PROFORMA - I : AREA STATEMENT

PROPOSED RESIDENTIAL ON PLOT BEARING S. NO 4, H. NO. 2/1 & S. NO. 12 H. NO 1/3 AT VILLAGE NANDIVALI TARFE AMBERNATH TALUKA - KALYAN, DIST. THANE

SHEET NO - 01/02

STAMP OF APPROVAL OF PLANS

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.: KDMC|TPD|BP|27Village|2022-23|21
Date: 07|12|2022
SANCTIONED

KALYAN DOMBIVLI MUNICIPAL CORPORATION * DIST. THANE *

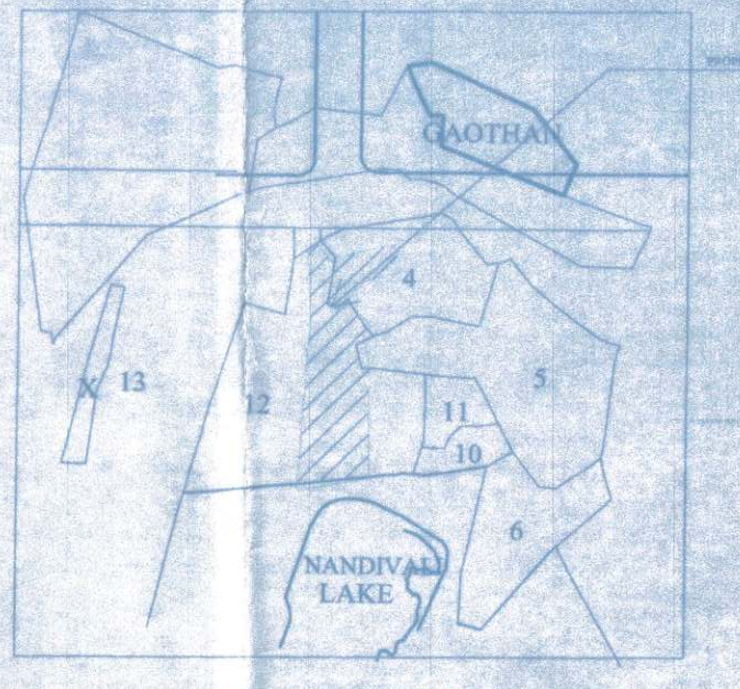
for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

FORM OF STATEMENT 2
PROPOSED BUILDING

BUILDING NO	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR AS PER CONSTRUCTION LINE
01 G/STILT + 7TH FLOOR	GR. FLOOR	73.87 SQ.MT
	1ST FLOOR	469.56 SQ.MT
	2ND FLOOR	469.56 SQ.MT
	3RD FLOOR	469.56 SQ.MT
	4TH FLOOR	469.56 SQ.MT
	5TH FLOOR	469.56 SQ.MT
	6TH FLOOR	469.56 SQ.MT
	7TH FLOOR	469.56 SQ.MT
	TOTAL	3380.79 SQ.MT

FORM OF STATEMENT 3
AREA DETAILS OF APARTMENT

BUILDING NO	FLOOR NO	APARTMENT NO.	CARPET AREA OF APARTMENT, SHOPS	AREA OF BALCONY ATTACHED TO APARTMENT
01	1ST TO 7TH	101 TO 701	29.74 SQ.MT	10.05 SQ.MT
		102 TO 702	42.55 SQ.MT	12.40 SQ.MT
		103 TO 703	29.74 SQ.MT	10.05 SQ.MT
		104 TO 704	29.74 SQ.MT	10.05 SQ.MT
		105 TO 705	29.74 SQ.MT	10.05 SQ.MT
		106 TO 706	45.51 SQ.MT	12.60 SQ.MT
		107 TO 707	42.55 SQ.MT	12.40 SQ.MT
		108 TO 708	29.74 SQ.MT	10.05 SQ.MT



LOCATION PLAN
N.T.S

SCHEDULE OF DOORS & WINDOWS

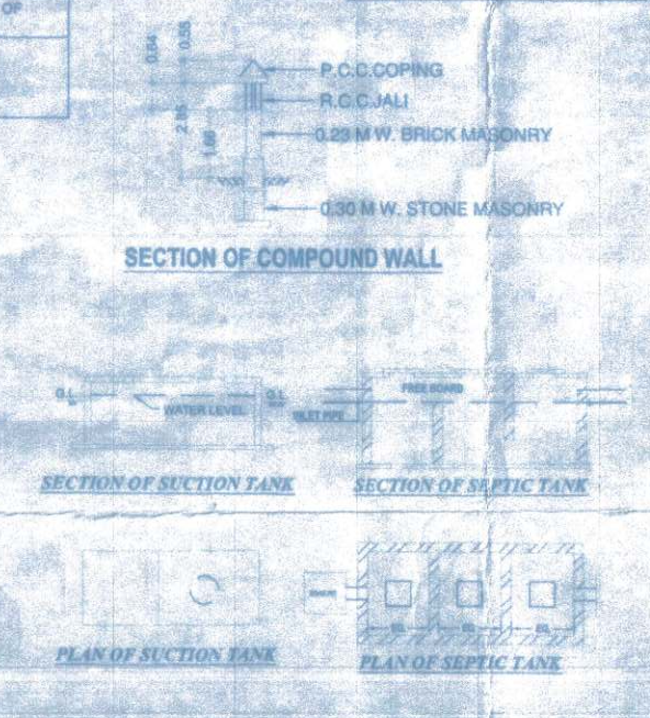
NO.	SIZE	REMARK
D	1.05 X 2.10	T.W. FRAMED MAIN DOOR
D1	0.90 X 2.10	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.15	T.W. FRAMED GLAZED DOOR
FD		T.W. FRAMED GLAZED WINDOW
W		T.W. FRAMED GLAZED WINDOW
V		LOUVERED WINDOW
RS		ROLLING SHUTTER

FORM OF STATEMENT 1
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO	FLOOR NO	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/ OCCUPANCY OF FLOORS
NIL	NIL	NIL	NIL	NIL

PARKING STATEMENT

S.NO	CARPET AREA	NO. OF FLATS	PARK. REQUIRED (CAR)	PARK. REQUIRED (SCOOTER)
01	TENEMENT HAVING CARPET AREA UP TO 30.00 SQ.MT FOR EVERY TWO TENEMENT NO OF CARS - 0 NO OF SCOTTER - 4	48 NO'S	00 NO'S	96 NO'S
02	TENEMENT HAVING CARPET AREA BETWEEN 30.00 SQ.MT TO 40.00 SQ.MT FOR EVERY TWO TENEMENT NO OF CARS - 1 NO OF SCOTTER - 2	0 NO'S	0 NO'S	0 NO'S
03	TENEMENT HAVING CARPET AREA BETWEEN 40.00 SQ.MT TO 80.00 SQ.MT FOR EVERY TWO TENEMENT NO OF CARS - 1 NO OF SCOTTER - 4	21 NO'S	11 NO'S	53 NO'S
03	TENEMENT HAVING CARPET AREA BETWEEN 80.00 SQ.MT TO 150.00 SQ.MT FOR EVERY TENEMENT NO OF CARS - 1 NO OF SCOTTER - 3	0 NO'S	0 NO'S	0 NO'S
04	TENEMENT HAVING CARPET AREA MORE THAN 150.00 SQ.MT FOR EVERY TENEMENT NO OF CARS - 2 NO OF SCOTTER - 3	0 NO'S	0 NO'S	0 NO'S
04	TOTAL (01 + 02 + 03 + 04)	69 NO'S	11 NO'S	149 NO'S
05	ADDED 5% VISITER PARKING (5% OF 04)	—	1 NO'S	8 NO'S
06	TOTAL RESIDENCE PARKING (04 + 05)	—	12 NO'S	157 NO'S
07	COMMERCIAL AREA PARKING FOR EVERY 100.00 SQ.MT NO OF CARS - 2 NO OF SCOTTER - 6	—	0 NO'S	0 NO'S
08	TOTAL PARKING (06 + 07)	—	12 NO'S	157 NO'S
09	TOTAL REQUIRED PARKING MULTIPLE FACTOR IS 0.80	—	10 NO'S	126 NO'S
09	COMPOSITE PARKING FOR 6 BIKE PROPOSED 1 CAR 72 NO'S BIKE = 12 NO'S CAR	—	12 NO'S	
10	TOTAL PROPOSED PARKING	—	22 NO'S	44 NO'S



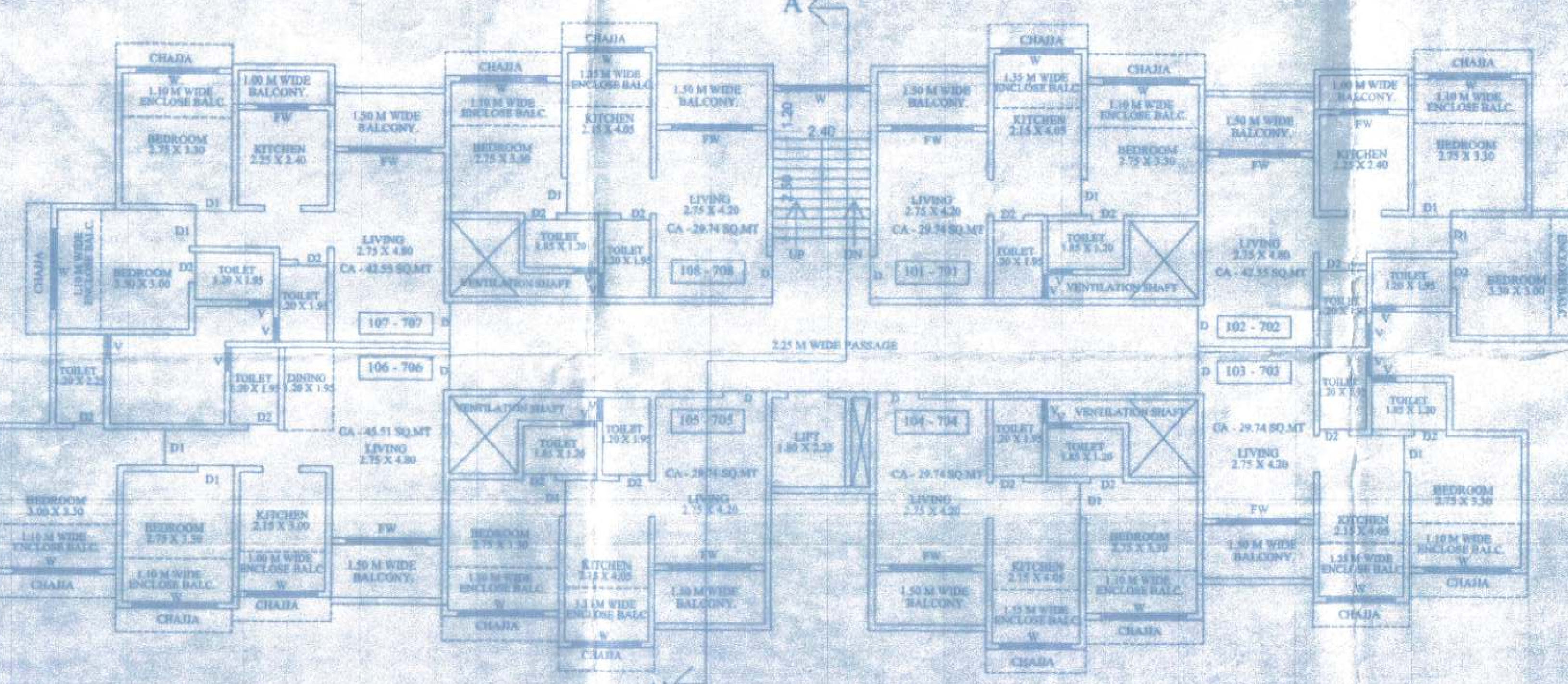
SECTION OF COMPOUND WALL

SECTION OF SUCTION TANK

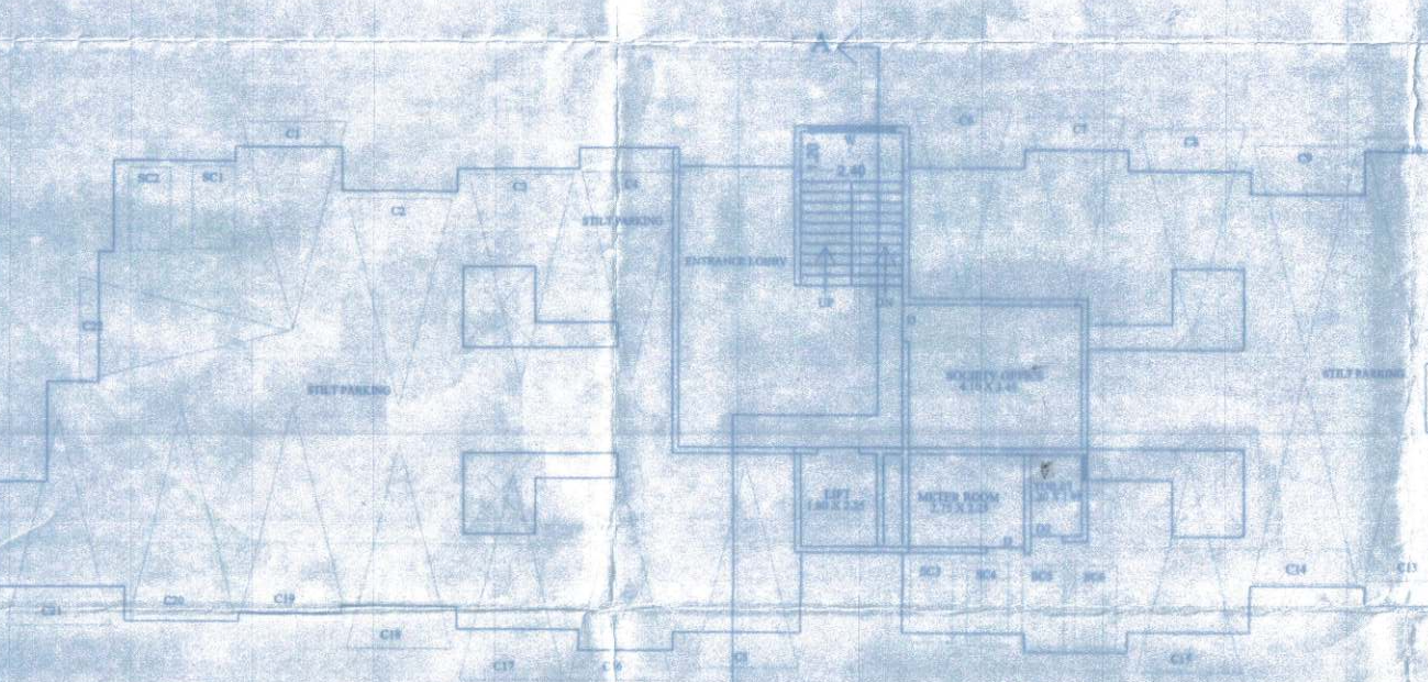
SECTION OF SEPTIC TANK

PLAN OF SUCTION TANK

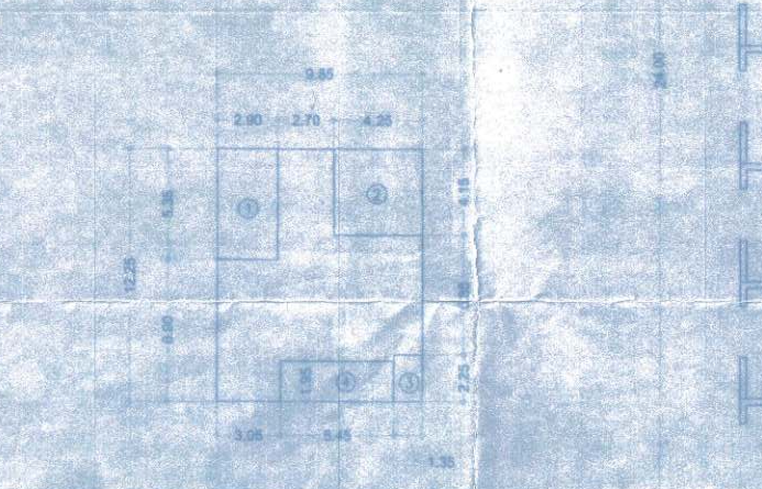
PLAN OF SEPTIC TANK



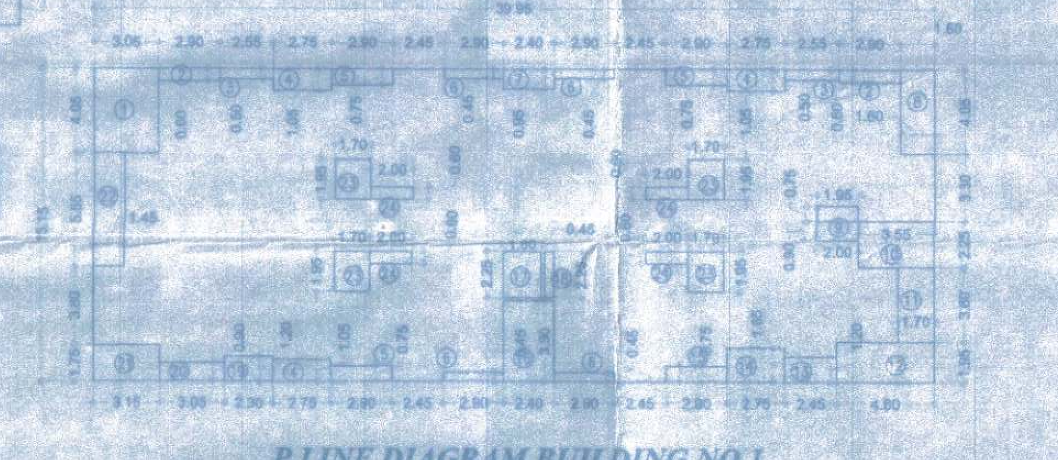
TYPICAL FLOOR PLAN BUILDING NO 1
1ST TO 7TH FLOOR SCALE 1:100



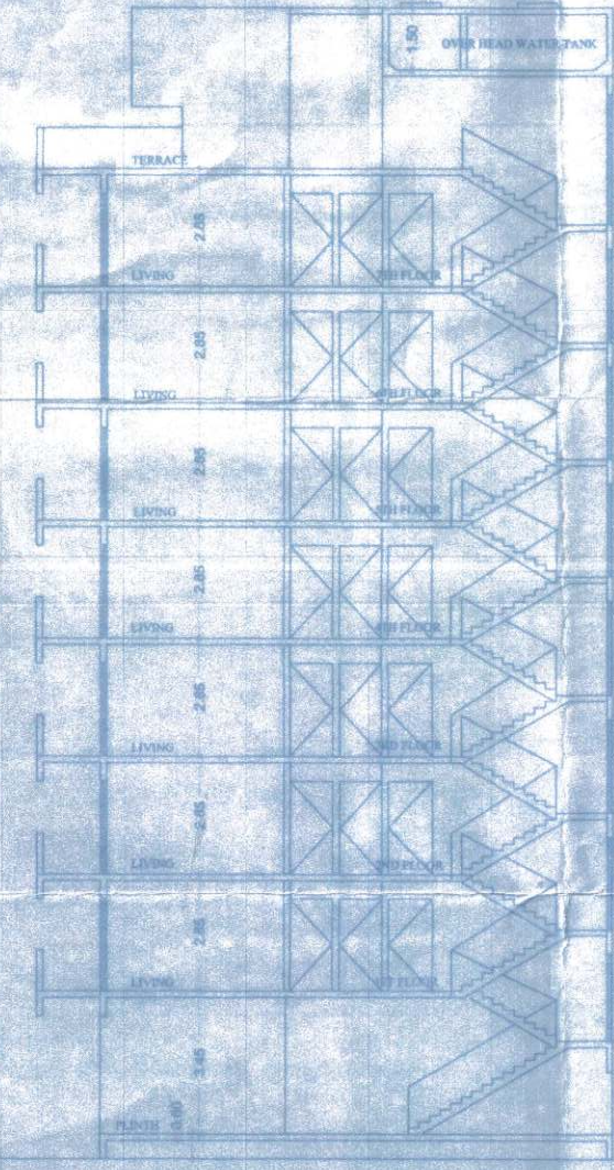
GROUND FLOOR PLAN BUILDING NO 1 SCALE 1:100



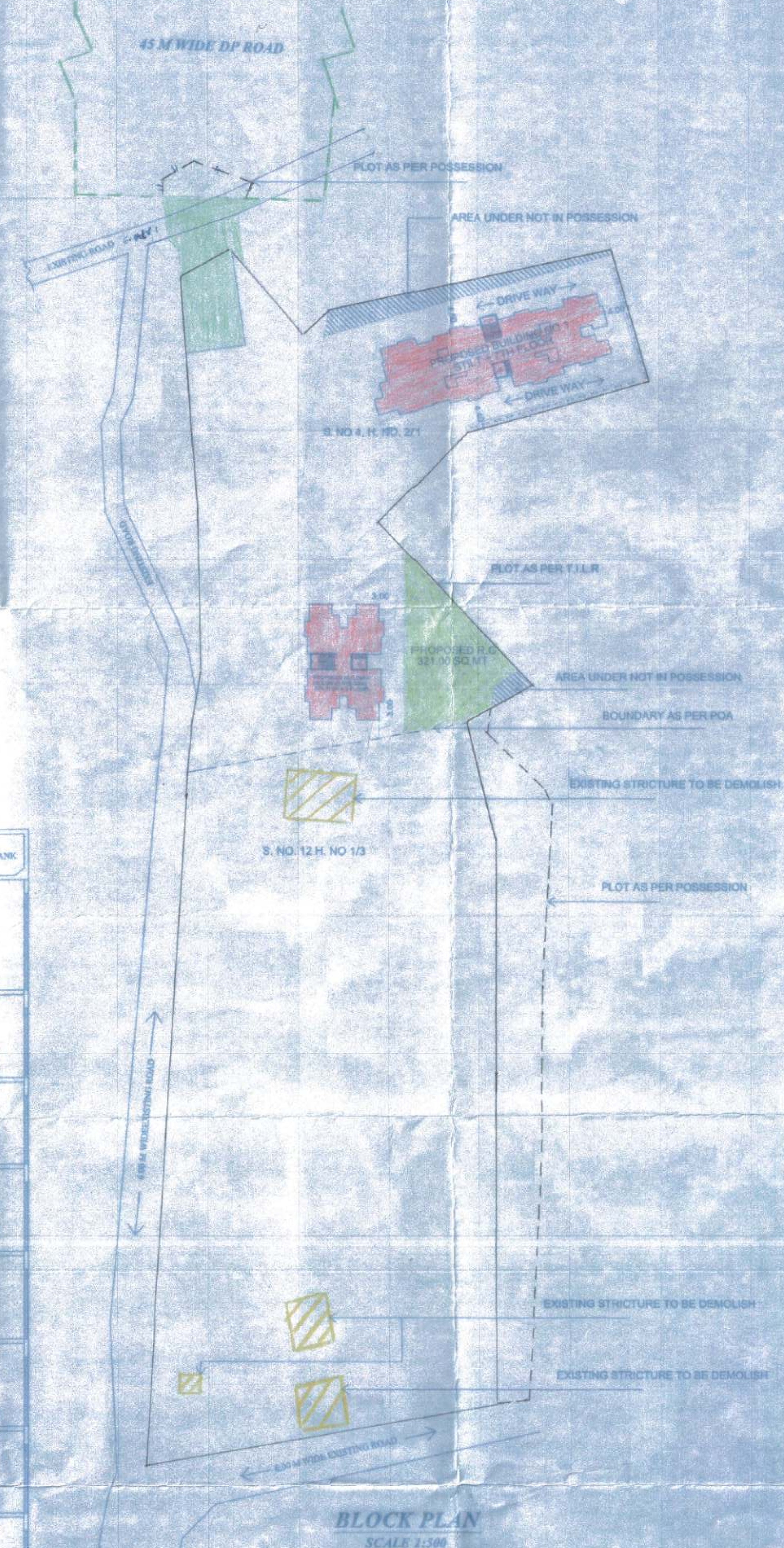
P LINE DIAGRAM BUILDING NO 1
GROUND FLOOR SCALE 1:200



P LINE DIAGRAM BUILDING NO 1
1ST TO 7TH FLOOR SCALE 1:200



SECTION AA' BUILDING NO 1 SCALE 1:100



BLOCK PLAN
SCALE 1:500

AREA STATEMENT

1		AREA OF PLOT (MINIMUM AREA OF a, b & c TO BE CONSIDER)	
	a	AS PER OWNERSHIP DOCUMENT AS PER 7/12	9570.00
	b	AS PER MEASUREMENT SHEET (AS PER P.O.A)	3430.00
	c	AS PER SITE (3430.00 - 95.23)	3334.77
2		DEDUCTION FOR	
	a	D.P. ROAD WIDENING AREA/ SERVICE ROAD /HIGHWAY WIDENING	—
	b	EXISTING ROAD	125.30
	c	ANY D.P RESERVATION AREA	
		TOTAL (a + b)	125.30
3		BALANCE AREA OF PLOT (3334.77 - 125.30)	3209.47
4		AMENITY SPACE	N.A.
	a	REQUIRED	
	b	ADJUSTMENT OF 2b	
	c	BALANCE PROPOSED	
5		NET PLOT AREA (3 - 4(c))	3209.47
6		RECREATIONAL OPEN SPACE	N.A.
	a	REQUIRED	
	b	PROPOSED	321.00
7		INTERNAL ROAD AREA	—
8		POTABLE AREA	—
9		BUILT UP AREA WITH THE REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (3209.47 X 1.10)	3530.41
10		ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	
	b	PROPOSED FSI ON PAYMENT OF PREMIUM 3334.77 X 0.50 = 1667.38	
11		IN SITU FSI / TDR LOADING	
	a	IN SITU AREA AGAINST DP ROAD	—
	b	AREA AS (AMENITY SPACE IF HANDOVER)	—
	c	TDR AREA (3334.77 X 1.40 = 4668.68)	
	d	TOTAL IN SITU / TDR LOADING PROPOSED (11 (a) + (b) + (c))	3530.41
12		ADDITIONAL FSI UNDER CHAPTER 7 EXISTING AREA	N.A.
13		TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	a	[9 + 10(b)+11(d)] OR 12 SANCTION AREA PROPOSED AS PER UDCPR	3530.41
	b	ANCILLARY AREA UP TO 60% OR 80% WITH PAYMENT OF CHARGE (FOR RESIDENTIAL) (3530.41 X 60 % = 2118.24)	
	c	TOTAL PERMISSIBLE BUILT UP AREA (a + b)	3530.41
14		MAXIMUM UTILIZATION LIMIT OF FSI (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	—
15		TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING SR NO 17 b)	
	a	EXISTING BUILT UP AREA IN PROPOSAL	0.00
	b	PROPOSED BUILT UP AREA (AS PER P LINE)	3380.79
	c	TOTAL (a + b)	3380.79
16		FSI CONSUMED (15/13)	0.95
17		AREA FOR INCLUSIVE HOUSING, IF ANY	N.A.
	a	REQUIRED (20% OF 4 TOTAL)	709.06
	b	PROPOSED	710.00

CERTIFICATE OF AREA

SIGNATURE OF ARCHITECT

SIGNATURE OF ENGINEER

APPENDIX - C

OWNER'S DECLARATION

VEDANG CONSTRUCTION
(MR. ARVIND KUMAR D. TIWARI)
POA - DEVELOPER

DINKAR DHONE
POA 7/12 HOLDER

SIGNATURE OF ARCHITECT

AR. NIKHIL ... BORADE

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
11	01	AS SHOWN	SIDDHANT KADAM	M.K.

CREATION