RERA CARPET AREA STATEMENT

BLDG TYPE	FLOOR	APPARTMENT NO.	CARPET AREA OF APPARTMENT.	AREA OF BAL.ATT.TO APPARTMENT.
BLDG - A	GR. FLOOR.	SHOP - 1	16.28 SQ.MT.	------
		SHOP - 2	10.77 SQ.MT.	------
		SHOP - 3	10.77 SQ.MT.	------
		SHOP - 4	10.29 SQ.MT.	------
		OFFICE - 1	18.74 SQ.MT.	------
	1ST FLOOR	OFFICE - 2	46.83 SQ.MT.	------
		OFFICE - 3	58.94 SQ.MT.	------
		101	35.48 SQ.MT.	------
		102	43.18 SQ.MT.	------
	2ND TO 5TH FLOOR	201/301/401/501	29.04 SQ.MT.	5.54 SQ.MT.
		202/302/402/502	38.73 SQ.MT.	8.39 SQ.MT.
		203/303/403/503	29.70 SQ.MT.	6.09 SQ.MT.
		204/304/404/504	36.79 SQ.MT.	6.71 SQ.MT.
	6TH FLOOR	601	31.86 SQ.MT.	------
		602	25.87 SQ.MT.	------
		603	28.02 SQ.MT.	------
		604	26.58 SQ.MT.	------

PARKING AREA STATEMENT

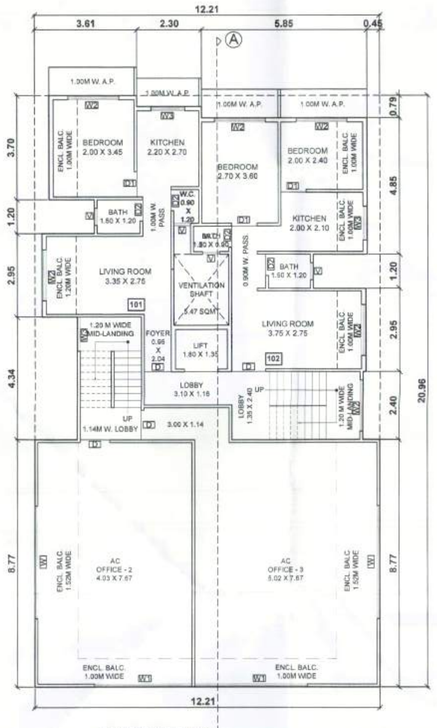
S.NO.	TYPE OF TENAMENT	NO. OF TENAMENT	PARKING REQUIRED		PARKING REQUIRED		5% ADD. PARKING FOR VISITORS		TOTAL REQUIRED PARKING		PARKING PROPOSED AS PER MULTIPLYING FACTOR (TABLE NO.9C) 0.6 OF TOTAL CAR PARKING (AS PER NOTIFICATION ON DATED 12-01-2023)	
			CAR ①	SC ②	CAR ③	SC ④	CAR ⑤	SC ⑥	CAR 3+5	SC 4+6	CAR	SC
(1)	FOR COMMERCIAL AREA M.F.SR PER 100.0 SQM. CARPET AREA	172.62	02 NOS	06 NOS	02 NOS	06 NOS	---	---	02 NOS	06 NOS	1.20 NOS	06 NOS
(2) (a)	FOR RESIDENTIAL AREA FOR EVERY TWO TENEMENT HAVING BUILT -UP AREA BET. 40 TO 80 SQ.MT.	01 NO	01 NOS	02 NOS	0.50 NO	01 NO	0.03 NO	0.05 NO	0.53 NO	1.05 NOS	0.32 NO	1.05 NOS
(b)	FOR EVERY TWO TENEMENT HAVING BUILT -UP AREA BET. 30 TO 40 SQ.MT.	10 NOS	01 NOS	02 NOS	05 NOS	10 NOS	0.25 NO	0.50 NO	5.25 NOS	10.50 NOS	3.15 NOS	10.50 NOS
(c)	FOR EVERY TWO TENEMENT HAVING BUILT -UP AREA UP TO 30 SQ.MT.	11 NOS	---	02 NOS	---	11 NOS	---	0.55 NO	---	11.55 NOS	---	11.55 NOS
	TOTAL	22 NOS									5 NOS	29 NOS

SCHEDULE OF DOOR & WINDOW

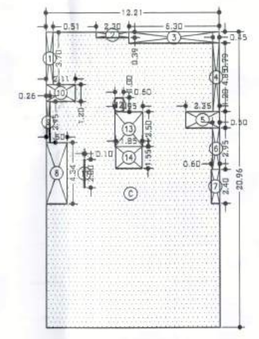
TYPE	MIN. SIZE		VENT PER.1/6		MAX. SIZE		VENT PER.1/6		PRO. SIZE			
LIVING ROOM	2.55 x 4.00		10.20	1.70	4.40 x 2.75		12.10	2.02	1.50 x 1.80	2.70	W2	AL. FRAME FULLY GLZ.
BED ROOM	2.90 x 2.40		6.96	1.16	2.85 x 3.45		9.83	1.64	1.50 x 1.80	2.70	W2	AL. FRAME FULLY GLZ.
KITCHEN	1.90 x 2.45		4.66	0.78	3.00 x 2.15		6.45	1.08	1.20 x 1.21	1.45	W3	AL. FRAME FULLY GLZ.
TOILET	1.20 x 1.35		1.62	0.27	1.90 x 1.20		2.28	0.38	0.60 x 0.75	0.45	V	LOUVERED
BATH	1.50 x 1.20		1.80	0.30	1.50 x 1.20		1.80	0.30	0.60 x 0.75	0.45	V	LOUVERED
W.C.	1.20 x 0.90		1.08	0.18	1.20 x 0.90		1.08	0.18	0.60 x 0.75	0.45	V	LOUVERED
MAIN DOOR									1.05 x 2.13		D	T. W. FRAME PLANNELED
INTERNAL DOOR									0.90 x 2.13		D1	T. W. WOODAN PLANNELED
TOILET, W.C, & BATH DOOR									0.75 x 2.13		D2	T. W. FRAME FLUSH

TOTAL FLAT AREA STATEMENT

TOTAL FLAT	AREA IN UP TO 30.00 SQ.MTS.	AREA IN UP TO BET. 30 TO 40 SQ.MTS.	AREA IN UP TO BET. 40 TO 80 SQ.MTS.
22 NOS	11 NOS	10 NOS	01 NO



1ST FLOOR PLAN
SCALE 1: 100



AREA DIAGRAM FOR 1ST FLOOR
SCALE 1: 200

BUILT UP AREA CALCULATION FOR 1ST FLOOR

1ST FLOOR							
C	12.21	X	20.96	X	1 NO	=	255.92 SQ.MT.
					TOTAL ADDITION	=	255.92 SQ.MT. X

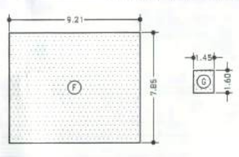
DEDUCTIONS

1	0.51	X	3.70	X	1 NO	=	1.89 SQ.MT.
2	2.30	X	0.39	X	1 NO	=	0.90 SQ.MT.
3	6.30	X	0.79	X	1 NO	=	4.98 SQ.MT.
4	2.05	X	4.85	X	1 NO	=	2.18 SQ.MT.
5	2.35	X	1.20	X	1 NO	=	2.82 SQ.MT.
6	0.50	X	2.95	X	1 NO	=	1.48 SQ.MT.
7	0.60	X	2.40	X	1 NO	=	1.44 SQ.MT.
8	1.50	X	4.34	X	1 NO	=	6.51 SQ.MT.
9	0.26	X	2.95	X	1 NO	=	0.77 SQ.MT.
10	2.51	X	1.29	X	1 NO	=	2.53 SQ.MT.
11	0.10	X	2.00	X	1 NO	=	0.20 SQ.MT.
12	0.60	X	1.00	X	1 NO	=	0.60 SQ.MT.
13	1.85	X	2.50	X	1 NO	=	4.88 SQ.MT.
14	1.85	X	1.55	X	1 NO	=	2.87 SQ.MT.
					TOTAL DEDUCTION	=	34.05 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	221.87 SQ.MT. X1

AREA DIAGRAM FOR ENTRANCE LOBBY
SCALE 1: 200

BUILT UP AREA CALCULATION FOR ENTRANCE LOBBY

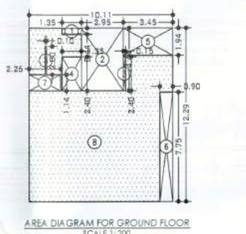
ENTRANCE LOBBY							
A	3.75	X	2.40	X	1 NO	=	9.00 SQ.MT.
					TOTAL ADDITION	=	9.00 SQ.MT. X



AREA DIAGRAM FOR COMMERCIAL AREA (GROUND FLOOR)
SCALE 1: 200

BUILT UP AREA CALCULATION FOR COMMERCIAL AREA (GROUND FLOOR)

COMMERCIAL AREA (GROUND FLOOR)							
F	9.21	X	7.85	X	1 NO	=	72.30 SQ.MT.
G	1.45	X	1.60	X	1 NO	=	2.32 SQ.MT.
					TOTAL ADDITION	=	74.62 SQ.MT. X



AREA DIA GRAM FOR GROUND FLOOR
SCALE 1: 200

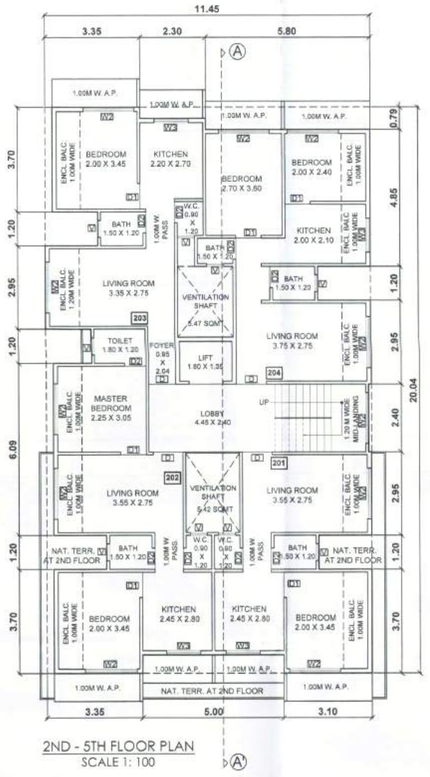
BUILT UP AREA CALCULATION FOR GROUND FLOOR

GROUND FLOOR							
B	10.11	X	12.29	X	1 NO	=	124.25 SQ.MT.
					TOTAL ADDITION	=	124.25 SQ.MT. X

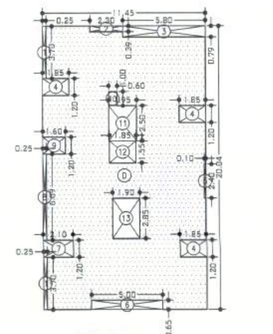
DEDUCTIONS

1	1.35	X	0.44	X	1 NO	=	0.59 SQ.MT.
2	2.95	X	4.44	X	1 NO	=	13.10 SQ.MT.
3	0.15	X	2.40	X	1 NO	=	0.36 SQ.MT.
4	1.35	X	2.40	X	1 NO	=	3.24 SQ.MT.
5	3.45	X	1.94	X	1 NO	=	6.69 SQ.MT.
6	0.90	X	7.75	X	1 NO	=	6.68 SQ.MT.
7	2.26	X	1.14	X	1 NO	=	2.58 SQ.MT.
8	0.10	X	2.00	X	1 NO	=	0.20 SQ.MT.
					TOTAL DEDUCTION	=	33.74 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	90.51 SQ.MT. X1

TOTAL AREA OF NON-RESIDENTIAL AREA (COMMERCIAL) = 185.67 SQ.MT.



2ND - 5TH FLOOR PLAN
SCALE 1: 100



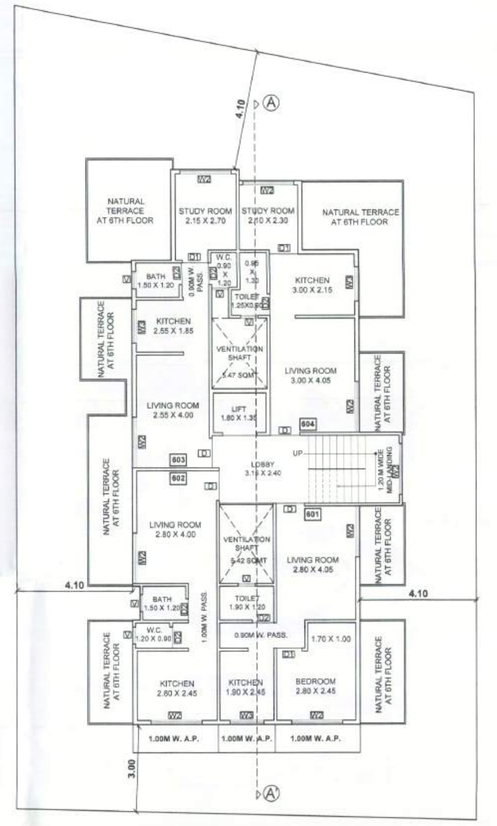
AREA DIAGRAM FOR 2ND TO 5TH FLOOR
SCALE 1: 200

BUILT UP AREA CALCULATION FOR 2ND TO 5TH FLOOR

2ND TO 5TH FLOOR							
D	11.45	X	20.04	X	1 NO	=	229.46 SQ.MT.
					TOTAL ADDITION	=	229.46 SQ.MT. X

DEDUCTIONS

1	0.25	X	3.70	X	2 NOS	=	1.85 SQ.MT.
2	2.30	X	0.39	X	1 NO	=	0.90 SQ.MT.
3	5.80	X	0.79	X	1 NO	=	4.58 SQ.MT.
4	1.85	X	1.20	X	3 NOS	=	6.66 SQ.MT.
5	0.10	X	2.40	X	1 NO	=	0.24 SQ.MT.
6	5.00	X	0.65	X	1 NO	=	3.25 SQ.MT.
7	2.10	X	1.20	X	1 NO	=	2.52 SQ.MT.
8	0.25	X	6.09	X	1 NO	=	1.52 SQ.MT.
9	1.60	X	1.20	X	1 NO	=	1.92 SQ.MT.
10	0.60	X	1.00	X	1 NO	=	0.60 SQ.MT.
11	1.85	X	2.50	X	1 NO	=	4.88 SQ.MT.
12	1.85	X	1.55	X	1 NO	=	2.87 SQ.MT.
13	1.90	X	2.85	X	1 NO	=	5.42 SQ.MT.
					TOTAL DEDUCTION	=	37.30 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	192.17 SQ.MT. X1



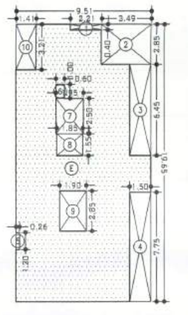
6TH FLOOR PLAN (STEP MARGIN)
SCALE 1: 100

BUILT UP AREA CALCULATION FOR 6TH FLOOR

6TH FLOOR							
E	9.51	X	19.65	X	1 NO	=	186.87 SQ.MT.
					TOTAL ADDITION	=	186.87 SQ.MT. X

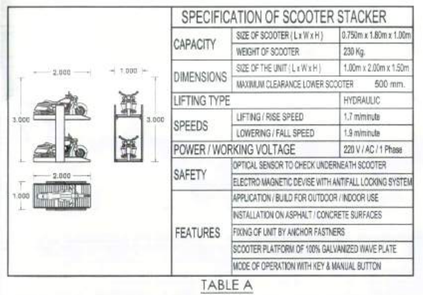
DEDUCTIONS

1	2.21	X	0.40	X	1 NO	=	0.56 SQ.MT.
2	3.49	X	2.85	X	1 NO	=	9.94 SQ.MT.
3	1.50	X	6.45	X	1 NO	=	9.68 SQ.MT.
4	1.50	X	7.75	X	1 NO	=	11.63 SQ.MT.
5	0.26	X	1.20	X	1 NO	=	0.31 SQ.MT.
6	0.60	X	1.00	X	1 NO	=	0.60 SQ.MT.
7	1.95	X	2.50	X	1 NO	=	4.88 SQ.MT.
8	1.85	X	1.55	X	1 NO	=	2.87 SQ.MT.
9	1.90	X	2.85	X	1 NO	=	5.42 SQ.MT.
10	1.41	X	3.21	X	1 NO	=	4.53 SQ.MT.
					TOTAL DEDUCTION	=	50.42 SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]						=	136.45 SQ.MT. X1



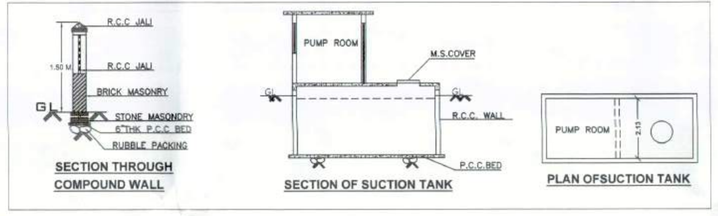
AREA DIAGRAM FOR 6TH FLOOR
SCALE 1: 200

BUILT-UP AREA STATEMENT		CONSTRUCTION AREA
FLOOR	B/U AREA IN SQ. MTS	AREA IN SQ. MTS
GROUND FLOOR	99.51 SQ.MT.	207.62 SQ.MT.
FIRST FLOOR	221.87 SQ.MT.	233.08 SQ.MT.
SECOND FLOOR	192.17 SQ.MT.	229.27 SQ.MT.
THIRD FLOOR	192.17 SQ.MT.	210.65 SQ.MT.
FOURTH FLOOR	192.17 SQ.MT.	210.65 SQ.MT.
FIFTH FLOOR	192.17 SQ.MT.	210.65 SQ.MT.
SIXTH FLOOR	136.45 SQ.MT.	210.12 SQ.MT.
TOTAL AREA	1226.51 SQ.MT.	1512.04 SQ.MT.



SPECIFICATION OF SCOOTER STACKER		
CAPACITY	SIZE OF SCOOTER (L x W x H)	0.750m x 1.80m x 1.00m
	WEIGHT OF SCOOTER	230 Kg.
DIMENSIONS	SIZE OF THE UNIT (L x W x H)	1.00m x 2.00m x 1.92m
	MAXIMUM CLEARANCE LOWER SCOOTER	500 mm.
LIFTING TYPE		HYDRAULIC
SPEEDS	LIFTING / RISE SPEED	1.7 m/min/s
	LOWERING / FALL SPEED	1.9 m/min/s
POWER / WORKING VOLTAGE		220 V / AC / 1 Phase
SAFETY	OPTICAL SENSOR TO CHECK UNDERNEATH SCOOTER	
	ELECTRO MAGNETIC DEVISE WITH ANTIFALL LOCKING SYSTEM	
FEATURES	APPLICATION / BUILD FOR OUTDOOR / INDOOR USE	
	INSTALLATION ON ASPHALT, CONCRETE SURFACES	
	FIXING OF UNIT BY ANCHOR FASTNERS	
	SCOOTER PLATFORM OF 100% GALVANIZED WAVE PLATE	
	MODE OF OPERATION WITH KEY & MANUAL BUTTON	

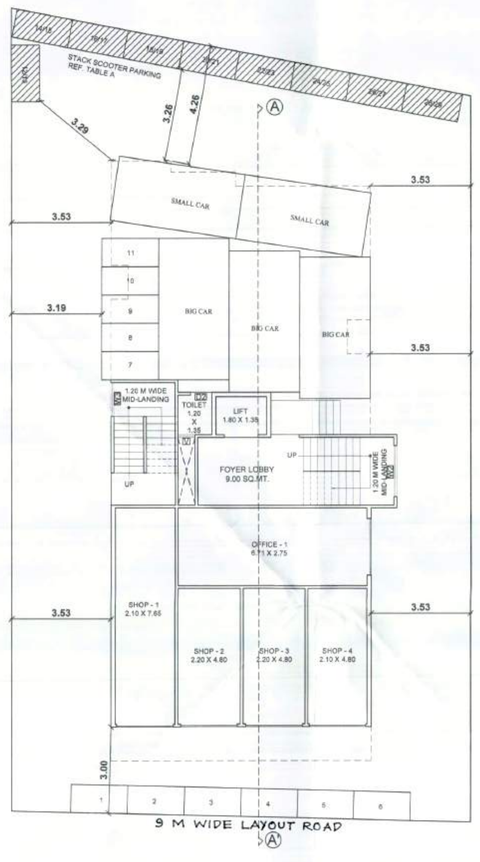
TABLE A



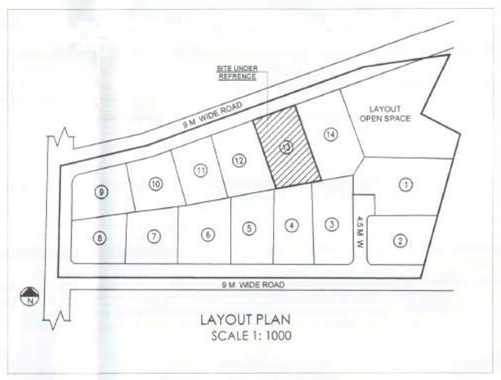
SECTION THROUGH COMPOUND WALL

SECTION OF SUCTION TANK

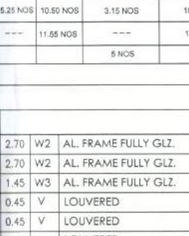
PLAN OFSUCTION TANK



BLOCK PLAN & GROUND FLOOR PLAN [MARGINS UPTO 5TH FLOOR]
SCALE 1: 100



LAYOUT PLAN
SCALE 1: 1000

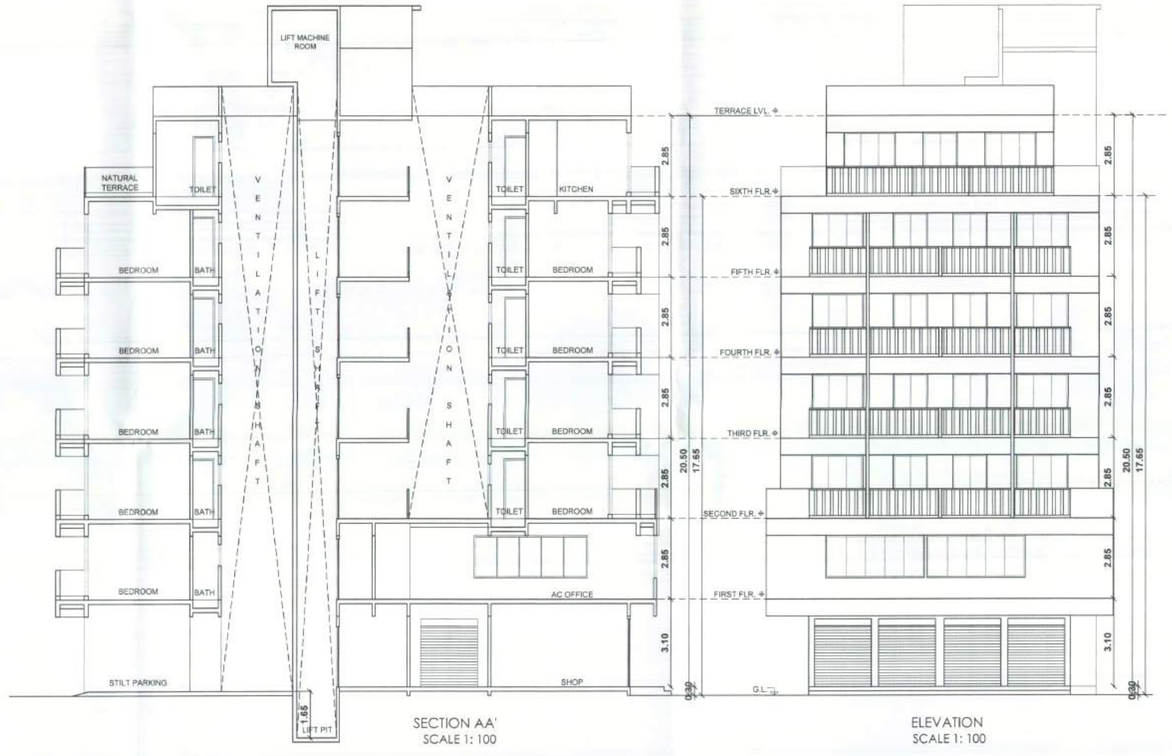


PLOT AREA CALCULATION
SCALE 1: 500

PLOT AREA TRIANGULATION

S.NO.32 H.T/A PLOT NO.13							
1	0.5	X	30.02	X	15.30	=	229.65 SQ.MT.
2	0.5	X	30.02	X	13.84	=	207.74 SQ.MT.
					TOTAL ADDITION	=	437.39 SQ.MT.
					SAY	=	437.39 SQ.MT.

LOCATION PLAN
SCALE 1: 4000



SECTION AA'
SCALE 1: 100

ELEVATION
SCALE 1: 100

STAMP OF APPROVAL OF PLAN

.....रेरापे दुरुस्ती
सभाधिस्थ समाने व बंधनपत्र क्रांच प्रदानपत्र
क्र. दुरुस्ती/सनि/क.....
दि.25/01/2024
यथाये बांधकाम परवाना देण्यात येत आहे.

नगर रचनाकार
कुलगाव-बदलापूर नगरपालिका,
कुलगाव.

मुख्याधिकारी नगरपालिका अधिकारी
कुलगाव-बदलापूर नगरपालिका,
कुलगाव.

PROFORMA I

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	437.29
	(A) AS PER OWNERSHIP DOCUMENT	437.29
	(B) AS PER MEASUREMENT SHEET	----
	(C) AS PER SITE	----
2	DEDUCTIONS FOR	----
	(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	----
	(B) ANY D.P. RESERVATION AREA	----
	(TOTAL A+B)	----
3	BALANCE AREA OF PLOT (1-2)	437.29
4	AMENITY SPACE (IF APPLICABLE)	----
	(A) REQUIRED	----
	(B) ADJUSTMENT OF 2(B)IF ANY	----
	(C) BALANCE PROPOSED (4A-4B)	----
4A	ADDITION OF AREA FOR F.S.I., IF ANY	----
	(A)	----
	(B)	----
	(C) ANY RESERVATION	----
5	NET PLOT AREA(3-4 (C))	----
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	----
	(A) REQUIRED	----
	(B) PROPOSED	----
7	INTERNAL ROAD AREA	----
8	PLOTABLE AREA(IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.6XBASIC F.S.I.)	437.23
	OR) FOR REDEVELOPMENT PROPOSAL - PREVIOUSLY SANCTIONED PROPOSED BUA)	
9A	FOR REDEVELOPMENT PROPOSAL- REDEVELOPMENT INCENTIVE FSI - 6.3 OR 15 SQ M X NOS OF EXISTING AUTHORIZED UNITS [12 X 15]	180.00
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	----
	(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE- 0.3	----
	(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM[437.23X0.3=131.16]	126.16
11	IN-SITU F.S.I./T.D.R.- LOADING	----
	(A) IN -SITU AREA AGAINST D.P. ROAD /2.0 X SR.NO.3(A)IF ANY	----
	(B) IN -SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C))	----
	(C) T.D.R. AREA	----
	(C) TOTAL IN-SITU/T.D.R. LOADING PROPOSED (11 (A)+(B)+(C))	----
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	----
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
	(A) (9 + 9A+10B+11C) OR 12 WHICHEVER IS APPLICABLE	743.39
	(B) ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES	
	(i) IN RESIDENTIAL ANCILLARY AREA- 587.72 X 60% = 334.63	334.63
	(ii) IN COMMERCIAL ANCILLARY AREA- 185.67 X 80% = 148.53	148.53
	(C) UTILISED ANCILLARY AREA	483.16
	(D) TOTAL ENTITLEMENT (13A+13C)	483.16
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REG. NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6) OR 1.8 [437.23 + 180 + 126.16 = 483.16]	1226.88
15	TOTAL BUILT UP AREA IN PROPOSAL(EXCLUDING AREA AT SR.NO..17B)	----
	(A) EXISTING BUILT- UP AREA	----
	(B) PROPOSED BUILT- UP AREA(AS PER P-LINE)	1226.51
	(C) TOTAL (A+B)	1226.51
16	F.S.I. CONSUMED (16/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	2.80
17	AREA FOR INCLUSIVE HOUSING ,IF ANY	----
	(A) REQUIRED (20% OF SR.NO.5)	----
	(B) PROPOSED	----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME.
I/W. 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

SIGNATURE
(AR. SARTHAK S. CHILAKWAD)

OWNER'S DECLARATION –

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

LAXMIDEEP CHSL THROUGH POAH DEVELOPER M/S RUDRA DEVELOPERS
THROUGH PARTNER : MR. NAMISH NANDAKUMAR JAGE AND OTHER 2

DESCRIPTION

PROPOSED BUILDINGS ON LAND BEARING S.NO.32,H. NO. 1 /A, PLOT NO.13 , AT VILLAGE :SHIRGAON, TAL: AMBERNATH, DIST.: THANE

*** NAME, SIGNATURES OF OWNER THROUGH DEVELOPER ***

LAXMIDEEP CHSL THROUGH POAH DEVELOPER M/S RUDRA DEVELOPERS
THROUGH PARTNER : MR. NAMISH NANDAKUMAR JAGE AND OTHER 2

JOB NO.	DATE	SCALE	DRAWING NO.	DRAW BY	CHECKED BY
008	23/03/2023	1:100	ARCH NO. 1	AR.AKASH	AR.SARTHAK

CERTIFICATE

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.

SKYVISION ARCHITECTS
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Ar.Sarthak S. Chilakwad
CA / 2019 / 112791