PROFORMA - I: AREA STATEMENT

PROPOSED CONSTRUCTION ON PORTION OF U.NO. 198, SECTION 7-B, SHEET NO. 83, BEARING C.T.S. NO. 2447, SITUATED AT ULHASNGAR-01, DIST.: - THANE.

SHEET NO. **01**

STAMPS OF APPROVAL OF PLANS:

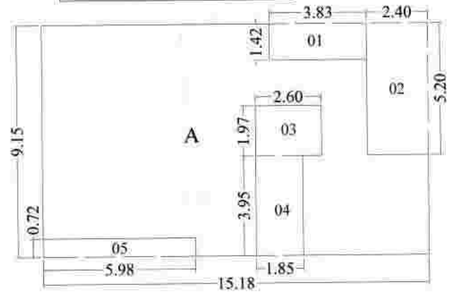
मंजुरी
कोकण भवन, नवी मुंबई
न.भ.प्रदान क्रमांक: 451/491/484 & 491/492/949
मार्फत संगणक निरीक्षण अभियाणाने.

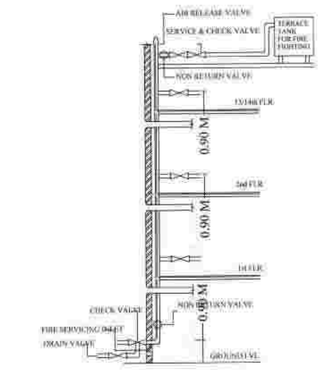
सहायक संचालक नगररचना विभाग उल्हासनगर महानगरपालिका

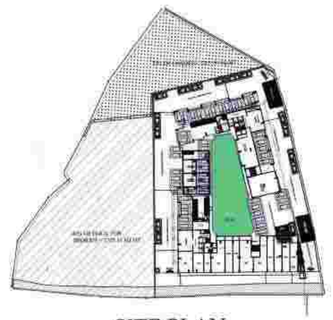
नगररचनाकार उल्हासनगर महानगरपालिका

LINE DIAGRAM & AREA CALCULATION OF STAIRCASE, & LOBBY **WING-A** (GR. FLOOR)**SC-1:100**

A	15.18 X 09.15	= 138.90 SQ.MT
B	03.30 X 06.30	= 20.79 SQ.MT.
TOTAL		= 159.69 SQ.MT
DEDUCTION		
01	03.83 x 01.42 x 01	= 05.44
02	02.40 x 05.20 x 01	= 12.48
03	02.60 x 01.98 x 01	= 05.15
04	03.95 x 01.85 x 01	= 07.31
05	05.98 x 00.72 x 01	= 04.31
TOTAL DEDUCTION		= 34.68 SQ.MT.
TOTAL BUILT-UP AREA		**= 125.01 SQ.MT.**



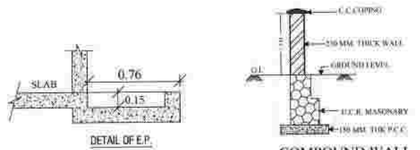




SITE PLAN
SCALE : 1:1000

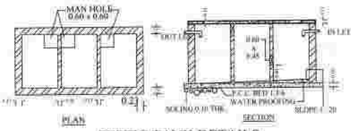
SITE TO BE REFER

D.P. EXTRACT
SCALE : 1:2500

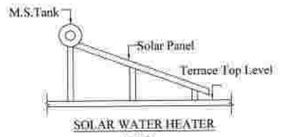


DETAIL OF E.P.
SCALE: 1:25

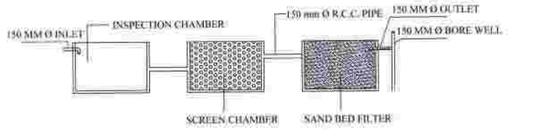
COMPOUND WALL
N.T.S.



SEPTIC TANK DETAILS
SCALE : N.T.S.



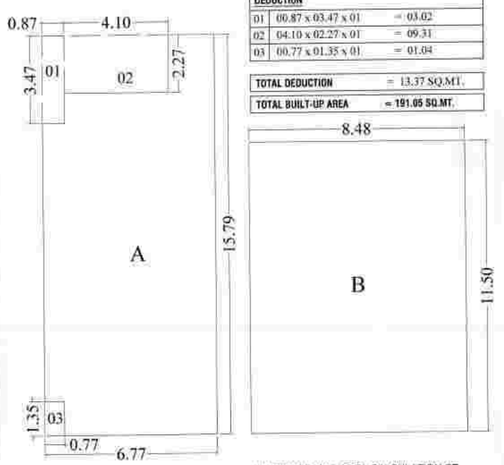
SOLAR WATER HEATER
N.T.S.



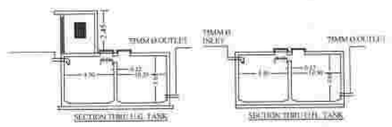
SECTION THROUGH RAIN WATER HARVESTING (RECHARGE)
SCALE- N.T.S.

LINE DIAGRAM & AREA CALCULATION OF CLUB HOUSE WING-B (GR. FLOOR)S.C.-1:100

A	06.77 X 15.79	= 106.90 SQ.MT
B	08.48 X 11.50	= 97.52 SQ.MT
TOTAL		= 204.42 SQ.MT
DEDUCTION		
01	00.87 x 03.47 x 01	= 03.02
02	04.10 x 02.27 x 01	= 09.31
03	00.77 x 01.35 x 01	= 01.04
TOTAL DEDUCTION		= 13.37 SQ.MT.
TOTAL BUILT-UP AREA		**= 191.05 SQ.MT.**



SECTION OF FIRE FIGHTING TANK
N.T.S.

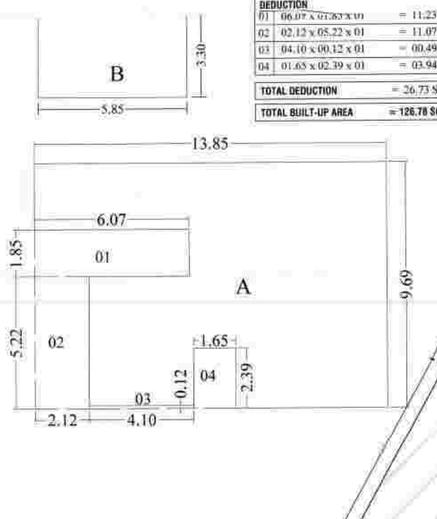


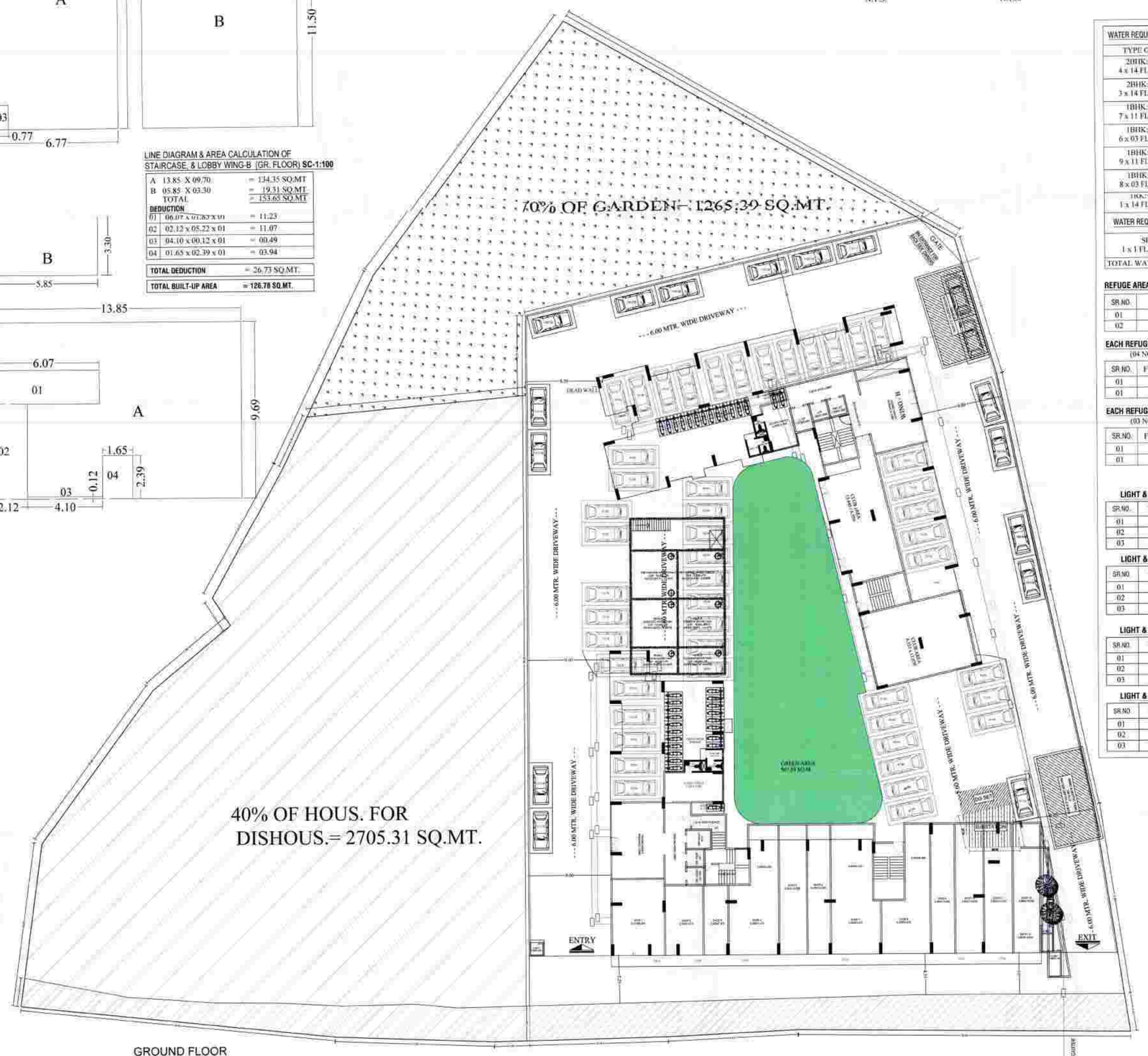
U.G TANK PLAN
N.T.S.

O.H. TANK PLAN
N.T.S.

LINE DIAGRAM & AREA CALCULATION OF STAIRCASE, & LOBBY WING-B (GR. FLOOR) **SC-1:100**

A	13.85 X 09.70	= 134.35 SQ.MT
B	05.85 X 03.30	= 19.31 SQ.MT.
TOTAL		= 153.65 SQ.MT
DEDUCTION		
01	06.07 x 01.85 x 01	= 11.23
02	02.12 x 05.22 x 01	= 11.07
03	04.10 x 00.12 x 01	= 00.49
04	01.65 x 02.39 x 01	= 03.94
TOTAL DEDUCTION		= 26.73 SQ.MT.
TOTAL BUILT-UP AREA		**= 126.78 SQ.MT.**





GROUND FLOOR
SCALE 1:200

WATER REQUIREMENT STATEMENT (RESIDENTIAL,WING A & B)			
TYPE OF FLATS	NOS. OF PERSONS	WATER QTY. REQD.	
20BHK:WING-A 4 x 14 FL. = 56 NOS.	56 x 4 PERSON = 224	224 x 135 LTRS. = 30240 LTRS.	164090 LTRS-A
2BHK:WING-B 3 x 14 FL. = 42 NOS.	42 x 4 PERSON = 168	168 x 135 LTRS. = 22680 LTRS.	
1BHK:WING-A 7 x 11 FL. = 77 NOS.	77 x 3 PERSON = 231	231 x 135 LTRS. = 31185 LTRS.	
1BHK:WING-A 6 x 03 FL. = 18 NOS.	18 x 3 PERSON = 54	54 x 135 LTRS. = 7290 LTRS.	
1BHK:WING-B 9 x 11 FL. = 99 NOS.	99 x 3 PERSON = 297	297 x 135 LTRS. = 40095 LTRS.	
1BHK:WING-B 8 x 03 FL. = 24 NOS.	24 x 3 PERSON = 72.	72 x 135 LTRS. = 9720 LTRS.	
1BHK:WING-A 1 x 14 FL. = 14 NOS.	14 x 2 PERSON = 28	28 x 135 LTRS. = 3780 LTRS.	
WATER REQUIREMENT STATEMENT(COMMERCIAL, WING-A)			
SHOPS 1 x 13 FL. = 13 NOS.	13 x 3 PERSON = 39	39 x 45 LTRS. = 1755 LTRS.	B
TOTAL WATER QTY. A+B (RESI+COMM)		146765 LTRS.	

REFUGE AREA CALCULATION AS PER FLOOR

SR.NO.	FLAT TYPE	NOS. OF PERSONS	AREA PER PERSONS	AREA PER FLAT
01	2BHK	04	0.30	1.20
02	1BHK	02	0.30	0.60

EACH REFUGE AREA CALCULATION (WING-A)
(04 NOS. OF 2BHK + 08 NOS. OF 1 BHK x TYPICAL (05 FLOOR)

SR.NO.	FLAT TYPE	NOS. OF FLAT FOR 05 FLOOR	AREA REQUIRED	AREA PROVIDED
01	2BHK	20	20 x 1.20 = 24.00	48.00 SQ.MT.
01	1BHK	40	40 x 0.60 = 24.00	

EACH REFUGE AREA CALCULATION (WING-B)
(03 NOS. OF 2BHK + 09 NOS. OF 1 BHK x TYPICAL (05 FLOOR)

SR.NO.	FLAT TYPE	NOS. OF FLAT FOR 05 FLOOR	AREA REQUIRED	AREA PROVIDED
01	2BHK	15	15 x 1.20 = 18.00	45.00 SQ.MT.
01	1BHK	45	45 x 0.60 = 27.00	

LIGHT & VENTILATION STATEMENT 2BHK

SR.NO.	TYPE	CARPET AREA MAXIMUM	VENTILATION REQD. 1/10 OF C.A	PROVIDED
01	LIVING	18.18	01.81	02.76
02	BED	09.49	00.94	02.31
03	KITCHEN	07.46	00.74	01.61

LIGHT & VENTILATION STATEMENT 2BHK

SR.NO.	TYPE	CARPET AREA MINIMUM	VENTILATION REQD. 1/10 OF C.A	PROVIDED
01	LIVING	15.24	01.52	02.76
02	BED	09.00	00.90	02.31
03	KITCHEN	04.73	00.47	01.61

LIGHT & VENTILATION STATEMENT 1 BHK

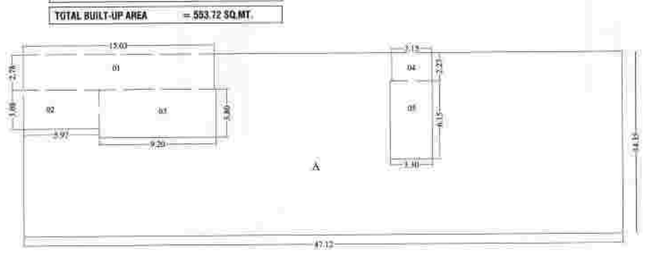
SR.NO.	TYPE	CARPET AREA MAXIMUM	VENTILATION REQD. 1/10 OF C.A	PROVIDED
01	LIVING	14.59	01.45	02.76
02	BED	09.01	00.90	02.31
03	KITCHEN	05.61	00.56	01.61

LIGHT & VENTILATION STATEMENT 1 BHK

SR.NO	TYPE	CARPET AREA MINIMUM	VENTILATION REQD. 1/10 OF C.A	PROVIDED
01	LIVING	14.59	01.45	02.76
02	BED	09.01	00.90	02.31
03	KITCHEN	05.61	00.56	01.61

LINE DIAGRAM & AREA CALCULATION OF COMMERCIAL **WING-A** (GR. FLOOR)S.C.-1:200

A	47.12 X 14.35	= 676.17 SQ.MT
DEDUCTION		
01	15.03 x 02.78 x 01	= 41.78
02	05.97 x 03.08 x 01	= 18.39
03	09.20 x 03.80 x 01	= 34.96
04	03.15 x 02.23 x 01	= 07.02
05	03.30 x 06.15 x 01	= 20.30
TOTAL DEDUCTION		= 122.45 SQ.MT.
TOTAL BUILT-UP AREA		**= 553.72 SQ.MT.**



AREA DETAILS OF APARTMENT					
Building No.	Floor No.	Apartment No.	RERA Carpet area of Apartment (in s.mt.)	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat.
(1)	(2)	(3)	(4)	(5)	(6)
WING-A	1ST FLOOR	FLAT-01	48.72	02.56	NIL
		FLAT-02	49.45	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-05	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-08	37.12	——	
		FLAT-09	37.12	——	
		FLAT-10	20.74	——	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			437.17	16.18	NIL
WING-A	TYPICAL FLOOR 2ND TO 13TH EXCEPT 6TH & 12TH	FLAT-01	48.72	02.56	NIL
		FLAT-02	49.45	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-05	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-07	37.12	——	
		FLAT-08	37.12	——	
		FLAT-09	37.12	——	
		FLAT-10	20.74	——	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			474.29 x 11	16.18 x 11	NIL
GRAND TOTAL			5217.19	177.98	NIL
WING-A	7TH & 12TH FLOOR	FLAT-01	48.72	02.56	NIL
		FLAT-02	49.45	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-05	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-07	37.12	——	
		FLAT-08	37.12	——	
		FLAT-10	20.74	——	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			437.17 x 2	16.18 x 2	NIL
GRAND TOTAL			874.34	32.36	NIL

AREA DETAILS OF APARTMENT					
Building No.	Floor No.	Apartment No.	RERA Carpet area of Apartment (in s.mt.)	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat.
(1)	(2)	(3)	(4)	(5)	(6)
WING-B	1ST FLOOR	FLAT-01	38.65	——	NIL
		FLAT-02	37.12	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-07	37.12	——	
		FLAT-08	37.12	——	
		FLAT-09	37.12	——	
		FLAT-10	48.37	01.91	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			405.28	13.62	NIL
WING-B	TYPICAL FLOOR 2ND TO 13TH EXCEPT 6TH & 12TH	FLAT-01	38.65	——	NIL
		FLAT-02	37.12	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-05	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-07	37.12	——	
		FLAT-08	37.12	——	
		FLAT-09	37.12	——	
		FLAT-10	48.37	01.91	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			442.40 x 11	15.53 x 11	NIL
GRAND TOTAL			4866.40	170.83	NIL
WING-B	7TH & 12TH FLOOR	FLAT-01	38.65	——	NIL
		FLAT-02	37.12	01.91	
		FLAT-03	37.12	01.91	
		FLAT-04	37.12	01.91	
		FLAT-05	37.12	01.91	
		FLAT-06	37.12	——	
		FLAT-07	37.12	——	
		FLAT-09	37.12	——	
		FLAT-10	48.37	01.91	
		FLAT-11	48.76	03.72	
		FLAT-12	46.78	02.26	
TOTAL			405 x 02	15.53 x 02	NIL
GRAND TOTAL			810.56	31.06	NIL

AREA DETAILS OF SHOPS					
Building No.	Floor No.	SHOP No.	RERA Carpet area of SHOP (in s.mt.)	Area of Balcony attached to SHOP	Area of Double height terraces attached to SHOP
(1)	(2)	(3)	(4)	(5)	(6)
WING-A	GROUND FLOOR	SHOP-01	47.38	——	NIL
		SHOP-02	31.26	——	
		SHOP-03	19.83	——	
		SHOP-04	61.61	——	
		SHOP-05	41.55	——	
		SHOP-06	34.44	——	
		SHOP-07	69.14	——	
		SHOP-08	52.77	——	
		SHOP-09	36.19	——	
		SHOP-10	42.60	——	
		SHOP-11	42.60	——	
		SHOP-12	41.03	——	
TOTAL			520.40	——	NIL

PARKING STATEMENT BUILD.-1 & 2

AS PER RULE	CAR	SCOOTER
FOR EACH SHOP AREA 100 SQMT.	01	02
COMMERCIAL PARKING		
TOTAL SHOPS AREA- 553.72/100=6 NOS		
REQD.	**06**	**12**
AS PER RULE	CAR	SCOOTER
FLAT AREA BELOW 30 SQ.MT.	00	04
RESIDENTIAL PARKING		
TOTAL FLATS- 14 (WING-A)		
REQD.	**00**	**56**
AS PER RULE	CAR	SCOOTER
EVERY TWO FLAT AREA BELOW 40 SQ.MT.	01	01
RESIDENTIAL PARKING		
TOTAL FLATS- 218/2= 109 NOS (WING-A & B)		
REQD.	**109**	**109**
AS PER RULE	CAR	SCOOTER
EVERY TWO FLAT AREA 40 TO 80 SQ.MT.	01	04
RESIDENTIAL PARKING		
TOTAL FLATS- 98/2= 49 NOS (WING-A & B)		
REQD.	**49**	**196**
TOTAL REQD.	**164**	**373**
TOTAL PROVIDED(80% OF REQD.)	**132**	**225.60**

BUILT-UP AREA STATEMENT

TOTAL PLOT AREA	= 8999.50 SQ.MT.	-I.
AREA UNDER ROAD CUTTING	= 428.51	-II.
AREA SURRENDER FOR GARDEN RES.	= 1265.39	-III.
AREA SURRENDER FOR HOUS. FOR DISHOUS	= 2705.31	-IV.
NET PLOT AREA [I-II+III+IV]	= 4600.29	
R.G. AREA REQUIRED(10% OF NET PLOT AREA)	= 460.02	
APPLICABLE T.D.R. (8999.50 x 0.90)	= 8099.55	
ROAD T.D.R. (428.51 x 2.05)	= 878.44	-A
T.D.R. FOR RESERVATION (3970.70 x 2.05)	= 8139.93	
T.D.R. USED	= 1450.59	-B
BASIC F.S.I. (4600.29 x 1.10)	= 5060.31	-C
PREMIUM F.S.I. (8999.50 x 0.50)	= 4499.75	-D
TOTAL AREA(A+B+C+D)	= 11889.09	-X
COM. ANCILLARY F.S.I. (553.72 x 80%)	= 442.97	-Y
RESI. ANCILLARY F.S.I. (11335.37 x 60%)	= 6801.22	-Z
PERMISSIBLE BUILT UP AREA(X+Y+Z)	= 19133.28	

Form of Statement - 2
[Sr. No. 9 (a)]

PROPOSED BUILDING			
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.	
(1)	(2)	(3)	
BLDG-1 COMM.	GROUND FLOOR	553.72	553.72-A
WING-A RESI.	GROUND FLOOR	125.01	9212.99 SQ.MT.-B
	1ST FLOOR	618.44	
	2ND FLOOR	657.64	
	3RD FLOOR	657.64	
	4TH FLOOR	657.64	
	5TH FLOOR	657.64	
	6TH FLOOR	657.64	
	7TH FLOOR	617.75	
	8TH FLOOR	657.64	
	9TH FLOOR	657.64	
	10TH FLOOR	657.64	
	11TH FLOOR	657.64	
	12TH FLOOR	617.75	
	13TH FLOOR	657.64	
	14TH FLOOR	657.64	
WING-B RESI.	GROUND FLOOR	126.78	126.78-C
	1ST FLOOR	619.67	9124.86 SQ.MT.-D
	2ND FLOOR	660.29	
	3RD FLOOR	660.29	
	4TH FLOOR	660.29	
	5TH FLOOR	660.29	
	6TH FLOOR	660.29	
	7TH FLOOR	621.00	
	8TH FLOOR	660.29	
	9TH FLOOR	660.29	
	10TH FLOOR	660.29	
	11TH FLOOR	660.29	
	12TH FLOOR	621.00	
	13TH FLOOR	660.29	
	14TH FLOOR	663.29	
	CLUB HOUSE		
	PERMISSIBLE AREA (15% OF R.G. AREA)	76.13	
	PROPOSED AREA	191.05	
	EXCESS AREA	114.92	114.92-E
TOTAL BUILT AREA		19133.27 SQ.MT.	

TOTAL PROP. BUILT UP AREA	= 19133.27 SQ.MT.	
ANCILLARY F.S.I. CONSUMED	**= 7244.19 SQ.MT.**	
PREMIUM F.S.I. CONSUMED	**= 4499.75 SQ.MT.**	

AREA STATEMENT

1. Area of plot *(Minimum area of a, b, c to be considered)*	8999.50 SQ.MT.
a) As per ownership document (7/12, C.T.S. extract)	8999.50
b) as per measurement sheet	8999.50
c) As per site	8999.50
2. Deduction for	
a) Proposed D.P./ D.P. Road widening Area	428.51
b) Any D.P. Reservation area	3970.70
(Total a+b)	4399.21
3. Gross Area of Plot (1-2)	**4600.29**
4. Recreational Open space	
a) Required	460.02
b) Proposed	507.59
5. Amenity space	
a) Required	N.A.
b) Proposed	N.A.
6. Service road and Highway widening	N.A.
7. Internal Road area	N.A.
8. Net Area of Plot = {3 - 4(b)}	**4600.29**
9. Built up area with reference to Basic F.S.I. (1.1) as per front road width *(Sr. No. 8 x ——)*	5060.31
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road *[2.05 x Sr. No. 2 (a)], if any.*	878.44
(b) In-situ area against Amenity Space *[2.00 or1.85 x Sr. No. 5 (b)].*	N.A.
(c) Premium FSI area *(subject to maximum of 0.5 of Sr.No. 1)*	4499.75
(d) T.D.R. area *(subject to maximum of 0.90 of Sr.No. 1)*	1450.59
(e) Additional FSI area under Chapter No. 7	N.A.
(Total c+d)	6828.78
11. 80% of area on Commercial & 60% of area on Residential (9) + (10)	
(a) Ancillary use-Comm. (553.72 x 80%)	442.97
(b) Ancillary use-Resi. (11335.37 x 60%)	6801.22
Total Ancillary used *(a+b)*	**7244.19**
12. **Total area available *(9+10+11)***	**19133.28**
13. Maximum utilization of F.S.I. (building potential) Permissible as per Road width *[(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6]*	**19133.28**
14. Total Built-up Area in proposal. *(excluding area at Sr.No.16.b)*	
a) Existing Built-up Area.	NIL
b) Proposed Built-up Area.	**19133.27**
(Total (a+b)	N.A.
15. F.S.I. Consumed (14/8) *(should not be more than serial No.13 above.)*	02.27
16. Area for Inclusive Housing, if any	
a) Required *(20% of Sr.No.9)*	N.A.
b) Proposed	N.A.

Certificate of Area:

Certified that the plot under reference was surveyed by me on_____and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
SHRIDHAR N. RUPANI
RNE-1993/14 NO. 05/105

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

1. SHRI. HARBIRSINGH JOGINDERSINGH HAYER,
2. MRS. KULMEEKAUR GULSHANBIRSINGH HAYER,
3. SHRI. GAGANDEEPSINGH GULSHANBIRSINGH HAYER,
4. SHRI. KARANDEEPSINGH SUKHBIRSINGH HAYER,
5. SHRI. ISHWAR SUKHBIRSINGH HAYER,
6. SHRI. SAHIBSINGH JAGDEEPSINGH HAYER,
7. SHRI. BIRENDRASINGH JAGDEEPSINGH HAYER,
8. SHRI. SAHILJEETSINGH JAGDEEPSINGH HAYER,
9. SMT. GURBANI RULAY,
10. SMT. SUKHJINDER KAUR JAGDEEPSINGH HAYER

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
1131-21	MD-01/06	AS GIVEN			

Architect/ Licensed Engineer/ Supervisor name and signature

SHRIDHAR N. RUPANI
RNE-1993/14 NO. 05/105

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