



BUILT UP AREA (PURE) STATEMENT OF WING A,B,C,D & CLUB HOUSE

BLDG TYPE	FLOOR	COMM BUILT UP AREA (IN SQM)	RESI BUILT UP AREA (IN SQM)	TOTAL BUILT UP (NO OF BLDG)	HEIGHT (IN M)
BLDG NO A	GRIP(T) ST(PT) + 1ST PODIUM + 2ND TO 18TH FLOOR	758.92	1708.02	1317.92	1
BLDG NO B	GRIP(T) ST(PT) + 1ST PODIUM + 2ND TO 19TH FLOOR	438.80	1482.75	999.55	1
BLDG NO C	ST + 1ST PODIUM + 2ND PODIUM + 2ND TO 18TH FLOOR	0.00	9909.70	9909.70	1
BLDG NO D	ST + 1ST PODIUM + 2ND PODIUM + 2ND TO 18TH FLOOR	0.00	9964.93	9964.93	1
CLUB HOUSE	GROUND FLOOR	1268.88	48493.84	47702.52	4.00
GRAND TOTAL BUILT UP AREA		1268.88	98716.48	47716.98	1

CONSTRUCTION AREA STATEMENT OF WING A,B,C,D & CLUB HOUSE

BLDG TYPE	FLOOR	TOTAL BUILT UP REFUSE AREA (IN SQM)	METER ROOM (IN SQM)	LMS & DHT AREA (IN SQM)	TOTAL CONSTRUCTION AREA (IN SQM)	HEIGHT (IN M)
BLDG NO A	GRIP(T) ST(PT) + 1ST PODIUM + 2ND TO 18TH FLOOR	1317.92	220.56	17.93	1556.41	18.15
BLDG NO B	GRIP(T) ST(PT) + 1ST PODIUM + 2ND TO 19TH FLOOR	999.55	220.56	17.93	1238.04	18.15
BLDG NO C	ST + 1ST PODIUM + 2ND PODIUM + 2ND TO 18TH FLOOR	9909.70	12.00	78.90	10000.60	18.15
BLDG NO D	ST + 1ST PODIUM + 2ND PODIUM + 2ND TO 18TH FLOOR	9964.93	12.00	78.90	10055.83	18.15
CLUB HOUSE	GROUND FLOOR	0.00	0.00	0.00	1268.88	4.00
PODIUM		0.00	0.00	0.00	0.00	0.00
TOTAL		47716.98	582.74	88.12	53848.87	

TOTAL SHOP & PLATS STATEMENT

WING	AREA	SHOP	TOTAL SHOP
A	100	10	110
B	72	7	79
C	84	8	92
D	90	9	99
TOTAL	346	34	380

SURVEY AREA AS PER 7/12

NO.	AREA
1	1800
2	1800
3	1800
4	1800
5	1800
6	1800
7	1800
8	1800
9	1800
10	1800
11	1800
12	1800
13	1800
14	1800
15	1800
16	1800
17	1800
18	1800
19	1800
20	1800
21	1800
22	1800
23	1800
24	1800
25	1800
26	1800
27	1800
28	1800
29	1800
30	1800
31	1800
32	1800
TOTAL	11340

PLOT AREA CALCULATION

NO.	AREA
1	12.80
2	12.80
3	12.80
4	12.80
5	12.80
6	12.80
7	12.80
8	12.80
9	12.80
10	12.80
11	12.80
12	12.80
13	12.80
14	12.80
15	12.80
16	12.80
17	12.80
18	12.80
19	12.80
20	12.80
21	12.80
22	12.80
23	12.80
24	12.80
25	12.80
26	12.80
27	12.80
28	12.80
29	12.80
30	12.80
31	12.80
32	12.80
TOTAL	414.40

ADDITION FOR BALANCE PLOT

NO.	AREA
1	12.80
2	12.80
3	12.80
4	12.80
5	12.80
6	12.80
7	12.80
8	12.80
9	12.80
10	12.80
11	12.80
12	12.80
13	12.80
14	12.80
15	12.80
16	12.80
17	12.80
18	12.80
19	12.80
20	12.80
21	12.80
22	12.80
23	12.80
24	12.80
25	12.80
26	12.80
27	12.80
28	12.80
29	12.80
30	12.80
31	12.80
32	12.80
TOTAL	414.40

RG AREA CALCULATION

NO.	AREA
1	14.10
2	14.10
3	14.10
4	14.10
5	14.10
6	14.10
7	14.10
8	14.10
9	14.10
10	14.10
11	14.10
12	14.10
13	14.10
14	14.10
15	14.10
16	14.10
17	14.10
18	14.10
19	14.10
20	14.10
21	14.10
22	14.10
23	14.10
24	14.10
25	14.10
26	14.10
27	14.10
28	14.10
29	14.10
30	14.10
31	14.10
32	14.10
TOTAL	451.20



RG -2 SCALE 1:500

RG -1 SCALE 1:500

PLOT AREA CALCULATION SCALE 1:500

AREA STATEMENT

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 2/5/A, 3/1/C, 3/1/D, 3/1/E & 4/1, PART OF 5/2 OF VILLAGE - NILAJE, TALUKA - KALYAN, DISTRICT - THANE.

PROFORMA - A

SR. NO.	DESCRIPTION	AREA (IN SQM)
1	TOTAL AREA OF PLOT AS PER 7/12 EXTRACT	11130.00
2	AREA AS PER TRIANGULATION	11130.00
3	GROSS PLOT AREA	11130.00
4	DEDUCTION FOR	
5	AREA UNDER 30 M W DP ROAD	714.00
6	AREA UNDER PUBLIC OFFICE RESERVATION	4500.00
7	TOTAL (A+B)	5214.00
8	BALANCED AREA OF PLOT (3-4)	5915.98
9	REQUIRED AMENITY PLOT AREA	0.00
10	PROPOSED AMENITY PLOT AREA	0.00
11	NET PLOT AREA	5915.98
12	REQUIRED RECREATIONAL OPEN SPACE (10%)	591.59
13	PROPOSED RECREATIONAL OPEN SPACE	902.70
14	PERMISSIBLE BASIC FSI ON NET PLOT AREA	7.10
15	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (BX1)	6507.87
16	PERMISSIBLE FSI BY WAY OF PREMIUM ON NET PLOT AREA	0.30
17	PERMISSIBLE BUILT UP AREA BY WAY OF PREMIUM ON NET PLOT AREA (BX2)	1774.78
18	PERMISSIBLE FSI BY WAY OF TDR ON NET PLOT AREA	1.10
19	PERMISSIBLE BUILT UP AREA BY WAY OF TDR ON NET PLOT AREA (BX1)	6507.87
20	PERMISSIBLE BUILT UP AREA ON NET PLOT (11A+12A+13A)	14789.93
21	AREA UNDER PUBLIC OFFICE RESERVATION	4500.00
22	PERMISSIBLE BUA AS PER ANCLARY FSI (80% ON RESIDENTIAL)	1.10
23	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI	4500.00
24	PERMISSIBLE PREMIUM FSI	0.30
25	PERMISSIBLE BUILT UP AREA AS PER PREMIUM FSI	1350.00
26	PERMISSIBLE TDR	1.10
27	PERMISSIBLE BUILT UP AREA AS PER TDR FSI	4500.00
28	PERMISSIBLE BUILT UP AREA ON PUBLIC OFFICE RESERVATION (17+18+21)	11250.00
29	TOTAL PERMISSIBLE BUA (14+22)	26839.93
30	PROPOSED RESIDENTIAL BUILT UP AREA	25380.44
31	PERMISSIBLE BUA AS PER ANCLARY FSI (80% ON RESIDENTIAL)	15221.04
32	TOTAL PERMISSIBLE BUILT UP AREA FOR RESIDENTIAL	40599.50
33	TOTAL PROPOSED BUA FOR COMMERCIAL	671.46
34	PERMISSIBLE BUA AS PER ANCLARY FSI (80% ON RESIDENTIAL)	537.19
35	TOTAL PERMISSIBLE BUILT UP AREA FOR COMMERCIAL	1208.65
36	TOTAL PERMISSIBLE BUILT UP AREA (RES+COMM)=(14+22+25+28)	41798.18
37	TOTAL PROPOSED BUA	41785.08
38	BALANCED AREA	13.10

CONTENTS OF SHEET

LAYOUT PLAN, BUILT UP AREA CALCULATION & SUMMARY PLOT AREA STATEMENT AS PER 7/12 EXTRACT LOCATION PLAN

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (CLINGS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH LETTERS BEARING NO. 2841/2024/REG/2541/021 DATED 21/05/2024 AND THE CONDITIONS MENTIONED THEREIN.

LAYOUT

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 2/5/A, 3/1/C, 3/1/D, 3/1/E & 4/1, PART OF 5/2 OF VILLAGE NILAJE, TALUKA - KALYAN, DIST - THANE.

NAME AND ADDRESS OF OWNER/ POAH

M/S. OM SAI BUILDER & DEVELOPERS, PARTNERS: SHRI. SANTOSH KASHINATH DODT & 1 OTHER, M/S. OM SAI BUILDER & DEVELOPERS, PARTNERS: SHRI. SANTOSH KASHINATH DODT & 1 OTHER, SHOP NO.101/102, OM SHOPPING CENTRE, NEAR NILJE STATION, LODHA HEAVEN, NILJE, DOMBIVLI (EAST) 421 204.

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 AREA AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP LAND RECORDS DEPARTMENT.

LOCATION PLAN

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY M.M.R.D.A. APPROVED BY / 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.

ARCHITECTS

ARCHITECT RAHULKUMAR V. CHHABHAYA, OFFICE NO. 12, GROUND FLOOR, GREAT EASTERN SUMMIT WING-B, PLOT NO.66, SECTOR 15, BELAPUR - NAVI MUMBAI-400 614

DRG NO. SCALE DATE DRN BY CHK BY

AS SHOWN