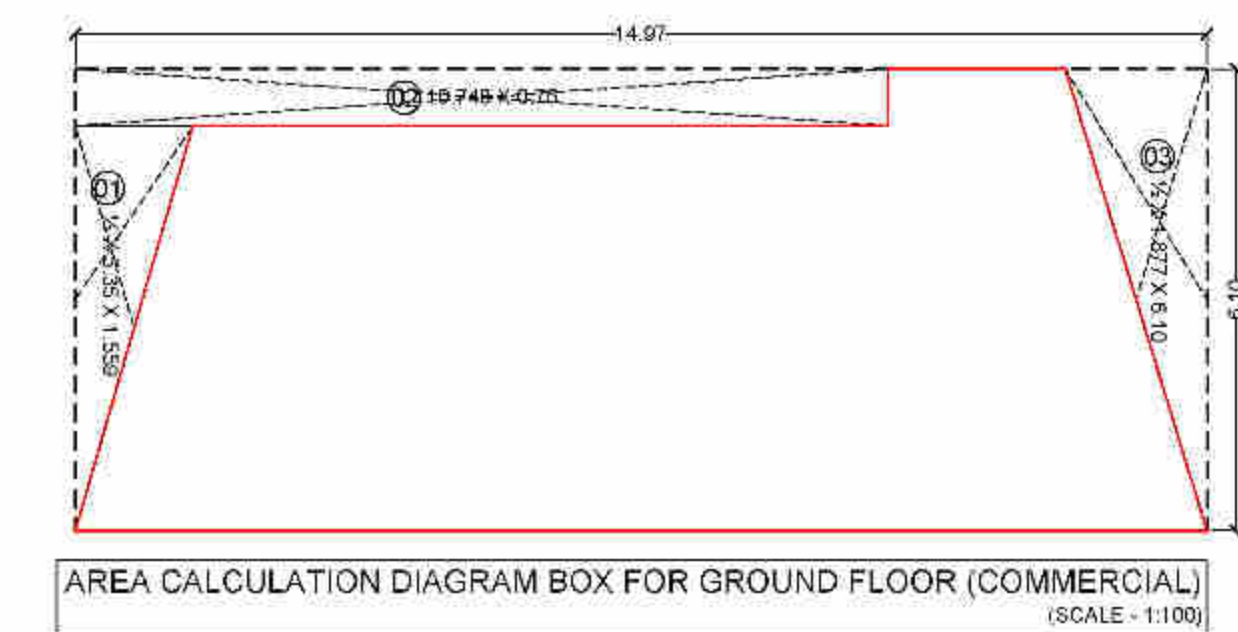
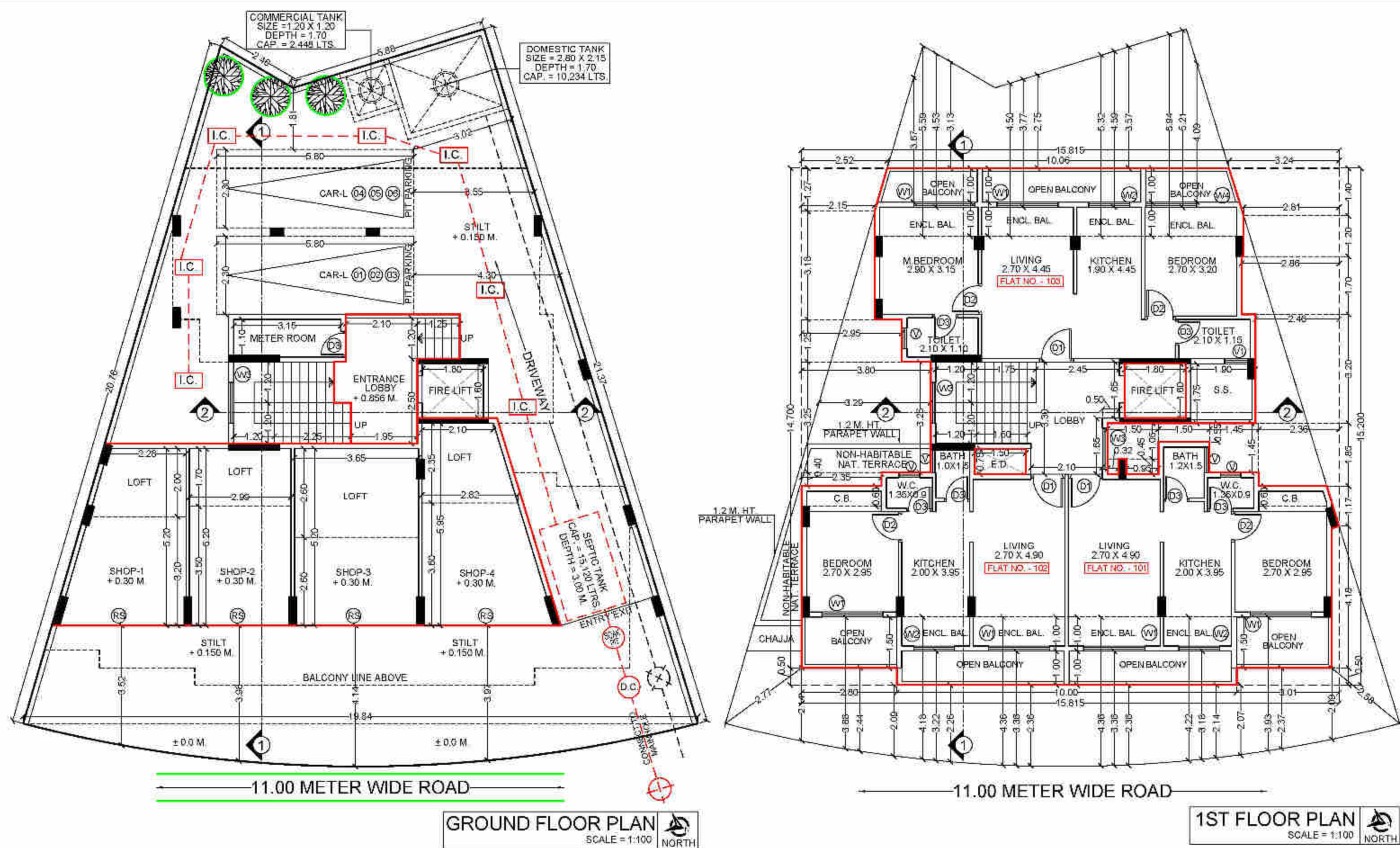
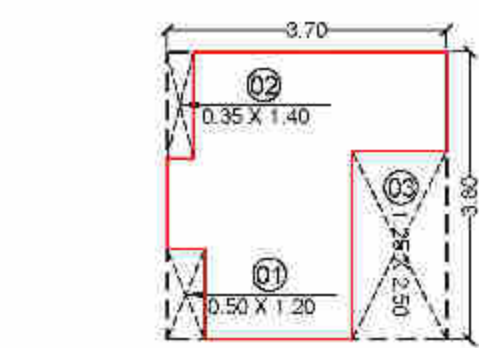




AREA CALCULATION STATEMENT FOR GROUND FLOOR (COMMERCIAL)				
A OVERALL DIMENSION:				
14.975	x	6.10	x	1 = 91.35 SQ.M.
TOTAL				
B DEDUCTIONS:				
01	0.50	x	5.35	x 1 = 4.17 SQ.M.
02	10.748	x	0.75	x 1 = 8.06 SQ.M.
03	0.50	x	1.877	x 1 = 5.72 SQ.M.
TOTAL DEDUCTIONS				
NET B.U.A. CONSUMED ON GROUND FLOOR (COMMERCIAL) (A-E)				
TOTAL NUMBER OF COMMERCIAL UNITS ON EACH FLOOR				
04				



AREA CALCULATION STATEMENT FOR GROUND FLOOR (ENTRANCE LOBBY)				
A OVERALL DIMENSION:				
3.70	x	3.80	x	1 = 14.06 SQ.M.
TOTAL				
B DEDUCTIONS:				
01	0.50	x	1.20	x 1 = 0.60 SQ.M.
02	0.35	x	1.40	x 1 = 0.49 SQ.M.
03	1.25	x	2.50	x 1 = 3.13 SQ.M.
TOTAL DEDUCTIONS				
NET B.U.A. CONSUMED ON GROUND FLOOR (ENTRANCE LOBBY) (A-E)				
9.845				

AREA CALCULATION STATEMENT FOR TYPICAL (1ST-3RD) FLOOR				
A OVERALL DIMENSION:				
15.815	x	15.200	x	1 = 240.388 SQ.M.
TOTAL				
B DEDUCTIONS:				
01	2.80	x	0.50	x 1 = 1.40 SQ.M.
02	2.35	x	0.40	x 1 = 0.94 SQ.M.
03	3.80	x	3.25	x 1 = 12.35 SQ.M.
04	2.95	x	1.25	x 1 = 3.69 SQ.M.
05	2.15	x	3.176	x 1 = 6.83 SQ.M.
06	0.50	x	4.871	x 1 = 2.98 SQ.M.
07	0.50	x	6.045	x 1 = 4.23 SQ.M.
08	2.807	x	1.20	x 1 = 3.37 SQ.M.
09	2.865	x	1.70	x 1 = 4.87 SQ.M.
10	2.465	x	3.20	x 1 = 7.89 SQ.M.
11	2.365	x	1.85	x 1 = 4.38 SQ.M.
12	1.45	x	1.45	x 1 = 2.10 SQ.M.
13	1.50	x	0.55	x 1 = 0.83 SQ.M.
14	1.50	x	1.05	x 1 = 1.58 SQ.M.
15	0.947	x	0.45	x 1 = 0.43 SQ.M.
16	0.323	x	0.45	x 1 = 0.15 SQ.M.
17	0.50	x	0.361	x 1.173 = 0.21 SQ.M.
18	0.50	x	8.28	x 0.215 = 0.89 SQ.M.
19	3.015	x	0.50	x 1 = 1.51 SQ.M.
LIFT				
1.80 x 1.60 x 1 = 2.88 SQ.M.				

E.D.	1.50	x	0.75	x	1 = 1.13 SQ.M.
TOTAL DEDUCTION					
64.605					
NET B.U.A. CONSUMED ON FIRST FLOOR (A-B)					
175.783					
NET B.U.A. CONSUMED ON TYPICAL (1ST-3RD) FLOOR					
527.35					
TOTAL NUMBER OF RESIDENTIAL UNITS ON EACH FLOOR					
3					
TOTAL NUMBER OF RESIDENTIAL UNITS ON TYPICAL (1ST-3RD) FLOOR					
9					

LOFT AREA CALCULATION FOR GROUND FLOOR (SHOP)				
Sr. No.	Shop No.	Rera Carpet Area	Loft Required	Proposed Loft
01	SHOP-1	15.778	33	5.138
02	SHOP-2	15.537	33	5.078
03	SHOP-4	18.980	50	9.490
04	SHOP-4	17.946	33	5.922
NOTE (TABLE NO. 9B):				
1) 33% LOFT AREA IF SHOPS WITH WIDTH UP TO 3.00 M.				
2) 50% LOFT AREA IF SHOPS WITH WIDTH EXCEEDING 3.00 M.				

TABLE NO. 9B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA									
Sr. No.	REQUIRED PARKING RATE	TOTAL NO. OF FLAT	As per Sanctioned UDCPRs				As per Notice published under 1987 (A) and 1981 (B) 2002		
			PARKING SPACE REQ. FOR NON-CONGESTED AREA	PARKING SPACE PROP. FOR NON-CONGESTED AREA	PARKING SPACE REQ. FOR NON-CONGESTED AREA	PARKING SPACE PROP. FOR NON-CONGESTED AREA	PARKING SPACE REQ. FOR NON-CONGESTED AREA	PARKING SPACE PROP. FOR NON-CONGESTED AREA	PARKING SPACE REQ. FOR NON-CONGESTED AREA
1	For every tenement having carpet area upto 100 sq. mt. AND ABOVE	0.00	2.00	3.00	0.00	0.00	2.00	1.00	0.00
2	For every tenement having carpet area upto 100 sq. mt. AND ABOVE	0.00	1.00	2.00	0.00	0.00	1.00	1.00	0.00
3	For every two tenements with each tenement having carpet area upto 100 sq. mt. AND ABOVE	0.00	1.00	2.00	0.00	0.00	1.00	2.00	0.00
4	For every two tenement with each tenement having carpet area upto 100 sq. mt. AND ABOVE	4.00	1.00	2.00	2.00	4.00	1.00	2.00	4.00
5	For every 100 sq. mt. carpet area or fraction thereof	10.00	2.00	4.00	0.00	10.00	1.00	2.00	10.00
Parking Requirement (approximate)			Residential		Commercial		Total		
2% water parking for residential			1		5		6		
TOTAL			3		22		25		
Water Multiplex Parking on basis of parking car lot Table 9C-2			1		11		12		
PARKING REQUIREMENT (Greater of A and B)			3		18		18		
TOTAL REQUIRED PARKING			3		18		21		
TOTAL PROPOSED PARKING			3		18		21		

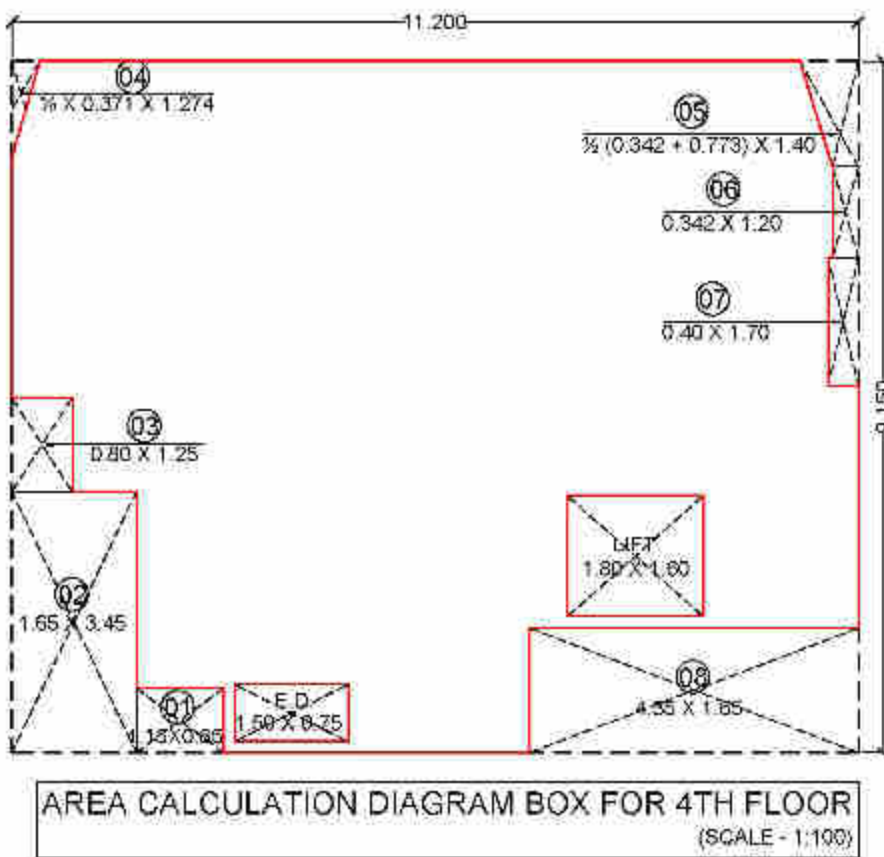
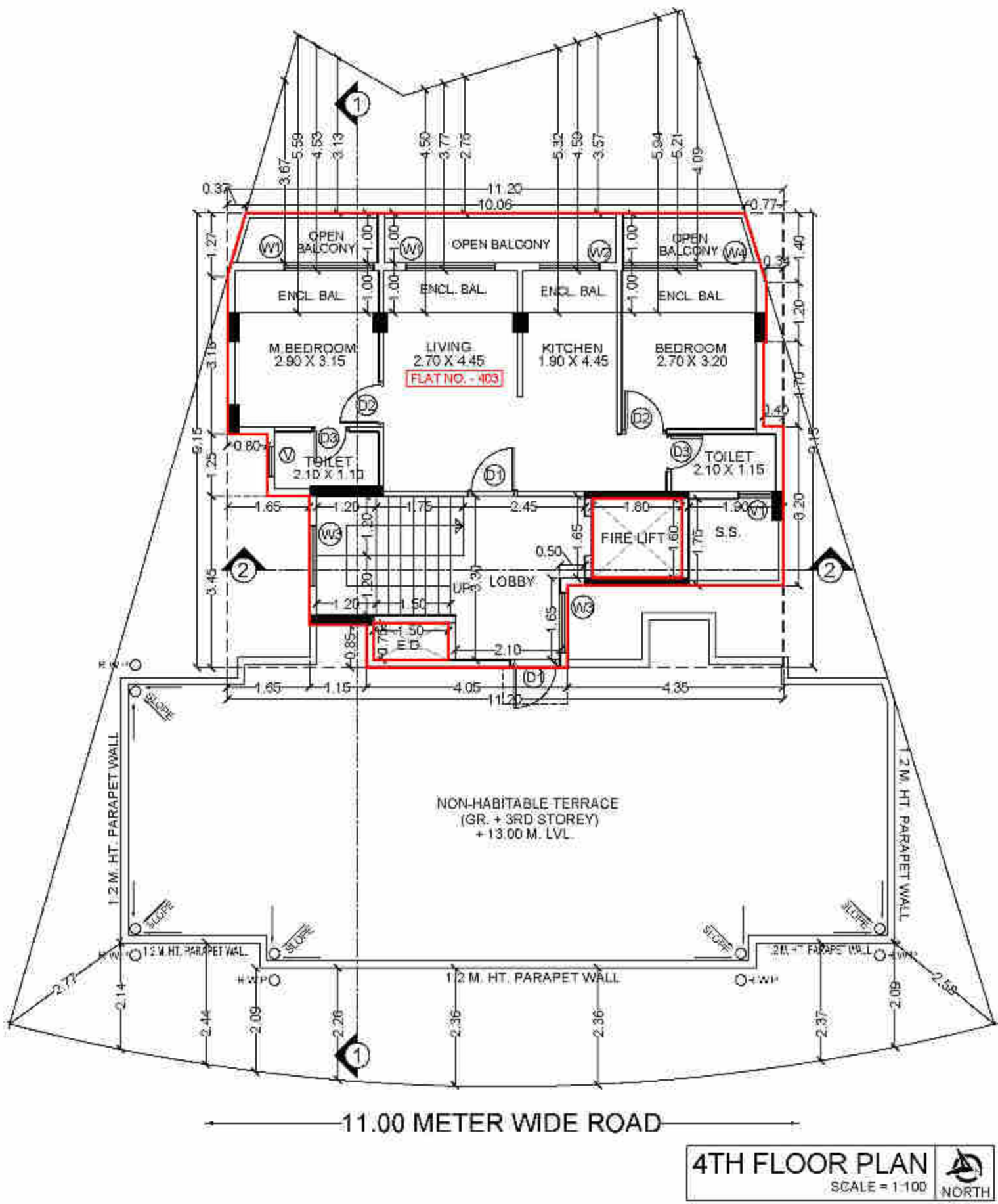
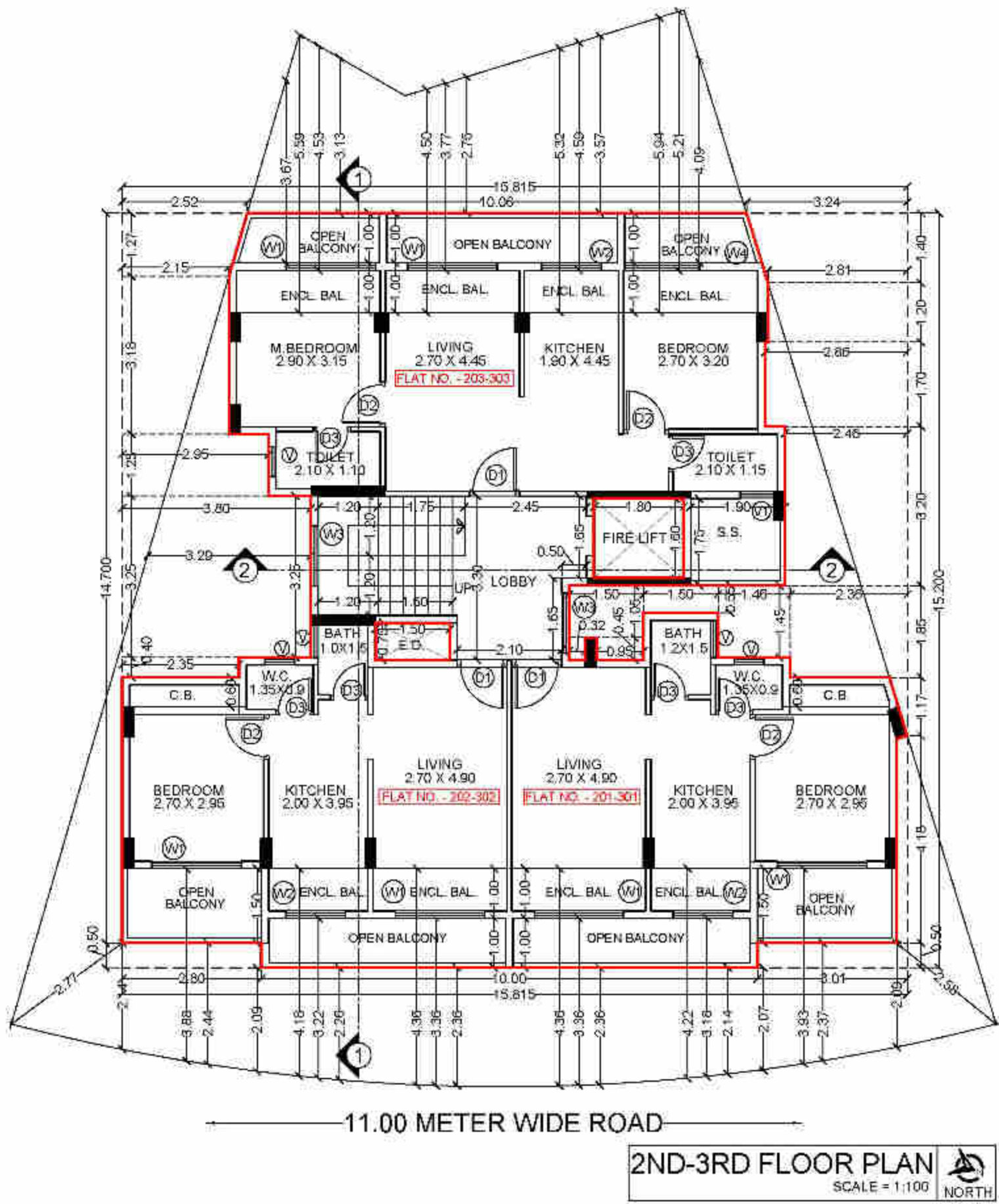
SEPTIC TANK CALCULATION									
Nos.	Shops / Flat	Residential & Commercial Building Occupant Load	TOTAL POPULATION (BASED ON REG. NO. 12.5)	BLACK WATER		GREY WATER		GROSS TOTAL	
				150 LTR. EXTRA FLUSHING FOR ADDITIONAL TOILET	FLUSHING	DOMESTIC	FLUSHING	DOMESTIC	FLUSHING
1	7	10.39	24.78	0	0	10.39	10.39	10.39	10.39
2	10	10	20	0	0	10	10	10	10
TOTAL				0	0	24.78	24.78	24.78	24.78
TOTAL REQUIRED SEPTIC TANK				24.78					
TOTAL PROPOSED SEPTIC TANK				24.78					

RERA CARPET AREA STATEMENT (COMMERCIAL)					
Building No.	Floor No.	Shop No.	Rera Carpet Area of Commercial (Shop)	No's.	Total Carpet Area
(1)	(2)	(3)	(4)	(5)	(6)
COMMERCIAL	GROUND FLOOR	SHOP -01	15.778 SQ.M	1	15.778 SQ.M.
		SHOP -02	15.537 SQ.M	1	15.537 SQ.M.
		SHOP -03	18.980 SQ.M	1	18.980 SQ.M.
		SHOP -04	17.946 SQ.M	1	17.946 SQ.M.
TOTAL				4	68.241 SQ.M.

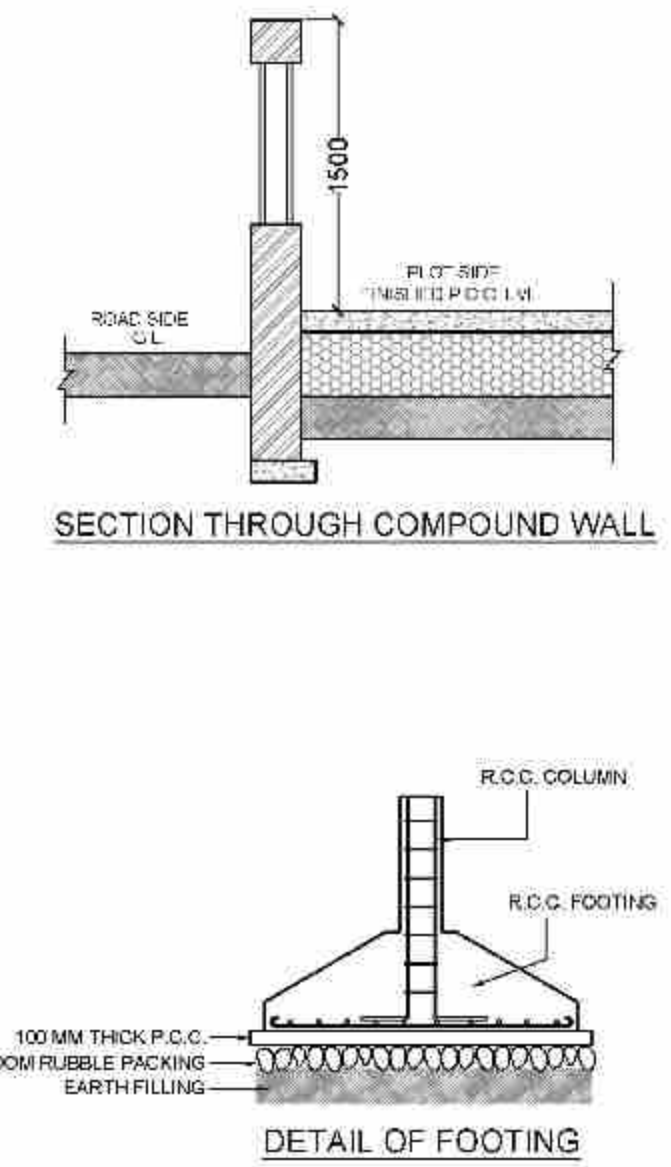
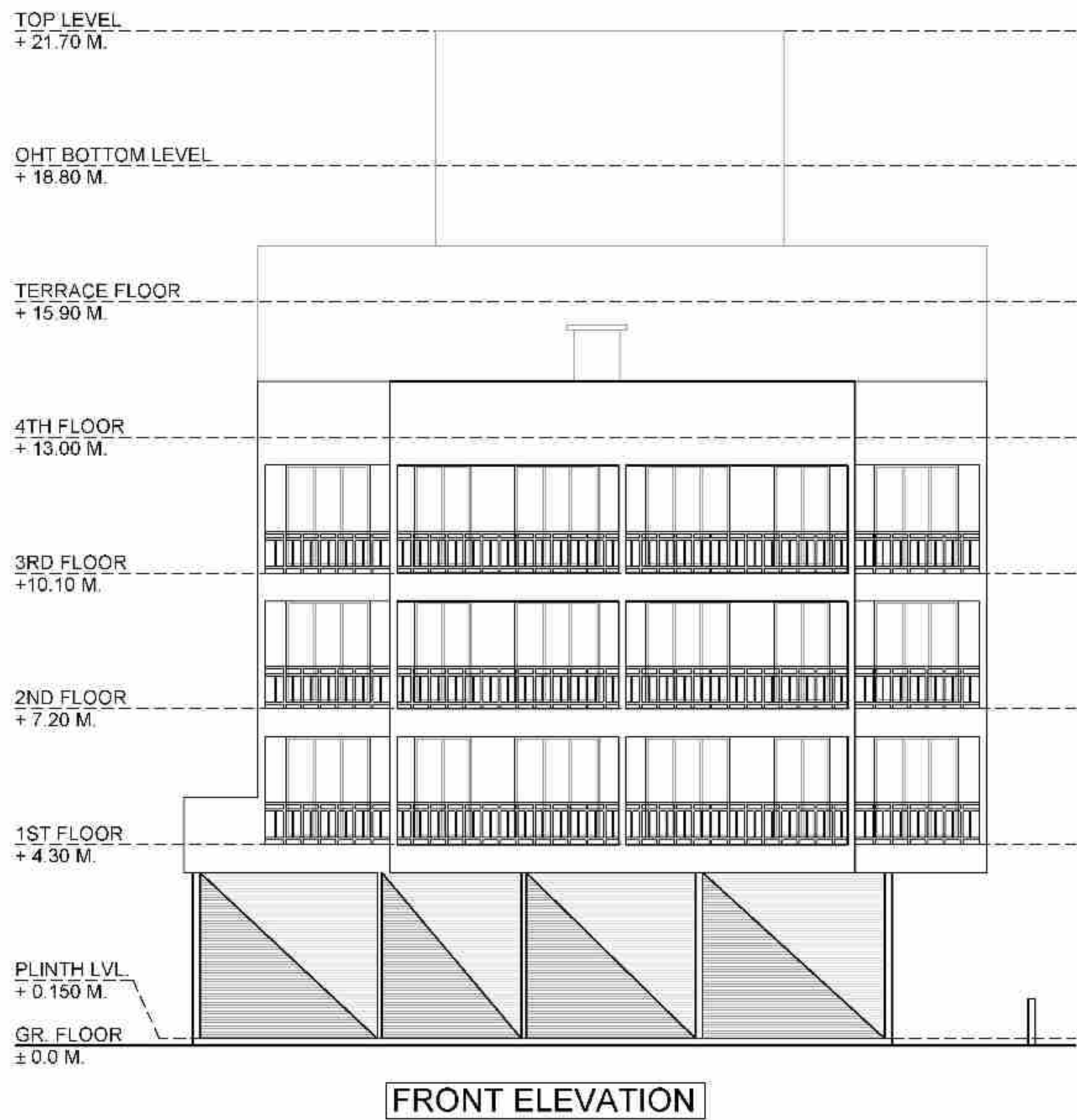
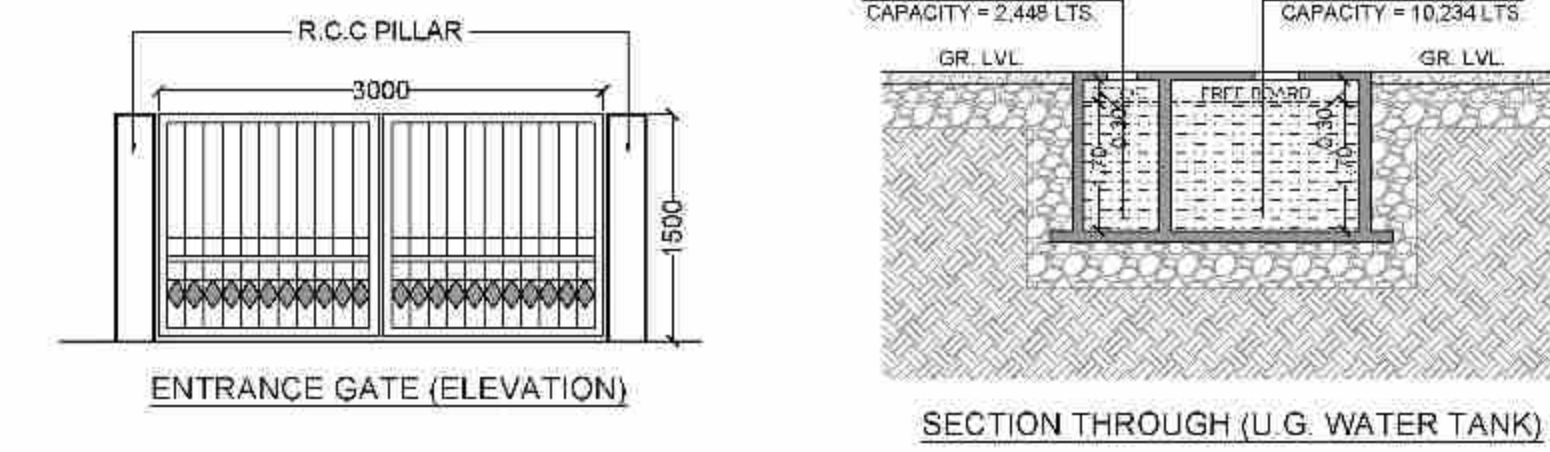
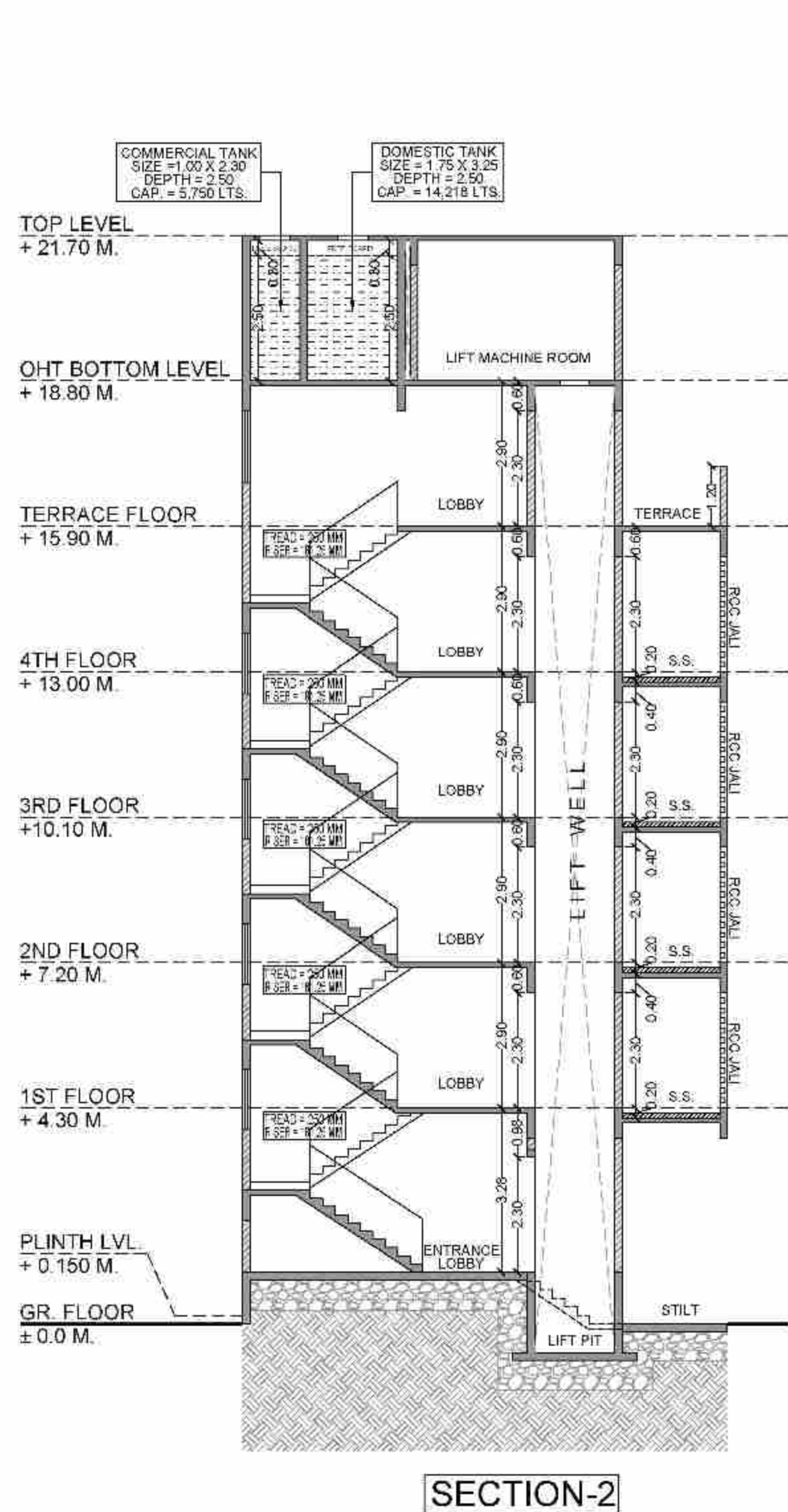
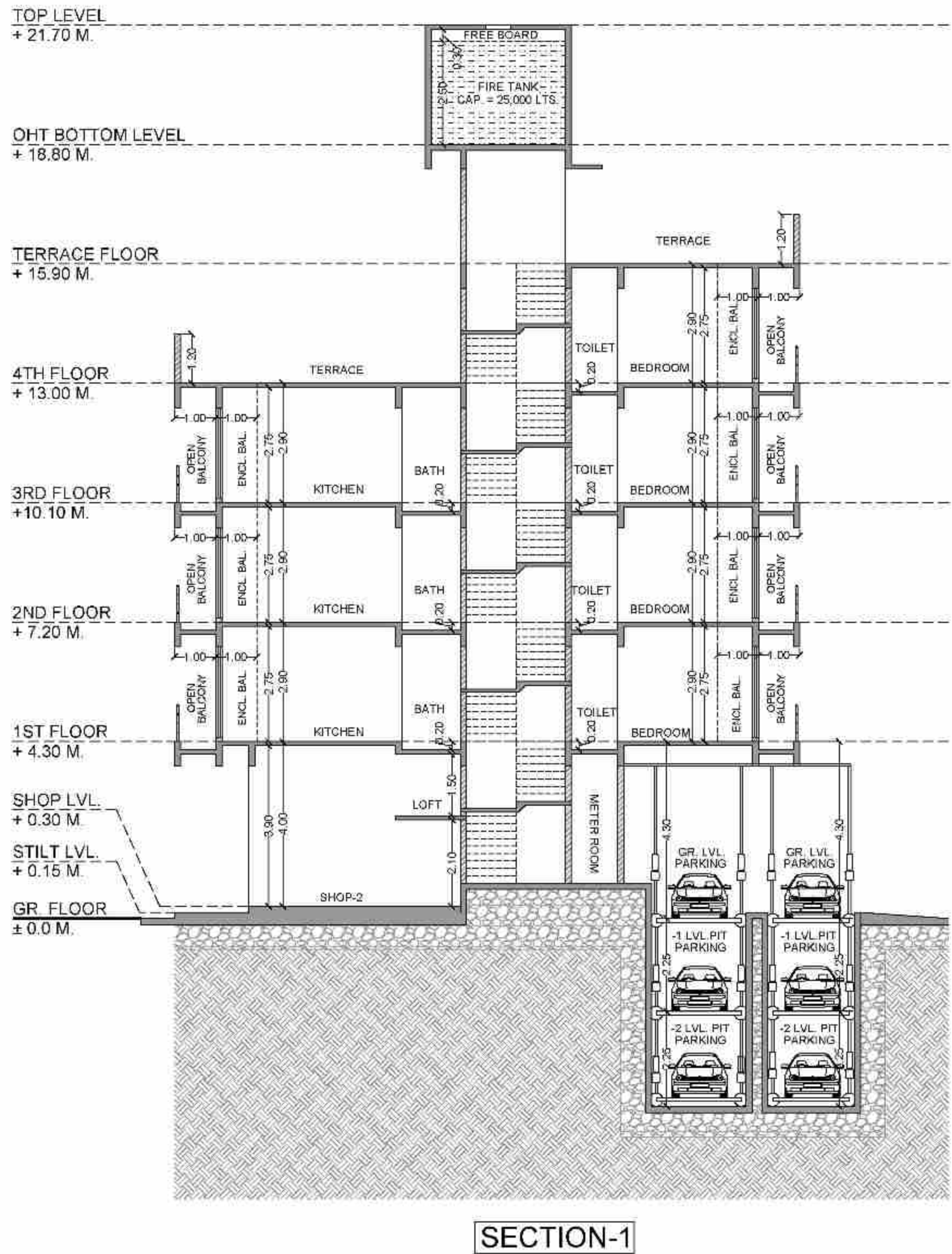
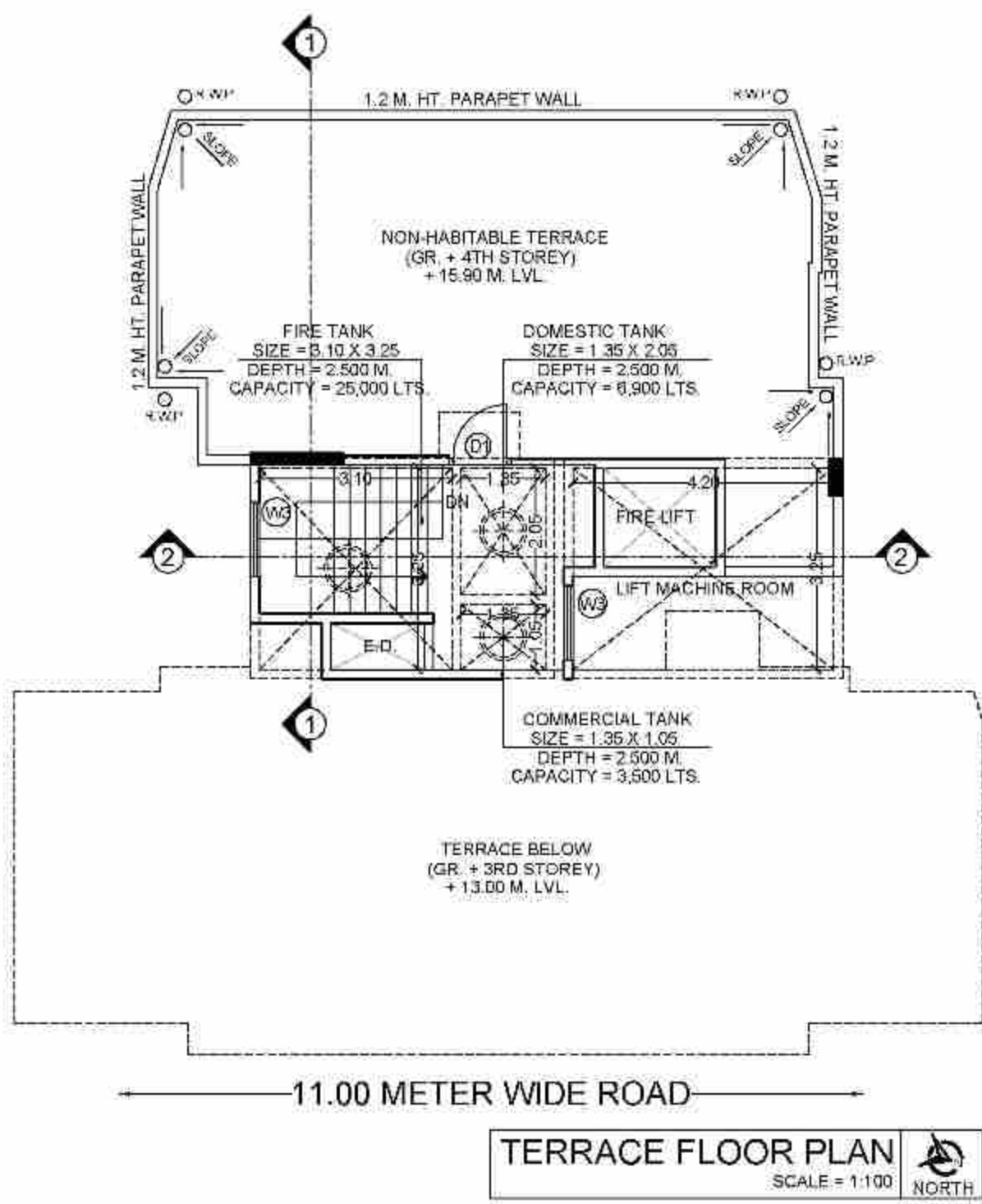
RERA CARPET AREA STATEMENT (RESIDENTIAL)								
Building No.	Floor No.	Flat No.	Rera Carpet Area of Apartment	Area of Enclosed Balcony in Apartment	Area of Open Balcony in Apartment	C.B.	Area of Double height terraces attached to Flat	TOTAL AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
RESIDENTIAL	1ST FLOOR	101	29.85	5.00	9.20	1.26	0.00	45.31 SQ.M.
		102	29.50	5.00	9.20	1.41	0.00	45.11 SQ.M.
		103	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.
	2ND & 3RD FLOOR	201 & 301	29.85	5.00	9.20	1.26	0.00	45.31 SQ.M.
		202 & 302	29.50	5.00	9.20	1.41	0.00	45.11 SQ.M.
		203 & 303	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.
	4TH FLOOR	403	37.11	7.14	11.191	0.00	0.00	55.44 SQ.M.

REQUIRED WATER TANK CAPACITY			
FOR DOMESTIC USE (COMMERCIAL)			
GROSS AREA	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
73.39	10	45	330
		U.G. TANK	330
		O.H.TANK (50% OF U.G. TANK)	165
FOR DOMESTIC USE (RESIDENTIAL)			
TOTAL NO. OF UNIT	NO. OF PERSON	LITRES/DAY	TOTAL CAPACITY (IN LITRES)
10	5	135	6750
FOR FLUSHING USE (RESIDENTIAL)			
TOTAL NO. OF UNIT		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
10		270	2700
FOR ADDITIONAL FLUSHING USE OF ADDITIONAL TOILET (RESIDENTIAL)			
TOTAL NO. OF ADDITIONAL TOILET		LITRES/DAY	TOTAL CAPACITY (IN LITRES)
4		180	720
TOTAL REQUIRED WATER FOR RESIDENTIAL			10170
		U.G. TANK	10170
		O.H.TANK (50% OF U.G. TANK)	5085
FOR FIRE FIGHTING (AS PER NBC)			
		U.G. TANK	N.A.
		O.H.TANK	25000
PROPOSED WATER TANK CAPACITY			
DETAILS OF TANK		U.G. TANK	O.H.TANK
COMMERCIAL USE		2448 LTRS.	3500 LTRS.
RESIDENTIAL USE		10234 LTRS.	6900 LTRS.
FIRE FIGHTING USE		0 LTRS.	25000 LTRS.
TOTAL WATER CAPACITY (IN LITRES)		12682 LTRS.	35400 LTRS.
GROSS TOTAL WATER CAPACITY (IN LITRES)		48082 LTRS.	

PROFORMA - I : AREA STATEMENT		
Sr.No.	PARTICULAR	AREA (sqm.)
1.	Area of Plot (Minimum area of a, b, c to be considered)	
	a As per ownership document (1/2, CTS extract)	289.84
	b As per measurement sheet	289.84
2.	Deductions for	
	a Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
	b Any D.P. Reservation area	0.00
3.	Balance Area of Plot (1-2)	289.78
	Amenity Space (If Applicable)	0.00
	a Required	0.00
4.	Adjustment of 2(b), if any	0.00
	b Balance Proposed	0.00
5.	Net Plot Area (3-4 (c))	289.78
	Recreational Open space (if applicable)	0.00
	a Required	0.00
6.	Proposed	0.00
	b Internal Road area	0.00
7.	Plotable area (if applicable)	0.00
	a Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) - Min. of 1.1 as per UDCPR & 2.0 As per agreement to lease	434.67
	b Permissible commercial area	65.20
8.	Proposed commercial area (basic excluding ancillary)	40.77
	Addition of FSI on payment of premium	0.00
	a Maximum permissible premium FSI - based on road width / TOD Zone. (Plot area*0.3 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area *0.1)	0.00
9.	Proposed FSI on payment	0.00
	b In-situ FSI / TDR loading	0.00
10.	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]. If any	0.00
	b In-situ area against Amenity Space If handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)].	0.00
11.	TDR area	0.00
	c Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12.	Additional FSI area under Chapter No. 7	0.00



AREA CALCULATION STATEMENT FOR 4TH FLOOR									
A OVERALL DIMENSION									
11.200	X	9.150	X	1	=	102.480	SQ. M.		
TOTAL							=	102.480	SQ. M.
B DEDUCTIONS:									
01	1.15	X	0.85	X	1	=	0.98	SQ. M.	
02	1.65	X	3.45	X	1	=	5.69	SQ. M.	
03	0.80	X	1.25	X	1	=	1.00	SQ. M.	
04	0.50	X	0.371	X	1.274	=	0.24	SQ. M.	
05	0.50	X	1.115	X	1.40	=	0.78	SQ. M.	
06	0.342	X	1.20	X	1	=	0.41	SQ. M.	
07	0.40	X	1.70	X	1	=	0.68	SQ. M.	
08	4.35	X	1.65	X	1	=	7.18	SQ. M.	
LIFT	1.80	X	1.80	X	1	=	2.88	SQ. M.	
E.D.	1.50	X	0.75	X	1	=	1.13	SQ. M.	
TOTAL DEDUCTION							=	20.961	SQ. M.
NET B.U.A. CONSUMED ON 4TH FLOOR (A-B)							=	81.519	SQ. M.
TOTAL NUMBER OF RESIDENTIAL UNITS ON 4TH FLOOR							=	01	NO.



VENTILATION AREA STATEMENT (FLAT NO. 101)

ROOM	AREA* IN SQ. MTS.	VENTILATION REQUIRED	VENTILATION PROVIDED
LIVING	13.230	1.323	3.960 (W1)
BEDROOM	7.965	0.797	3.960 (W2)
KITCHEN	8.295	0.829	2.640 (W3)
W.C	1.215	0.122	0.540 (V)
BATH	1.800	0.180	0.540 (V)

NOTE:- * The largest possible area of respective rooms are considered.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTR.	DESCRIPTION
R.S.	FULL WT. X 2.950	ROLLING SHUTTER - SHOP
D1	1.000 X 2.300	T.W. PANELED DOOR
D2	0.900 X 2.300	T.W. FLUSH DOOR
D3	0.750 X 2.300	MARBLE FRAME DOOR
W1	1.800 X 2.200	ALUMINUM SLIDING WINDOW
W2	1.200 X 2.200	ALUMINUM SLIDING WINDOW
W3	1.200 X 1.200	ALUMINUM SLIDING WINDOW
W4	1.500 X 2.200	ALUMINUM SLIDING WINDOW
V1	0.750 X 2.300	MARBLE FRAME DOOR WITH LOUVERED WINDOW
V	0.600 X 0.900	ALUMINUM FRAME LOUVERED WINDOW

NAME, ADDRESS & SIGN OF OWNER

MR. SHAILESH MAHADEV BHAGAT
At-Kombadhujee, Taluka-Panvel, Targhar, Ulwa, Raigad-410206.

NAME, ADDRESS & SIGN OF ARCHITECT

SK ASSOCIATES
Shop No. 3, Ground Floor, Siddha Rameshwar Building, Plot No. 111, Sector-1,
Off Palm Beach Road, Sanpada, Navi Mumbai-400705.
Cell. No. 022-6899 0535 / +91-93225 37368 / +91-98670 79083
Email :- skarchitects.2016@gmail.com

Ar. Mrs. Shaifque Zeyaul Imam (COA Reg. No. - CA/2016/75914 & IIA Reg. No. - 25409)

DATE	SCALE	DRAWN BY	CHECKED BY
19/09/2022	1:100	KIRAN	ZEYAU