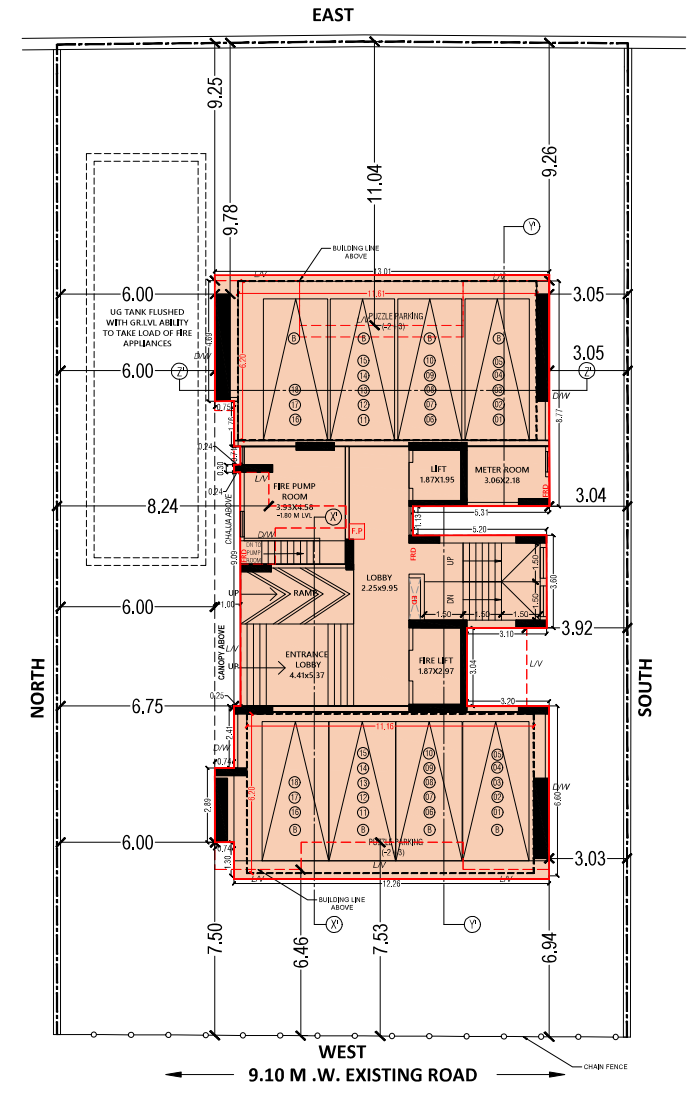




GROUND FLOOR PLAN | SCALE - 1:100

RERA AREA STATEMENT

(FOR PARKING PURPOSE ONLY)

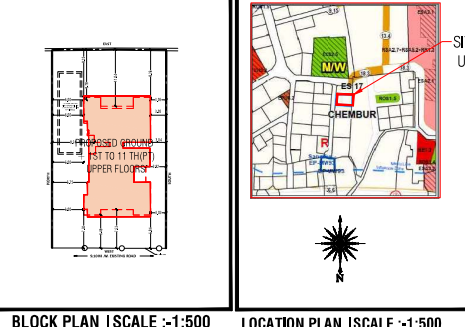
FLOOR	RERA AREA			
	FLAT-1	FLAT-2	FLAT-3	FLAT-4
1ST	100.75	77.82	---	---
2ND	100.75	77.82	---	---
3RD	100.75	77.82	---	---
4TH	100.75	77.82	---	---
5TH	100.75	77.82	---	---
6TH	100.75	77.82	---	---
7TH	---	---	39.90	40.41
8TH	41.83	58.32	39.90	40.41
9TH	41.83	58.32	39.90	40.41
10TH	41.83	58.32	39.90	40.41
11TH	39.90	---	---	---

PARKING STATEMENT

AS PER DCPR 2034

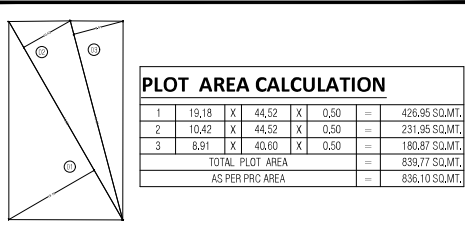
CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSE FLATS	PARKING REQUIRED
BELOW 45.00	1 FOR 4 FLATS	12.00	3.00
45.00 TO 60.00	1 FOR 2 FLATS	3.00	1.50
60.00 TO 90.00	1 FOR 1 FLATS	6.00	6.00
90.00 & ABOVE	2 FOR 1 FLATS	6.00	12.00
TOTAL		27.00	22.50
10% VISITOR PARKING SUBJECT TO MIN. 1			2.25
TOTAL PARKING REQUIRED			24.75
TOTAL PARKING PROPOSED			36.00
	BIG	SMALL	TOTAL
PUZZLE PARKING	36	--	36
TOTAL	36	0.00	36

BUILT UP AREA STATEMENT, RERA AREA STATEMENT & PARKING STATEMENT



BLOCK PLAN | SCALE :-1:500

LOCATION PLAN |SCALE :-1:500

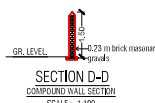


PLOT AREA DIAGRAM
SCALE :-1:500

PLOT AREA CALCULATION
SCALE :-1:500

BUILT UP AREA STATEMENT

FLOOR	PROPOSED BUILT UP AREA	STAIRCASE LIFT LOBBY & LIFT SHAFT AREA FREE OF FSI BY CHARGING PREMIUM	STAIRCASE & LIFT LOBBY AREA FREE OF FSI BY CHARGING PREMIUM	NON - F.S.I. AREA
GROUND	0.00	---	0.00	391.66
1ST	195.69	53.19	---	---
2ND	195.69	---	44.15	---
3RD	195.69	---	44.15	---
4TH	195.69	---	44.15	---
5TH	195.69	---	44.15	---
6TH	195.69	---	44.15	---
7TH (REF)	88.91	---	44.15	67.47
EXCESS REFUGE AREA COUNTED IN FSI	15.46	---	---	---
8TH	198.55	---	44.15	---
9TH	198.55	---	44.15	---
10TH	198.55	---	44.15	---
11TH(PT)	44.89	---	44.15	---
EXCESS FITNESS CENTER AREA COUNTED IN FSI	6.71	---	---	---
TERRACE	---	---	---	60.81
TOTAL AREA	1925.76	53.19	441.50	519.94
TOTAL GROSS AREA				2940.39



SECTION THROUGH U.G. TANK
SCALE:-1:100

FROM-I		SO.MTS.	
1	AREA OF PLOT	836.10	
2	a) AREA OF RESERVATION IN PLOT	-	
	b) AREA OF ROAD SET BACK	-	
	c) AREA OF D.P./ROAD	-	
	d) DEDUCTION FOR	-	
A	FOR RESERVATION/ROAD AREA	-	
B	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 AIR(100%(REGULATION NO.17)	-	
B	FOR AMENITY AREA	-	
C	a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	-	
	b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	-	
	c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35(A)BEYANCE)	-	
	d) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND UNDER COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-	
3	TOTAL DEDUCTION (= 2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE.)	-	
4	BALANCE AREA OF PLOT (T – 3)	836.10	
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCD/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	-	
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00	
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5.6	-	
8	(i) IN CASE OF HILL, LAND PERMISSIBLE BUA LEFT IN ABEYANCE)	-	
	b) 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 IN REMAINING / BALANCE PLOT	-	
	(ii) IN CASE OF 2(A)(C) (i) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT. SETBACK ADVANTAGE	-	
9	PROTECTED DEVELOPMENT FSI AS PER REG. 30(C)	-	
10	(B.C.C BY THIS OFFICE LETTER UNDER NO – 02/2606/PES/AM EXISTING BUILDING AS PER APPROVED DATED – 07.07.1986)	817.82	
	INCENTIVE FSI AS PER REG. 33(7)(B)	-	
	EXISTING BUA AS PER O.C.C,PLAN DTD 01.07.1986 – 817.82 SQ.MT	-	
	INCENTIVE FSI (877.82 X 15% = -131.67 SQ.MT)	131.67	
11	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(836.10X 50)	418.09	
12	BUILT UP AREA DUE TO ADMISSIBLE 'TDR' AS PER TABLE NO12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	-	
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c)	147.54	
14	PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c)	147.54	
15	a) PROPOSED BUA FOR RESIDENTIAL	147.54	
	b) PROPOSED BUA FOR COMMERCIAL	-	
	c) TDR GENERATED IF ANY AS PER REG. 30(A) AND 32	-	
	d) FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3) (1427.54 X 0.35)	499.64	
16	a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (872.18 X 30% = 305.26 SQ.MT)	305.26	
	(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	305.26	
	b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL	194.38	
	(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM FOR RESIDENTIAL	199.96	
17	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR COMMERCIAL	217.00	
	(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM FOR COMMERCIAL	-	
	18	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (F= 800(n) + 160(n) – 160(n))	1925.16
	19	FSI CONSIDERED ON NET PLOT (134)	1.80
A)	OTHER REQUIREMENTS	-	
B)	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	-	
C)	a) 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)	-	
D)	iii) 15	-	
	c) REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	-	
	d) TENEMENT STATEMENT	-	
	i) PROPOSED BUILT UP AREA	1925.16	
E)	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	-	
	iii) AREA AVAILABLE FOR TENEMENTS (0) MINUS (0)	1925.16	
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARS)	86.06	
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	217.00	
F)	a) PARKING STATEMENT	-	
	i) PARKING REQUIRED BY REGULATION FOR : CAR	25.8605	
	SCOOTER	-	
	CYCLE	-	
G)	OUTSIDERS (VISITORS)	-	
	ii) COVERED GARAGE PERMISSIBLE	-	
	iii) COVERED	-	
	garages (PROPOSED)	-	
H)	a) CAR	36.8105	
	SCOOTER	-	
	MOTOR	-	
	CYCLE	-	
I)	OUTSIDERS (VISITORS)	-	
	vi) TOTAL PARKING PROVIDED	36.8105	
	D)	TRANSPORT VEHICLES PARKING	-
	i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-	
J)	ii) TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-	
	NOTES:-	-	
	THE PERFORMANCE IS FOR AN ILLUSTRATIVE GUIDING LINE ONLY. THE PERFORMANCE MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED	-	
	CERTIFICATE OF AREA		-
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 836.10 SQ.MT. (EIGHT HUNDRED AND THIRTY SIX POINT TEN SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.			
Tejas Arun Chavda		SIGNATURE OF ARCHITECT	