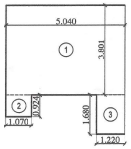
BLDG. NO- 4
GRD / STILT + 7TH FLOOR

STAMP OF DATE OF APPROVAL OF PLANS

Approved Amended Plan Subjectto Conditions Mentioned in this office
IOA letter no. EE/BP/PIMA/A/MHADA/ 551 /2023.
date 03/07/2023.

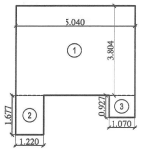
Ex. Engg. / Bldg Permission Cell / PMA'/A

1ST FLOOR PLAN MHADA
PARKING STATEMENT
RERA CARPET AREA STATEMENT
BUILT UP AREA STATEMENT
LINE AREA DIAGRAM FOR SHOP RERA CARPET AREA
SHOP CARPET AREA STATEMENT



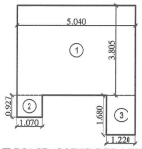
LINE DIAGRAM FOR RERA SHOP -7
SCALE : 1:100

SHOP 7 RERA AREA CALCULATION						
1	5.040	X	3.801	X 1 NO	=	19.16 SQ.MT.
2	1.070	X	0.924	X 1 NO	=	0.99 SQ.MT.
3	1.220	X	1.680	X 1 NO	=	2.05 SQ.MT.
TOTAL RERA CARPET AREA OF SHOF - 7					=	22.20 SQ.MT.



LINE DIAGRAM FOR RERA SHOP -6
SCALE : 1:100

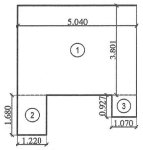
SHOP 6 RERA AREA CALCULATION						
1	5.040	X	3.804	X 1 NO	=	19.17 SQ.MT.
2	1.220	X	1.677	X 1 NO	=	2.05 SQ.MT.
3	1.070	X	0.927	X 1 NO	=	0.99 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 6					=	22.21 SQ.MT.



LINE DIAGRAM FOR RERA SHOP -5
SCALE : 1:100

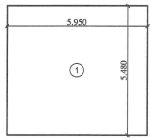
SHOP 5 RERA AREA CALCULATION						
1	5.040	X	3.805	X 1 NO	=	19.18 SQ.MT.
2	1.070	X	0.927	X 1 NO	=	0.99 SQ.MT.
3	1.220	X	1.680	X 1 NO	=	2.05 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 5					=	22.22 SQ.MT.

SHOPS RERA CARPET AREA STATEMENT IN SQ. MT.	
BLDG. NO. 4	
SHOP NO	RERA AREA
SHOP - 1	22.19 SQ.MT
SHOP -2	32.61 SQ.MT
SHOP -3	22.19 SQ.MT
SHOP -4	15.91 SQ.MT
SHOP -5	22.22 SQ.MT
SHOP -6	22.21 SQ.MT
SHOP -7	22.20 SQ.MT
SHOP -8	22.20 SQ.MT
SHOP -9	32.61 SQ.MT
SHOP -10	22.20 SQ.MT
TOTAL	236.54 SQ.MT
TOTAL NO OF SHOPS 10	



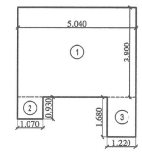
LINE DIAGRAM FOR RERA SHOP -8
SCALE : 1:100

SHOP 8 RERA AREA CALCULATION						
1	5.040	X	3.801	X 1 NO	=	19.16 SQ.MT.
2	1.220	X	1.680	X 1 NO	=	2.05 SQ.MT.
3	1.070	X	0.927	X 1 NO	=	0.99 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 8					=	22.20 SQ.MT.



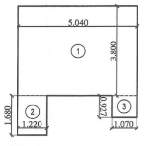
LINE DIAGRAM FOR RERA SHOP -9
SCALE : 1:100

SHOP 9 RERA AREA CALCULATION						
1	5.950	X	5.480	X 1 NO	=	32.61 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 9					=	32.61 SQ.MT.



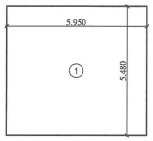
LINE DIAGRAM FOR RERA SHOP -10
SCALE : 1:100

SHOP 10 RERA AREA CALCULATION						
1	5.040	X	1.800	X 1 NO	=	19.15 SQ.MT.
2	1.070	X	6.930	X 1 NO	=	1.00 SQ.MT.
3	1.220	X	.680	X 1 NO	=	2.05 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP -10					=	22.20 SQ.MT.



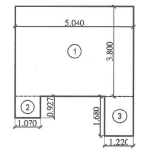
LINE DIAGRAM FOR RERA SHOP - 1
SCALE : 1:100

SHOP 1 RERA AREA CALCULATION						
1	5.040	X	3.800	X 1 NO	=	19.15 SQ.MT.
2	1.220	X	1.680	X 1 NO	=	2.05 SQ.MT.
3	1.070	X	0.927	X 1 NO	=	0.99 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 1					=	22.19 SQ.MT.



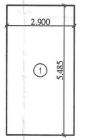
LINE DIAGRAM FOR RERA SHOP - 2
SCALE : 1:100

SHOP 2 RERA AREA CALCULATION						
1	5.950	X	5.480	X 1 NO	=	32.61 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 2					=	32.61 SQ.MT.



LINE DIAGRAM FOR RERA SHOP -3
SCALE : 1:100

SHOP 3 RERA AREA CALCULATION						
1	5.040	X	3800	X 1 NO	=	19.15 SQ.MT.
2	1.070	X	0927	X 1 NO	=	0.95 SQ.MT.
3	1.220	X	1680	X 1 NO	=	2.05 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP -3					=	22.15 SQ.MT.



LINE DIAGRAM FOR RERA SHOP - 4
SCALE : 1:100

SHOP 4 RERA AREA CALCULATION						
1	2.900	X	5.485	X 1 NO	=	15.91 SQ.MT.
TOTAL RERA CARPET AREA OF SHOP - 4					=	15.91 SQ.MT.

BLDG. NO. 4			
RESI. & COM. BUA STATEMENT IN SQ. MT.			
FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
GROUND/STILT	157.03	256.70	413.73
1ST	669.04	------	669.04
2ND	669.04	------	669.04
3RD	669.04	------	669.04
4TH	669.04	------	669.04
5TH	669.04	------	669.04
6TH	669.04	------	669.04
7TH	669.04	------	669.04
TOTAL	4840.31	256.70	5097.01

BLDG. NO. 4
BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

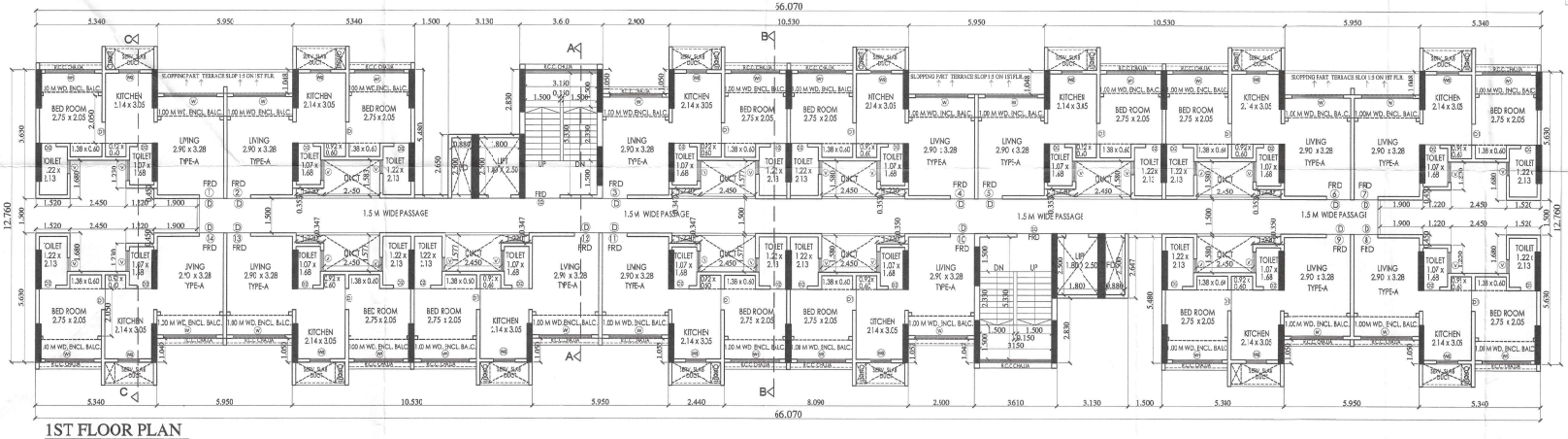
FLOORS	CONSTRUCTION AREA	LESS LIFT	NET BUILT UP AREA
STILT &RD.	412.73	9.00	413.73
1ST TO7TH	678.04 X 7 FLRS	9.00 X 7 FLRS	669.34 X 7 FLRS
	4746.28	63.00	4683.28
TOTAL BUILT UP AREA	5169.01	72.00	5097.01
COM.SHOPPING NET GROSS BUP AREA			256.70
RESIDENTIAL NET GROSS BUP AREA			4840.31

CARPET AREA STATEMENT OF PROP. BLDG. NO.-4

FLOORS	UNIT TYPE	FLAT NO.	NO. OF WINGS	NO. OF FLOORS	NO. OF FLATS/FLR	RERA CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 7TH	TYPE-A	1,2,3,4,5,6,7,8,9,10,11 12,13,14,14	1	7 FLRS.	14 NOS.	29.87	98 NOS.
					TOTAL FLATS PER BLDG.		98 NOS.

PARKING STATEMENT AS PER TABLE NO. 8B & 8C, UDCPR (BLDG. NO.- 4)

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERMI. (5 = 3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
	BUA FOR SHOPS	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABO'E.	------	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TENEMENT HAVING CARIET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	------	1 NO	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 81 SQ.M.	------	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BIT MORE THAN 30 SQ.M.	------	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN30 SQ.M.	98 NOS	NIL	2 NOS	-----	98.00 NOS.	-----	4.90 NOS.	-----	102.90 NOS.	-----		-----	-----
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF	236.54	2 NOS	6 NOS	4.73 NOS	14.19 NOS	0.24 NOS	1.71 NOS	4.97 NOS	14.90 NOS	3.98 NOS	11.92 NOS	-----	-----
TOTAL									102.90 NOS	3.98 NOS			
								SAY	103.00 NOS	4.40 NOS	12.00 NOS	115.00 NOS	4.00 NOS



1ST FLOOR PLAN
SCALE-1:100

PROFORMA 'B'

CONTENTS OF SHEET
1ST FLOOR PLAN
PARKING STATEMENT
RERA CARPET AREA STATEMENT
BUILT UP AREA STATEMENT
LINE AREA DIAGRAM FOR SHOPRERA CARPET AREA
SHOP CARPET AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING NO. 4 OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 99(4)/2, 99A/C1, 99A/C2, 95/7/D2, 95/9, 97, 101/1/D, 236 (p) OF VILLAJE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POVEROF ATTORNEY FOLDER

DEVELOPER
M/s. RUSTAGI ESTATE PVT. LTD.
Sanjay Gupta
Digitally signed by Sanjay Gupta
Date: 2023.06.28 11:53:43 +05'30'
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	DILIP M	DATE	30.5.2023
CHECCED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

N

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