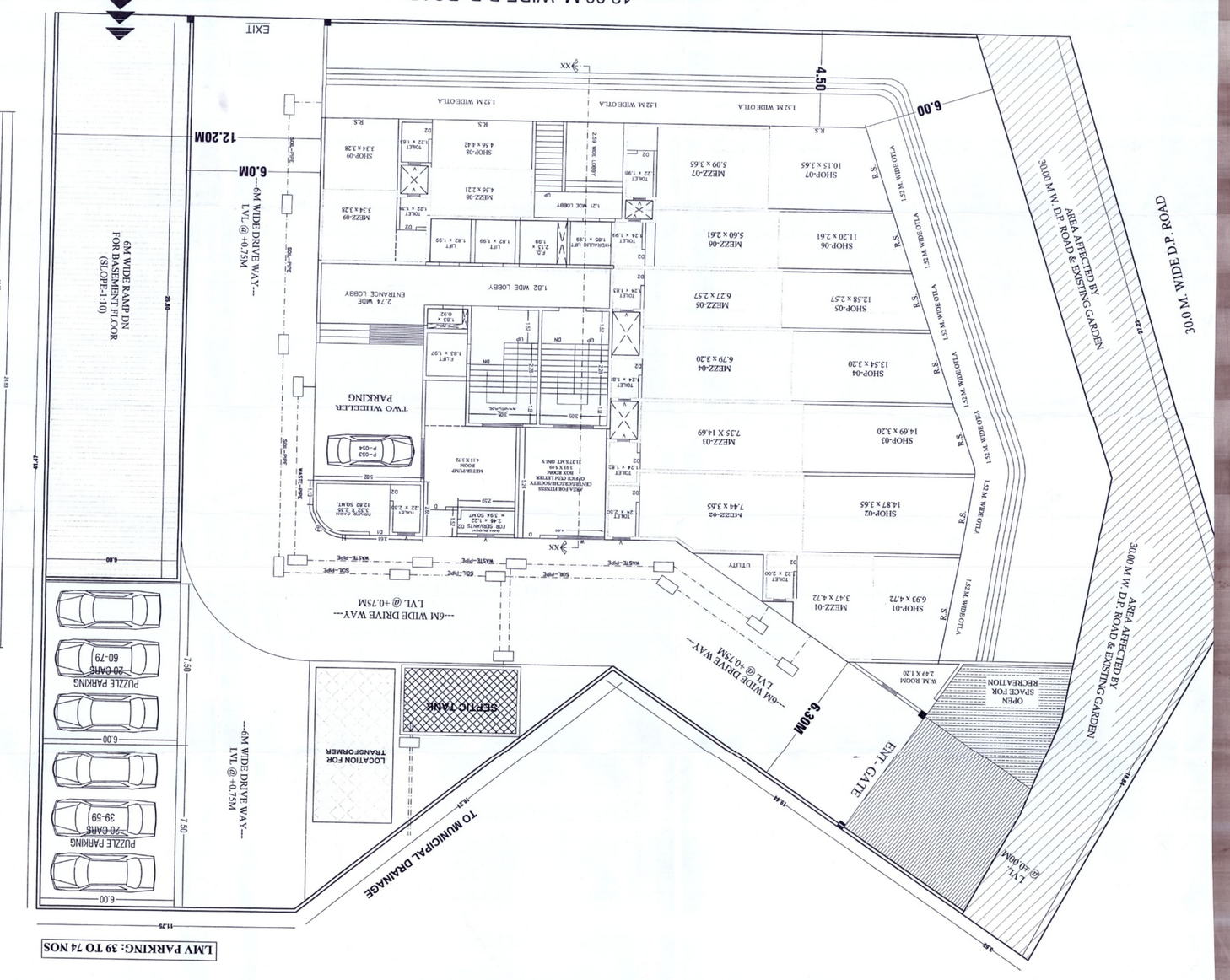
BASEMENT PLAN (L.M.V. PARKING)

SCALE 1:100

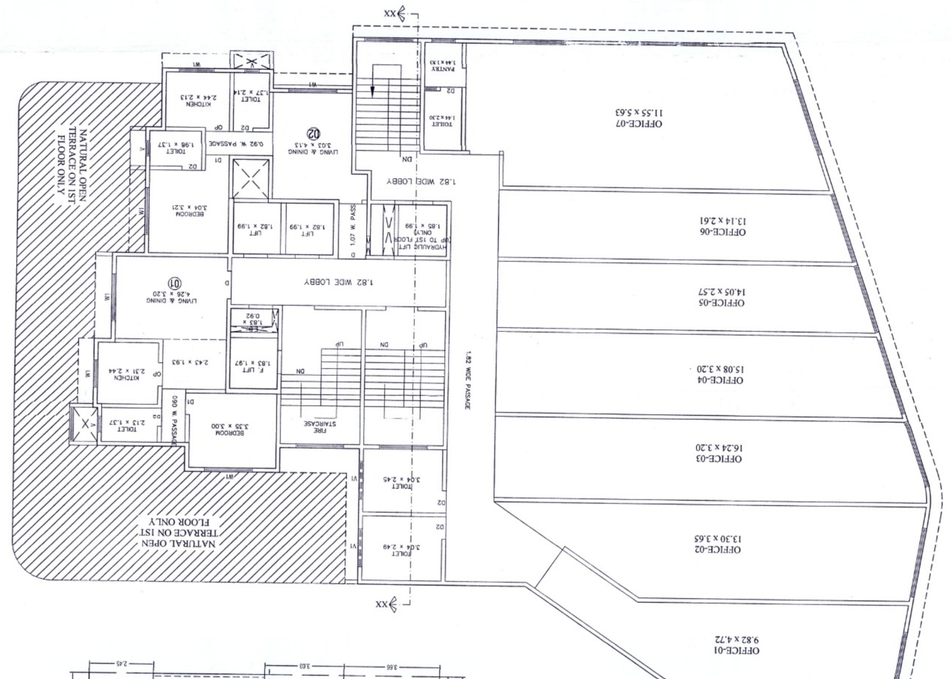


GROUND FLOOR PLAN

SCALE 1:100

FIRST & 2ND FLOOR PLAN (COMM/RESI.)

SCALE 1:100

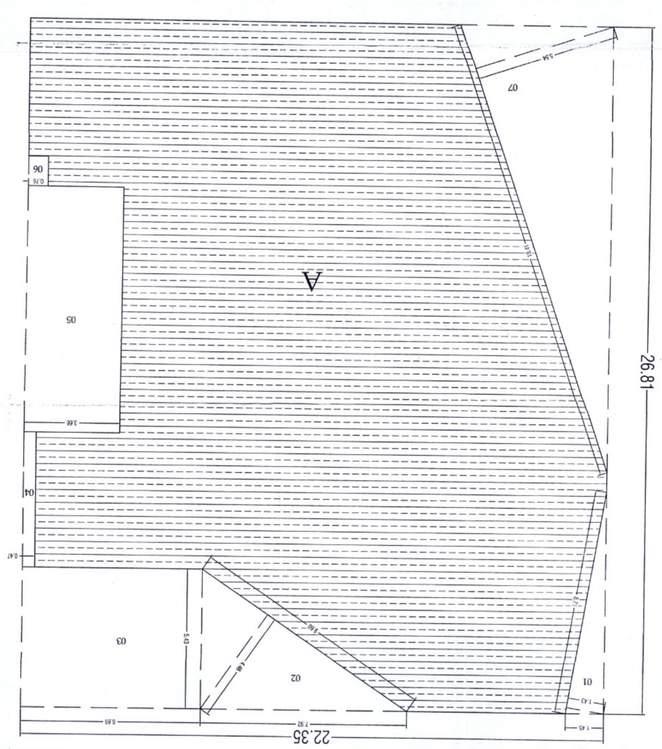


LINE DIAGRAM & AREA CALCULATION OF GROUND FLOOR STAIRCASE & LOBBY(RESI.)

DEDUCTION	
A 13.40 x 07.61	= 101.97 SQ.M.
1 03.00 x 02.00	= 06.00
2 01.00 x 04.20	= 21.69
TOTAL DEDUCTION	= 33.75 SQ.MT.
TOTAL BUILT-UP AREA	= 68.24 SQ.MT.

LINE DIAGRAM & AREA CALCULATION OF FIRST & SECOND FLOOR (Commercial)

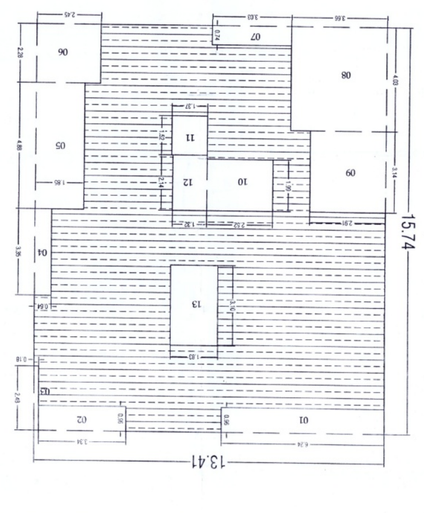
DEDUCTION	
A 22.35 x 26.81	= 599.20 SQ.M
1 03.50 x 08.71 x 01.65	= 00.23
2 04.80 x 03.65	= 17.52
3 03.50 x 09.60	= 33.60
4 00.67 x 03.34	= 02.06
5 00.75 x 01.13	= 00.84
6 03.50 x 18.61 x 00.54	= 35.16
7 03.50 x 18.61 x 00.54	= 35.16
TOTAL DEDUCTION	= 156.61 SQ.MT.
TOTAL BUILT-UP AREA	= 442.59 SQ.MT.



LINE DIAGRAM & AREA CALCULATION OF FIRST & SECOND FLOOR (COMM/RESI.)

SR.NO	LENGTH	WIDTH	AREA IN SQ.MT
1	6.24	0.96	5.99
2	3.34	0.96	3.21
3	0.38	2.48	0.95
4	0.64	3.35	2.14
5	1.85	4.82	9.03
6	3.03	0.74	2.24
7	2.45	2.39	5.59
8	3.66	4.03	14.75
9	2.91	3.14	9.14
10	2.52	1.99	5.01
11	1.37	1.52	2.08
12	1.32	2.14	2.82
13	1.83	3.1	5.67
A	13.41	15.74	211.07

TOTAL DEDUCTION	142.95
	68.13



LINE DIAGRAM & AREA CALCULATION OF GROUND FLOOR (COMMERCIAL)

DEDUCTION	
A 29.95 x 24.83	= 743.65 SQ.M.
1 03.00 x 09.10 x 01.66	= 06.39
2 04.50 x 09.10 x 01.66	= 06.22
3 04.37 x 03.72	= 09.72
4 03.00 x 04.87	= 23.09
5 03.20 x 04.87	= 11.58
6 00.50 x 09.97 x 00.45	= 00.21
7 00.22 x 05.43	= 17.48
8 01.50 x 04.87	= 11.58
9 03.00 x 04.87	= 23.09
10 04.37 x 03.72	= 09.72
11 01.40 x 04.12	= 34.60
12 14.63 x 01.66	= 24.91
13 14.40 x 04.84	= 28.96
14 14.40 x 04.12	= 34.60
15 01.22 x 09.90	= 01.09
16 00.50 x 16.97 x 05.01	= 42.78
TOTAL DEDUCTION	= 352.97 SQ.MT.
TOTAL BUILT-UP AREA	= 390.38 SQ.MT.

LINE DIAGRAM & AREA CALCULATION OF MEZZ. FLOOR COMMERCIAL)

DEDUCTION	
A 25.45 x 24.83	= 631.92 SQ.M.
1 03.00 x 09.10 x 01.66	= 06.22
2 04.37 x 03.72	= 09.72
3 03.00 x 04.87	= 23.09
4 03.20 x 04.87	= 11.58
5 00.50 x 09.97 x 00.45	= 00.21
6 01.40 x 04.87	= 23.09
7 03.00 x 05.43	= 17.48
8 01.50 x 04.87	= 11.58
9 03.00 x 04.87	= 23.09
10 04.37 x 03.72	= 09.72
11 14.40 x 01.66	= 24.91
12 03.50 x 04.12	= 34.71
13 03.07 x 02.13	= 10.79
14 04.15 x 03.00	= 19.97
15 03.50 x 02.75	= 12.01
16 04.40 x 02.75	= 12.01
17 03.48 x 03.55	= 12.99
18 02.32 x 05.50	= 12.76
19 02.32 x 05.50	= 12.76
20 01.22 x 00.90	= 01.09
TOTAL DEDUCTION	= 289.69 SQ.MT.
TOTAL BUILT-UP AREA	= 342.43 SQ.MT.

#	**AS PER G.R. NO. , Date: -12/12/2021 FOR REHABILITATION OF 30 YRS OLD BUILDING/ DILAPIDATED BUILDING 50% AREA OF EXISTING BUILDING IS ALLOWED INCENTIVE FSI FOR RE-CONSTRUCTION.**

EXISTING BUILT-UP AREA OF GR. FLOOR	**= 521.14 SQ.M.**
EXISTING BUILT-UP AREA OF 1ST FLOOR	**= 620.46 SQ.M.**
EXISTING BUILT-UP AREA OF 2ND FLOOR	**= 620.46 SQ.M.**
EXISTING BUILT-UP AREA OF 3RD FLOOR	**= 620.46 SQ.M.**
TOTAL EXISTING BUILT-UP AREA	**= 2382.52 SQ.M.**
30% OF TOTAL EXISTING BUILT-UP AREA	**= 714.76 SQ.M.**

PROFORMA - I: AREA STATEMENT

PROPOSED CONSTRUCTION ON PLOT NO. 1 SECTION-2A SHEET NO 39, C.T.S.NO. 2389/3 & 3096/3, 3108/3, CHALTA NO & VILL-HASNAGAR-421004.	SHEET NO. 01
CONTENTS OF SHEET	BASEMENT, GROUND, 1ST & 2ND FLOOR
PROPOSED BASEMENT, GROUND, 1ST & 2ND COMM/RESI) FLOOR PLAN WITH LINE DIAGRAM & CALCULATION ETC.	
STAMPS OF APPROVAL OF PLANS:	

1.	Area of plot	187.6.98
	Addmission area of 6 & 8 to be consolidated	
	a) As per Ownership document (7/12, C.T.S. extract/Property card)	187.6.98
	b) as per measurement sheet	187.6.98
2.	Deduction for	
	c) As per site	187.6.98
	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
3.	**Gross Area of Plot (1-2)**	187.04
	(Total a+b)	
4.	Recreational Open space (Not in rules)	1689.94
	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	
	a) Required	N.A.
	b) Proposed	N.A.
7.	Internal Road area	
8.	Net Area of Plot (1 - 6)(a)	1689.94
9.	Built up area with reference to basic F.S.I. (1.) as per prior road width (Sr. 8 & 1.(a))	1858.93
10.	Addition in area for F.S.I.	
	(a) In-situ area against D.P. road (2.05 x Sr. No. 2 (a)) If any,	383.83
	(b) In-situ area against Amenity Space (2.00 or 2.85 x Sr. No. 3 (b)),	NA.
	(c) Premium FSI area (subject to maximum of 0.5 of Sr.No. 8)	938.49
	(d) T.D.R. area APPLICABLE T.D.R. (1.40 X 2.0) 1874.98x1.40= 3843.43	2264.34
	(e) Additional FSI area (ADD INCENTIVE F.S.I. @% OF EXIST. BUILT UP)	714.76
	(Total of a-e)	4281.02
10A.	TOTAL BUILT UP AREA (9+10) 4281.02+1858.93	6139.95
11.	60% of area on Reclational 80% of area on constructed (9) + (10)	
	(a) Ancillary use-Comm. (1517.89x 80%)	1214.31
	(b) Ancillary use-Resi. (6139.95-1517.89 = 4622.06 x 60%)	2773.24
	TOTAL ANCILLARY AREA AVAILABLE (RESI/COMM)	3987.55
12.	**Total area available (9+10+11) 1858.93+ 4281.02+ 3987.55**	10127.50
13.	Maximum utilization of F.S.I. (Building potential) Permissible as per Road width *(Ans per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)* x 1.85	10127.50
14.	Total Built-up Area in proposal. *(excluding area at Sr.No.16/b)*	
	a) Existing Built-up Area.	---
	b) Proposed Built-up Area.	10124.93
	(Total (a+b))	10124.93
15.	F.S.I. Consumed (14/b) *(should not be more than/at No 13 above)*	3.00
16.	Area for Defective Housing, if any	
	a) Required *(20% of Sr.No.9)*	N.A.
	b) Proposed	N.A.

Certificate of Area:

Certified that the plots 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 in the work site.

Owner (s) name and signature

KALANI CO-OP-HSG. SOCIETY LTD.
Through (Secretary)
MR. MAHESH T. CHANDNANI

Job No.	Drawing No.	Scale	Drawn by	Checked by
K.S.-1/2	MD-01/03	AS GIVEN	ANAND-C	S.NAIR

Registration No. of Architect/ Licensed Engineer/ Supervisor

Architect/ Licensed Engineer/ Supervisor name and signature

- BHUSHAN G. RUPANI
LIC/E LICENCE NO. 03/08

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