

**PARKING AREA STATEMENT**

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE	68	136	204
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 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.	NIL	NIL	NIL
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	NIL	NIL	NIL
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	NIL	NIL	NIL
6) COMMERCIAL AREA PARKING AREA 00 SQ.M. 1974.88 / 100.00 SM	NIL	40 NOS	118
7) ADDITION 5% RESL VISITOR PARKING (5% of 1)		10 NOS	NIL
8) TOTAL REQUIRED PARKING	NIL	186 NOS	322
9) TOTAL REQUIRED PARKING (CAR & SCOOTER) (80% of 8) AS PER UD/CP REGULATION NO. 8.2.2 TABLE NO.8C		149 NOS	
10) TOTAL PROPOSED PARKING		559 NOS	1026 NOS

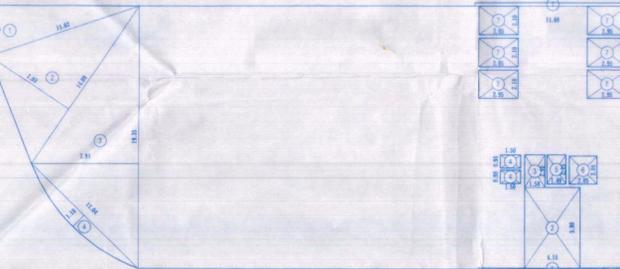
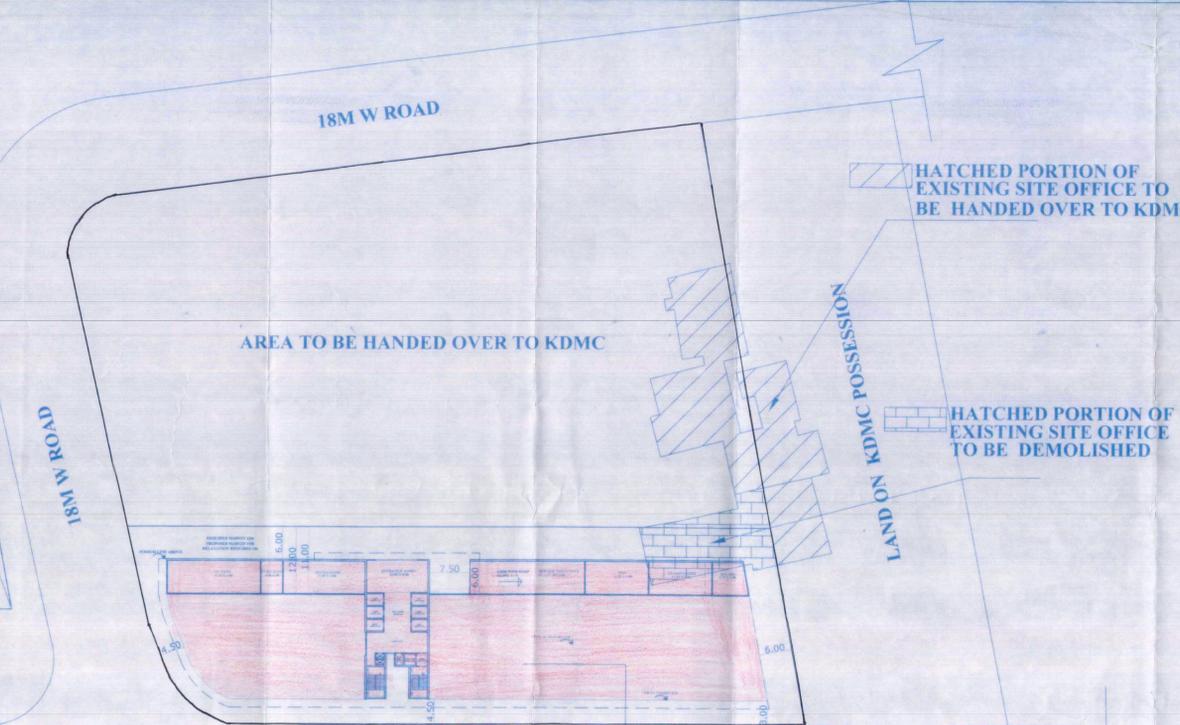
**PLOT AREA DIAGRAM (SCALE -1:500)**

PG PLOT AREA CALCULATION (A)

1	12 X 148.08 X 46.13 X 1 NO	=	496.27 SQ.MT.
2	12 X 152.58 X 46.40 X 1 NO	=	498.79 SQ.MT.
3	12 X 152.58 X 46.88 X 1 NO	=	1012.31 SQ.MT.
4	12 X 157.3 X 1.80 X 1 NO	=	14.16 SQ.MT.
5	12 X 4.68 X 2.99 X 1 NO	=	4.86 SQ.MT.
6	12 X 3.49 X 2.59 X 1 NO	=	5.13 SQ.MT.
7	12 X 5.69 X 1.80 X 1 NO	=	5.12 SQ.MT.
8	12 X 15.73 X 1.80 X 1 NO	=	34.16 SQ.MT.
TOTAL ADDITION		=	964.80 SQ.MT.

BALANCE PLOT AREA CALCULATION (B)

1	12 X 105.90 X 36.03 X 1 NO	=	1997.79 SQ.MT.
2	12 X 113.06 X 9.39 X 1 NO	=	530.86 SQ.MT.
3	12 X 115.42 X 11.75 X 1 NO	=	478.09 SQ.MT.
4	12 X 117.00 X 17.22 X 1 NO	=	1018.46 SQ.MT.
TOTAL ADDITION		=	4324.20 SQ.MT.
TOTAL PLOT AREA (A + B)		=	13774.00 SQ.MT.



**P-LINE AREA CALCULATION**

GROUND FLOOR

1	12 X 11.62 X 3.77 X 1 NO	=	21.90 SQ.MT.
2	12 X 14.89 X 7.82 X 1 NO	=	49.53 SQ.MT.
3	12 X 19.35 X 7.91 X 1 NO	=	76.55 SQ.MT.
4	2.0 X 11.04 X 1.18 X 1 NO	=	8.79 SQ.MT.
5	95.55 X 19.35 X 1 NO	=	1848.30 SQ.MT.
6	12 X 19.67 X 3.45 X 1 NO	=	33.93 SQ.MT.
7	11.60 X 0.25 X 1 NO	=	2.90 SQ.MT.
TOTAL ADDITION		=	2042.41 SQ.MT.

**DEDUCTIONS**

1	11.00 X 0.10 X 1 NO	=	1.10 SQ.MT.
2	4.10 X 5.90 X 1 NO	=	24.19 SQ.MT.
3	1.50 X 2.40 X 1 NO	=	3.60 SQ.MT.
4	1.50 X 0.98 X 2 NOS	=	2.94 SQ.MT.
5	1.40 X 2.15 X 1 NO	=	3.00 SQ.MT.
6	2.05 X 2.05 X 1 NO	=	4.20 SQ.MT.
7	2.95 X 2.10 X 6 NOS	=	37.15 SQ.MT.
TOTAL DEDUCTION		=	76.18 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		=	1966.23 SQ.MT.

PLOT AREA AS PER 7/12 (SQ.MT)	AREA TO BE HANDED OVER TO KDMC 70 % OF 13774.00 SQ.MT
13774.00	9641.80

**PROPOSED BUILDING**

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
GR./STILT+1ST TO 9TH PODIUM FLOOR, 10TH (AMENITY FLOOR) +11TH SERVICE FLOOR + 12TH TO 28TH FLOOR	24,038.11 SQ.MT

**7/12 AREA STATEMENT**

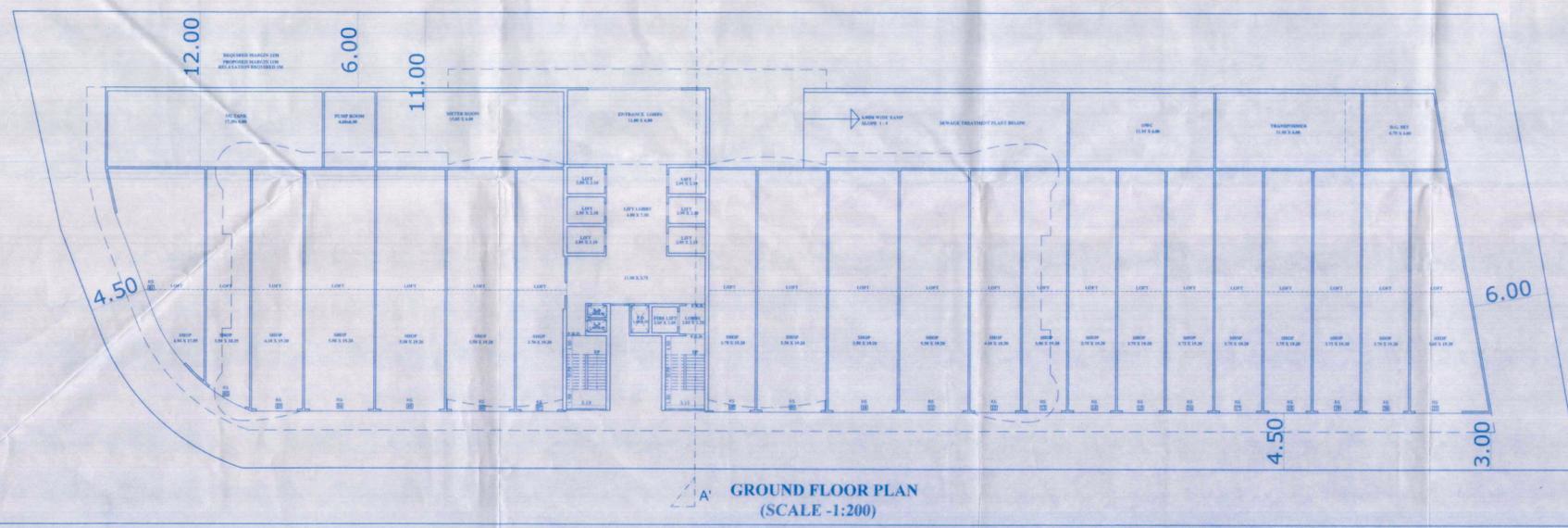
S.NO.	H.NO.	AREA SQ.MT.	(AS PER 7/12)	AS PER POWER	P.O.A.
15	5	6265.00 SQ.MT	4465.00	OWNER	
15	6/1	760.00 SQ.MT	430.00	POWER	
15	6/2	740.00 SQ.MT	204.00	POWER	
23	7	335.00 SQ.MT	335.00	OWNER	
23	2/2	6800.00 SQ.MT	1100.00	POWER	
62	1	520.00 SQ.MT	520.00	POWER	
62	2	520.00 SQ.MT	520.00	POWER	
23	2/1	8900.00 SQ.MT	6200.00	POWER	
TOTAL AREA		22840.00 SQ.MT.	13774.00 SQ.MT		

**DOORS AND WINDOWS SCHEDULE**

TYPE	SIZE	REMARKS
FRD	1.20 X 2.10	T.W. FRAMED PANEELED DOOR
D	1.05 X 2.10	T.W. FRAMED PANEELED DOOR
D1	0.90 X 2.10	T.W. FRAMED PARTLY GLAZED SINTEX DOOR
D2	0.75 X 2.10	T.W. FRAMED PARTLY GLAZED SINTEX DOOR
FD	3.80 X 2.15	ALU. FRAMED GLAZED PANEELED FRENCH DOOR
FD1	1.15 X 2.15	ALU. FRAMED GLAZED PANEELED FRENCH DOOR
FD2	2.45 X 1.55	ALU. FRAMED GLAZED PANEELED FRENCH DOOR
FD3	2.30 X 1.25	ALU. FRAMED GLAZED PANEELED FRENCH DOOR
W	0.6 X 1.25	ALU. FRAMED GLAZED PANEELED WINDOW
V	0.60 X 0.75	T.W. FRAMED GLAZED LOUVERED WINDOW
V1	0.60 X 0.75	T.W. FRAMED GLAZED LOUVERED WINDOW

**P-LINE AREA STATEMENT**

FLOOR	FLOOR AREA (SQ.MT.)
GR./STILT FLOOR(COMM+LOBBY)	1966.23
1ST PODIUM LEVEL(PARKING)	28.72
2ND PODIUM LEVEL(PARKING)	0.00
3RD PODIUM LEVEL(PARKING)	0.00
4TH PODIUM LEVEL(PARKING)	0.00
5TH PODIUM LEVEL(PARKING)	0.00
6TH PODIUM LEVEL(PARKING)	0.00
7TH PODIUM LEVEL(PARKING)	0.00
8TH PODIUM LEVEL(PARKING)	0.00
9TH PODIUM LEVEL(PARKING)	28.72
10TH FLOOR (AMENITY FLOOR)	1389.24
11TH FLOOR (SERVICE FLOOR)	0.00
12TH FLOOR (REFUGE FLOOR)	1059.52
13TH FLOOR	1222.91
14TH FLOOR	1222.91
15TH FLOOR	1222.91
16TH FLOOR (REFUGE FLOOR)	1222.69
17TH FLOOR	1222.91
18TH FLOOR	1222.91
19TH FLOOR	1222.91
20TH FLOOR (REFUGE FLOOR)	1222.69
21ST FLOOR	1222.91
22ND FLOOR	1222.91
23RD FLOOR	1222.91
24TH FLOOR (REFUGE FLOOR)	1222.69
25TH FLOOR	1222.91
26TH FLOOR	1222.91
27TH FLOOR	1222.91
28TH FLOOR (REFUGE FLOOR)	1222.69
TOTAL BUILT UP AREA	24038.11



**STAMP FOR APPROVAL** SHEET NO. 15

CONTENT :- BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, P-LINE AREA STATEMENT, AREA SUMMARY, PARKING STATEMENT, GROUND FLOOR PLAN, P-LINE AREA

**BASIC**

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. KDMC/TPD/13P/KD/2024-25/25

Date: 15/10/2024

**SANCTIONED**

ASSISTANT DIRECTOR / TOWN PLANNING  
Kalyan-Dombivli Municipal Corporation

**AREA STATEMENT**

Sl. No.	DESCRIPTION	SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	13774.00
(a)	As per ownership document (As per power)	0.00
(b)	As per measurement sheet	13774.00
(c)	As per site	0.00
2.	Deductions for:	0.00
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b)	Any D.P. Reservation area	0.00
(Total a+b)		0.00
3.	BALANCE AREA OF PLOT (1-2)	13774.00
4.	Amenity Space (if applicable)	0.00
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5.	Net Plot Area (3+4+c)	13774.00
6.	Recreational Open space (if applicable)	0.00
(a)	Required -	0.00
(b)	Proposed -	0.00
7.	Internal Road area	0.00
8.	Plotable area (if applicable)	0.00
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) (1.1 x 13774.00)	15151.40
10.	Addition of FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI-based on road width / TOD Zone	0.00
(b)	Proposed FSI on payment of premium (0.50 OF 13774.00 = 6887.00)	0.00
11.	In-situ FSI / TDR loading	0.00
(a)	In-situ area against D.P. Road (2.10 x Sr. No. 2 (a)) As per previous sanction no. -	0.00
(b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c))	0.00
(c)	TDR area (1.15 x 11b) (13774.00 x 1.15 = 15840.10)	0.00
(d)	Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
12.	Additional FSI area under Chapter No. 7	0.00
13.	Total entitlement of FSI in the proposal (9 + 10(b) + 11(d)) or 12 whichever is applicable	15151.40
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges COMMERCIAL ANCILLARY AREA 1966.23 x 35 = 1922.55 1092.75 x 80% = 873.88 RESIDENTIAL ANCILLARY 15151.40 - 1092.35 = 14059.05 14059.05 x 60% = 8435.43 (873.88 + 8435.43 = 9309.31)	8888.00
(c)	Total entitlement (a + b)	24039.40
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) x 1.6 or 1.5 width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.5	0.00
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 (b))	0.00
(a)	Previous Sanctioned Built-up Area	0.00
(b)	Proposed Built-up Area (as per 'P-Line')	24038.11
(c)	Total (a + b)	24038.11
16.	F.S.I. Consumed (15/13) should not be more than serial No. 14 (a+b)	0.00
17.	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr. No.3)	0.00
(b)	Proposed	0.00
(c)	Balance Area	0.00

**APPENDIX - C**

THE PLANS PREPARED BY ME, ARE IN ACCORDANCE WITH THE STANDARDS AS SPECIFIED BY INDIAN STANDARD SPECIFICATIONS & I WILL BE HELD RESPONSIBLE FOR ANY OMISSIONS OR MISTAKES DUE TO NEGLIGENCE OF THE STANDARDS.

**CERTIFICATE**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 13774.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED BUILDING ON PLOT BEARING S.NO.15 HISSA NO. 5, HISSA NO. 6 (PT.), 6/2 (PT.), S.NO.23 HISSA NO. 1 (PT.), 2/1 (PT.), S.NO. 62 HISSA NO. 1, 2, VILLAGE-GANDHARE, TALUKA-KALYAN, DIST-THANE.

**NAME & SIGNATURE OF OWNER**

**SIGNATURE OF ARCHITECT**

**ARCHITECTS & CONSULTANTS**

**De-con Consultants**  
ARCHITECTS, INTERIOR DESIGNERS, REGD. VILLERS & PROJECT CONSULTANTS, S1, RAJAWADE TOPPER, BANARAJI, LANE No. 6, KALYAN(WEST)-421 304, TEL: 9617999.