

FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10.10.1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable
9.1 Permissible Index	1.100	0.500	1.150	0.000	0.000	0.000	0.000	2.750	0.000
9.2 Existing Consumed Index	1.100	0.286	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	0.000	0.214	1.150	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	0.000	6077.696	32660.518	0.000	0.000	16173.905	677.194	55589.313	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	0.000	5793.000	22010.000	0.000	0.000	16173.904	676.826	44653.730	1963.219
9.6 Index Consumed	1.100	0.204	0.775	0.000	0.000	0.000	0.000	2.079	0.099

Area utilisation of Roads and Reservations							
Description of area utilisation		surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation	
BUILDING	Reservation type	reservation no	Name				
-	-	24,000.m DP Road Widening	5687.000	11374.000	11374.000	0.000	0.000
Educational	SC	EDUCATION	2900.740	5801.480	5801.480	0.000	0.000
-	-	Total	8587.740	17175.480	17175.480	11374.000	5801.480

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-B BLD 1	23	248	O.C. RECEIVED	135no.	NIL
PLOT-B BLD 2	23	248	O.C. RECEIVED	296no.	NIL
PLOT-B BLD 3	23	248	O.C. RECEIVED	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	249	12,717.28sm.	250no.	NIL
PLOT-B BLD 7	15	237	O.C. RECEIVED	311no.	NIL
PLOT-C	Gr.	17shop	---	---	---

Project Details	
Proposal code-KDMCC-25-ENTRY-07406	
Zone Type-Residential Zone with Shop line. (R-2)	
Location-Non-Congested	
Name of service-Revised Building Permission	
Sub service-	
Cts No./Survey No.-36	
Tahsil-27 Village	
Mouza-Adivali-Dhokali	
Prorata Value-0.000	
Separation/CRZ Zone Area:-	

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 S.No.36/24 (15200.50) - (16200.50)	29,400.00
(b) as per measurement sheet	Not in Possession	999.55
(c) as per site		28,400.45
2. Deductions for		
(a) Proposed D.P./D.P. Road widening Area (24.00 M.W.)	S.No.36/23/3 S.No.36/24 (200.46) - (400.91)	5687.00
(b) Existing Road Area		---
(c) D.P. Reservation of School (Reservation No. 11)	S.No.36/23/3 (2900.74)	2900.74
(Total a+b+c)		8587.74
3. Balance area of plot (1-2)		19,812.71
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))		19,812.71
5.a) Add for FSI as per Accommodation Reservation policy (2c+4c)		2900.74
b) Consider Area For Basic FSI (5+5a)		22,713.45
6. Recreational Open space (if applicable)		
(a) Required - 10% (5)(Physical)		1981.27
(b) Proposed		1982.00
7. Internal Road area		N.A
(b) Plottable area (if applicable)		N.A
9. Built up area with reference to Basic F.S.I. as per front road width 1.10% (S.No.19 basic FSI) (1.10 x 5b)		24,984.79
9. (b) Total area of (9)		
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width /TOD Zone. (0.50 x 1c.)		14,200.22
(b) Proposed FSI on payment of premium		14,200.22
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road (2.05 x Sr. No. 2 (a)), if any (5687.0 x 2.00)		11,374.00
(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 x 1.85 x Sr. No. 4 (b) and (c))		-----
(c) TDR area		---
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		22,010.00
12. Additional FSI area under Chapter No. 7		N.A
13. Total entitlement of FSI in the proposal		
(a) (9 + 10(b)) or 12 whichever is applicable		61,195.01
(b) Permissible Ancillary Area FSI upto 60%Or 80% (Maximum)with payment of charges. (PREVIOUS FSI AND ANCILLARY AREA= 37,178.176sq.m. (PLOT-B RESERVATION = 5801.480, FSI 5687.00, 80% = 39,372.656sq.m. COMBINATION= 37,178.176sq.m.)		37,159.26
(c) Total entitlement (a+b)		98,354.27
14. Maximum utilization limit of F.S.I. (Building potential Permissible as per Road width for per Regulation No. 23 of 2.05 or 2.10 or 2.4 as applicable 2.10 or 2.3		
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
(a) Previous Approved Built-up Area		1,00,274.27
(b) Completion area (Bld. No.1/2+3) (13,519.68+14,053.74+13,892.42 + 11,516.52)		52,982.36
(b) Proposed Built-up Area (as per 'P-line')		44,653.730
(c) Total (a+b)		97,636.09
16. F.S.I. Consumed (15 / 13) should not be more than serial No.14 above.)		
17. Area for Inclusive Housing, if any (As per Old Approval)		
(a) Required (20% of Basic F.S.I. of (19,812.71 x 1.10 = 21,793.98 x 20%)		4358.79
(b) Proposed		4386.59

Previous Approval No.- KDMC/TPD/BP/27VILLAGE/2021-22/01/338
Previous Approval Date.- 20/12/2022
Previous Approved Area.- 1,00,274.27Sq.Mt.

SCHOOL RESERVATION (Reservatio no. 11)
D.P. Reservation of school Area = 2900.74+2862.0=5762.74sq.mt.
Required 40% land (5762.74) = 2305.09sq.mt.
Provided land = 2306.00sq.mt.

Required 50% constructed area (5762.74) = 2881.37sq.mt.
Provided constructed area for school= 2940.47sq.mt.

SCHOOL RESERVATION AREA TO BE HANDED OVER
TO KDMC COMBINED (36/23/3,36/24 + 36/23/2(P))
2900.74sm + 2862.00sm

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
PLOT-B BLD 1	23	O.C. RECEIVED
PLOT-B BLD 2	23	O.C. RECEIVED
PLOT-B BLD 3	19	O.C. RECEIVED
PLOT-B BLD 4	23(p)	(Comm.)649.30 sm. (Resi.)13,084.158sm.
PLOT-B BLD 5	23	(Comm.)439.038sm. (Resi.)13,527.657sm.
PLOT-B BLD 6	21	15884.247sm.
PLOT-B BLD 7	15	O.C. RECEIVED
CLUBHOUSE (In F.S.I.)	MLCP BLD. @5th FL.	798.137sm.
PLOT-C	Gr. Fl.	271.193sm.
TOTAL		44,653.730 sm
PLOT-B MHADA AREA	BLD 3d (P) 10/23/3 BLD 3d (P) 10/23/3 BLD 3d (P) 10/23/3	4386.59sm.
PLOT-B SCHOOL BLD	03	1389.52

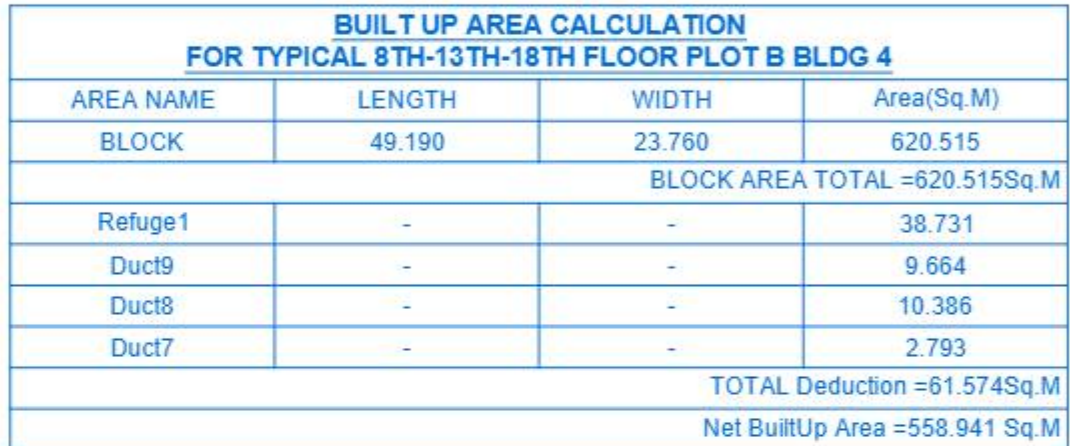
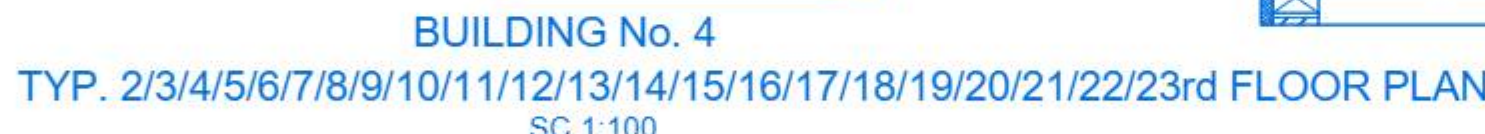
Parking Check (Table III)							
Required				Proposed			
Building Name	USE	TENANT AREA	car	scooter	NO OF Tenants/Vehicles	car	scooter
PLOT B BLD 5	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1	2	45	23,000	48,000
PLOT B BLD 5	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	202	101,000	202,000
PLOT B BLD 5	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	407.891	8,158	24,473
PLOT B BLD 4	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	189	94,500	189,000
PLOT B BLD 4	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1	2	44	22,000	44,000
PLOT B BLD 4	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m.	0	2	1	0,000	1,000
PLOT B BLD 4	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	596.107	11,922	35,946
PLOT B BLD 6	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1	2	225	112,500	225,000
PLOT B BLD 6	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m.	0	2	3	0,000	3,000
Total	-	-	-	-	-	373,140	770,420
Visitors parking(5%)	-	-	-	-	-	17,650	35,300
Total	-	-	-	-	-	390,790	805,720

Parking Check As Per Multiplying Factor 0.808							
Required				Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini Bus	Car	Scooter	Transport Vehicle/Ambulance /Mini Bus	Status
Total	313	724	2	309	1014	2	OK





BUILT UP AREA CALCULATION FOR 23RD MHADA FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.890	8.350	80.001
BLOCK AREA TOTAL =80.001Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =80.001 Sq.M			



BUILT-UP AREA CALCULATION TYPICAL 8TH-13TH-18TH FLOOR PLOT B BLDG 4



BUILT UP AREA CALCULATION FOR 1ST FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	14.965	12.661	151.981
BLOCK AREA TOTAL =			151.981 Sq M
Lift Well 1	-	-	5.107
TOTAL Deduction =			5.107 Sq M
Net Builtup Area =			146.874 Sq M

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	49.190	15.410	540.139
BLOCK AREA TOTAL =			540.139Sq M
Duct12	-	-	9.664
Duct11	-	-	2.793
Duct10	-	-	10.386
TOTAL Deduction =			22.843Sq M
Net BuiltUp Area =			517.296 Sq M



BUILT UP AREA CALCULATION			
FOR TYPICAL 2ND TO 7TH-9TH TO 12TH-14TH TO 17TH-19TH TO 22ND FLOOR			
PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	49.190	23.760	620.140
BLOCK AREA TOTAL = 620.140 Sq. M			
Duct6	-	-	9.664
Duct5	-	-	2.793
Duct4	-	-	10.386
TOTAL Deduction = 22.843 Sq. M			
Net BuiltUp Area = 597.297 Sq. M			



BUILT UP AREA CALCULATION FOR STILT-GROUND FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	20.840	6.749	120.705
BLOCK AREA TOTAL =			120.705Sq M
TOTAL Deduction =			0.000Sq M
Net BuiltUp Area =			120.705 Sq M

BUILT UP AREA CALCULATION FOR STILT-GROUND FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	5.384	3.525	18.979
BLOCK AREA TOTAL = 18.979 Sq M			
TOTAL Deduction = 0.000 Sq M			
Net BuiltUp Area = 18.979 Sq M			



BUILT UP AREA CALCULATION FOR STILT-GROUND FLOOR PLOT B BLDG 4			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.996	15.076	386.824
BLOCK AREA TOTAL = 386.824Sq.M			
LiftWell2	-	-	5.103
TOTAL Deduction = 5.103Sq.M			
Net BuiltUp Area = 381.721 Sq.M			



Form 1: Aerial Area Statement	
1. Aerial plot (Minimum area of a, b, c to be considered)	294,000.000
(a) As per ownership document (71/2, C13S extract)	274,000.000
(b) as per TLR or City Survey measurement sheet	294,000.000
(c) per Normalized drainage area	317,765.000
LESS	
2. Not in possession	9,999.999
3. Proposed for development (out of 1-2)	284,000.000
4. Deductions for:	
(a) Proposed Driveway / Road widening Area / Road / Highway widening	56,800.000
(b) Any Dr / Reservation area	2,900.740
(c) Other	0.000
Total 1(a-b-c)	8,897.740
5. Balance area of plot (3-4)	186,102.260
6. Arability	0.000
7. Applicable (1/2) = 200000 sqmt	
Required - (40-200000 sqmt)	0.000
8. Remaining available space = (5) - (6) = 5% of Total area	9,406.130
9. Net Plot Area = (5)	186,112.710
10. Recreational Open Space	
(a) If area is 5% or more than 40000 sqmt - 10 % of (5) is required	18,611.270
(b) If area is less than 40000 sqmt - Check -	186,200.000
(c) If it is less than figure like 12,254.914 etc. As per 7.12 of Master City Code, 10% of Net Open Space is required	
(d) If it is subvention like 12,254.914, 12601.418 etc then recreational open space is required	
(A) 10 % Subject to minimum 2000 sqmt	0.000
(B) Exemption to leave open space subject to payment basis F 5.1 of 7.5	186,200.000
(C) Exemption to leave open space subject to payment basis 10 % of land value of (d) as per Master City Code	
Architect/ Licensed Engineer/ Supervisor name and signature	
Registration No. of Architect/ License no. of Licensed Engineer	

Certificate of Area:
 Certified that the plot under reference was surveyed by me
 on _____ 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.)

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.

Owner (s) name and signature

Name Of : Owner Anil Anil Hoshchandani,MS KGI REALTY PVT LTD

FOR MR AMIT A HOTCHANDANI

Phone No.: 8149324142

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-35

SITE ADDRESS :
PROPOSED BUILDING ON S. No.36/23/3 & S.No.36/24
VILLAGE-ADIVALI-DHOKALI, TALUKA:-

AMBERNATH,DIS,THANE.	
Name Of Architect : VIJAY R.PANDEY	
LOGO	ADDRESS OF OFFICE

OFFICE -
303, Raj-kamal Tower, Above Kotak
Mahindra Bank, Santoshi Mata
Road, Kalyan- (W) 421301

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
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SCALE -		Date: 28/11/25	

JOB NO - KDMCC-25-ENTRY-0740	CHECK BY -
SUBMISSION DRAWING	

BUILT-UP AREA CALCULATION STILT-GROUND FLOOR PLOT B BLDG 5

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLOT B BLDG 5			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	49.190	15.410	538.350
BLOCK AREA TOTAL			=538.350Sq M
Duct9	-	-	9.664
Duct8	-	-	2.793
Duct7	-	-	10.386
TOTAL Deduction =22.843Sq M			
Net BuiltUp Area =515.507 Sq M			



Yash Rajani
(Date: 12/02/2023)



REGISTRAR GENERAL, REGISTRAR GENERAL
(Date: 12/02/2023)

Particulars of Details of the Plot

1. Area of Plot (Minimum area of a, b, c to be considered)	29400.000
(a) As per ownership document (7172, CTS extract)	29400.000
(b) as per TILR or City Survey measurement sheet (C/S as per Demarcated drawing area)	31076.763
LESS	28400.450
2. Area not in possession	999.550
3. Area Proposed for development (out of 1-2)	28400.450
4. Deductions for:	
(a) Proposed D/P/D.P. Road widening Area / Service Road / Highway widening	5687.000
(b) Any D.P. Reservation area	2900.740
(c) Green Belt	0.000
Total (a+b+c)	8587.740
5. Balance area of plot (3-4)	19812.710
6. Amenity Space	0.000
Applicable if (1) > 20000 sqmt	-
Required - (a) (10000 sqmt) - Nil	-
7. Above 20000 sqmt - (a) - 5% of Total area	0.000
7. Net Plot Area (5-6)	19812.710
8. Recreational Open Space	-
9. If area (5) is more than 4000 sqmt - 10 % of 5 is required	1982.000
10. If area is less than 4000 sqmt - Check -	-
11. If it is full number like 1.2, 125, 419 etc. As per 7.12 abstract or City Survey Number. No Recreational open space is required	-
12. If it is subdivision like 1/2, 2/5, 1/25, 1/100 etc then recreational open space is required	-
(A) 10 % Subject to minimum 200 sqmt	1982.000
(B) Recreational Open Space	1982.000
13. Exemption to leave open space subject to payment of 1% S.I. of 75 %	-
14. Exemption to leave open space subject to laying of 10 % land value of land at (7) as per annual statement of rate	-

Declaration of Architect/ Licensed Engineer/ Supervisor name and signature

Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor : CA/1995/20081

Certificate of Area

I hereby certify that the plot under reference was surveyed by me on _____ 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 recorded in the 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. Also 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.

Owner (s) name and signature

(Name of Architect/ Licensed Engineer/ Supervisor)

Name Of: Owner: Mr. A.H. Hossaindani M.S. KDI: Survey PVT LTD
FOR MR AMIT A HOTCHANDANI

Postal Address: Johnson waves s wing flat no 701-702 Urbanagar, Thane Maharashtra-41002

Phone No: 9420241414

DESCRIPTION OF PROJECT :

Type of Proposal: Mixed

BUILDING ON CTS. NO./SURVEY NO.-38

SITE ADDRESS

PROPOSED BUILDING ON S.No.38/23 & S.No.38/24 VILLAGE-ADVALI-KHAWALI, TALUKA- AMBARNATHA DIST. THANE.

NAME OF ARCHTCT. / LICENSED ENGINEER / SUPERVISOR

ADDRESS OF OFFICE

OFFICE - 103 Rajaluna Tower/Above Kiosk Marindia Bank, Saragathi Main Road Kalamangudi, 611301

OWNERS SIGN	TECHNICAL PERSON SIGN
Initialed to approve	

SCALE -	Date: 28/11/25
JOB NO. - KMDC-25-ENTRY-4860EC-BY -	

SUBMISSION DRAWING