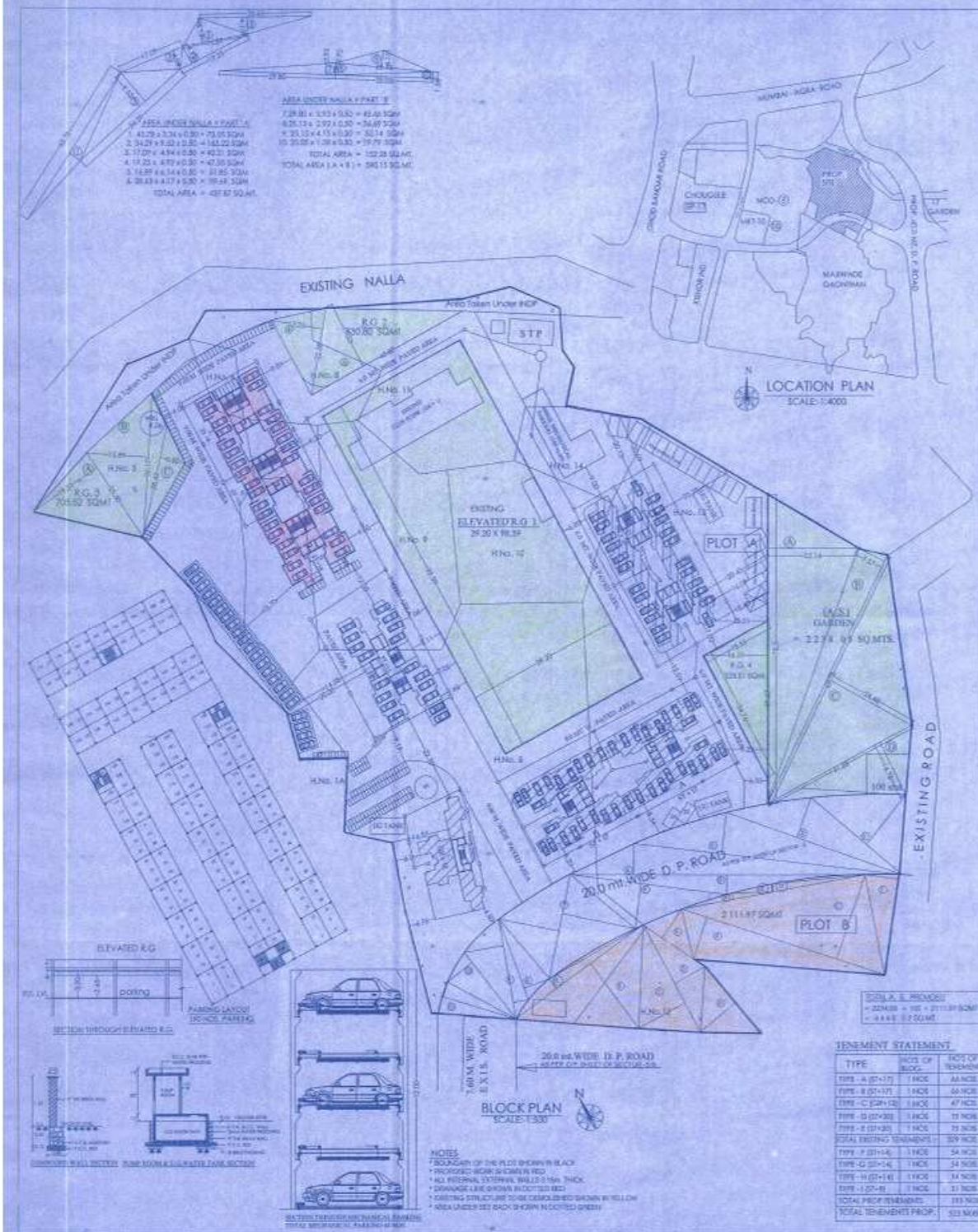

AREA UNDER NALLA + PART 'B'

1. 7.29.80 x 3.93 x 0.50 = 49.60 SQMT
2. 6.25.13 x 2.93 x 0.50 = 34.69 SQMT
3. 35.10 x 4.15 x 0.50 = 50.14 SQMT
4. 35.00 x 1.28 x 0.50 = 19.79 SQMT

TOTAL AREA = 152.28 SQ.MT.

TOTAL AREA (A + B) = 590.15 SQ.MT.

AREA UNDER NALLA + PART 'A'

1. 40.29 x 3.36 x 0.50 = 73.05 SQMT
2. 34.29 x 9.02 x 0.50 = 154.22 SQMT
3. 17.07 x 4.94 x 0.50 = 42.21 SQMT
4. 19.23 x 4.93 x 0.50 = 47.35 SQMT
5. 16.89 x 6.14 x 0.50 = 51.85 SQMT
6. 38.43 x 6.17 x 0.50 = 118.41 SQMT

TOTAL AREA = 487.87 SQ.MT.

B/UP AREA STATEMENT

	1	2	3 = (1 X 2)	4	5
BLDG. TYPE	NO. OF BLDGS	N E T BUILT UP AREA / BLDG F.S.I.	TOTAL B/UP AREA F.S.I.	TOTAL B/UP AREA F.S.I.	50% TENEMENTS OF 30 SQ.M. AREA ABOVE SQ.M.
A,B,D (F+7) (EXISTING)	2 NOS.	5211.92	10422.84 SQ.M.	10422.84 SQ.M.	
C (UG +12) (EXISTING)	1 NOS.	COMM. - 222.84 RESI. - 1689.96	2312.80 SQ.M.	2312.80 SQ.M.	1089.96 SQ.MT
D.E. (S+20)	2 NOS. LESS COMMON WALL (2 AGR.UT.XDOR)	4127.89 = 21.96	8211.88 SQ.M.	8211.88 SQ.M.	1402.64 X 2 = 2805.28 SQ.MT
		NET AREA = 4105.94			
TOTAL EXISTING FLOOR AREA			20946.98 SQ.M.	20946.98 SQ.M.	
PROPOSED AREA STATEMENT					
F (S+14)	1 NOS.	3417.14 SQ.M.	3417.14 SQ.M.	3417.14 SQ.M.	
G (S+14)	1 NOS.	3125.49 SQ.M.	3125.49 SQ.M.	3125.49 SQ.M.	
H (S+14)	1 NOS.	2555.28 SQ.M.	2555.28 SQ.M.	2555.28 SQ.M.	2555.28 SQ.M.
I (S+14)	1 NOS.	1466.77 SQ.M.	1466.77 SQ.M.	1466.77 SQ.M.	1466.77 SQ.M.
TOTAL PROPOSED FLOOR AREA			10609.67 SQ.M.	10609.67 SQ.M.	
TOTAL AREA EXISTING + PROPOSED			31547.65 SQ.M.	31547.65 SQ.M.	4777.23 SQ.M.

PARKING AREA STATEMENT (EXISTING BLDG. A, B, C)

DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKINGS
4 TENEMENTS HAVING CARPET AREA ABOVE 40sq.m. TO 60sq.m. 1 PARKING SPACE FOR EACH	4 NOS.	12 NOS.
2 TENEMENTS HAVING CARPET AREA ABOVE 40sq.m. BUT NOT EXCEEDING 30.75 sq.m. 1 PARKING SPACE FOR EACH	64 NOS.	32 NOS.
1 TENEMENTS HAVING CARPET AREA ABOVE 30sq.m. 1 PARKING SPACE FOR EACH	44 NOS.	44 NOS.
PARKING REQD. FOR COMM.	177 NOS.	5 NOS.
TOTAL PARKING REQD.		113 NOS.
10% VISITORS PARKING		11 NOS.
PARKING REQUIRED		124 NOS.

PARKING AREA STATEMENT (PROP. BLDG. D.E. F.G.H.I.)

AS PER NEW PROPOSED MODIFICATION IN D.C. RULE NO.38

DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKINGS
2 TENEMENTS HAVING BUILT UP AREA ABOVE 120sq.m. TO 200sq.m. 1 PARKING SPACE FOR EACH	171 NOS.	86 NOS.
1 TENEMENTS HAVING BUILT UP AREA ABOVE 200sq.m. BUT NOT EXCEEDING 300 sq.m. 1 PARKING SPACE FOR EACH	172 NOS.	172 NOS.
TOTAL PARKING REQD.		258.00 NOS.
10% VISITORS PARKING		26.00 NOS.
PARKING REQUIRED		284.00 NOS.
(PARKING REQUIRED +5 (S+20%))		408 NOS.
PARKING PROVIDED		= 402 NOS.
(STILT NO + UNDER ELEVATED RG. NO + OPEN AR- NECK PARKING) (M.R.S.D.F + OMH) (STILT PARKING) (S+20)+(S+12)+(S+20)+(S+14)+) (TWO WHEELER PARKING REQUIRED) (10 NOS. PROVIDED) 224 NOS.		

A. S. AREA CALCULATION I. BUILDABLE RESERVATION

FIG.	SIZE	SQ.M.
1	25.94 x 8.50 x 0.50	110.09
2	54.40 x 23.60 x 0.50	400.94
3	54.40 x 11.23 x 0.50	304.57
4	15.55 x 9.00 x 0.50	70.11
5	30.97 x 8.80 x 0.50	136.57
6	31.97 x 11.48 x 0.50	183.19
7	30.97 x 13.00 x 0.50	209.04
8	40.28 x 20.41 x 0.50	410.07
9	25.94 x 1.00 x 0.50	12.98
10	10.48 x 2.00 x 0.50	10.48
11	25.94 x 2.00 x 0.50	25.94
12	40.28 x 3.21 x 0.50	64.79
TOTAL		2111.97 SQMT

TOTAL = 2111.97 + 100.00 = 2211.97 SQMT

TOTAL A. S. PROVIDED
= 2274.93 + 100 = 2211.97 SQMT
= 4 A & B 0.2 SQ.MT.

AMENITY SPACE REQUIRED = 4428.14 SQM.
50% UNBUILDABLE RESERVATION = 2214.08 SQM.

TENEMENT STATEMENT

TYPE	NOS. OF BLDG.	NOS. OF TENEMENTS	AREA UPTO 30.50 SQMA	AREA UPTO 30.50 SQ.MA.	AREA ABOVE 30.50, 35 SQMA.
TYPE - A (S+17)	1 NOS.	66 NOS.	—	—	66 NOS.
TYPE - B (S+17)	1 NOS.	66 NOS.	—	—	66 NOS.
TYPE - C (S+12)	1 NOS.	47 NOS.	—	47 NOS.	—
TYPE - D (S+20)	1 NOS.	55 NOS.	—	55 NOS.	45 NOS.
TYPE - E (S+20)	1 NOS.	55 NOS.	—	55 NOS.	45 NOS.
TOTAL EXISTING TENEMENTS		329 NOS.	—	207 NOS.	222 NOS.
TYPE - F (S+14)	1 NOS.	54 NOS.	—	—	54 NOS.
TYPE - G (S+14)	1 NOS.	54 NOS.	—	26 NOS.	28 NOS.
TYPE - H (S+14)	1 NOS.	54 NOS.	—	54 NOS.	—
TYPE - I (S+14)	1 NOS.	31 NOS.	—	31 NOS.	—
TOTAL PROP. TENEMENTS		193 NOS.	—	111 NOS.	82 NOS.
TOTAL TENEMENTS PROP.		523 NOS.	—	318 NOS.	304 NOS.

STAIRCASE AREA STATEMENT

TYPE	NOS. OF BLDG.	AREA SQM.
TYPE - A (S+17)	1 NOS.	526.20
TYPE - B (S+17)	1 NOS.	526.20
TYPE - C (UG+12)	1 NOS.	505.69
TYPE - D (S+20)	1 NOS.	645.08
TYPE - E (S+20)	1 NOS.	645.08
TYPE - F (S+14)	1 NOS.	778.20
TYPE - G (S+14)	1 NOS.	712.30
TYPE - H (S+14)	1 NOS.	712.30
TYPE - I (S+14)	1 NOS.	579.84
TOTAL STAIR AREA (REQ.)		(3245.53 SQ.MT)

D.P. ROAD AREA CALCULATION

1. (21.50 x 18.00 x 2.00) = 258.00 SQM
2. (48.00 x 11.75 x 0.50) = 282.00 SQM
3. (8.00 x 10.25 x 0.50) = 20.50 SQM
4. (4.00 x 8.00 x 0.50) = 16.00 SQM
5. (8.00 x 0.5 x 0.50) = 2.00 SQM
6. (40.00 x 12.00 x 0.50) = 240.00 SQM
7. (17.5 x 15.0) x (27.00 x 0.50) = 446.18 SQM
8. 22.00 x 7.00 x 0.50 = 77.00 SQM
9. (4.00 x 1.00) x (4.00 x 0.50) = 10.00 SQM
10. 21.00 x 8.5 x 0.50 = 89.25 SQM
11. (10.00 x 4.5 x 20.00 x 0.50) = 470.00 SQM

TOTAL AREA = 2394.43 SQMT

A. S. AREA CALCULATION I. (garden)

FIG.	SIZE	SQ.M.
A	78.00 x 23.14 x 0.50	902.25
B	69.78 x 7.57 x 0.50	264.11
C	69.78 x 24.48 x 0.50	854.10
D	40.68 x 14.73 x 0.50	300.39
TOTAL		2274.93 SQMT
LESS BUILDABLE AREA =		100.00 SQ.MTS.
NET AREA =		2274.93 SQ.MTS.

R.G. AREA CALCULATION (R.G. 1)

R.G. REQUIRED (25%) = 4428.14 SQ.MT.

FIG.	SIZE	SQ.M.
1	98.59 X 39.20	3864.73
TOTAL		3864.73 SQ.M.

R.G. 2 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	43.87 x 17.33 x 0.30	304.53
B	22.98 x 15.23 x 0.30	104.28
TOTAL		530.80 SQMT

R.G. 3 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	25.30 x 19.31 x 0.30	146.75
B	36.17 x 14.24 + 13.89 (x 0.3)	364.41
C	38.42 x 6.00 x 0.30	92.58
TOTAL		705.52 SQMT

R.G. 4 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	37.67 x 14.31 x 0.30	323.31

GR. R.G. = 530.80 + 705.52 + 323.31 = 1559.63 SQMT

TOTAL R.G. = 3864.73+ 530.80 + 705.52 + 323.31 = 5424.44 SQMT

PERMISSIBLE CLUB HOUSE AREA 1447.39

GROUND FLOOR (10%) = 415.46 SQ.MTS.
FIRST FLOOR (20%) = 230.45 SQ.MTS.
TOTAL AREA = 645.91 SQ.MTS.

NOTES

- BOUNDARY OF THE PLOT SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- ALL INTERNAL EXTERNAL WALLS 0.15m. THICK.
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
- AREA UNDER RED BACK SHOWN IN DOTTED GREEN

DATE & STAMP OF APPROVAL 1/4

Amended

Deputy Engineer (TDR) — City Engineer (TDR) — Town Planning and Development Officer, The Civil Town

AREA STATEMENT (SQ.M.)

		SQ.M.
PROFORMA - I	1) AREA OF PLOT (AS PER 7/12 EXTRACT)	24840.00
	AREA OF PLOT (AS PER TRANGULAR)	23408.00
	AREA OF PLOT (FOR F.S.I.)	24840.00
	2) DEDUCTIONS FOR	
	a) ROAD ACQUISITION AREA	
	b) PROPOSED ROAD (Width 18M, PROPOSED 12.0 ROAD)	2508.21
	c) ANY RESERVATION	
	TOTAL (a+b+c)	2508.21
	3) BALANCE AREA OF PLOT (1-2)	22331.79
	4) DEDUCTIONS FOR a) AMENITY OPEN SPACE 20 %	4428.14
	5) NET PLOT AREA (3 - 4)	17703.65
	a) FOR RECREATION GROUND AS PER REGULATION 38, 15%	3555.48
	FOR INCREASION GROUND 25% = MORE TO 50%	
	6) NET AREA OF PLOT (5- A)	13948.04
	7) ADDITIONS FOR FSI	
	20 % D.P. OF ROAD ROAD	2508.21
	a) AMENITY SPACE	4428.14
	TOTAL ADDITION	6936.35
	8) TOTAL AREA (6+7)	20907.39
	9) FLOOR SPACE INDEX PERMISSIBLE = ONE	1.0
	10) PERMISSIBLE FLOOR AREA = [(9907.39 X 1.0) +	20907.39
	10) FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 60% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) TOTAL PERMISSIBLE (20134.79 x 60% = 11707.83 sq.m) AS PER GOVT. GR. DT. 19.06.2017	
	TOTAL PERMISSIBLE (20134.79 x 30% = 6040.43 sq.m)	
	TOTAL PERMISSIBLE (20134.79 x 50% = 10067.39 sq.m)	
	TOTAL PERMISSIBLE (17703.65 - 9428.14 - 2508.21) = 10167.30)	
	a) 20.0 m DP ROAD ROAD = 2508.21	
	b) AMENITY SPACE = 4428.14	
	c) DP OF NP NO. 2008/000 = 2508.00	
	d) DRC NO. 2008 (FOR 2100) = 846.59	
	TOTAL = 9690.94	
	e) 0.50 ADDITIONAL F.S.I. = 5045.45	
	TOTAL (a+b+c+d+e) = 14736.39	14736.39
	11) PERMISSIBLE FLOOR AREA (8 & 9) PLUS 10	34643.77
	12) EXISTING FLOOR AREA	20946.98
	13) PROPOSED FLOOR AREA	13696.79
	14) EXCESS BALCONY AREA TAKEN IN F.A.R.	AS PER STATEMENT
	15) TOTAL BUILT UP AREA (12+13+14)	34643.77
	16) F.A.R. CONSUMED	0.99
BALCONY STATEMENT	a) PERMISSIBLE BALCONY AREA PER FLOOR	REFER STATEMENT
	b) PROPOSED BALCONY AREA PER FLOOR	
	c) EXCESS BALCONY AREA (TOTAL)	
C. TENEMENT STATEMENT	a) PROPOSED AREA (FROM 1 - 13 ABOVE)	31547.65
	b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS)	702.44
	c) AREA OF TENEMENTS (a-b)	31000.19
	d) TENEMENTS PERMISSIBLE (200 TENEMENTS / HECT.)	393.14 NOS
	e) TENEMENTS PROPOSED	523 NOS.
	f) TENEMENTS EXISTING	329 NOS
	TOTAL TENEMENTS (e+f)	852 NOS.
	D. PARKING STATEMENT	
	a) PARKING REQUIRED BY RULE	408 NOS.
	a) TOTAL PARKING PROVIDED	402 NOS.

CERTIFICATE OF AREA

COMPUTED PART THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON. / / 2017 BY THE DIMENSIONS OF SIDES OF PLOT SHOWN IN PLAN ARE AS MEASURED ON THE SITE & THE AREA SO ARRIVED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP. IT IS HEREBY RECOMMENDED BEFORE DRAFT / CITY SURVEY RECORD

Architect Signature

DESCRIPTION

PROPOSED RESIDENTIAL AND COMMERCIAL HOUSING COMPLEX ON LAND BEARING S. NO. 112 , H.NO. 2A, 5A, 5/1,5/2,5/3 TO 12, 13A/1, 13A/2,13A/3,13A/4 & 14 AT. VILLAGE - MAIWADE, TAL. & DIST. THANE

NAME OF OWNERS — SIGNATURE

BHARAT AGRI FERT & REALTY LTD.

MR. YOGENDRA H. PATEL
(MD. DIRECTOR)

DATE	DRG. NO.	AS SHOWN	P.R.N.	SHEETS
		SCALE	CHECKED BY	DRAWN BY

SIGNATURE

PRAKASH NIVATE & ASSOCIATES
ARCHITECTS