

BUA AREA STATEMENT

PLAT NO.	NUMBER OF UNIT	BUA AREA PER UNIT	TOTAL BUA AREA
1,2,6,7,10,12,13,16,17 / 3,4,11,14,15	09	41.87	377.13
5	01	227.90	227.90
8	01	88.15	110.79
9	01	88.15	49.15

PARKING STATEMENT

Type	Parking required			Parking Provided		
Residential Unit(s) (Only mentioned)	1 / 1 = 1	1 / 50 = 01	1 / 1 = 01	84	03	84
Mercantile	1/100 sq. m. Shop areas of Ground Floor Retail Shop area - 1166.47 sq. m.	2 / 100 = 0	4 / 40 = 10	04	20	20
Total Parking		1	26	25	07	31	27

CARPET AREA STATEMENT

FLAT - UNIT 01

	LENGTH	WIDTH	AREA
LIVING	3.98	3.90	13.45
KITCHEN	3.00	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 02

	LENGTH	WIDTH	AREA
ENTLOBBY	1.05	2.00	2.00
LIVING	3.90	3.20	3.90
KITCHEN	3.90	3.90	8.96
TOILET	2.00	1.35	1.19
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.35	1.41
BALCONY	1.05	2.15	2.09
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			30.47

FLAT - UNIT 03

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 04

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 05

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 06

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 07

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

FLAT - UNIT 08

	LENGTH	WIDTH	AREA
LIVING	3.90	3.90	13.45
KITCHEN	3.90	1.65	4.95
TOILET	2.00	1.35	1.70
BEDROOM 1	3.00	2.85	8.55
PASSAGE	1.05	1.65	1.73
BALCONY	1.05	2.15	2.15
BALCONY	1.05	1.13	1.18
TOTAL CARPET AREA			37.85

AREA STATEMENT

PLOT AREA	706.95 sq.m.
COMMERCIAL	
GROUND	136.07 sq.m.
RESIDENTIAL	
FIRST	284.46 sq.m.
SECOND	284.46 sq.m.
THIRD	227.90 sq.m.
TOTAL	914.53 sq.m.

UTILISED PAYMENT OF PREMIUM =
TOTAL BUA AREA - NORMAL PERMISSIBLE BUA AREA WITHOUT PREMIUM
914.53 - 775.00 = 139.53 SQ.MT.

OPENING FOR DOORS AND WINDOWS

D	1.00 X 2.25 M	T.W. DOOR
D1	0.90 X 2.25 M	FLUSH DOOR
D2	0.75 X 2.25 M	FLUSH DOOR
W2	1.20 X 2.25 M	AL. SLIDING DOOR
W3	1.40 X 2.25 M	AL. SLIDING DOOR
W1	0.90 X 2.25 M	AL. SLIDING WINDOW
W4	1.50 X 1.65 M	— DO —
W5	1.20 X 1.65 M	— DO —
W6	1.05 X 1.35 M	— DO —
V	0.70 X 0.75 M	AL. VENTILATION

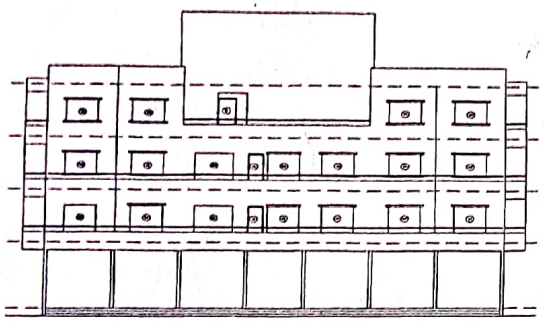
BALCONY STATEMENT

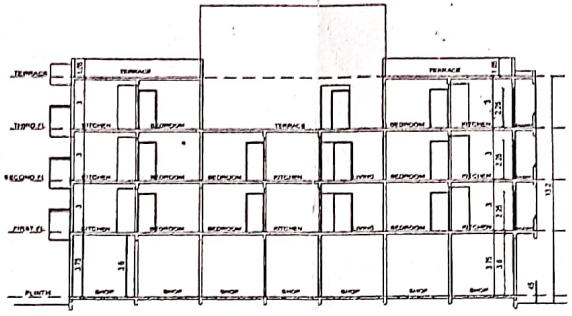
1) PERMISSIBLE BALCONY ON TYPICAL 1 FLOOR
AS PER 4.2.15 % = 39.67 SQMT.

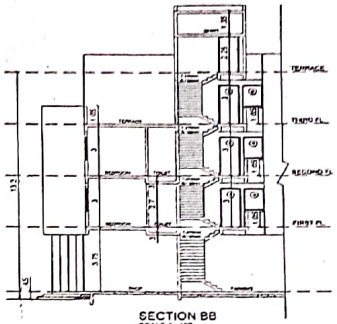
PROPOSED BALCONY
A) 1.15+1.15+2.15+1.15+2.83+3.00+3.15+3.15+1.20+1.20+3.20+2.63+39.16 SQMT
= 39.16 < 1.50 M = 58.74 SQM.
*BALCONY IS NOT SUCCESSING ON TYPICAL 1,2 FLOOR

2) PERMISSIBLE BALCONY ON THIRD FLOOR
272.34 @ 15 % = 21.83 SQMT

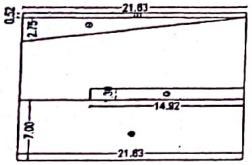
PROPOSED BALCONY
A) 2.15+3.15+3.15+3.15+2.83+3.00+3.15+3.15+1.15 = 27.68 SQMT
= 27.68 < 1.09 M = 27.68 SQM.
*BALCONY IS NOT SUCCESSING ON TYPICAL 1,2 FLOOR







AREA CALCULATION DIAGRAM OF GROUND FLOOR



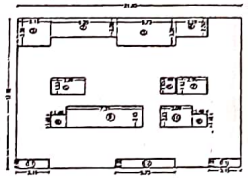
BLOCK A) 21.83 X 17.10 M = 369.87 SQMT.

DEDUCTION
1) 3.15 X 3.20 = 11.28 SQMT
2) 6.38 X 2.20 = 14.04 SQMT
3) 9.73 X 2.20 = 21.41 SQMT
4) 3.10 X 2.20 = 6.82 SQMT
5) 3.28 X 1.60 = 5.25 SQMT
6) 1.45 X 1.65 = 2.39 SQMT
7) 2.93 X 1.90 = 5.57 SQMT
8) 1.48 X 1.48/2 = 1.09 SQMT
9) 2.30 X 2.30/2 = 2.65 SQMT
10) 3.08 X 2.47 = 7.61 SQMT
11) 3.15 X 1.00/2 = 1.58 SQMT
12) 8.73 X 1.00 = 8.73 SQMT

TOTAL DEDUCTION = 211.80 SQMT

NET BUA AREA OF GROUND FLOOR = 369.87 - 211.80 = 158.07 SQMT.

AREA CALCULATION DIAGRAM OF TYPICAL 1,2 FLOOR



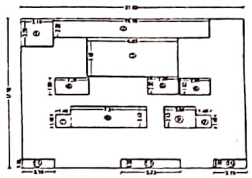
BLOCK A) 21.83 X 17.10 M = 369.87 SQMT

DEDUCTION
1) 3.15 X 3.20 = 10.08 SQMT
2) 6.38 X 2.20 = 13.97 SQMT
3) 9.73 X 2.20 = 19.34 SQMT
4) 3.10 X 2.20 = 6.67 SQMT
5) 3.28 X 1.60 = 5.25 SQMT
6) 1.45 X 1.65 = 2.39 SQMT
7) 2.93 X 1.90 = 5.57 SQMT
8) 1.48 X 1.48/2 = 1.09 SQMT
9) 2.30 X 2.30/2 = 2.65 SQMT
10) 3.08 X 2.47 = 7.61 SQMT
11) 3.15 X 1.00/2 = 1.58 SQMT
12) 8.73 X 1.00 = 8.73 SQMT

TOTAL DEDUCTION = 108.39 SQMT

NET BUA AREA ON TYPICAL 1,2 FLOOR = 369.87 - 108.39 = 264.48 SQMT
NET BUA AREA (ONE+TWO FLOOR) = 264.48 X 2 FL = 528.96 SQMT

AREA CALCULATION DIAGRAM OF THIRD FLOOR

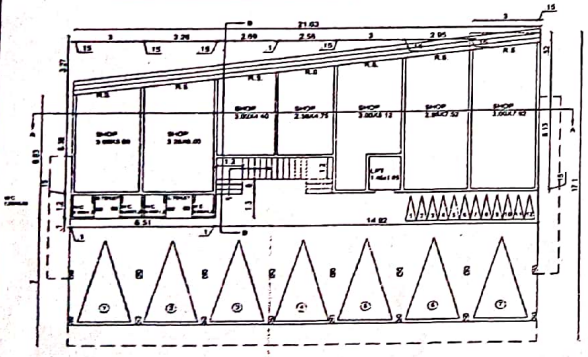


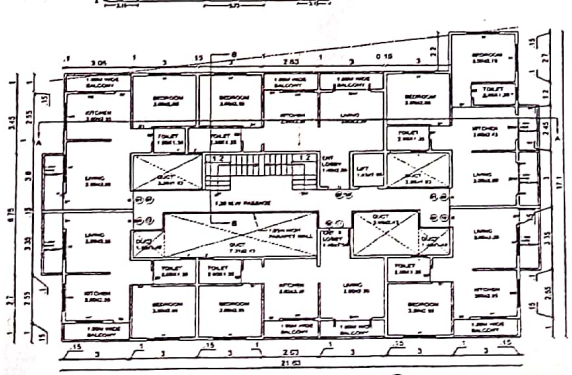
BLOCK A) 21.83 X 17.10 M = 369.87 SQMT

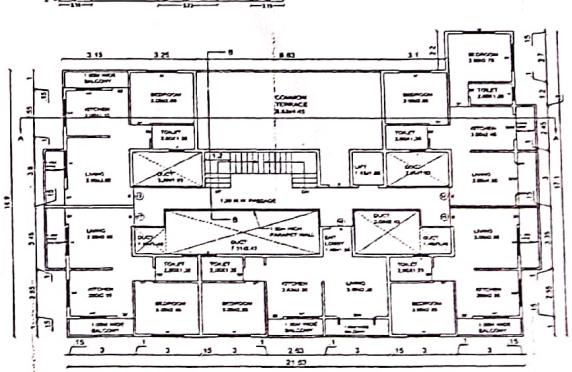
DEDUCTION
1) 3.15 X 3.20 = 10.08 SQMT
2) 16.48 X 2.20 = 36.25 SQMT
3) 9.73 X 2.20 = 21.41 SQMT
4) 3.10 X 2.20 = 6.82 SQMT
5) 2.93 X 1.90 = 5.57 SQMT
6) 1.48 X 1.48/2 = 1.09 SQMT
7) 2.30 X 2.30/2 = 2.65 SQMT
8) 3.08 X 2.47 = 7.61 SQMT
9) 3.15 X 1.00/2 = 1.58 SQMT
10) 8.73 X 1.00 = 8.73 SQMT

TOTAL DEDUCTION = 142.37 SQMT

NET BUA AREA ON THIRD FLOOR = 369.87 - 142.37 = 227.50 SQMT







RECOMMENDING AUTHORITY

REFERANCE :
RECOMMENDED FOR REM. LTR. BY AUTH. VIDE LTR. NO. MAP/01 / 1081 / 2017 DT. 10/01/2017
R.C. LETTER BY AUTH. VIDE LTR. NO. MAP/01 / 1081 / 2017 DT. 18/10/2017
RECOMMENDED FOR AMALGAMATION OF PLOT BY AUTH. VIDE LTR. NO. MAP/ DT. 12/06/2017

AREA STATEMENT

A	1	Area of plot As per 7/12	706.95
	2	Deductions for	NIL
	a)	Road Widening Area	NIL
	b)	Proposed Road Area	NIL
	c)	Any Reservation	NIL
		(Total a+c+b)	NIL
	3	Gross Area of Plot (1-2)	706.95
	4	Deductions for Amenity space if any	NIL
	5	Net Area of Plot	706.95
	6	Addition of area for F.S.I. if any	NIL
	(a)	(b)	(c)
	7	Total Area (5+6)	706.95
	8	Permissible F.S.I. permissible (7.5)	1.10
		Permissible built-up premises of premium 20% X 706 = 141.00 Sq.M.	141.00
		Upward Payment of Premium (F.S.I.)	139.03
	9	Permissible Built-up Area (7*8)	916.53
	10	Existing Built-up Area	NIL
	11	Proposed Built-up Area	914.53
	12	Excess Balcony Area taken in F.S.I. (As per 5.1(c) Below	NOT USED
	*a)	Total Built-up Area (10+11+12)	914.53
	*b)	F.S.I. Consumed (9.1/7)	0.99
B		BALCONY AREA (5.1(c) ref)	
	a)	Permissible Balcony Area per floor	AS PER TABLE
	b)	Proposed Balcony Area per floor	
	c)	Excess Balcony Area per floor	
C		Tank	
	a)	Permissible	NIL
	b)	Proposed to be utilized	NIL
D		PARKING STATEMENT	
	a)	Parking Required Car	AS PER TABLE
		Scooter/Motor Cycle	
		Cars	
	b)	Garage Permissible	NOT APPLI.
	c)	Garage Provided Car	
		Scooter/Motor Cycle	
		Cars	
	d)	Total Parking Provided	NOT APPLI.
E		HANDICAPPED CARS SPACES	
		Lowering Provided Nos.	NOT APPLI.
		Total Handicapped Provided	NOT APPLI.

CERTIFICATE OF THE AREA

I/We hereby certify that the plot boundaries have been duly verified by me/us on 11.12.2017 & the dimensions of beam etc. of plot & utilized for the purpose of the area statement have been duly measured by me/us & that the said area statement is true & correct & that the said area tallies with the area stated in the document of ownership & in the records.

Signature of Architect

I, Jitendra Shah, Principal Surveyor have been engaged by the owner/architect for the purpose of preparing the boundaries and area plan of the said plot & to demarcate the same on the site and thereafter of the measurement of the said plot as per the boundaries shown and found them to be correct.

Signature of Surveyor

ROAD WIDTH CERTIFICATE

This is to certify that the Plot no. 2-3-4 of S. No. 27/92 at Sabadra is abutting on existing road width 9.00 m. of Proposed 18 m. w. (Nine Meters) I have personally verified it on site.

Signature of Architect

PROPOSED COMMERCIAL CUM RESIDENTIAL PLAN ON AMALGAMATED PLOT NO. 2-3-4 OF S. NO. 27/92 AT LASALGAM FOR MR. ANIL GULABCHAND SABADRA

PRITESH MUTHA
ARCHITECTS AND ENGINEERS
BE MECHANICAL (GOLD MEDALIST) MUMBAI UNIVERSITY
ME (CIVIL - STRUCTURAL ENGINEERING) M.S. UNIVERSITY

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