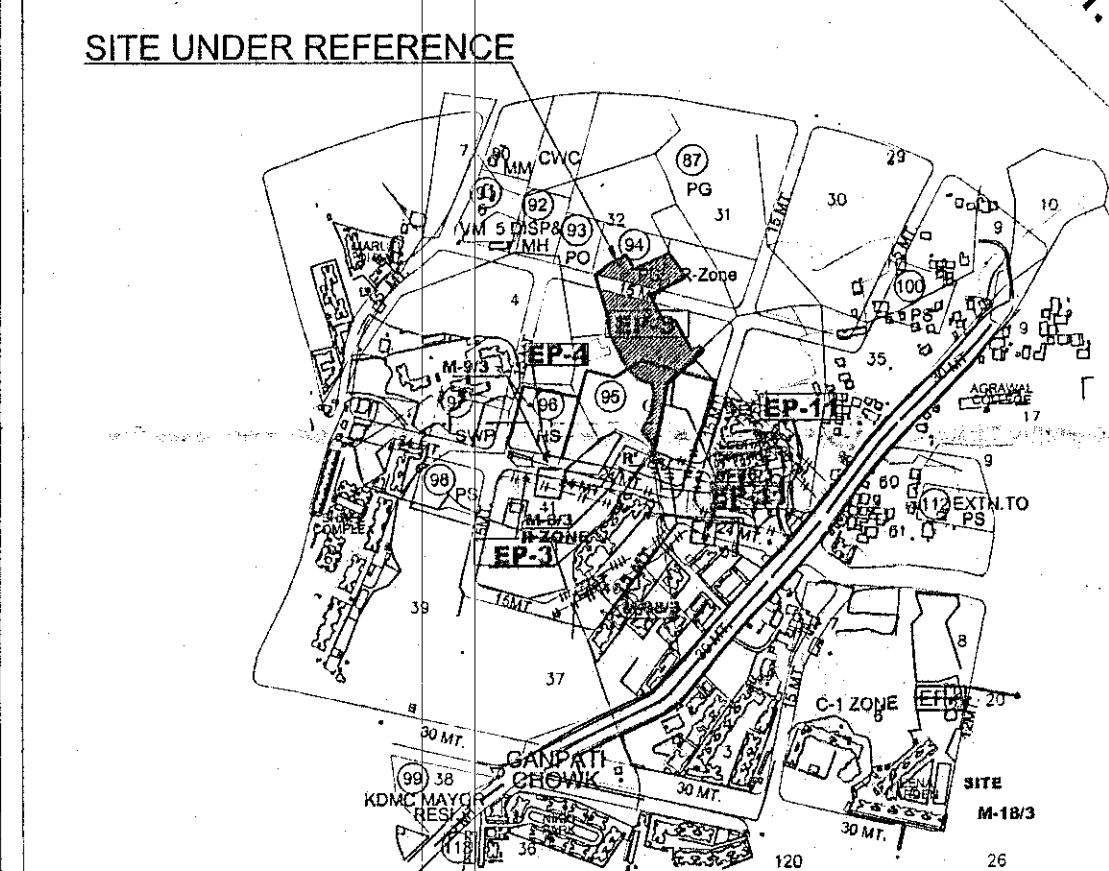


Proforma-1 Area Statement						Drawing Sheet No.: 1/7 DT.01/01/2024.	
NIRVANA GARDENS PROPOSED BUILDING ON S. No.33, H.No.1/A, 1/B, 1/D, 1/E, 1/F, 1/H, 1/K/1, 1/K/2, 1/K/3, H.No.1/L, 1/N. VILLAGE - KOLIVALL TALUKA-KALYAN DIS.THANE.							
Stamps of Approval/RE-Approval/Completion of Plans:							
OFFICE OF THE KALYAN DOMBIVI MUNICIPAL CORPORATION, KALYAN. Building Permit No. :- KPMC/TPD/BP/KD/2023-24/37 Date :- 15/03/2024 SANCTIONED						 ASSISTANT DIRECTOR OF TOWN PLANNING (Kalyan-Dombivi 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)							10,820.00
(b) as per measurement sheet							-----
(c) as per site							10,743.00
2. Deductions for							
(a) Proposed D.P./ D.P. Road widening Area.(15.00 M.W.)							522.00
(b) D.P. Reservation of (School) P.S. 94. Area							1695.00
(c) D.P. Reservation of (Garden)G-95							2168.00
(d) D.P. Reservation of Any							-----
(Total a+b+c+d)							4385.00
3. Balance area of plot (1-2)							6358.00
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))							6358.00
5.a) Add for FSI as per Accommodation Reservation policy (2c)							2168.00
b) Consider Area For Basic FSI (5+5a)							8526.00
6. Recreational Open space (if applicable)							
(a) Required - 10% (5)(Physical)							635.80
(b) Proposed							836.00
7. Internal Road area							N.A
8. Plottable 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)							9378.60
10. Addition of FSI on payment of premium							
(a) Maximum permissible premium FSI - based on road width /TOD Zone.(0.50x1c)							5371.50
(b) Proposed FSI on payment of premium.							-----
11. In-situ FSI / TDR loading							
(a)In-situ area against D.P. road [2.00 x Sr. No. 2 (a)], if any							1044.00
(i) In-situ area against P.S.-94 Reservation (2.00 x Sr. No. 2(b))							3390.00
(ii) Proposed T.D.R. Area.							NIL.
(b)In-situ area against Amenity Space if handed over [2.00 or L.Sr. No.; 4 (b)and/or(c)].							-----
(c) T.D.R. From Market							-----
(d) Total in-situ / TDR loading (a+b+c)							4434.00
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.							13,812.60
(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. RESIDENTIAL = 13,544.03SM x 60% = 8126.41SM COMMERCIAL=258.57SM x 80%=206.85SM							8,341.26
(c) Total entitlement (a+b)							22,153.86
14							
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)							
(a) Existing Built-up Area.							----
(b) Proposed Built-up Area (as per 'P-line')							-16,011.13
(c) Total (a+b)							-----
16. F.S.I. Consumed [15 / 13]should not be more than serial No.14 above)							0.99
17. Area for Inclusive Housing, if any (As per Old Approval)							
(a) Required (20% of Sr.No.5)							1398.76
(b) Proposed							1399.09
Certificate : CERTIFIED THAT THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARDS INSTITUTE.							
						SIGN. OF R.C.G. CONSULTANTS 	
Owner's Declaration - I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute the structures 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 - SOYLINES BUILDERS LLP.							
Certificate : Certified that the plot under reference has been surveyed by me on _____ and the dimensions of sides etc. of plot stated on Page _____ are measured on site and the area is worked out tables enter the area stated on Page _____ of Owner's Survey/P.F.S. Scheme Record/ In Land Records Department/ City Survey records.						ARCHITECT. M/S VIJAY PANDEY & ASSOCIATES 303-RAJKAMAL TOWER ABOVE KOTAK MAHINDRA BANK SANTOSH NATA RD., KALYAN (W) TEL. 0251-2204411/ 937480016.	
Ar. Vijay Pandey							
Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of	
50	01	N.S.	Ar,Aishwari	R-3	V.P.	Architect- Vijay Pandey CA/96/200981	



FLAT No.	RERA CARPET Sq.Mt.	BAL. AREA Sq.Mt.	Cuboard Sq.Mt.
1	Refuge Area		
2	88.73	5.55	---
3	35.94	2.90	1.28
4	51.28	5.63	---
5	51.35	5.63	---
6	51.35	5.63	---
7	51.28	5.63	---

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
Wing-A	29	187	9611.6sqm.	931.76sqm	-----
Wing-B	01(Rest)	11	505.60sqm.	50.80sqm	-----
Wing-C	7	28	1023.12sqm.	64.75sqm	-----

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)
Wing-A	29	14,837.11sm.
Wing-B	02	1174.02sm.

