

**CAR PARKING STATEMENT (SALE BLDG.)**

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 45.00	10 Nos.	1.25 Nos.
45.00 TO 60.00	NIL	NIL
60.00 TO 75.00	8 Nos.	4.00 Nos.
ABOVE 75.00	NIL	NIL
TOTAL	18 Nos.	5.25 Nos.
10% VISITORS PARKING		0.53 Nos.
TOTAL PARKING REQD.		5.78 Nos. X
ADDITIONAL PARKING 50%		2.89 Nos.
TOTAL PARKING REQUIRED		8.67 (SAT+9.00) Nos. D

**BUILT UP AREA STATEMENT (SALE BLDG.)**

PROPOSED FLOOR	TOTAL BUILT UP AREA IN SQ.MT.	STAIRCASE, LIFT LOBBY AREA IN SQ.MT.	TENEMENT STATEMENT
GRD. FLR.	7.06		
1ST FLR.	254.41	40.75	04 Nos.
2ND FLR.	279.32	40.21	05 Nos.
3RD FLR.	279.32	40.21	05 Nos.
4TH FLR.	234.33	41.01	04 Nos.
TOTAL	1054.43	162.18	18 Nos.

**(SALE BLDG.) BUILT UP AREA STATEMENT**

TOTAL (FSI + FFS) RESIDENTIAL BUA PROPOSED	= 1793.10 SQ.MT.
SALE (WING-A, WING-B) + (SALE BLDG.)	389.13 + 1403.97
TOTAL (FSI + FFS) COMMERCIAL BUA PROPOSED	= 5.53 SQ.MT.
TOTAL (FSI + FFS) COMM. + RESI. BUA PROPOSED	= 1798.63 SQ.MT.

**TOTAL PARKING REQD. FOR (SALE BLDG.)**

TOTAL PARKING REQUIRED	9.00 Nos.
TOTAL PROPOSED PARKING	9.00 Nos.

**AREA CALCULATION OF CTS.NO.732-B**

Sr.no.	Measurement.	Area in Sq.m.
1	0.5 x 20.36 x 7.80	79.40
2	0.5 x 34.19 x 11.60	198.30
3	0.5 x 22.52 x 10.41	117.80
4	0.5 x 11.54 x 2.85	16.44
5	0.5 x 2.90 x 0.40	0.58
6	0.5 x 3.08 x 1.16	1.79
7	0.5 x 3.34 x 1.54	2.57
8	0.5 x 25.07 x 2.10	26.32
Total		443.00 Sq.m.

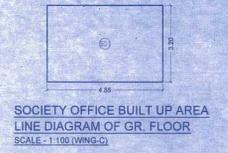
**AREA CALCULATION OF CTS.NO.734, 734/1 TO 16.**

Sr.no.	Measurement.	Area in Sq.m.
9	0.5 x 6.12 x 1.23	3.78
10	0.5 x 21.72 x 5.30	57.55
11	0.5 x 16.40 x 6.01	49.30
12	0.5 x 17.63 x 3.77	33.23
13	0.5 x 19.54 x 7.80	74.25
14	0.5 x 19.50 x 5.16	50.31
15	0.5 x 18.85 x 5.82	54.27
16	0.5 x 16.49 x 7.50	61.84
17	0.5 x 18.80 x 8.13	67.01
18	0.5 x 15.16 x 13.93	105.89
19	0.5 x 17.43 x 14.29	124.54
20	0.5 x 34.66 x 4.81	79.89
21	0.5 x 16.98 x 7.25	61.55
Total		822.10 Sq.m.

TOTAL PLOT AREA = 443.00 + 822.10 = 1265.10 SQ.MT. --- C

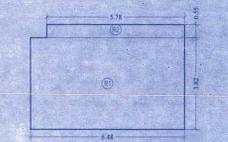
**AREA CALCULATION OF CTS.NO.728, 728/1A**

1	1/2 X 7.40 X 3.42 X 1 NO	= 12.65 SQ.MT
2	1/2 X 11.88 X 2.85 X 1 NO	= 16.96 SQ.MT
3	1/2 X 14.18 X 4.39 X 1 NO	= 30.97 SQ.MT
4	1/2 X 14.34 X 2.16 X 1 NO	= 15.38 SQ.MT
5	1/2 X 20.18 X 4.73 X 1 NO	= 47.73 SQ.MT
6	1/2 X 21.35 X 3.10 X 1 NO	= 33.09 SQ.MT
7	1/2 X 22.89 X 3.82 X 1 NO	= 43.61 SQ.MT
8	1/2 X 37.33 X 6.29 X 1 NO	= 117.45 SQ.MT
9	1/2 X 16.47 X 4.87 X 1 NO	= 39.84 SQ.MT
10	1/2 X 12.02 X 3.21 X 1 NO	= 19.29 SQ.MT
11	1/2 X 10.61 X 0.85 X 1 NO	= 4.51 SQ.MT
12	1/2 X 2.89 X 0.77 X 1 NO	= 1.12 SQ.MT
13	1/2 X 6.82 X 2.76 X 1 NO	= 9.48 SQ.MT
14	1/2 X 37.33 X 14.68 X 1 NO	= 273.44 SQ.MT
15	1/2 X 23.54 X 2.02 X 1 NO	= 23.78 SQ.MT
16	1/2 X 20.09 X 5.58 X 1 NO	= 56.06 SQ.MT
17	1/2 X 13.76 X 2.14 X 1 NO	= 14.71 SQ.MT
18	1/2 X 11.10 X 2.12 X 1 NO	= 11.77 SQ.MT
19	1/2 X 9.44 X 2.85 X 1 NO	= 13.45 SQ.MT
20	1/2 X 6.18 X 3.21 X 1 NO	= 9.92 SQ.MT
21	1/2 X 23.92 X 6.23 X 1 NO	= 75.06 SQ.MT
22	1/2 X 22.76 X 1.78 X 1 NO	= 20.25 SQ.MT
23	1/2 X 22.02 X 6.72 X 1 NO	= 74.70 SQ.MT
24	1/2 X 18.53 X 1.00 X 1 NO	= 9.27 SQ.MT
25	1/2 X 18.38 X 1.83 X 1 NO	= 16.80 SQ.MT
26	1/2 X 10.89 X 2.92 X 1 NO	= 15.83 SQ.MT
27	1/2 X 6.16 X 0.98 X 1 NO	= 3.07 SQ.MT
28	1/2 X 8.01 X 1.38 X 1 NO	= 5.53 SQ.MT
29	1/2 X 8.01 X 2.34 X 1 NO	= 9.37 SQ.MT
30	1/2 X 4.48 X 1.87 X 1 NO	= 4.20 SQ.MT
31	1/2 X 6.96 X 2.24 X 1 NO	= 15.16 SQ.MT
32	1/2 X 13.16 X 4.02 X 1 NO	= 26.45 SQ.MT
33	1/2 X 9.98 X 3.58 X 1 NO	= 35.52 SQ.MT
34	1/2 X 4.28 X 2.25 X 1 NO	= 4.82 SQ.MT
35	1/2 X 2.80 X 0.80 X 1 NO	= 1.12 SQ.MT
36	1/2 X 3.85 X 0.85 X 1 NO	= 1.63 SQ.MT
TOTAL ADDITION		= 1078.90 SQ.MT



**SOCIETY OFFICE AREA CALCULATION**

GROUND FLOOR (WING-C)	3.00 X 4.85 X 3.20 X 1 NO	= 46.10 SQ.MT
TOTAL ADDITION		= 15.92 SQ.MT

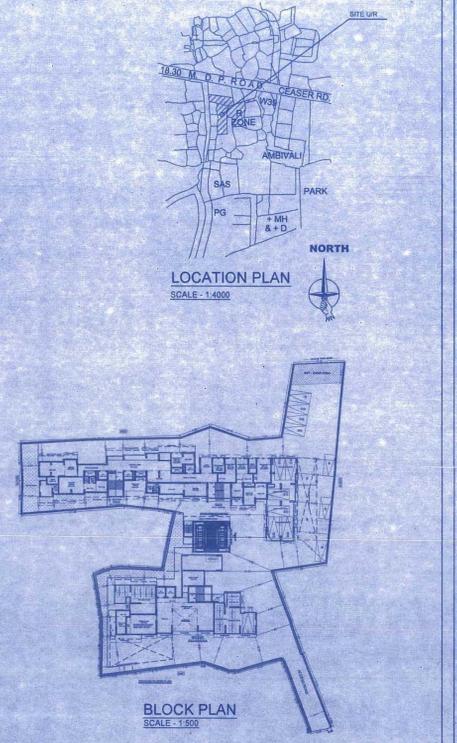


**FITNESS CENTER AREA REQUIRED**

TOTAL BUILT UP AREA	= 347.28 SQ.M
PERMISSIBLE FITNESS CENTRE AREA	= 20.94 SQ.MT
PROPOSED FITNESS CENTRE AREA	= 27.99 SQ.MT
EXCESS FITNESS CENTRE AREA	= 7.05 SQ.MT

**FITNESS CENTER AREA CALCULATION**

GROUND FLOOR	Area	Area
R1	6.48 X 3.82 X 1 NO	= 24.75 SQ.MT
R2	5.78 X 0.98 X 1 NO	= 3.24 SQ.MT
TOTAL ADDITION		= 27.99 SQ.MT



**PROFORMA - A**

A AREA STATEMENT	SUM	NON SUM	TOTAL	
1	Area of Plot	977.30	287.80	1265.10
2	Deduction for			
a) D.P. Road Area (Set back Area)	43.44		43.44	
b) Any Reservations				
c) Total Deductions	43.44		43.44	
3	Balance Area of Plot (1-2)	933.86	1384.70	2286.56
4	Addition for FSI purpose			
5	100% D.P. Road Area (Set back)	43.44		43.44
6	Total Area for FSI (3+5)	977.30	1384.70	2362.00
7	Maximum F.S.I. Permissible on plot	3.00	1.00	
8	Total Built up area permissible in-situ (6x7)	2931.90	1384.70	4316.60
9	Proposed BUA	1658.58		1658.58
10	Proposed BUA in REHAB BLD.	2221.93		2221.93
11	Permissible BUA in REHAB BLD (1418.86 + 806.10)	2224.93	1384.70	3609.63
12	Proposed PTC Area with Cladding (1418.86 + 806.10)	2224.93	1384.70	3609.63
13	Permissible Balance Area for Sale (11 - 12)			1449.09
14	Proposed BUA in REHAB BLD	2221.93		2221.93
15	Proposed BUA in REHAB BLD			5.53
16	Proposed Total Built Up Area Sale			1449.09
17	Total Proposed Built Up Area (REHAB + PTC + SALE)			3221.11
18	FSI Covered			2.33

**B DETAILS OF FSI AVAILED AS PER DCR 35 (4)**

1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR RESIDENTIAL (----- x 0.35% -----)	NIL
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (----- x 0.35% -----)	NIL
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) (B1 + B2)	NIL

**C TENEMENT STATEMENT**

i)	Proposed Area (A15 + B3)	
ii)	Less Non-Residential Area (Shops, Offices etc.)	
iii)	Area Available for Tenements (1 - ii)	
iv)	Tenements Permissible (500 / Hectare)	
v)	Tenements Proposed	
vi)	Tenement Existing	
vii)	Total Tenements on the Plot	

**D PARKING AREA STATEMENT**

i)	Parking Required by Regulations	
ii)	Proposed Parking	
iii)	Covered Garages Permissible	
iv)	Covered Garages Proposed	
v)	Proposed Parking	
vi)	Proposed Covered Garages	
vii)	Total Proposed Parking	

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. \_\_\_\_\_ AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 2341.10 SQ.MTS. WHICH TALLIES WITH THE AREA \_\_\_\_\_

SIGNATURE OF LICENSED SURVEYOR \_\_\_\_\_

**PROFORMA - B**

**CONTENTS OF THE SHEET**

FLOOR PLANS, AREA DIAGRAM & CALCULATIONS & CARPET AREA CALCULATION  
BUILT UP AREA STATEMENT, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION.

**DESCRIPTION OF PROPOSAL & PROPERTY**

Proposed Amalgamation of already Submitted SR Scheme on Plot Bearing CTS NO. 728, 728/1, 734/1 to 16 (pt) of village Ambavli Ambher (West) with SR Scheme under: 35(1) on Plot Bearing E.T. NO. 728, 728/1A OF Village Ambavli, Taluka Ambher, Mumbai (W) ward \_\_\_\_\_

**SIGNATURE NAME & ADDRESS OF L.S.**

\_\_\_\_\_

**NAME OF DEVELOPER**

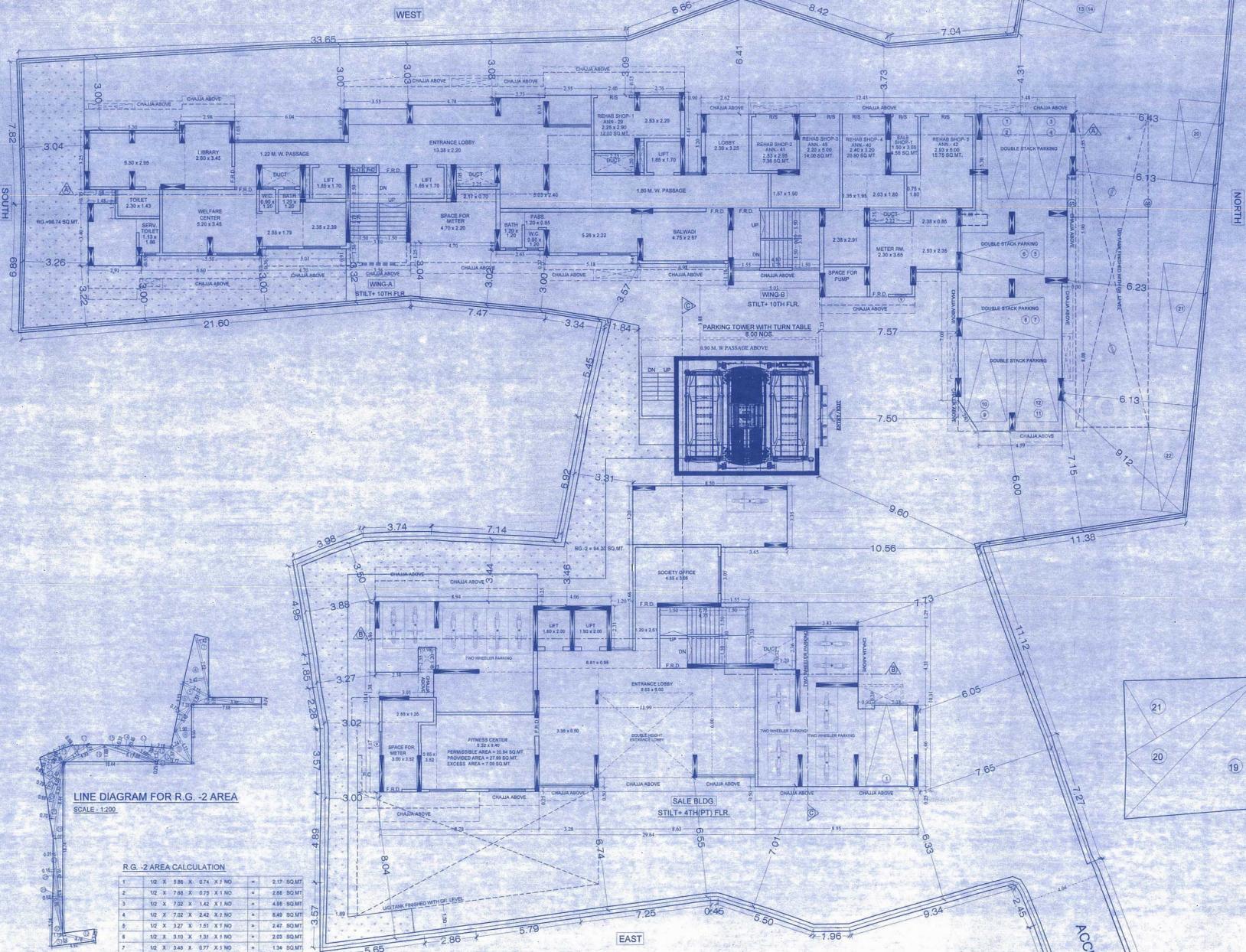
M/S. TAWAKKAL INFRA PROJECT PVT. LTD.  
N. SAKAR TOWER, ADA MASJID ROAD,  
OFF. S. Y. ROAD, JOGHISHAWRI (W),  
MUMBAI - 400 052

**SIGNATURE**

\_\_\_\_\_

**DATE**

18 MAR 2024



**LINE DIAGRAM FOR R.G. -2 AREA**  
SCALE: 1:200

**R.G. -2 AREA CALCULATION**

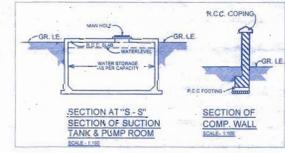
1	1/2 X 8.88 X 0.74 X 1 NO	= 3.29 SQ.MT
2	1/2 X 7.58 X 0.79 X 1 NO	= 3.00 SQ.MT
3	1/2 X 7.02 X 1.42 X 1 NO	= 4.96 SQ.MT
4	1/2 X 7.02 X 2.42 X 1 NO	= 8.49 SQ.MT
5	1/2 X 3.27 X 1.51 X 1 NO	= 2.47 SQ.MT
6	1/2 X 3.10 X 1.31 X 1 NO	= 2.03 SQ.MT
7	1/2 X 3.48 X 0.77 X 1 NO	= 1.34 SQ.MT
8	1/2 X 8.55 X 1.90 X 1 NO	= 8.12 SQ.MT
9	1/2 X 4.11 X 1.24 X 1 NO	= 2.55 SQ.MT
10	1/2 X 3.77 X 1.87 X 1 NO	= 3.52 SQ.MT
11	1/2 X 3.77 X 0.23 X 1 NO	= 0.47 SQ.MT
12	1/2 X 2.18 X 1.27 X 1 NO	= 1.39 SQ.MT
13	1/2 X 3.68 X 1.00 X 1 NO	= 1.84 SQ.MT
14	1/2 X 4.88 X 0.45 X 1 NO	= 1.10 SQ.MT
15	1/2 X 6.17 X 0.32 X 1 NO	= 0.99 SQ.MT
16	1/2 X 10.44 X 1.88 X 1 NO	= 9.81 SQ.MT
17	1/2 X 4.93 X 0.77 X 1 NO	= 1.90 SQ.MT
18	1/2 X 3.12 X 0.80 X 1 NO	= 1.26 SQ.MT
19	1/2 X 2.98 X 1.26 X 1 NO	= 1.89 SQ.MT
20	1/2 X 2.59 X 0.88 X 1 NO	= 1.14 SQ.MT
21	1/2 X 2.59 X 1.83 X 1 NO	= 2.37 SQ.MT
22	1/2 X 3.40 X 0.93 X 1 NO	= 1.58 SQ.MT
23	1/2 X 4.59 X 0.78 X 1 NO	= 1.81 SQ.MT
24	1/2 X 8.33 X 0.68 X 1 NO	= 2.85 SQ.MT
25	1/2 X 8.44 X 0.70 X 1 NO	= 2.96 SQ.MT
26	1/2 X 18.74 X 1.97 X 1 NO	= 18.50 SQ.MT
27	1/2 X 10.42 X 0.21 X 1 NO	= 1.09 SQ.MT
28	1/2 X 8.57 X 0.19 X 1 NO	= 0.81 SQ.MT
29	1/2 X 4.88 X 0.45 X 1 NO	= 1.10 SQ.MT
30	1/2 X 5.24 X 1.19 X 1 NO	= 3.11 SQ.MT
31	1/2 X 4.52 X 1.30 X 1 NO	= 2.94 SQ.MT
32	1/2 X 3.78 X 1.23 X 1 NO	= 2.31 SQ.MT
TOTAL ADDITION		= 81.93 SQ.MT

**GROUND FLOOR PLAN**  
SCALE: 1:100

R.G. AREA PERMISSIBLE = 2277.86 SQ.MT. X 6% = 136.67 SQ.MT.

**R.G. AREA CALCULATION**

1	1/2 X 5.87 X 3.78 X 1 NO	= 11.00 SQ.MT
2	1/2 X 8.19 X 1.44 X 1 NO	= 5.90 SQ.MT
3	1/2 X 6.19 X 3.38 X 1 NO	= 10.54 SQ.MT
4	1/2 X 3.57 X 0.75 X 1 NO	= 1.34 SQ.MT
5	1/2 X 1.48 X 1.2 X 1 NO	= 0.89 SQ.MT
6	1/2 X 4.88 X 2.48 X 1 NO	= 6.05 SQ.MT
7	1/2 X 6.77 X 3.88 X 1 NO	= 13.09 SQ.MT
8	1/2 X 6.78 X 3.11 X 1 NO	= 10.51 SQ.MT
9	1/2 X 4.15 X 2.02 X 1 NO	= 4.19 SQ.MT
10	1/2 X 6.82 X 1.55 X 1 NO	= 5.30 SQ.MT
11	1/2 X 7.79 X 2.58 X 1 NO	= 10.01 SQ.MT
12	1/2 X 11.28 X 2.89 X 1 NO	= 16.27 SQ.MT
13	1/2 X 5.51 X 0.31 X 1 NO	= 0.85 SQ.MT
14	1/2 X 5.51 X 2.48 X 1 NO	= 6.75 SQ.MT
TOTAL ADDITION		= 86.74 SQ.MT



**LINE DIAGRAM FOR PLOT AREA CALCULATION BY TRIANGULATION METHOD**  
SCALE: 1:200

