

**AREA DIAGRAM & CALCULATION OF GROUND FLOOR (PROP.)**

A	43.02 x 51.04	=	2195.74	SQ.MT
<b>DEDUCTION</b>				
01	35.90 x 40.54	=	1422.40	
02	04.11 x 02.37	=	11.79	
03	03.35 x 02.87	=	09.61	
04	06.75 x 03.20 x 02	=	04.60	
05	01.51 x 03.20 x 02	=	09.68	
06	06.75 x 02.73 x 02	=	04.14	
07	02.72 x 03.35 x 02	=	18.22	
08	01.85 x 03.35	=	06.56	
09	00.18 x 02.74	=	00.42	
10	02.29 x 04.25	=	09.85	
11	05.19 x 01.35	=	07.05	
12	01.98 x 03.50	=	06.86	
13	04.11 x 02.72	=	11.17	
14	03.35 x 02.72	=	09.11	
15	01.29 x 08.24	=	08.64	
16	02.06 x 08.24	=	12.79	
17	03.96 x 03.68	=	12.19	
18	00.50 x 01.94 x 01.94	=	01.85	
19	00.50 x 02.02 x 02.02 x 02	=	04.08	
20	00.62 x 01.98 x 02	=	02.46	
21	00.50 x 01.94 x 01.94 x 02	=	02.68	
22	01.29 x 00.35 x 02	=	00.90	
23	00.50 x 00.35 x 00.35 x 02	=	00.12	
24	03.20 x 03.03	=	09.69	
25	01.97 x 03.20	=	06.30	
26	00.25 x 02.44	=	00.61	
27	01.57 x 03.35	=	05.25	
28	04.93 x 04.52	=	22.28	
29	03.20 x 01.31	=	04.19	
30	01.37 x 01.37	=	01.87	
31	03.21 x 00.16	=	00.48	
32	01.86 x 01.98	=	03.92	
33	01.57 x 00.90	=	01.77	
34	00.68 x 01.52	=	01.04	
35	00.60 x 00.96 x 00.96	=	00.46	
36	00.60 x 02.48 x 02.48	=	03.07	
37	00.90 x 01.67	=	01.77	
38	03.20 x 01.72	=	05.50	
39	03.03 x 02.93 x 03	=	26.81	
40	03.08 x 03.04 x 03	=	28.68	
41	12.33 x 01.13	=	13.93	
42	12.33 x 01.06	=	12.84	
43	04.25 x 01.10	=	05.06	
44	01.36 x 06.03	=	06.84	
45	05.24 x 01.14	=	07.11	
46	06.24 x 01.04	=	06.48	
47	01.53 x 03.69	=	06.05	
48	04.59 x 01.28 x 04	=	22.98	
49	02.91 x 03.99	=	11.52	
50	03.08 x 01.58	=	05.45	
51	03.06 x 01.86 x 02	=	10.15	
<b>TOTAL DEDUCTION</b>				<b>= 1868.30 SQ.MT.</b>
<b>NET TOTAL BUILT UP AREA</b>				<b>= 387.44 SQ.MT.</b>

OPEN SPACE(22.50%)  
727.32 SQ.MT

PROP. UTILITY SPACE FOR U.M.C.(5%)  
161.68 SQ.MT

**PROFORMA - I**

D		AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT		3232.41
2	DEDUCTIONS FOR		
a)	ROAD ACQUISITION AREA (Set back area)		
b)	PROPOSED ROAD		
c)	ANY RESERVATION		
	TOTAL (a+b+c)		
3	NET GROSS AREA OF PLOT (1-2)		
4	DEDUCTION FOR		
a)	RECREATION GROUND AS PER RULE NO. 11.3.1		AS GIVEN
b)	AMENITY SPACE		
	TOTAL (a+b)		
5	NET AREA OF PLOT (3-4)		
6	ADDITION FOR F.A.R. (TOTAL BUILT UP AREA) PURPOSE + FOR AMENITY SPACE	2 (a)	
		2 (b)	
7	TOTAL AREA (5+6)		3232.41
8	F.A.R. PERMISSIBLE		1.00
9	PERMISSIBLE FLOOR AREA (BXZ)		3232.41
10	EXISTING FLOOR AREA		NIL
11	PROPOSED FLOOR AREA		2779.26
12	EXCESS BALCONY AREA TAKEN IN F.A.R. (AS PER B (c) BELOW)		451.60
13	TOTAL BUILT UP AREA PROPOSED (10+11-12)		3230.66
14	F.A.R. CONSUMED (13/7)		0.99
<b>B</b>		<b>BALCONY AREA STATEMENT</b>	
a)	PERMISSIBLE BALCONY AREA PER FLOOR		
b)	PROPOSED BALCONY AREA PER FLOOR		
c)	EXCESS BALCONY AREA (TOTAL)		AS GIVEN
<b>C</b>		<b>TENEMENT STATEMENT</b>	
a)	NET AREA OF ITEM A (7) ABOVE		3232.41
b)	LESS DEDUCTIONS OF NON RESIDENTIAL AREA		NIL
c)	AREA OF TENEMENTS (a-b)		3232.41
d)	TENEMENTS PERMISSIBLE		122
e)	TENEMENTS PROPOSED		112
f)	TENEMENTS EXISTING		NIL
g)	TOTAL TENEMENTS (e+f)		112
<b>D</b>		<b>PARKING STATEMENT</b>	
a)	PARKING REQUIRED BY RULE	REQD.	PROVIDED
	CAR/SCOOTER/MOTOR CYCLE	112 / 224	112 / 224
	OUTSIDERS	338	338
b)	GARAGE PERMISSIBLE		
c)	GARAGE PROPOSED		
	CAR/SCOOTER/MOTOR CYCLE		AS GIVEN
	OUTSIDERS		
d)	TOTAL PARKING PROVIDED		
<b>E</b>		<b>LOADING/UN LOADING STATEMENT</b>	
a)	LOADING/UN LOADING REQUIRED		
b)	TOTAL LOADING/UN LOADING PROVIDED		

**NOTES**

- BOUNDARY OF PLOT BOUNDED THICK BLACK
- PROPOSED WORK SHOWN IN RED
- B DENOTES BALCONY
- AREA UNDER SET BACK SHOWN IN DOTTED GREEN
- STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW
- RECREATION SHOWN IN GREEN WASH PATCHED
- AREA UNDER PROPOSED ROAD SHOWN IN BROWN
- EXISTING WORK BLUE
- DRAINAGE RED DOTTED

**SCHEDULE OF DOORS / WINDOWS**

M.O	-1.00 X 2.10
D1	-0.90 X 2.10
D2	-0.75 X 1.85
W1/DW1	-1.03 X 1.40 / 2.10
W2/DW2	-1.50 X 1.40 / 2.10
V	-0.50 X 0.75 M.

**PROFORMA - II**

**CONTENTS OF SHEET**

GROUND, FIRST, SECOND, ELEVATION, SECTION, LOCATION PLAN, SITE PLAN, DETAILS OF COMP. WALL, TREAD & RISER, PLAN & SECTION OF SEPTIC TANK & AREA CALCULATIONS.

REVISION	DESCRIPTION	DATE	SIGNATURE

**NAME OF OWNER**

M/S. TIRUPATI ENTERPRISES  
MR. KAMAL OCHANI  
M/S TRISHNA PIPES PVT. LTD.

**SIGNATURE**

M/S. SHREE KRISHNA ENTERPRISES  
MR. JEETENDER LALCHANDANI  
MR. SUNIL HASSEJA  
MR. DEEPAK GOKHLANI  
MR. SUNDER BAJAJ

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORDS/LAND RECORDS DEPTT. CITY SURVEY RECORDS.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED CONSTRUCTION ON PLOT NO.35 & 36, SHEET NO.7, C.T.S. NO. 17626 & 17627, INDUSTRIAL AREA, ULHASNAGAR - 4

JOB No.	DATE	DRG. No.	SCALE	DRAWN BY	CHECKED BY
		M - 1/R.1	AS GIVEN		

**HOTWANI & ASSOCIATES**  
P. H. HOTWANI  
Licensed Engineer  
URB Lic. No. 01/14

AS PER GOVERNMENT NOTIFICATION NO. TPS-1210/1420/CR-5/12/UD-12 DATE - 29/11/12 FOR CONVERSION OF INDUSTRIAL ZONE TO RESIDENTIAL / COMMERCIAL ZONE

**CONDITIONS**

- NO. OF LABOUR COMMISSIONER
- 5% LAND FOR PUBLIC UTILITY
- AMENITY & OPEN SPACE
- 2.25 UNITS SHOULD BE OF SINK & L.T.A

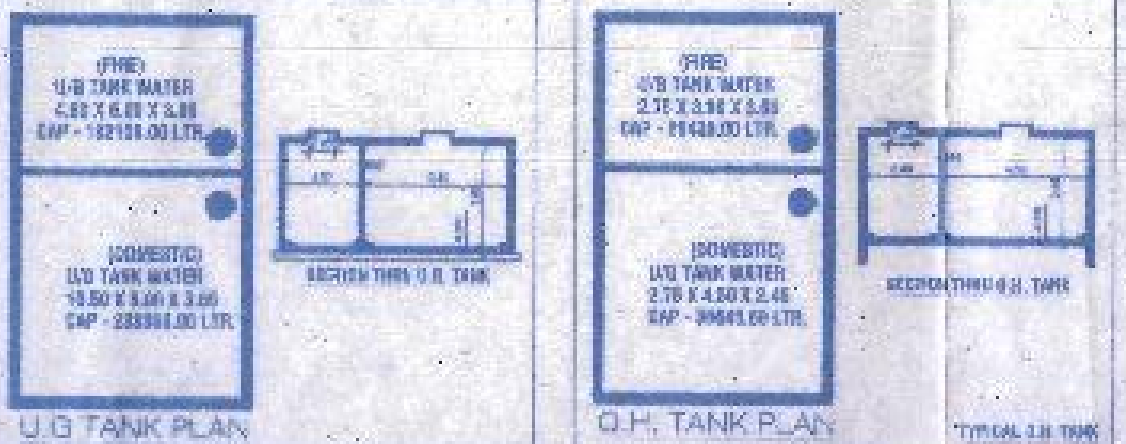
**PROPOSED**

OPEN PLOT ONLY (NO EXISTING FACTORY)

PROVIDED ON MAIN ROAD

PROVIDED

PROVIDED



**PARKING STATEMENT**

AS PER RULE

FLAT AREA AS TO 70 S.MT	CAR	SCOOTER
01 No.	02 Nos.	
TOTAL 04 FLATS	REQD. PROVIDED	
CAR	06 Nos. 05 Nos.	
SCOOTER	176 Nos. 176 Nos.	

**GROUND FLOOR PLAN**  
SCALE: 1:100