



SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	AREA	REMARKS
RS	2.10 X 2.40	5.04	ROLLING SHUTTER
D	1.00 X 2.13	2.13	1 W. PANNELLED DOOR
D1	0.90 X 2.13	1.92	1 W. PANNELLED DOOR
D2	0.75 X 2.00	1.50	1 W. PANNELLED DOOR
W	1.80 X 1.50	2.70	1 W. GLAZED WINDOW
W1	1.50 X 1.50	2.25	1 W. GLAZED WINDOW
W2	1.20 X 1.00	1.20	1 W. GLAZED WINDOW
w	0.80 X 0.90	0.72	1 W. LOUVERED WINDOW

Project Details
 Proposal code - KDMCC-34-ENTRY-77989
 Zone Type - Residential Zone with Shop line. (R Z)
 Location - Non-Congested
 Name of service - Revised Building Permission
 Sub service -
 Cts No./Survey No. - -
 Tahsil : Sedon-5
 Mouza : Thakurli
 Private Value : 0.00

BUILT UP AREA STATEMENT TOWER I		18TH (REFUGE)	504.27
FLOOR	BUILT UP AREA PER FLOOR	19TH	538.03
GROUND	92.71	20TH	538.03
3RD	538.03	21ST	538.03
4TH	538.03	22ND	538.03
5TH	538.03	23RD (REFUGE)	504.27
6TH	538.03	24TH	538.03
7TH	538.03	25TH	538.03
8TH (REFUGE)	504.27	26TH	538.03
9TH	538.03	27TH	538.03
10TH	538.03	28TH (REFUGE)	504.27
11TH	538.03	29TH	538.03
12TH	538.03	30TH	538.03
13TH (REFUGE)	504.27	31ST	538.03
14TH	538.03	32ND	538.03
15TH	538.03	33RD (REFUGE)	504.27
16TH	538.03	34TH	538.03
17TH	538.03	35TH	538.03
		36TH	538.03
		TOTAL	18183.17

SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FAT	PARKING SPACE REQ.		PARKING SPACE PROP.	
			NON CONGESTED AREA		NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
1.00	For every tenement having carpet area 150 sq.mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00
2.00	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0.00	1.00	3.00	0.00	0.00
3.00	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	0.00	1.00	5.00	0	0
4.00	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	136.00	1.00	2.00	68.00	136.00
5.00	For every two tenement with each tenement having carpet area less than 30 sq.mt.	266.00	0.00	4.00	0.00	532.00
6.00	For every 100 sq.m. carpet area or fraction there of	0.00	0.00	0.00	0.00	0.00
Parking Requirement (quantum)			Residential		68	668
			Commercial		0	0
5% visitor parking for residential					3	33
TOTAL					71	701
TOTAL PARKING REQUIRED BY APPLING Multiplying Factor (0.8)					57	561
Composite for every 6 Scooter x 1 car (378 / 6 = 63)					63	
TOTAL PARKING PROPOSED					120	183

F	17.93	X	6.99	X	1	=	125.33
DEDUCTION							
1	2.85	X	3.51	X	1	=	10.00
2	3.62	X	3.70	X	1	=	13.39
3	5.15	X	1.79	X	1	=	9.22
TOTAL							32.62
TOTAL BUILT UP AREA =125.33-92.71 =							92.71

PROFORMA AS PER UDPCR CALUSE 7.7.1		
1.00	AREA STATEMENT	
	AREA OF PLOT	4577.00
a	As per ownership document (7/12, CTS extract)	4577.00
b	As per measurement sheet	4577.00
c	As per site	4577.00
	(MINIMUM AREA A B C TO BE CONSIDERED)	4577.00
2.00	DEDUCTION FOR	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	20.00
b	Any DP reservation area	
	b1- PLAY SCHOOL	740.47
3.00	Balance area of plot (1-2)	3816.53
a	Amenity Space (if applicable)	0.00
	Required	0.00
	Adjustment of 2(b), if any -	0.00
c	Balance Proposed	0.00
5.00	Net Plot Area (3-4 (c))	3816.53
5a	Net plot area after subdividing	3816.53
5a	"GROSS AREA OF PLOT FOR CALCULATING TOTAL POTENTIAL	
		4577.00
6.00	Recreational Open space (if applicable)	
	(a) Required - 10% OF 5A	0.00
	(c) Proposed	0.00
7.00	Internal Road area	0.00
8.00	Plotable area (if applicable)	0.00
	Built up area with reference to Basic F.S.I. as per front yard rule Sr. No. Sakasib FSI 1.1	4198.18
	Addition of FSI on payment of premium AS PER RULE 7.3	
a	"PREMIUM FSI =0.50 OF SR.NO-1"	2288.50
	in-situ FSI / TDR loading	
a	In-situ area against D.P. Road [1.0 x Sr. No. 2 (a)],if any = UDPCR-2.0	40.00
	In-situ area against Amenity Space if handed over (1.00 x Built-up Sr. No. 4 (b)and /or(c)),	0.00
c	b4- PLAY SCHOOL=740.47 X2	1480.94
	Total in-situ / TDR loading	1520.94
a	TDR = 1.40 OF SR.NO-1	6407.80
	TDR to BE PURCHASE	3610.25
	Total TDR USED	5131.19
12.00	Additional FSI area under Chapter No. 7	
13.00	Total entitlement of FSI in the proposal	
	Ancillary Area FSI upto 60% or 80% with payment of charges	11617.87
c	total ancillary fsi permissible	6970.72
c	total ancillary fsi utilised	6970.72
	Maximum utilization limit of F.S.I. (building potential) Permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.6 or 1.8 = 5a x 4.4 FSI	20138.80
	Permissible BUA (13ac + 13b)	18588.60
15.00	Total Built-up Area in proposal (excluding area at Sr.No-17.3)	18588.60
a	Existing Built-up Area	
b	Proposed Built-up Area (as per 'P-line')	18183.17
	Total +a+b	18183.17
16.00	Balance area	405.43
	F.S.I. Consumed (15/13) (should not be more than Sr.No. 14 above.)	0.98
17.00	Area for Ancillary Housing, if any	
	Required (20% of Sr.No-5)	0.00
b	proposed MAHDA Area	0.00

Owner Details		
Owner Name	Postal Address	Contact Number
Swaminarayan Lifespace llp	DIZZ, PARAS C H S.F.ATEHALI ROAD,Kalyan,Thane Maharashtra-42120 1	9821867950
MR NANDKUMAR H BHALERAO AND OTHERS POA MS SWAMI NARAYAN LIFE SPACE LLP THROUGH PARTNER MR SACHIN K. MATHUR	KALYAN	

Formosa 1 Area Statement		
Area of plot (Minimum area of 5 a, to be proposed for development)	4577.000	
Area of plot (Minimum area of 5 a, to be proposed for development) and/or land owned and/or leased and/or sub-leased	4577.000	
(a) As per the Survey map (17/12, C15 extract)	4577.000	
(b) As per the Survey map (17/12, C15 extract)	4577.000	
(c) As per the Survey map (17/12, C15 extract)	4577.245	
Area not in possession	0.000	
Area not in possession	0.000	
(a) Proposed P/D P.D. Road widening Area (Service road)	2577.000	
(b) Proposed P/D P.D. Road widening Area (Service road)	740.470	
(c) Green Belt	6.000	
(d) Green Belt	766.470	
(e) Balance area of (a) - (b) - (c) - (d)	316.530	
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Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-07-02 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.

Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.)

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

Owner (s) name and signature

THEOUGH PARTNER MR SACHIN M VAVIYA
Postal Address : D/22, PARAS C H S, FATEHALI
ROAD, Kalyan, Thane, Maharashtra-421201, KALYAN

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.--

SITE ADDRESS :
PROPOSED BUILDING PERMISSION AS PER ACCOMMODATION
RESERVATION PRINCIPAL ON PLOT BEARING S.NO -61/17, 61
18, 61/19/2, 48/4 MOUJIE -THAKURLI,TAL-KALYAN

LOGO	ADDRESS OF OFFICE
	OFFICE - office no 804 The , sector 21 kharghar , navimumbai pin 410210

OWNERS SIGN -		TECHNICAL PERSON SIGN Signature valid
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	SCALE - 1:100	Date: 22/09/25
	JOB NO - KDMCC-24-ENTRY-77969	CHECK BY - .

SUBMISSION DRAWING