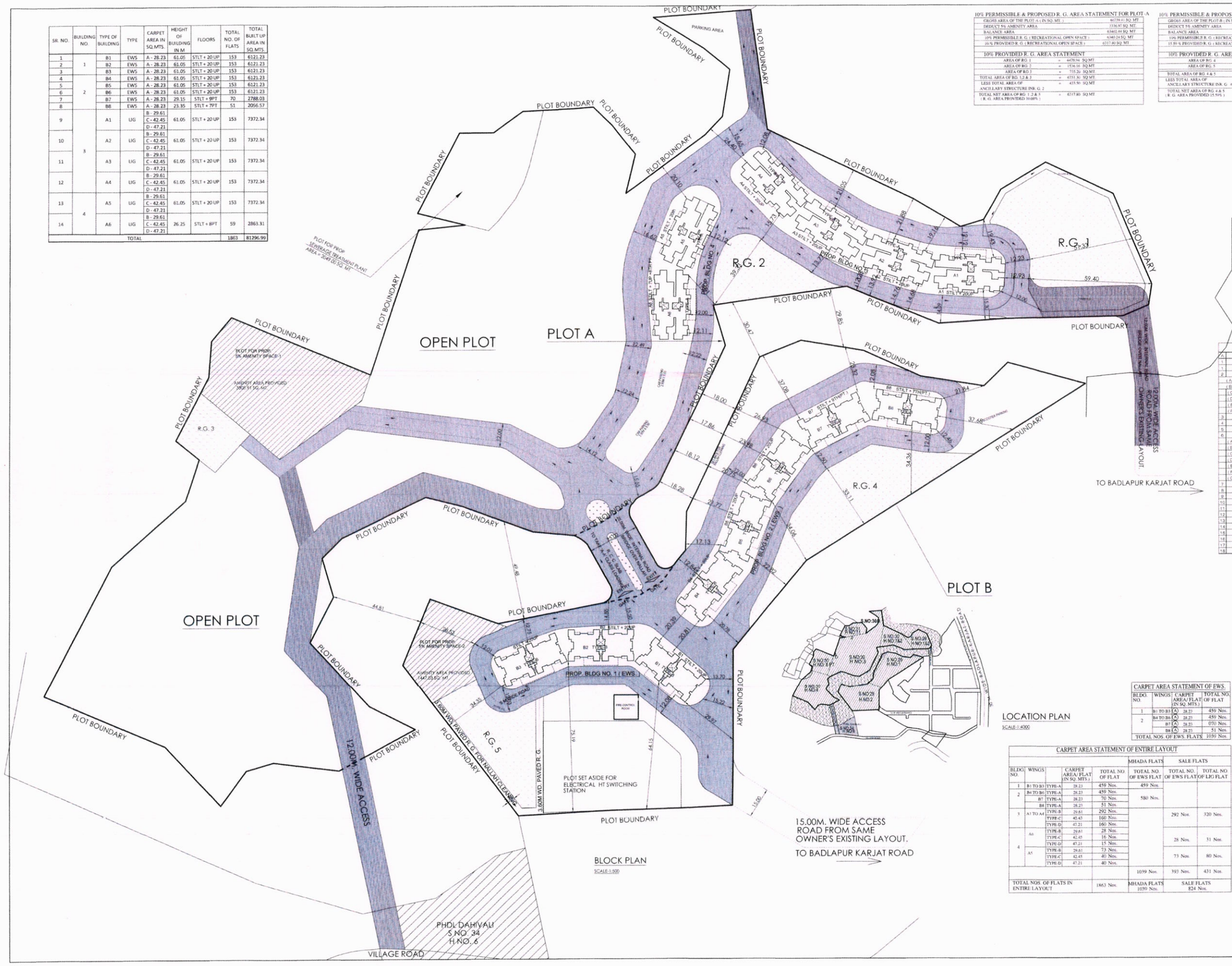
| SR. NO. | BUILDING NO. | TYPE OF BUILDING | TYPE | CARPET AREA IN SQ.MTS. | HEIGHT OF BUILDING IN M | FLOORS | TOTAL NO. OF FLATS | TOTAL BUILT UP AREA IN SQ.MTS. |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | B1 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 2 | | B2 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 3 | | B3 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 4 | 2 | B4 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 5 | | B5 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 6 | | B6 | EWS | A - 28.23 | 61.05 | STLT + 20 UP | 153 | 6121.23 |
| 7 | | B7 | EWS | A - 28.23 | 29.15 | STLT + 9PT | 70 | 2788.03 |
| 8 | | B8 | EWS | A - 28.23 | 23.35 | STLT + 7PT | 51 | 2056.57 |
| 9 | 3 | A1 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 61.05 | STLT + 20 UP | 153 | 7372.34 |
| 10 | | A2 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 61.05 | STLT + 20 UP | 153 | 7372.34 |
| 11 | | A3 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 61.05 | STLT + 20 UP | 153 | 7372.34 |
| 12 | | A4 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 61.05 | STLT + 20 UP | 153 | 7372.34 |
| 13 | 4 | A5 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 61.05 | STLT + 20 UP | 153 | 7372.34 |
| 14 | | A6 | UG | B - 29.61<br>C - 42.45<br>D - 47.21 | 26.25 | STLT + 8PT | 59 | 2863.31 |
| TOTAL | | | | | | | 1863 | 81296.99 |




## 10% PERMISSIBLE & PROPOSED R. G. AREA STATEMENT FOR PLOT-A

| | | |
|---|---|---|
| GROSS AREA OF THE PLOT-A ( IN SQ. MT. ) | | 66739.41 SQ. MT. |
| DEDUCT 5% AMENITY AREA | | 3336.97 SQ. MT. |
| BALANCE AREA | | 63402.44 SQ. MT. |
| 10% PERMISSIBLE R. G. ( RECREATIONAL OPEN SPACE ) | | 6340.24 SQ. MT. |
| 10 % PROVIDED R. G. ( RECREATIONAL OPEN SPACE ) | | 6317.80 SQ. MT. |
| **10% PROVIDED R. G. AREA STATEMENT** | | |
| AREA OF RG. 1 | = | 4479.96 SQ.MT. |
| AREA OF RG. 2 | = | 1536.16 SQ.MT. |
| AREA OF RG. 3 | = | 735.26 SQ.MT. |
| TOTAL AREA OF RG. 1,2 & 3 | = | 6751.38 SQ.MT. |
| LESS TOTAL AREA OF ANCILLARY STRUCTURE INR. G. 2 | = | 433.50 SQ.MT. |
| TOTAL NET AREA OF RG. 1, 2 & 3 ( R. G. AREA PROVIDED 10.00% ) | = | 6317.80 SQ.MT. |

## 10% PERMISSIBLE & PROPOSED R. G. AREA STATEMENT FOR PLOT-B

| | | |
|---|---|---|
| GROSS AREA OF THE PLOT-B ( IN SQ. MT. ) | | 28360.92 SQ. MT. |
| DEDUCT 5% AMENITY AREA | | 1418.05 SQ. MT. |
| BALANCE AREA | | 26942.87 SQ. MT. |
| 10% PERMISSIBLE R. G. ( RECREATIONAL OPEN SPACE ) | | 2694.28 SQ. MT. |
| 15.89 % PROVIDED R. G. ( RECREATIONAL OPEN SPACE ) | | 4421.90 SQ. MT. |
| **10% PROVIDED R. G. AREA STATEMENT** | | |
| AREA OF RG. 4 | = | 2395.95 SQ.MT. |
| AREA OF RG. 5 | = | 2124.70 SQ.MT. |
| TOTAL AREA OF RG. 4 & 5 | = | 5420.65 SQ.MT. |
| LESS TOTAL AREA OF ANCILLARY STRUCTURE INR. G. 4 | = | 998.75 SQ.MT. |
| TOTAL NET AREA OF RG. 4 & 5 ( R. G. AREA PROVIDED 15.59% ) | = | 4421.90 SQ.MT. |

## ENTIRE BUILT UP AREA STATEMENT OF TYPE-B

| BLDG. NO. | WING | FLOORS | BUA / F.S.I. |
|---|---|---|---|
| 1 | WING B1 | ST+20UP | 6121.23 SQ. MT. |
| | WING B2 | ST+20UP | 6121.23 SQ. MT. |
| | WING B3 | ST+20UP | 6121.23 SQ. MT. |
| 2 | WING B4 | ST+20UP | 6121.23 SQ. MT. |
| | WING B5 | ST+20UP | 6121.23 SQ. MT. |
| | WING B6 | ST+20UP | 6121.23 SQ. MT. |
| | WING B7 | ST+9UP | 2788.03 SQ. MT. |
| | WING B8 | ST+6UP +7TH PT. | 2056.57 SQ. MT. |
| | TOTAL | | 41571.98 SQ. MT. |

## ENTIRE BUILT UP AREA STATEMENT OF TYPE-A

| BLDG. NO. | WING | FLOORS | BUA F.S.I. |
|---|---|---|---|
| 3 | WING A1 | ST+20UP | 7372.34 SQ. MT. |
| | WING A2 | ST+20UP | 7372.34 SQ. MT. |
| | WING A3 | ST+20UP | 7372.34 SQ. MT. |
| 4 | WING A4 | ST+20UP | 7372.34 SQ. MT. |
| | WING A5 | ST+20UP | 7372.34 SQ. MT. |
| | WING A6 | ST+7UP + 8TH PART | 2863.31SQ. MT. |
| | TOTAL | | 39725.01 SQ. MT. |

## PERMISSIBLE AND PROPOSED FLOOR AREA STATEMENT

| | |
|---|---|
| AREA OF THE PLOT | 23.50 ACRES |
| | 40 GUNTHA |
| 1 GUNTHA | 1089.00 SQ. FT. |
| 1089.00 SQ. FT. X 40 GUNTHA | 43560.00 SQ. FT. |
| GROSS AREA OF THE PLOT ( 43560.00 SQ. FT. X 23.50 ACRES ) | 1023660.00 SQ. FT. |
| GROSS AREA OF THE PLOT IN SQ. MT. | 95100.33 SQ. MT. |
| DEDUCT 5% AMENITY AREA | 4755.02 SQ. MT. |
| BALANCE AREA | 90345.31 SQ. MT. |
| DEDUCT 10% R. G. | 9034.53 SQ. MT. |
| TOTAL AREA FOR F. S. I. COMPUTATION | 81310.78 SQ. MT. |
| F. S. I. PERMISSIBLE | 1.00 |
| TOTAL PERMISSIBLE FLOOR AREA | 81310.78 SQ. MT. |
| PROPOSED FLOOR AREA FOR BLDG. TYPE-A ( 06 WINGS ) | 39725.01 SQ. MT. |
| PROPOSED FLOOR AREA FOR BLDG. TYPE-B ( 08 WINGS ) | 41571.98 SQ. MT. |
| TOTAL PROPOSED FLOOR AREA | 81296.99 SQ. MT. |
| BALANCE AREA | 13.79 SQ. MT. |

## PROFORMA

| Sr. | AREA STATEMENT | PLOT-A | PLOT-B | TOTAL (IN SQ.MTS.) |
|---|---|---|---|---|
| 1 | AREA OF PLOT | | | |
| 1 | AREA OF PLOT ADOPTED FOR THE PROPOSAL | 66739.41 | 28360.92 | 95100.33 |
| 2 | DEDUCTION | | | |
| | ( A ) ROAD AREA (D.P. ROAD AREA + SET BACK AREA) | 0.00 | 0.00 | 0.00 |
| | ( B ) P.G. RESERVATIONS | 0.00 | 0.00 | 0.00 |
| | ( C ) SAS / MAP RESERVATIONS | 0.00 | 0.00 | 0.00 |
| | ( D ) SPORT RESERVATION | 0.00 | 0.00 | 0.00 |
| | ( E ) LESS 5% AMENITY SPACE | 3336.97 | 1418.05 | 4755.02 |
| | ( F ) TOTAL OF ( A TO E) | 3336.97 | 1418.05 | 4755.02 |
| 3 | BALANCE PLOT AREA (1 - 2 F) | 63402.44 | 26942.87 | 90345.31 |
| 4 | DEDUCT 10% R.G. AREA | 6340.24 | 2694.29 | 9034.53 |
| 5 | NET PLOT AREA (3 - 4) | 57062.20 | 24248.58 | 81310.78 |
| 6 | ADDITIONS FOR | | | |
| | ( A ) ROAD AREA (D.P. ROAD AREA + SET BACK AREA) | 0.00 | 0.00 | 0.00 |
| | ( B ) 10% P.G. AREA | 0.00 | 0.00 | 0.00 |
| | ( C ) P.G. RESERVATIONS | 0.00 | 0.00 | 0.00 |
| | ( D ) AREA OF CARVED OUT PLOT FOR SAS / MAP RESERVATIONS | 0.00 | 0.00 | 0.00 |
| | ( E ) AREA OF CARVED OUT PLOT FOR SPORT RESERVATION | 0.00 | 0.00 | 0.00 |
| | ( F ) LESS 5% AMENITY SPACE | 0.00 | 0.00 | 0.00 |
| | ( G ) TOTAL OF ( A TO F ) | 0.00 | 0.00 | 0.00 |
| 7 | TOTAL PLOT AREA | 57062.20 | 24248.58 | 81310.78 |
| 8 | F.S.I. PERMISSIBLE | 1.00 | 1.00 | 1.00 |
| 9 | TOTAL PERMISSIBLE BUILT UP AREA ( F - 8 ) | | | 81310.78 |
| 10 | PROPOSED FLOOR AREA OF BLDG. NO. 1 ( WING- B1 TO B8 )(MHADA SHARE) | | | 18262.69 |
| 11 | PROPOSED FLOOR AREA OF BLDG. NO. 2 ( WING- B4 TO B8 )(MHADA SHARE) | | | 23208.29 |
| 12 | PROPOSED FLOOR AREA OF BLDG. NO. 3 ( WING- A1 TO A4 ) (SALE) | | | 29489.36 |
| 13 | PROPOSED FLOOR AREA OF BLDG. NO. 4 ( WING- A5 & A6 ) (SALE) | | | 10335.65 |
| 14 | EXCESS BALCONY AREA TAKEN INTO FSI | | | 0.00 |
| 15 | EXISTING FLOOR AREA | | | 0.00 |
| 16 | TOTAL PROPOSED FLOOR AREA (10 + 11 + 12 + 13 + 14 + 15 ) | | | 81296.99 |
| 17 | BALANCE SALE AREA | | | 13.79 |
| 18 | F. S. I. CONSUMED | | | 0.9999 |

## CERTIFICATE OF PLOT AREA :-

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING S. NO. 28, S. NO. 29, H. NO. 1&2, S. NO. 30, H. NO. 1,2,3,4 & 8, S. NO. 31, H. NO. 11, OF VILLAGE JOVELI, TAL. AMBARNATH, DIST. THANE 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 95100.33 SQ.M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT:

## NOTES :-

- BOUNDARY OF PLOT SHOWN IN THICK BLACK COLOUR.
- PROPOSED EWS. AREA SHOWN IN BLUE FILLED IN COLOUR.
- PROPOSED SALE AREA SHOWN IN RED FILLED IN COLOUR.
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW DOTTED COLOUR.
- PROP. PHY. R. G. SHOWN IN GREEN WASH COLOUR.
- PROP. SCOOTER PARK. SHOWN IN BLUE WASH COLOUR.
- PROP. CAR PARK. SHOWN IN RED WASH COLOUR.

## CARPET AREA STATEMENT OF EWS.

| BLDG. NO. | WINGS | CARPET AREA/ FLAT (IN SQ. MTS.) | TOTAL NO. OF FLAT |
|---|---|---|---|
| 1 | B1 TO B3 (A) | 28.23 | 459 Nos. |
| 2 | B4 TO B6 (A) | 28.23 | 459 Nos. |
| | B7 (A) | 28.23 | 070 Nos. |
| | B8 (A) | 28.23 | 051 Nos. |
| TOTAL NOS. OF EWS. FLATS | | | 1039 Nos. |

## CARPET AREA STATEMENT OF ENTIRE LAYOUT

| BLDG. NO. | WINGS | | CARPET AREA/ FLAT (IN SQ. MTS.) | TOTAL NO. OF FLAT | MHADA FLATS TOTAL NO. OF EWS FLAT | SALE FLATS TOTAL NO. OF EWS FLAT | SALE FLATS TOTAL NO. OF LIG FLAT |
|---|---|---|---|---|---|---|---|
| 1 | B1 TO B3 | TYPE-A | 28.23 | 459 Nos. | 459 Nos. | | |
| 2 | B4 TO B6 | TYPE-A | 28.23 | 459 Nos. | 580 Nos. | | |
| | B7 | TYPE-A | 28.23 | 70 Nos. | | | |
| | B8 | TYPE-A | 28.23 | 51 Nos. | | | |
| 3 | A1 TO A4 | TYPE-B | 29.61 | 292 Nos. | | 292 Nos. | 320 Nos. |
| | | TYPE-C | 42.43 | 160 Nos. | | | |
| | | TYPE-D | 47.21 | 160 Nos. | | | |
| 4 | A6 | TYPE-B | 29.61 | 28 Nos. | | 28 Nos. | 31 Nos. |
| | | TYPE-C | 42.45 | 16 Nos. | | | |
| | | TYPE-D | 47.21 | 15 Nos. | | | |
| | A5 | TYPE-B | 29.61 | 73 Nos. | | 73 Nos. | 80 Nos. |
| | | TYPE-C | 42.45 | 40 Nos. | | | |
| | | TYPE-D | 47.21 | 40 Nos. | | | |
| | | | | | 1039 Nos. | 393 Nos. | 431 Nos. |
| TOTAL NOS. OF FLATS IN ENTIRE LAYOUT | | | | 1863 Nos. | MHADA FLATS 1039 Nos. | SALE FLATS 824 Nos. | |

## PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN

BUILT UP AREA STATEMENT OF BLDGS.

PERMISSIBLE AND PROPOSED FLOOR AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 28, S. NO. 29, H. NO. 1&2, S. NO. 30, H. NO. 1,2,3,4 & 8, S. NO. 31, H. NO. 11 OF VILLAGE JOVELI, TAL. AMBARNATH, DIST. THANE

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

Approved Subject to
Conditions Mentioned in
This officer Letter No. 07/ 28/ 9230 /A.M.C. / E.B./ Date 08 MAR 2019
PMAY /Ahmednagar LAD ( PA), MHADA

JAA/PMAY AAE/PMAY Ex. Eng/PMAY
Layout Approval Cell ( PA) PMAY/MHADA

NAME OF DEVELOPER

M/s. PODDAR HOUSING AND DEVELOPMENT LTD.
For Poddar Housing and Development Limited
Authorised Signatory/Director

| | | | |
|---|---|---|---|
| JOB NO. | | | |
| DRAWN BY | DEEPAK A | DATE | 07-02-2019 |
| CHECKED BY | SANCHALA K | SCALE | AS SHOWN |
| NORTH | NAME OF LICENSED SURVEYOR | | |

ubarchitects
602 - B Sarvodaya 11, Kher Nagar
Bandra (East), Mumbai- 400051
www.ubarchitects.in