

PLOT AREA CALCULATION						
Sr. No.	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)
1	1	1	1/2	57.230	28.464	814.497
2	2	1	1/2	83.445	16.773	699.811
3	3	1	1/2	83.445	13.564	565.924
4	4	1	1/2	43.786	82.687	3810.266
5	5	1	1/2	88.009	11.526	507.196
6	6	1	1/2	16.927	9.803	431.376
7	7	1	1/2	31.053	82.000	1273.173
8	8	1	1/2	16.927	30.394	257.240
9	9	1	1/2	28.162	8.870	124.898
10	10	1	1/2	10.898	39.476	215.305
11	11	1	1/2	7.037	75.436	268.870
12	12	1	1/2	12.411	60.958	378.275
13	13	1	1/2	18.994	4.989	47.381
14	14	1	1/2	24.947	3.581	44.668
15	15	1	1/2	26.384	12.527	166.256
16	16	1	1/2	7.758	42.303	164.093
17	17	1	1/2	6.199	18.764	58.159
18	18	1	1/2	6.150	42.303	130.083
19	19	1	1/2	5.742	46.023	132.132
20	20	1	1/2	11.297	48.205	272.286
TOTAL PLOT AREA						8360.688

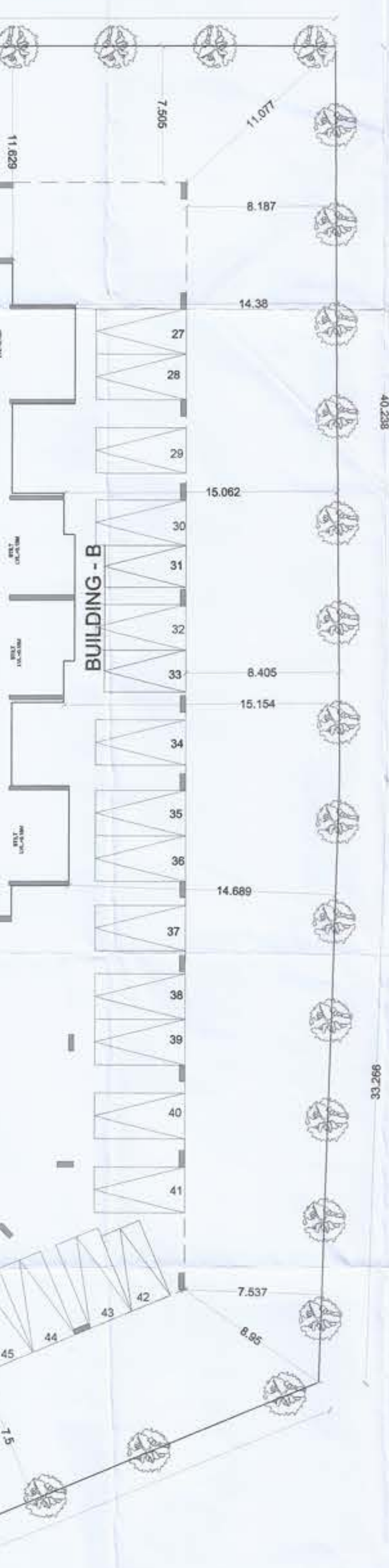
PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 500R.G. AREA (GROUND)
CALCULATION DIAGRAM
SCALE 1 : 500R.G. AREA (4TH FLOOR)
CALCULATION DIAGRAM
SCALE 1 : 500

R.G. AREA CALCULATIONS (GROUND FLOOR)						
Sr. No.	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)
TOTAL ADDITION						
1	1	1	1/2	32.927	10.898	179.419
2	1	1	1/2	8.870	28.162	124.898
3	1	1	1/2	16.927	30.394	257.240
TOTAL R.G. AREA (GROUND) CALCULATIONS						561.557

R.G. AREA CALCULATIONS (4TH FLOOR)						
Sr. No.	Triangle Number	Number of Triangle	1/2	Base (m)	Height (m)	Area (Sqm)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (3)(4)(5)(6)
TOTAL ADDITION						
1	1	2	1/2	16.387	24.423	400.220
TOTAL R.G. AREA (4TH) CALCULATIONS						400.220
TOTAL R.G. AREA (GROUND + 4TH) CALCULATIONS						961.777

* AREA STATEMENT *				
FLOOR	BUILT UP AREA			
	COMMERCIAL	BUILDING - A	BUILDING - B	TOTAL
GROUND	360.175	21.583	21.583	403.341
1st	371.189	0.000	0.000	371.189
2nd	0.000	0.000	0.000	0.000
3rd	0.000	0.000	0.000	0.000
4th	0.000	67.988	67.988	135.976
5th	0.000	496.482	496.482	992.964
6th	0.000	496.482	496.482	992.964
7th	0.000	496.482	496.482	992.964
8th	0.000	496.482	496.482	992.964
9th	0.000	439.859	439.859	879.718
10th	0.000	496.482	496.482	992.964
11th	0.000	496.482	496.482	992.964
12th	0.000	496.482	496.482	992.964
13th	0.000	496.482	496.482	992.964
14th	0.000	439.859	439.859	879.718
15th	0.000	496.482	496.482	992.964
16th	0.000	496.482	496.482	992.964
17th	0.000	496.482	496.482	992.964
18th	0.000	496.482	496.482	992.964
19th	0.000	439.859	439.859	879.718
20th	0.000	496.482	496.482	992.964
21st	0.000	496.482	496.482	992.964
22nd	0.000	496.482	496.482	992.964
23rd	0.000	496.482	496.482	992.964
TOTAL BUILT UP AREA				731.365
SOCIETY OFFICE BUILDING A				58.487
DRIVERS ROOM BUILDING A				34.232
SERVIENT TOILET BUILDING A				14.438
TOTAL BUILT UP AREA				19544.242

** Parking Requirements						
Occupancy	One parking space for every	No. of Tenements	Non congested required	Required parking	Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER
			Sqm	Sqm	Sqm	Sqm
Commercial	100 sq. m. built up area or fraction thereof	731.365	2	6	15	44
Residential	(a) For every two tenements with each tenement having carpet area less than 45 sq. m. but more than 30 sq. m.	152	1	7	76	152
(Multifamily residential)	(b) For every two tenements with each tenement having carpet area equal to or above 45 sq. m. but less than 80 sq. m.	146	1	5	73	146
TOTAL					164	362
VISITORS' PARKING 1%					9	29
Multiplying Factor 0.8					139	472
Composite Parking for Every 5 Scooter X 1 Car					75	0
TOTAL REQUIRED PARKING					218	0

LOCATION PLAN
SCALE: NTSLAYOUT PLAN
SCALE 1:200
CAR PARKING = 82

PROFORMA - I : AREA STATEMENT		
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDINGS ON SURVEY No. 13/1, 14/5, 14/6, 15/18, 15/6 & 15/8 AT VILLAGE - ROHINJAN, TAL - PANVEL, DIST - RAIGAD.		
Stamps Of Approval Of Plans		Drawing Sheet No. 1/10
AREA STATEMENT		Area (in Sq.M)
Sr.No.	Particulars	
1	Area Of Plot (Minimum area of A, B, C to be considered)	7949.000
(a)	As Per Ownership Document (7/12, CTS extract)	7949.000
(b)	As Per Measurement Sheet	0.000
(c)	As Per Site	0.000
2	Deductions for	
(a)	Area Under Existing Road	0.000
(b)	Any D.P. Reservation Area	N.A.
Total a+b		0.000
3	Balance area of plot (1-2)	7949.000
4	Amenity Space (if applicable)	
(a)	Required	N.A.
(b)	Adjustment of 2(b), if any -	0.000
(c)	Balance Proposed -	0.000
5	Net Plot Area (3-4 (c))	7949.000
6	Recreational Open Space (if applicable)	
(a)	Required -	794.900
(b)	Proposed -	961.777
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with reference to Basic F.S.I. As per front road width (Sr.No. 5X Basic FSI 1.1)	8743.900
10	Addition Of FSI On Payment Of Premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	3974.500
(b)	Proposed FSI on payment of premium.	3500.000
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. Road (2.0 x Sr.No.2 (a)), if any	0.000
(b)	In-situ area against Amenity Space if handed over (2.0 or 1.85 X Sr.No.4 (c))	N.A.
(c)	TDR area	0.000
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
(a)	(9 + 10(b) + 11(d)) or 12 whichever is applicable.	12243.900
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	7346.340
(c)	Total entitlement (a+b)	19590.240
14	Maximum utilization limit 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)	2.56
15	Total Built up Area in proposal. (excluding area at Sr.No.17b)	
(a)	Existing Built up Area.	0.000
(b)	Proposed Built up Area (as per 'P-line')	19544.242
(c)	Total (a+b)	19544.242
16	F.S.I. Consumed (15/9) (should not be more than serial No.14 above)	2.459
17	Balance Ancillary FSI	
18	Balance Built up Area (13 c - 15 c)	45.998
19	Commercial Built up Area	731.365
20	Residential Built up Area	18812.877
21	Total Commercial & Residential Built-up Area (19-20)	19544.242

