TABLE SHOWING TOTAL SALE BUILT UP AREA

FLOOR NO'S	RESIDENTIAL BUA	COMM. BUA	SALE FUNGIBLE AREA
GR FLOOR	1.67 METER RMOOM COUNT IN FSI	127.47	--
1ST FLOOR	102.20 + 5.03	--	--
2ND FLOOR	224.89 + 5.03	--	--
3RD FLOOR	224.89 + 5.03	--	--
4TH FLOOR	224.89 + 5.03	--	--
5TH FLOOR	224.89 + 5.03	--	--
6TH FLOOR	224.89 + 5.03	--	--
7TH FLOOR	224.89 + 5.03	--	--
8TH FLOOR REFUGE	185.20 + 5.03	--	--
9TH FLOOR	224.89 + 5.03	--	--
10TH FLOOR	224.89 + 5.03	--	--
11TH FLOOR	224.89 + 5.03	--	--
12TH FLOOR	224.89 + 5.03	--	--
13TH FLOOR	227.89 + 5.03	--	--
14TH FLOOR	231.65 + 5.03	--	--
15TH FLOOR REFUGE	169.16	--	12.54 + 5.03
16TH FLOOR	--	--	231.65 + 5.03
17TH FLOOR	--	--	231.65 + 5.03
18TH FLOOR	--	--	231.65 + 5.03
19TH FLOOR	--	--	231.65 + 5.03
20TH FLOOR	--	--	197.99 + 5.03
TOTAL	3214.89	127.47	1167.31
GRAND TOTAL	3342.36		
	4509.67		

SALE FUNGIBLE STATEMENT

PERMISSIBLE SALE BUA = 3342.36 SQ.MT.
PERMISSIBLE SALE FUNGIBLE (3342.36 X 35%) = 1169.83 SQ.MT.
PERMISSIBLE SALE BUA WITH FUNGIBLE = 4512.19 SQ.MT.
TOTAL SALE BAU PROPOSED (3342.36 + 1167.31) = 4509.67 SQ.MT.

TENAMENT STATEMENT

FLOOR NO'S	EXISTING TENANT RESIDENTIAL FLATS	EXISTING TENANT COMMERCIAL SHOP	SOCIETY OFFICE	SALE UNITS
GR FLOOR	-----	03	-----	-----
1ST FLOOR	01	-----	01	-----
2ND FLOOR	02	-----	-----	01
3RD FLOOR	03	-----	-----	-----
4TH FLOOR	03	-----	-----	-----
5TH FLOOR	02	-----	-----	01
6TH FLOOR	02	-----	-----	01
7TH FLOOR	02	-----	-----	01
8TH FLOOR	01	-----	-----	01
9TH FLOOR	02	-----	-----	01
10TH FLOOR	02	-----	-----	01
11TH FLOOR	02	-----	-----	01
12TH FLOOR	01	-----	-----	02
13TH FLOOR	01	-----	-----	02
14TH FLOOR	-----	-----	-----	03
15TH FLOOR	-----	-----	-----	02
16TH FLOOR	-----	-----	-----	03
17TH FLOOR	-----	-----	-----	03
18TH FLOOR	-----	-----	-----	03
19TH FLOOR	-----	-----	-----	03
20TH FLOOR	-----	-----	-----	02
TOTAL	24.00	03	01	31.00
GRAND TOTAL	24.00 NO'S	03 NO'S	01	31.00 NO'S

DETAILS OF EXISTING OCCUPANTS / TENENTS

SR. NO.		OWNER'S NAME ①	EXISTING FLAT NO ②	NEW FLAT NO ③	DETAILS OF EXISTING CARPET AREA: EXISTING CARPET AREA ④	DETAILS OF PROPOSED CARPET AREA: CARPET AREA EXCLUDING BALCONY ⑤	FUNGIBLE AREA BALCONY ⑥	TOTAL CARPET AREA PROP ⑦	PERMISSIBLE EXISTING BUA OF REHAB: REHAB BUA ④X 1.20 ⑧	PERMI FUNGIBLE BUA ⑧ X 0.35 ⑨	PROPOSED BUA: REHAB BUA ⑤ X 1.20 X 0.35 ⑩	PROPOSED FUNGIBLE BUA ⑪
1	1ST FLOOR	MR. ANANTH MAHADEV IYER	A-2	101	67.35	94.77	4.52	99.29	80.82	28.29	119.15 + 13.41	28.29
2	2ND FLOOR	MR. DHAVAL D. SHETH & MRS. BHAVANA JIGNESH SHETH	A-5	201	67.35	94.77	4.52	99.29	80.82	28.29	119.15 + 13.41	28.29
3	2ND FLOOR	MRS. SULOCHANA R MANIAN	B-2	203	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
4	3RD FLOOR	MRS. SWATI PRAKASH BADAMWALA & MR. PRAKASH HARIDAS BADAMWALA	A-6	301	67.35	94.77	4.52	99.29	80.82	28.29	119.15 + 13.41	28.29
5	3RD FLOOR	MR. MIHIR NARAYAN GHODKE	A-3	302	29.91	43.42	---	43.42	35.89	12.56	52.10 + 5.68	12.56
6	4TH FLOOR	MRS. SONAL BHARATKUMAR SANGHVI	B-3	303	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
7	4TH FLOOR	MRS. R. VASANTHA	A-11	401	67.35	94.77	4.52	99.29	80.82	28.29	119.15 + 13.41	28.29
8	5TH FLOOR	MR. MANDAR NARAYAN GHODKE	B-1	402	31.03	43.42	---	43.42	37.24	13.03	52.10 + 5.21	13.03
9	5TH FLOOR	MRS. REMADEVI SIVADASAN	A-4	403	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
10	6TH FLOOR	MR. SACHIN MANINAL KADAKIA	A-8	502	29.91	43.42	---	43.42	35.89	12.56	52.10 + 5.68	12.56
11	6TH FLOOR	MRS. TRUPTI ATUL ZATAKIA	B-5	503	50.63	70.26	---	70.26	60.76	21.27	84.31 + 8.24	21.27
12	7TH FLOOR	MRS. NINA SACHIN KADAKIA & MR. SACHIN MANILAL KADAKIA	A-9	602	29.91	43.42	---	43.42	35.89	12.56	52.10 + 5.68	12.56
13	7TH FLOOR	MR. KETUL A. JHATAKIA	B-6	603	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
14	8TH FLOOR	MRS. MEENA LADHARAM RATESAR	B-4	702	31.03	43.42	---	43.42	37.24	13.03	52.10 + 5.21	13.03
15	9TH FLOOR	MRS. DEVIKA GAJANAN KAMAT	A-7	703	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
16	9TH FLOOR	MRS. VEDAVATHI J SUVARNA	B-8	803	50.63	70.26	---	70.26	60.76	21.27	84.31 + 8.24	21.27
17	10TH FLOOR	MR. VIKAS HARKISHAN CHAUHAN	B-7	902	31.03	43.42	---	43.42	37.24	13.03	52.10 + 5.21	13.03
18	10TH FLOOR	MR. SUNDAR A UCHIL	B-9	903	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
19	10TH FLOOR	MR. NALIN CHIMANLAL SHAH	A-12	1002	29.91	43.42	---	43.42	35.89	12.56	52.10 + 5.68	12.56
20	11TH FLOOR	MRS. ALKA V. DESHPANDE	A-10	1003	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
21	11TH FLOOR	MR. NATHURAM PHOOLARAM KUMAVAT	B-10	1102	31.03	43.42	---	43.42	37.24	13.03	52.10 + 5.21	13.03
22	11TH FLOOR	MR. PRADEEP DATTARAM SHINDE & MRS. JANHAVI JANARDAN SHINDE	B-11	1103	50.63	70.26	---	70.26	60.76	21.27	84.31 + 8.24	21.27
23	12TH FLOOR	MRS. MEGHA NARENDRA RANE	B-12	1203	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
24	13TH FLOOR	MR. RAJESH IYER	A-1	1303	49.52	70.26	---	70.26	59.42	20.80	84.31 + 8.71	20.80
			TOTAL		1110.73	1569.56	18.08	1587.64	1332.95	466.53	2105.43	466.53

PARKING STATEMENT

FLOOR	C. A. BELOW 45 SQ.MT.	C. A. BETWEEN 45 TO 60 SQMT.	C. A. BETWEEN 60 TO 90 SQMT.	C. A. ABOVE 90 SQMT.
REQUIRED	1 Parking = 8 FLAT	1 Parking = 4 FLAT	1 Parking = 2 FLAT	1 Parking = 1 FLAT
GROUND	—	—	—	—
1ST TO 20TH	10	06	20	19
TOTAL	10	06	20	19
PARKING REQD.	10 / 8 = 1.25	06 / 4 = 1.50	20 / 2 = 10.00	19 / 1 = 19

TOTAL = (1.25 + 1.50 + 10.00 + 19.00) =31.75 NO'S SAY 32 NO'S
VISITORS PARKING 5%
32.00 X 5% = 1.60 NO'S SAY 2.00 NO'S.
TOTAL = 32 + 02 = 34 NO'S.

ADDITIONAL PARKING 50% FOR SALE
(32 X 50%) = 16.00 NO'S. SAY 16 NO'S.
ADDITIONAL PARKING 10% FOR SALE
(32 X 10%) = 3.20 NO'S. SAY 3.00 NO'S.

TOTAL = 32 + 02 + 16 + 03 = 53 NOS

TOTAL COMMERCIAL AREA IN SALE BUILDING =127.46 SQ. MT.
COMMERCIAL (SHOP) 1 PARKING FOR 50 SQ. MT.
FOR SHOP EACH OVER 20.00 SQ.MT. AREA.
COMMERCIAL AREA = 127.46 / 50 = 2.55 NO'S. SAY 3.00 NO'S

VISITORS PARKING 10%
3.00 X 10% = 0.30 (2 NO'S. MINIMUM)
(3.00 + 2.00) = 5.00 NO'S

TOTAL PARKING REQUIRED FOR SALE
TOTAL = 53 + 05 = 58 NOS

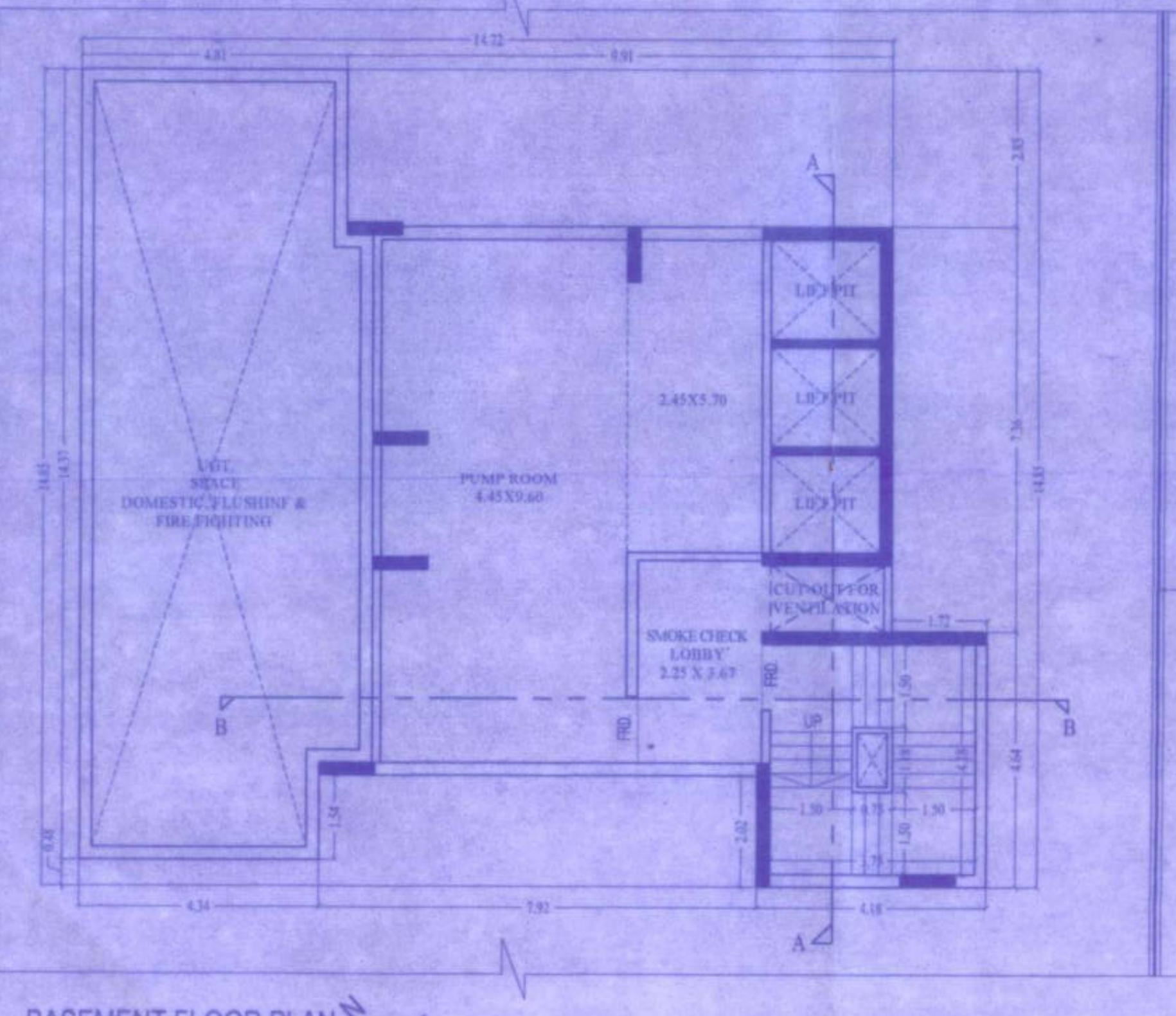
PROPOSED PARKING
PARKING TOWER = 54 NO'S.
STILT AREA = 04 NO'S.
TOTAL = 58 NO'S.

TOTAL PARKING REQUIRED = 58 NOS.
TOTAL PARKING PROVIDED = 58 NOS

FORM - I

SALE BUILDLING 01/03

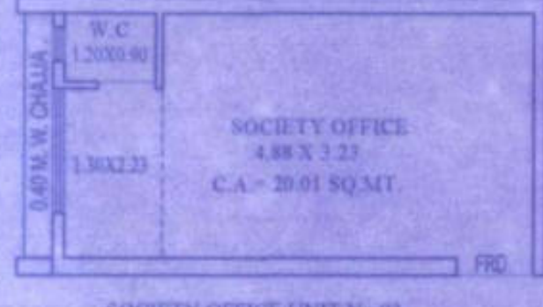
			AREA STATEMENT	SR. #.1 NON SLUM IN SQ.MT.
1			AREA OF PLOT	836.01
		a	AREA OF RESERVATION IN PLOT	---
		b	AREA OF ROAD SET BACK	---
		c	AREA OF DP ROAD	---
2			DEDUCTIONS FOR	---
A			FOR RESERVATION/ROAD AREA	---
		a	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	---
		b	PROPOSED D. P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	---
		c	i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)	---
			ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	---
B			FOR AMENITY AREA	---
		a	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	---
		b	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	---
		c	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(ABEYANCE)	---
C			DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/ LAND COMPONENT OF EXISTING BUA / EXISITNG BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
3			TOTAL DEDUCTIONS: [{2(A) + 2(B)} +2(C) AS AND WHEN APPLICABLE.]	
4			BALANCE AREA OF PLOT (1 MINUS 3)	836.01
5			PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.	---
6			ROAD SET BACK AREA FOR ADDITIONAL FOR FLOOR SPACE INDEX	---
	SR1.1		MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33 (10) OF DCPR 2034	836.01
	SR2.1		PERMISSIBLE FSI AS PER 33(11) A	4.00
7			BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	3344.04
8			BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	---
			i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) ii) ABOVE WITH IN CAP OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE -12 ON REMAINING / BALANCE PLOT.)	---
			ii) IN CASE OF 2(A)(C) ii)PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	---
9			BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILTUP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
10			BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/ BALANCE PLOT.	
11			BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	---
12			PERMISSIBLE BUILT UP AREA {AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)} (4 + 10 + 11) (Protected FSI - 603.75 + 836.01)	1439.76
	SR2.1		PROPOSED BUILT-UP AREA OF REHAB	---
			REHAB COMPONENT	---
			PERMISSIBLE SALE COMPONENT (INCENTIVE X REHAB COMPONENT)	---
	SR2.2		PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA	
			PERMISSIBLE BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA	
	SR3		TOTAL BUA SANCTIONED FOR THE PROJECT (1439.76 + 952.14 + 950.46) = 3342.36 SQ.MT.	3342.36
13			PROPOSED BUA {AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C)}	---
	SR4.1		TOTAL BUA PROPOSED TO BE CONSUMED IN SITU	3342.36
	SR4.2		PROPOSED BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA	---
			PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA	3342.36
14			TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32.	---
	SR5		TDR GENERATED IN SCHEME	---
15			FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	---
		a	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
			ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
		b	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR SALE	1169.83
			ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE (1167.31 - 466.53)	700.78
16	SR6		i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT	
			II) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT	4509.67
			TOTAL BUILT UP AREA PROPOSED INCLUDING REHA AND SALE COMPENSATORY AREA [16(SR6i) + SR6(ii)]	4509.67
17			FSI CONSUMED ON NET PLOT -13 SR4.1 / 4	4.00
			FUNGIBLE PAID UNDER RECIEPT NO. 70400 DATED :- 08/08/2023	
II)			OTHER REQUIREMENTS	---
A)			RESERVATION /DESIGNATION	---
		a	NAME OF RESERVATION	---
		b	AREA OF RESERVATION AFFECTING THE PLOT	---
		c	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	---
		d	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
		e	AREA/BUILT UP AREA OF DESIGNATION	---
B)			PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	---
		i	14(A)	---
		ii	14(B)	---
		iii	15	---
C)			REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	---
D)			TENEMENT STATEMENT	---
		i	PROPOSED BUILT UP AREA (13 ABOVE)	
		ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
		iii	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii).]	
		iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	---
		v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT (PTC)	---
E)			PARKING STATEMENT	---
		i	PARKING REQUIRED BY REGULATIONS FOR - CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)	58 NOS
		ii	COVERED GARAGE PERMISSIBLE	---
		iii	COVERED GARAGES PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)	---
		iv	TOTAL PARKING PROVIDED	58 NOS
D)			TRANSPORT VEHICLES PARKING	---
		i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---
		ii	TOTAL NO. OF TRANSPORT VEHICLES,PARKING SPACES PROVIDED	---
NOTE :			THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINEONLY. THEPROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.	



BASEMENT FLOOR PLAN

SCALE 1:100

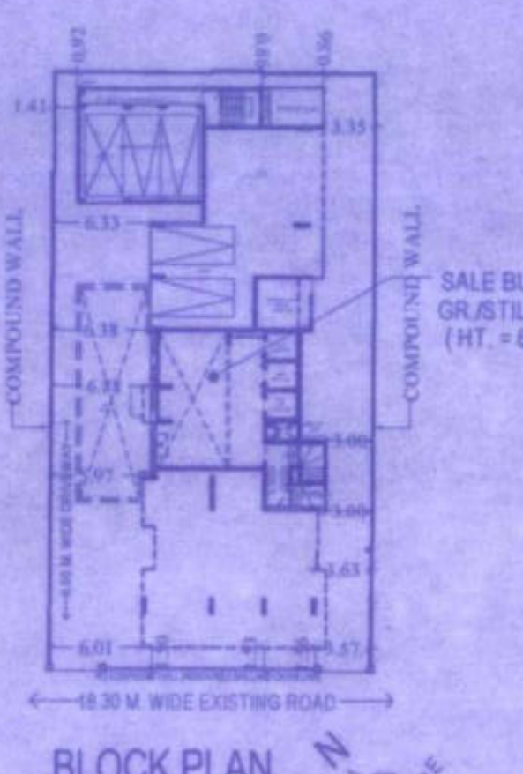
FITNESS CENTER AREA CALCULATION
PERMISSIBLE FITNESS CENTER AREA (2% OF 4509.67) = 90.19 SQ.MT.
PROPOSED FITNESS CENTER AREA = 89.84 SQ.MT.
EXCESS FITNESS CENTER AREA = NILL



SOCIETY OFFICE UNIT No.03
1ST FLOOR

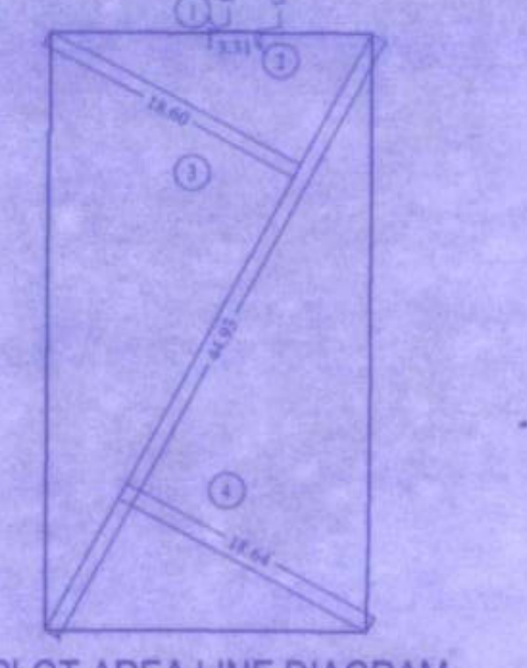
SOCIETY OFFICE CARPET AREA 1ST FLOOR

PARTICULARS	SIZES	AREA IN SQ.MT.
SOCIETY OFFICE	4.88 X 3.23	15.76
	1.30 x 2.23	2.90
W.C.	1.20 X 0.90	1.08
DOOR JAM	0.15 X 1.05	0.16
DOOR JAM	0.15 X 0.75	0.11
CARPET AREA		20.01



BLOCK PLAN

SCALE 1:500



PLOT AREA LINE DIAGRAM

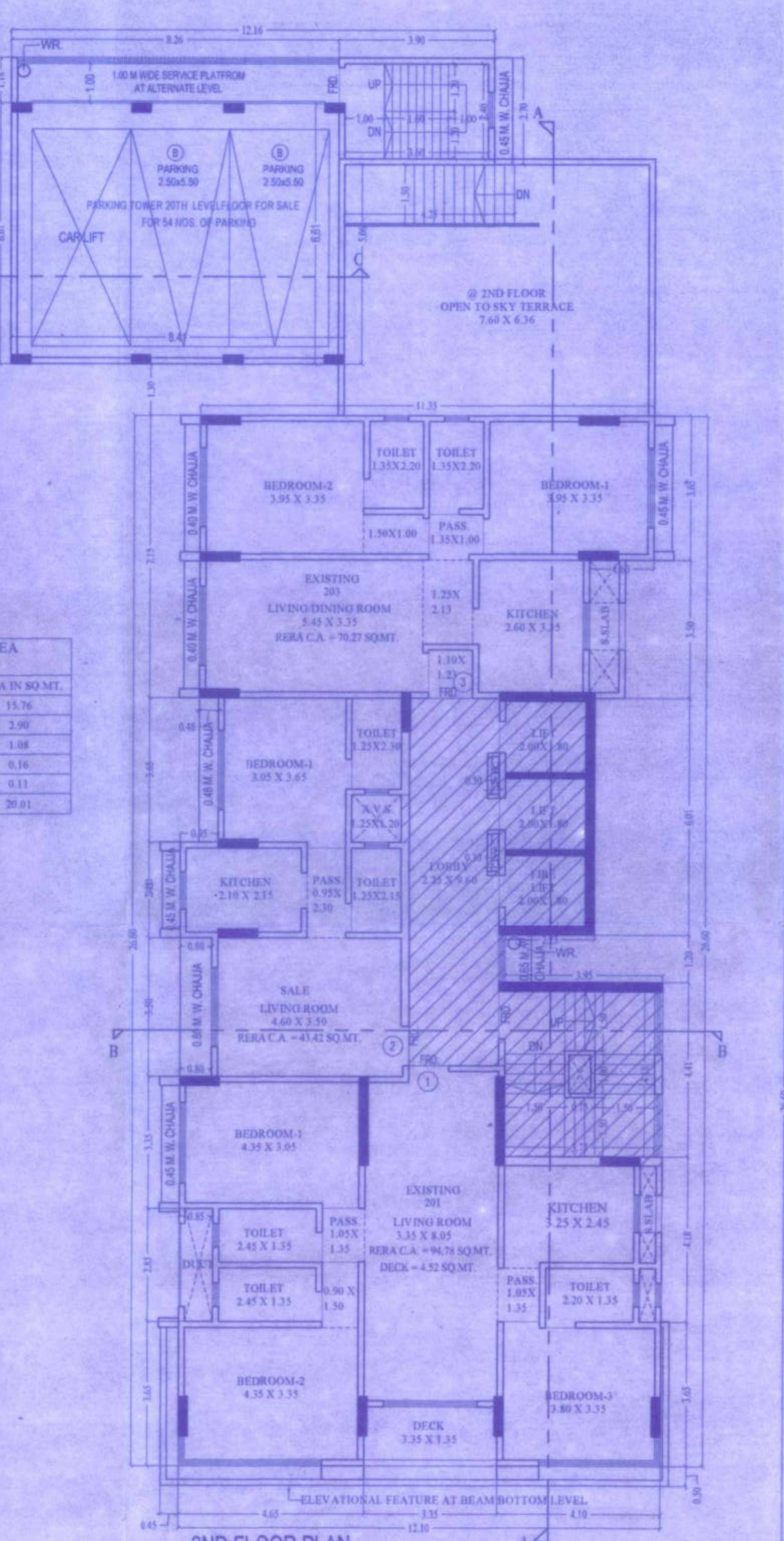
SCALE 1:500

PLOT AREA CALCULATION

CTS. NO.195/191			
1	1/2 X 3.31 X 0.11 X 1 NO	=	0.18 SQ.MT.
2	1/2 X 3.31 X 0.13 X 1 NO	=	0.22 SQ.MT.
3	1/2 X 44.93 X 18.60 X 1 NO	=	417.85 SQ.MT.
4	1/2 X 44.93 X 18.64 X 1 NO	=	418.75 SQ.MT.
	TOTAL ADDITION	=	837.00 SQ.MT.

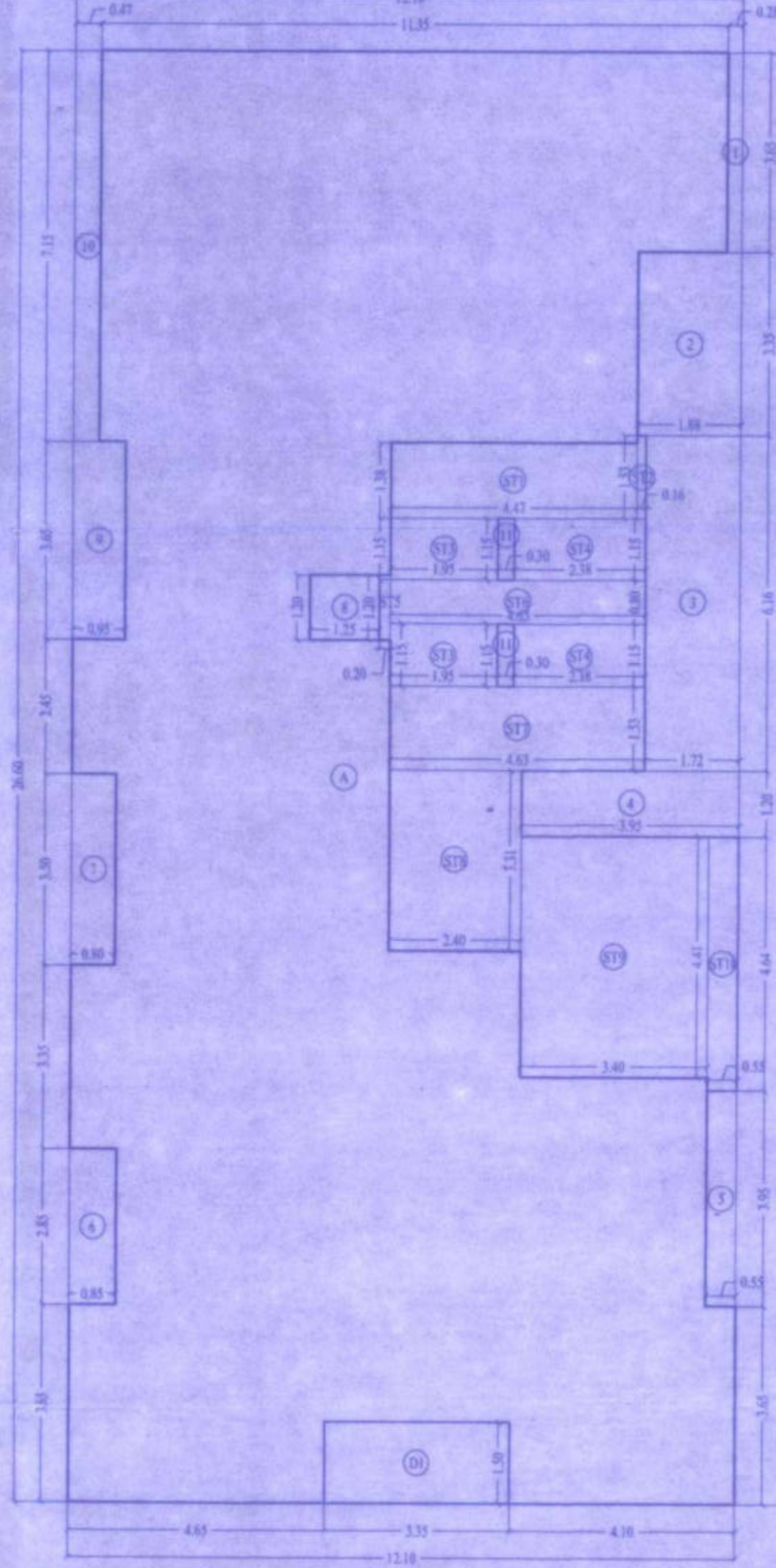
LOCATION PLAN

SCALE 1:4000



2ND FLOOR PLAN

SCALE 1:100



TYPICAL 2ND TO 7TH & 9TH TO 12TH FLOOR BUA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

TYPICAL 2ND TO 7TH & 9TH TO 12TH FLOOR				
A	12.10 X 26.60 X 1 NO	=	321.86 SQ.MT.	
	TOTAL ADDITION	=	321.86 SQ.MT.	X

DEDUCTIONS

1	0.28 X 3.65 X 1 NO	=	1.02 SQ.MT.	
2	1.88 X 3.35 X 1 NO	=	6.30 SQ.MT.	
3	1.72 X 6.16 X 1 NO	=	10.60 SQ.MT.	
4	3.95 X 1.20 X 1 NO	=	4.74 SQ.MT.	
5	0.55 X 3.95 X 1 NO	=	2.17 SQ.MT.	
6	0.85 X 2.85 X 1 NO	=	2.42 SQ.MT.	
7	0.80 X 3.50 X 1 NO	=	2.80 SQ.MT.	
8	1.25 X 1.20 X 1 NO	=	1.50 SQ.MT.	
9	0.95 X 3.65 X 1 NO	=	3.47 SQ.MT.	
10	0.47 X 7.15 X 1 NO	=	3.36 SQ.MT.	
11	0.30 X 1.15 X 2 NOS	=	0.69 SQ.MT.	
	TOTAL DEDUCTION	=	39.07 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	282.79 SQ.MT.	X1

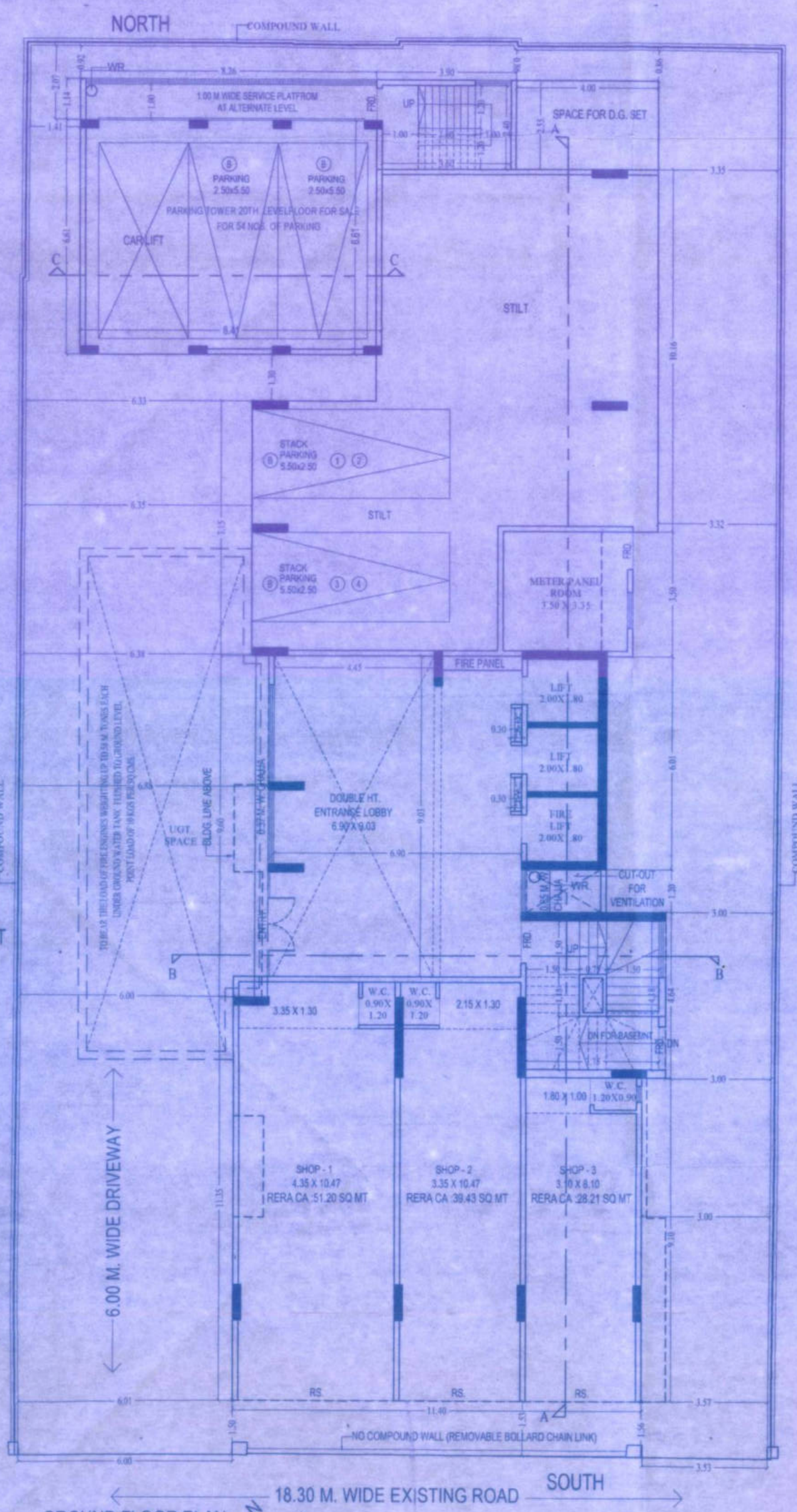
STAIRCASE AREA CALCULATION

TYPICAL 2ND TO 7TH & 9TH TO 12TH FLOOR				
ST1	4.47 X 1.38 X 1 NO	=	6.17 SQ.MT.	
ST2	0.16 X 1.53 X 1 NO	=	0.24 SQ.MT.	
ST3	1.95 X 1.15 X 2 NOS	=	4.49 SQ.MT.	
ST4	2.38 X 1.15 X 2 NOS	=	5.47 SQ.MT.	
ST5	0.20 X 1.20 X 1 NO	=	0.24 SQ.MT.	
ST6	4.63 X 0.80 X 1 NO	=	3.70 SQ.MT.	
ST7	4.63 X 1.53 X 1 NO	=	7.08 SQ.MT.	
ST8	2.40 X 3.31 X 1 NO	=	7.94 SQ.MT.	
ST9	3.40 X 4.41 X 1 NO	=	14.99 SQ.MT.	
ST10	0.55 X 4.64 X 1 NO	=	2.55 SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	52.87 SQ.MT.	Y2

DECK AREA CALCULATION

TYPICAL 2ND TO 7TH & 9TH TO 12TH FLOOR				
D1	3.35 X 1.50 X 1 NO	=	5.03 SQ.MT.	
TOTAL DECK AREA PER FL. (TYPICAL FLOOR)		=	5.03 SQ.MT.	Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	224.89 SQ.MT.



GROUND FLOOR PLAN

SCALE 1:100

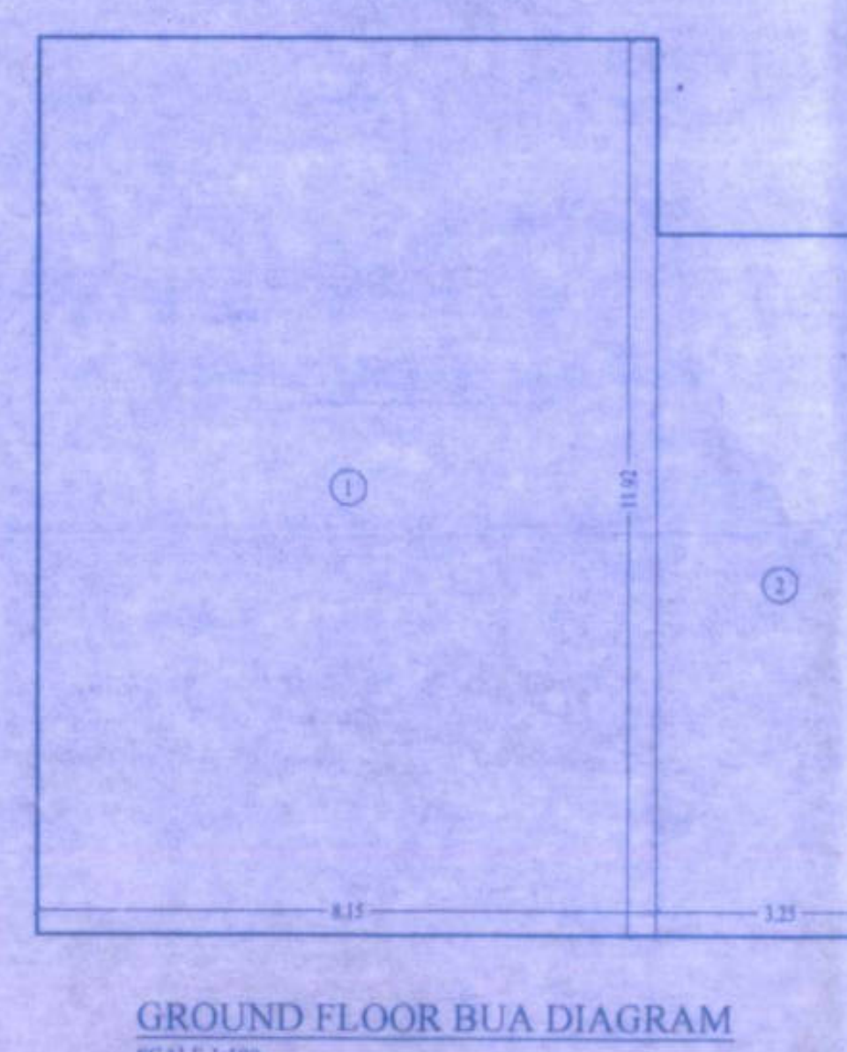
METER ROOM BUA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

METER ROOM				
A	3.80 X 3.65 X 1 NO	=	13.87 SQ.MT.	
	TOTAL ADDITION	=	13.87 SQ.MT.	X

METER ROOM AREA STATEMENT
TOTAL METER ROOM AREA = 13.87 SQ.MT.
METER ROOM AREA OF 10 SQ.MT PER 50 TENEMENTS
TOTAL NO'S OF SALE TENEMENTS = 61 NO'S
PERMISSIBLE METER ROOM AREA = 10.60 SQ.MT.
61/ 50 = 1.22 X 10 = 12.20
METER ROOM AREA COUNTED IN SALE FSI = 1.67 SQ.MT.
(13.87 - 12.20) = 1.67 SQ.MT.

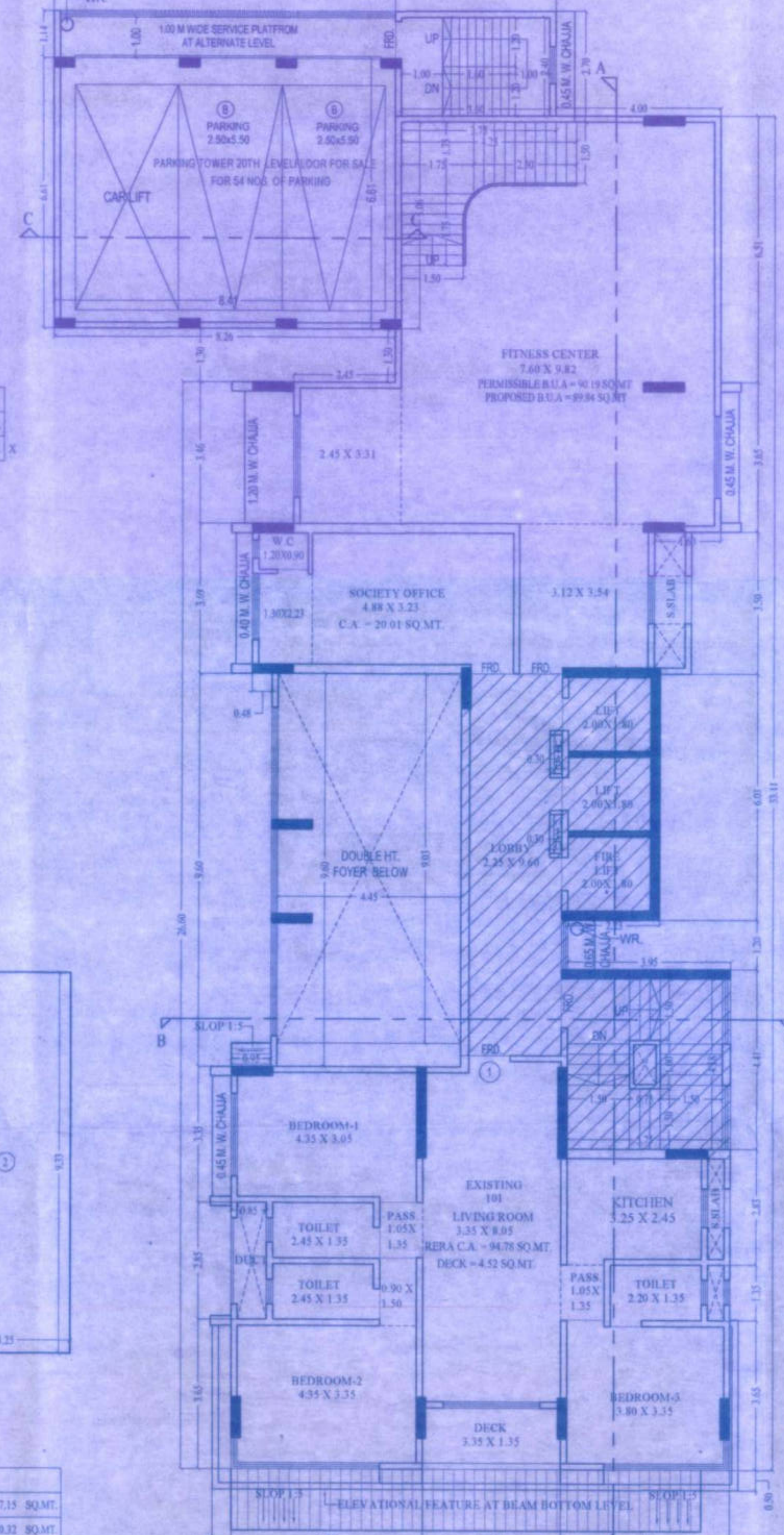


GROUND FLOOR BUA DIAGRAM

SCALE 1:100

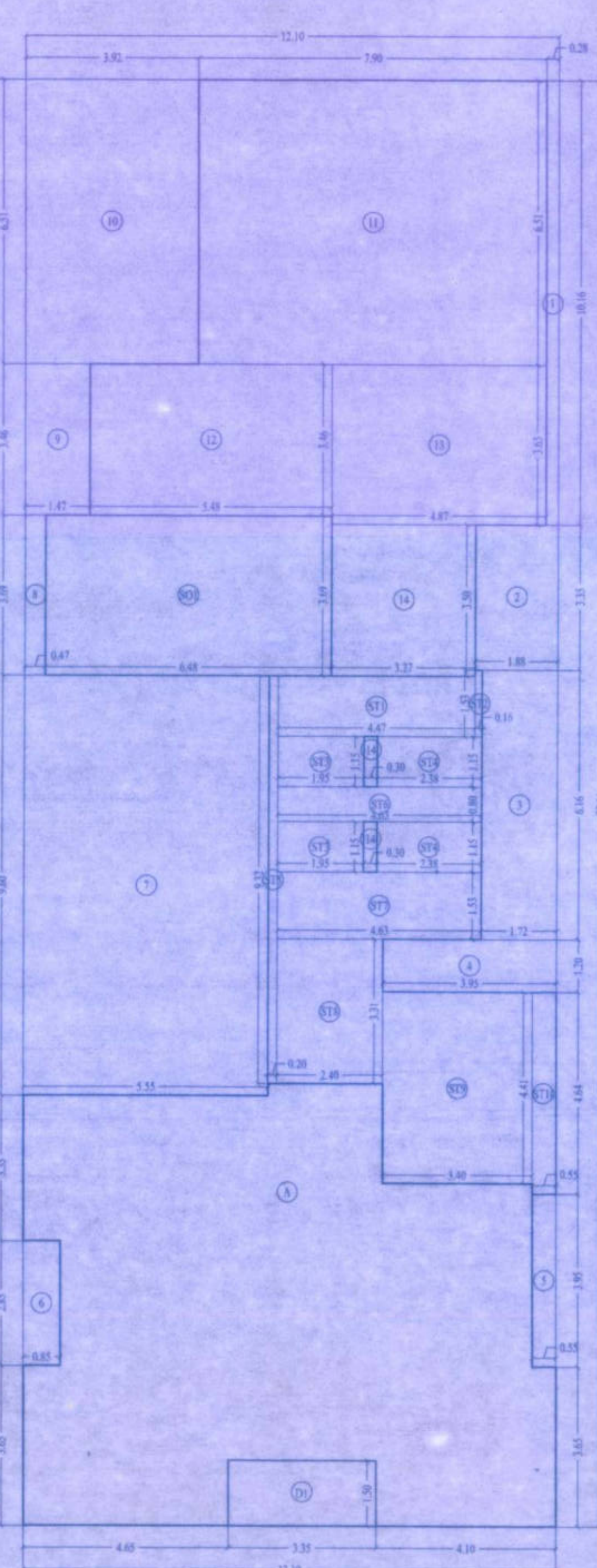
BUILT UP AREA CALCULATION

GR. FLOOR				
1	8.15 X 11.92 X 1 NO	=	97.15 SQ.MT.	
2	3.25 X 9.33 X 1 NO	=	30.32 SQ.MT.	
	TOTAL ADDITION	=	127.47 SQ.MT.	X



1ST FLOOR PLAN

SCALE 1:100



1ST FLOOR BUA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

1ST FLOOR				
A	12.10 X 33.11 X 1 NO	=	400.63 SQ.MT.	
	TOTAL ADDITION	=	400.63 SQ.MT.	X

DEDUCTIONS

1	0.28 X 10.16 X 1 NO	=	2.84 SQ.MT.	
2	1.88 X 3.35 X 1 NO	=	6.30 SQ.MT.	
3	1.72 X 6.16 X 1 NO	=	10.60 SQ.MT.	
4	3.95 X 1.20 X 1 NO	=	4.74 SQ.MT.	
5	0.55 X 3.95 X 1 NO	=	2.17 SQ.MT.	
6	0.85 X 2.85 X 1 NO	=	2.42 SQ.MT.	
7	5.55 X 9.60 X 1 NO	=	53.28 SQ.MT.	
8	0.47 X 3.69 X 1 NO	=	1.73 SQ.MT.	
9	1.47 X 3.46 X 1 NO	=	5.09 SQ.MT.	
10	3.92 X 6.51 X 1 NO	=	25.52 SQ.MT.	
11	7.90 X 6.51 X 1 NO	=	51.43 SQ.MT.	
12	5.48 X 3.46 X 1 NO	=	18.96 SQ.MT.	
13	4.87 X 3.65 X 1 NO	=	17.78 SQ.MT.	
14	0.30 X 1.15 X 2 NOS	=	0.69 SQ.MT.	
14	3.27 X 3.50 X 1 NO	=	11.45 SQ.MT.	
	TOTAL DEDUCTION	=	215.00 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	185.63 SQ.MT.	X1

STAIRCASE AREA CALCULATION

1ST FLOOR				
ST1	4.47 X 1.38 X 1 NO	=	6.17 SQ.MT.	
ST2	0.16 X 1.53 X 1 NO	=	0.24 SQ.MT.	
ST3	1.95 X 1.15 X 2 NOS	=	4.49 SQ.MT.	
ST4	2.38 X 1.15 X 2 NOS	=	5.47 SQ.MT.	
ST5	0.20 X 9.32 X 1 NO	=	1.86 SQ.MT.	
ST6	4.63 X 0.80 X 1 NO	=	3.70 SQ.MT.	
ST7	4.63 X 1.53 X 1 NO	=	7.08 SQ.MT.	
ST8	2.40 X 3.31 X 1 NO	=	7.94 SQ.MT.	
ST9	3.40 X 4.41 X 1 NO	=	14.99 SQ.MT.	
ST10	0.55 X 4.64 X 1 NO	=	2.55 SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)		=	54.49 SQ.MT.	Y2

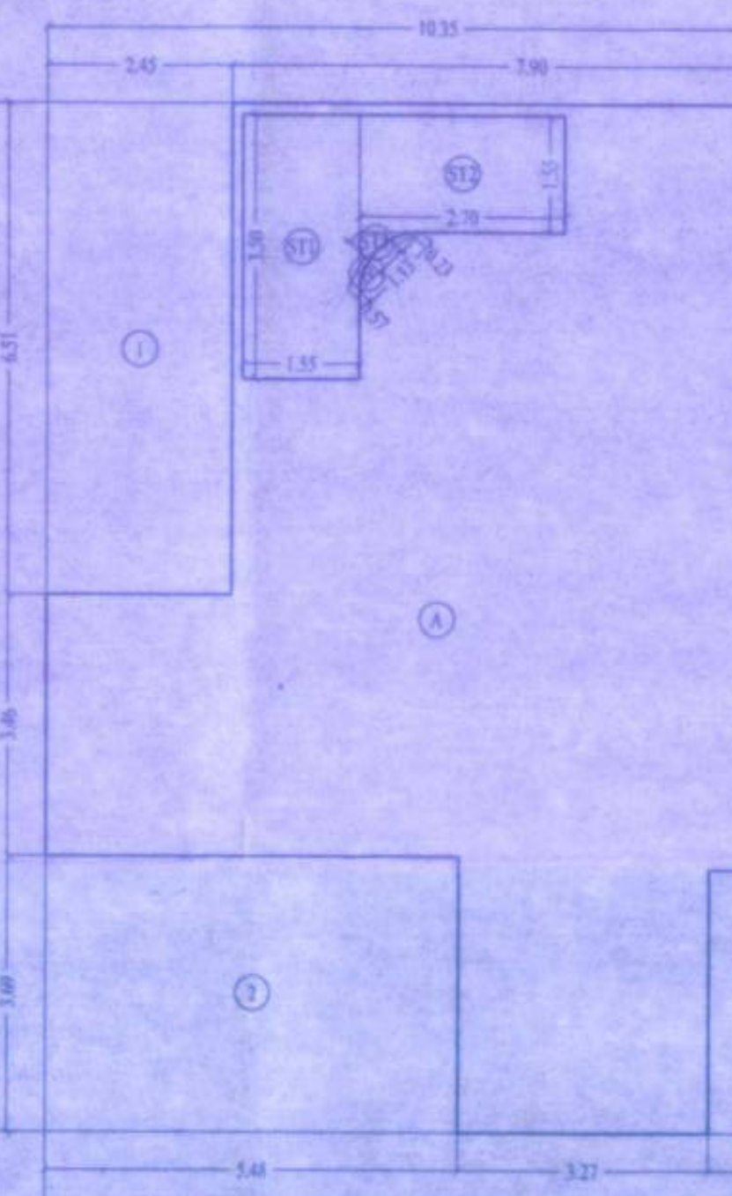
SOCIETY OFFICE AREA CALCULATION

1ST FLOOR				
SO1	6.48 X 3.69 X 1 NO	=	23.91 SQ.MT.	
TOTAL SOCIETY OFFICE AREA PER FL. (1ST FLOOR)		=	23.91 SQ.MT.	Y3

DECK AREA CALCULATION

1ST FLOOR				
D1	3.35 X 1.50 X 1 NO	=	5.03 SQ.MT.	
TOTAL DECK AREA PER FL. (1ST FLOOR)		=	5.03 SQ.MT.	Y4

NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]	=	102.20 SQ.MT.



FITNESS CENTER BUA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

FITNESS CENTER				
A	10.35 X 13.66 X 1 NO	=	141.38 SQ.MT.	
B	2/3 X 1.13 X 0.23 X 1 NO	=	0.17 SQ.MT.	
	TOTAL ADDITION	=	141.55 SQ.MT.	X

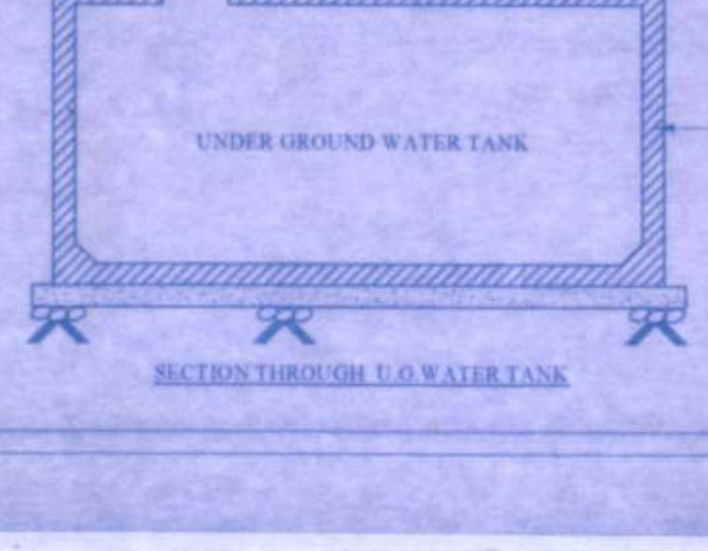
DEDUCTIONS

1	2.45 X 6.51 X 1 NO	=	15.95 SQ.MT.	
2	5.48 X 3.69 X 1 NO	=	20.22 SQ.MT.	
3	1.60 X 3.50 X 1 NO	=	5.60 SQ.MT.	
	TOTAL DEDUCTION	=	41.77 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]		=	99.78 SQ.MT.	X1

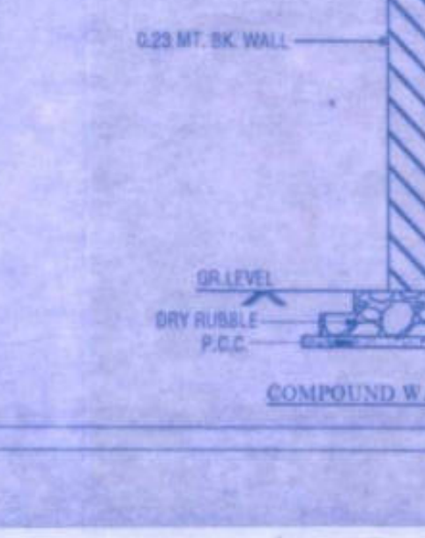
STAIRCASE AREA CALCULATION

FITNESS CENTER				
ST1	1.55 X 3.50 X 1 NO	=	5.43 SQ.MT.	
ST2	2.70 X 1.55 X 1 NO	=	4.19 SQ.MT.	
ST3	1/2 X 1.13 X 0.57 X 1 NO	=	0.32 SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (FITNESS CENTER)		=	9.94 SQ.MT.	Y2

NET BUILT UP AREA [X1 - Y2]	=	89.84 SQ.MT.



SECTION THROUGH U.G.WATER TANK



COMPOUND WALL SECTION

FORM - II

CONTENT OF SHEET

- * GROUND & 1ST FLOOR PLAN. BUA DIAGRAM & CALCULATION. * BASEMENT FLOOR PLAN.
- * BUA & TENEMENT AREA STATEMENT.
- * BLOCK & LOCATION PLAN.
- * PLOT AREA LINE DIAGRAM & CALCULATION.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..........SQUAREMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/ SUPERVISOR

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 195/191, PLOT NO. 193 OF VILLAGE GHATKOPAR, TALUKA-KURLA, GARODIA NAGAR, AT AJAY AHUJA ROAD, . GHATKOPAR (EAST) , MUMBAI - 400 077.

NAME & SIGN. OF OWNER

N P Karndar
M/s. RDK CONSTRUCTIONS

RDK CONSTRUCTIONS MUMBAI

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
	Approved Subject to the condition Mentioned in this office permission Letter no. ~~SRA/ENG/~~ N/PVT/0116/20230606/AP Dt. 21 AUG 2023 Executive Engineer Slum Rehabilitation Authority

REVISION	DATE	DESCRIPTION	SIGNATURE

DRG.NO.	
DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	

S. ASSOCIATES
ARCHITECT AND INT. DESIGNER
1103, 11TH FLOOR, OPAL SQUARE,
NEAR MIDC , WAGLE ESTATE,
THANE (W) - 022 20813369