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

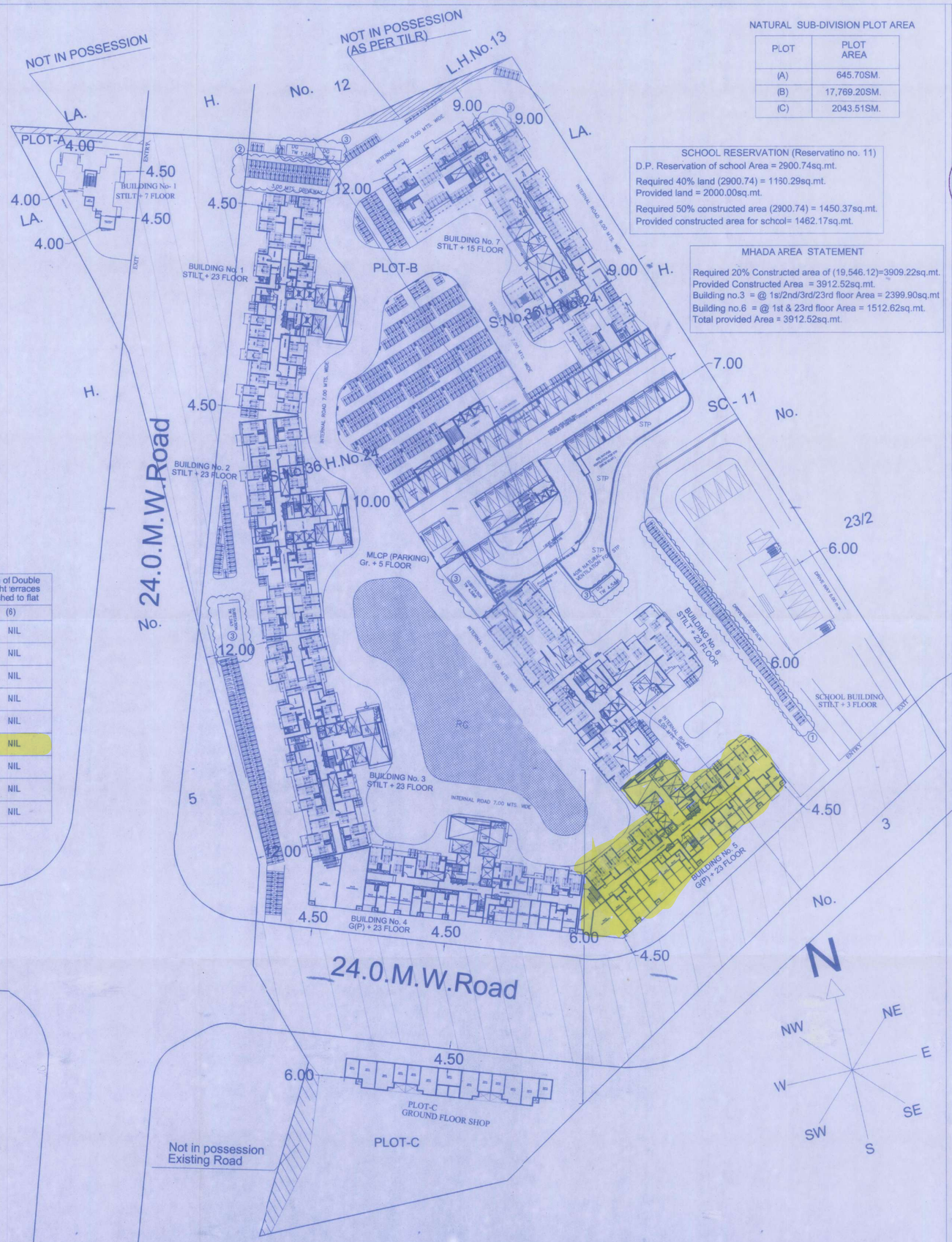
Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line.
(1)	(2)	(3)
PLOT-A BLD.1	07	947.32sm.
PLOT-B BLD.1	23	13,519.68sm.
PLOT-B BLD.2	23	14,053.74sm.
PLOT-B BLD.3	19	11,516.52sm.
PLOT-B BLD.4	23	(Comm.)424.92sm. (Resi.)13,890.21sm.
PLOT-B BLD.5	23	(Comm.)416.22sm. (Resi.)13,890.21sm.
PLOT-B BLD.6	21	16,318.80sm.
PLOT-B BLD.7	15	13,892.42sm.
PLOT-C GR.(Comm.)	GR.	257.01sm.
CLUBHOUSE (In F.S.I.)	MLCP BLD. @5th FL.	1147.22sm.
TOTAL		1,00,274.27sm.
PLOT-B MHADA AREA	BLD3rd (Fl. 1/2/3/23) BLD6th(Fl. 1st & 23rd)	3912.52sm.
PLOT-B SCHOOL BLD	03	1462.17sm.

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
(1)	(2)	(3)	(4)	(5)	(6)
PLOT-A BLD.1	07	21	692.79sm.	21no.	NIL
PLOT-B BLD.1	23	248	9297.70sm.	135no.	NIL
PLOT-B BLD.2	23	248	9297.70sm.	296no.	NIL
PLOT-B BLD.3	23	248	8394.55sm.	250no.	NIL
PLOT-B BLD.4	23	248	8394.55sm.	250no.	NIL
PLOT-B BLD.5	23	248	8394.55sm.	250no.	NIL
PLOT-B BLD.6	23	294	12,717.28sm.	250no.	NIL
PLOT-B BLD.7	15	237	9306.09sm.	311no.	NIL
PLOT-C					NIL

Required & Provide Parking

Total parking	Scooter Parking	Car Parking	Mini Bus
(1)	(2)	(3)	(4)
Total Parking	2435Nos.	614Nos.	10Nos.



NATURAL SUB-DIVISION PLOT AREA

PLOT	PLOT AREA
(A)	645.70SM.
(B)	17,769.20SM.
(C)	2043.51SM.

SCHOOL RESERVATION (Reservatino no. 11)
D.P. Reservation of school Area = 2900.74sq.mt.
Required 40% land (2900.74) = 1160.29sq.mt.
Provided land = 2000.00sq.mt.
Required 50% constructed area (2900.74) = 1450.37sq.mt.
Provided constructed area for schcol= 1462.17sq.mt.

MHADA AREA STATEMENT
Required 20% Constructed area of (19,546.12)=3909.22sq.mt.
Provided Constructed Area = 3912.52sq.mt.
Building no.3 = @ 1s/2nd/3rd/23rd floor Area = 2399.90sq.mt
Building no.6 = @ 1st & 23rd floor Area = 1512.62sq.mt.
Total provided Area = 3912.52sq.mt.

Proforma-1 Area Statement.

PROPOSED BUILDING ON S. No.36/23/3 & S.No.36/24,
VILLAGE :- ADIVALI-DHOKALI, TALUKA:- AMBERNATH,DIS.THANE.

Drawing Sheet No.: 1/16
DT.06/12/2022.

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

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/27Village/2021-22/01/338
Date :- 20/12/2022.
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) S.No.36/23/3 (10200.00) S.No.36/24 (19200.00)			29,400.00
	(b) as per measurement sheet			-----
	(c) as per site			29,242.75
2.	Deductions for			
	(a) Proposed D.F./ D.P. Road widening Area.(24.00 M.W.) S.No.36/23/3 (806.49) S.No.36/24 (4880.51)			5687.00
	(b) Existing Road Area			196.60
	(c) D.P. Reservation of School (Reservation No. 11) S.No.36/23/3 (2900.74)			2900.74
	(Total a+b+c)			8784.34
3.	Balance area of plot (1-2)			20,458.41
	(a) NATURAL SUB DIVISION PLOT	PLOT-A	PLOT-B	PLOT-C
	(b) NATURAL SUB DIVISION PLOT AREA	645.70	17,769.20	2043.51
4.	Amenity Space (if applicable)			
	(a) Required - 5% (more than 20,000)	Nil.	Nil.	Nil.
	(b) Adjustment of 2(b), if any -	-----	-----	-----
	(c) Balance Proposed -	Nil.	Nil.	Nil.
5.	Net Plot Area (3 - 4 (c))	645.70	17,769.20	2043.51
5.a)	Add for FSI as per Accomodation Reservation policy (2c)		2900.74	
b)	Consider Area For Basic FSI (5+5a)	645.70	20,669.94	2043.51
6.	Recreational Open space (if applicable)			
	(a) Required - 10% (5)(Physical)	N.A	1776.92	N.A
	(b) Proposed		1998.65	
7.	Internal Road area	N.A		N.A
8.	Plotable area (if applicable)	N.A		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) (1.10 x 5b)	710.27	22,736.93	2247.86
9. (i)	Total area of (9) (Plot-A + Plot-B +Plot-C)		25,695.06	
10.	Addition of FSI on payment of premium			
	(a) Maximum permissible premium FSI - based on road width /TOD Zone. (0.50 x 29,242.75)		14,621.37	
	(b) Proposed FSI on payment of premium.		14,621.37	
11.	In-situ FSI / TDR loading			
	(a)In-situ area against D.P. road *[2.05 x Sr. No. 2 (a)], if any* (0.50 x 29,242.75)		11,658.35	
	(i) Used T.D.R. Area.(As per Previous Approval)		10,636.00	
	(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))		22,294.35	
12.	Additional FSI area under Chapter No. 7		N.A	
13.	Total entitlement of FSI in the proposal			
	(a) [9 + 10(b)+ 1(d)] or 12 whichever is applicable.		62,610.78	
	(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. 62,610.78 - 1098.56 = 61,512.22SM. RESIDENTIAL = 61,512.22SM x 60% =36,907.33SM COMMERCIAL = 1098.56SM x 80%=878.84SM.		37,786.17	
	(c) Total entitlement (a+b)		1,00,396.95	
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 1.8*		4.40	
15.	Total Built-up Area in proposal. *(excluding area at Sr.No.17 b)*			
	(a) Existing Built-up Area.		99,183.38	
	(b) Proposed Built-up Area (as per 'P-line')		1024.51	
	(c) ~~Total~~ (a+b)		1,00,274.27	
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 Basic F.S.I. of (17,769.20 x 1.10 =19,546.12)*		3909.22	
	(b) Proposed		3912.52	

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.

For K.G.I. REALTY PVT. LTD.
Director

OWNER - K.G.I. REALTY Pvt.Ltd.
FOR. AMIT HOTCHANDANI

Ar. Vijay Pandey.

ARCHITECT.
M/S VIJAY PANDEY & ASSOCIATES.
303-RAJKAMAL TOWER
ABOVE KOTAK MAHINDRA BANK
SANTOSHI MATA RD. KALYAN (W)
TEL. 025 - 2204441/ 9370480016.

Job No.	Drawing No.	Scale	Drawn by	Rev.	Checked by	Registration No. Of
04	01	N.S.	VIKAS	R-13	V.P.	Architect:- Vijay Pandey. CA/96/23081