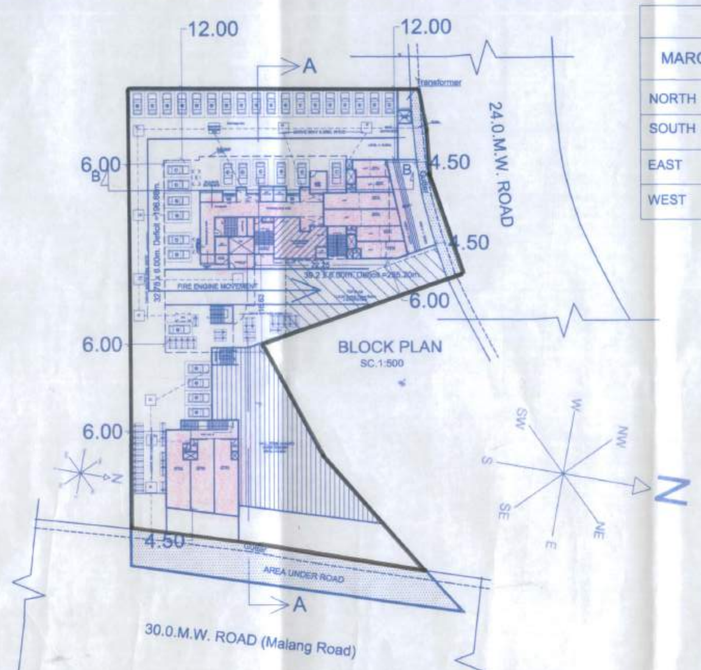


BLOCK PLAN
SC.1:500

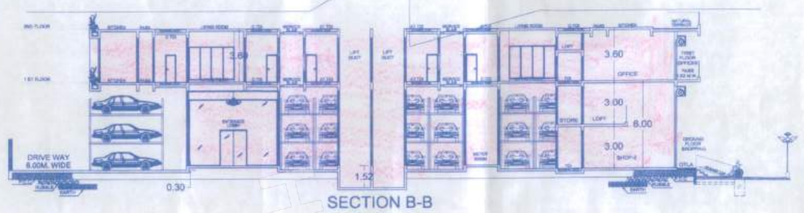
MARGIN STATEMENT				
MARGIN	REQUIRED	PROVIDED	REQUIRED Relaxation	DEFICIT AREA
NORTH	4.50m.	4.50m.	Nil	Nil
SOUTH	12.00m.	6.00m.	6.00m	196.68
EAST	12.00m.	6.00m.	6.00m	235.20
WEST	12.00m.	12.00m.	Nil	Nil

Form of Statement 2
[Sr. No.9 (a)]
Proposed Building

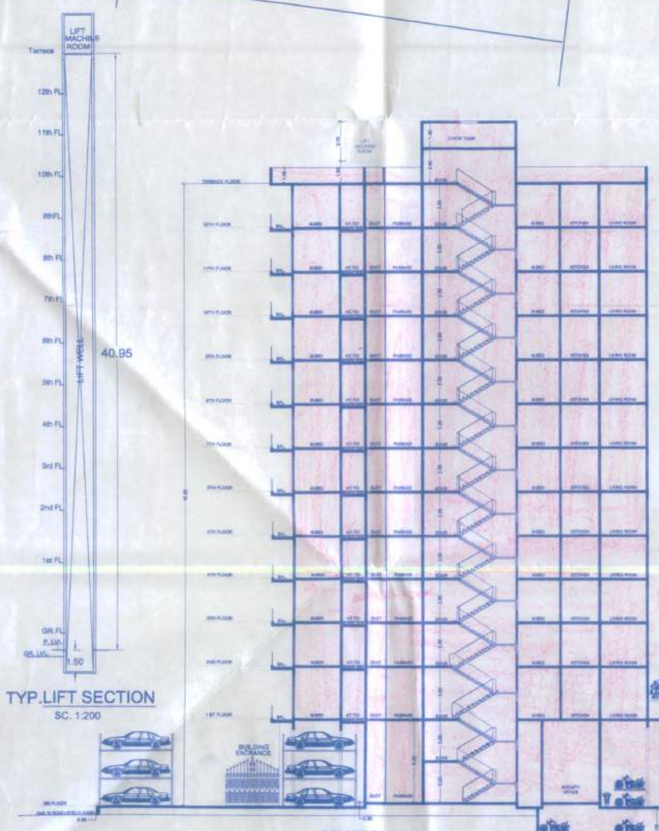
Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line.
(1)	(2)	(3)
BUILDING 1	12	9496.67sm.

Form of Statement 3
[Sr. No.9 (g)]
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
BUILDING 1	(2)	(3)	(4)	(5)	(6)
	12	116	5345.46sm.	1154.58sm.	NIL



SECTION B-B
SC.1:200



TYP.LIFT SECTION
SC. 1:200

SUMMARY	
PROPOSED P-LINE AREA STATEMENT	
FLOOR	Proposed P-Line Area (SQ.M.)
LOWER GR.	213.19(shop)(30.0M.W.ROAD)
UPPER GR.	189.53(office)(30.0M.W.ROAD)
GROUND	173.10(shop)(24.0M.W.ROAD)
1st (P)FL.	276.87(office)(24.0M.W.ROAD)
1st (P)FL.	64.62(Clubhouse)
Resi.01(P)	481.61
02	738.60
03	738.60
04	738.60
05	738.60
06	738.60
07	738.60
08	711.75
09	738.60
10	738.60
11	738.60
12	738.60
TOTAL	=9496.67SM.

= 1156.56(KMT) + 54.07(AMENITY) = 1210.63sm.

AMENITY TDR AVAILABLE IS AS FOLLOWS:-
CONSTRUCTED AMENITY TDR AREA = A / B x 2.00

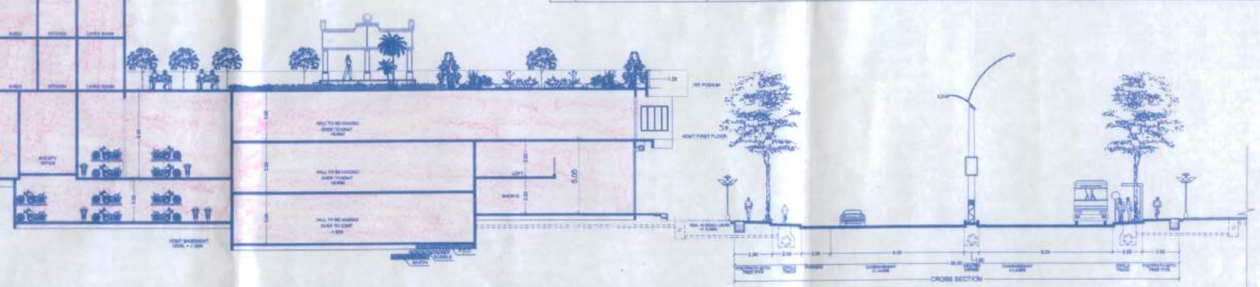
A = COST OF CONSTRUCTION AS PER ASR.
B = LAND RATE AS PER ASR.
ASR = ANNUAL STATEMENT RATES.

Const. Amenity T.D.R
= (24200 /12400) x 2.00
= 1.95 x 2.00
= 3.90 x 1210.63sm.
= 4721.45sm.

Table No. 8B - Parking Requirements (1st To 12th FLOOR)

Sr. No.	Occupany	Size of tenement	Total No. Flat	Parking Space Required			
				Required		Proposed	
				Car	Scooter	Car	Scooter
1	Residential i) Multi - Family residential	For every tenement having carpet area of 150sq.m. and above.	Nil.	2x0=0	3x0=0	Nil.	Nil.
		For every tenement having carpet area equal to or above 80sq.m. but less then 150sq.m.	Nil.	1x0=0	3x0=0	Nil.	Nil.
		For every two tenements with each tenement having carpet area equal to or above 40sq.m. but less then 80sq.m.	56	1x28=28	5x28=140	28no.	140no.
		For every two tenements with each tenement having carpet area less than 40sq.m. but more then 30sq.m.	60	1x30 =30no.	2x30 =60no.	30no.	60no.
		For every two tenements with each tenement having carpet area less than 30sq.m.	Nil.	0x0 =0 no.	4x0 =0no.	Nil.	Nil.
		Additional 5% Visitor Parking		5%(58) =2.9 no.	5%(200) =10no.	2.9no.	10no.
		Total Parking Required (x 0.8) As per Table No. 8c,Page No.145.		0.8x60.9 =48.72 no.	0.8x210 =168no.	49no.	168no.

SECTION A-A
SC.1:200



Proforma-1 Area Statement.

PROPOSED BUILDING ON C.T.S. No.6235/1.
VILLAGE :- TISGAON, TALUKA:- KALYAN,DIS.THANE.

Drawing Sheet No.: 1/5
DT.03/09/2021

Stamps of Approval/RE-Approval/Completion of Plans:

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/KD/2021-22/78
Date :- 16/02/2022
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

	AREA STATEMENT	Sq.Mt.
1.	Area of plot *(Minimum area of a, b, c to be considered)*	
	(a) As per ownership document (7/12, CTS extract)	3508.50
	(b) as per measurement sheet	------
	(c) as per site	3508.50
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area.(30.0 & 24.00 M.W.) 345.43+70.07	415.50
	(b) D.P. Reservation of KMT No.224. area	2205.00
	(c) D.P. Reservation of Industrial Zone (I-1)	888.00
	(Total a+b+c)	3508.50
3.	Balance area of plot (1-2)	Nil.
4.	Amenity Space (if applicable)	
	(a) Required - 5% (more than 20,000)	Nil.
	(b) Adjustment of 2(b), if any -	------
	(c) Balance Proposed -	Nil.
5.	Net Plot Area (3 - 4 (c))	Nil.
5.a)	Add for FSI as per Accomodation Reservation policy (2b+2c)	3093.00
b)	Consider Area For Basic FSI (5+5a)	3093.00
6.	Recreational Open space (if applicable)	
	(a) Required - 10% (5)(Physical)	Nil.
	(b) Proposed	Nil.
7.	Internal Road area	N.A
8.	Plotable area (if applicable)	N.A
9.	Built up area with reference to Basic F.S.I. as per front road width 1.10% (Sr.No.5b xbasic FSI) {3093.00 x 1.10}	3402.30
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width /TOD Zone. {3508.50 x 0.50}	1754.25
	(b) Proposed FSI on payment of premium.	1754.25
11.	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road *[2.05 x Sr. No. 2 (a)], if any*	851.77
	(i) Used T.D.R. Area.(As per Old Approval)	NIL.
	(ii) Proposed T.D.R. Area.	NIL.
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	----
	(c) TDR area	----
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	851.77
12.	Additional FSI area under Chapter No. 7	N.A
13.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	6008.32
	(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. 6008.32 - 852.69=5155.635M RESIDENTIAL = 5155.63x 60% =3093.375M COMMERCIAL=852.69Sq x 80%=682.155M.	3775.52
	(c) Total entitlement (a+b)	9783.84
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) x 1.5 or 1.8*	4.80
15.	Total Built-up Area in proposal. *(excluding area at Sr.No.17 b)*	
	(a) Existing Built-up Area.	NIL.
	(b) Proposed Built-up Area (as per 'P-line')	9496.67
	(c) Total (a+b)	9496.67
16.	F.S.I. Consumed [15 / 13]*(should not be more than serial No.14 above.)*	0.97
17.	Area for Inclusive Housing, if any (As per Old Approval)	----
	(a) Required *(20% of Sr.No.5)*	----
	(b) Proposed	----

Certificate : CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE

SIGN. OF R.C.C. CONSULTANT

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.

P.O.A - NARENDRA J.PATHAK.

Ar. Vijay Pandey.

ARCHITECT.
M/S VIJAY PANDEY & ASSOCIATES
303-RAJKAMAL TOWER
ABOVE KOTAK MAHINDRA BANK
SANTOSHI MATA RD. KALYAN (W)
TEL. 0251-2204441/ 9370480016.

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
20	01	N.S.	Ar.Aishwari.	R-0	V.P.	Architect:- Vijay Pandey. CA/96/20081