

GROUND FLOOR BUILT UP AREA DIAGRAM (PART O.C. GRANTED) (SCALE - 1:200)

**GROUND FLOOR BUILT UP AREA CALCULATION**

A) 50.850 X 26.000 X 1 = 1322.100 Sqmt

**DEDUCTIONS**

- 17.000 Sqmt
- 53.196
- 6.918
- 10.260
- 30.435
- 46.264
- 6.212
- 29.539
- 24.695
- 4.212
- 21.119
- 18.736
- 12.875
- 2.147
- 0.377
- 0.128

**TOTAL DEDUCTIONS = 296.026 Sqmt**

**GROSS AREA**  
1322.100 - 296.026 = 1026.074 Sqmt

**PERMISSIBLE BALCONY AREA**  
1026.074 x 15/115 = 133.835 Sqmt

**PROPOSED BALCONY AREA CALCULATION**

- 18.309 X 1.500 X 1 = 27.463 Sqmt
- 20.611 X 1.500 X 1 = 30.916
- 19.578 X 1.500 X 1 = 29.367
- 32.705 X 1.40924 X 1 = 46.089

**TOTAL PROPOSED BAL. AREA = 133.835 Sqmt**

**PROPOSED STAIRCASE AREA CALCULATION**

- 17.000 Sqmt
- 0.092
- 16.737
- 0.252
- 0.069
- 12.269
- 9.945

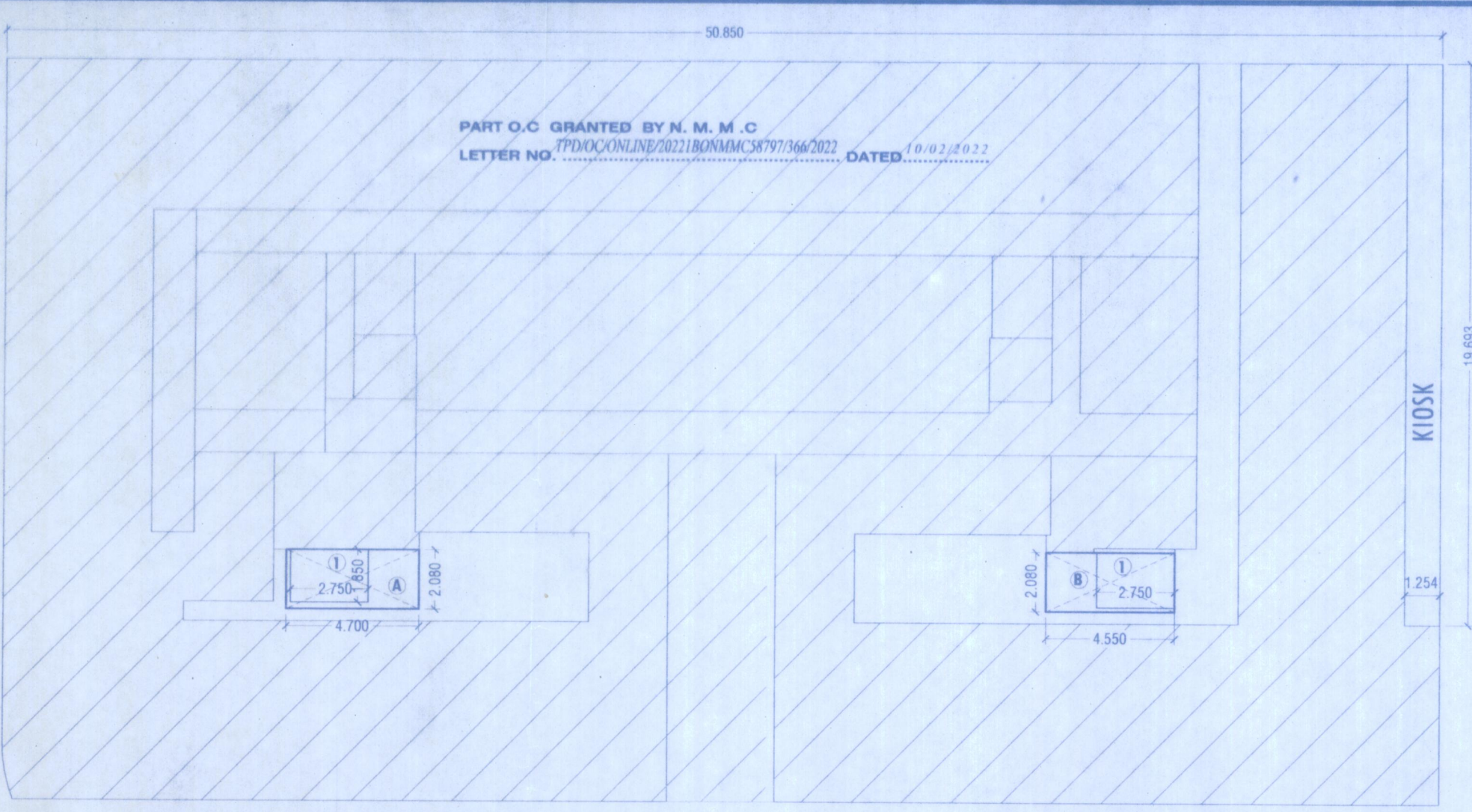
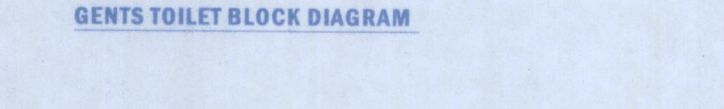
**TOTAL PROP. STAIRCASE AREA = 56.364 Sqmt**

**NET BUILT UP AREA**  
1026.074 - (56.364 + 133.835) = 835.875 Sqmt

**DEDUCTIONS GENTS TOILET**

- 1.915 X 2.500 X 1 = 4.788 Sqmt

**BALANCE AREA = 835.875 - 4.788 = 831.087 SQ.M**



GROUND FLOOR BUILT UP AREA DIAGRAM (SCALE - 1:200)

**PROPOSED BUILT UP AREA CALCULATION GROUND FLOOR**

A) 4.700 X 2.080 X 1 = 9.776 Sqmt

B) 4.550 X 2.080 X 1 = 9.464 Sqmt

**TOTAL AREA = 19.240 Sq.mt**

**DEDUCTION**

- 2.750 X 1.850 X 2 = -10.175 Sqmt

**NET BUILT UP AREA (19.240 - 10.175) = 9.065 Sqmt**

**PROPOSED KIOSK AREA**  
19.693 X 1.254 = 24.695 SQ.M

**TOTAL PROPOSED AREA**  
9.065 + 24.695 = 33.760 SQ.M

**TOTAL BUILT UP AREA EXISTING - PROPOSED**  
831.087 + 33.760 = 864.847 SQ.M

**MARGINAL OPEN SPACE**

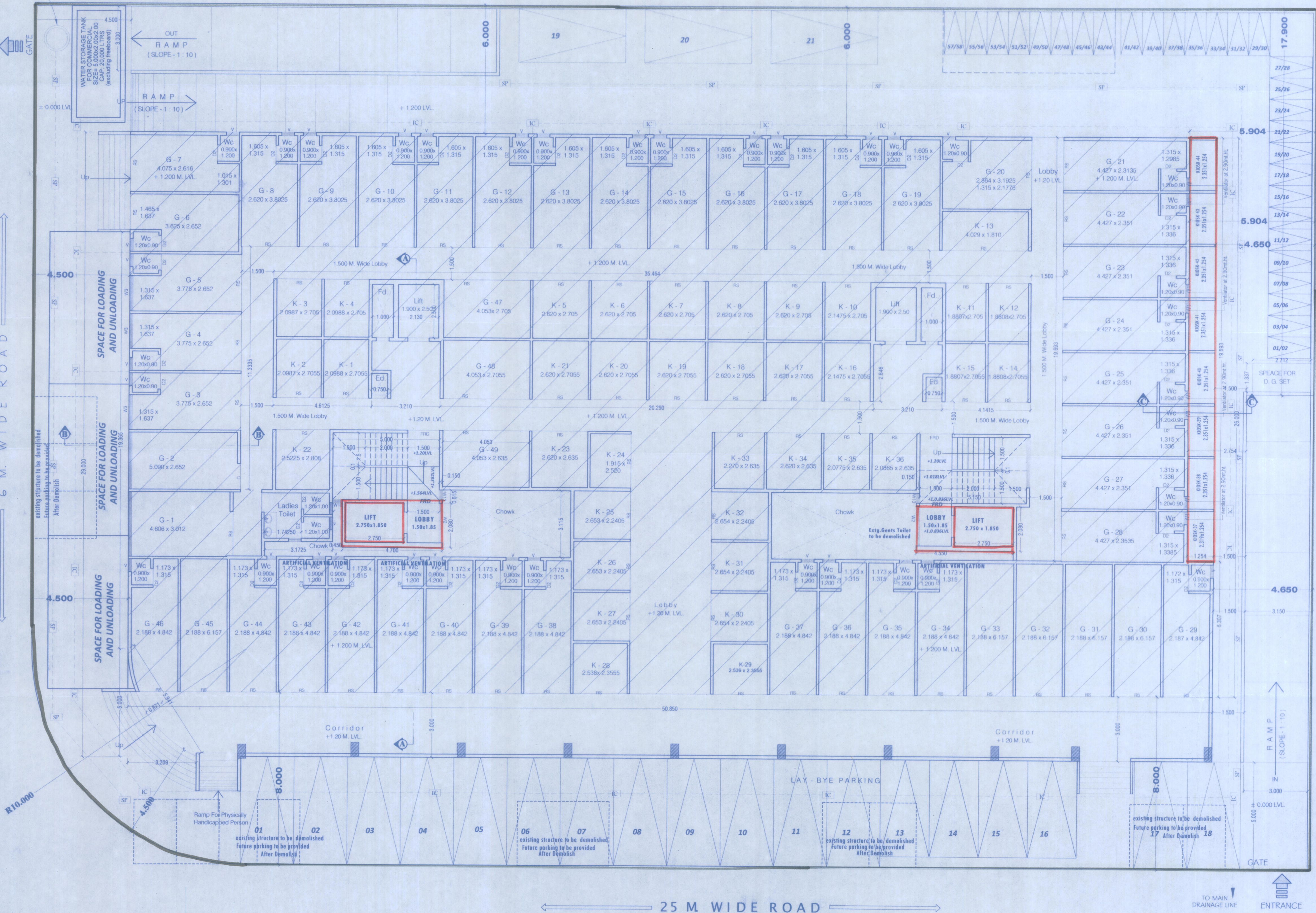
Sr No	Bldg No	Bldg. Sides (Light & ventilation Or ded wall)	Height of bldg. (excluding parking floor up to 6m height)	Reg. Open Space as per Regulation No.6.2.1 (Floor road width 18 mt and above but 30 mt)	Min. Prop. Open Space	Deficiency	Remarks
1	Bldg No.1	FRONT (25 mt wide road)	23.90 mt	4.500	5.000	0	Adequate as per Reg. No.6.2.1 Table No.60 (5)
		REAR	23.90 mt	6.000	6.000	0	and Reg. No.6.2.3 (b) and UDCPR 2020
		LEFT (5 mt wide road)	23.90 mt	3.000	4.500	0	
		RIGHT	23.90 mt	6.000	4.650	1.350	

**SCHEDULE OF DOORS & WINDOWS**

TYPE	SIZE	AREA	DISCUSSION
FRD	1.500 X 2.200	3.300	T/W FLUSH DOOR
RS	AS PER SHOP		ROLLING SHUTTER
D	1.200 X 2.200	2.640	T/W FLUSH DOOR
D1	0.900 X 2.200	1.980	T/W PANELED DOOR
D2	0.750 X 2.200	1.650	ALU FRAMED SYNTAX DOOR
W1	1.800 X 2.000	3.600	ALU FRAMED SLIDING WINDOW
W2	1.500 X 2.000	3.000	ALU FRAMED SLIDING WINDOW
W3	1.637 X 2.000	3.274	ALU FRAMED SLIDING WINDOW
W4	1.605 X 2.000	3.210	ALU FRAMED SLIDING WINDOW
W5	1.300 X 2.000	2.600	ALU FRAMED SLIDING WINDOW
W6	1.661 X 2.000	3.322	ALU FRAMED SLIDING WINDOW
W7	1.707 X 2.000	3.414	ALU FRAMED SLIDING WINDOW
W8	1.900 X 2.000	3.800	ALU FRAMED SLIDING WINDOW
W9	2.000 X 2.000	4.000	ALU FRAMED SLIDING WINDOW
W10	2.400 X 2.000	4.800	ALU FRAMED SLIDING WINDOW
W11	3.200 X 2.000	6.400	ALU FRAMED SLIDING WINDOW
W12	3.600 X 2.000	7.200	ALU FRAMED SLIDING WINDOW
W13	0.45 X 2.000	0.900	ALU FRAMED WINDOW
V	0.600 X 0.900	0.540	GLASS LOUVERED VENTILATOR
B1	2.100 X 0.750	1.575	RCC JALI

**PERFORMA-A**

Sl. No.	Description	SQ.M
1	Area of plot	2378.540
(a)	As per ownership document (7/12, CTS extract)	0.00
(b)	As per measurement sheet	0.00
(c)	As per site	0.00
	Minimum area of a.b.c to be considered	2378.540
2	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road /	0.00
(b)	Any D.P. Reservation area	0.00
(Total a+b)		0.00
3	Balance area of plot (1-2)	2378.54
4	Amenity Space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	2378.540
6	Recreational Open Space (if applicable)	
(a)	Required -	0.00
(b)	Proposed -	0.00
7	Internal Road area	
(a)	Plottable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (1:5)	3567.810
10	(a) Existing Built-up Area	3151.178
(b)	Balance Built-up Area	416.632
11	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone (0.5)	1189.270
(b)	Proposed FSI on payment of premium - (407)	1158.349
12	In-situ TDR loading	
(a)	In-situ area against D.P. road (2.0 X Sr. No. 2 (a)) if any	0.000
(b)	In-situ area against Amenity Space if handed over	0.000
(c)	TDR on payment of premium.	0.000
(D)	Total in-situ / TDR loading proposed (12 (a)-(b)-(c))	0.000
13	Additional FSI area under Chapter No. 7	
14	Total entitlement of FSI in the proposal	
(a)	110(b) + 11(b)+12(d) if 12 whichever is applicable.	1574.981
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	
(c)	Total Commercial Area proposed	1574.981
(d)	Ancillary Area FSI upto 80% with payment of charges.	1259.985
(e)	Area balance for Residential	0.000
(f)	Ancillary Area FSI upto 60% with payment of charges.	0.000
(g)	Total entitlement [14(a)+14(d)+14(f)]	2834.966
15	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	
(a)	Existing Built-up Area in proposal (excluding area as Sr.No.10 (b))	3155.053
(b)	Proposed Built-up Area (as per 'P-line')	2833.826
(c)	Total (a+b)	5988.879
17	F.S.I. Consumed (16/5) (should not be more than serial No.15 above)	2.518
18	Area for Inclusive Housing, if an	
(a)	Required (20% of Sr.No.5)	0.000
(b)	Proposed	0.000



GROUND FLOOR PLAN (SCALE - 1:100)

**BUILT UP AREA STATEMENT**

SR.NO	FLOOR	BUILT UP AREA AS PER PART C.C.	BUILT UP AREA AS PER AMENDED C.C.	PROPOSED BUILT UP AREA	AREA DIFFERENCE AS PER NEW PROPOSAL	TOTAL PROPOSED AREA
1	GROUND	835.780	831.087	8.040	33.700	864.787
2	1ST FLOOR	811.227	797.074	22.928	14.153	820.032
3	2ND FLOOR	381.705	381.723	513.048	488.052	869.775
4	3RD FLOOR	381.705	381.723	423.005	429.962	811.685
5	4TH FLOOR	381.705	381.723	423.005	429.962	811.685
6	5TH FLOOR	381.705	381.723	423.005	429.962	811.685
7	6TH FLOOR	381.705	0	992.303	999.260	999.260
	TOTAL	3561.432	3155.053	2828.983	2833.826	5988.879

**LIGHT & VENTILATION STATEMENT**

OFFICE NO	RERA CARPET AREA	REQ./10	OP PROVIDED	TYPE PROVIDED
212	28.154	2.815	3.414	W7
213	28.154	2.815	3.414	W7
214	28.154	2.815	3.414	W7
215	28.154	2.815	3.414	W7
216	28.154	2.815	3.414	W7
217	28.154	2.815	3.414	W7
218	28.154	2.815	3.414	W7
219	28.154	2.815	3.414	W7
220	28.154	2.815	3.414	W7
221	28.154	2.815	3.414	W7
222	28.154	2.815	3.414	W7
223	28.154	2.815	3.414	W7
224	28.154	2.815	3.414	W7
225	28.154	2.815	3.414	W7
226	28.154	2.815	3.414	W7
227	28.154	2.815	3.414	W7
228	28.154	2.815	3.414	W7
229	28.154	2.815	3.414	W7
230	28.154	2.815	3.414	W7
231	28.154	2.815	3.414	W7
232	28.154	2.815	3.414	W7
233	28.154	2.815	3.414	W7
234	28.154	2.815	3.414	W7
235	28.154	2.815	3.414	W7
236	28.154	2.815	3.414	W7
237	28.154	2.815	3.414	W7
238	28.154	2.815	3.414	W7
239	28.154	2.815	3.414	W7
240	28.154	2.815	3.414	W7
241	28.154	2.815	3.414	W7
242	28.154	2.815	3.414	W7

**TENEMENTS DETAILS**

FLOOR	KIOSK	OFFICE	SHOP
GROUND	8	0	1
1ST	0	0	0
2ND	2	34	1
3RD	2	34	0
4TH	2	34	0
5TH	2	34	0
6TH	2	43	0
TOTAL	18	99	1
EXISTING	71	116	96
TOTAL (EXTG+PROP)	89	215	97

**DESCRIPTION OF PROPOSAL & PROPERTY**

AMENDED APPROVAL ON PROPOSED COMMERCIAL BUILDING ON PLOT No - 33, SECTOR - 24, VASHI, NAVI MUMBAI.

**NAME & SIGN OF OWNER.** SIGNATURE OF ARCHITECT.

**RAJESH R.C. ARCHITECT**

**RAJESH R.C.**

**SCALE** 1:100

**FILE No.** -

**JOB No.** -

**DRN BY** manoj

**CHD BY** Ar.GEET

**DATE** 17.01.2023

**1/13, MAHAVIR CENTRE, SECTOR NO -17, VASHI, NAVI MUMBAI. TEL:-2789 2629/25**