

FORM OF STATEMENT - 1 [Sr. No.8 (a)(iii)] EXISTING BUILDING TO BE RETAINED					
EXISTING BUILDING NO.	FLOOR NO.	PUNTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR	RES.
N/A	N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 2 [Sr. No.9 (a)] PROPOSED BUILDING					
BUILDING NO.	FLOOR NO.	TOTAL BUILD-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.		TENEMENT RESIDENTIAL	
		COMM.	RESI.		
A-BLDG.	B.P.+ GR.P.+UP.P.1+UP.P.2+UP.P.3+0 FL.	0.00	0.00	0	
B-BLDG.	GR.P.+UP.P.+ 12 FL.	0.00	8385.55	96	
C-BLDG.	B.P.+ GR.P.+UP.P.1+UP.P.2+UP.P.3+UP.P.4+20 FL.	0.00	11010.05	92	
D-BLDG.	B.P.+ GR.P.+UP.P.1+UP.P.2+UP.P.3+UP.P.4+0 FL.	0.00	0.00	0	
TOTAL		0.00	19395.60	188	
GRAND TOTAL			19395.60		

FORM OF STATEMENT 3 [Sr. No.9 (g)] AREA DETAILS OF APARTMENT (SQ.M.)					
BUILDING NO.	CARPET AREA OF SHOWROOM/SHOP	AREA OF BALCONY ATTACHED TO	AREA OF DOUBLE HEIGHT TERRACES	TENEMENT RESIDENTIAL	
A-BLDG.	0.00	0.00	0.00	0	
B-BLDG.	5217.88	1241.42	0.00	96	
C-BLDG.	7338.03	898.75	0.00	92	
D-BLDG.	0.00	0.00	0.00	0	
TOTAL		12555.91	2140.17	0.00	188

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES						
Sr.No.	As per UDCPR Point No. 9.31 (i) & (iii)	Minimum Required Area	No. Of Proposed Tenements	Required Area	Total Required Area	Total Proposed Area
1	Fitness Centre, Criche & society office cum letter box room: for scheme having 30 to 100 tenements.	20.00	188	37.60		
2	Drivers room with attached toilet in schemes having minimum 100 tenement.	12.00	188	22.56	65.80	122.14
3	Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum 100 flats and thereafter additional 3 sq.m. area for every 300 flats.	3.00	188	5.64		

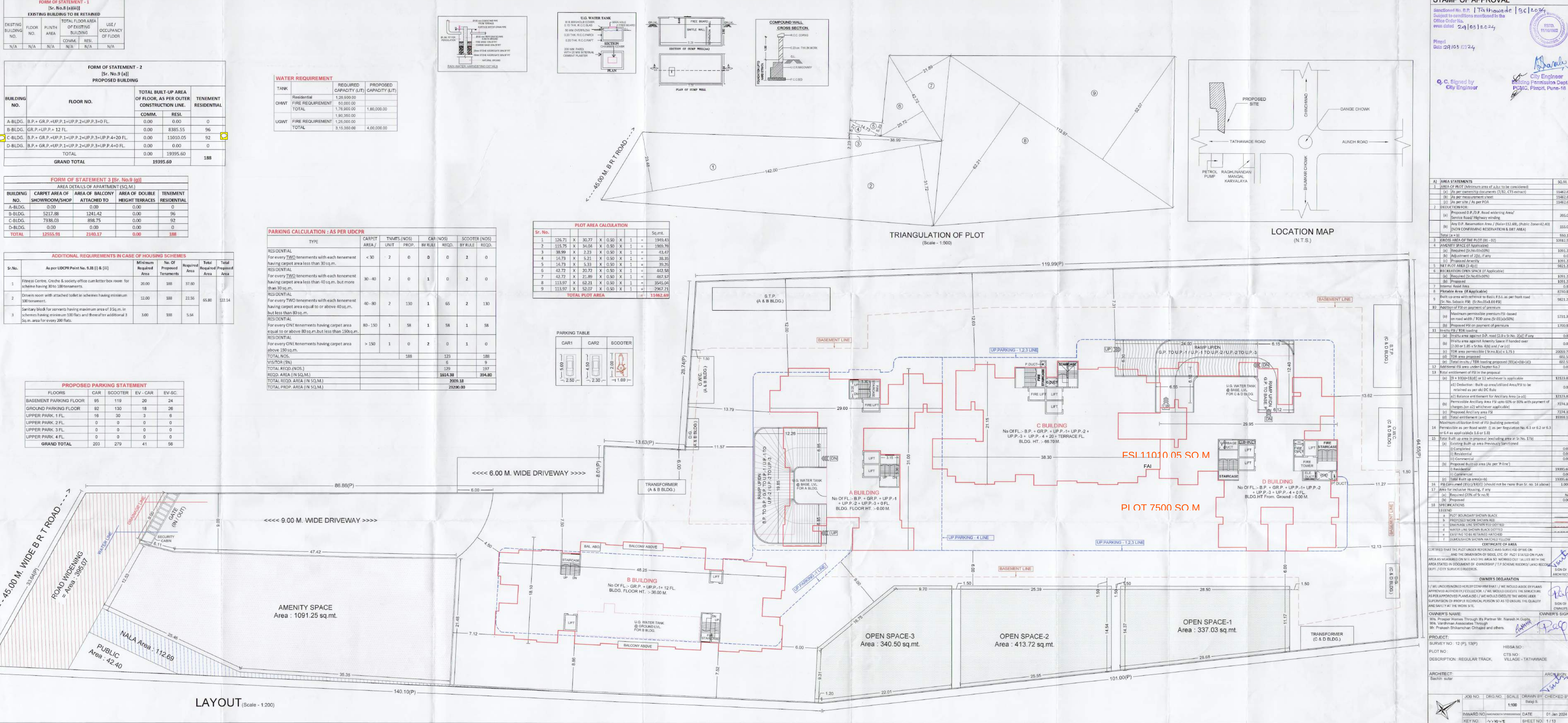
PROPOSED PARKING STATEMENT				
FLOORS	CAR	SCOOTER	EV - CAR	EV-SC.
BASEMENT PARKING FLOOR	95	119	20	24
GROUND PARKING FLOOR	92	130	18	26
UPPER PARK. 1 FL.	16	30	3	6
UPPER PARK. 2 FL.	0	0	0	0
UPPER PARK. 3 FL.	0	0	0	0
UPPER PARK. 4 FL.	0	0	0	0
GRAND TOTAL	203	279	41	56

WATER REQUIREMENT			
TANK	REQUIRE CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	
Residential	1,20,000.00		
FIRE REQUIREMENT	60,000.00		
TOTAL	1,70,000.00	1,80,000.00	
UGWT	1,90,350.00		
FIRE REQUIREMENT	1,20,000.00		
TOTAL	3,15,350.00	4,00,000.00	

PARKING CALCULATION : AS PER UDCPR							
TYPE	CARPET AREA /	UNIT	TNMTS./NOS	PROP.	BY RULE	REQD.	BY RULE
RESIDENTIAL							
For every TWO tenements with each tenement having carpet area less than 30 sq.m.	< 30	2	0	0	0	2	0
RESIDENTIAL							
For every TWO tenements with each tenement having carpet area less than 40 sq.m, but more than 30 sq.m.	30 - 40	2	0	1	0	2	0
RESIDENTIAL							
For every TWO tenements with each tenement having carpet area equal to or above 40 sq.m.	40 - 80	2	130	1	65	2	130
RESIDENTIAL							
For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150sq.m.	80 - 150	1	58	1	58	1	58
RESIDENTIAL							
For every ONE tenements having carpet area above 150 sq.m.	> 150	1	0	2	0	1	0
TOTAL NOS.			188			123	188
VISITOR (5%)						6	9
TOTAL REQD. (NOS.)						129	197
REQD. AREA (IN SQ.M.)						1614.38	394.80
TOTAL REQD. AREA (IN SQ.M.)						2005.18	
TOTAL PROP. AREA (IN SQ.M.)						25200.00	

PLOT AREA CALCULATION										
Sr. No.	1	2	3	4	5	6	7	8	9	Sq.mt.
	126.71 X 30.77 X 0.50 X 1 =	1959.43								
	115.75 X 34.04 X 0.50 X 1 =	1969.78								
	38.99 X 2.23 X 0.50 X 1 =	43.47								
	14.73 X 5.21 X 0.50 X 1 =	38.35								
	14.73 X 5.33 X 0.50 X 1 =	39.26								
	42.72 X 20.72 X 0.50 X 1 =	442.58								
	42.72 X 21.89 X 0.50 X 1 =	467.57								
	113.97 X 62.21 X 0.50 X 1 =	3545.04								
	113.97 X 52.07 X 0.50 X 1 =	2967.21								
TOTAL PLOT AREA										11462.69

PARKING TABLE			
CAR1	CAR2	SCOOTER	
5.00 2.50	4.50 2.30	2.00 1.00	



A) AREA STATEMENTS	SQ.M.
1. AREA OF PLOT (Minimum area of a.b.c to be considered)	
(a) As per ownership documents (7/12, CTS extract)	11462.69
(b) As per measurement sheet	11462.69
(c) As per site / As per P.O.S.	11462.69
2. DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	395.07
(b) Any D.P. Reservation Area / (Indian 112.68, (Public Zone)42.40) (NON CONFORMING RESERVATION & DRT AREA)	355.09
Total (a + b)	550.16
3. GROSS AREA OF THE PLOT (a-b-c-d)	10912.53
4. AMENITY SPACE (If Applicable)	
(a) Required (Sr.No.03x10%)	1091.25
(b) Adjustment of (25), if any	1091.25
(c) Proposed Amenity	1091.25
5. NET PLOT AREA (3-d-e)	9821.28
6. RECREATION OPEN SPACE (If Applicable)	
(a) Required (Sr.No.03x10%)	1091.25
(b) Proposed	1091.25
7. Internal Road Area	0.00
8. Permissible Area (If Applicable)	8790.98
9. Built up area with reference to Basic F.S.I. as per front road (Sr.No. 5xBasic FSI (Sr.No.05x4.00 FSI)	9821.28
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI based on road width / TOD zone (Sr.03)x(50%)	5731.35
(b) Proposed FSI on payment of premium	1700.00
11. In-situ FSI / TOD loading	
(a) In-situ area against D.P. road (2.0x Sr.No. 2x0) if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No. 4b) and / or (c)	0.00
(c) TOD area permissible (Sr.No.1a) x (1.75)	20555.71
(d) TOD area proposed	602.56
(e) Total In-situ / TOD loading proposed (11a)+(b)+(d)	602.56
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal	
(a) [Sr.110b+13(d)] or 13 whichever is applicable	12123.84
(a1) Deduction: Built up area/Utilized Area/FSI to be retained as per old DC Rule	0.00
(a2) Balance entitlement for Ancillary Area (a-a1)	12123.84
(b) Permissible Ancillary Area FSI upto 60% or 80% with payment of charges (on a2) whichever is applicable	7274.30
(c) Proposed Ancillary area FSI	7274.30
(d) Total entitlement (a+c)	19398.14
Maximum utilization limit of FSI (Building potential)	
Permissible as per road width (1 as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
14. Total Built up area in proposal (excluding area at Sr.No. 17b)	
(a) Existing Built up area Previously Sanctioned	0.00
(i) Completed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built up area (As per "a-line")	19398.60
(i) Residential	19398.60
(ii) Commercial	19398.60
(c) Total Built up area (a+b)	19398.60
15. FSI Consumed (13c)/(13d) (should not be more than Sr. no. 14 above)	1.000
16. Area for In-situ Housing, if any	
(a) Required (20% of Sr.no.9)	NA
(b) Proposed	0.00
17. SPECIFICATIONS	
a. PLOT BOUNDARY SHOWN BLACK	
b. PROPOSED WORK SHOWN RED	
c. DRAINAGE LINE SHOWN RED DOTTED	
d. WATER LINE SHOWN BLACK DOTTED	
e. EXISTING TO BE RETAINED HATCHED	
f. DEMOLITION SHOWN HATCHED YELLOW	

CERTIFICATE OF AREA				
I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE AREA SO SURVEYED IS AS STATED IN THE AREA STATEMENT IN DOCUMENT OF OWNERSHIP (T.P. SCHEME RECORD) (LAND RECORD) (MUTATION) (CITY SURVEY RECORDS).				
OWNER'S DECLARATION				
I, WE / WE / WE UNDERSIGNED HEREBY CERTIFY THAT I, WE / WE / WE HAVE BY PLANS APPROVED AUTHORITY / COLLECTOR, I / WE WOULD EXECUTE THE STRUCTURE OF THE PLOT FOR A PROPOSED PLANS AND I / WE WOULD EXECUTE THE WORK UNDER THE SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO DISBURSE THE QUALITY AND SAFETY AT THE WORK SITE.				
OWNER'S NAME			OWNER'S SIGN	
M/s. Proprietor Homes Through its Partner Mr. Nareesh H Gupta M/s. Vardaan Associates Through its Partner Mr. Prakash Bhikhanam Chhajed and others.			<i>(Signature)</i>	
PROJECT:				
SURVEY NO : 12 (P, 13P)			HISBA NO. :	
PLOT NO :			CTS NO	
DESCRIPTION : REGULAR TRACK,			VILLAGE - TATHAWADE	
ARCHITECT:			ARCH. SIGN	
Sachin sur			<i>(Signature)</i>	
JOB NO				
DRG NO				
SCALE				
DRAWN BY				
CHECKED BY				
1:100				
Baig S.				
INWARD NO				
DATE				
01 Jan 2024				
KEY NO				
SHEET NO				
1 / 13				