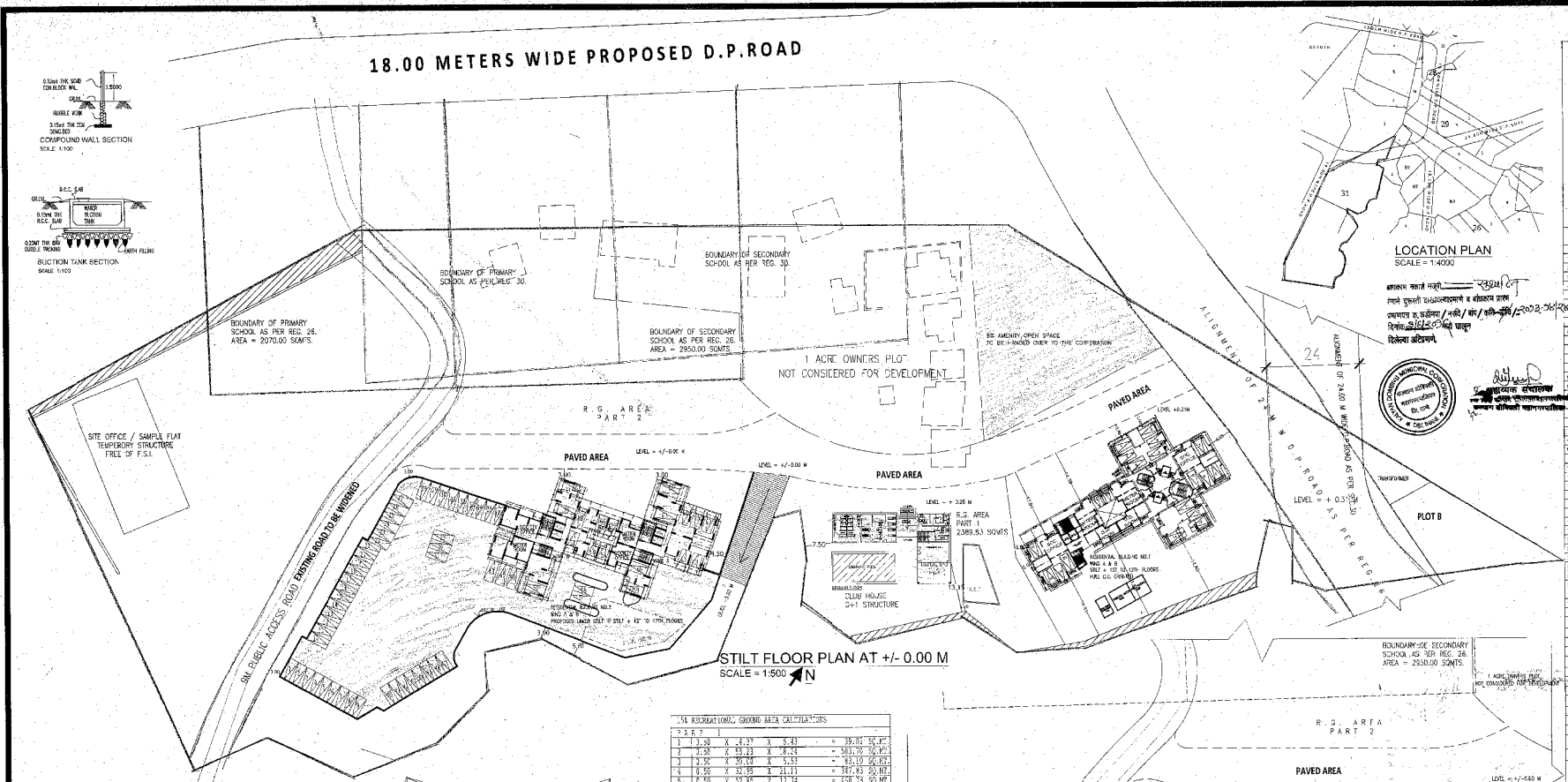

OWNERS PLOT AREA CALCULATIONS						
1	0.50	X	98.63	X	17.81	= 876.50 SQ.MT.
2	0.50	X	98.63	X	12.47	= 613.64 SQ.MT.
3	0.50	X	74.00	X	13.72	= 506.64 SQ.MT.
4	0.50	X	54.98	X	55.25	= 1516.53 SQ.MT.
5	0.50	X	42.10	X	6.41	= 134.83 SQ.MT.
6	0.50	X	38.50	X	2.94	= 56.47 SQ.MT.
					TOTAL	= 4704.11 SQ.MT.
ORIGINAL PLOT AREA AS PER SALE DEED						= 4706.00 SQ.MT.

25% RECREATIONAL GROUND AREA CALCULATIONS						
PART 1						
1	3.50	X	44.27	X	5.43	= 39.01 SQ.MT.
2	3.50	X	65.23	X	38.24	= 583.00 SQ.MT.
3	3.50	X	30.00	X	5.53	= 93.10 SQ.MT.
4	0.50	X	32.35	X	21.11	= 341.83 SQ.MT.
5	0.50	X	50.85	X	17.74	= 451.13 SQ.MT.
6	0.50	X	25.81	X	6.98	= 90.03 SQ.MT.
7	0.50	X	39.44	X	13.64	= 334.47 SQ.MT.
8	0.50	X	48.81	X	13.57	= 324.50 SQ.MT.
9	0.50	X	31.81	X	12.30	= 194.32 SQ.MT.
10	0.50	X	21.81	X	8.62	= 93.96 SQ.MT.
					R G AREA IN PART 1	= 2389.93 SQ.MT.
PART 2						
1	0.50	X	12.15	X	1.85	= 11.24 SQ.MT.
2	0.50	X	12.63	X	2.40	= 15.16 SQ.MT.
3	0.50	X	37.74	X	12.46	= 235.12 SQ.MT.
4	0.50	X	72.02	X	25.58	= 460.08 SQ.MT.
5	0.50	X	38.88	X	11.26	= 217.77 SQ.MT.
6	0.50	X	11.47	X	17.80	= 102.06 SQ.MT.
7	0.50	X	1.85	X	17.80	= 14.69 SQ.MT.
					R G AREA IN PART 2	= 1056.50 SQ.MT.

NET PLOT AREA	=	19,539.28	Sq.mts
R.G. AREA 15% OF NET PLOT AREA	=	2,900.89	Sq.mts
Proposed R.G. Area	=	3,083.50	Sq.mts
Permissible 10% plinth for Club House	=	290.09	Sq.mts
Proposed Area of G+1 Club House	=	435.08	Sq.mts

COLOUR LEGEND :

SITE BOUNDARY AS PER TLR SHOWN AS	
AREA OF PLOT NOT IN POSSESSION SHOWN AS	
AREA OF PLOT RETAINED BY OWNER SHOWN AS	
6% AMENITY OPEN SPACE SHOWN AS	
15% LAYOUT R.G. SHOWN AS	
EXISTING ROAD & ITS PROP WIDENING SHOWN AS	
PROPOSED BUILDINGS SHOWN AS	

D.P. RESERVATIONS AFFECTING THE PLOT UR
24.00 M W D.P.ROAD, PRIMARY & SECONDARY SCHOOL

AS PER SEC. 26, SHOWN AS	
AS PER SEC. 30, SHOWN AS	

LOCATION PLAN
SCALE = 1:4000

कल्याण महापालिका
स्थाने सुरक्षेसी ३०% आरक्षणाच्या व बांधकाम प्रस्ताव
प्रभाग क्र. कार्यालय / नगरी / मंप / कि-[illegible]/2023-24/[illegible]
दिनांक [illegible] रोजी प्राप्त
दिलेला अभिप्राय.

सहायक संचालक
नगर रचना कल्याण-डोंबिवली महानगरपालिका

KALYAN DOMBIVLI MUNICIPAL CORPORATION
Dy. Dir. Town & Country Planning

PROFORMA - A

	AREA STATEMENT	SQ.MTS
1	AREA OF PLOT (AS PER 7/12 EXTRACT) S.NO. 31	33,903.00 SQ.MT
2	AREA OF PLOT RETAINED BY OWNER	4,400.00 SQ.MT
3	BALANCE PLOT FOR DEVELOPMENT	29,503.00 SQ.MT
4	DEDUCTIONS FOR	
a	24.00 MTS WIDE D.P.ROAD AREA AS PER REMARKS ON 7/12 EXTRACT	1,963.72 SQ.MT
b	6% AMENITY OPEN SPACE	1,436.00 SQ.MT
	TOTAL a+b	3,199.00 SQ.MT
5	NET AREA OF TOTAL PLOT (3-4)	26,470.00 SQ.MT
6	AREA OF PLOT IN CONSIDERED FOR DEVELOPMENT	21,948.18 SQ.MT
7	AREA OF PLOT IN NOT CONSIDERED FOR DEVELOPMENT	637.70 SQ.MT
8	AREA SUMMARY FOR PLOT 'A' CONSIDERED FOR DEVELOPMENT	
9	AREA OF PLOT CONSIDERED FOR DEVELOPMENT	25,840.28 SQ.MT
10	AREA OF PLOT NOT IN POSSESSION	630.00 SQ.MT
11	NET AREA OF PLOT 'A' CONSIDERED FOR DEVELOPMENT	25,195.28 SQ.MT
	DEDUCTIONS FOR	
a	RESERVATION OF PRIMARY SCHOOL	2,070.00 SQ.MT
b	RESERVATION OF SECONDARY SCHOOL	2,950.00 SQ.MT
c	AREA OF EXISTING ROAD	540.00 SQ.MT
	TOTAL a+b+c	5,560.00 SQ.MT
12	BALANCE AREA OF PLOT 'A' CONSIDERED FOR DEVELOPMENT(11-6)	19,635.28 SQ.MT
14	DEDUCTION FOR	
a	R.G 15%	2,900.89 SQ.MT
15	TOTAL DEDUCTIBLE 15% R.G.	2,900.89 SQ.MT
16	BALANCE AREA OF PLOT	16,738.39 SQ.MT
17	ADDITIONS FOR F.S.I. PURPOSE	
a	24.00 MTS WIDE D.P.ROAD AREA AS PER REMARKS ON 7/12 EXTRACT	1,963.72 SQ.MT
b	6% AMENITY OPEN SPACE	1,436.00 SQ.MT
	TOTAL a+b	3,399.00 SQ.MT
18	PERMISSIBLE AREA (TOTAL 16 + 17)	19,868.39 SQ.MT
19	F.S.I PERMISSIBLE	1.00
20	BUILT UP AREA OF BUILDING NO. 1 (CONSTRUCTED ON SITE)	8,143.32 SQ.MT
21	B.U.A PROPOSED FOR BUILDING NO. 2	11,695.36 SQ.MT
22	EXCESS BALCONY PROPOSED	-
23	PROPOSED B.U.A OF BUILDING NO. 2 (21 - 22)	11,695.36 SQ.MT
24	B.U.A. OF TEMPORARY SITE OFFICE COUNTED IN F.S.I.	540.23 SQ.MT.
25	TOTAL B.U.A PROPOSED (20+23+24)	19,838.91 SQ.MT
26	F.S.I CONSUMED	0.9817

	BALCONY AREA STATEMENT	
a	PERMISSIBLE BALCONY AREA	AS PER
b	PROPOSED BALCONY AREA	STATEMENT
c	EXCESS BALCONY AREA	

TENEMENTS STATEMENT		
NO. OF TENEMENTS	PERMISSIBLE	201 NOS
	PROPOSED	209 NOS

LOADING/UNLOADING/PARKING STATEMENT		
LOADING/UNLOADING	PERMISSIBLE	N. A.
	PROPOSED	N. A.
PARKING SPACE	REQ. BY RULE	AS PER
	PROVIDED	STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY US AND THE DIMENSIONS OF THE SAID SITE OF THE PLOT AS STATED IN THE PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

REV.	DESC.	DATE	SIGN

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL COMPLEX ON PROPERTY BEARING S.NO. 31 (PT) OF VILLAGE MOHILI, AMBIVALI, KALYAN.

NAME OF OWNER

M/S. ADI DEVELOPERS

SHEET.NO	SCALE	DATE	DRN. BY. CHKD. BY.

ARCHITECT

Rashtrapal Jadhav.
Paarth Architectural Consultants
204, GURU MAULI, GANESH CHOWK, D.N. NAGAR
ANDHERI WEST, MUMBAI 400 053.