

FLAT AREA STATEMENT
IN SQ.MT.

FLAT AREA IN SQ.MT.	CARPAT IN SQ.MT.	% REQ.	REQ.FLATS	PROP.FLATS
30 TO 40	20 TO 25	5%	74	334
40 TO 50	10	5%	30	54
ABOVE 50	—	—	—	—
TOTAL			104	288

TOTAL BUILTUP AREA STATEMENT

BLDG TYPE	FLOOR	FLOOR AREA	AREA	NO. OF BLDG	TOTAL BUILTUP AREA	TOTAL EXCESS BALCONY AREA	STAIRCASE AREA	NO OF FLAT & SHOP
A.A1	GR+01	G.E - 802.34 TYP.FL- 345.04	547.39	02	1094.76	—	—	16 FLAT 24 SHOP
B	ST+13	ST - 85.34 TYP.FL- 372.90 STAIR.LI.FTH- 306.97 ST - 20.37	4765.05	01	4765.05	—	—	101 FLAT
C	ST+13	TYP.FL- 373.42 STAIR.LI.FTH- 338.11	4769.20	01	4769.20	—	—	101 FLAT
D	ST+13	ST - 19.31 TYP.FL- 211.59	2769.98	01	2769.98	—	—	65 FLAT
D1	GR+01	GR.FE - 165.41 TYP.FL- 211.59	377.00	01	377.00	—	—	05 FLAT 09 SHOP
TOTAL				6	13775.99	—	—	288 FLAT 33 SHOP



LOCATION PLAN
SCALE: 1:500

PARKING STATEMENT

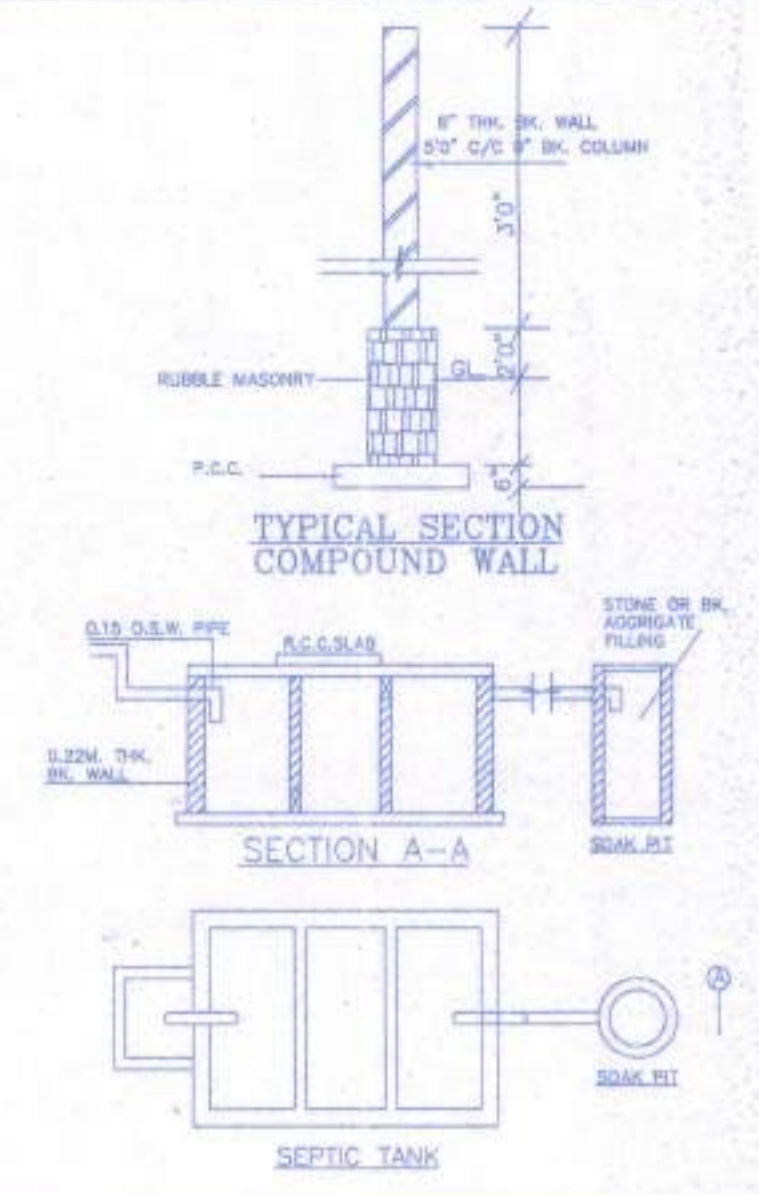
FLAT GARRET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAP.
BELOW 20	334	—	—
20 TO 40	34	14	14
40 TO 70	—	—	—
EDUCATIONAL BLDG	134.41	07	07
TOTAL	368	21	21
PROP. PARKING			
STRT. PARKING	20	—	—
OPEN PARKING	—	—	—

DOORS & WINDOWS SCHEDULE

SIZE (W X H)	AREA IN SQ.MTS	DESCRIPTION
2.00 X 1.00	100	DOOR
1.50 X 1.50	225	WINDOW
2.00 X 2.00	400	WINDOW
3.00 X 1.50	450	WINDOW
2.50 X 2.50	625	WINDOW
1.50 X 2.00	300	WINDOW
2.00 X 3.00	600	WINDOW
3.00 X 3.00	900	WINDOW
4.00 X 2.00	800	WINDOW
2.00 X 4.00	800	WINDOW
3.00 X 4.00	1200	WINDOW
4.00 X 4.00	1600	WINDOW
5.00 X 4.00	2000	WINDOW
6.00 X 4.00	2400	WINDOW
7.00 X 4.00	2800	WINDOW
8.00 X 4.00	3200	WINDOW
9.00 X 4.00	3600	WINDOW
10.00 X 4.00	4000	WINDOW

PLOT AREA STATEMENT

S.NO.	N.O.	PLOT AREA IN SQ.MT. AS PER 7/12	PLOT AREA AS PER POSSESSION	PLOT AREA AS PER 7/12
23	22(P)	18600.00	9000.00	10600.00
26	1	7850.00	—	7850.00
TOTAL		26450.00	9000.00	18450.00



बांधकाम नकाशा मजुरी - **स्वीकृत**
रंगले दुर्गाबाई विकास प्रामाण्य व बांधकाम प्रांत
प्रमाणपत्र क्र. 2092/22/80/280
दिनांक 20/02/2025
वित्तिये बांधकाम



PROFORMA - I (Sr.No. 3,10,11&19 IN ANNEXURE 'I')

A. AREA STATEMENT

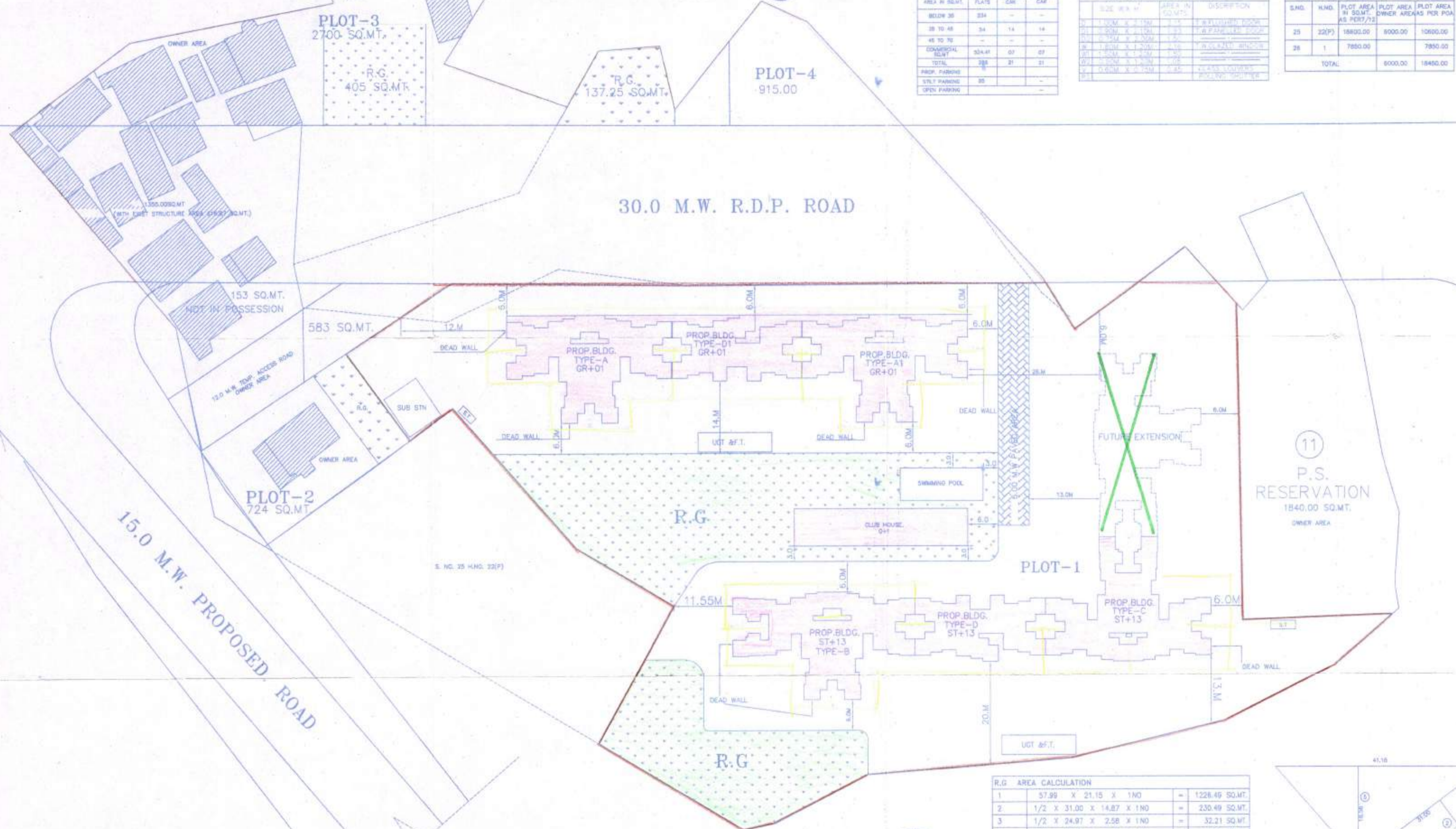
AREA (IN SQ.MT.)	
1	AREA OF PLOT AS PER 7/12 26450.00
2	a) AREA OF PLOT AS PER POSSESSION 24050.00
	DEDUCTION FOR
2	a) ROAD SET BACK AREA (95.00+1355.00 UNDER EXIST STRUCTURE AREA + 4038.00 = 5440.00
	b) P.S.RESERVATION AREA 1840.00
	c) 12.00 M.W TEMP ACCESS ROAD 583.00
	d) TOTAL (a+b+c) 7863.00
3	BALANCE AREA PLOT (1b MINUS 2) 16217.00
	a) BALANCE AREA PLOT AS PER SUB DIVISION
	PLOT-4 915.00
	PLOT-3 2700.00
	PLOT-2 724.00
	PLOT-1 11878.00
4	DEDUCTION (IF DEDUCTIBLE)
	a) FOR RECREATIONAL GROUND 15% SHOWN 137.25
	b) NET AREA PLOT (3 MINUS 4) 405.00
	c) 110.10 1781.70
	d) 777.75 2295.00
	e) 623.90 10096.30
5	ADDITIONS FOR FLOOR SPACE INDEX
	a) ROAD SET BACK AREA (5440 OUT OF THIS) 5440.00
	b) 100% RESERVATION 4038.52
7	TOTAL AREA PLOT (5 PLUS 6) 777.75 2295.00 623.90 14134.82
8	FLOOR SPACE INDEX PERMISSIBLE 1.00 1.00 1.00 1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 50% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 9 ABOVE 777.75 2295.00 623.90 14134.82
11	EXISTING STRUCTURE AREA
12	PROPOSED FLOOR AREA
13	EXCESS BALCONY AREA TAKEN IN TO F.S.I.
14	TOTAL BUILT UP AREA PROPOSED (11+13) 13775.99
15	FLOOR SPACE INDEX CONSUMED (14/5)
B BALCONY STATEMENT	
PERMISSIBLE BALCONY AREA PER FLOOR —	
PROPOSED BALCONY AREA PER FLOOR	
EXCESS BALCONY AREA PER FLOOR	
TOTAL EXCESS BALCONY AREA ALL FLOORS	
C TENEMENT STATEMENT	
PROPOSED AREA (ITEM A-12 ABOVE) 1675.99	
LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.) 541.54	
AREA AVAILABLE FOR TENEMENTS (11 MINUS 12) 13234.45	
TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) 397	
TENEMENTS PROPOSED 33 SHOP 288 FLAT	
TENEMENTS EXISTING	
TOTAL TENEMENTS ON THE PLOT 33 SHOP 288 FLAT	
TRANSPORT VEHICLES PARKING	
SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED REGULATIONS	
TOTAL NON-TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - II
CERTIFICATE OF AREA
I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE PLOTS ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED AND TALLIED WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

LEGENDS	NOTES
PLOT LINES SHOWN IN RED	DRAWN IN SCALE
EXISTING STREET SHOWN IN DOTTED YELLOW	ALL DIMENSIONS ARE IN FEET/METER
FUTURE STREET	OUTER WALL & INTERNAL WALLS ARE 4" THK.
PERMISSIBLE BUILDING	
OPEN SPACES	
WORK PROPOSED TO BE DEVELOPED	
PROPOSED WORK SHOWN IN PINK	
DRAINAGE & SEWERAGE WORK SHOWN IN YELLOW	
SEALINGS	
RECREATION GROUND SHOWN IN GREEN	
ROADS & SETBACKS SHOWN IN GREEN	
RESERVATION AS PER D.P. COLOUR	

ARCHITECT: ANIL R. NIRGUDE. SIGNATURE OF OWNERS.

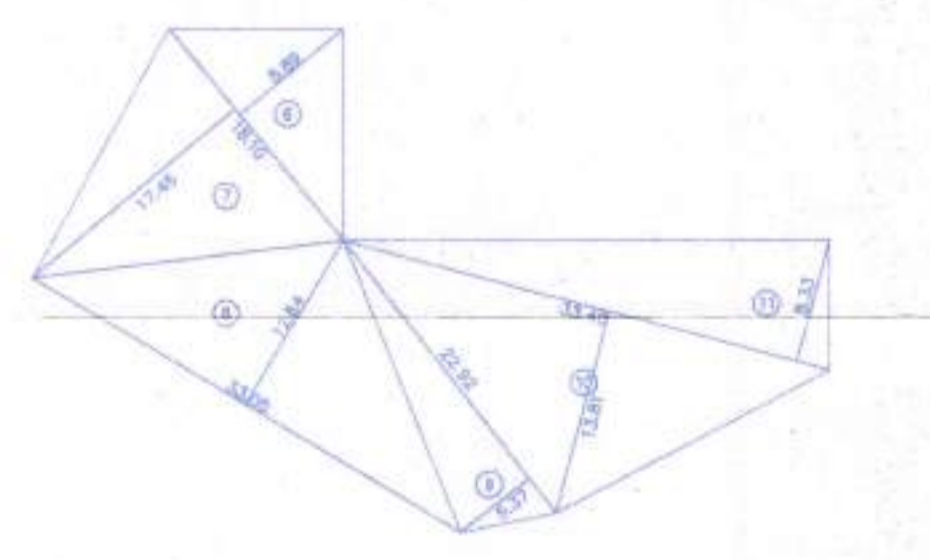
504 01 PROPOSED BUILDING PLAN ON PLOT BEARING ON S.NO. 25/22(P).
DRG. NO.01 26/1 AT VILLAGE VADAVALI, TAL. KALYAN,
DIST. THANE FOR
AS SHOWN S C A L E SHRIMATI. CHANDIBAI DHARMA PATIL & OTHERS
27/08/2015 S C A L E C. A. HOLDER / SATISH J. KHATRI
CHECKED BY ANIL ARCHITECTS & ENGINEERS
PARSH VITAN CONSULTANTS
CAD/DRN PARESH 8/101,1ST FLR, BRHU TOWER, OPP. LOURDES SCHOOL,
SANTOSH MATA ROAD, KALYAN (W) 421301



LAYOUT PLAN
SCALE=1:500

R.G. AREA CALCULATION

1	57.99 X 21.15 X 1ND	= 1228.49 SQ.MT.
2	1/2 X 31.00 X 14.87 X 1ND	= 230.49 SQ.MT.
3	1/2 X 24.97 X 2.58 X 1ND	= 32.21 SQ.MT.
4	1/2 X 24.97 X 9.20 X 1ND	= 114.86 SQ.MT.
5	1/2 X 41.18 X 18.56 X 1ND	= 382.15 SQ.MT.
6	1/2 X 18.10 X 8.89 X 1ND	= 80.45 SQ.MT.
7	1/2 X 18.10 X 17.49 X 1ND	= 157.92 SQ.MT.
8	1/2 X 33.05 X 12.64 X 1ND	= 208.88 SQ.MT.
9	1/2 X 22.92 X 5.37 X 1ND	= 61.54 SQ.MT.
10	1/2 X 33.40 X 13.81 X 1ND	= 230.63 SQ.MT.
11	1/2 X 32.40 X 8.33 X 1ND	= 136.11 SQ.MT.
TOTAL ADDITION		= 2864.73 SQ.MT.



R.G. DIAGRAM
SCALE 1:500