BALCONY AREA STATEMENT

Floor No	Flat No.	Area of balcony in Sq.m	Area of balcony in Sq.m	Total area of bal. cony (4 + 5 = 6)
1	2	3	4	5
GROUND FLOOR	1	11.15		11.15
	2	09.66	0.97	10.63
	3	23.05	3.07	26.12
	4	16.97	3.07	20.04
	5	11.89	3.50	15.39
TH FLOOR TO EIGHTH FLOOR	6	11.89	2.65	14.54
	7	09.34	3.62	12.96

FORM OF STATEMENT 2
(Sr.No.11(b))
Area details in Floor wise

Building No.	Floor No.	Total Built up area of the	Area of common passage, staircase, lift, mumtywalls etc.	Area of balcony as per Rule 38(1) of DCR	Area of balcony as per Rule 38(1) of DCR	Total area of bal. cony (4 + 5 = 6)
1	2	3	4	5	6	7
GROUND FLOOR	1	11.15				
	2	09.66	0.97			10.63
	3	23.05	3.07			26.12
	4	16.97	3.07			20.04
	5	11.89	3.50	3.50		15.39
TH FLOOR TO EIGHTH FLOOR	6	11.89	2.65	2.65		14.54
	7	09.34	3.62	3.62		12.96

FORM OF STATEMENT 2
(Sr.No.11(b))
Proposed Building

Building No.	Floor No.	Total Built up area of the	Area of common passage, staircase, lift, mumtywalls etc.	Balcony area upto 10% as per rule 38(1) of DCR	Excess balcony area counted in FSI	Double height balcony area within FSI	Excess Double height balcony area counted in FSI	Total F.S.I. (3 + 4 +7)
1	2	3	4	5	6	7		8
	GROUND FLOOR	214.234						
	FLOOR ONE	237.949						
	FLOOR TWO	237.949						
	FLOOR THREE	237.949						
	EXCESS BALCONY	0.000						
	TOTAL	928.736 sqm.						

Form of Statement 3 (to be printed on plan) (Sr. No. 9 (c))

Building No.	Floor No./Name	Apartment no. / Flat no.	Carpet Area of Apartment in Sq.m.	Area of Balcony attached to Apartment Area in Sq.m.	Area of Double height balcony attached to Apartment in Sq.m.	Total Area in Sq.m.
(I)	(J)	(K)	(A)	(B)	(C)	(D)
1 BUILDING	GROUND FLOOR	1	16.74 SQM.	0.00	0.00	16.74 SQM.
	GROUND FLOOR	2	13.21 SQM.	0.00	0.00	13.21 SQM.
	GROUND FLOOR	3	18.52 SQM.	0.00	0.00	18.52 SQM.
	GROUND FLOOR	1A	9.28 SQM.	0.00	0.00	9.28 SQM.
	GROUND FLOOR	2A	5.22 SQM.	0.00	0.00	5.22 SQM.
	GROUND FLOOR	3A	15.83 SQM.	0.00	0.00	15.83 SQM.
	GROUND FLOOR	4	22.40 SQM.	0.00	0.00	22.40 SQM.
	FLOOR ONE	4	9.46 SQM.	0.00	0.00	9.46 SQM.
	FLOOR ONE	5	18.52 SQM.	0.00	0.00	18.52 SQM.
	FLOOR ONE	6	15.85 SQM.	5.59	0.00	22.44 SQM.
	FLOOR ONE	4A	5.41 SQM.	2.80	0.00	8.36 SQM.
	FLOOR ONE	5A	8.54 SQM.	4.62	0.00	13.76 SQM.
	FLOOR ONE	6A	75.23 SQM.	0.00	0.00	75.23 SQM.
	GROUND FLOOR	101	28.90 SQM.	0.00	0.00	28.90 SQM.
	GROUND FLOOR	102	36.77 SQM.	8.15 SQM.	0.00	44.92 SQM.
	FLOOR ONE	201	60.89 SQM.	7.56 SQM.	0.00	68.29 SQM.
	FLOOR ONE	202	36.05 SQM.	7.57 SQM.	0.00	43.62 SQM.
	FLOOR ONE	203	36.77 SQM.	8.15 SQM.	0.00	44.92 SQM.
	FLOOR TWO	301	56.98 SQM.	7.56 SQM.	0.00	64.54 SQM.
	FLOOR TWO	302	58.80 SQM.	9.28 SQM.	0.00	68.08 SQM.
	FLOOR TWO	303	71.96 SQM.	10.00 SQM.	0.00	81.96 SQM.
	FLOOR TWO	304	36.77 SQM.	8.15 SQM.	0.00	44.92 SQM.
	FLOOR THREE	401	56.98 SQM.	7.56 SQM.	0.00	64.54 SQM.
	FLOOR THREE	402	58.80 SQM.	9.28 SQM.	0.00	68.08 SQM.
	FLOOR THREE	403	71.96 SQM.	10.00 SQM.	0.00	81.96 SQM.
	FLOOR THREE	404				

LOCATION PLAN

ELEVATION

SECTION A-A
SCALE : 1:100

SECTION B-B
(SCALE : 1 :100)

RAFT SLAB

GROUND FLOOR
B/UP AREA CALCULATION
11.66 X 25.59 = 298.37 SQM.
deduction
1) 1.40 X 10.26 = 14.36 SQM.
2) 2.46 X 1.10 = 2.706 SQM.
3) 4.55 X 2.42 = 11.0 SQM.
4) 3.15 X 1.20 = 3.78 SQM.
5) 4.30 X 1.50 = 6.45 SQM.
6) 5.85 X 2.40 = 14.04 SQM.
7) 2.15 X 7.75 = 5.16 SQM.
8) 4.45 X 0.16 = 0.71 SQM.
9) 1.40 X 1.65 = 2.26 SQM.
10) 2.21 X 1.01 = 2.23 SQM.
11) 1.40 X 4.85 = 6.79 SQM.
12) 3.70 X 1.50 = 5.55 SQM.
DED = 84.616 SQM.
295.82 - 84.616 = 211.204 SQM.
ADD LIFT, B/UP AREA
2.00 X 1.50 = 3.00 SQM.
TOTAL LIFT = 3.00 SQM.
GROUND FLOOR B/UP AREA = 211.204+3.00 = 214.204 SQM.

FLOOR ONE
B/UP AREA CALCULATION
11.66 X 25.59 = 298.37 SQM.
deduction
1) 5.85 X 3.90 = 22.815 SQM.
2) 2.46 X 1.10 = 2.706 SQM.
3) 4.55 X 2.42 = 11.0 SQM.
4) 1.20 X 3.00 = 3.60 SQM.
5) 1.20 X 2.18 = 2.61 SQM.
6) 4.55 X 0.16 = 0.72 SQM.
7) 1.40 X 6.62 = 9.26 SQM.
8) 1.40 X 5.51 = 7.71 SQM.
DED = 60.421 SQM.
298.37 - 60.421 = 237.949 SQM.
FLOOR TWO & THREE B/UP AREA = 237.949 SQM.

FLOOR TWO & THREE
B/UP AREA CALCULATION
11.66 X 25.59 = 298.37 SQM.
deduction
1) 5.85 X 3.90 = 22.815 SQM.
2) 2.46 X 1.10 = 2.706 SQM.
3) 4.55 X 2.42 = 11.0 SQM.
4) 1.20 X 3.00 = 3.60 SQM.
5) 1.20 X 2.18 = 2.61 SQM.
6) 4.55 X 0.16 = 0.72 SQM.
7) 1.40 X 6.62 = 9.26 SQM.
8) 1.40 X 5.51 = 7.71 SQM.
DED = 60.421 SQM.
298.37 - 60.421 = 237.949 SQM.
FLOOR TWO & THREE B/UP AREA = 237.949 SQM.

(7.50 M WIDE ROAD)
9.00 M.W PROPOSED R O A D

18.00 M WIDE ROAD

SITE PLAN
SCALE-1:300

T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBALE	T.D.R. PROPOSED
617.83	556.04	410.00

REG AGREEMENT NO : 7 2565-2019 DATE : 07/06/2019
D.R. C. NO : 795 B DATE: 25/01/2019
-410/C/2580/R,820 = 1548.63-04

JAI PADMAVATI BUILDERS PARTNERSHIP FIRM.

APPROVED
The Plans annexed to
As per the Commencement
the accompanying
Certificate No. BP/RSP/19/Kothrud/
30/01/2019

Executive Engineer
TOWN PLANING
Hadapsar Municipal Corporation
Mumbai

REF:
BUILDING PERMISSION CERTIFICATE NO.A4 / RSP /193/2020
DATED NO.29 / 10 /2020

AREA STATEMENT

		SQM
1.	Area of plot (Minimum area of 33.+ bole considered)	930.04
	a) As per ownership document (7/12,CTS extract)	930.04
	b) as per Development Plan	930.04
	c) Any per rule	-
2.	Deductions for	12.21
	(a) Proposed D.P./ D.P. Road widening Area/Service Road/ Highway widening	
	(b) Any D.P. Reservation area. [TOTAL a+b]	12.21
3.	Balance area of plot (1-2)	617.83
4.	Amenity Space (if applicable)	-
	(a) Required	-
	(b) Adjustment of 2(b) if any	-
	(c) Balance Proposed	617.83
5.	Net Plot Area [3-4 (C)]	617.83
6.	Recreational Open space (if applicable)	-
	(a) Required	-
	(b) Proposed	-
7.	Internal Road area	-
8.	Possible area (if applicable)	-
9.	Built up area with reference to Basic F.S.I. as per front road width (or No. 9e basis FSI)	879.913
10.	Addition of F.S.I. on payment of premium	0.00
	(a) Maximum permissible premium FSI-based on road width 0f20 Zone	
	(b) Proposed FSI on payment of premium	410.00
11.	In - situ FSI / TDR loading	12.21
	(a) In-situ area against D.P. road (2.0 x Sr.No. 2 (a)) if any	
	(b) In-situ area against Amenity space if handed over (2.00, or 1.83 x Sr.No. 4 (b) and / or (c))	
	(c) T.D.R. Area	410.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	
12.	Additional FSI area under Chapter No.7	
13.	Total entitlement of FSI in the proposed	
	(a) (9+10(b,c+11(c)) @ 12 whichever is applicable	
	(b) Ancillary area FSI up to 60% or 80% with payment of charges	
	(c) Total entitlement (a+b)	
14.	Maximum utilization limit of F.S.I (building potential) Permissible as per Road width (as per Regulation No.8.1 or 8.3 or 8.4 or 8.5 as applicable) x 1.0 or 1.8) : 132.50 x 1.80 x 1.65	1101.523
15.	Total Built -up Area of proposal (excluding area at Sr.No.17 (c)	0.00
	(a) Existing Built -up Area	928.736 sqm.
	(b) Proposed Built -up Area (as per 'A'-Line')	928.736 sqm.
	(c) Total (a+b)	1.50
16.	F.S.I. Consumed (15/13) (should not be more than area as per 14 above)	N.A.
17.	Area for inclusive Housing if any	
	(a) Required (20% of sr no. 5)	
	(b) Proposed	

Certificate of Area
Certified that the plot under reference was surveyed by me on 16 / 01 / 2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Schema Records / and Records Department / City Survey records.

Signature
(). Ashok M. Jamdar.
R.No.20 / 86

Structural Engineer

Owners Declaration.
I/We undertake to inform you that I/We execute whole/part of approved by authority/architect / we would execute the structure as per approved plans Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

Er Ashok Jamdar
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
10, Siddhi Park, Corporation Road
New pandit colony
Nashik -2
ph : 2574602

JOB NO.	DATE	SCALE	DRAWN BY	CHECKED BY
	29/10/2020	1:100	VIKAS	A.M.J.

(7.50 M WIDE ROAD)
9.00 M.W PROPOSED ROAD

18.00 M WIDE ROAD

GROUND FLOOR
(SCALE : 1 :100)

FLOOR ONE
(SCALE : 1 :100)

FLOOR TWO
(SCALE : 1 :100)

FLOOR THREE
(SCALE : 1 :100)

TERRACE FLOOR

PARKING AREA STATEMENT

	CAR		SCOOTER	
	Req.	Pro.	Req.	Pro.
COMMERCIAL 07.65 SQM	02	02	04	04
STORE 84.98 SQM	01	01	04	04
Residential Below 40 sqm (3 flat)	2.50	2.50	05	05
Residential Above 40 sqm (9 flat)	4.50	4.50	22.50	22.50
5% Visitor parking	01	01	1.37	1.37
TOTAL	11	11	36.87	36.87
90% PARKING	10	10	33.18	33.18

SCHEDULE OF OPENINGS

TYPE	SIZE
D	0.90m X 2.10m.
D1	0.75m X 2.10m.
F.D.	2.40m X 2.10m.
W1	1.20m X 0.90m.
W2	1.20m X 1.20m.
W3	1.50m X 1.20m.
V1	0.60m X 0.60m.