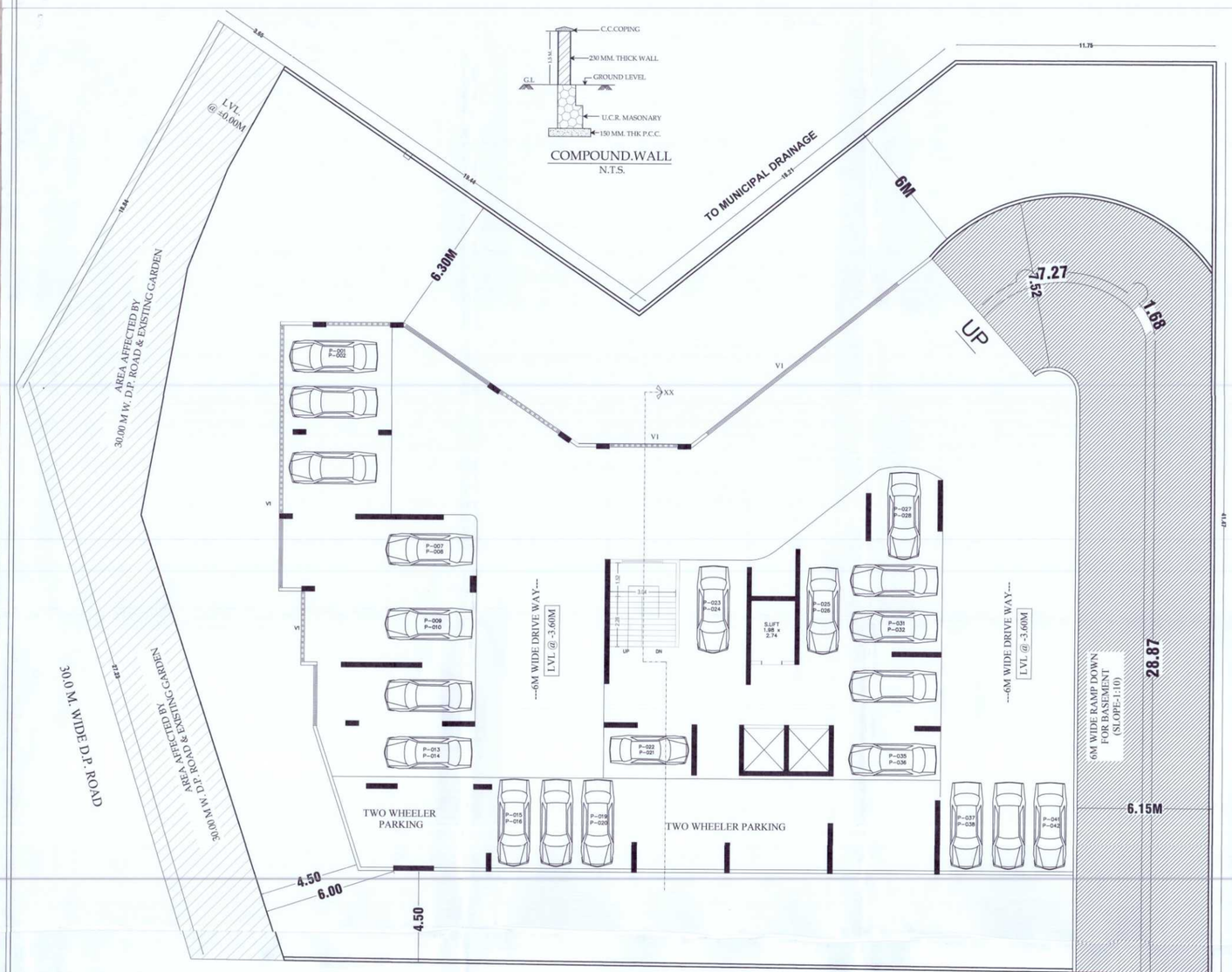
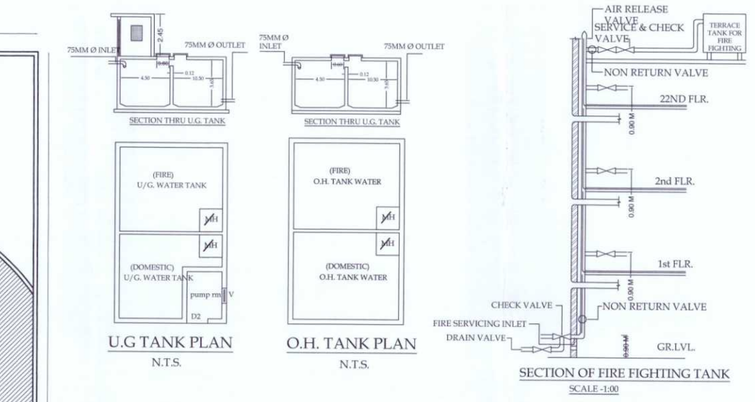
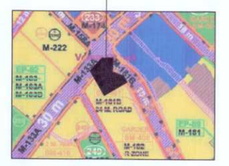




SITE TO REFER



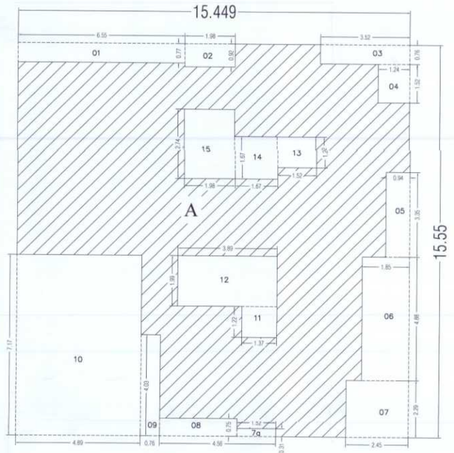
D.P. EXTRACT
SCALE 1:2000



SEPTIC TANK DETAILS
SCALE : N.T.S

LINE DIAGRAM & AREA CALCULATION OF FIRST FLOOR (RESIDENTIAL)

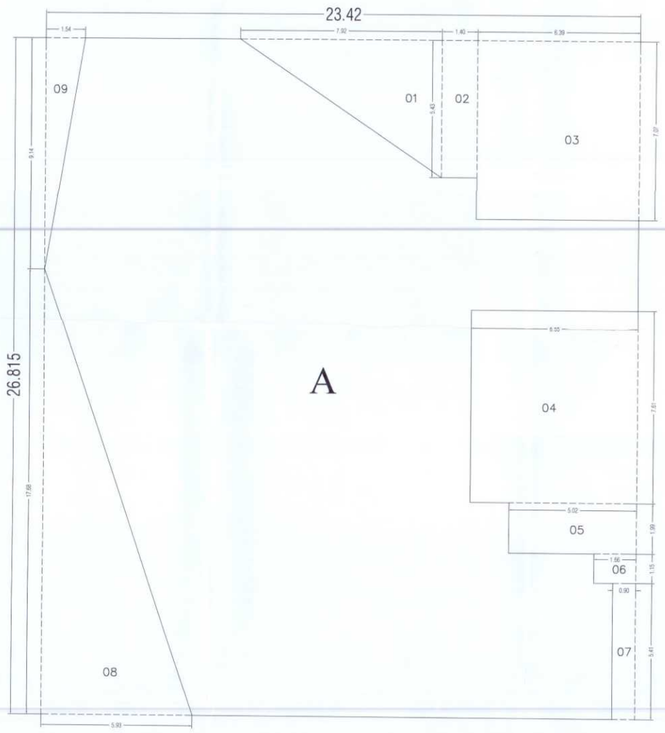
SR. NO.	LENGTH	WIDTH	AREA IN SQ.MT.
A	15.449	15.55	240.23
1	0.55	0.77	5.04
2	1.98	0.92	1.82
3	3.52	0.76	2.68
4	1.24	1.52	1.88
5	0.94	5.55	5.15
6	1.85	4.88	9.03
7	2.45	2.29	5.61
7a	1.52	1.31	1.99
8	3.03	0.75	2.27
9	0.76	4.03	3.06
10	4.89	7.17	35.06
11	1.37	1.23	1.67
12	3.89	1.99	7.74
13	1.52	1.22	1.85
14	1.67	1.67	2.79
15	1.98	2.74	5.43
	TOTAL DEDUCTION		91.08
	TOTAL BUILT UP AREA		149.15



LINE DIAGRAM & AREA CALCULATION OF FIRST FLOOR (commercial)

A 23.42 x 26.815 = 628.01 SQ.M.

DEDUCTION		
1	0.50 x 07.92 x 05.43	= 21.50
2	01.40 x 05.43	= 07.60
3	06.39 x 07.07	= 45.18
4	06.93 x 07.61	= 49.84
5	05.02 x 01.99	= 09.99
6	01.66 x 01.15	= 01.91
7	00.90 x 05.41	= 04.87
8	03.50 x 13.65 x 07.93	= 52.21
9	00.50 x 09.14 x 01.54	= 07.04
TOTAL DEDUCTION		= 200.14 SQ.MT.
TOTAL BUILT-UP AREA		= 427.87 SQ.MT.

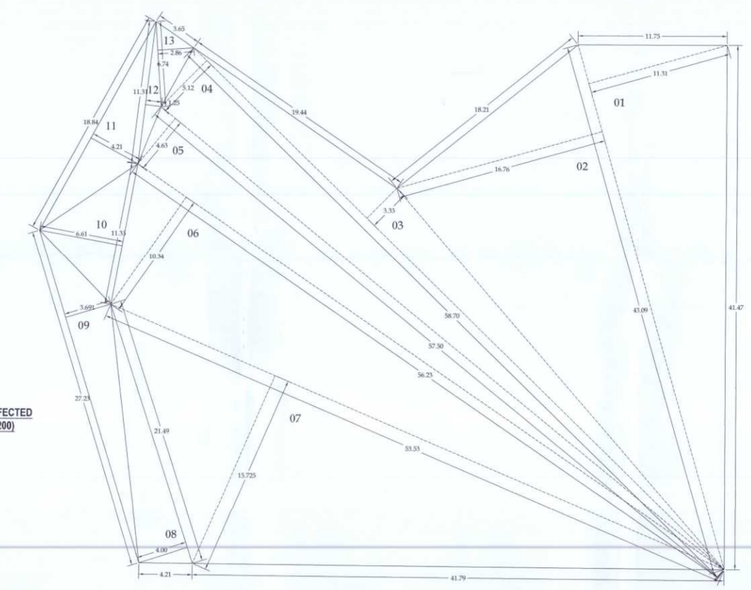


LINE DIAGRAM & PLOT AREA CALC. (S.C.-1:200)

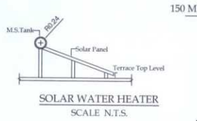
1	0.50 x 43.09 x 11.31	= 243.67
2	0.50 x 43.09 x 16.76	= 361.09
3	0.50 x 58.70 x 03.33	= 97.73
4	0.50 x 58.70 x 05.12	= 150.27
5	0.50 x 57.70 x 04.63	= 133.57
6	0.50 x 56.23 x 10.34	= 290.71
7	0.50 x 52.53 x 15.725	= 413.01
8	0.50 x 21.49 x 04.00	= 42.98
9	0.50 x 27.23 x 03.691	= 50.25
10	0.50 x 11.33 x 06.61	= 37.44
11	0.50 x 18.84 x 04.21	= 39.66
12	0.50 x 11.31 x 01.25	= 07.07
13	0.50 x 06.74 x 02.86	= 09.64
TOTAL PLOT AREA		= 1977.09 SQ.MT.

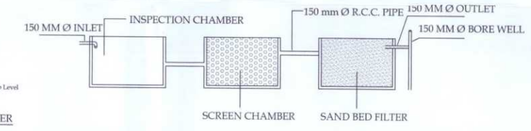
LINE DIAGRAM & AREA CALC. OF AREA AFFECTED BY D.P. ROAD & EXISTING GARDEN (S.C.-1:200)

8	0.50 x 21.49 x 04.00	= 42.98
9	0.50 x 27.23 x 03.691	= 50.25
10	0.50 x 11.33 x 06.61	= 37.44
11	0.50 x 18.84 x 04.21	= 39.66
12	0.50 x 11.31 x 01.25	= 07.07
13	0.50 x 06.74 x 02.86	= 09.64
TOTAL PLOT AREA		= 187.04 SQ.MT.







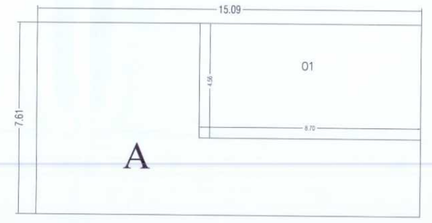


SECTION THROUGH RAIN WATER HARVESTING (RECHARGE)
SCALE- N.T.S.

LINE DIAGRAM & AREA CALCULATION OF GROUND FLOOR (Residential)

A 15.09 X 07.61 = 114.83 SQ.M.

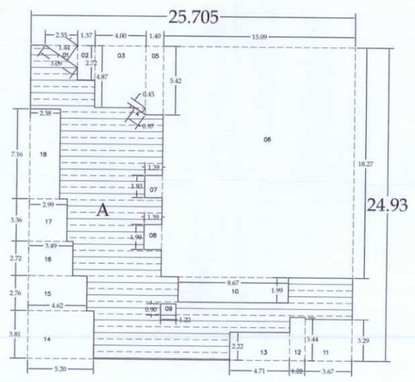
DEDUCTION		
1	08.70 x 04.56	= 39.67
TOTAL BUILT-UP AREA		= 75.16 SQ.MT.



LINE DIAGRAM & AREA CALCULATION OF MEZZ. FLOOR (COMMERCIAL) SC-1:200

A 25.705 X 24.93 = 640.83 SQ.M.

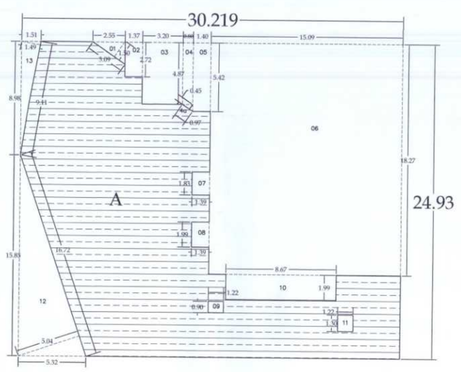
DEDUCTION		
1	0.50 x 03.09 x 01.44	= 02.22
2	01.37 x 02.72	= 03.72
3	04.00 x 04.87	= 19.48
4	0.50 X 00.97 X 00.45	= 00.22
4a	01.40 X 05.42	= 07.59
5	15.09 x 18.27	= 275.69
6	01.39 x 01.83	= 02.54
7	01.39 x 01.99	= 02.77
8	01.22 x 01.79	= 02.18
9	01.22 x 00.90	= 01.10
10	08.67 x 01.99	= 17.25
11	03.67 X 03.29	= 12.07
12	01.22 X 03.44	= 04.20
13	04.71 X 02.22	= 10.46
14	05.20 x 03.83	= 19.81
15	04.62 x 02.76	= 12.75
16	03.49 x 02.72	= 09.49
17	02.99 x 03.36	= 10.04
18	02.38 X 07.16	= 17.04
TOTAL DEDUCTION		= 450.62 SQ.MT.
TOTAL BUILT-UP AREA		= 210.21 SQ.MT.

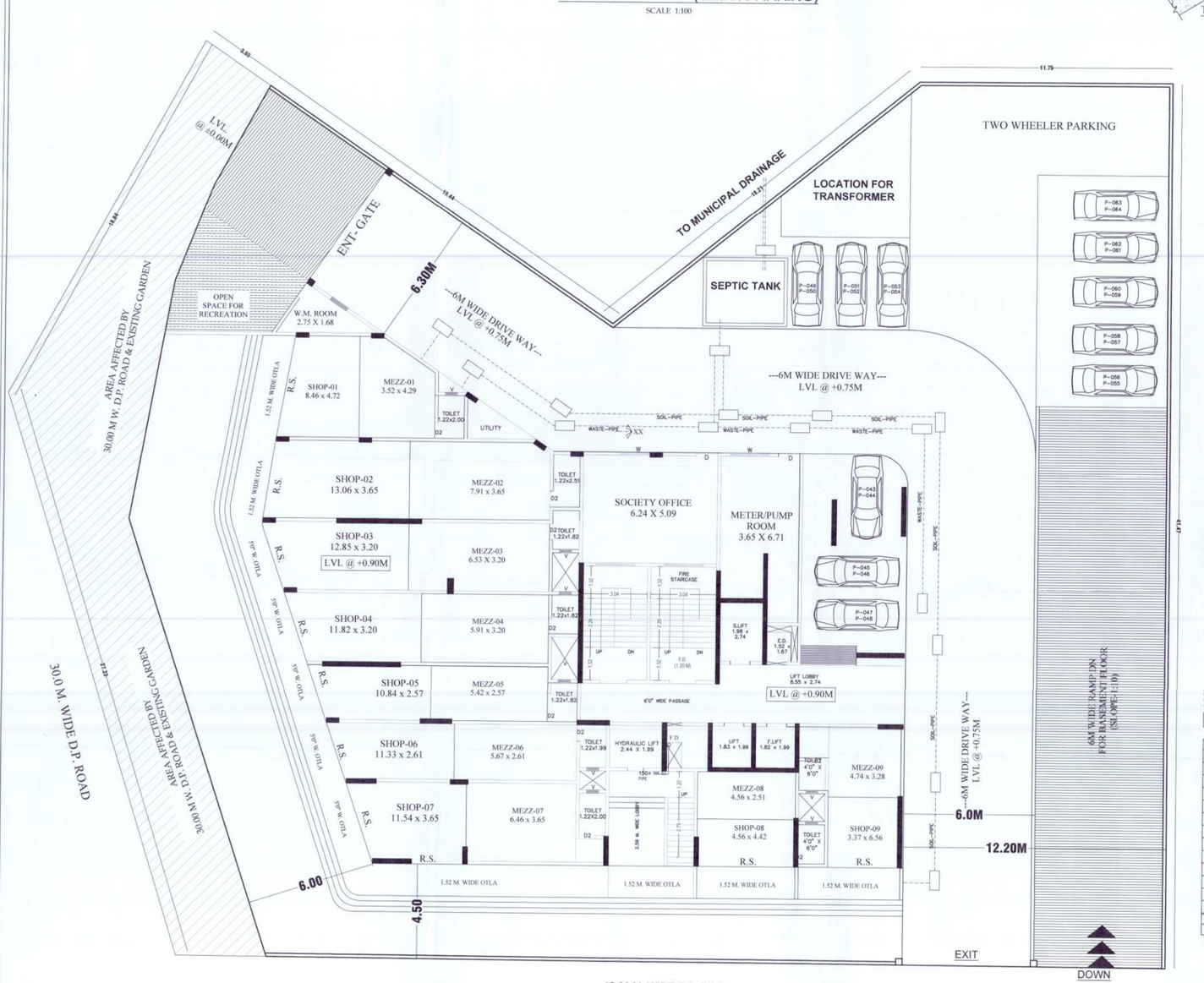


LINE DIAGRAM & AREA CALCULATION OF GROUND FLOOR (commercial) SC-1:200

A 30.219 X 24.93 = 753.36 SQ.M.

DEDUCTION		
1	0.50 X 03.09 X 01.50	= 02.32
2	01.37 x 02.72	= 03.73
3	03.20 x 04.87	= 15.58
4	00.80 x 04.87	= 03.90
4a	0.50 X 00.97 X 00.45	= 00.22
5	01.40 X 05.42	= 07.59
6	15.09 x 18.27	= 275.69
7	01.39 x 01.83	= 02.54
8	01.39 x 01.99	= 02.77
9	01.22 x 00.90	= 01.10
10	08.67 x 01.99	= 17.25
11	01.22 X 01.30	= 01.59
12	0.50 X 16.72 X 05.04	= 42.13
13	0.50 x 09.11 x 01.49	= 06.77
TOTAL DEDUCTION		= 383.37 SQ.MT.
TOTAL BUILT-UP AREA		= 369.79 SQ.MT.







PROFORMA - I: AREA STATEMENT

PROPOSED CONSTRUCTION ON PLOT NO. 1 SECTION-2A,SHEET NO. 39, C.T.S.NO. 23697& 30990, 31089, CHALTA NO. 9, ULHASNAGAR-421004.

SHEET NO. 01

STAMPS OF APPROVAL OF PLANS:

मंजुरी
बांधकाम नकाशाचे मंजुरी
.....इमारतीचे दुसरी तात्पुरितमाळ्याचे
व बांधकाम प्रारंभ प्रमाणपत्र ची तपशा/मंजुरी/बाबत
एम/122/33 ह्या पत्रानुसार
सर्व शर्तीवर दिलेला आहे/आहेत.

सही/- अंतुरुण उ व पा लेखा अधिकारी

कार्यकारी अभियंता
नगररचना विभाग
उल्हासनगर महानगरपालिका

नगररचनाकार
उल्हासनगर महानगरपालिका

AREA STATEMENT

1.	Area of plot *(Minimum area of a, b, c to be considered)*	**1824.69 SQ.MT.**
	a) As per ownership document (7/12, C.T.S. extract/Property card)	**1877.09**
	b) as per measurement sheet	**1877.09**
	c) As per site	**1877.09**
2.	Deduction for	
	a) Proposed D.P./ D.P. Road widening Area (area affected by 30 m. wide d.p. road)	187.04
	b) Any D.P. Reservation area	00.00
(Total a+b)		187.04
3.	**Gross Area of Plot (1-2)**	**1637.65**
4.	Recreational Open space (Not in rules)	
	a) Required	N.A.
	b) Proposed	N.A.
5.	Amenity space	
	a) Required	N.A.
	b) Proposed	N.A.
6.	Service road and Highway widening	N.A.
7.	Internal Road area	N.A.
8.	Net Area of Plot = [3 - 4(b)]	**1637.65**
9.	Built up area with reference to Basic F.S.I. (1.1) as per front road width *(Sr. No. 8 x ------)*	**1801.42**
10.	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road *[2.05 x Sr. No. 2 (a)], if any.*	383.43
	(b) In-situ area against Amenity Space *[2.00 or1.85 x Sr. No. 3 (b)].*	N.A.
	(c) Premium FSI area *(subject to maximum of 0.5 of Sr. No. 8)*	912.35
	(d) T.D.R. area	NIL
	(e) Additional FSI area (ADD INCENTIVE F.S.I. (50% OF EXIST. BUILT UP)	1191.26
	(Total of a-e)	**2487.04**
10A.	TOTAL BUILT UP AREA (9+10)	**4288.45**
11.	60% of area on Residential 80% of area on commercial (9) + (10)	
	(a) Ancillary use-comm. (1007.87x 80%)	**806.30**
	(b) Ancillary use-Resi. (4372.29-1007.87= 3364.42 x 60%)	**1968.35**
12.	**Total area available *(9+10+11)***	**7063.09**
13.	Maximum utilization 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 1.6)*	**5631.27**
14.	Total Built-up Area in proposal. *(excluding area at Sr.No.16.b)*	
	a) Existing Built-up Area.	00.00
	b) Proposed Built-up Area.	**7062.98**
(Total a+b)		**7062.98**
15.	F.S.I. Consumed (14/8) *(should not be more than serial No 13 above.)*	2.350
16.	Area for Inclusive Housing, if any	
	a) Required *(20% of Sr.No.9)*	N.A.
	b) Proposed	N.A.

Certificate of Area:

Certified that the plot under reference was surveyed by me on_____ 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. Scheme Records/ Land Records Department/City Survey records.

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

KALANI CO-OP-HSG. SOCIETY LTD. THROUGH (SECRETARY) MR. MAHESH T CHANDNANI.

Per Rec. ... LTD. (Director/Secretary/Authorised)

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
KS-1/22	MD-01/05	AS GIVEN	ANAND-G	S.NAIR	UMC-03/05

Architect/ Licensed Engineer/ Supervisor name and signature

BHUSHAN S. RUPANI

Prime Consultants
ARCHITECTURAL, STRUCTURAL & INTERIOR CONSULTANTS
107/ 108, Sai Arcade, Netaji Chowk,
Ulhasnagar-421 005.
Email - prime.consultants.83@gmail.com
Contact-7020374601 /0251252460 1.