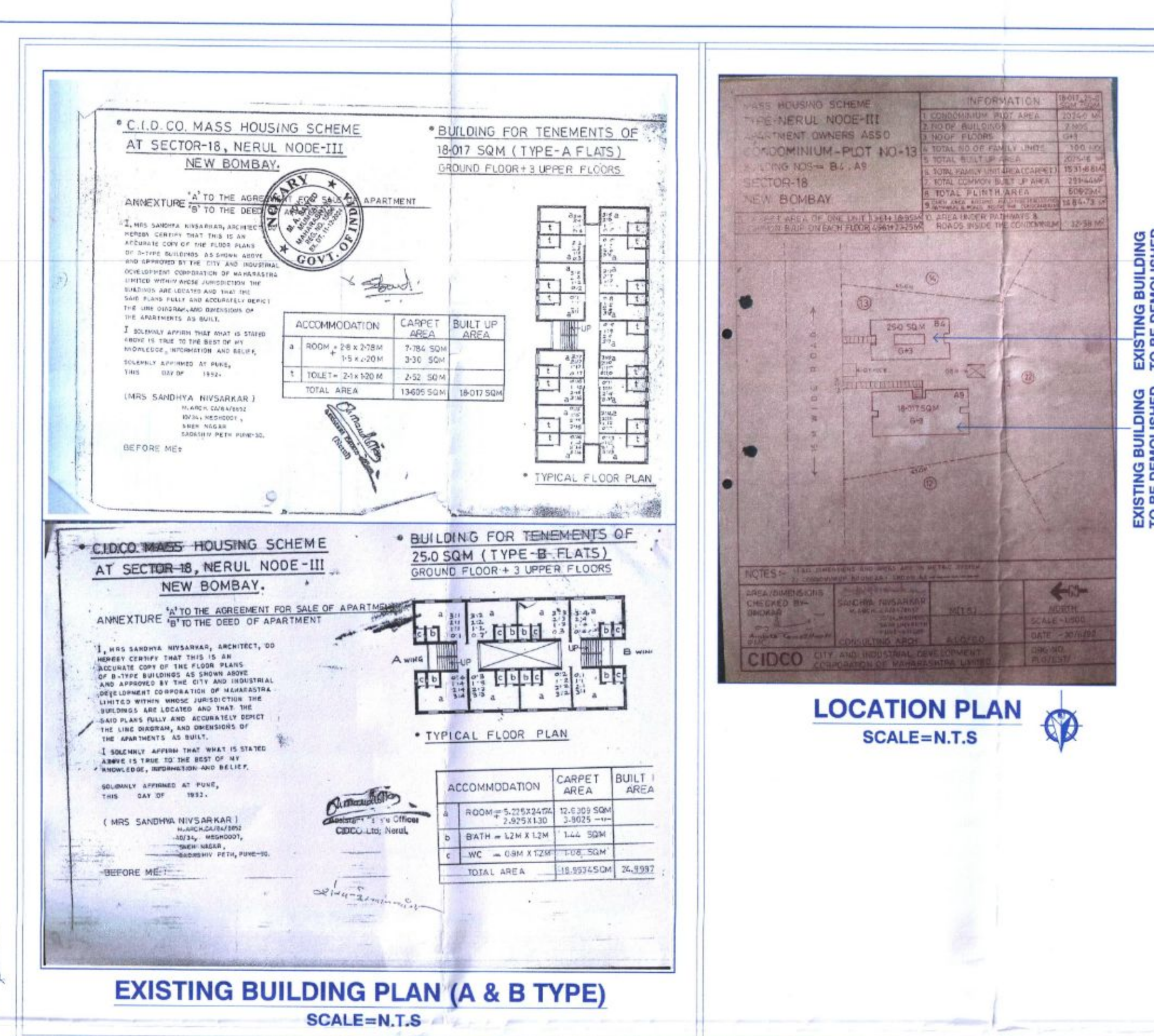
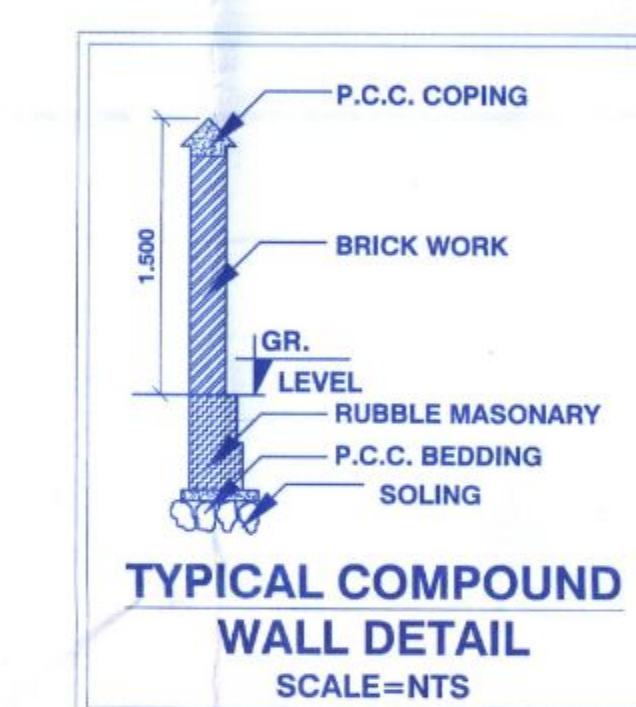




FLOOR	PLATE AREA (SQM.)
GROUND FLOOR	0.000
FIRST FLOOR	309.480
SECOND FLOOR	328.220
THIRD FLOOR	328.220
FOURTH FLOOR	328.220
FIFTH FLOOR	328.220
SIXTH FLOOR	328.220
SEVENTH FLOOR	328.220
EIGHTH FLOOR	328.220
NINTH FLOOR	328.220
TENTH FLOOR	328.220
ELEVENTH FLOOR	328.220
TWELFTH FLOOR	328.220
THIRTEENTH FLOOR	328.220
FOURTEENTH FLOOR	328.220
FIFTEENTH FLOOR	328.220
SIXTEENTH FLOOR	328.220
SEVENTEENTH FLOOR	328.220
EIGHTEENTH FLOOR	328.220
NINETEENTH FLOOR	344.140
TWENTY FLOOR	344.140
TWENTY FIRST	344.140
TWENTY SECOND	344.140
TWENTY THIRD	344.140
TWENTY FOURTH	344.140
TWENTY FIFTH	344.140
TWENTY SIXTH	344.140
TWENTY SEVENTH	356.280
TWENTY EIGHTH	356.280
TWENTY NINTH	356.280
THIRTY FLOOR	0.000
TOTAL	(971.210)
BASIC FSI =	
ANCILLARY FSI = 3641.700	

A Proforma - I : Area Statement	
PROPOSED REDEVELOPMENT OF THREE BALAJI CO-OP. HOUSING SOCIETY LTD., ON PLOT NO. 13, SECTOR-18, NERUL, NAVI MUMBAI.	Drawing Sheet No.: 1/5
Stamps of Approval of Plans :	
वा. कल्याणलाल चौधरीकर वरिष्ठ प्रमाणपत्र कर्मचारी नरसीपे- मूलतः वर्ष १९७९ अधिनियम लागू करताना कल्याणलाल चौधरीकर / चौधरीकर नमस्ते मंडळ १७/११/७९/७३ १७/११/७९/७३ १७/११/७९/७३	
सहायक नगरपालिका, नगरपालिका मुंबई महानगरपालिका	



WATER STORAGE CAPACITY CALCULATION FOR O.H. TANK			
Water Required	O. H. Water Tank Provision		
Litr.	Tank Size (meter)	No. of Tank	Capacity (litr.)
1	2	3	4
97492.5	4.50X6.30X2.50	1	70.875
	4.45X2.40X2.50	2	26.700
TOTAL:			97.575

Note:
 1) O. H. tank capacity should be minimum 50% of total water requirement of U.G. tank.
 2) Size of water tank is excluding of free board.

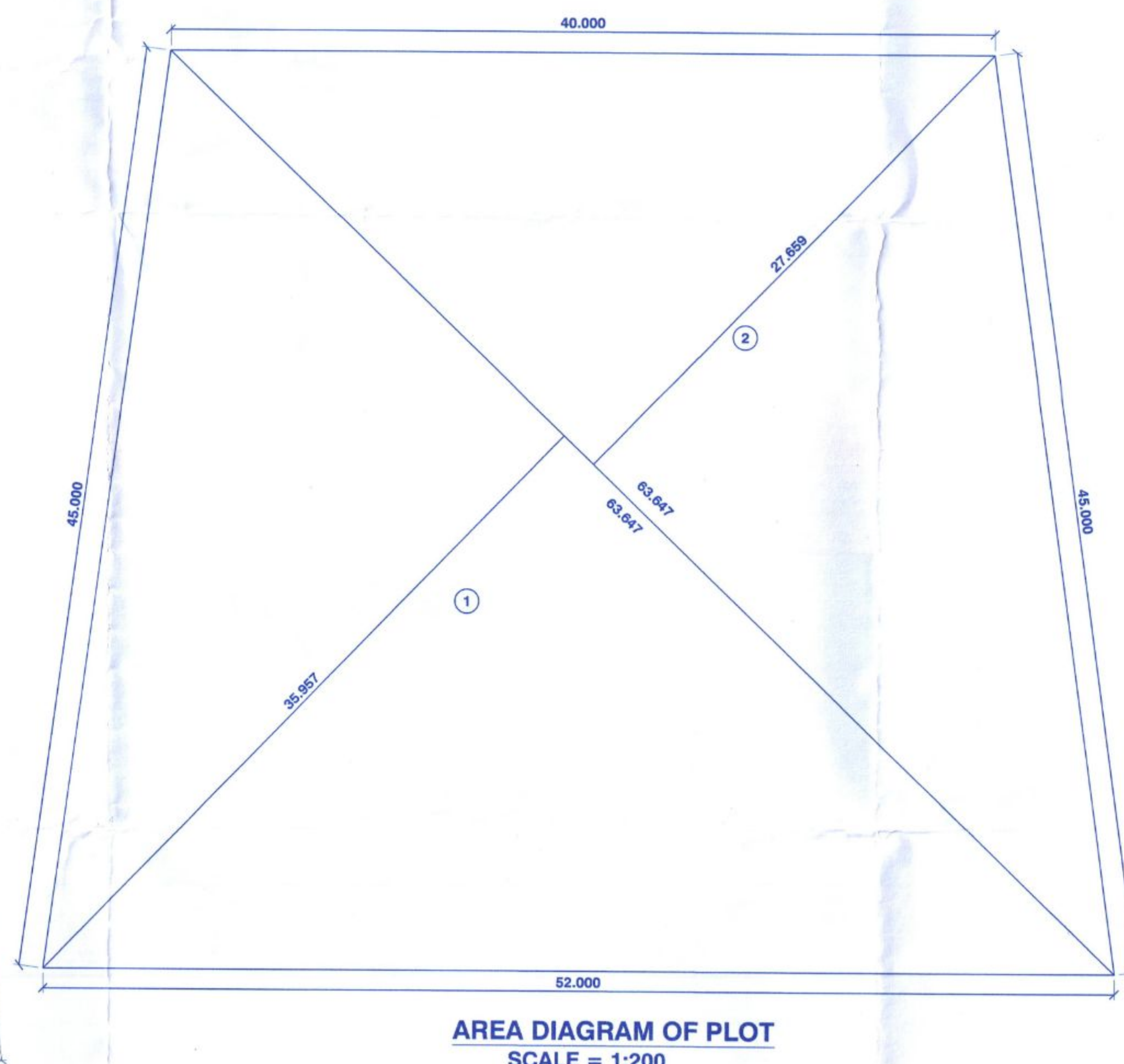
WATER STORAGE CAPACITY CALCULATION FOR U.G. & O.H. FIRE TANK				
Water Required		U. G. Water Tank Provision		
Ltr.	Tank Size (meter)	No. of Tank	Capacity (litr.)	
1	2	3	4	
2,00,000	11.75X4.27X4.00	1	2,00,000	
TOTAL			2,00,000	
Water Required		O. H. Water Tank Provision		
Ltr.	Tank Size (meter)	No. of Tank	Capacity (litr.)	
1	2	3	4	
20,000	3.50X2.40X2.45	1	20,580	
TOTAL			20,580	

WATER STORAGE CAPACITY CALCULATION FOR U.G. TANK							
Total No. of Units	Addl. Toilet	Population	Water Requirements (in litr.)			U.G. Tank Provided	
Residential/Commercial	180 Ltr.	(Per 5 Person)	Add. Toilet	Population	Total	Size (meter)	Capacity (Litrs.)
1	2	(1X5) = 3	(2X180) = 4	(3X189) = 5	(4+5) = 6	7	8
173	175	865	31500	163485	194985	4.27X11.45X4.00	1,95,566
Commercial water capacity = No. of persons as per occupant load x 45 ltrs. 0 persons x 45 ltrs = 0 Note: 0.000X0.000X0.00 = 0							

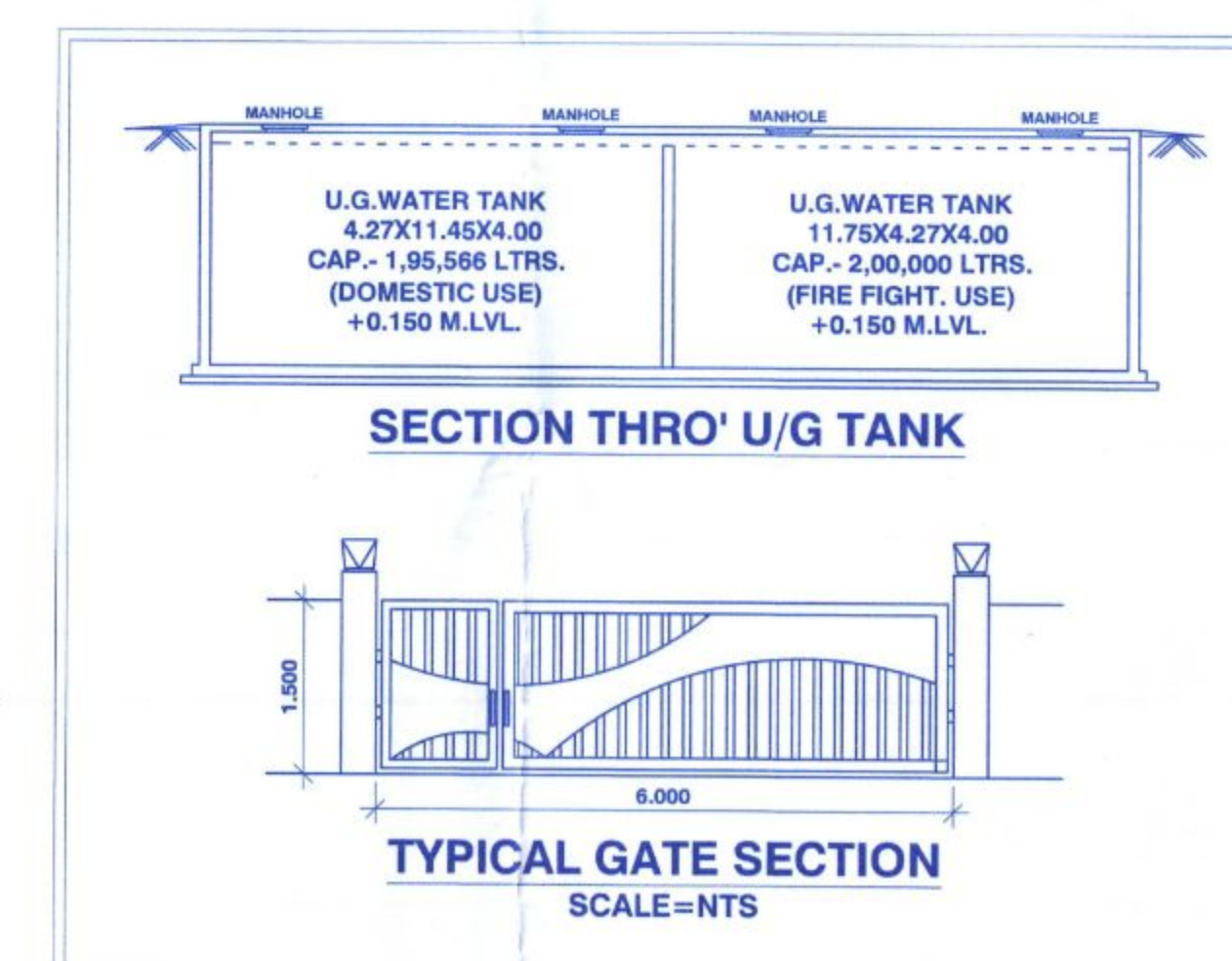
1) For residential unit 5 persons per tenement.
 2) Water requirement per capita = 135 (Domestic) + 54 (Flushing) = 189 per litree per capita.
 3) Water requirement for additional toilet = 180 litre per v.c. seat.

[illegible]

1	Plot Area	2024.000
2	Permissible FSI.	3.000
3	Permissible Built up Area	6072.000
4	Rehab Carpet Area Entitlement	2787.000
5	Rehab Built up Area Entitlement (As per ratio 1.200)	3344.400
6	a) Land Rate (2022/23)	60100.000
	b) Rate of Construction (2022/23)	26620.000
	c) LR/RC - Ratio	2.258
7	Incentive Built up Area (80% of Rehab Built up Area) (As per Table No. 10E in Reg. No. 10.10.2 in UDCPDR)	2675.520
8	Entitlement Built up Area (5 + 7)	6019.920
9	Balance Built up Area	52.080
10	Society Share 40%	20.832
11	CIDCO / NMMC Share 60%	31.248
12	CIDCO Share 80%	24.998
13	NMMC Share 20%	6.250
14	Total Required CIDCO & NMMC Areas	31.248
15	Total Proposed (CIDCO Share 25.120 + NMMC Share 10.117)	35.237
16	Total Proposed Society Share	20.871



BUILT UP AREA CALCULATION				
PLOT AREA				
1	1/2	X 63.647	X 35.957	X 1 NO = 1144.278 SQ.MT.
2	1/2	X 63.647	X 27.659	X 1 NO = 880.206 SQ.MT.
TOTAL ADDITION				= 2024.484 SQ.MT.



AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	
(a) As per ownership document	2024.000
(b) As per measurement sheet	2024.000
(c) As per site	2024.000
2. Deductions for	
(a) Road widening Area	0.000
(b) Any D.P. Reservation area	0.000
(Total a+b)	0.000
3. Balance area of plot (1-2)	2024.000
4. Amenity Space (if applicable)	
(a) Required	0.000
(b) Adjustment of 2(b), if any	0.000
(c) Balance Proposed	0.000
5. Net Plot Area (3-4 (c))	2024.000
6. Recreational Open space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road area	0.000
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (clause 10.10.2 of table no-10c) (2024.00 x 3.00)	6072.000
10. Ancillary Area FSI upto 60% or 80% with payment of charges.	3643.200
11. Total entitlement (09+10)	9715.200
12. 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)	9715.200
13. Total Built-Up Area in proposal.	
(a) Existing Built-up Area.	0.000
(b) Proposed Built-up Area (as per P-line)	9711.216
(c) Total (a+b)	9711.216
14. F.S.I. Consumed	0.999
15. Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	0.000
(b) Proposed	0.000
16. STILL AREA	836.021
17. COMMERCIAL UNITS	00
18. RESIDENTIAL UNITS	173

1. PARKING STATEMENT			
	TOTAL NOS. OF TENAMENTS	TOTAL NOS. OF CAR PARKING	TOTAL NOS. OF SCOOTER PARKING
		REQUIRED	REQUIRED
1. NOS OF TENAMENTS UP TO 60 SQM.			
2. NOS OF TENAMENTS ABOVE 60 SQM.	115Nos.	115	---
3. VISITORS PARKING (10% OF TOTAL CAR PARKING PROVIDED)	58Nos.	116	---
	---	23	97
4. COMMERCIAL FOR EVERY 100 SQM. CARPET AREA OR FRACTION THEREOF (2 CAR & 5 SCOOTER)	---	---	---
5. TOTAL PARKING REQUIRED	---	254	97
6. TOTAL PARKING PROPOSED	---	254	97

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 23-04-2022 and the dimensions of sides etc. of the plot and the area 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/CIP Survey records.


 Ar. Neelam P. Dhavale

Owner's Declaration –
 I/we undersigned hereby confirm that I/we would abide by plans approved by Authority / Collector / I/A 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.

SHREE BALAJI CO-OP HOUSING SOCIETY LTD.

 CHAIRMAN

SECRETARY

 TREASURER

NEW PARTH DEVELOPERS



SHRI. AMBALAL DHANAJI GAMI
(PROPRIETOR)

 Ar. Hemanth P. Dhavale	 TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIOR DESIGNERS HEAD OFF: BHAMBURDA BANGAR, BHAMBURDA ROAD, BHAMBURDA, PUNE-411 004 PH: 98220 43552 E: TRIARCH@GMAIL.COM, CONTACT: 97071 21151 TO SECTION 11 BRANCH OFF: C-5, BELGAUM, PUNE ROAD, TEL: 2646441				
Job No.	Drawing No.	Scale	Drawn by	NORTH	Registration No. of Architect.
2022/A-1764	2022/A-1764/01	1:100	TANZEEM 23/04/2023		(CA/92/14783)