

FORM OF STATEMENT - I
SR.NO.9 (g)

AREA DETAIL OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENTS	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	
-	STILT+6TH FL.	20 NOS.	1ST TO 5TH	101 TO 501	41.84 SQ.MT.	20.95 SQ.MT.
				102 TO 502	36.00 SQ.MT.	15.48 SQ.MT.
				103 TO 503	28.15 SQ.MT.	15.25 SQ.MT.
				104 TO 504	28.07 SQ.MT.	14.58 SQ.MT.
	4 NOS.	6TH FLOOR		601	32.27 SQ.MT.	15.31 SQ.MT.
				602	30.00 SQ.MT.	15.48 SQ.MT.
				603	28.15 SQ.MT.	15.25 SQ.MT.
				604	28.07 SQ.MT.	14.58 SQ.MT.

TYPE	SIZE IN MTS	DESCRIPTION OF PARTICULARS
D	1.05 x 2.10	T.W. FRAMED FULLY PANELLED SINGLE LEAF
D1	0.90 x 2.10	T.W. FRAMED FULLY FLUSHED SINGLE LEAF
D2	0.75 x 2.10	T.W. FRAMED FULLY GLAZED SISTER DOOR
W	2.10 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W1	1.80 x 2.10	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
W2	1.50 x 1.20	ALUMINIUM FRAME FULLY GLAZED SLIDING WINDOW
V	0.60 x 0.90	ALUMINIUM FRAME GLASS LOUVERS
V1	1.20 x 0.60	ALUMINIUM FRAME GLASS LOUVERS
RS	2.30 x 2.15	M.S. STEEL

AREA BETWEEN	NOS.	PERCENTAGE
UP TO 30 SQ.MT.	18	75%
30 - 40 SQ.MT.	1	5%
40 - 80 SQ.MT.	5	20%
150 SQ.MT. ABOVE	-	-
TOTAL	24	100%



P-LINE AREA CALCULATION

TYPICAL FLOOR (FIRST TO FIFTH)

A	28.20 X 11.40 X 1 NO	= 321.48 SQ.MT.
TOTAL ADDITION		= 321.48 SQ.MT.

DEDUCTIONS

1	1.20 X 5.70 X 1 NO	= 6.84 SQ.MT.
2	4.35 X 3.80 X 1 NO	= 16.53 SQ.MT.
3	2.95 X 4.35 X 1 NO	= 12.83 SQ.MT.
4	7.20 X 1.15 X 1 NO	= 8.27 SQ.MT.
5	1.50 X 0.85 X 1 NO	= 1.28 SQ.MT.
6	5.25 X 0.85 X 1 NO	= 4.46 SQ.MT.
7	0.75 X 2.95 X 1 NO	= 2.21 SQ.MT.
8	4.80 X 1.05 X 1 NO	= 5.04 SQ.MT.
9	4.55 X 0.45 X 1 NO	= 2.05 SQ.MT.
10	4.90 X 2.85 X 1 NO	= 13.97 SQ.MT.
11	2.75 X 1.35 X 1 NO	= 3.71 SQ.MT.
12	2.40 X 0.65 X 1 NO	= 1.56 SQ.MT.
13	1.80 X 1.55 X 1 NO	= 2.79 SQ.MT.
TOTAL DEDUCTION		= 74.94 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		= 246.54 SQ.MT.

P-LINE AREA CALCULATION

SIXTH FLOOR

A	28.20 X 11.40 X 1 NO	= 321.48 SQ.MT.
TOTAL ADDITION		= 321.48 SQ.MT.

DEDUCTIONS

1	1.20 X 5.70 X 1 NO	= 6.84 SQ.MT.
2	4.35 X 3.80 X 1 NO	= 16.53 SQ.MT.
3	2.95 X 4.35 X 1 NO	= 12.83 SQ.MT.
4	7.20 X 1.15 X 1 NO	= 8.27 SQ.MT.
5	1.50 X 0.85 X 1 NO	= 1.28 SQ.MT.
6	5.25 X 0.85 X 1 NO	= 4.46 SQ.MT.
7	0.75 X 2.95 X 1 NO	= 2.21 SQ.MT.
8	4.80 X 1.05 X 1 NO	= 5.04 SQ.MT.
9	4.55 X 0.45 X 1 NO	= 2.05 SQ.MT.
10	4.90 X 2.85 X 1 NO	= 13.97 SQ.MT.
11	2.75 X 1.35 X 1 NO	= 3.71 SQ.MT.
12	2.40 X 0.65 X 1 NO	= 1.56 SQ.MT.
13	1.80 X 1.55 X 1 NO	= 2.79 SQ.MT.
TOTAL DEDUCTION		= 96.61 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		= 224.86 SQ.MT.

BLOCK PLAN
(SCALE - 1:200)

P - LINE AREA STATEMENT

FLOOR	P - LINE AREA IN SQ.MT.
GROUND FLOOR	130.81
FIRST FLOOR	246.54
SECOND FLOOR	246.54
THIRD FLOOR	246.54
FOURTH FLOOR	246.54
FIFTH FLOOR	246.54
SIXTH FLOOR	230.86
TOTAL AREA	1594.37

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.
WNG - A	GR. TO 6TH (p)	1594.37 SQ.MT.

PARKING AREA STATEMENT

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE 2 CAR & 3 SCOOTER	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. 1 CAR & 3 SCOOTER	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR & 5 SCOOTER	5 NOS	2.50 NOS	12.50 NOS
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 20 SQ.M. 1 CAR & 5 SCOOTER	1 NOS	0.50 NOS	1 NOS
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 20 SQ.M. 4 SCOOTER	18 NOS	NIL	36 NOS
6) SHOPS AND OTHER COMMERCIALS USERS AREA 96.18 SQ.MT. FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 100 SQ.MT. 1 CAR & 4 SCOOTER PARKING)	NIL	0.96 NOS	5.76 NOS
7) OFFICE AREA 90.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF (FOR 200 SQ.MT. 1 CAR & 11 SCOOTER PARKING)	NIL	NIL	NIL
8) COMMUNITY HALL AND CLUB HOUSE AREA 90.00 SQ.MT. FOR EVERY 200 SQ.M. CARPET AREA (FOR 200 SQ.MT. 1 CAR & 5 SCOOTER PARKING)	NIL	NIL	NIL
9) ADDITION 5% RES. VISITOR PARKING (5% OF 1 TO 5)	NIL	0.15 NOS	2.47 NOS
10) TOTAL PARKING CAR	NIL	4.11 NOS	97.73 NOS
TOTAL REQUIRED PARKING CAR & SCOOTER (80% OF 10)	NIL	3 NOS	46 NOS
AS PER UDGP REGULATION NO. 8.2.2 TABLE NO.1C	NIL	12 NOS	54 NOS
TOTAL PROPOSED PARKING CAR	NIL	12 NOS	54 NOS

COMPOSITE PARKING (1 CAR - 4 SCOOTER) 8 CAR X 4 = 32 NOS

AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	-
(a) As per ownership document (7/12, CTS extract)	642.14
(b) as per measurement sheet	597.90
(c) as per site	-
2. Deductions for	-
(a) Proposed D.P. / D.P. Road widening Area 12.0M ROAD	36.00
(b) Any D.P. Reservation area	-
(Total a+b)	36.00
3. BALANCE AREA OF PLOT (1-2)	561.90
4. Amenity Space (if applicable)	-
(a) Required -	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area [3-4(c)]	561.90
6. Recreational Open space (if applicable)	-
(a) Required -	-
(b) Proposed -	-
7. Internal Road area	-
8. Plottable area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) (561.90 X 1.18)	618.09
10. Addition of FSI on payment of premium	-
(a) Maximum permissible premium FSI - based on road width / TOD Zone	-
(b) Proposed FSI on payment of premium (0.50 OF 1b) (0.50 X 597.90)	298.95
11. In-situ FSI / TDR loading	-
(a) In-situ area against D.P. road	-
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)) (2.00 X 36.00)	72.00
(c) TDR area (0.65 OF 1b)	-
(d) Total in-situ / TDR loading proposed [(11) (a) + (b) + (c)]	72.00
12. Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal	-
(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	689.04
(b) Ancillary Area FSI upto 60% with payment of charges 60% OF 689.04	473.73
(c) Total entitlement (a + b)	1594.39
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	-
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')	1594.37
(c) Total (a + b)	1594.37
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	-
(a) Required (20% of Sr. No. 5)	-
(b) Proposed	-

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/08/19 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 642.14 SQ.MTS AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP, TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON LAND BEARING LAYOUT PLOT NO-11, S.NO. 179 VILLAGE KALYAN (WALDHUN) TAL - KALYAN, DIST.-THANE.

NAME OF OWNER

SHRI - VASUDEVA B. BHARAMBAY & OTHERS

M/S SENWIM DIVINE VENTURE

SHRI - PRASHANT V. PARULEKAR & OTHERS

P.O.A HOLDER'S SIGNATURE

ARCHITECT'S SIGNATURE

A. S. DASTANE & ASSOCIATES

ARCHITECT & INTERIOR DESIGNER

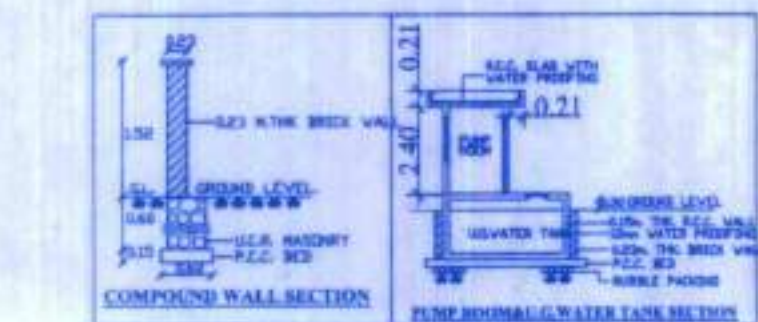
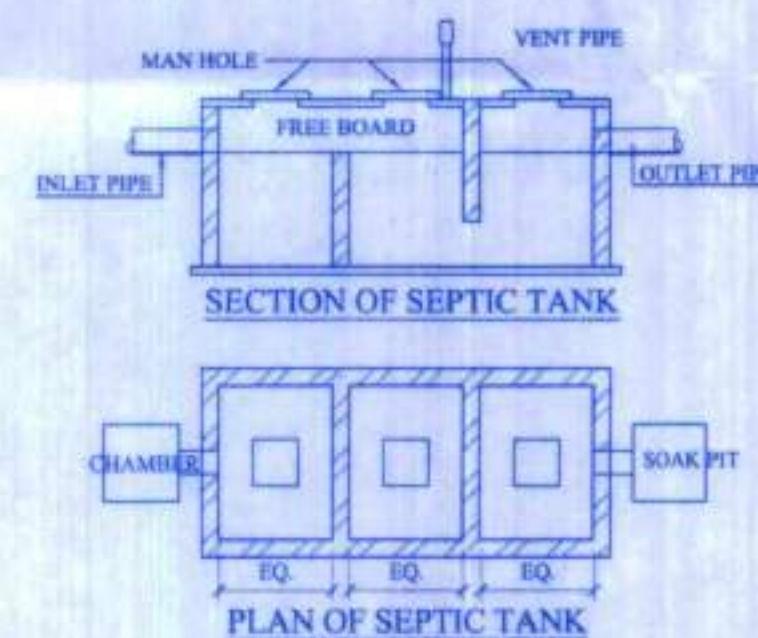
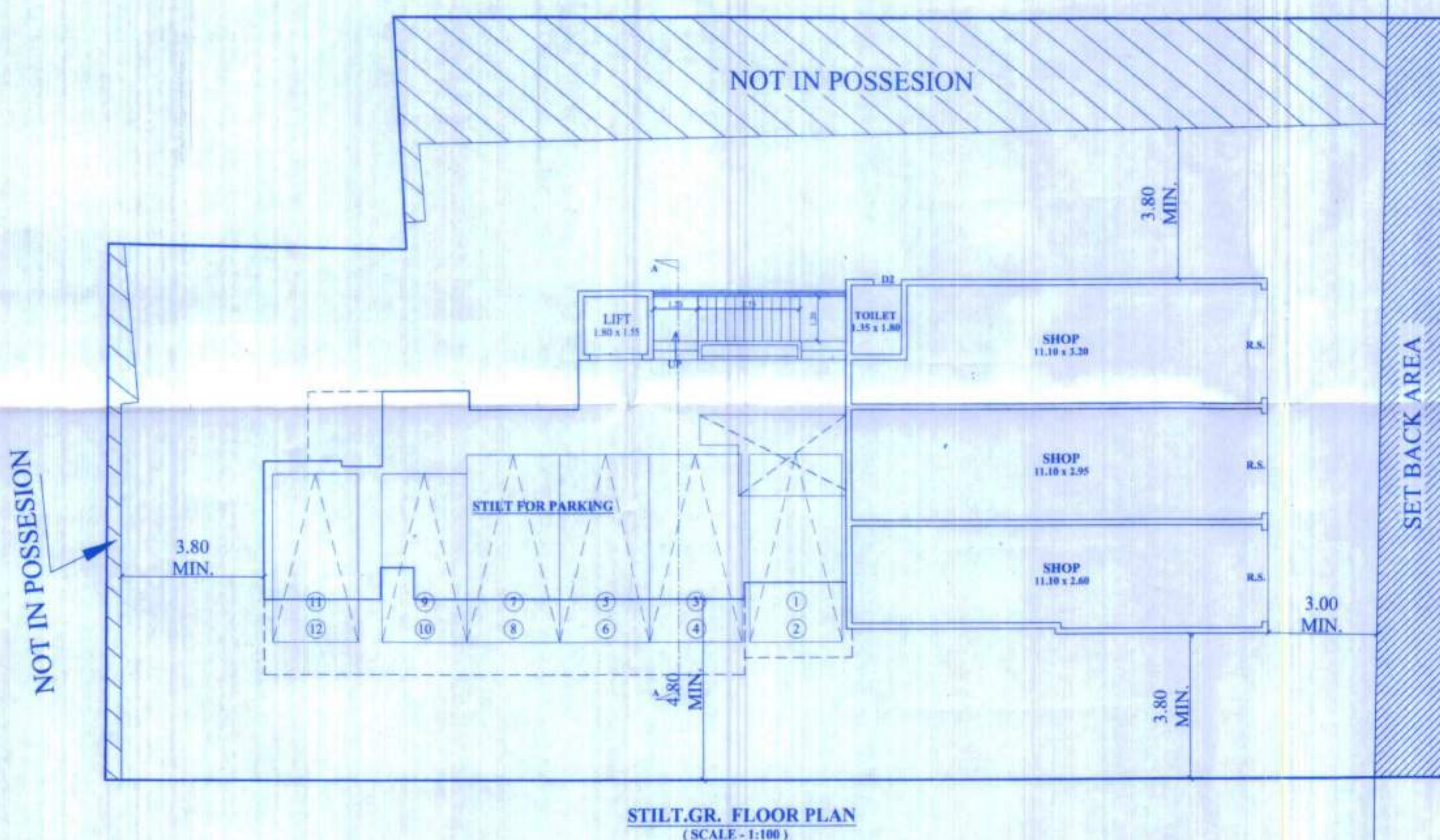
B-104, ON VILAS KRISHNA APT. OPP. RELIANCE COMMUNICATION,

WANDERER BEAR KALYAN (W) DIST. THANE

SCALE DRAWN BY CHK BY DATE JOB NO. DRG. NO. RV

AS SHOWN N.E.E. HITTORRA 23/07/2021

REVISED AS PER COMMENTS OF MUNCIPAL CORP. NO. 10/08/19



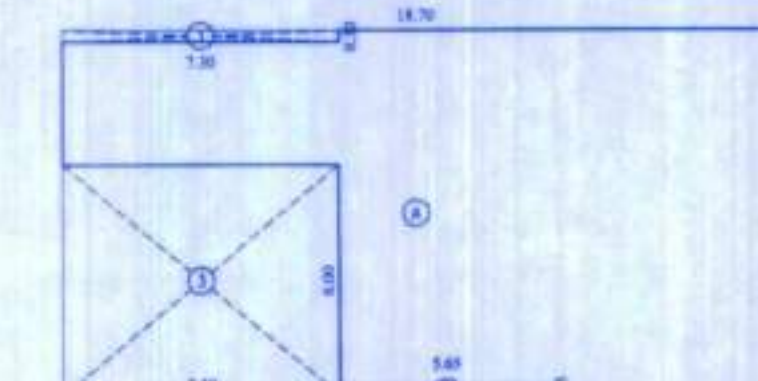
P-LINE AREA CALCULATION

STILT+GROUND FLOOR

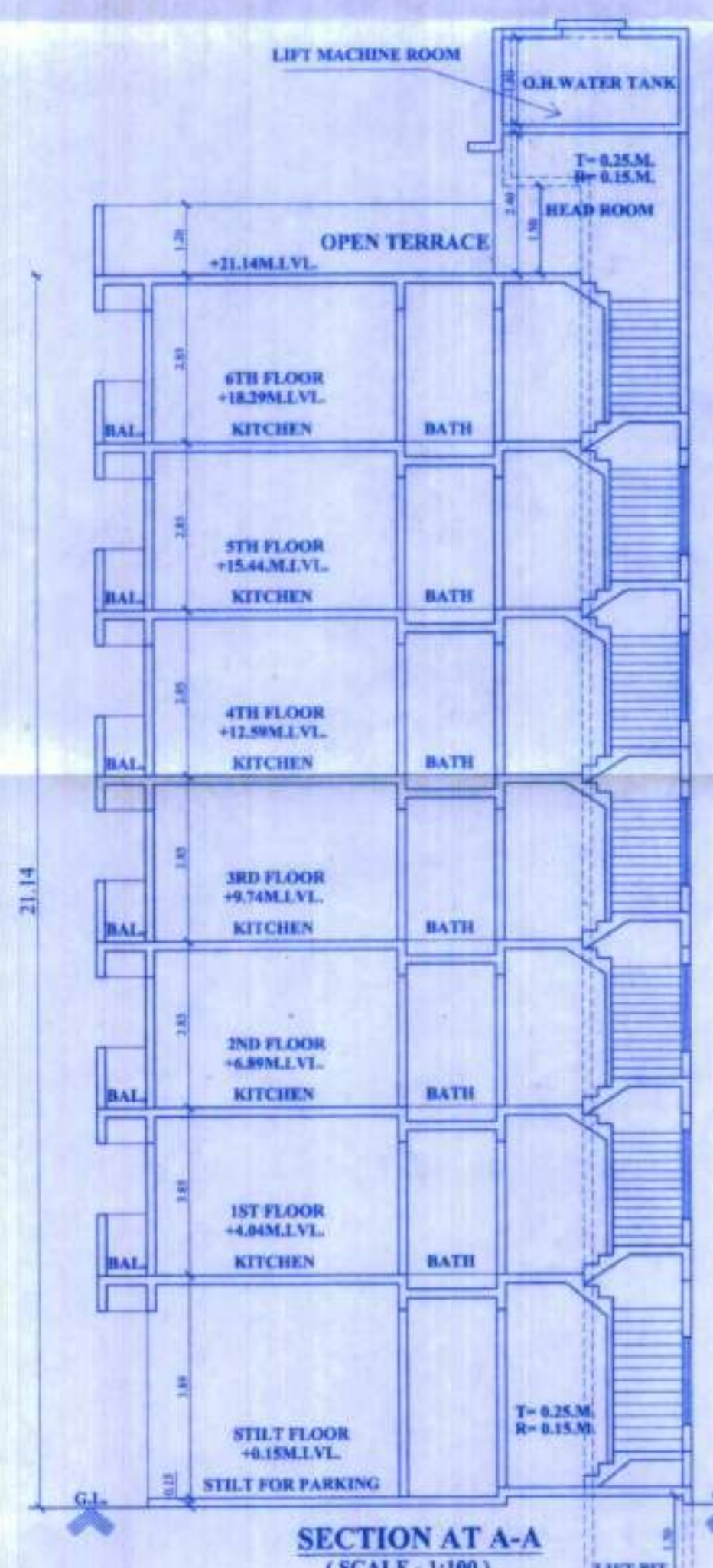
A	18.70 X 9.50 X 1 NO	= 177.65 SQ.MT.
TOTAL ADDITION		= 177.65 SQ.MT.

DEDUCTIONS

1	7.30 X 0.30 X 1 NO	= 2.19 SQ.MT.
2	5.65 X 0.15 X 1 NO	= 0.85 SQ.MT.
3	7.30 X 6.80 X 1 NO	= 49.84 SQ.MT.
TOTAL DEDUCTION		= 46.88 SQ.MT.
TOTAL BUILT UP AREA (X - Y)		= 130.81 SQ.MT.



P-LINE AREA DIAGRAM
STILT+GROUND FLOOR
(SCALE - 1:200)



SECTION AT A-A
(SCALE - 1:100)