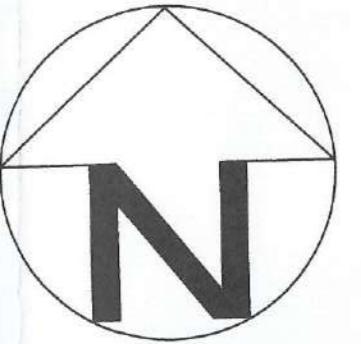
CONDONATION LINE AREA DIAGRAM
SCALE 1:500

CONDONATION AREA CALCULATION		
ADDITIONS		
1	10.2 X 1.12 X 4.58 X 1.00	= 8.12 SQ.MT
2	10.2 X 0.71 X 4.58 X 1.00	= 1.91 SQ.MT
3	10.2 X 0.82 X 4.25 X 1.00	= 4.79 SQ.MT
4	10.2 X 0.59 X 1.04 X 1.00	= 4.88 SQ.MT
5	10.2 X 1.70 X 0.30 X 1.00	= 4.53 SQ.MT
6	10.2 X 0.88 X 1.48 X 1.00	= 4.21 SQ.MT
7	10.2 X 0.59 X 1.47 X 1.00	= 4.18 SQ.MT
8	10.2 X 10.11 X 1.01 X 1.00	= 6.15 SQ.MT
9	10.2 X 1.01 X 1.02 X 1.00	= 6.22 SQ.MT
10	10.2 X 0.68 X 1.51 X 1.00	= 4.42 SQ.MT
11	10.2 X 0.68 X 1.50 X 1.00	= 4.41 SQ.MT
12	10.2 X 0.47 X 1.09 X 1.00	= 0.65 SQ.MT
13	10.2 X 0.47 X 1.19 X 1.00	= 0.26 SQ.MT
14	10.2 X 0.27 X 1.06 X 1.00	= 1.72 SQ.MT
15	10.2 X 0.27 X 1.39 X 1.00	= 2.37 SQ.MT
16	10.2 X 0.89 X 2.25 X 1.00	= 6.83 SQ.MT
17	10.2 X 0.89 X 2.38 X 1.00	= 7.01 SQ.MT
18	10.2 X 0.74 X 1.51 X 1.00	= 4.33 SQ.MT
19	10.2 X 10.82 X 2.00 X 1.00	= 14.39 SQ.MT
20	10.2 X 10.82 X 2.00 X 1.00	= 15.74 SQ.MT
21	10.2 X 0.89 X 1.07 X 1.00	= 0.95 SQ.MT
22	10.2 X 0.89 X 1.07 X 1.00	= 0.95 SQ.MT
23	10.2 X 0.91 X 1.06 X 1.00	= 0.94 SQ.MT
24	10.2 X 0.98 X 2.00 X 1.00	= 16.29 SQ.MT
25	10.2 X 0.99 X 2.35 X 1.00	= 13.76 SQ.MT
26	10.2 X 0.36 X 1.91 X 1.00	= 2.77 SQ.MT
27	10.2 X 0.34 X 1.83 X 1.00	= 2.80 SQ.MT
28	10.2 X 0.95 X 2.32 X 1.00	= 6.90 SQ.MT
29	10.2 X 0.95 X 2.36 X 1.00	= 6.13 SQ.MT
30	10.2 X 1.74 X 0.27 X 1.00	= 0.68 SQ.MT
31	10.2 X 1.74 X 0.27 X 1.00	= 0.64 SQ.MT
TOTAL ADDITION		= 186.81 SQ.MT

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+d)		A.R POLICY 5942.47
BALANCE AREA OF PLOT (1 Minus 2)		
c) AREA OF PLOT		3031.12
GROUND FOR DISHOUSED AREA UNDER ACCOMMODATION 40/60 WITH R ZONE 4161.31 X 40% = 1664.52 GARDEN FOR DISHOUSED AREA UNDER ACCOMMODATION 70% AREA HANDED OVER FOR JMD 1781.16 X 70% = 1248.81		
AMMENITY SPACE IF APPLICABLE		
c) REQUIRED -		-
b) ADJUSTMENT OF IF ANY		-
c) BALANCE PROPOSED		-
NET PLOT AREA (3-(a+c))		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) 18 M 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 AMMENITY SPACE IF HANDED OVER (2.00 OR 1.85 XSR.NO:4 (b) AND/OR (c)		
TDR AREA		5.76
c) TOTAL IN-SITU/TDR GENERATED (11 (a)+(b)+c)		6115.26
TOTAL AREA CONSUMED		5321.39
f) BALANCE TDR		753.07
12 ADDITIONAL FSI AREA UNDER CHAPTER NO.7		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
c) [9+10(b)+11(e) or 12 WHICHEVER IS APPLICABLE		11700.00
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES		7020.00
11700.00 x 60% = 7020.00 OUT OF THIS		
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 x1.6 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))		18719.88
a) PROPOSED BUILT UP AREA (AS PER P LINE)		
b) EXISTING BUILT UP AREA		
c) TOTAL (a+b)		
16 FSI CONSUMED (15 / 3)		[18719.88/6088.77]
17 AREA FOR INCLUSIVE HOUSING IF ANY		3.07
(a) REQUIRED (20% OF SR. NO:5)		
(b) PROPOSED (20% OF SR. NO:5)		
CERTIFICATE OF AREA:		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.		
Owner's 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.		
SIGNATURE		For KGI REALTY PVT. LTD.
1. M/s. KGI REALTY PVT. LTD. THROUGH SONU HOTCHANDANI		
2. AARTI GOPAL ROHRA		
3. AJIT CHANDNANI AND OTHERS		
JOB NO-:		
DRAWING NO-:		
SCALE-:		
DRAWN BY-:		
CHECKED BY-:		
DURGESH SHRIVASTAV UMC/LIC/No. 07/2021		
ARCHITECTS STAMP & SIGN		

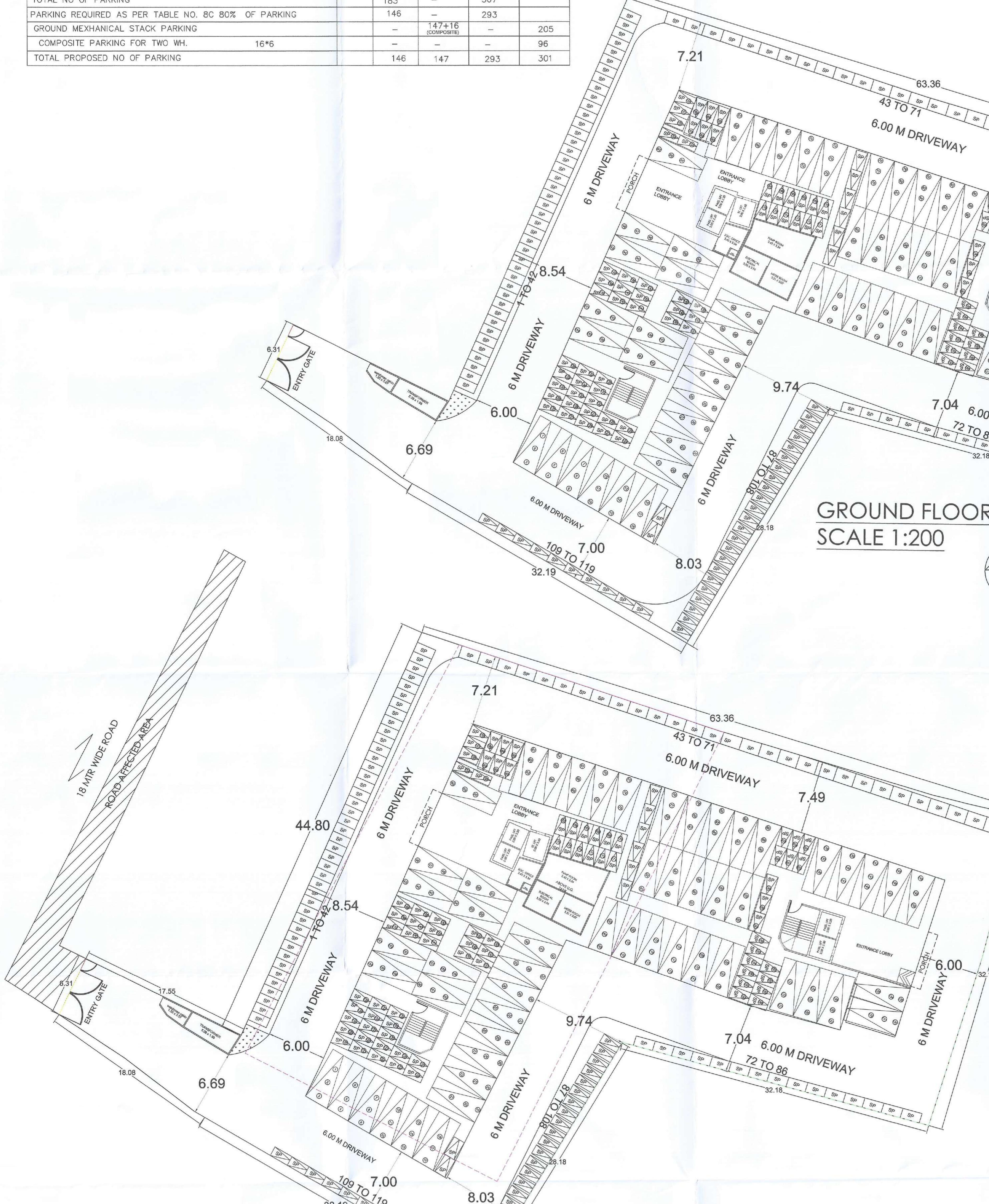
LAYOUT PLAN
SCALE 1:200



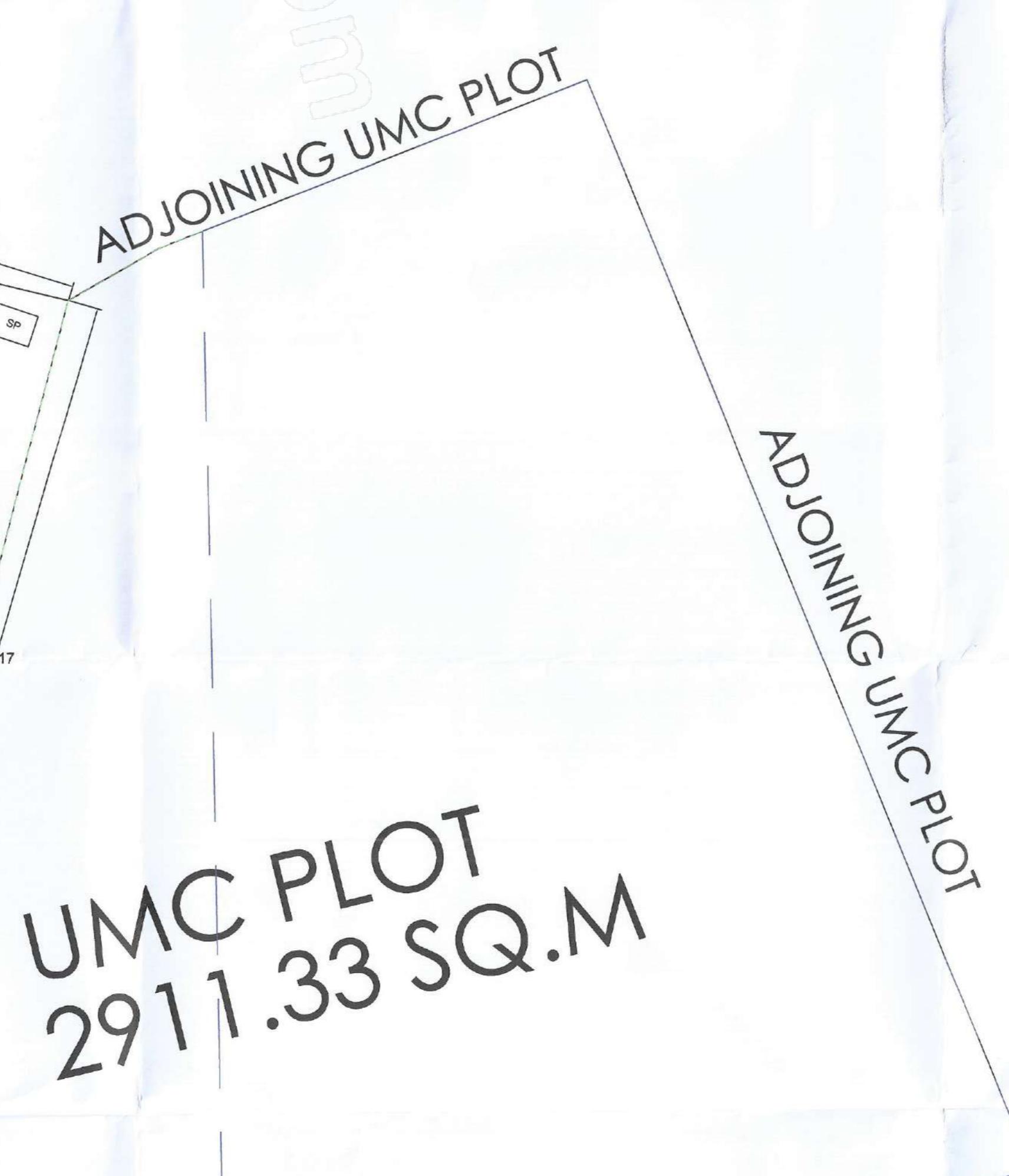
LEGENDS:
AMALGAMATED PLOT 01
AMALGAMATED PLOT 02
AMALGAMATED PLOT 03

UMC PLOT

NOTE: ALL DIMENSIONS ARE IN METER



UMC PLOT
2911.33 SQ.M



LOCATION PLAN
SCALE 1:3500

