AREA UNDER NALLA + PART 'B'

1. 7.29.80 x 3.93 x 0.50	= 49.60 SQMT
2. 25.13 x 2.93 x 0.50	= 36.69 SQMT
3. 35.10 x 4.15 x 0.50	= 50.14 SQMT
4. 35.00 x 1.28 x 0.50	= 19.79 SQMT
TOTAL AREA	= 152.28 SQ.MT.
TOTAL AREA (A + B)	= 590.15 SQ.MT.

1. 40.29 x 3.36 x 0.50	= 70.55 SQMT
2. 34.29 x 9.02 x 0.50	= 154.22 SQMT
3. 17.01 x 4.94 x 0.50	= 42.01 SQMT
4. 19.25 x 4.90 x 0.50	= 47.08 SQMT
5. 16.89 x 6.34 x 0.50	= 53.85 SQMT
6. 38.43 x 6.17 x 0.50	= 118.46 SQMT
TOTAL AREA	= 487.67 SQ.MT.

BUP AREA STATEMENT

1	2		3 = (1 X 2)	4	5
BLDG. TYPE	NO. OF BLDGS	NET BUILT UP AREA / BLDG F.S.I.	TOTAL BUP AREA F.S.I.	TOTAL BUA AREA F.S.I.	50% TENEMENTS OF 30 SQM AREA ABOVE SQM
A,B,C(1+1) (EXISTING)	2 NOS.	5211.92	10422.84 SQ.M.	10422.84 SQ.M.	
C (OR) +1(1) (EXISTING)	1 NOS.	COMM. - 2212.94 RESI. - 1699.98	2212.94 SQ.M.	2212.94 SQ.M.	1699.98 SQ.MT
D,E (S+20)	2 NOS.	4127.89 LESS COMMON WALL (2 AGR.15 X 2)(0.23) = 21.98 NET AREA = 4105.91	8211.88 SQ.M.	8211.88 SQ.M.	1402.64 X 2 = 2805.28 SQ.MT
TOTAL EXISTING FLOOR AREA			20846.98 SQ.M.	20846.98 SQ.M.	
PROPOSED AREA STATEMENT					
F (S+14)	1 NOS.	3417.14 SQ.M.	3417.14 SQ.M.	3417.14 SQ.M.	
G (S+14)	1 NOS.	3125.49 SQ.M.	3125.49 SQ.M.	3125.49 SQ.M.	
H (S+14)	1 NOS.	2555.28 SQ.M.	2555.28 SQ.M.	2555.28 SQ.M.	2555.28 SQ.M.
I (S+14)	1 NOS.	1466.77 SQ.M.	1466.77 SQ.M.	1466.77 SQ.M.	1466.77 SQ.M.
TOTAL PROPOSED FLOOR AREA			10609.68 SQ.M.	10609.68 SQ.M.	
TOTAL AREA EXISTING + PROPOSED			31547.66 SQ.M.	31547.66 SQ.M.	4717.23 SQ.M.

PARKING AREA STATEMENT (EXISTING BLDG. A, B, C)

DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKINGS
4 TENEMENTS HAVING CARPET AREA ABOVE 45sqm. TO 60sqm. 1 PARKING SPACE FOR EACH	4 NOS.	12 NOS.
2 TENEMENTS HAVING CARPET AREA ABOVE 40sqm. BUT NOT EXCEEDING TO 75 sqm. 1 PARKING SPACE FOR EACH	64 NOS.	32 NOS.
1 TENEMENTS HAVING CARPET AREA ABOVE 75sqm. 1 PARKING SPACE FOR EACH	46 NOS.	46 NOS.
PARKING REQD. FOR COMM.	177 NOS.	5 NOS.
TOTAL PARKING REQD.		115 NOS.
10% VISITORS PARKING		11 NOS.
PARKING REQUIRED		126 NOS.

PARKING AREA STATEMENT (PROP. BLDG. D,E, F,G,H,I)

AS PER NEW PROPOSED MODIFICATION IN D.C. RULES NO 38

DESCRIPTION	NO. OF TENEMENTS	NO. OF PARKINGS
2 TENEMENTS HAVING BUILT UP AREA ABOVE 120sq.m. TO 200sq.m. 1 PARKING SPACE FOR EACH	171 NOS.	86 NOS.
1 TENEMENTS HAVING BUILT UP AREA ABOVE 200sq.m. BUT NOT EXCEEDING TO 75 sqm. 1 PARKING SPACE FOR EACH	172 NOS.	172 NOS.
TOTAL PARKING REQD.		258.00 NOS.
10% VISITORS PARKING		26.00 NOS.
PARKING REQUIRED		284.00 NOS.
(PARKING REQUIRED +5 (S+20%))		408 NOS.
PARKING PROVIDED (STILT NO + UNDER ELEVATED RG. NO + OPEN AS - NECK PARKING) (A,B,C,D,E,F + OPEN) (STILT PARKING) (29+20+12+16+20+20+27+14) (TWO WHEELER PARKING REQUIRED) (10 NOS. PROVIDED)		= 432 NOS. 324 NOS.

A. S. AREA CALCULATION I. BUILDABLE RESERVATION

FIG.	SIZE	SQ.M.
1	25.94 x 8.50 x 0.50	110.09
2	54.40 x 22.60 x 0.50	613.88
3	54.40 x 11.23 x 0.50	304.57
4	15.55 x 9.00 x 0.50	70.11
5	30.97 x 8.80 x 0.50	136.57
6	31.97 x 11.48 x 0.50	183.19
7	30.77 x 13.00 x 0.50	199.94
8	40.28 x 25.41 x 0.50	512.07
9	25.94 x 1.00 x 0.50	12.98
10	10.48 x 2.00 x 0.50	10.48
11	25.94 x 2.00 x 0.50	25.94
12	40.28 x 3.21 x 0.50	64.73
TOTAL		2 111.97 SQMT

TOTAL = 2111.97 + 100.00 = 2211.97 SQMT

TOTAL A. S. PROVIDED = 2214.08 SQM. = 4 A.S.R. 0.5 SQ.MT.

AMENITY SPACE REQUIRED = 4428.16 SQM. 10% BUILDABLE RESERVATION = 2214.08 SQM.

TENEMENT STATEMENT

TYPE	NOS. OF BLDG.	NOS. OF TENEMENTS	AREA UPTO 30.90 SQ.MT.	AREA UPTO 30.90 TO 50 SQ.M.	AREA ABOVE 50 TO 75 SQ.M.
TYPE - A (S+17)	1 NOS.	66 NOS.	—	—	66 NOS.
TYPE - B (S+17)	1 NOS.	66 NOS.	—	—	66 NOS.
TYPE - C (S+12)	1 NOS.	47 NOS.	—	47 NOS.	—
TYPE - D (S+20)	1 NOS.	75 NOS.	—	35 NOS.	40 NOS.
TYPE - E (S+20)	1 NOS.	75 NOS.	—	35 NOS.	40 NOS.
TOTAL EXISTING TENEMENTS		329 NOS.	—	117 NOS.	212 NOS.
TYPE - F (S+14)	1 NOS.	54 NOS.	—	—	54 NOS.
TYPE - G (S+14)	1 NOS.	54 NOS.	—	26 NOS.	28 NOS.
TYPE - H (S+14)	1 NOS.	54 NOS.	—	54 NO.	—
TYPE - I (S+14)	1 NOS.	31 NOS.	—	31 NO.	—
TOTAL PROP. TENEMENTS		193 NOS.	—	111 NOS.	82 NOS.
TOTAL TENEMENTS PROP.		523 NOS.	—	228 NOS.	294 NOS.

STAIRCASE AREA STATEMENT

TYPE	NOS. OF BLDG.	AREA SQM.
TYPE - A (S+17)	1 NOS.	526.20
TYPE - B (S+17)	1 NOS.	526.20
TYPE - C (S+12)	1 NOS.	505.69
TYPE - D (S+20)	1 NOS.	645.08
TYPE - E (S+20)	1 NOS.	645.08
TYPE - F (S+14)	1 NOS.	778.20
TYPE - G (S+14)	1 NOS.	712.30
TYPE - H (S+14)	1 NOS.	712.30
TYPE - I (S+14)	1 NOS.	579.84
TOTAL STAIR AREA (NET)		5244.65 SQ.MT.

D.P. ROAD AREA CALCULATION

1. (21.50 x 18.00 x 0.50)	= 289.88 SQM
2. (48.00 x 11.75 x 0.50)	= 282.00 SQM
3. 48.00 x 10.25 x 0.50	= 245.50 SQM
4. (48.00 x 8.00 x 0.50)	= 192.00 SQM
5. (48.00 x 0.50 x 0.50)	= 12.00 SQM
6. (48.00 x 12.00 x 0.50)	= 288.00 SQM
7. (17.00 x 15.00 x 0.50 x 0.50)	= 106.25 SQM
8. 22.00 x 7.00 x 0.50	= 77.00 SQM
9. (6.00 x 14.00 x 0.50 x 0.50)	= 105.75 SQM
10. 21.00 x 8.00 x 0.50	= 84.00 SQM
11. (3.00 x 4.00 x 0.50 x 0.50)	= 3.00 SQM
TOTAL AREA	= 2 3 9 6 . 3 1 SQ.MT

A. S. AREA CALCULATION I. (garden)

FIG.	SIZE	SQ.M.
A	78.00 x 23.14 x 0.50	902.25
B	69.78 x 7.57 x 0.50	264.11
C	69.78 x 24.48 x 0.50	854.10
D	40.68 x 14.73 x 0.50	300.39
TOTAL		2 3 2 1 . 0 5 SQ.MT
LESS BUILDABLE AREA = 100.00 SQ.MTS.		
NET AREA = 2 2 2 1 . 0 5 SQ.MTS.		

R.G. AREA CALCULATION (R.G. 1)

R.G. REQUIRED (25%) = 4428.16 SQ.MT.

FIG.	SIZE	SQ.M.
1	98.59 X 39.20	3864.73
TOTAL		3864.73 SQ.M.

R.G. 2 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	43.87 x 17.33 x 0.30	304.53
B	22.98 x 10.23 x 0.30	141.28
TOTAL		530.80 SQMT

R.G. 3 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	25.30 x 19.31 x 0.30	146.75
B	36.17 x 14.24 + 13.89 (x 0.3)	364.41
C	38.42 x 6.30 x 0.30	92.56
TOTAL		705.52 SQMT

R.G. 4 AREA CALCULATION

FIG.	SIZE	SQ.M.
A	39.67 x 14.31 x 0.30	170.31

GR. R.G. = 530.80 + 705.52 + 170.31 = 1 3 0 7 . 6 3 SQMT

TOTAL R.G. = 3864.73+ 530.80 + 705.52 + 170.31 = 5 3 7 1 . 3 4 SQ.MT

PERMISSIBLE CLUB HOUSE AREA	1447.39
GROUND FLOOR (10%)	= 415.46 SQ.MTS.
FIRST FLOOR (20%)	= 830.45 SQ.MTS.
TOTAL AREA	= 1 2 4 5 . 9 1 SQ.MTS.

DATE & STAMP OF APPROVAL

1/4

Amended

Deputy Engineer (TDR)

Town Planning and Conservation Dy. Chief Town

Executive Engineer (TDR)

Chief Town Planner

AREA STATEMENT (SQ.M.)

PROFORMA - I

AREA STATEMENT	SQ.M.
1) AREA OF PLOT (AS PER 7/12 EXTRACT)	24840.00
AREA OF PLOT (AS PER TRANSLAKH)	23408.00
AREA OF PLOT (FOR F.S.I.)	24840.00
2) DEDUCTIONS FOR	
a) ROAD ACQUISITION AREA	
b) PROPOSED ROAD (widen and proposed D.P. Road)	2008.21
c) ANY RESERVATION	
TOTAL (a+b+c)	2008.21
3) BALANCE AREA OF PLOT (1-2)	22131.79
4) DEDUCTIONS FOR a) AMENITY OPEN SPACE 10 %	4428.16
5) NET PLOT AREA (3 - 4)	17703.63
6) FOR RECREATION GROUND AS PER REGULATION 38, 15%	2655.48
FOR INCREASION GROUND 25% = (NOW 15 sqm)	
8) NET AREA OF PLOT (5- A)	15048.04
7) ADDITIONS FOR FSI	
20 % D.P. ROAD ROAD	2008.21
a) AMENITY SPACE	4428.16
TOTAL ADDITION	6436.37
8) TOTAL AREA (6+7)	21484.41
9) FLOOR SPACE INDEX PERMISSIBLE = ONE	1.0
9) PERMISSIBLE FLOOR AREA = (14487.39 X 1.0) =	21484.41
10) FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 60% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) TDR PERMISSIBLE (22131.79 x 60% = 13278.48 sq.m) AS PER GOVT. GR. DT. 18.06.2007	
TDR PERMISSIBLE (22131.79 x 30% = 6640.49 sq.m)	
TDR PERMISSIBLE (22131.79 x 50% = 11067.39 sq.m)	
TDR PERMISSIBLE (17703.63 - 6428.16 - 2008.21) = 10276.26)	
a) 20.0 m DP ROAD ROAD = 2008.21	
b) AMENITY SPACE = 4428.16	
c) DP OF NO. 2008/2010 = 2008.08	
d) DRC NO. 208 (P)2010/2011 = 846.39	
TOTAL = 9290.84	
e) 0.80 ADDITIONAL F.S.I. = 6640.49	
TOTAL (c+d+e) = 3850.35	14000.08
11) PERMISSIBLE FLOOR AREA (9 & 9) PLUS 10	35484.49
12) EXISTING FLOOR AREA	20846.98
13) PROPOSED FLOOR AREA	10609.68
14) EXCESS BALCONY AREA TAKEN IN F.A.R.	AS PER STATEMENT
15) TOTAL BUILT UP AREA (12+13+14)	31547.61
16) F.A.R. CONSUMED	0.89

BALCONY STATEMENT

a) PERMISSIBLE BALCONY AREA PER FLOOR	REFER STATEMENT
b) PROPOSED BALCONY AREA PER FLOOR	
c) EXCESS BALCONY AREA (TOTAL)	

C. TENEMENT STATEMENT

a) PROPOSED AREA (ITEM 1 - 13 ABOVE)	31547.61
b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS)	702.44
c) AREA OF TENEMENTS (a-b)	31020.17
d) TENEMENTS PERMISSIBLE (250 TENEMENTS / HECT.)	523 NOS.
e) TENEMENTS PROPOSED	193 NOS.
f) TENEMENTS EXISTING	329 NOS.
TOTAL TENEMENTS (e+f)	522 NOS.

D. PARKING STATEMENT

a) PARKING REQUIRED	BY RULE	408 NOS.
a) TOTAL PARKING PROVIDED		432 NOS.

CERTIFICATE OF AREA

COMPUTED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON. / / 2011 BY THE DIMENSIONS OF SIDES OF THE PLOT SHOWN IN PLAN AND ACCORDING TO THE NOTE & THE AREA SO ARRIVED OUT TALLIES WITH THE AREA STATED IN ACCOUNTS OF OWNERSHIP / P.R. NOTE RECORDS AND RECORDS (SHEET / CITY SURVEY RECORD)

ARCHITECT SIGNATURE

DESCRIPTION

PROPOSED RESIDENTIAL AND COMMERCIAL HOUSING COMPLEX ON LAND BEARING S. NO. 112 , H.NO. 2A, 3A, 5/1,5/2,5/3 TO 12, 13A/1, 13A/2,13A/3,13A/4 & 14 AT. VILLAGE - MAIWADE, TAL. & DIST. THANE

NAME OF OWNERS — SIGNATURE

BHARAT AGRI FERT & REALTY LTD.

MR. YOGENDRA H. PATEL (MD. DIRECTOR)

DATE	DRG. NO.	AS SHOWN	P.R.N.	SHEETS
		SCALE	CHECKED BY	DRAWN BY

SIGNATURE

PRAKASH NIVATE & ASSOCIATES
ARCHITECTS