

TOTAL NO OF CARS = 290 CARS

PROFORMA - I: AREA STATEMENT

PROPOSED CONSTRUCTION ON C.T.S NO. 165, 166, 167, 168, 860 (PT)
 S. NO. 35/A/3, 46/5-A/2, 46/6, 46/7, 47, MOUJE - SHAHAD,
 TALUKA - KALYAN (WEST), DIST. THANE - 421301.

CONTENTS OF SHEET TOWER: 1 TO 4

PROPOSED GROUND FLOOR LAYOUT PLAN, RAMP SECTION FOR STILT TO PODIUM-4 & RAMP SECTION FOR BASEMENT ETC.

STAMPS OF APPROVAL OF PLANS:

OFFICE OF THE KALYANDOMBVAL
 MUNICIPAL CORPORATION, KALYAN. (I)
 Building Permit No. KDMC/TPD/2023-24/160
 Date: 16/10/2023.
SANCTIONED

ASSISTANT DIRECTOR OF
 TOWN PLANNING
 Kalyan Municipal Corporation

AREA STATEMENT	
1. Area of plot (as per Ownership) (Minimum area of a, b, c to be considered)	34800.70 SQ.MT.
a) As per ownership document (7/12, C.T.S. extract, Property card)	34800.70
b) As per measurement sheet	27800.00
c) As per site	27235.41
2. Deduction for	
a) Proposed D.P./ D.P. Road widening Area (Area affected by 30 m.w. D.P. road)	286.21
b) Any D.P. Reservation Area (Area Affected By Hospital Reservation)	4236.60
c) 40% Area to be surrendered to KDMC Free of cost (4236.60 x 0.40)	1694.64
(Total a+b)	4522.81
3. Balance Plot area (Sr no.1c-Sr no.2)	22712.60
a. Add 60% of Hospital Reservation (4236.60 x 0.60) As per UDPCR, AR policy clause 11	-----
b. Gross Plot area (Sr no. 3 + Sr no. 3a)	-----
4. Recreational Open space	
a) Required (10% of 25254.56)	2525.45
b) Proposed	2526.08
5. Amenity space	
a) Required (5% of 25254.56)	1262.72
b) Proposed	1263.00
6. Service road and Highway widening	N.A.
7. Internal Road area	N.A.
8. Net Area of Plot = [3 - 5(a)] 22712.60 + 4236.60 - 1263.00	25686.20
9. Built up area with reference to Basic F.S.I. (1.1) as per front road width (25686.20 x 1.1)	28254.82
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road (2.00 x 286.21)	572.42
(b) In-situ area against Amenity space (2.00 x 1263.00)	2526.00
(c) Premium FSI area (subject to maximum of 27235.41 x 0.50) x 10.39%	1892.86
(d) T.D.R. area	NIL
(e) Additional FSI area under Chapter No. 7	N.A.
(Total of a to e)	4991.28
10A. TOTAL BUILT UP AREA (9+10)	33246.10
11. 80% of area on Commercial & 60% of area on Residential (9) + (10)	
(a) Ancillary use-Comm. (6629.31/ 1.80)=3682.95 x 0.80	2946.36
(b) Ancillary use-Resi. (33246.10-3682.95=29563.15) x 0.60	17737.89
Total Ancillary used (a+b)	20684.25
12. Total area available (10A+11)	53930.35
13. Maximum utilization 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)	53930.35
14. Total Built-up Area in proposal. (excluding area at Sr.No.16.b)	
a) Existing Built-up Area.	NIL
b) Proposed Built-up Area.	51853.21
TOTAL BUILT UP AREA (FOR COMM. & TI (GR+1ST) T2 (GR+18), T3/T4 (GR+5 ONLY)	51853.21
15. F.S.I. Consumed (14/8) (should not be more than serial No 13 above.)	2.16
16. Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.9)	5278.14
b) Proposed	5317.20

Certificate of Area:
 Certified that the plot under reference was surveyed by me on _____ 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.

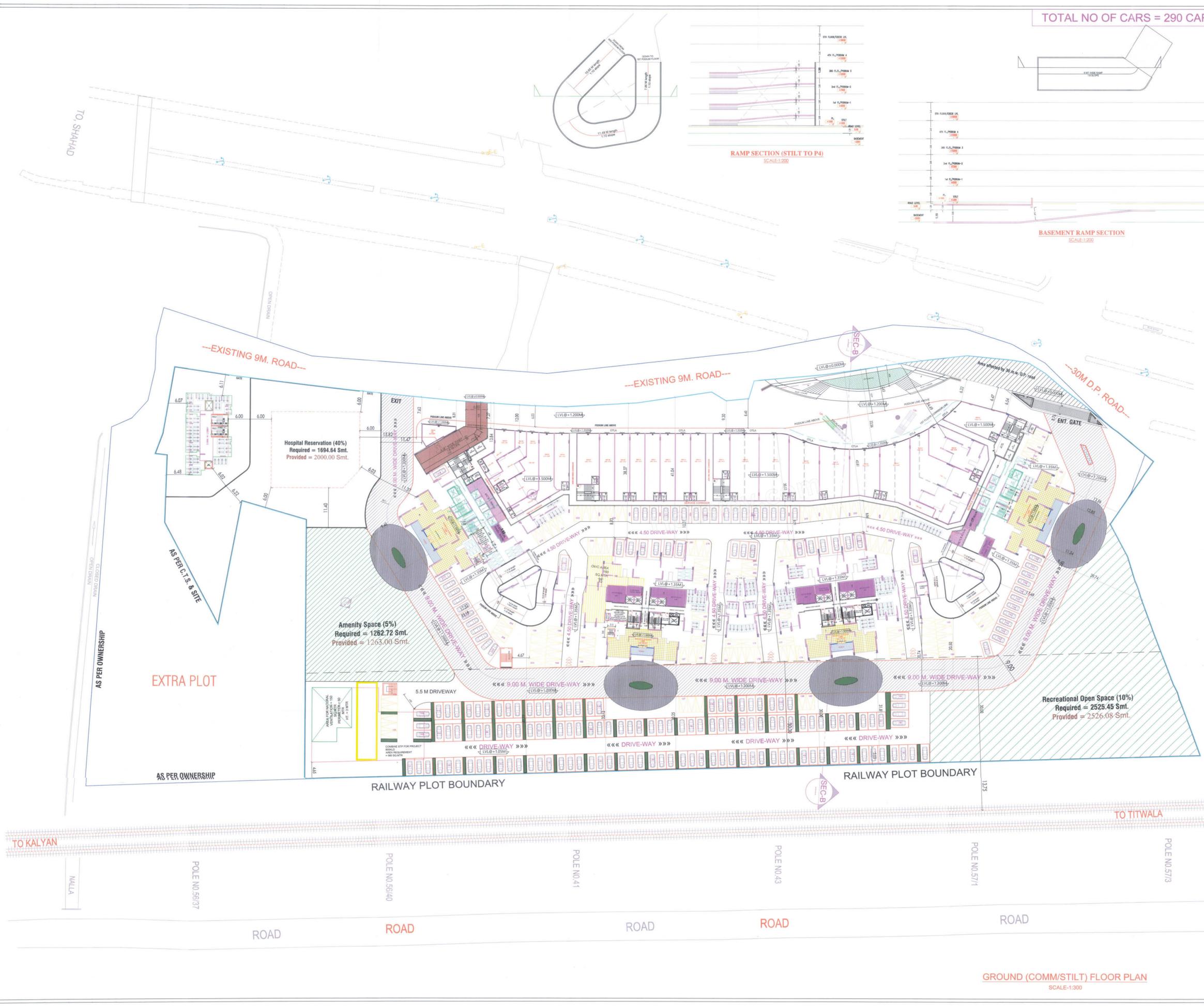
Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
 AMAR DYE CHEM LTD. Through POA Holder
 SUNTECK PROPERTY HOLDINGS PVT LTD.

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
ADCL-123	MD-0331	AS GIVEN	ANAND-G	S.NAIR	KDMCCR/2022/APL/00086

Architect/ Licensed Engineer/ Supervisor name and signature
 RAVINDRA G. PAWAR

RP RAVINDRA G. PAWAR
 ARCHITECTS & ENGINEERS
 Contact: 9967714931, 9702611787, Email: ravink20@gmail.com
 SHANKAR COMPLEX, A WING, R. NO - 703, ADARSH NAGAR, CHAKKI NAKA KALYAN (E)



GROUND (COMM/STILT) FLOOR PLAN
 SCALE: 1:300