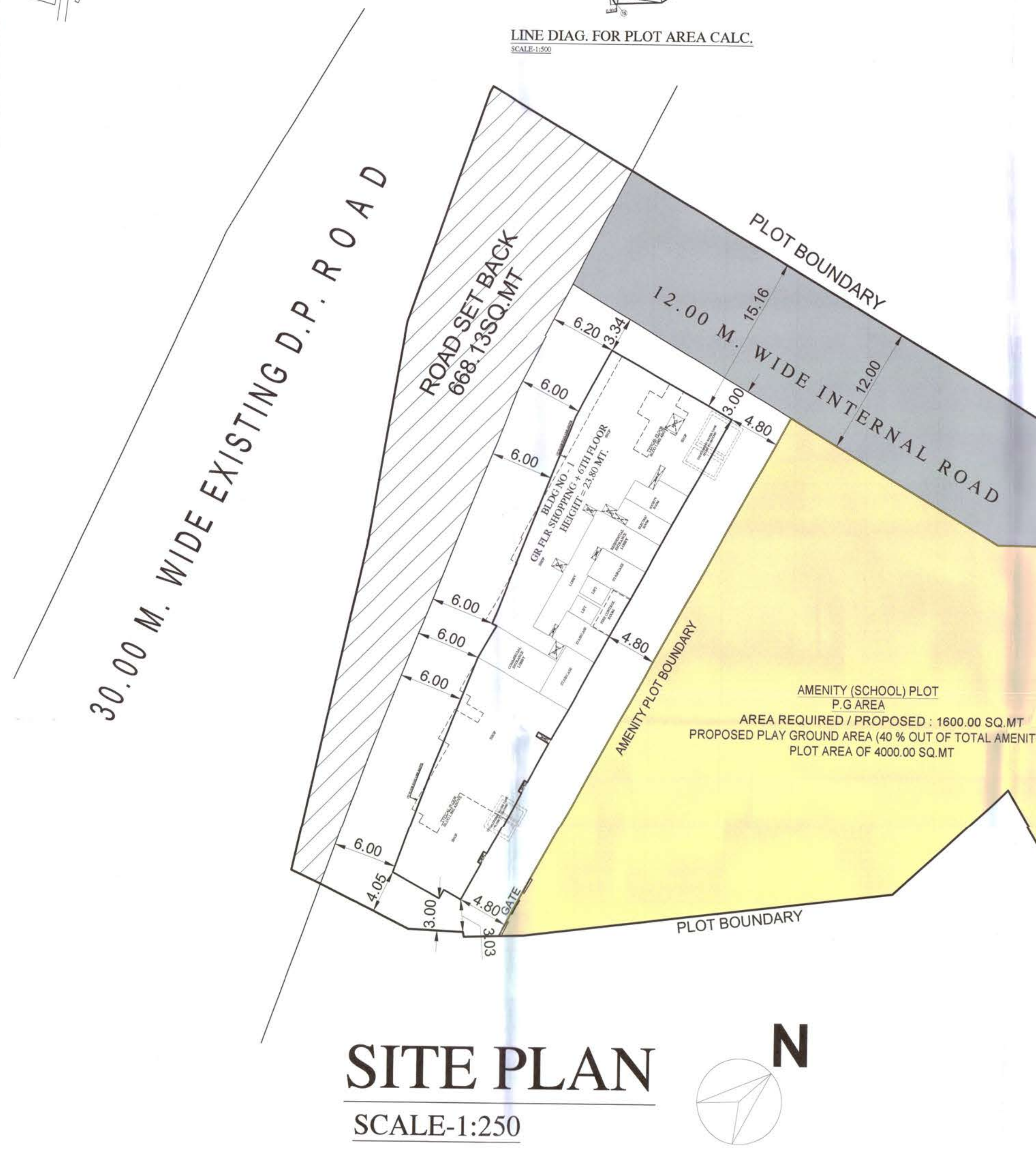
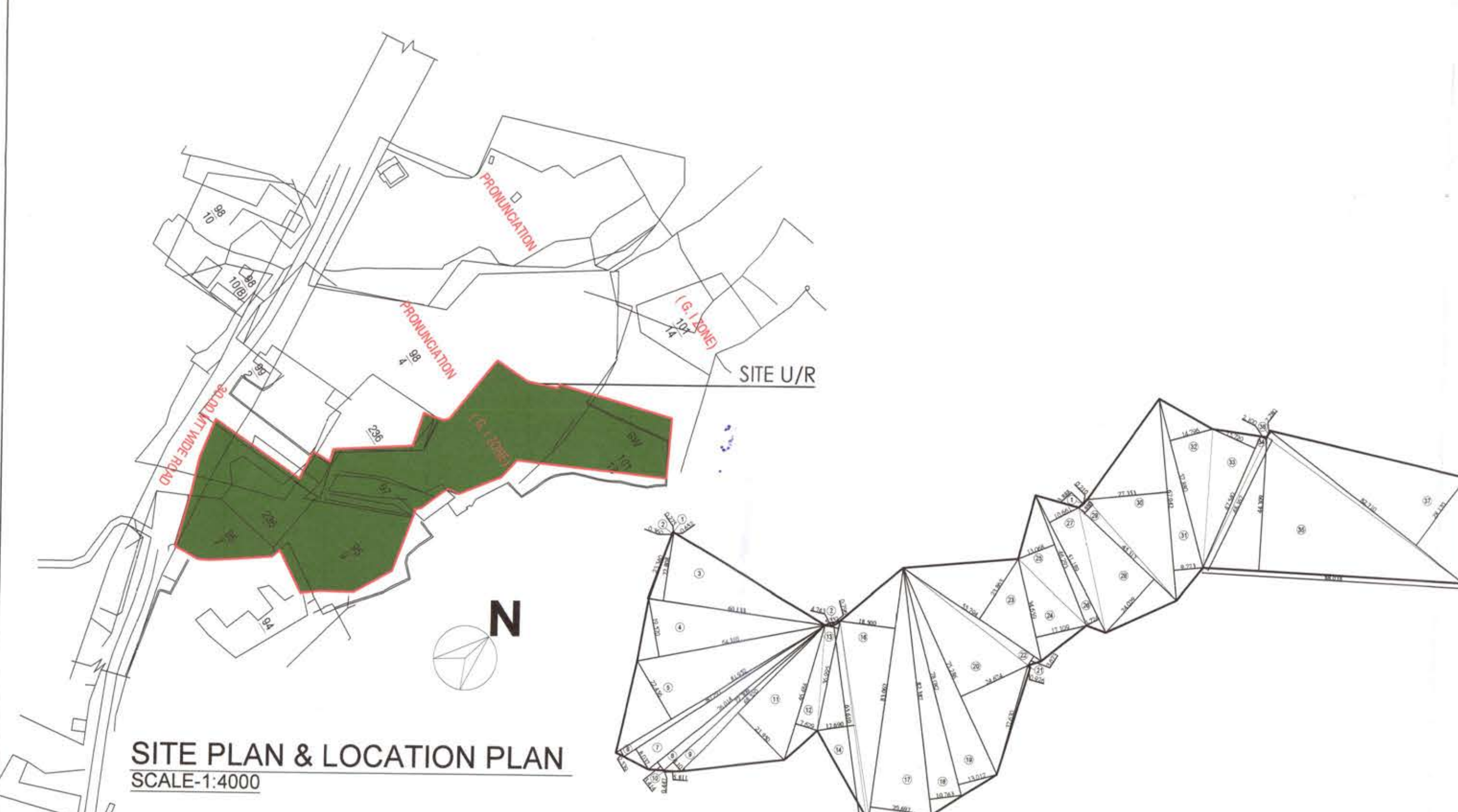
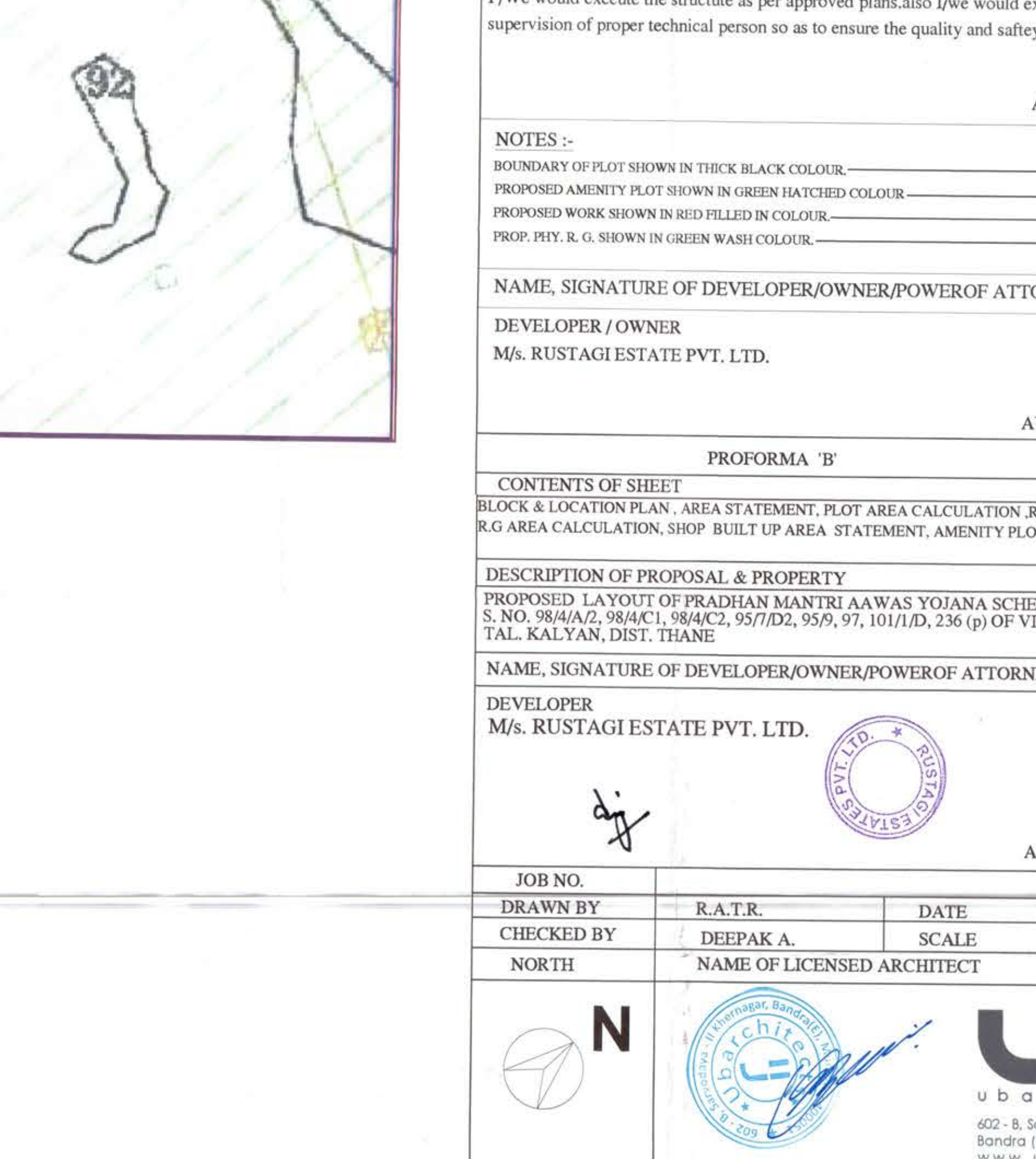
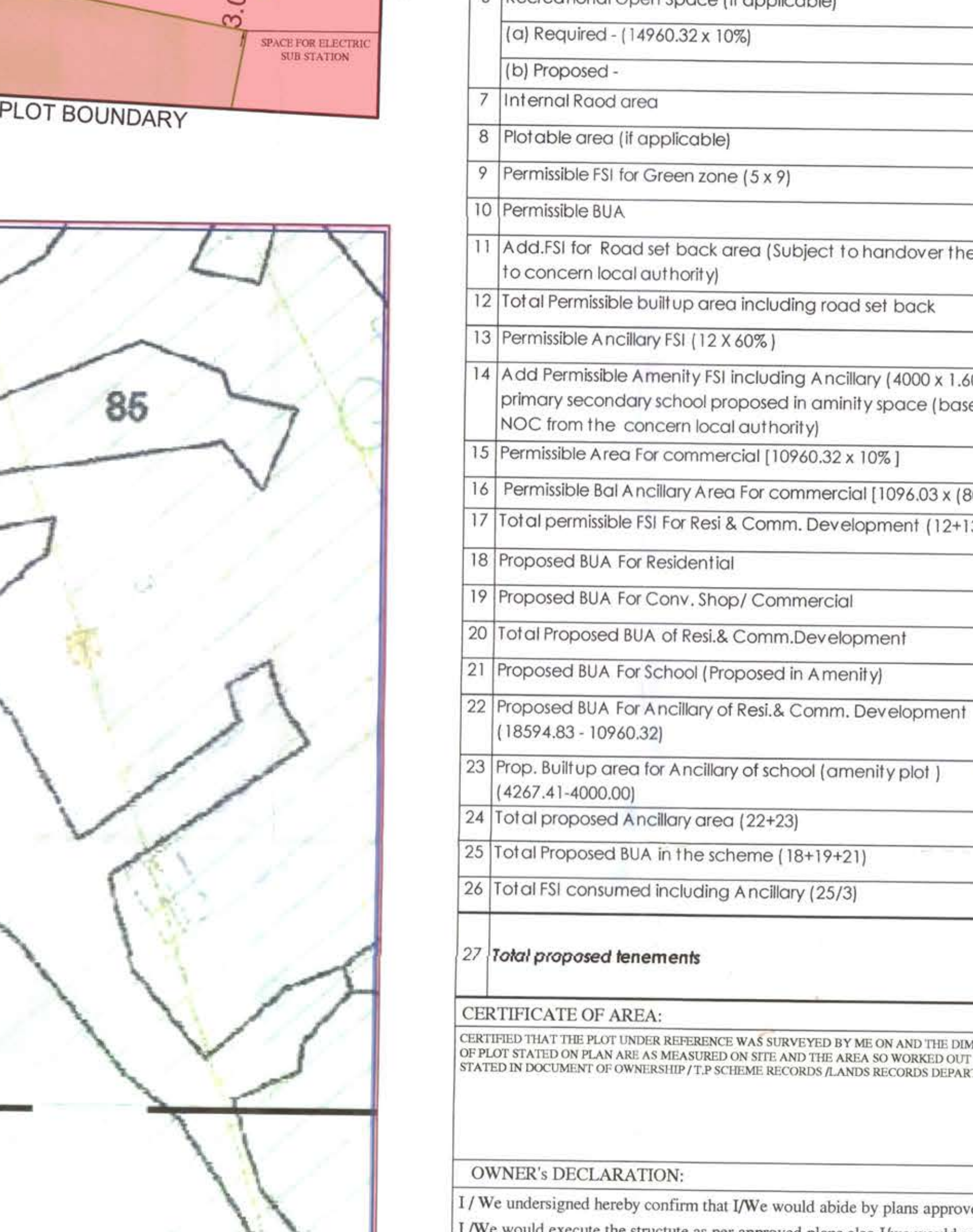
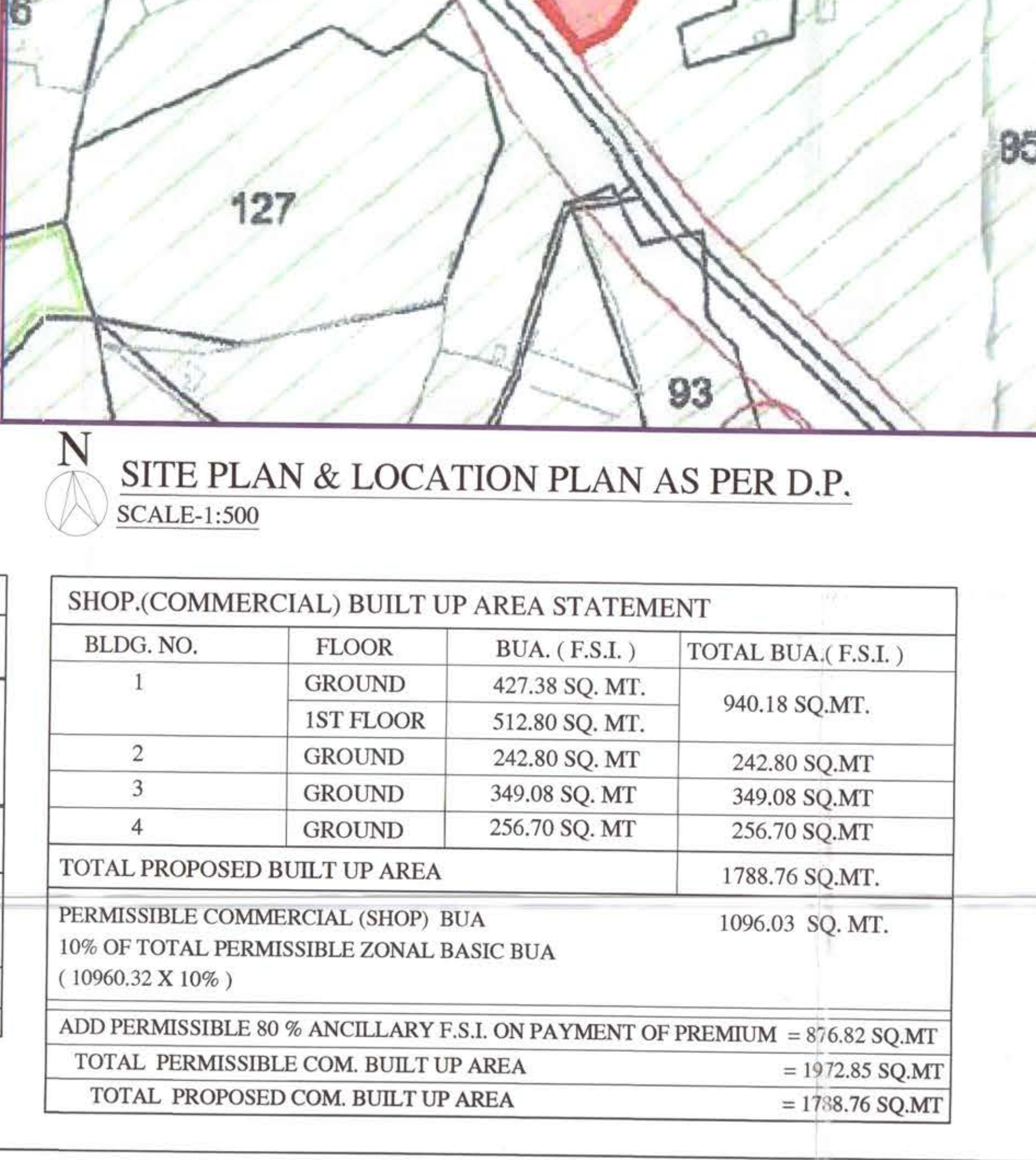
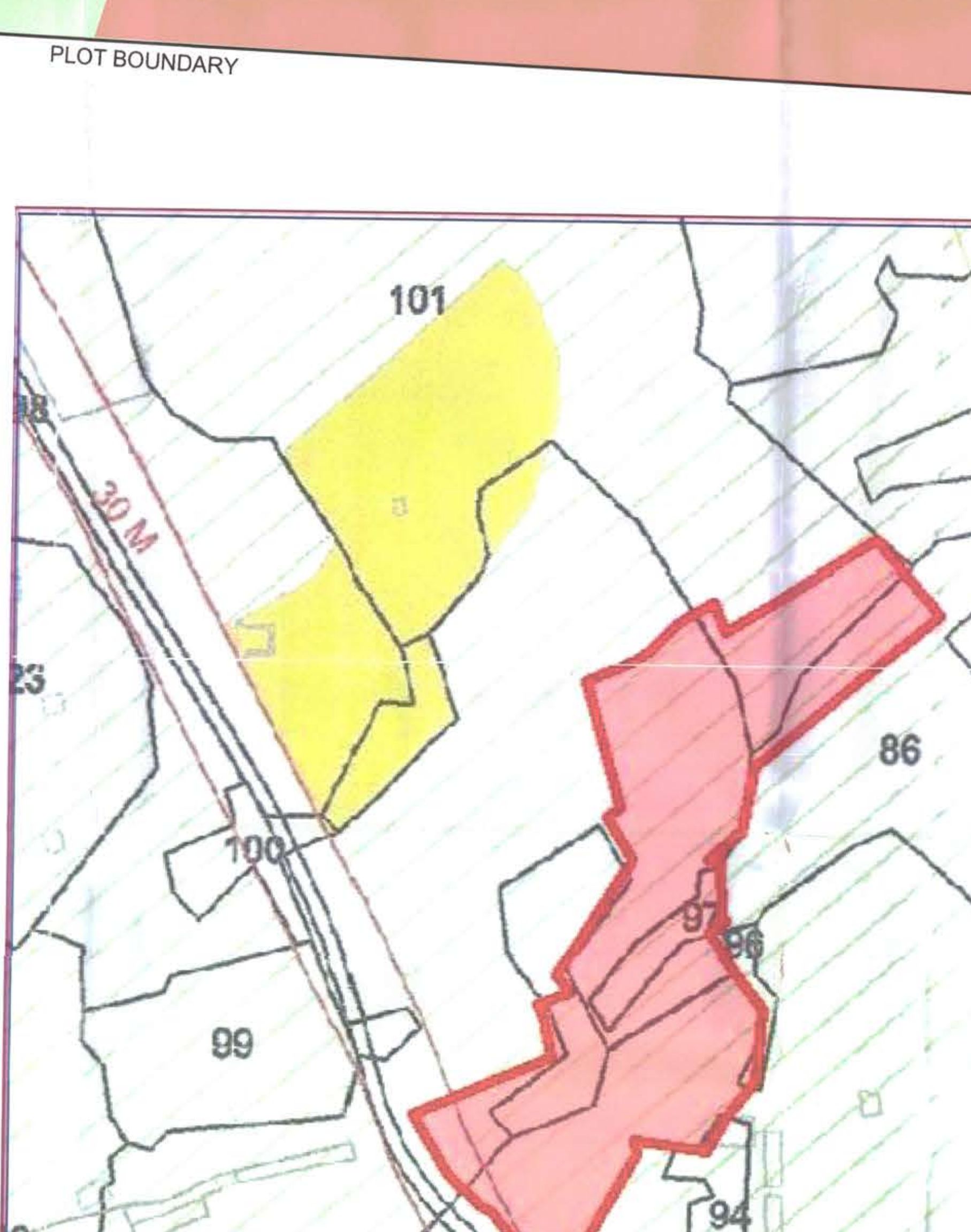
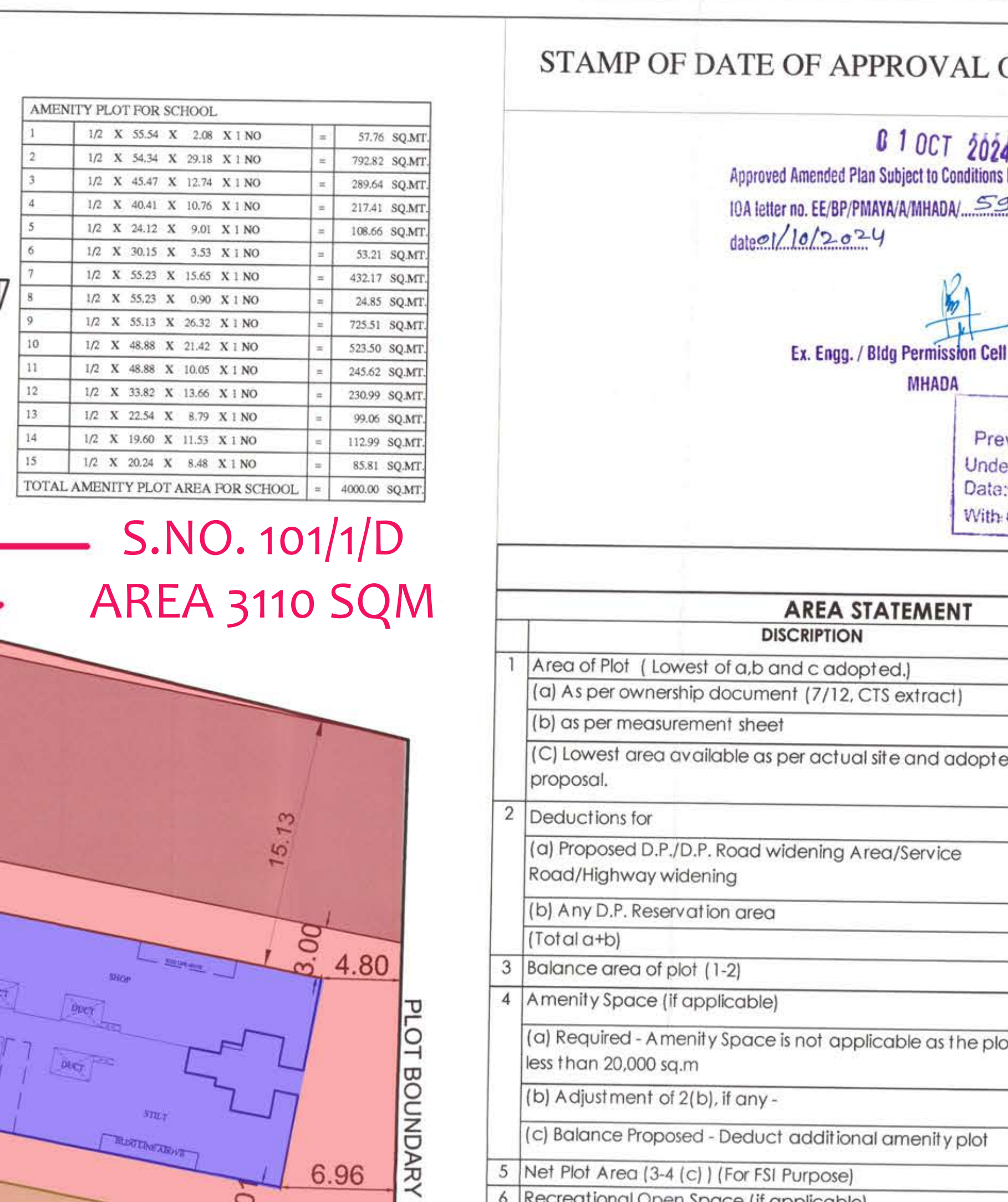
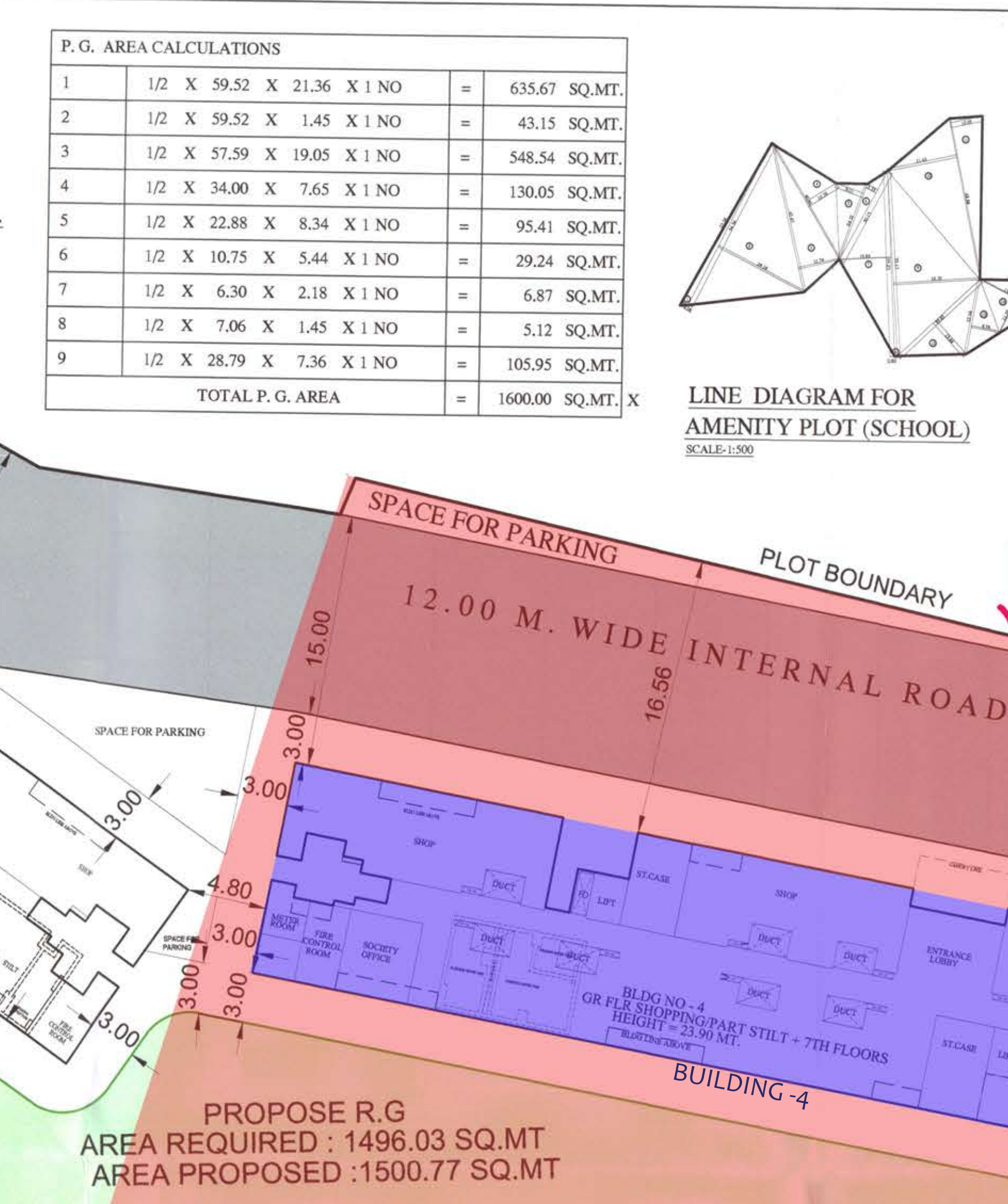
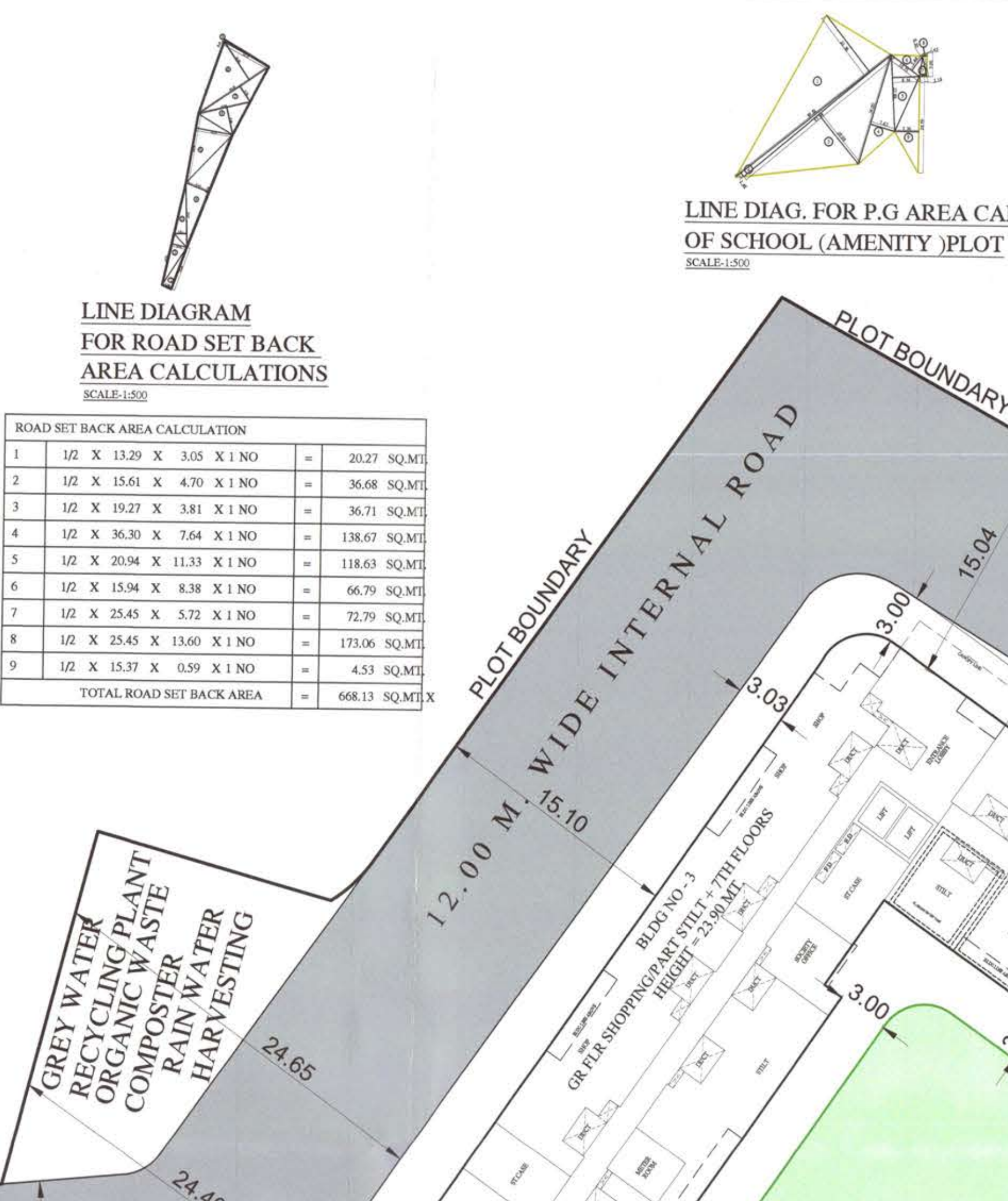




NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT											
SN	BLDG.NO.	TOTAL NOS. OF BLDGS.	NO OF T/S	EW'S	LIG	NO OF SHOPS	NO OF FLOORS	BUILDING HEIGHT (m)	SCHOOL B.U.A	RESI BUILT UP AREA	COMM B/UP AREA
1	2	3	4	5	6	7	8	9	10	11	12
1	BLDGNO.1	1	45	45	--	31	GR + 6 UP	23.80	--	2247.72	940.18
2	BLDGNO.2	1	84	84	--	18	GR + 7 UP	23.90	--	4270.29	242.80
3	BLDGNO.3	1	112	112	--	25	GR + 7 UP	23.90	--	5405.00	349.08
4	BLDGNO.4	1	98	98	--	19	GR + 7 UP	23.90	--	4840.31	256.70
5	SANITARY BLOCK & DRIVERS RM.	1	--	--	--	--	GR	3.35	--	42.75	--
6	SCHOOL	1	--	--	--	--	GR + 4 UP	18.45	4267.41	--	4267.41
TOTAL		339 NOS.	339 NOS.	--	--	93 NOS.	--	--	4267.41	16806.07	1788.76
TOTAL NET BUILT UP AREA =										22862.24	A

PLOT AREA CALCULATION		
1	1/2 X 59.52 X 21.36 X 1 NO	= 635.67 SQ.MT.
2	1/2 X 59.52 X 1.45 X 1 NO	= 43.15 SQ.MT.
3	1/2 X 57.59 X 19.05 X 1 NO	= 548.54 SQ.MT.
4	1/2 X 34.00 X 7.65 X 1 NO	= 130.05 SQ.MT.
5	1/2 X 22.88 X 8.34 X 1 NO	= 95.41 SQ.MT.
6	1/2 X 10.75 X 5.44 X 1 NO	= 29.24 SQ.MT.
7	1/2 X 6.30 X 2.18 X 1 NO	= 6.87 SQ.MT.
8	1/2 X 7.06 X 1.45 X 1 NO	= 5.12 SQ.MT.
9	1/2 X 28.79 X 7.36 X 1 NO	= 105.95 SQ.MT.
TOTAL P.G. AREA		= 1600.00 SQ.MT.

R.O. AREA CALCULATION		
1	1/2 X 20.45 X 0.36 X 1 NO	= 3.12 SQ.MT.
2	1/2 X 20.45 X 0.36 X 1 NO	= 3.12 SQ.MT.
3	1/2 X 9.01 X 3.69 X 1 NO	= 16.62 SQ.MT.
4	1/2 X 9.00 X 3.00 X 1 NO	= 14.85 SQ.MT.
5	1/2 X 10.09 X 3.57 X 1 NO	= 18.01 SQ.MT.
6	1/2 X 7.62 X 0.98 X 1 NO	= 3.71 SQ.MT.
7	1/2 X 9.46 X 2.84 X 1 NO	= 13.43 SQ.MT.
8	1/2 X 12.19 X 2.29 X 1 NO	= 14.41 SQ.MT.
9	1/2 X 12.19 X 0.98 X 1 NO	= 6.11 SQ.MT.
10	1/2 X 11.20 X 4.74 X 1 NO	= 26.54 SQ.MT.
11	1/2 X 11.71 X 2.57 X 1 NO	= 15.07 SQ.MT.
12	1/2 X 6.08 X 0.03 X 1 NO	= 0.03 SQ.MT.
13	1/2 X 1.79 X 0.97 X 1 NO	= 0.87 SQ.MT.
14	1/2 X 1.79 X 0.48 X 1 NO	= 0.43 SQ.MT.
15	1/2 X 25.07 X 0.78 X 1 NO	= 9.81 SQ.MT.
16	1/2 X 40.27 X 13.16 X 1 NO	= 264.96 SQ.MT.
17	1/2 X 23.54 X 8.54 X 1 NO	= 100.52 SQ.MT.
18	1/2 X 15.12 X 3.64 X 1 NO	= 27.52 SQ.MT.
19	1/2 X 15.73 X 5.41 X 1 NO	= 41.14 SQ.MT.
20	1/2 X 11.41 X 2.71 X 1 NO	= 15.46 SQ.MT.
21	1/2 X 30.28 X 0.07 X 1 NO	= 0.11 SQ.MT.
22	1/2 X 31.71 X 4.22 X 1 NO	= 67.13 SQ.MT.
23	1/2 X 32.72 X 2.43 X 1 NO	= 39.79 SQ.MT.
24	1/2 X 67.99 X 8.21 X 1 NO	= 279.02 SQ.MT.
25	1/2 X 67.99 X 4.91 X 1 NO	= 166.87 SQ.MT.
26	2/3 X 3.32 X 0.46 X 1 NO	= 1.02 SQ.MT.
27	2/3 X 4.18 X 0.83 X 1 NO	= 2.28 SQ.MT.
28	2/3 X 4.31 X 1.81 X 1 NO	= 5.35 SQ.MT.
29	2/3 X 4.18 X 0.90 X 1 NO	= 2.53 SQ.MT.
TOTAL ADDITION		= 1501.22 SQ.MT.
DEDUCTIONS		
1	2/3 X 1.51 X 0.31 X 1 NO	= 0.31 SQ.MT.
2	2/3 X 4.20 X 0.72 X 1 NO	= 2.03 SQ.MT.
3	2/3 X 4.31 X 0.57 X 1 NO	= 2.11 SQ.MT.
TOTAL DEDUCTION		= 4.45 SQ.MT.
TOTAL R.O. AREA		= 1505.77 SQ.MT.



AREA STATEMENT		UNIT	AREA
DISCUSSION			
1 Area of Plot (Lowest of a and c adopted).			15628.45
(a) As per ownership document (7/12, CTS extract)		SQ.M.	15730.00
(b) as per measurement sheet		SQ.M.	16276.17
(c) Lowest area available as per actual site and adopted for proposal.		SQ.M.	15628.45
2 Deductions for:			
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening		SQ.M.	668.13
(b) Any D.P. Reservation area		SQ.M.	0.00
(Total a+b)		SQ.M.	668.13
3 Balance area of plot (1-2)		SQ.M.	14960.32
4 Amenity Space (If applicable)		SQ.M.	
(a) Required - Amenity Space is not applicable as the plot area is less than 20,000 sqm		SQ.M.	0.00
(b) Adjust ment of 2(b), if any -		SQ.M.	0.00
(c) Balance Proposed - Deduct additional amenity plot		SQ.M.	4000.00
5 Net Plot Area (3-4 (c)) (For FSI Purpose)		SQ.M.	10960.32
6 Recreational Open Space (If applicable)		SQ.M.	
(a) Required - (1/4960.32 x 10%)		SQ.M.	1496.03
(b) Proposed -		SQ.M.	1500.77
7 Internal Road area		SQ.M.	
8 Plot area (if applicable)		SQ.M.	
9 Permissible FSI for Green zone (5 x 9)		SQ.M.	1.00
10 Permissible BUA		SQ.M.	10960.32
11 Add FSI for Road set back area (Subject to handover the same to concern local authority)		SQ.M.	668.13
12 Total Permissible built up area including road set back		SQ.M.	11628.45
13 Permissible Ancillary FSI (12 X 60%)		SQ.M.	6977.07
14 Add Permissible Amenity FSI including Ancillary (4000 x 1.60) for primary secondary school proposed in amenity space (based on NOC from the concern local authority)		SQ.M.	6400.00
15 Permissible Area For commercial (10960.32 x 10%)		SQ.M.	1096.03
16 Permissible Bal Ancillary Area For commercial (1096.03 x (80-60%))		SQ.M.	219.21
17 Total permissible FSI For Resi & Comm. Development (12+13+16)		SQ.M.	18824.73
18 Proposed BUA For Residential		SQ.M.	16806.07
19 Proposed BUA For Conv. Shop/ Commercial		SQ.M.	1788.76
20 Total Proposed BUA of Resi & Comm. Development		SQ.M.	18594.83
21 Proposed BUA For School (Proposed in Amenity)		SQ.M.	4267.41
22 Proposed BUA For Ancillary of Resi & Comm. Development (18594.83 - 10960.32)		SQ.M.	7634.51
23 Prop. Built up area for Ancillary of school (amenity plot) (4267.41-4000.00)		SQ.M.	267.41
24 Total proposed Ancillary area (22+23)		SQ.M.	7901.92
25 Total Proposed BUA in the scheme (18+19+21)		SQ.M.	22862.24
26 Total FSI consumed including Ancillary (25/3)		SQ.M.	1.53
27 Total proposed tenements		EWS	339.00
		LIG	0.00
		SHOPS	93.00

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC. OF PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / FSI PERMISSIBLE RECORDS / LAND RECORD DEPARTMENT / CITY SURVEY RECORDS.

OWNER'S DECLARATION:

1/ We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector.

1/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 he work.

NOTES :-

BOUNDARY OF PLOT SHOWN IN THICK BLACK COLOUR.

PROPOSED AMENITY PLOT SHOWN IN GREEN HATCHED COLOUR.

PROPOSED SHOP BUILT UP AREA SHOWN IN RED FILLED IN COLOUR.

PROP. PLY. R.G. SHOWN IN GREEN WASH COLOUR.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

DEVELOPER / OWNER

M/s. RUSTAGI ESTATE PVT. LTD.

AUTHORIZED SIGNATURE

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, AREA STATEMENT, PLOT AREA CALCULATION, ROAD SET BACK CALCULATION, R.G. AREA CALCULATION, SHOP BUILT UP AREA STATEMENT, AMENITY PLOT CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 984/A2, 984/C1, 984/C2, 957/D2, 959, 97, 101/D, 236 (p) OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

DEVELOPER

M/s. RUSTAGI ESTATE PVT. LTD.

AUTHORIZED SIGNATURE

JOB NO.

DRAWN BY

CHECKED BY

NORTH

R.A.T.R.

DEEPAK A.

DATE

23.08.2023

SCALE

AS SHOWN

NAME OF LICENSED ARCHITECT

www.ubarchitects.in