



**BUILT UP AREA CALCULATION**

FLOR	NET AREA	RESERVATION	RESERVATION AREA	TERRACE AREA	TOTAL AREA
GROUND FLOOR RESIDENTIAL	13,846	12,665	2	2	283,106
B	5,715	4,300	1	1	24,675
<b>TOTAL RESIDENTIAL</b>					<b>307,781</b>

**BUILT-UP AREA STATEMENT**

FLOR	NET AREA	RESERVATION	RESERVATION AREA	TERRACE AREA	TOTAL AREA
GROUND FLOOR COMMERCIAL	6,800	12,671	2	2	142,308
A	3,900	7,263	2	2	106,036
<b>TOTAL ADDITION</b>					<b>188,344</b>

**DEDUCTIONS**

1	6,300	2,400	2	2	45,837
2	12,300	1,570	2	2	38,324
3	2,800	1,100	2	2	6,240
4	2,700	2,400	2	2	14,220
<b>TOTAL DEDUCTION</b>					<b>104,621</b>
<b>TOTAL BUILT UP AREA (A - D)</b>					<b>202,760</b>

**CONTENT OF SHEET SHEET- 01 / 09**

GROUND FLOOR PLAN, AREA DIAGRAMS, BUA STATEMENTS

APPROVAL STAMP OF P.M.C.

**AREA STATEMENT**

- AREA OF PLOT
- AS PER OWNERSHIP DOCUMENT
- AS PER MEASUREMENT SHEET
- AS PER SITE PLAN
- DEDUCTIONS FOR:
  - AMENDED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING
  - ANY D.P. RESERVATION AREA
  - MRT RAILWAY
  - TOTAL 2a+2b
- BALANCE AREA OF PLOT (1-3)
- AMENITY SPACE (IF APPLICABLE)
- REQUIRED
- ADJUSTMENT OF 20% IF ANY - (2 X 2b)
- BALANCE AMENDED
- NET FLOOR AREA (1c - 2c - 5)
- RECREATIONAL OPEN SPACE (IF APPLICABLE)
- REQUIRED
- AMENDED
- INTERNAL ROAD AREA
- PERMISSIBLE BUILT UP AREA
- ADDITIONAL FSI ON PAYMENT OF PREMIUM
- PLIABLE AREA (IF APPLICABLE)
- AMENDED FSI on payment of premium (B4)
- Intra City / TDR loading
- (a) Intra area against D.P. road (2.0 x Str. No. 2) (a) if any
- (b) Intra area against Amenity Space / Pranded area
- (c) TDR area
- Total Intra / TDR loading AMENDED (11) (a)+(b)+(c)
- ADDITIONAL FSI AREA UNDER CHAPTER NO. 7
- TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL
- (a)  $(1 - 100/1160) \times 12$  wherever is applicable
- (b) Ancillary Area FSI upto 50% or 80% with payment of charges
- Commercial Area: 200,000 x 80% = 160,000 Sq.m  
Residential Area: 8720,160 x 80% = 6976,076 Sq.m
- Total entitlement (a+b)
- 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) x 1.8 or 1.6
- TOTAL BUILT-UP AREA IN PROPOSAL (INCLUDING AREA OF Sr.No.7)
- BALANCE AREA =
- F.S.I. CONSUMED (16/13) (SHOULD NOT BE MORE THAN Sr. NO 14 ABOVE)
- AREA FOR INCLUSIVE HOUSING, IF ANY
- REQUIRED (20% of Sr.No.5)
- AMENDED

**DESCRIPTION OF CC.**

AMENDED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.32, SECTOR - 17, NEW PAVELVA, NAVI MUMBAI.

Certificate of Area  
I certify that the plot under reference was surveyed by me on and the dimensions of area etc., of plot situated at Sr.No.32 as measured on site and the area so worked out tallies with the area stated in document of ownership / T.D. Scheme Records / Land Records Department / city survey records.

**Owner's declaration**  
I/we, undersigned hereby confirm that we would obtain the plan approved by Authority/Collector. I/we would execute the structure as per approved plans. Also I/we would execute the work under supervision of professional person so as to ensure the quality and safety of the work site.

For VARSHA BUNOON  
SATHI V. AHUJA (REG. NO. SA-95710002)

**NAME & ADDRESS OF ARCHITECT**

**SATISH AHUJA ARCHITECTS**  
ASHANGI, SECTOR 17, VASHI, NAVI MUMBAI  
PLOT NO. 278, BHADRA, VASHI, NAVI

**SCALE** > 1:100  
**DATE** > 28.06.2022  
**DRN BY** > UNMANN  
**CHKD BY** > S.V. AHUJA  
**DRG No** > 01

BUA DIAGRAM OF GROUND FLOOR COMMERCIAL