महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

Building Permission Cell, PMAY cell/A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

REVISED INTIMATION OF APPROVAL (IOA)

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/ /2026

Dated: -

To,
Rustagi Estate Private Limited,
16, 1st Floor, Khatau Building
Alkesh Dinesh Modi Marg, Fort,
Mumbai 400023.

SUB: Proposed development for 679 EWS tenements & 40 Shops,Club house on plot bearing on Land Bearing Survey No.77/4/C/78/2C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2F, 83/1/2P at Mouje Titwala, Ta – Kalyan, Dist – Thane under vertical AHP – PPP model under PMAY scheme.

REF: 1. Your proposal dtd.27/12/25

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised building permissions submitted with letter dtd.27/12/25 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of 679 EWS tenements & 40 Shops, Club house on plot bearing Survey No.77/4/C/78/2C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2F, 83/1/2P at Mouje Titwala, Ta – Kalyan, Dist – Thane under AHP model (PPP) under PMAY scheme. The details of the Bldgs & tenements are as follows

Bldg No.	Type of Bldg.	Floors	T/s / shops
1	Commercial	Gr + 3	4
2	EWS	Stilt + Gr. + 12	141
3 (Wing A & Wing B)	EWS	Stilt + 10	197
4	EWS	Lower Stilt + Upper Stilt + 13	153
5 (Wing A & Wing B)	EWS	Lower Stilt + Upper Stilt + 12	188
6	EWS	Gr + 3	12
Sanitary Block for Drivers & Servants		Gr.	
Club House		Gr. + 1	

I have to inform you that I may approve the revised building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(i)(ii) of the MRTP

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई-४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 6640 5000
Fax No.: 022-26592058 Website: mhada.maharashtra.gov.in

21. If applicable that the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before issue of Plinth C C., if necessary (iii) Water Supply Department before completion of work. (iv) Health Department before O.C. (v) NOC from concern Authority for parking etc's shall be obtained before completion of work. (vi)Drainage NOC from concern Authority before completion of work. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work.
22. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should not be less than height mentioned in DCPR above the Red Flood Line level as per clause of Prevailing Development control Regulations of UDCPR. Normally the plinth height should not be less than 0.45 meter above ground level or road level whichever is maximum as per DCPR
23. That the qualified / Licensed registered site supervisor should be appointed.
24. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
25. This revised IOA is being issued subject to submission of the registered notarized comprehensive undertaking on Rs.500/- stamp paper in prescribed proforma.
26. That all the buildings are required to be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone), the stability certificate from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./Further C C/ O.C.
27. That the owner / developer shall display a board at site before starting the work giving the details such as name and address of the owner / developer, Architect and structural engineer. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
28. That as per clause No.13.3 of UDCPR for Rain Water Harvesting & Clause No.13.2 of UDCPR for Solar Water heating System or RTPV as per adequate design should be provided.
29. **That the area of construction is more than 20,000m^2 then the NOC from Maharashtra Pollution Control Board should be submitted to this office before asking Further C C.**
30. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority. Also as per clause No13.5 of UDCPR if the BUA is more than 4000.00sq.mtr. the solid waste management shall be provided for the subjected project.
31. That is required, as per clause No.13.4 of UDCPR's Norms the Grey Water Recycling Plant shall be provided for subjected project.
32. That the MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.
33. **The amount of Rs.3,85,980/- (Rupees Three Lakh Eighty Five Thousand Nine Hundred Eighty Only) is deposited to the Planning Authority as security deposit & the whole Scrutiny deposit of Rs.3,85,980/- shall be forfeited either in whole or in part at the absolute discretion of the Planning Authority for breach of any of the conditions stipulated in the I.O.A. as well as**

Commencement Certificate for Plinth. Such forfeiture shall be without prejudice to any other remedy or right of the Planning Authority.

34. **As per your request & accordingly competent authority's approval on your request to pay development charges payment of Rs11,17,220/- within 6 months of issue of this IOA The interest at the rate of 18% P.A. should have to be paid on the said amount.**
35. **That the as per your request & accordingly the competent Authority's approval on your request to pay labour cess payment of Rs.32,62,980/- within 6 months of issue of this IOA. If the same amount will not paid in stipulated time period as per rules and regulation of G.R. issued on 17/06/2010 by उदयोग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period will be recovered from you.**
36. **As per your request and accordingly competent authority's approval as per norms of clause no.2.2.14(i)(B) option-2, out of total payable Excess Parking Premium of Rs.10,17,000/-, the 1st installment of Rs.2,03,400/- should be paid before issue of Plinth C.C and balance premium of Rs.8,13,600/- should be paid on or before 02/12/2024. The interest @ 8.50% should have to be paid for balance premium of Rs.8,13,600/- for the period from the date of Plinth C.C.to be issued to the 02/12/2024. The receipt of the same should be submitted to this office accordingly.**
37. **That the owner / developer will be responsible for any legal matters, actions, suits, proceeding, claims, demands etc. in regards with any construction activity of proposed on area under existing structure or removal / vacant existing structures. BP Cell/PMAY/MHADA will not be responsible for the same.**
38. That the permissible tenements for PMAY & Developer/ Owner should be as per GR issued vide no. शासन निर्णय क्रमांक : प्रआयो/२०१७/प्र. क्र. १२/ गृनिधो-२/शिकाना दि. ११ जानेवारी 2018.
39. **The terms and conditions in the NOC issued by Chief Electrical Officer, for HTL passing through the said layout shall be binding to the applicant.**
40. **That the In-situ FSI, admeasuring 961.18m2 should be consumed on the same area. This In-situ FSI shall not be used anywhere other than construction proposed on the area of existing structure / hutments.**
41. **If any additions / alterations or change in the use is done / proposed in commercial building No.1 in future, then the approval for revised amendment plan is required to be taken by planning Authority / PMAY / MHADA.**
42. **That the CFO NOC for bldg No.1, 2, 3, 4 & 5 shall be submitted to tis office before issue of Plinth C C / Further C C for the same buildings. All the terms and conditions in the CFO NOC will be binding on the applicant.**
43. **That the plinth C C for building No.6 will be issued subject to removal of existing structures, Also it is responsibility of the developer to remove / vacant the existing structure/ hutments.**
44. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.

58. The NOC from Airport Authority if necessary shall be submitted before Plinth C.C. All the terms and conditions of Airport Authority's NOC for subjected project should be adhered to and complied with.
59. That the Provisions of the notifications of of dated 14/09/2006, 9/12/2016 & circular of dtd 27/12/2018 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
60. **That the construction area of the whole project is 44647.84m^2 (FSI Area + Non FSI Area) which is more than 20,000.00m^2 then the Environment Clearance shall be mandatory. You have obtained E.C. for construction area 40494.74m^2 previously. Now you have to obtain revise E.C. for additional construction area of 44647.84m^2 before start of work above construction area admeasuring 40494.74m^2 & submit to this office. All the terms and conditions of Environmental Clearance are binding to the applicant.**
61. Area / Remaining Area (where structure of Club House is proposed as per UDCPR Clause 3.4.7) of the recreation open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
62. Recreational open space shall have on independent means of access.
63. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit as per clause 3.4.2 of DCPR. The conditions of clause 3.4.2 (i) & 3.4.2 (ii) of UDCPR is binding on owner / applicant.
64. If, any amendment is required in sanctioned plan then the approval for revised amendment plan is required to be taken by Planning Authority / PMAY/MHADA.
65. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout & also shall provided access to recreational Open space & Amenity.
66. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of further C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
67. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also at some places wherever necessary to avoid land slides it is the responsibility of the developer / applicant to construct R.C.C. Retaining wall whenever required & the same should be designed & approved by R.C.C.Consultant & same shall be constructed under the supervision of R.C.C. consultant.
68. That the applicant shall provide Over-Head water tank and Under Ground water tank to the bldg as per standard design and satisfaction of concern authority.
69. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
70. That the structural stability certificate for building No 1 to 6 shall be submitted by R.C.C. Consultant before issue of Plinth C C/ Further C C for the same building.
71. **That the owner / developer will solely be responsible for any legal matters, action, suits, proceeding, claims, demands & losses, damages, etc. as regards**

required not for start of work of remaining Bldgs. for which PCC is not issued yet.

85. **The Construction work for newly proposed bldg No.6 & Bldg No.1 of Gr. + 3rd floors will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued for the remaining Bldgs.**
86. That, if you failed to fulfill the IOA conditions then the commencement certificate will be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.
87. That the Planning Authority / PMAY / MHADA reserve its right to withdraw, change, alter amend their IOA/Plinth C.C. letter and conditions mentioned herein in future at any point of time without giving any reason to do so.
88. That this IOA is issued based on available/submitted document. If it is subsequently found that the document/information submitted with your application for building permission are incorrect or forged, misleading then this IOA/Plinth C.C. will be cancelled and applicant will be held responsible for the consequences/losses, if any thereof arises in future.
89. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
90. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed

DA: - one set (26 nos of plans)

sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Arch. Ub architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information
2. Chief Officer, Konkan Board, MHADA.
3. Commissioner, KDMC
4. Asst. Director of Town Planning, KDMC.
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information

Executive Engineer/B.P.Cell
PMAY/ MHADA

NET BUILTUP AREA & CONSTRUCTION AREA STATEMENT IN SQ.MT

SN	BLDG.NO.	TOTAL NO OF BLDGS	NO OF T/S	EWS	LIG	NO OF SHOPS	NO OF FLOORS	BUILDING HEIGHT(mt)	RESI. BUILT UP AREA	COMM. BUILT UP AREA	TOTAL BUILT UP AREA (sq.mt)
1	2	3	4	5	6	7	8	9	10	11	12
1	BLDG.NO.1	1				4	GR + 3 (PT)	17.55	----	3575.16	3575.16
2	BLDG.NO.2 FOR OCC	1	141	141		18	GR + 12 UP	38.10	6867.63	250.28	7117.91
3	BLDG.NO.3(WING- A & B) FOR OCC	1	197	197		6	GR + 10 UP	32.30	9833.34	100.65	9933.99
4	BLDG.NO.4 FOR OCC	1	153	153			ST +GR.+ 13 UP	44.25	7431.01	--	7431.01
5	BLDG.NO.5 (WING- A) FOR OCC	1	94	94		6	ST +GR.+ 12 UP	41.35	4750.99	100.65	4851.64
	BLDG.NO.5 (WING- B) FOR OCC		94	94		6	ST +GR.+ 12 UP	41.35	4750.93	100.65	4851.58
7	CLUB HOUSE	1				--	GR + 1 UP	7.45			
8	SANITARY BLOCK DRIVER'S ROOM	1				--	GROUND	3.35	53.45	----	53.45
			679	679		40			33687.35	4127.39	37814.74

TOTAL NET BUILT UP AREA = 37814.74.....(A)

NON FSI AREA

CLUB HOUSE BUILT-UP AREA	UGT AREA (sq.mt)	OHT AREA (sq.mt)	LIFT WELL (sq.mt)	LMR AREA (sq.mt)	STAIRCASE HEAD ROOM (sq.mt)	ELECT.METER ROOM (sq.mt)	STILT AREA (sq.mt)	LOWER STILT AREA (sq.mt)	REFUGE AREA (sq.mt)
1	2	3	4	5	6	7	8		
----	68.42	75.46	154.65	85.25	75.46	12.33			
----	87.77	36.04	127.20	41.60	36.04	19.65	223.38		76.56
----	97.78	76.99	216.81	58.62	76.99	25.43	661.34		113.91
----	57.68	47.56	137.80	41.60	36.04	30.16	489.04	557.59	113.26
	61.56	35.82	91.20	40.50	35.82	10.67	193.47	268.98	75.20
	20.86	35.82	91.20	40.50	35.82	10.67	193.70	349.76	75.20
345.31	----	----	----	----	----	----	----	----	----

345.31	394.07	307.69	818.86	308.07	296.17	108.91	1760.93	1176.33	454.13

NON FSI AREA 5970.47 SQ.MT .....(B)

TOTAL CONSTRUCTION AREA (A+B) 43785.21 SQ.MT

BLOCK PLAN,
SITE LOCATION PLAN AS PER GOOGLE MAP,
LOCATION PLAN AS PER DP,

SHOP (COMMERCIAL) BUILT UP AREA STATEMENT

BLDG. NO.	FLOOR	BUA. (F.S.I.)	TOTAL BUA.(F.S.I.)
1	GROUND + 3rd (pt)	3575.16 SQ. MT.	3575.16 SQ. MT.
2	GROUND	250.28 SQ.MT	250.28 SQ.MT
3	GROUND	100.65 SQ.MT	100.65 SQ.MT
4	GROUND	------	------
5	GROUND(WING A)	100.65 SQ.MT	100.65 SQ.MT
	GROUND(WING B)	100.65 SQ.MT	100.65 SQ.MT
TOTAL PROPOSED BUILT UP AREA			4127.39 SQ.MT.
PERMISSIBLE COMMERCIAL (SHOP) BUA 10% OF TOTAL PERMISSIBLE ZONAL BASIC BUA (23234.84 x 10%)			2323.48 SQ. MT.
ADD PERMISSIBLE 80 % ANCILLARY FSI ON PAYMENT OF PREMIUM = 1858.78 SQ.MT			
ADD PERMISSIBLE 10 % COMM. FSI OF ROAD SET BACK AREA ON PAYMENT OF PREMIUM = 17.72 SQ. MT.			
TOTAL PERMISSIBLE COMMERCIAL (SHOP) BUILT UP AREA (INCL. ANCILLARY+SET BACK) (2323.48+1858.78+17.72) = 4199.98 SQ.MT			
TOTAL PROPOSED COMMERCIAL (SHOP) BUILT UP AREA = 4127.39 SQ.MT.			

01/23

STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. EGBP/PMAY/A/MHADA
Date...../20 Date:.....

Executive Engineer Building Permission Cell/PMAY/A MHADA

SHOPS CARPET AREA STATEMENT IN SQ. MT.

BLDG. NO. 1		BLDG. NO. 2		BLDG. NO. 3 (WING-A)		BLDG. NO. 5 (WING-A)	
SHOP NO	RERA AREA	SHOP NO	RERA AREA	SHOP NO	RERA AREA	SHOP NO	RERA AREA
GROUND FL.	848.63 SQ.MT	SHOP - 1	12.50 SQ.MT	SHOP - 1	17.63 SQ.MT	SHOP - 1	17.35 SQ.MT
1ST FLOOR	906.85 SQ.MT	SHOP - 2	9.12 SQ.MT	SHOP - 2	13.50 SQ.MT	SHOP - 2	13.50 SQ.MT
2ND FLOOR	968.31 SQ.MT	SHOP - 3	15.89 SQ.MT	SHOP - 3	17.35 SQ.MT	SHOP - 3	17.63 SQ.MT
3RD FLOOR	76.71 SQ.MT	SHOP - 4	15.89 SQ.MT	SHOP - 4	12.85 SQ.MT	SHOP - 4	17.35 SQ.MT
TOTAL	2800.50 SQ.MT	SHOP - 5	9.12 SQ.MT	SHOP - 5	13.50 SQ.MT	SHOP - 5	13.50 SQ.MT
		SHOP - 6	12.50 SQ.MT	SHOP - 6	17.35 SQ.MT	SHOP - 6	12.85 SQ.MT
		SHOP - 7	12.50 SQ.MT	TOTAL	92.18 SQ.MT	TOTAL	92.18 SQ.MT
		SHOP - 8	9.12 SQ.MT				
		SHOP - 9	15.89 SQ.MT			BLDG. NO. 5 (WING-B)	
		SHOP - 10	15.89 SQ.MT			SHOP NO	RERA AREA
		SHOP - 11	9.12 SQ.MT			SHOP - 1	17.63 SQ.MT
		SHOP - 12	12.50 SQ.MT			SHOP - 2	13.50 SQ.MT
		SHOP - 13	12.50 SQ.MT			SHOP - 3	17.35 SQ.MT
		SHOP - 14	9.12 SQ.MT			SHOP - 4	12.85 SQ.MT
		SHOP - 15	15.89 SQ.MT			SHOP - 5	13.50 SQ.MT
		SHOP - 16	15.89 SQ.MT			SHOP - 6	17.35 SQ.MT
		SHOP - 17	9.12 SQ.MT			TOTAL	92.18 SQ.MT
		SHOP - 18	12.50 SQ.MT				
		TOTAL	225.06 SQ.MT				

TOTAL NO OF SHOPS 40

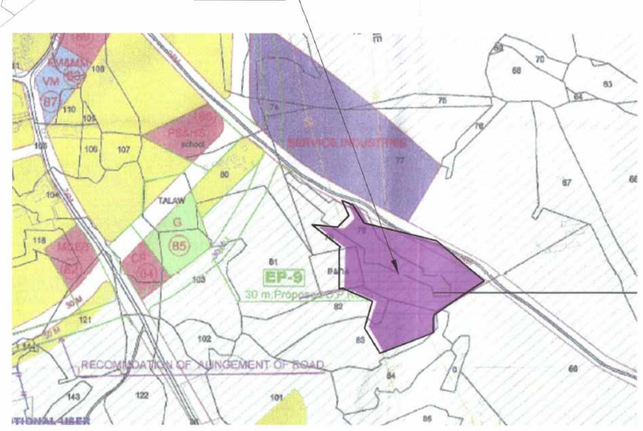
TOTAL SHOPS CARPET AREA = 3302.10 SQ MT.

SITE U/R.

SITE LOCATION
AS PER GOOGLE MAP
SCALE 1:4000

BLOCK PLAN
SCALE:1:500

SITE U/R.



LOCATION PLAN AS PER DP PLAN
SCALE 1:4000

AREA STATEMENT

	DISCRIPTION	AREA IN SQ.MT.
1	Area of Plot As Per Sanctioned Layout (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12 & TILR)	25100.00
	(b) as per measurement sheet	25100.00
	(c) as per site	25317.83
	(d) Area of plot adopted for the proposal as lowest plot area	25100.00
	(e) Area under Encroachment	521.54
	(f) BALANCE PLOT AREA FOR REDEVELOPMENT (a - d)	24578.46
2	Deductions for (a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening (Road Area Triangulation as per Architect Drawing)	88.62
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	88.62
3	Balance area of plot (1-2)	24489.84
4	Amenity Space (if applicable)	
	(a) Required - Amenity Space 5% OF (3 x 5%)	1224.49
	(b) Adjustment of 2(b), if any -	--
	(c)Proposed - - Amenity Space	1255.00
5	Net Plot Area (3-4 (c))	23234.84
6	Recreational Open Space (if applicable)	
	(a) Required 10% of (24489.84 x 10%)	2448.98
	(b) Proposed -	2771.86
7	Internal Raod area	--
8	Pleyable area (if applicable)	--
9	Permissible FSI	1.00
10	Permissible BUA (5 x 1.00 FSI)	23234.84
	(a) Permissible BUA for commercial (10% x 23234.84)	2323.48
	(b) Permissible BUA Consedered for Residential (10a - 11b)	20911.36
	(c) Permissible Ancillary for Commercial (11(a) x 80%)	1858.78
	(d) Permissible Ancillary fo Residental [11(b) x 60%)	12546.82
	Total [11(a)+11(b) + 11(c) + 11(d)]	**37640.44**
11	Addition of FSI (Proposed D.P./D.P. Road widening Area/Service Road/Highway widening)	88.62
	(a) Permissible BUA on Road Set Back Area (88.62 x 2.00)	177.24
12	**Total permissible FSI BUA (11+12+13)**	**37817.68**
13	**Proposed BUA of Residential for OCC (Bldg. No.2 to 5)**	**33633.90**
14	**Proposed BUA of Commercial for OCC (Bldg. No. 2, 3 & 5)**	**552.23**
15	Proposed BUA of Commercial (Bldg. No. 1)	3575.16
16	Proposed BUA of Sanitary block & Driver's room	53.45
17	**Total Proposed BUA in the Scheme (Including Ancillary) for OCC (13 + 14)**	**34186.13**
18	Total Proposed BUA area (15 + 16 +17)	37814.74
19	**Proposed ancillary area statement**	
	1) Total Proposed BUA area	37814.74
	2) Deductio	
	(a) Permissible FSI (1.00)	23234.84
	(d) Road area twice	177.24
	(c) Total Deductions	**23412.08**
	3) Net Proposed ancillary area (Resi. + Commercial)	14402.66
	4) Net Proposed ancillary area (Commercial)	1858.78
	5) Net Proposed ancillary area (Residential) (14402.66 - 1858.78)	12543.88
19	**FSI Consumed**	**1.94**
20	**Total Proposed Tenements** — **EWS FOR OCC (bldg. no. 2 to 5)**	679
	EWS (PMAY) FOR OCC (bldg. no. 2 to 5)	602
	EWS (SALE) FOR OCC (bldg. no. 2 to 5)	77
	SHOPS FOR OCC (bldg. no. 2,3 & 5)	36
	SHOPS (bldg. no. 1)	4

RESI. RERA CARPET AREA & TENEMENTS STATEMENT OF ENTIRE LAYOUT

BLDING NO. 2 — CARPET AREA STATEMENT OF PROP. BLDG. NO. 2

FLOORS	UNIT TYPE	FLAT NO.	NO. OF WINGS	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST	TYPE - A	1 TO 9,11&12	------	1 FLR.	11 NOS.	29.48	11 NOS.
2ND TO 7TH, 9TH TO 12 TH	TYPE - A	1 TO 12	------	10 FLRS.	12 NOS.	29.48	120 NOS.
8TH FLOOR REFUGE AREA	TYPE - A	1 TO 8 &11&12	------	1 FLR.	10 NOS.	29.48	10 NO.
						TOTAL FLATS PER BLDG.	141 Nos.

BLDING NO. 3 — CARPET AREA STATEMENT OF PROP. BLDG. NO. 3 (WING-A)

FLOORS	UNIT TYPE	FLAT NO.	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 7TH, 9TH &10 TH	TYPE - A	4 TO 12	9 FLRS.	9 NOS.	29.48	81 NO.
	TYPE - B	1 TO 3	9 FLRS.	3 NOS.	29.35	27 NO.
8 TH FLOOR REFUGE AREA	TYPE - A	6 TO 12	1 FLR.	7 NOS.	29.48	7 NO.
	TYPE - B	1 TO 3	1 FLR.	3 NOS.	29.35	3 NO.
					TOTAL FLATS PER WING	118 NO.

CARPET AREA STATEMENT OF PROP. BLDG. NO. 3 (WING-B)

FLOORS	UNIT TYPE	FLAT NO.	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 7TH, 9TH &10 TH	TYPE - A	----	----	----	----	----
	TYPE - B	1 TO 8	9 FLRS.	8 NOS.	29.35	72 NO.
8 TH FLOOR REFUGE AREA	TYPE - A	----	----	----	----	----
	TYPE - B	1 TO 3 5 TO 8	1 FLR.	7 NOS.	29.35	7 NO.
					TOTAL FLATS PER WING	79 NO.

BLDING NO. 4 — RERA 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 6TH, 8 TO11&13TH	TYPE - A	1 TO 12	------	11 FLRS.	12 NOS.	29.48	132 NOS.
7TH REFUGE FLOOR	TYPE - A	1 TO 9, &12.	------	1 FLR.	10 NOS.	29.48	10 NOS.
12TH REFUGE FLOOR	TYPE - A	1 TO 9 &11,&12.	------	1 FLR.	11 NOS.	29.48	11 NOS.
						TOTAL NO OF FLATS	153 Nos.

BLDING NO. 5 — RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 5 (WING -A)

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 6TH, 8TH TO 11TH	TYPE-A	1 TO 8	------	10 FLRS.	8 NOS.	29.48	80 NOS.
7TH & 12TH REFUGE AREA	TYPE-A	1 TO 6 &8	------	2 FLR.	7 NOS.	29.48	14 NOS.
						TOTAL FLATS PER WING	94 Nos.
							X 1 WING
						TOTAL NO OF FLATS	94 Nos.

RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 5 (WING - B)

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 6TH, 8TH TO 11 TH	TYPE -A	1 TO 8	------	10 FLRS.	8 NOS.	29.48	80 NOS.
7TH & 12TH REFUGE AREA	TYPE -A	1 TO 5 &7&8	------	2 FLR.	7 NOS.	29.48	14 NO.
						TOTAL FLATS PER WING	94 Nos.
							X 1 WING
						TOTAL NO OF FLATS	94 Nos.

TOTAL NOS. OF FLATS IN ENTIRE LAYOUT 679 NOS.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/06/2020 AND THE DIMENSION 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 /LANDS RECORDS DEPARTMENTS/CITY SURVEY RECORDS

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE Date: 2026.02.20 19:09:53 +05'30'

SIGNATURE OF ARCHITECT

OWNER's DECLARATION:

I / WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY MMRDA. 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.

PROFORMA 'B'

CONTENTS OF SHEET

LAYOUT,
SITE LOCATION PLAN AS PER GOOGLE MAP,
LOCATION PLAN AS PER DP,

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83/1/B/2 , S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA — Digitally signed by SANJAY SUBHASHCHAND GUPTA DN: cn=, o=Maharashtra, 2.5.4.20=9f7564e4e6e8b2f2481e7483024bce7690079e4ad9960567e0a3e8883b3, postalCode=421301, street=Thane, basicEntry=e4e0036b-8e4b-4a37-8ca5-58f3b8961443, serialNumber=3f7975f2a7a370d4d5321fa1c425c781205361a35d8bcaa27474e1854839b, cn=Personal, cn=SANJAY SUBHASHCHAND GUPTA Date: 2026.02.27 16:51:29 +05'30'

AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	RAJNIKANT	DATE	08.12.2025
CHECKED BY	DEEPAK A.	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE — Digitally signed by UJWAL SATISH BHOLE Date: 2026.02.20 19:10:13 +05'30'

SIGNATURE OF ARCHITECT

UBarchitects
402 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG NO 1 TO 5)

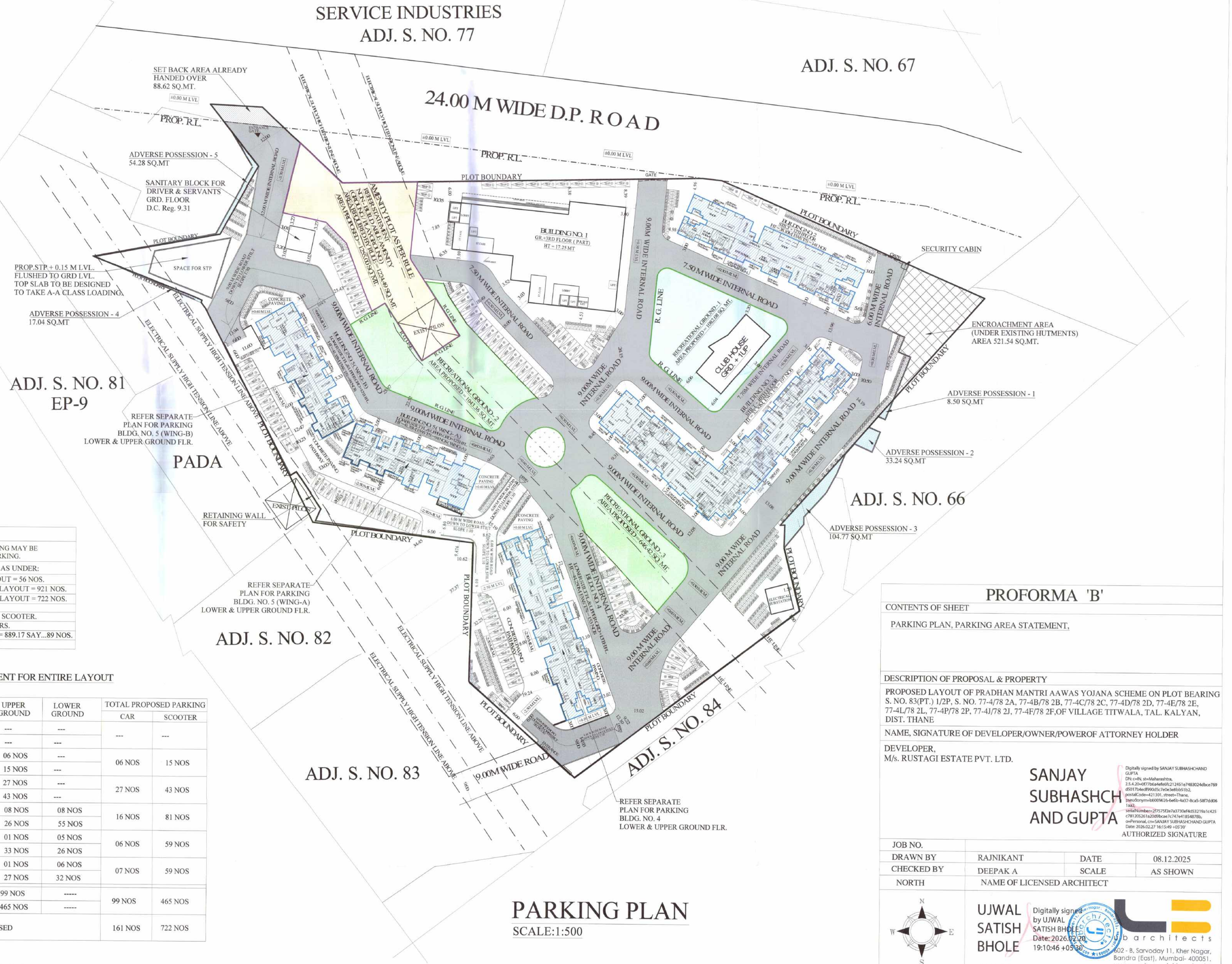
SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1) CARPET AREA FOR SHOPS	AS PER TABLE NO. 8B (2) CAR	AS PER TABLE NO. 8B (2) SCOOTER	PERMISSIBLE PARKING (3) CAR	PERMISSIBLE PARKING (3) SCOOTER	5% VISITORS PARKING (4) CAR	5% VISITORS PARKING (4) SCOOTER	TOTAL PARKING PERMI. (5) (3 + 4) CAR	TOTAL PARKING PERMI. (5) (3 + 4) SCOOTER	AS PER TABLE 8C MULTIPLYING FACTOR = 0.8 CAR	AS PER TABLE 8C MULTIPLYING FACTOR = 0.8 SCOOTER	PROPOSED CAR	PROPOSED SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE.	-----	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TENEMENT HAVING CARPET 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 80 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH FOR EVTENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	679 NOS	0 NO	2 NOS	-----	679.00 NOS	-----	33.95 NOS	-----	712.95 NOS	-----	-----	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF (SHOP AREA)	3302.10 SQ.MT	2 NOS	6 NOS	66.04 NOS	198.13 NOS	3.30 NOS	9.91 NOS	69.34 NOS	208.04 NOS	55.47 NOS	-----	-----	-----
TOTAL				66.04 NOS	877.13 NOS	3.30 NOS	43.86 NOS	69.34 NOS	920.99 NOS	55.47 NOS	-----	189 NOS	724 NOS
								SAY...	921.00 NOS	56.00 NOS			

STAMP OF DATE OF APPROVAL OF PLANS

03/23

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. ..... EE/BP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

PARKING PLAN, PARKING AREA STATEMENT,



AS PER COMPOSITE PARKING RULE:-		
AS PER REVISED PARKING = 6 SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.		
THEREFORE SCOOTER PARKING REQUIRED AS UNDER:		
REQUIRED CAR PARKING FOR ENTIRE LAYOUT = 56 NOS.		
SCOOTER PARKING REQUIRED FOR ENTIRE LAYOUT = 921 NOS.		
SCOOTER PARKING PROPOSED FOR ENTIRE LAYOUT = 722 NOS.		
AS PER COMPOSITE PARKING:-		
921 - 722	=	199 NOS. SCOOTER.
199 /6	=	33.17 CARS.
TOTAL REQUIRED CAR	=	56+33.17 = 889.17 SAY...89 NOS.
TOTAL PROVIDED CAR	=	161 NOS.

PROVIDING PARKING ARRANGEMENT FOR ENTIRE LAYOUT
BLDG. (1 TO 5)

BLDG. NO.	WING	TYPE	UPPER GROUND	LOWER GROUND	TOTAL PROPOSED PARKING CAR	TOTAL PROPOSED PARKING SCOOTER
BLDG. NO. 1		CAR	---	---	---	---
		SCOOTER	---	---		
BLDG. NO. 2		CAR	06 NOS	---	06 NOS	15 NOS
		SCOOTER	15 NOS	---		
BLDG. NO. 3		CAR	27 NOS	---	27 NOS	43 NOS
		SCOOTER	43 NOS	---		
BLDG. NO. 4		CAR	08 NOS	08 NOS	16 NOS	81 NOS
		SCOOTER	26 NOS	55 NOS		
BLDG. NO. 5	WING-A	CAR	01 NOS	05 NOS	06 NOS	59 NOS
		SCOOTER	33 NOS	26 NOS		
	WING-B	CAR	01 NOS	06 NOS	07 NOS	59 NOS
		SCOOTER	27 NOS	32 NOS		
ADD OPEN PARKING		CAR	99 NOS	-----	99 NOS	465 NOS
		SCOOTER	465 NOS	-----		
TOTAL CAR & SCOOTER PARKING PROPOSED					161 NOS	722 NOS

PARKING PLAN
SCALE:1:500

PROFORMA 'B'

CONTENTS OF SHEET

PARKING PLAN, PARKING AREA STATEMENT,

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHAND GUPTA

Digitally signed by SANJAY SUBHASHCHAND GUPTA
DN: c=IN, st=Maharashtra, 2.5.4.20=0f77b6a4efe6fc212451e7483024dbce7690d5017b4ed890d05c7e0e3e8bb51b2, postalCode=421301, street=Thane, pseudonym=b6605626-6e6b-4a37-8ca5-587fdd061a82, serialNumber=2f7575f2e7a3730ef4d53219a1c425c781205261a20d9bcae7c747e41854878b, cn=Personal, cn=SANJAY SUBHASHCHAND GUPTA
Date: 2026.02.27 16:15:49 +05'30'

AUTHORIZED SIGNATURE

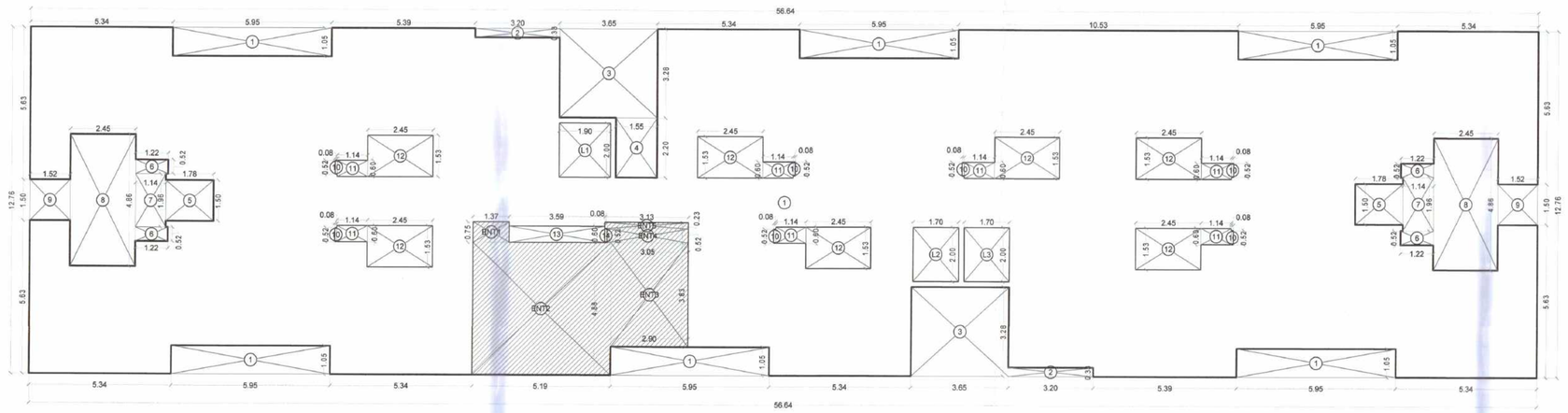
JOB NO.			
DRAWN BY	RAJNIKANT	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE

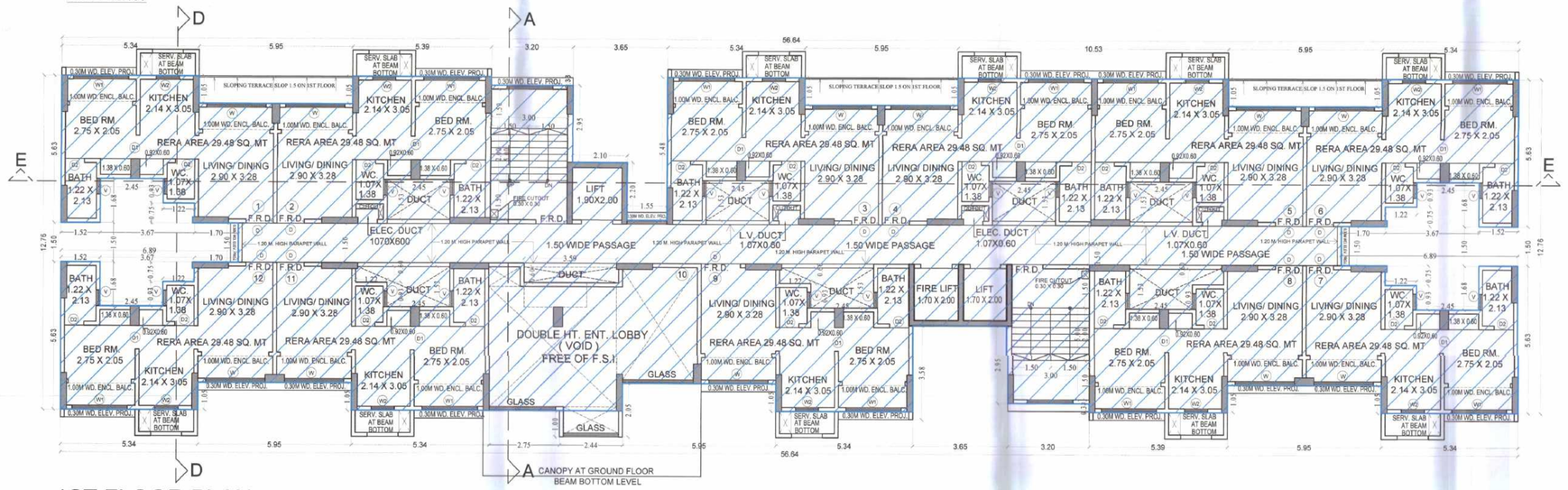
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:10:46 +05'30'

SIGNATURE OF ARCHITECT

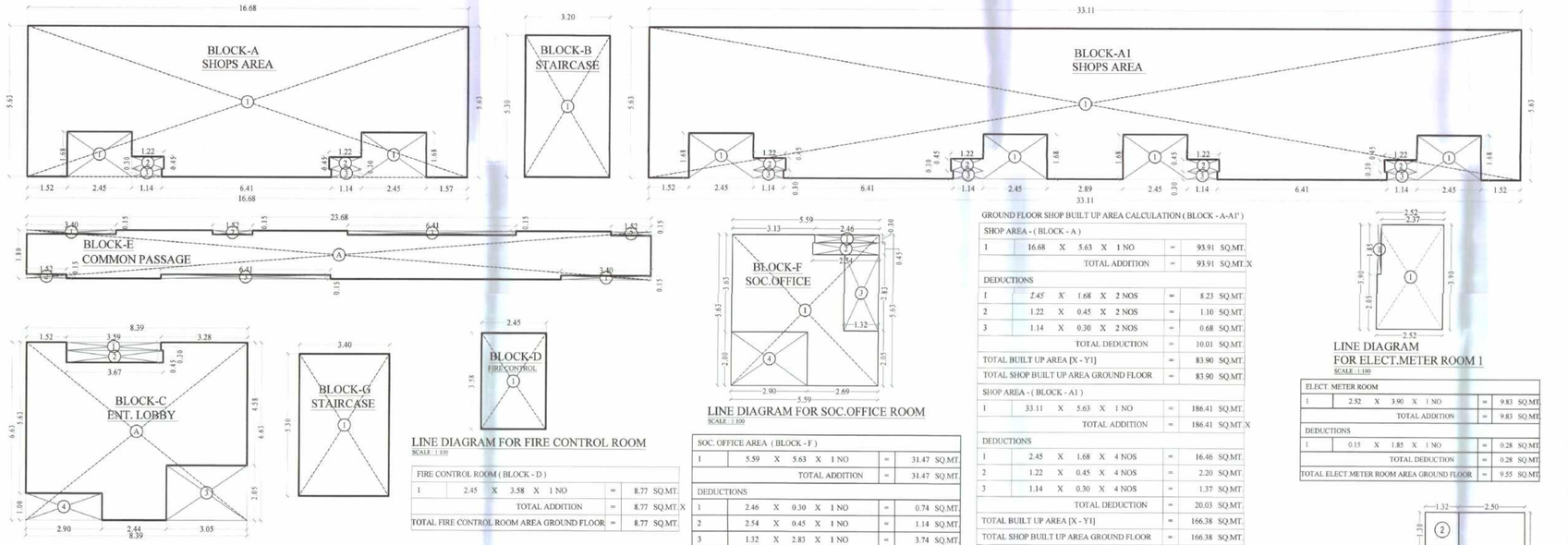
ub architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in



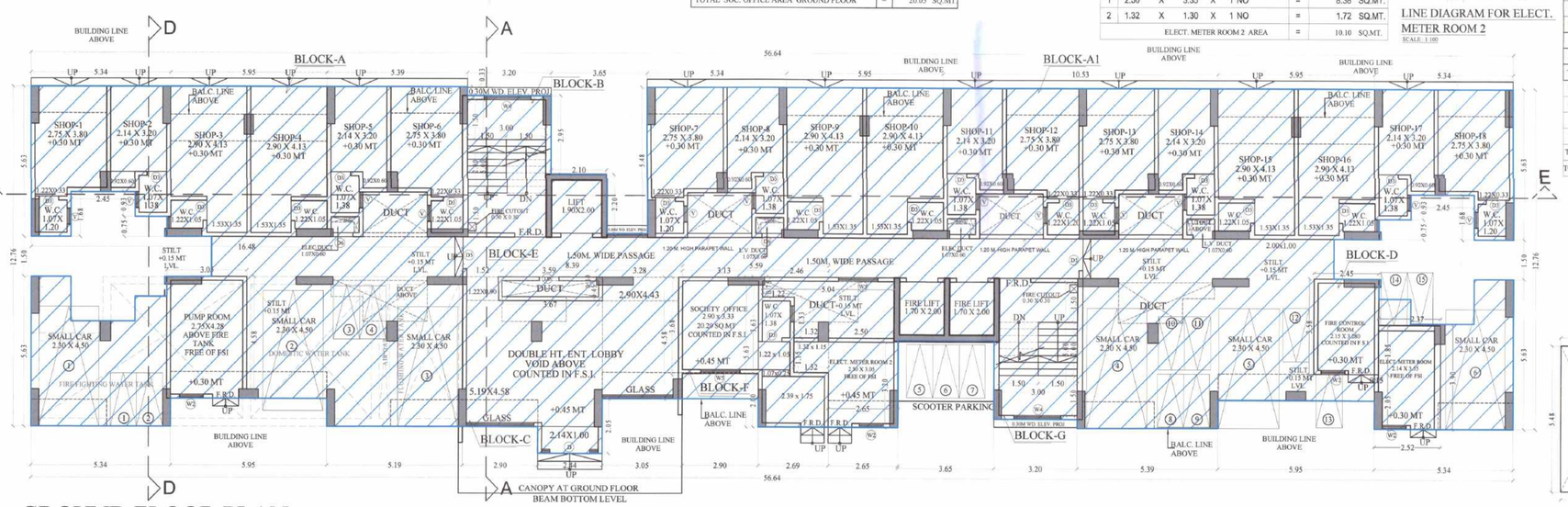
LINE DIAG. FOR 1ST FLOOR AREA CALC.
SCALE :1:100



1ST FLOOR PLAN
SCALE :1:100



LINE DIAG. FOR UPPER GROUND STILT FLOOR BUILT UP AREA CALC. (A, B, C, D, E, F, G.)
SCALE :1:100



GROUND FLOOR PLAN
SCALE : 1 : 100

BUILT UP AREA CALCULATION

1ST FLOOR							
1	56.64	X	12.78	X	1 NO	=	722.73 SQ.MT.
					TOTAL ADDITION	=	722.73 SQ.MT.X

DEDUCTIONS							
1	5.95	X	1.05	X	6 NOS	=	37.49 SQ.MT.
2	3.20	X	0.33	X	2 NOS	=	2.11 SQ.MT.
3	3.65	X	3.28	X	2 NOS	=	23.94 SQ.MT.
4	1.55	X	2.20	X	1 NO	=	3.41 SQ.MT.
5	1.78	X	1.50	X	2 NOS	=	5.34 SQ.MT.
6	1.22	X	0.52	X	4 NOS	=	2.54 SQ.MT.
7	1.14	X	1.96	X	2 NOS	=	4.47 SQ.MT.
8	2.45	X	4.86	X	2 NOS	=	23.81 SQ.MT.
9	1.52	X	1.50	X	2 NOS	=	4.56 SQ.MT.
10	0.08	X	0.52	X	7 NOS	=	0.29 SQ.MT.
11	1.14	X	0.60	X	7 NOS	=	4.79 SQ.MT.
12	2.45	X	1.53	X	7 NOS	=	26.24 SQ.MT.
13	3.59	X	0.60	X	1 NO	=	2.16 SQ.MT.
14	0.08	X	0.52	X	1 NO	=	0.04 SQ.MT.
					TOTAL DEDUCTION	=	141.18 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	581.55 SQ.MT.X1

LESS ENT. LOBBY AREA CALCULATION							
ENT. LOBBY							
ENT1	1.37	X	0.75	X	1 NO	=	1.03 SQ.MT.
ENT2	5.19	X	4.88	X	1 NO	=	25.33 SQ.MT.
ENT3	2.90	X	3.83	X	1 NO	=	11.11 SQ.MT.
ENT4	3.05	X	0.52	X	1 NO	=	1.59 SQ.MT.
ENT5	3.13	X	0.23	X	1 NO	=	0.72 SQ.MT.
TOTAL ENT. LOBBY (1ST FLOOR)						=	39.78 SQ.MT.Y2
TOTAL CONSTRUCTION AREA						=	541.77 SQ.MT.

LESS LIFT AREA CALCULATION							
LIFT AREA							
L1	1.90	X	2.00	X	1 NO	=	3.80 SQ.MT.
L2	1.70	X	2.00	X	1 NO	=	3.40 SQ.MT.
L3	1.70	X	2.00	X	1 NO	=	3.40 SQ.MT.
TOTAL LIFT AREA (1ST FLOOR)						=	10.60 SQ.MT.Y3
NET BUILT UP AREA [X1 - (Y2+Y3)]						=	531.17 SQ.MT.

GROUND FLOOR BUILT UP AREA CALC.
(A, A1, B, C, D, E, F, G.)

SHOP AREA - (BLOCK - A)							
1	16.68	X	5.63	X	1 NO	=	93.91 SQ.MT.
					TOTAL ADDITION	=	93.91 SQ.MT.X

DEDUCTIONS							
1	2.45	X	1.68	X	2 NOS	=	8.23 SQ.MT.
2	1.22	X	0.45	X	2 NOS	=	1.10 SQ.MT.
3	1.14	X	0.30	X	2 NOS	=	0.68 SQ.MT.
					TOTAL DEDUCTION	=	10.01 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	83.90 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR						=	83.90 SQ.MT.

SHOP AREA - (BLOCK - A1)							
1	33.11	X	5.63	X	1 NO	=	186.41 SQ.MT.
					TOTAL ADDITION	=	186.41 SQ.MT.X

DEDUCTIONS							
1	2.45	X	1.68	X	4 NOS	=	16.46 SQ.MT.
2	1.22	X	0.45	X	4 NOS	=	2.20 SQ.MT.
3	1.14	X	0.30	X	4 NOS	=	1.37 SQ.MT.
					TOTAL DEDUCTION	=	20.03 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	166.38 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR						=	166.38 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR (BLOCK - A + A1)						=	250.28 SQ.MT.

STAIRCASE AREA (BLOCK - B)							
1	3.20	X	5.30	X	1 NO	=	16.96 SQ.MT.
					TOTAL ADDITION	=	16.96 SQ.MT.
TOTAL STAIRCASE AREA GROUND FLOOR						=	16.96 SQ.MT.

ENT.LOBBY (BLOCK - C)							
A	8.39	X	6.63	X	1 NO	=	55.63 SQ.MT.
					TOTAL ADDITION	=	55.63 SQ.MT.

DEDUCTIONS							
1	3.59	X	0.30	X	1 NO	=	1.08 SQ.MT.
2	3.67	X	0.45	X	1 NO	=	1.65 SQ.MT.
3	3.05	X	2.05	X	1 NO	=	6.25 SQ.MT.
4	2.90	X	1.00	X	1 NO	=	2.90 SQ.MT.
					TOTAL DEDUCTION	=	11.88 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	43.75 SQ.MT.
TOTAL ENT. LOBBY AREA GROUND FLOOR						=	43.75 SQ.MT.

FIRE CONTROL ROOM (BLOCK - D)							
1	2.45	X	3.58	X	1 NO	=	8.77 SQ.MT.
					TOTAL ADDITION	=	8.77 SQ.MT.
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	8.77 SQ.MT.

COMMON PASSAGE AREA (BLOCK - E)							
1	23.68	X	1.80	X	1 NO	=	42.62 SQ.MT.
					TOTAL ADDITION	=	42.62 SQ.MT.

DEDUCTIONS							
1	3.40	X	0.15	X	2 NOS	=	1.02 SQ.MT.
2	1.52	X	0.15	X	3 NOS	=	0.68 SQ.MT.
3	6.41	X	0.15	X	2 NOS	=	1.92 SQ.MT.
					TOTAL DEDUCTION	=	3.62 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	39.00 SQ.MT.
TOTAL COMMON PASSAGE AREA GROUND FLOOR						=	39.00 SQ.MT.

SOC. OFFICE AREA (BLOCK - F)							
1	5.59	X	5.63	X	1 NO	=	31.47 SQ.MT.
					TOTAL ADDITION	=	31.47 SQ.MT.

DEDUCTIONS							
1	2.46	X	0.30	X	1 NO	=	0.74 SQ.MT.
2	2.54	X	0.45	X	1 NO	=	1.14 SQ.MT.
3	1.32	X	2.83	X	1 NO	=	3.74 SQ.MT.
4	2.90	X	2.00	X	1 NO	=	5.80 SQ.MT.
					TOTAL DEDUCTION	=	11.42 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	20.05 SQ.MT.
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	20.05 SQ.MT.

STAIRCASE AREA (BLOCK - G)							
1	3.40	X	5.30	X	1 NO	=	18.02 SQ.MT.
					TOTAL ADDITION	=	18.02 SQ.MT.
TOTAL STAIRCASE AREA GROUND FLOOR						=	18.02 SQ.MT.
TOTAL GROUND FLOOR AREA (A+A1+B+C+D+E+F+G)						=	396.83 SQ.MT.
TOTAL GR. FLR. RESI BUILT UP AREA (396.83 - 250.28)						=	146.55 SQ.MT.

GROUND FLOOR SHOP BUILT UP AREA CALCULATION (BLOCK - A-A1)							
SHOP AREA - (BLOCK - A)							
1	16.68	X	5.63	X	1 NO	=	93.91 SQ.MT.
					TOTAL ADDITION	=	93.91 SQ.MT.X

DEDUCTIONS							
1	2.45	X	1.68	X	2 NOS	=	8.23 SQ.MT.
2	1.22	X	0.45	X	2 NOS	=	1.10 SQ.MT.
3	1.14	X	0.30	X	2 NOS	=	0.68 SQ.MT.
					TOTAL DEDUCTION	=	10.01 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	83.90 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR						=	83.90 SQ.MT.

SHOP AREA - (BLOCK - A1)							
1	33.11	X	5.63	X	1 NO	=	186.41 SQ.MT.
					TOTAL ADDITION	=	186.41 SQ.MT.X

DEDUCTIONS							
1	2.45	X	1.68	X	4 NOS	=	16.46 SQ.MT.
2	1.22	X	0.45	X	4 NOS	=	2.20 SQ.MT.
3	1.14	X	0.30	X	4 NOS	=	1.37 SQ.MT.
					TOTAL DEDUCTION	=	20.03 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	166.38 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR						=	166.38 SQ.MT.
TOTAL SHOP BUILT UP AREA GROUND FLOOR (BLOCK - A + A1)						=	250.28 SQ.MT.

ELECT. METER ROOM							
1	2.52	X	3.90	X	1 NO	=	9.83 SQ.MT.
					TOTAL ADDITION	=	9.83 SQ.MT.

DEDUCTIONS							
1	0.15	X	1.85	X	1 NO	=	0.28 SQ.MT.
					TOTAL DEDUCTION	=	0.28 SQ.MT.
TOTAL ELECT METER ROOM AREA GROUND FLOOR						=	9.55 SQ.MT.

ELECT. METER ROOM - 2							
1	2.50	X	3.35	X	1 NO	=	8.38 SQ.MT.
2	1.32	X	1.30	X	1 NO	=	1.72 SQ.MT.
					ELECT. METER ROOM 2 AREA	=	10.10 SQ.MT.

SOC. OFFICE AREA (BLOCK - F)							
1	5.59	X	5.63	X	1 NO	=	31.47 SQ.MT.
					TOTAL ADDITION	=	31.47 SQ.MT.

DEDUCTIONS							
1	2.46	X	0.30	X	1 NO	=	0.74 SQ.MT.
2	2.54	X	0.45	X	1 NO	=	1.14 SQ.MT.
3	1.32	X	2.83	X	1 NO	=	3.74 SQ.MT.
4	2.90	X	2.00	X	1 NO	=	5.80 SQ.MT.
					TOTAL DEDUCTION	=	11.42 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	20.05 SQ.MT.
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	20.05 SQ.MT.

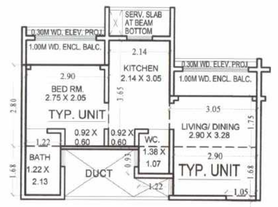
FIRE CONTROL ROOM (BLOCK - D)							
1	2.45	X	3.58	X	1 NO	=	8.77 SQ.MT.
					TOTAL ADDITION	=	8.77 SQ.MT.X
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	8.77 SQ.MT.

LINE DIAGRAM FOR FIRE CONTROL ROOM
SCALE : 1:100

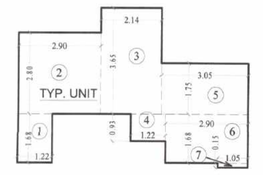
LINE DIAGRAM FOR SOC.OFFICE ROOM
SCALE : 1:100

LINE DIAGRAM FOR ELECT.METER ROOM 1
SCALE : 1:100

LINE DIAGRAM FOR ELECT. METER ROOM 2
SCALE : 1:100

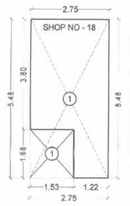


PLAN FOR RERA CARPET AREA CALC. OF FLAT
SCALE : 1 : 100



LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
SCALE : 1 : 100

RERA CARPET AREA CALCULATION							
TYP. UNIT							
ADDITIONS							
1	1.22	X	1.68	X	1	=	2.05 SQ.MT.
2	2.90 X 2.80	X	1			=	8.12 SQ.MT.
3	2.14 X 3.65	X	1			=	7.81 SQ.MT.
4	1.22 X 0.93	X	1			=	1.13 SQ.MT.
5	3.05 X 1.75	X	1			=	5.34 SQ.MT.
6	2.90 X 1.68	X	1			=	4.87 SQ.MT.
7	1.05 X 0.15	X	1			=	0.16 SQ.MT.
TOTAL ADDITIONS						=	29.48 SQ.MT.
TOTAL RERA CARPET AREA						=	29.48 SQ.MT.

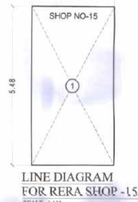


RERA CARPET AREA CALCULATION							
SHOP NO - 18							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT.X
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT.Y1
TOTAL RERA CARPET AREA SHOP - 18 [X - Y1]						=	12.50 SQ.MT.X1

LINE DIAGRAM FOR RERA SHOP -18
SCALE : 1:100

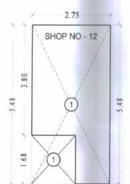
RERA CARPET AREA CALCULATION							
SHOP NO - 16							
1	2.90	X	5.48	X	1 NO	=	15.89 SQ.MT.
					TOTAL RERA CARPET AREA SHOP -16	=	15.89 SQ.MT.X

LINE DIAGRAM FOR RERA SHOP -16
SCALE : 1:100



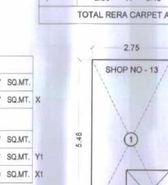
RERA CARPET AREA CALCULATION							
SHOP NO - 15							
1	2.90	X	5.48	X	1 NO	=	15.89 SQ.MT.
					TOTAL RERA CARPET AREA SHOP -15	=	15.89 SQ.MT.X

LINE DIAGRAM FOR RERA SHOP -15
SCALE : 1:100



RERA CARPET AREA CALCULATION							
SHOP NO - 12							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT. X
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT. Y1
TOTAL RERA CARPET AREA SHOP - 12 [X - Y1]						=	12.50 SQ.MT. X1

LINE DIAGRAM FOR RERA SHOP -12
SCALE : 1:100

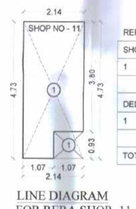


RERA CARPET AREA CALCULATION							
SHOP NO - 13							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT.X
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT.Y1
TOTAL RERA CARPET AREA SHOP - 13 [X - Y1]						=	12.50 SQ.MT.X1

LINE DIAGRAM FOR RERA SHOP -13
SCALE : 1:100

RERA CARPET AREA CALCULATION							
SHOP NO - 10							
1	2.90	X	5.48	X	1 NO	=	15.89 SQ.MT.
					TOTAL RERA CARPET AREA SHOP -10	=	15.89 SQ.MT.X

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

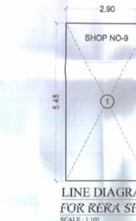


RERA CARPET AREA CALCULATION							
SHOP NO - 11							
1	2.14	X	4.73	X	1 NO	=	10.12 SQ.MT.
					TOTAL ADDITION	=	10.12 SQ.MT.X
DEDUCTIONS							
1	1.07	X	0.93	X	1 NO	=	1.00 SQ.MT.
					TOTAL DEDUCTION	=	1.00 SQ.MT.Y1
TOTAL RERA CARPET AREA SHOP - 11 [X - Y1]						=	9.12 SQ.MT.X1

LINE DIAGRAM FOR RERA SHOP -11
SCALE : 1:100

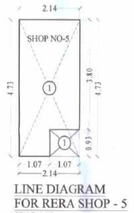
RERA CARPET AREA CALCULATION							
SHOP NO - 7							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT.
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT.
TOTAL RERA CARPET AREA SHOP - 7 [X - Y1]						=	12.50 SQ.MT.

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



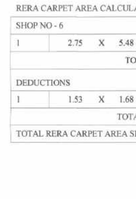
RERA CARPET AREA CALCULATION							
SHOP NO - 9							
1	2.90	X	5.48	X	1 NO	=	15.89 SQ.MT.
					TOTAL RERA CARPET AREA SHOP - 9	=	15.89 SQ.MT.X

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



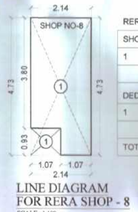
RERA CARPET AREA CALCULATION							
SHOP NO - 5							
1	2.14	X	4.73	X	1 NO	=	10.12 SQ.MT.
					TOTAL ADDITION	=	10.12 SQ.MT.
DEDUCTIONS							
1	1.07	X	0.93	X	1 NO	=	1.00 SQ.MT.
					TOTAL DEDUCTION	=	1.00 SQ.MT.
TOTAL RERA CARPET AREA SHOP - 5 [X - Y1]						=	9.12 SQ.MT.

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



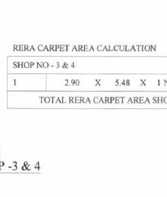
RERA CARPET AREA CALCULATION							
SHOP NO - 6							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT.
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT.
TOTAL RERA CARPET AREA SHOP - 6 [X - Y1]						=	12.50 SQ.MT.

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



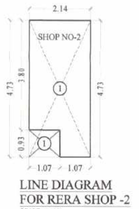
RERA CARPET AREA CALCULATION							
SHOP NO - 8							
1	2.14	X	4.73	X	1 NO	=	10.12 SQ.MT.
					TOTAL ADDITION	=	10.12 SQ.MT.X
DEDUCTIONS							
1	1.07	X	0.93	X	1 NO	=	1.00 SQ.MT.
					TOTAL DEDUCTION	=	1.00 SQ.MT.Y1
TOTAL RERA CARPET AREA SHOP - 8 [X - Y1]						=	9.12 SQ.MT.X1

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



RERA CARPET AREA CALCULATION							
SHOP NO - 3 & 4							
1	2.90	X	5.48	X	1 NO	=	15.89 SQ.MT.
					TOTAL RERA CARPET AREA SHOP - 3 & 4	=	15.89 SQ.MT.

LINE DIAGRAM FOR RERA SHOP -3 & 4
SCALE : 1:100



RERA CARPET AREA CALCULATION							
SHOP NO - 2							
1	2.14	X	4.73	X	1 NO	=	10.12 SQ.MT.
					TOTAL ADDITION	=	10.12 SQ.MT.
DEDUCTIONS							
1	1.07	X	0.93	X	1 NO	=	1.00 SQ.MT.
					TOTAL DEDUCTION	=	1.00 SQ.MT.
TOTAL RERA CARPET AREA SHOP -2 [X - Y1]						=	9.12 SQ.MT.

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

RERA CARPET AREA CALCULATION							
SHOP NO 1							
1	2.75	X	5.48	X	1 NO	=	15.07 SQ.MT.
					TOTAL ADDITION	=	15.07 SQ.MT.
DEDUCTIONS							
1	1.53	X	1.68	X	1 NO	=	2.57 SQ.MT.
					TOTAL DEDUCTION	=	2.57 SQ.MT.
TOTAL RERA CARPET AREA SHOP - 1 [X - Y1]						=	12.50 SQ.MT.

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

STAMP OF DATE OF APPROVAL OF PLANS

09/23

Accepted as completion plans as accompaniments of acceptnce Part OC by this office letter under No. ...../BP/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 2
GRD + 12TH FLOOR

GROUND FLOOR PLAN. & LINE DIAG FOR AREA CALCULATION.
LINE DIAGRAM FOR RERA CARPET AREA CALCULATION.
1ST FLOOR PLAN.
LINE DIAG. FOR 1ST FLOOR AREA CALCULATION
LINE DIAG. RERA CARPET AREA CALC. OF FLAT.& PLAN.
SHOP LINE DIAG FOR RERA CARPET AREA CALCULATION.

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN. & LINE DIAG. FOR AREA CALCULATION.
LINE DIAGRAM FOR RERA CARPET AREA CALCULATION.
1ST FLOOR PLAN. LINE DIAG. FOR 1ST FLOOR AREA CALCULATION
LINE DIAG. RERA CARPET AREA CALC. OF FLAT.& PLAN.
SHOP LINE DIAG FOR RERA CARPET AREA CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA
Digitally signed by SANJAY SUBHASHCHAND GUPTA
DN: c=IN, o=Personal, ...
Date: 2026.01.27 19:17:08 +05'30'

AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:11:05 +05'30'

SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

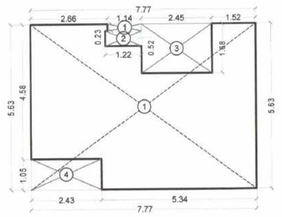
STAMP OF DATE OF APPROVAL OF PLANS

10/23

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No._____ ! SB/EP/MAYA/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 2
GRD + 12TH FLOOR

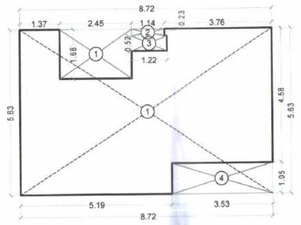
TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 12TH FLOOR PLAN , & LINE DIAG. FOR AREA CALCULATION.
8TH REFUGE FLOOR PLAN & LINE DIAG FOR AREA CALCULATION.
PLANTATION & GARDEN LINE DIAG FOR AREA CALCULATION.
STATEMENT OF REFUGE AREA REQD.
TERRACE FLOOR PLAN
WINDOW LIGHT VENTILATION STATEMENT FLAT
BUILT UP AREA (F.S.I) STATEMENT
PARKING STATEMENT
RERA CARPET AREA STATEMENT
SHOP RERA CARPET AREA STATEMENT



LINE DIAG. FOR 8TH FLOOR AREA CALC. (REFUGE AREA)
SCALE : 1 : 100

STATEMENT OF REFUGE AREA PROVIDED

REFUGE AREA CALC. AT 8TH FLOOR							
1	7.77	X	5.83	X 1 NO	=	43.75	SQ.MT.
				TOTAL ADDITION	=	43.75	SQ.MT.
DEDUCTIONS							
1	1.14	X	0.23	X 1 NO	=	0.26	SQ.MT.
2	1.22	X	0.52	X 1 NO	=	0.63	SQ.MT.
3	2.45	X	1.68	X 1 NO	=	4.12	SQ.MT.
4	2.43	X	1.05	X 1 NO	=	2.55	SQ.MT.
				TOTAL DEDUCTION	=	7.56	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]					=	36.19	SQ.MT.X1
TOTAL REFUGE AREA REQU. AT 8TH FLR					=	36.00	SQ.MT.



LINE DIAG. FOR 8TH FLOOR PLANTATION & GARDEN
SCALE : 1 : 100

STATEMENT OF PLANTATION & GARDEN PROVIDED

PLANTATION & GARDEN AREA 8TH FLOOR.							
1	8.72	X	5.63	X 1 NO	=	49.09	SQ.MT.
				TOTAL ADDITION	=	49.09	SQ.MT.X
DEDUCTIONS							
1	2.45	X	1.68	X 1 NO	=	4.12	SQ.MT.
2	1.14	X	0.23	X 1 NO	=	0.26	SQ.MT.
3	1.22	X	0.52	X 1 NO	=	0.63	SQ.MT.
4	3.53	X	1.05	X 1 NO	=	3.71	SQ.MT.
				TOTAL DEDUCTION	=	8.72	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]					=	40.37	SQ.MT.X1
TOTAL PLANTATION & GARDEN AREA					=	40.37	SQ.MT.

(BLDG NO -4) - (AT 8TH FLR. LVL.)

STATEMENT OF REFUGE AREA REQD.
(AT 8TH FLR. LVL)

UDCPR 9.20.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED.
FOR FLOORS ABOVE 39 M HEIGHT-ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

2 FLRS. X NO OF TENE / FLR	2 FLRS X 12 TENEMENTS = 24 TENEMENTS
NO OF PERSONS REQUIRED	= 24 TENE X 5 PERSONS = 120 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	= 0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	= 120 X 0.30 = 36.00 SQ. MT.
TOTAL REFUGE AREA REQD.	= 36.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	= 36.19 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	= 40.37 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	= 76.56 SQ. MT.

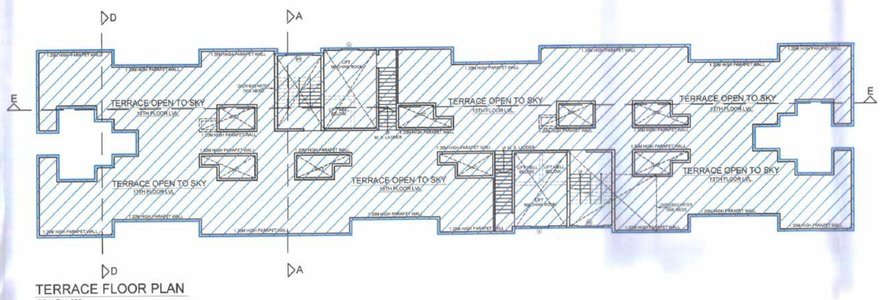
AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

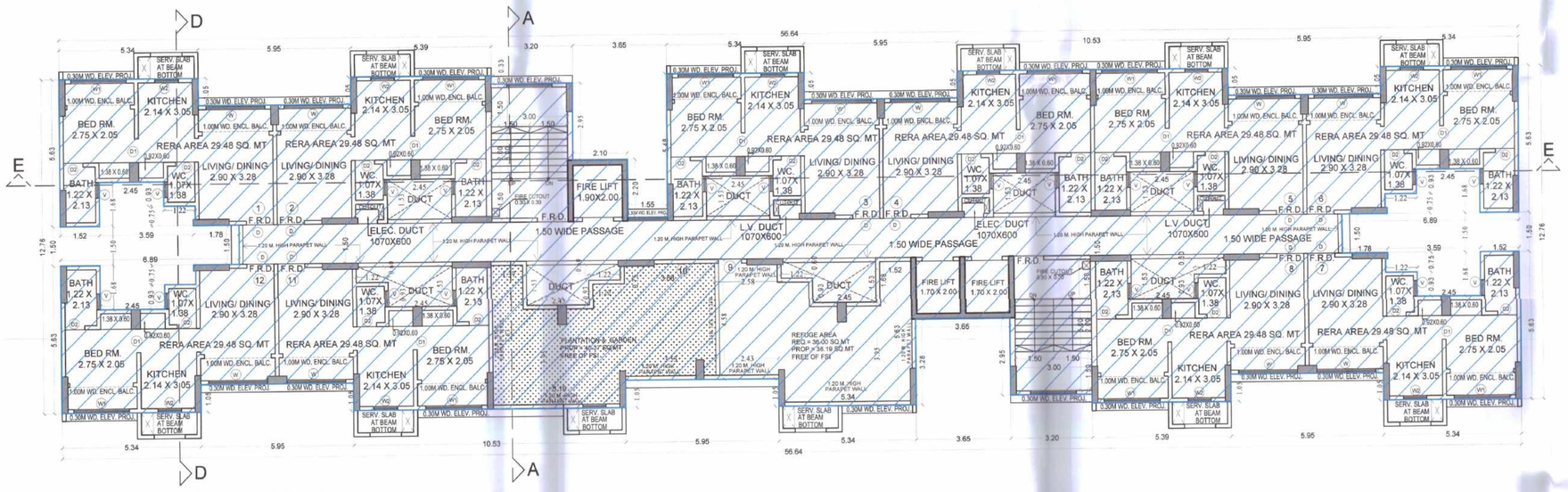
THEREFORE 36.00 X 2	= 72.00 SQ.MT.
REFUGE AREA PROVIDED	= 36.19 SQ.MT.
EXCESS REFUGE AREA COUNTED IN FSI	= 4.56 SQ.MT.
TOTAL REFUGE AREA PROV.	= 36.19 SQ.MT.

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (ALL BLDGS.)

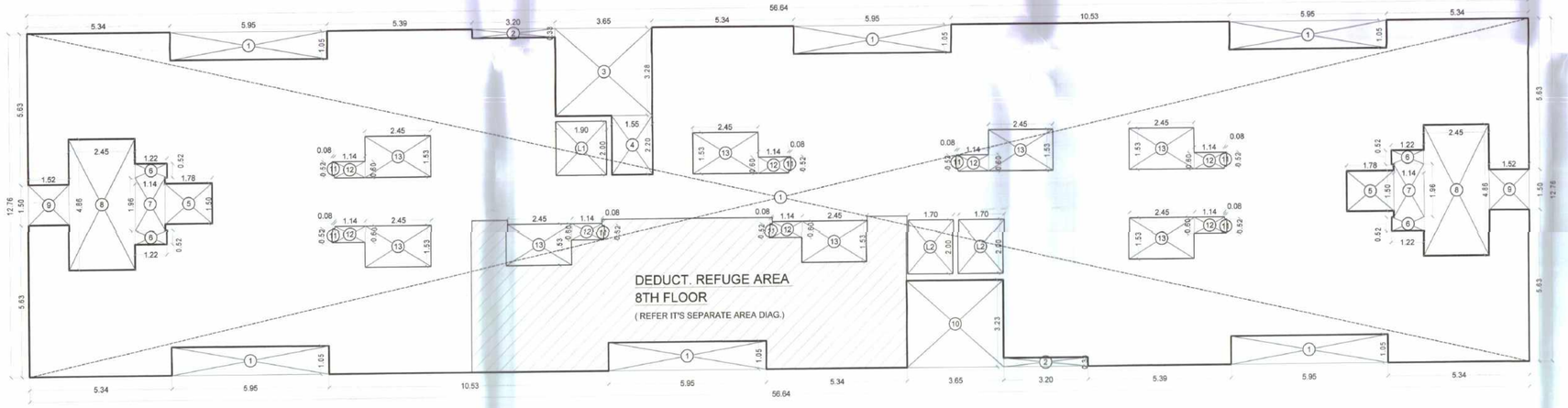
TENEMENTS	PARKING REQUIRED		PARKING PROPOSED	
691 EWS T/S	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 2 T/S 2 SCOOTER	0.00 NOS	691.00 NOS	0.00 NOS	692.00 NOS
5% VISITORS PARKING	0.00 NOS	35.00 NOS	-----	-----
TOTAL	0.00 NOS	726.00 NOS	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA 1, 2, 3, 4, 5 & 6	69.00 NOS	207.00 NOS	-----	-----
5% VISITORS PARKING	4.00 NOS	10.35 NOS	-----	-----
TOTAL	73.00 NOS	217.35 NOS	-----	-----
MULTIPLYING FACTOR = 0.80	59.00 NOS	174.00 NOS	-----	-----
TOTAL	59.00 NOS	900.00 NOS	161.00 NOS	692.00 NOS



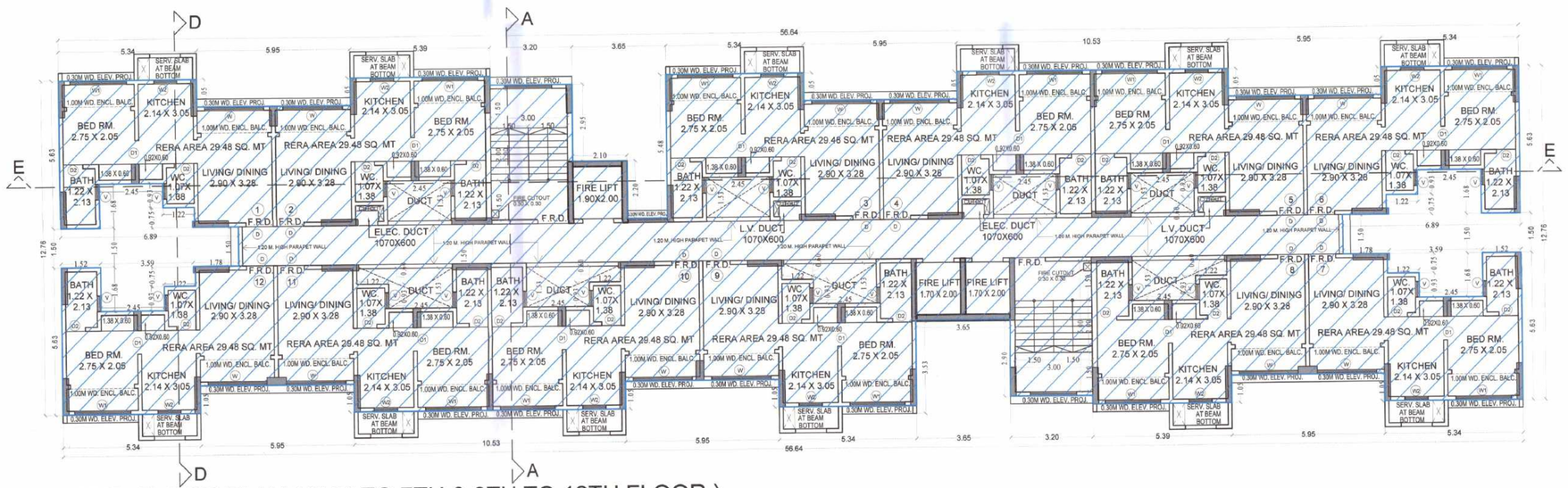
TERRACE FLOOR PLAN
SCALE : 1:200



8TH REFUGE FLOOR PLAN
SCALE :1:100



LINE DIAG. FOR TYP. FLOOR (1ST TO 7TH & 9TH TO 12TH FLOOR) AREA CALC.
SCALE :1:100



TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 12TH FLOOR)
SCALE :1:100

BLDG.NO.-2
WINDOW LIGHT VENTILATION STATEMENT FLAT

SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	2.90 X 3.28 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.75 X 2.05 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	2.14 X 3.05 = 6.53 SQ.MT	6.53 X 10% = 0.65 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	1.22 X 2.13 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT
5	V	W.C	1.07 X 1.38 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1st TO 8th & 9th TO 12TH)							
1	56.64	X	12.76	X 1 NO	=	722.73	SQ.MT.
				TOTAL ADDITION	=	722.73	SQ.MT.X

DEDUCTIONS

1	5.95	X	1.05	X 6 NOS	=	37.49	SQ.MT.
2	3.20	X	0.33	X 2 NOS	=	2.11	SQ.MT.
3	3.65	X	3.28	X 1 NO	=	11.97	SQ.MT.
4	1.55	X	2.20	X 1 NO	=	3.41	SQ.MT.
5	1.78	X	1.50	X 2 NOS	=	5.34	SQ.MT.
6	1.22	X	0.52	X 4 NOS	=	2.54	SQ.MT.
7	1.14	X	1.96	X 2 NOS	=	4.47	SQ.MT.
8	2.45	X	4.86	X 2 NOS	=	23.81	SQ.MT.
9	1.52	X	1.50	X 2 NOS	=	4.56	SQ.MT.
10	3.65	X	3.23	X 1 NO	=	11.79	SQ.MT.
11	0.08	X	0.52	X 8 NOS	=	0.33	SQ.MT.
12	1.14	X	0.60	X 8 NOS	=	5.47	SQ.MT.
13	2.45	X	1.53	X 8 NOS	=	29.99	SQ.MT.
				TOTAL DEDUCTION	=	143.28	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]					=	579.45	SQ.MT.X1
TOTAL CONSTRUCTION AREA					=	579.45	SQ.MT.

LESS LIFT AREA CALCULATION

LIFT AREA							
L1	1.90	X	2.00	X 1 NO	=	3.80	SQ.MT.
L2	1.70	X	2.00	X 2 NOS	=	6.80	SQ.MT.
TOTAL LIFT AREA (TYPICAL FLOOR)					=	10.60	SQ.MT.Y2

NET BUILT UP AREA TYPICAL FLOOR [X1 - Y2]	=	568.85 SQ.MT.

RERA CARPET SHOP AREA CALCULATION

SR.NO.	AREA SQ.MT.
1	12.50 SQ.MT.
2	9.12 SQ.MT.
3	15.89 SQ.MT.
4	15.89 SQ.MT.
5	9.12 SQ.MT.
6	12.50 SQ.MT.
7	12.50 SQ.MT.
8	9.12 SQ.MT.
9	15.89 SQ.MT.
10	15.89 SQ.MT.
11	9.12 SQ.MT.
12	12.50 SQ.MT.
13	12.50 SQ.MT.
14	9.12 SQ.MT.
15	15.89 SQ.MT.
16	15.89 SQ.MT.
17	9.12 SQ.MT.
18	12.50 SQ.MT.
TOTAL	225.06 SQ.MT.

CARPET AREA STATEMENT OF PROP. BLDG. NO. 2

FLOORS	UNIT TYPE	FLAT NO.	NO. OF WINGS	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST	TYPE -A	1 TO 9,11&12	-----	1 FLR.	11 NOS.	29.48	11 NOS.
2ND TO 7TH, 9TH TO 12 TH	TYPE -A	1 TO 12	-----	10 FLRS.	12 NOS.	29.48	120 NOS.
8TH FLOOR REFUGE AREA	TYPE -A	1 TO 8 &11&12	-----	1 FLR.	10 NOS.	29.48	10 NO.
TOTAL FLATS PER BLDG.							141 Nos.

BLDG. NO. 2			
NET RESI. & COM. BUA STATEMENT IN SQ. MT.			
FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
GROUND	145.89	250.28	396.17
1ST	531.17	------	531.17
2ND	568.85	------	568.85
3RD	568.85	------	568.85
4TH	568.85	------	568.85
5TH	568.85	------	568.85
6TH	568.85	------	568.85
7TH	568.85	------	568.85
8TH FLOOR REFUGE AREA	501.41	------	501.41
9TH	568.85	------	568.85
10TH	568.85	------	568.85
11TH	568.85	------	568.85
12TH	568.85	------	568.85
TOTAL	6866.97	250.28	7117.25

BLDG. NO. 2
BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA WITH PLANTATION LANDSCAPE	BUILT UP AREA	ADD EXCESS REFUGE AREA	NET BUILT UP AREA
STILT GRD. COMMON AREA	146.55	-----	-----	146.55	-----	
GROUND FLR SHOPPING AREA	250.28	-----	-----	250.28	-----	396.83
1ST	541.77	10.60	-----	531.17	-----	531.17
2ND TO 7TH, 9TH TO 12TH.	579.45 X 10 FLRS	10.60 X 10 FLRS	-----	568.85 X 10 FLRS	-----	
	5794.50	106.00	-----	5688.50		5688.50
8 TH FLOOR REFUGE AREA	579.45	10.60	72.00	496.85	4.56	501.41
TOTAL BUILT UP AREA	7312.55	127.20	72.00	7113.35	4.56	7117.91
COM. SHOPPING NET GROSS B/UP AREA						250.28
RESIDENTIAL NET GROSS B/UP AREA (7117.91 SQ. MT. - 250.28 SQ. MT.)						6867.63

PROFORMA 'B'

CONTENTS OF SHEET

TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 12TH FLOOR PLAN , & LINE DIAG. FOR AREA CALCULATION.
8TH REFUGE FLOOR PLAN & LINE DIAG FOR AREA CALCULATION.
PLANTATION & GARDEN LINE DIAG FOR AREA CALCULATION.
STATEMENT OF REFUGE AREA REQD. TERRACE FLOOR PLAN
WINDOW LIGHT VENTILATION STATEMENT FLAT
BUILT UP AREA (F.S.I.) STATEMENT PARKING STATEMENT
RERA CARPET AREA STATEMENT. SHOP RERA CARPET AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHANDRA GUPTA
Digitally signed by SANJAY SUBHASHCHANDRA GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:11:18 +05'30'

ub architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai - 400051.
www.ubarchitects.in

SIGNATURE OF ARCHITECT

STAMP OF DATE OF APPROVAL OF PLANS

11/23

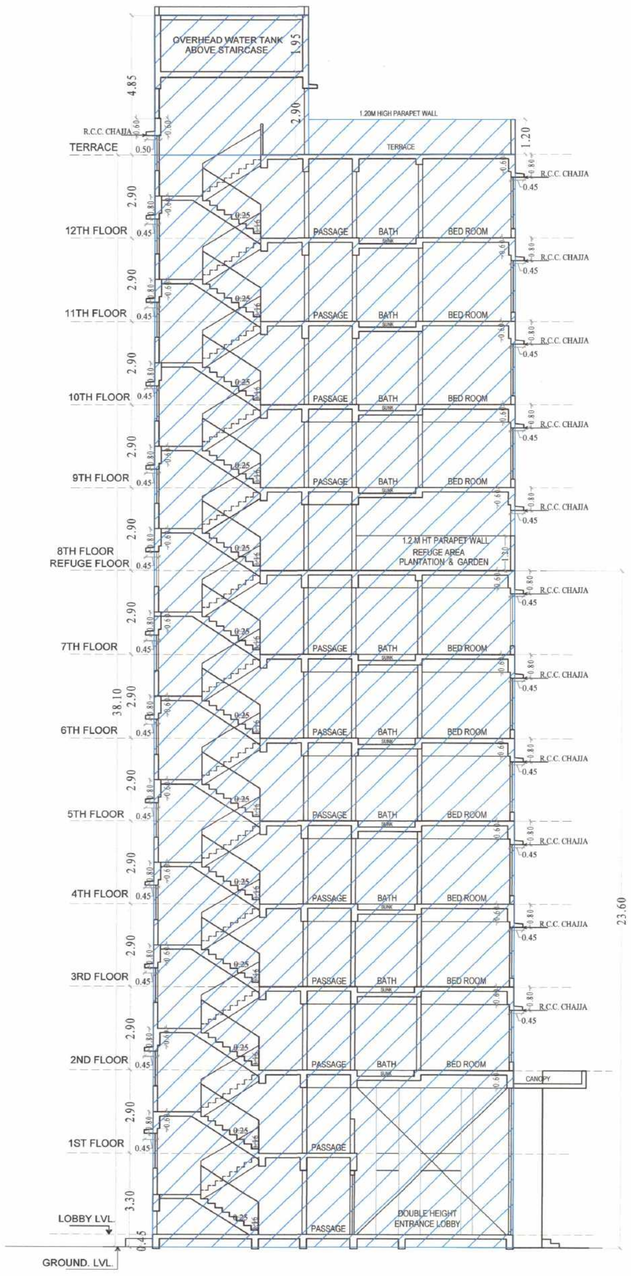
Accepted as completion plans as accompaniments of accept: ce Part OC by this office letter under No.....UBP/PMAY/A/MHADA Date...../20 Date: .....

Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 2

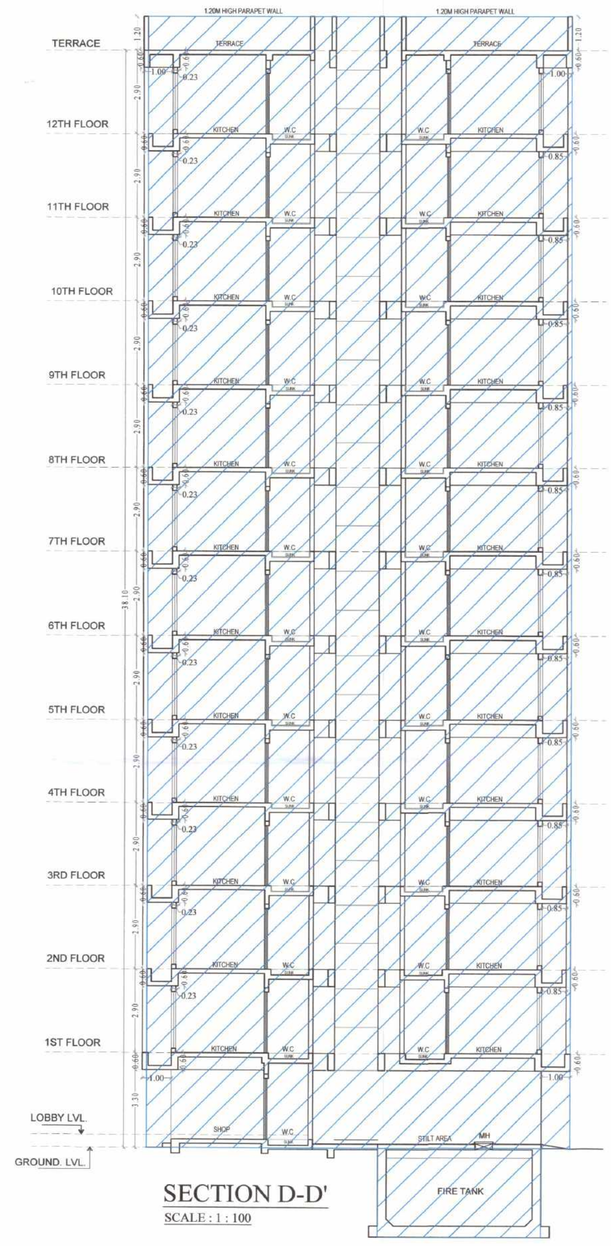
GRD + 12TH FLOOR

SECTION- A-A', & SECTION D-D'
SECTION- E-E



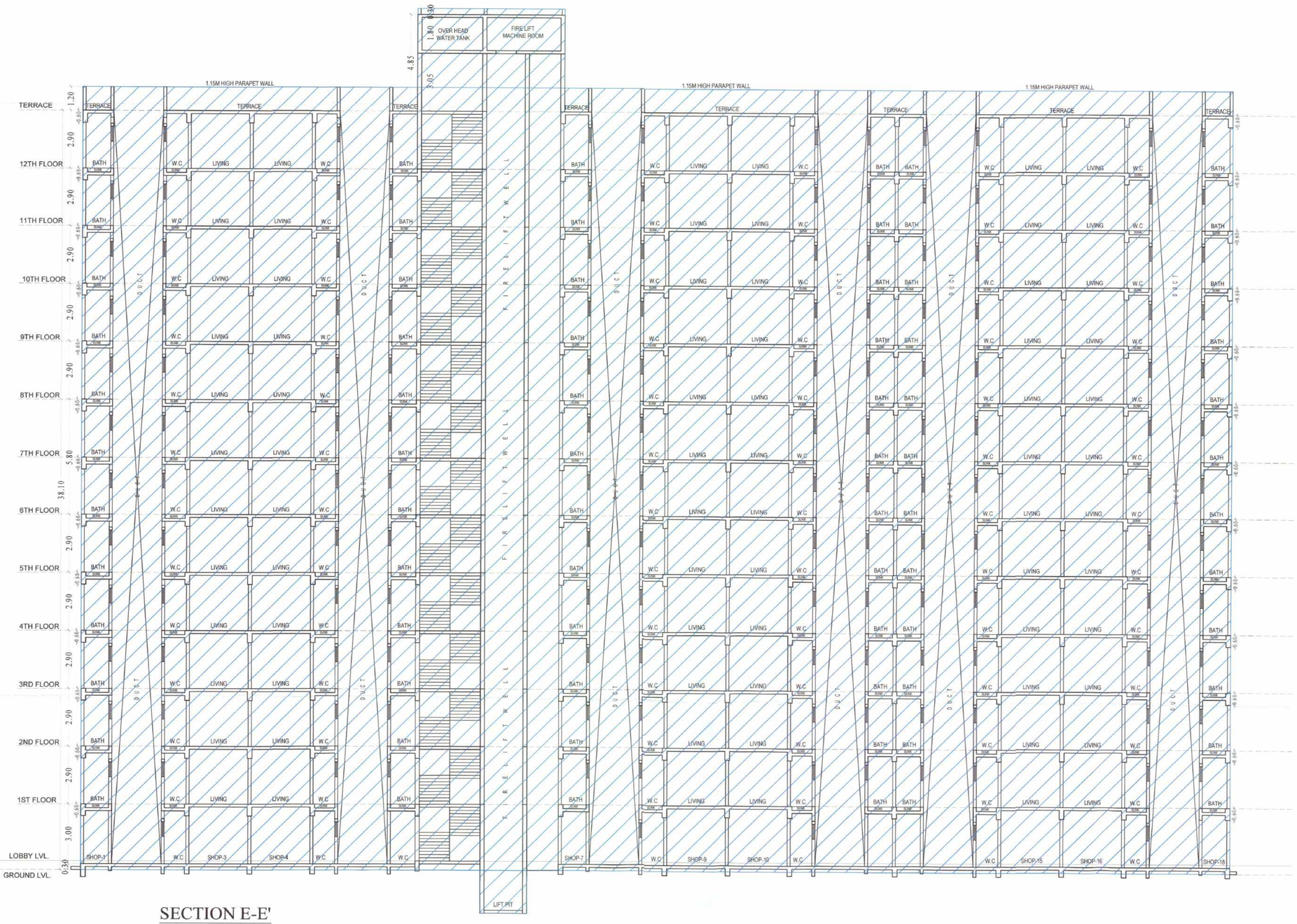
SECTION A-A'

SCALE : 1 : 100



SECTION D-D'

SCALE : 1 : 100



SECTION E-E'

SCALE :1:100

PROFORMA 'B'

CONTENTS OF SHEET

SECTION- A-A', & SECTION D-D'
SECTION- E-E

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA

AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE

Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:11:32 +05'30'

SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

STAMP OF DATE OF APPROVAL OF PLANS

12/23

Accepted as completion plans as accomplishments of acceptance Part OC by this office letter under No. ..... F/EE/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 3(WING-A & B)

GRD + 10TH FLOOR

GROUND FLOOR PLAN.
LINE DIAG FOR GROUND FLR & AREA CALC.
PARKING STATEMENT.
CARPET AREA STATEMENT.
BUILT UP AREA (F.S.I.) STATEMENT
LINE DIAG FOR SHOP
RERA CARPET AREA CALC.
SHOP RERA CARPET AREA STATEMENT

WING A

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	43.50	X	12.97	X	1 NO	=	564.20	SQ.MT.
					TOTAL ADDITION	=	564.20	SQ.MT. X
DEDUCTIONS								
1	5.34	X	0.21	X	1 NO	=	1.12	SQ.MT.
2	3.05	X	1.26	X	1 NO	=	3.84	SQ.MT.
3	3.05	X	2.26	X	1 NO	=	6.89	SQ.MT.
4	10.23	X	12.97	X	1 NO	=	132.68	SQ.MT.
5	3.05	X	5.48	X	1 NO	=	16.71	SQ.MT.
6	3.05	X	1.05	X	1 NO	=	3.20	SQ.MT.
7	3.05	X	7.34	X	1 NO	=	22.39	SQ.MT.
8	8.24	X	5.69	X	1 NO	=	46.89	SQ.MT.
9	2.18	X	3.38	X	1 NO	=	7.37	SQ.MT.
10	4.19	X	5.48	X	1 NO	=	22.96	SQ.MT.
11	3.20	X	1.14	X	1 NO	=	3.64	SQ.MT.
12	2.90	X	2.05	X	1 NO	=	5.95	SQ.MT.
13	2.75	X	1.00	X	1 NO	=	2.75	SQ.MT.
14	3.30	X	0.33	X	1 NO	=	1.09	SQ.MT.
15	3.05	X	1.05	X	1 NO	=	3.20	SQ.MT.
16	3.54	X	0.60	X	1 NO	=	2.12	SQ.MT.
D1	0.45	X	2.16	X	1 NO		0.97	SQ.MT.
					TOTAL DEDUCTION	=	283.77	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	280.43	SQ.MT. X1
LESS - LIFT AREA CALCULATION								
GROUND FLOOR								
L1	2.02	X	2.00	X	1 NO	=	4.04	SQ.MT.
L2	1.94	X	2.08	X	2 NOS	=	8.07	SQ.MT.
TOTAL LIFT AREA PER FL. (GROUND FLOOR)						=	12.11	SQ.MT. Y2
LESS - PUMP ROOM AREA CALCULATION								
GROUND FLOOR								
PR1	3.05	X	5.23	X	1 NO	=	15.95	SQ.MT.
TOTAL PUMP ROOM AREA PER FL. (GROUND FLOOR)						=	15.95	SQ.MT. Y3
LESS- METER ROOM AREA CALCULATION								
GROUND FLOOR								
MT1	3.05	X	4.58	X	1 NO	=	13.97	SQ.MT.
TOTAL METER ROOM AREA PER FL. (GROUND FLOOR)						=	13.97	SQ.MT. Y4
NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]						=	238.40	SQ.MT.
SHOP AREA CALCULATION								
GROUND FLOOR								
SA1	5.34	X	12.76	X	1 NO	=	68.14	SQ.MT.
SA2	3.05	X	10.66	X	1 NO	=	32.51	SQ.MT.
TOTAL SHOP AREA PER FL. (GROUND FLOOR)						=	100.65	SQ.MT.

WING B

BUILT UP AREA CALCULATION

GROUND FLOOR								
A	12.43	X	36.18	X	1 NO	=	449.72	SQ.MT.
					TOTAL ADDITION	=	449.72	SQ.MT. X
DEDUCTIONS								
1	5.15	X	13.43	X	1 NO	=	69.16	SQ.MT.
2	1.72	X	3.05	X	1 NO	=	5.25	SQ.MT.
3	2.92	X	2.13	X	1 NO	=	6.22	SQ.MT.
4	4.60	X	1.54	X	1 NO	=	7.08	SQ.MT.
5	1.72	X	3.20	X	1 NO	=	5.50	SQ.MT.
6	12.43	X	5.00	X	1 NO	=	62.15	SQ.MT.
7	6.80	X	1.56	X	1 NO	=	10.61	SQ.MT.
8	8.53	X	2.89	X	1 NO	=	24.65	SQ.MT.
9	7.13	X	3.05	X	1 NO	=	21.75	SQ.MT.
10	1.00	X	2.90	X	1 NO	=	2.90	SQ.MT.
11	2.05	X	3.05	X	1 NO	=	6.25	SQ.MT.
12	5.48	X	9.78	X	1 NO	=	53.59	SQ.MT.
13	3.25	X	2.13	X	1 NO	=	6.92	SQ.MT.
14	0.33	X	3.38	X	1 NO	=	1.12	SQ.MT.
15	0.60	X	3.52	X	1 NO	=	2.11	SQ.MT.
D1	0.40	X	1.54	X	1 NO	=	0.62	SQ.MT.
					TOTAL DEDUCTION	=	285.88	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	163.84	SQ.MT. X1
LESS - LIFT AREA CALCULATION								
GROUND FLOOR								
L1	2.00	X	1.90	X	2 NOS	=	7.60	SQ.MT.
TOTAL LIFT AREA PER FL. (GROUND FLOOR)						=	7.60	SQ.MT. Y2
LESS-METER ROOM AREA CALCULATION								
GROUND FLOOR								
MT1	3.58	X	3.20	X	1 NO	=	11.46	SQ.MT.
TOTAL METER ROOM AREA PER FL. (GROUND FLOOR)						=	11.46	SQ.MT. Y3
NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]						=	144.78	SQ.MT.

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (ALL BLDGS.)

TENEMENTS	PARKING REQUIRED		PARKING PROPOSED	
691 EWS T/S	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 2 T/S 2 SCOOTER	0.00 NOS	691.00 NOS	0.00 NOS	692.00 NOS
5% VISITORS PARKING	0.00 NOS	35.00 NOS	-----	-----
TOTAL	0.00 NOS	726.00 NOS	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA 1, 2, 3, 4, 5 & 6	69.00 NOS	207.00 NOS	-----	-----
5% VISITORS PARKING	4.00 NOS	10.35 NOS	-----	-----
TOTAL	73.00 NOS	217.35 NOS	-----	-----
MULTIPLYING FACTOR = 0.80	59.00 NOS	174.00 NOS	-----	-----
TOTAL	59.00 NOS	900.00 NOS	161.00 NOS	692.00 NOS

CARPET AREA STATEMENT OF PROP. BLDG. NO. 3 (WING-A)

FLOORS	UNIT TYPE	FLAT NO.	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 7TH, 9TH &10 TH	TYPE - A	4 TO 12	9 FLRS.	9 NOS.	29.48	81 NO.
	TYPE - B	1 TO 3	9 FLRS.	3 NOS.	29.35	27 NO.
8 TH FLOOR REFUGE AREA	TYPE - A	6 TO 12	1 FLR.	7 NOS.	29.48	7 NO.
	TYPE - B	1 TO 3	1 FLR.	3 NOS.	29.35	3 NO.
					TOTAL FLATS PER WING	118 NO.

CARPET AREA STATEMENT OF PROP. BLDG. NO. 3 (WING-B)

FLOORS	UNIT TYPE	FLAT NO.	NO. OF FLOORS	NO. OF FLATS/FLR.	CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 7TH, 9TH &10 TH	TYPE - A	----	----	----	----	----
	TYPE - B	1 TO 8	9 FLRS.	8 NOS.	29.35	72 NO.
8 TH FLOOR REFUGE AREA	TYPE - A	----	----	----	----	----
	TYPE - B	1 TO 3 5 TO 8	1 FLR.	7 NOS.	29.35	7 NO.
					TOTAL FLATS PER WING	79 NO.

BLDG. NO. 3 (WING-A)
BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA WITH PLANTATION LANDSCAPE	ELECT. METER ROOM	PUMP ROOM AREA	BUILT UP AREA	ADD EXCESS REFUGE AREA	NET BUILT UP AREA
STILT GRD. COMMON AREA	280.43	12.11	-----	13.97	15.95	238.68		238.40
GROUND FLR SHOPPING AREA								
1ST TO 7TH, 9TH & 10TH.	589.92 X 9 FLRS	12.11 X 9 FLRS	-----	-----	-----	577.81 X 9 FLRS		577.81 X 9 FLR
	5309.28	108.99	-----	-----	-----	5200.29		5200.29
8 TH FLOOR REFUGE AREA	589.92	12.11	72.00	-----	-----	505.81	4.26	510.07
BUILT UP AREA	6179.63	133.21	72.00	13.97	15.95	5944.50	4.26	5949.04
COM. SHOPPING NET GROSS B/UP AREA								100.65
RESIDENTIAL NET GROSS B/UP AREA (5949.04 MT. - 100.65 SQ. MT.)								5848.11

BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.(WING-B)

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA	LESS ELECT. METER ROOM	NET BUILT UP AREA
STILT GRD.	163.84	7.60	-----	11.46	144.78
1ST TO 7TH, 9TH &10TH.	395.41 X 9 FLRS	7.60 X 9 FLRS	-----	-----	387.81 X 9 FLRS
	3558.69	68.40	-----	-----	3490.29
8 TH FLOOR REFUGE AREA	395.41	7.60	37.65		350.16
TOTAL BUILT UP AREA	4117.94	83.60	37.65	11.46	3985.23

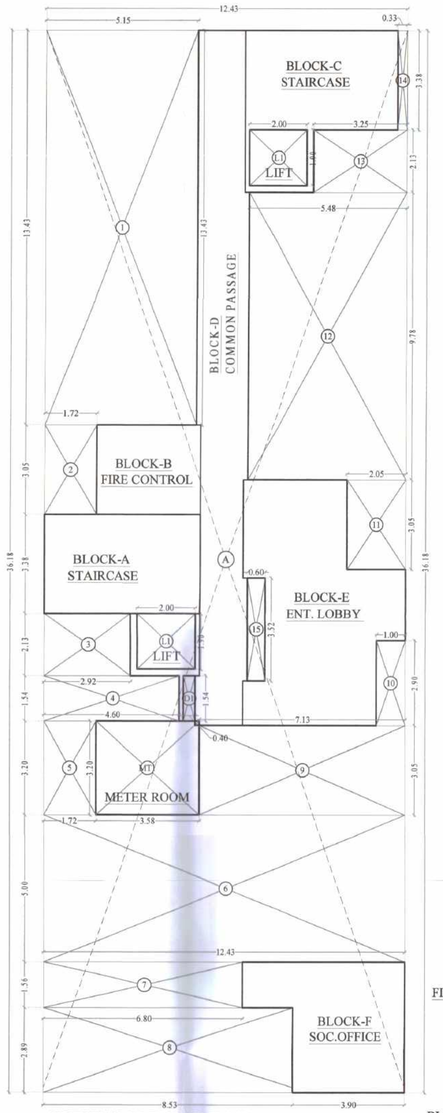
BLDG. NO. 3 (WING-A)
NET RESI. & COM. BUA STATEMENT IN SQ. MT.

FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
GROUND	137.75	100.65	238.40
1ST	577.81	-------	577.81
2ND	577.81	-------	577.81
3RD	577.81	-------	577.81
4TH	577.81	-------	577.81
5TH	577.81	-------	577.81
6TH	577.81	-------	577.81
7TH	577.81	-------	577.81
8TH FLOOR REFUGE AREA	510.07	-------	510.07
9TH	577.81	-------	577.81
10TH	577.81	-------	577.81
TOTAL	5848.11	100.65	5948.76

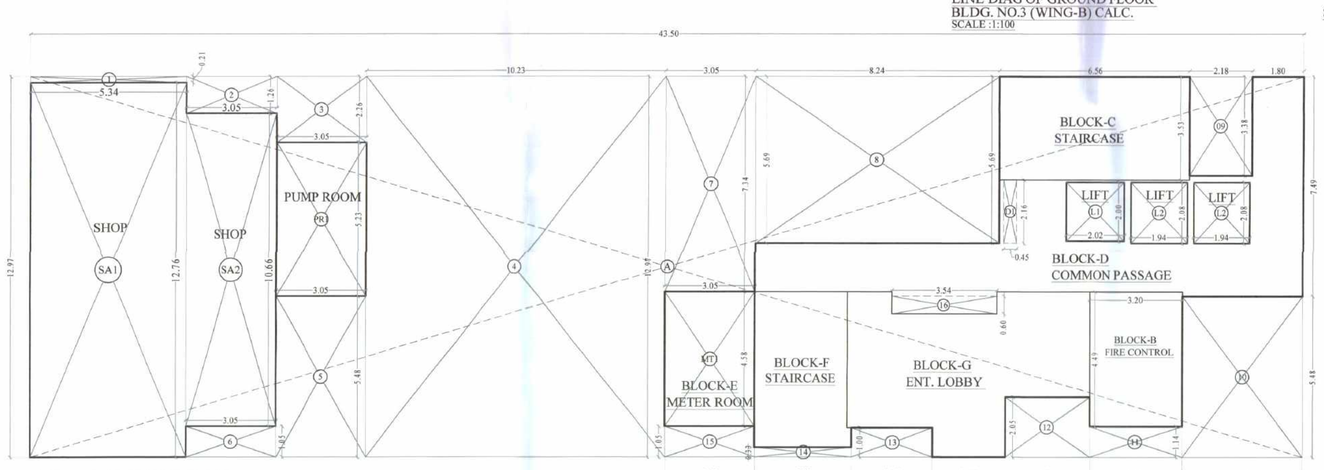
BLDG. NO. 3 (WING-B)
NET RESI. & COM. BUA STATEMENT IN SQ. MT.

FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
GROUND	144.78	-------	144.78
1ST	387.81	-------	387.81
2ND	387.81	-------	387.81
3RD	387.81	-------	387.81
4TH	387.81	-------	387.81
5TH	387.81	-------	387.81
6TH	387.81	-------	387.81
7TH	387.81	-------	387.81
8TH FLOOR REFUGE AREA	350.16	-------	350.16
9TH	387.81	-------	387.81
10TH	387.81	-------	387.81
TOTAL	3985.23	-------	3985.23

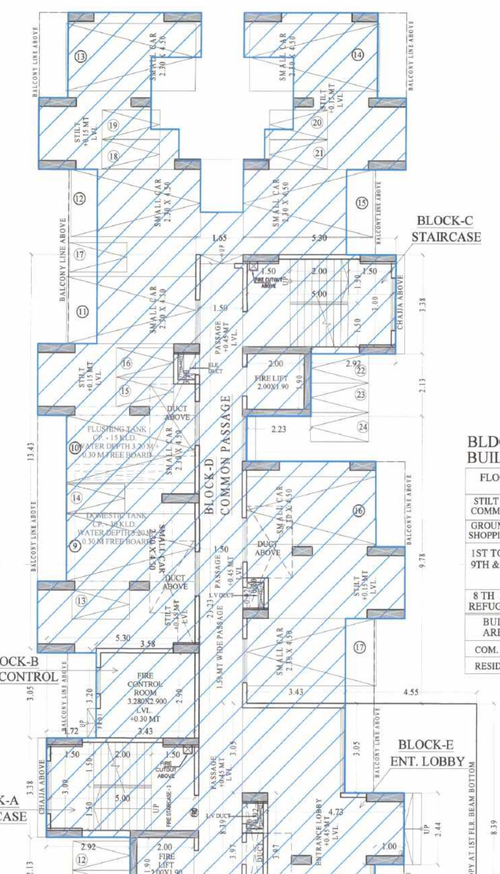
TOTAL BUILTUP AREA RESI & COMM. (WING A & B) = 9934.27 SQ.MT



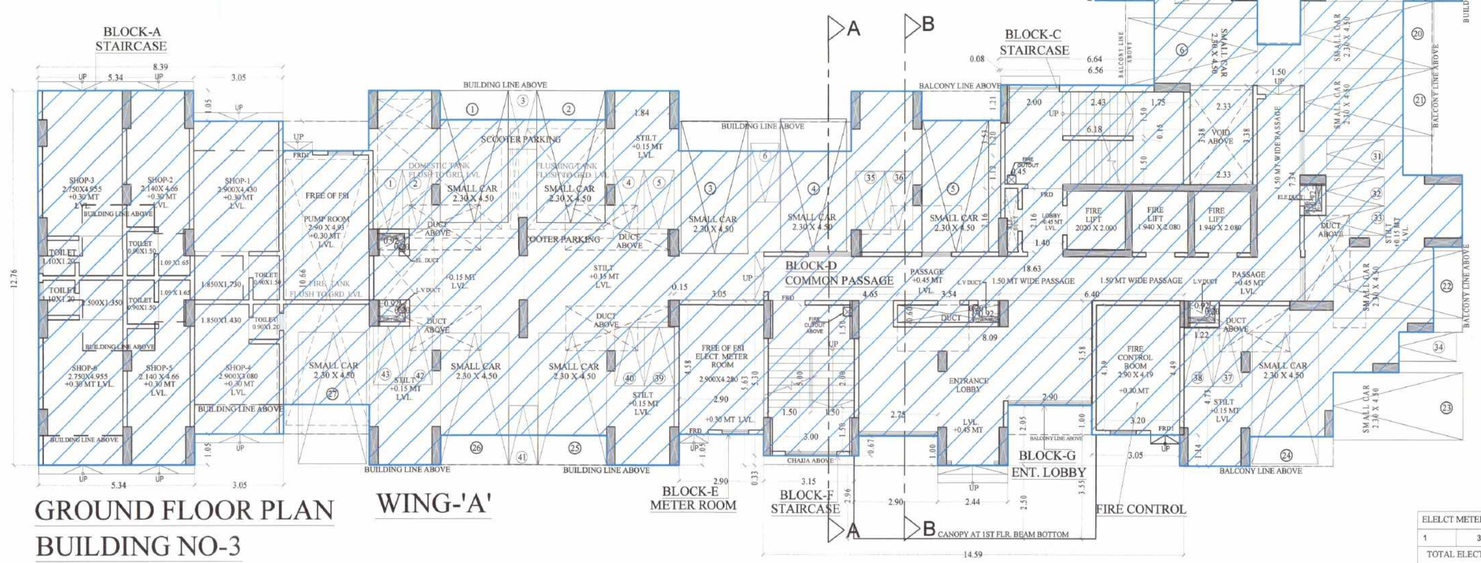
LINE DIAG OF GROUND FLOOR BLDG. NO.3 (WING-B) CALC.
SCALE :1:100



LINE DIAG OF GROUND FLOOR BLDG. NO.3 (WING-A) CALC.
SCALE :1:100



WING-'B'



GROUND FLOOR PLAN
BUILDING NO-3
SCALE : 1 : 100

WING-'A'

PROPOSED BLDG. NO.3 (WING-A)
LINE DIAG FOR SHOP AREA CALC.
SCALE : 1:100

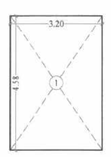
SHOP AREA CALCULATION

GROUND FLOOR							
SA1	5.34	X	12.76	X	1 NO	=	68.14 SQ.MT.
SA2	3.05	X	10.66	X	1 NO	=	32.51 SQ.MT.
TOTAL SHOP AREA PER FL. (GROUND FLOOR)						=	100.65 SQ.MT. Y1

LINE DIAG. FOR ELECT. METER ROOM AREA CALC. (WING-A)
SCALE:1:100

ELECT METER ROOM AREA CALCULATION

1	3.05	X	4.58	X	1 NO	=	13.97 SQ.MT.
TOTAL ELECT METER ROOM AREA						=	13.97 SQ.MT. X



LINE DIAG. FOR FIRE CONTROL ROOM AREA CALC. (WING-A)
SCALE:1:100

FIRE CONTROL ROOM AREA CALCULATION

1	3.20	X	4.49	X	1.00	=	14.38 SQ.MT.
TOTAL FIRE CONTROL ROOM AREA						=	14.38 SQ.MT. X

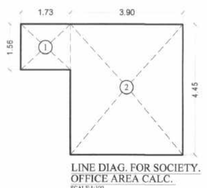
RERA CARPET SHOP AREA CALCULATION

SR.NO.	AREA SQ.MT.
1	17.63 SQ.MT.
2	13.50 SQ.MT.
3	17.35 SQ.MT.
4	12.85 SQ.MT.
5	13.50 SQ.MT.
6	17.35 SQ.MT.
TOTAL	92.18 SQ.MT.

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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 1

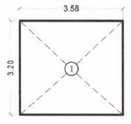
1	2.90	X	6.08	X	1 NO	=	17.63 SQ.MT.
TOTAL RERA CARPET AREA						=	17.63 SQ.MT.



LINE DIAG. FOR SOCIETY. OFFICE AREA CALC.
SCALE:1:100

SOCIETY OFFICE AREA CALCULATION

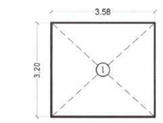
1	3.90	X	4.450	X	1.00	=	17.36 SQ.MT.
2	1.710	X	1.560	X	1.00	=	2.76 SQ.MT.
TOTAL SOCIETY OFFICE AREA						=	20.06 SQ.MT.



LINE DIAG. FOR FIRE CONTROL ROOM AREA CALC.
SCALE:1:100

FIRE CONTROL ROOM AREA CALCULATION

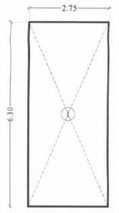
1	3.580	X	3.200	X	1.00	=	11.46 SQ.MT.
TOTAL FIRE CONTROL ROOM AREA						=	11.46 SQ.MT.



LINE DIAG. FOR ELECT. METER ROOM AREA CALC.
SCALE:1:100

ELECT METER ROOM AREA CALCULATION

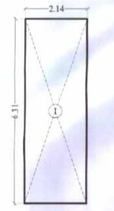
1	3.580	X	3.200	X	1.00	=	11.46 SQ.MT.
TOTAL ELECT METER ROOM AREA						=	11.46 SQ.MT.



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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 6

1	2.75	X	6.31	X	1 NO	=	17.35 SQ.MT.
TOTAL RERA CARPET AREA						=	17.35 SQ.MT.



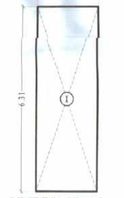
LINE DIAGRAM FOR RERA SHOP - 5
SCALE : 1:100

RERA CARPET AREA CALCULATION
SHOP AREA NO - 5

1	2.14	X	6.31	X	1 NO	=	13.50 SQ.MT.
TOTAL RERA CARPET AREA						=	13.50 SQ.MT. X

SHOP AREA NO - 4

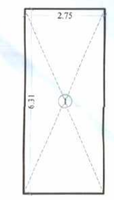
1	2.90	X	4.43	X	1 NO	=	12.85 SQ.MT.
TOTAL RERA CARPET AREA						=	12.85 SQ.MT. X



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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 2

1	2.14	X	6.31	X	1 NO	=	13.50 SQ.MT.
TOTAL RERA CARPET AREA						=	13.50 SQ.MT.



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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 3

1	2.75	X	6.31	X	1 NO	=	17.35 SQ.MT.
TOTAL RERA CARPET AREA						=	17.35 SQ.MT.

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN.
PARKING STATEMENT.
LINE DIAG FOR GROUND FLR & AREA CALC.
CARPET AREA STATEMENT.
BUILT UP AREA (F.S.I.) STATEMENT
LINE DIAG FOR SHOP
RERA CARPET AREA CALC.
SHOP RERA CARPET AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:11:46 +05'30'
SIGNATURE OF ARCHITECT

ubr architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubrarchitects.in

STAMP OF DATE OF APPROVAL OF PLANS

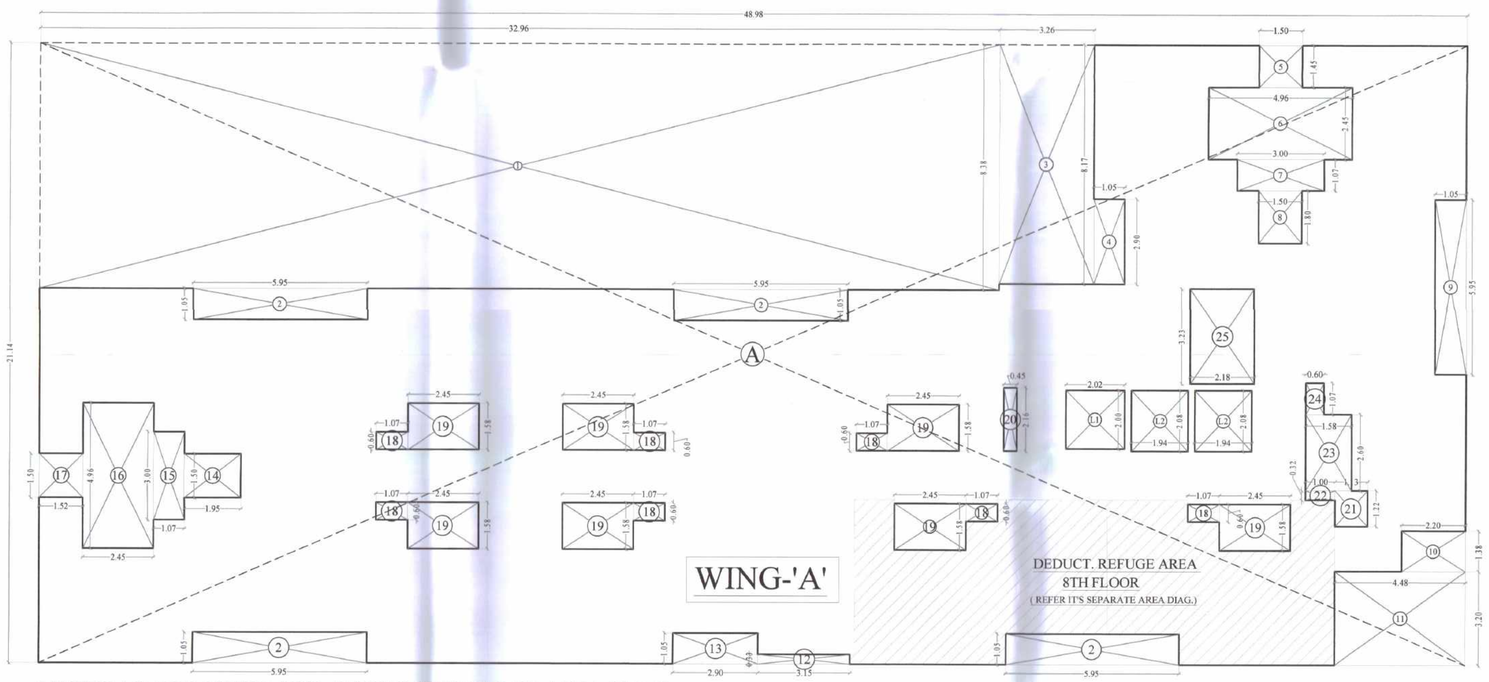
13/23

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. ..... EE/BP/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

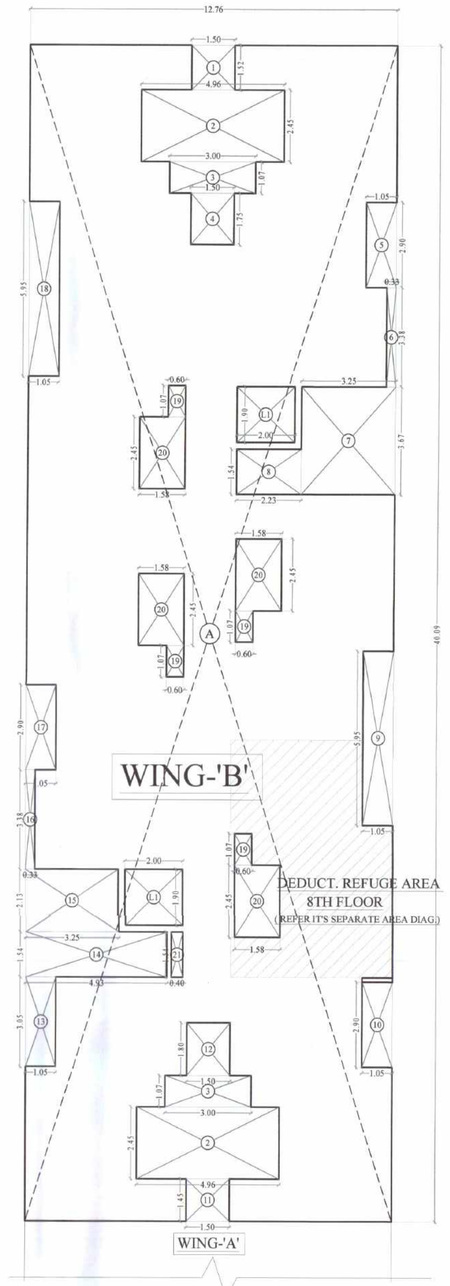
BLDG.NO. 3(WING-A & B)

GRD + 10TH FLOOR

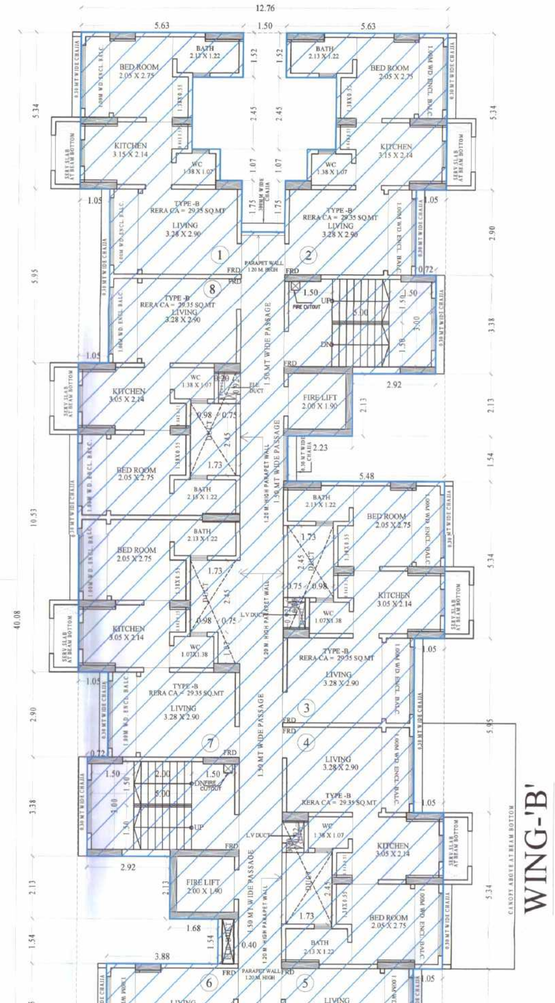
1ST FLOOR PLAN.
LINE DIAG. FOR 1ST TO 7TH , 9TH TO 10TH FLOOR AREA CALC.



LINE DIAG. FOR 1ST TO 7TH , 9TH TO 10TH FLOOR AREA CALC.
SCALE :1:100

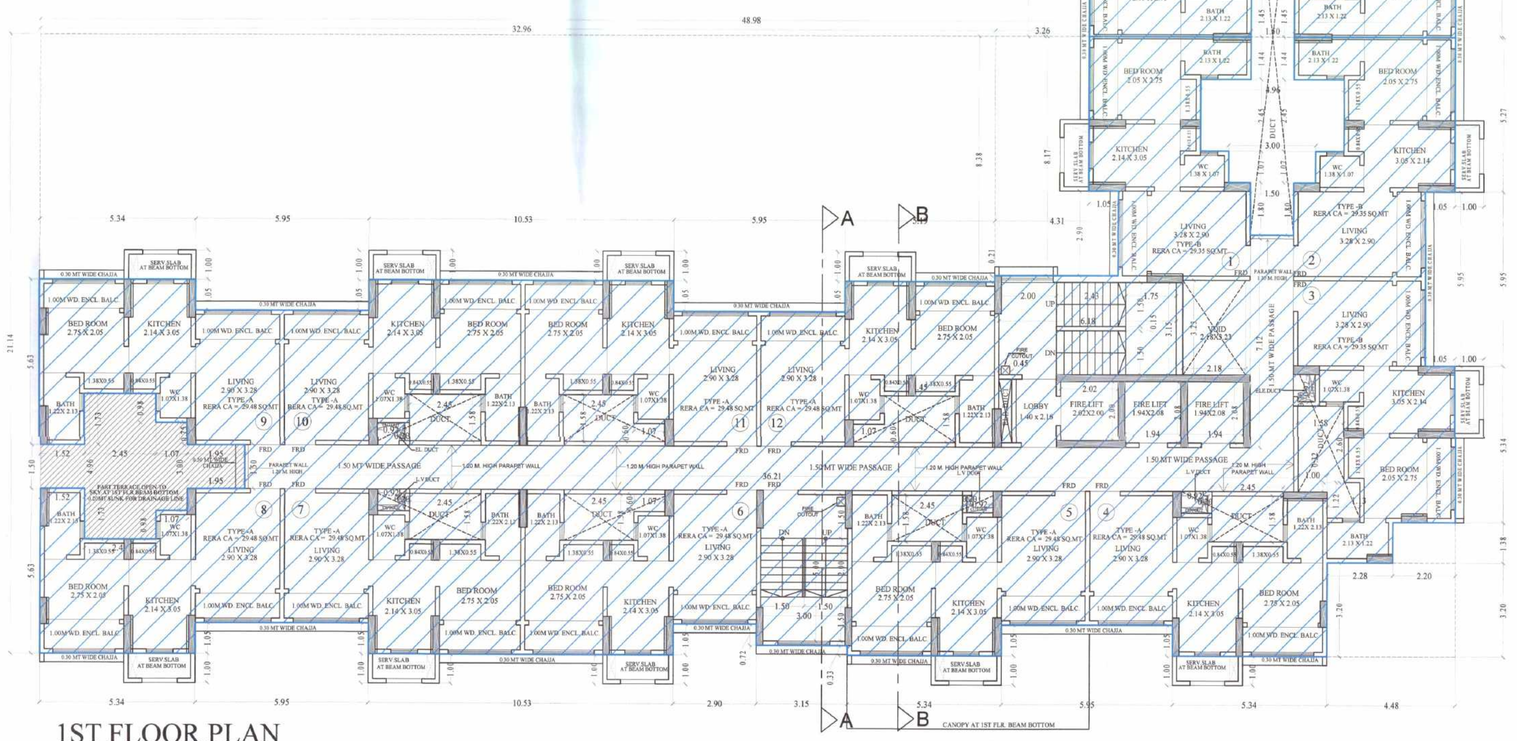


LINE DIAG. FOR 1ST TO 7TH
9TH & 10TH FLOOR AREA CALC.
SCALE : 1 :100



BUILT UP AREA CALCULATION						WING A
TYPICAL FLOOR (1st TO 8th & 9th TO 10th. WING - A)						
A	48.980	X 21.135	X 1 NO	=	1035.19	SQ.MT.
			TOTAL ADDITION	=	1035.19	SQ.MT. X
DEDUCTIONS						
1	32.960	X 8.375	X 1 NO	=	276.04	SQ.MT.
2	5.950	X 1.050	X 4 NOS	=	24.99	SQ.MT.
3	3.260	X 8.165	X 1 NO	=	26.62	SQ.MT.
4	1.050	X 2.900	X 1 NO	=	3.05	SQ.MT.
5	1.500	X 1.445	X 1 NO	=	2.17	SQ.MT.
6	4.960	X 2.450	X 1 NO	=	12.15	SQ.MT.
7	3.000	X 1.070	X 1 NO	=	3.21	SQ.MT.
8	1.500	X 1.800	X 1 NO	=	2.70	SQ.MT.
9	1.050	X 5.950	X 1 NO	=	6.25	SQ.MT.
10	2.200	X 1.380	X 1 NO	=	3.04	SQ.MT.
11	4.480	X 3.200	X 1 NO	=	14.34	SQ.MT.
12	3.150	X 0.330	X 1 NO	=	1.04	SQ.MT.
13	2.900	X 1.050	X 1 NO	=	3.05	SQ.MT.
14	1.950	X 1.500	X 1 NO	=	2.93	SQ.MT.
15	1.070	X 3.000	X 1 NO	=	3.21	SQ.MT.
16	2.450	X 4.960	X 1 NO	=	12.15	SQ.MT.
17	1.520	X 1.500	X 1 NO	=	2.28	SQ.MT.
18	1.070	X 0.600	X 7 NOS	=	4.49	SQ.MT.
19	2.450	X 1.580	X 7 NOS	=	27.10	SQ.MT.
20	0.450	X 2.160	X 1 NO	=	0.97	SQ.MT.
21	1.130	X 1.220	X 1 NO	=	1.38	SQ.MT.
22	1.000	X 0.320	X 1 NO	=	0.32	SQ.MT.
23	1.580	X 2.600	X 1 NO	=	4.11	SQ.MT.
24	0.600	X 1.070	X 1 NO	=	0.64	SQ.MT.
25	2.180	X 3.230	X 1 NO	=	7.04	SQ.MT.
			TOTAL DEDUCTION	=	445.27	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				=	589.92	SQ.MT. X1
LESS - LIFT AREA CALCULATION						
TYPICAL FLOOR						
L1	2.020	X 2.000	X 1 NO	=	4.04	SQ.MT.
L2	1.940	X 2.080	X 2 NOS	=	8.07	SQ.MT.
TOTAL LIFT AREA PER FL. (TYPICAL FLOOR)				=	12.11	SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]				=	577.81	SQ.MT.

BUILT UP AREA CALCULATION						WING B
TYPICAL FLOOR (1st TO 8th & 9th TO 10th. WING - B)						
A	12.76	X 40.09	X 1 NO	=	511.55	SQ.MT.
			TOTAL ADDITION	=	511.55	SQ.MT. X
DEDUCTIONS						
1	1.50	X 1.52	X 1 NO	=	2.28	SQ.MT.
2	4.96	X 2.45	X 2 NOS	=	24.30	SQ.MT.
3	3.00	X 1.07	X 2 NOS	=	6.42	SQ.MT.
4	1.50	X 1.75	X 1 NO	=	2.63	SQ.MT.
5	1.05	X 2.90	X 1 NO	=	3.05	SQ.MT.
6	0.33	X 3.38	X 1 NO	=	1.12	SQ.MT.
7	3.25	X 3.67	X 1 NO	=	11.93	SQ.MT.
8	2.23	X 1.54	X 1 NO	=	3.43	SQ.MT.
9	1.05	X 5.95	X 1 NO	=	6.25	SQ.MT.
10	1.05	X 2.90	X 1 NO	=	3.05	SQ.MT.
11	1.50	X 1.45	X 1 NO	=	2.18	SQ.MT.
12	1.50	X 1.80	X 1 NO	=	2.70	SQ.MT.
13	1.05	X 3.05	X 1 NO	=	3.20	SQ.MT.
14	4.93	X 1.54	X 1 NO	=	7.59	SQ.MT.
15	3.25	X 2.13	X 1 NO	=	6.92	SQ.MT.
16	0.33	X 3.38	X 1 NO	=	1.12	SQ.MT.
17	1.05	X 2.90	X 1 NO	=	3.05	SQ.MT.
18	1.05	X 5.95	X 1 NO	=	6.25	SQ.MT.
19	0.60	X 1.07	X 4 NOS	=	2.57	SQ.MT.
20	1.58	X 2.45	X 4 NOS	=	15.48	SQ.MT.
21	0.40	X 1.54	X 1 NO	=	0.62	SQ.MT.
			TOTAL DEDUCTION	=	116.14	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]				=	395.41	SQ.MT. X1
LIFT AREA CALCULATION						
TYPICAL FLOOR						
L1	2.00	X 1.90	X 2 NO	=	7.60	SQ.MT.
TOTAL LIFT AREA PER FL. (TYPICAL FLOOR)				=	7.60	SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]				=	387.81	SQ.MT.



1ST FLOOR PLAN
SCALE :1:100

PROFORMA 'B'

CONTENTS OF SHEET

1ST FLOOR PLAN.
LINE DIAG. FOR 1ST TO 7TH , 9TH TO 10TH FLOOR AREA CALC.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHAND GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:12:00 +05'30'
SIGNATURE OF ARCHITECT

ubarchitects
302 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

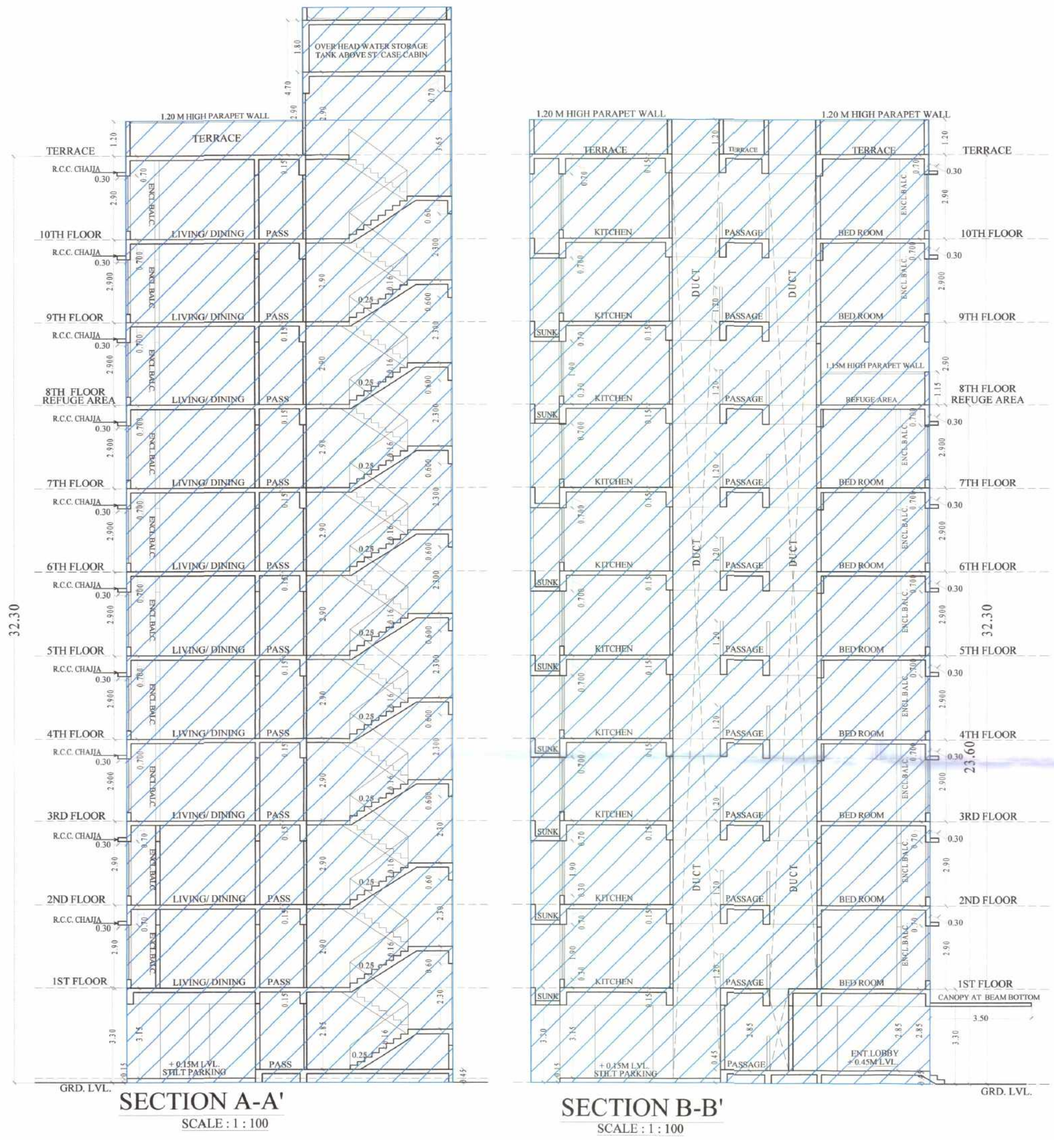
STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as accompaniments of occupation Part OC by this office letter under No.....CHBP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A
MHADA

BLDG.NO. 3(WING-A & B)

GRD + 10TH FLOOR

TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 11TH FLOOR)
RERA CARPET AREA PLAN. AREA CALC.
SECTION A-A'
SECTION B-B'

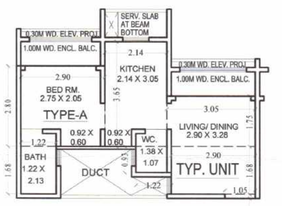


SECTION A-A'

SCALE : 1 : 100

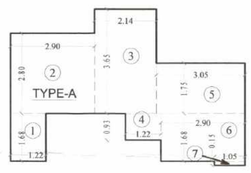
SECTION B-B'

SCALE : 1 : 100



PLAN FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

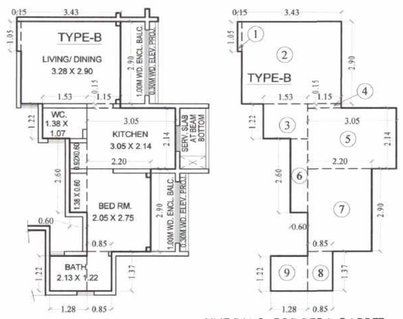


LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

RERA CARPET AREA CALCULATION

	UNIT TYPE-A			
	ADDITIONS			
1	1.22 X 1.68 X 1	=	2.05	SQ.MT.
2	2.90 X 2.80 X 1	=	8.12	SQ.MT.
3	2.14 X 3.65 X 1	=	7.81	SQ.MT.
4	1.22 X 0.93 X 1	=	1.13	SQ.MT.
5	3.05 X 1.75 X 1	=	5.34	SQ.MT.
6	2.90 X 1.68 X 1	=	4.87	SQ.MT.
7	1.05 X 0.15 X 1	=	0.16	SQ.MT.
	TOTAL ADDITIONS	=	29.48	SQ.MT.
	TOTAL RERA CARPET AREA	=	29.48	SQ.MT.



PLAN FOR RERA CARPET AREA CALC. OF FLAT

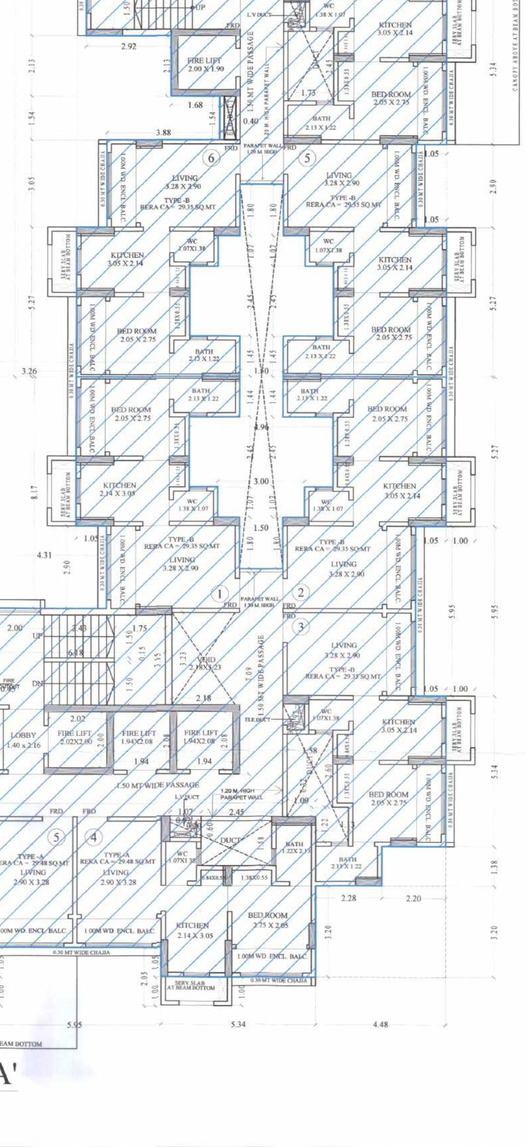
SCALE : 1 : 100

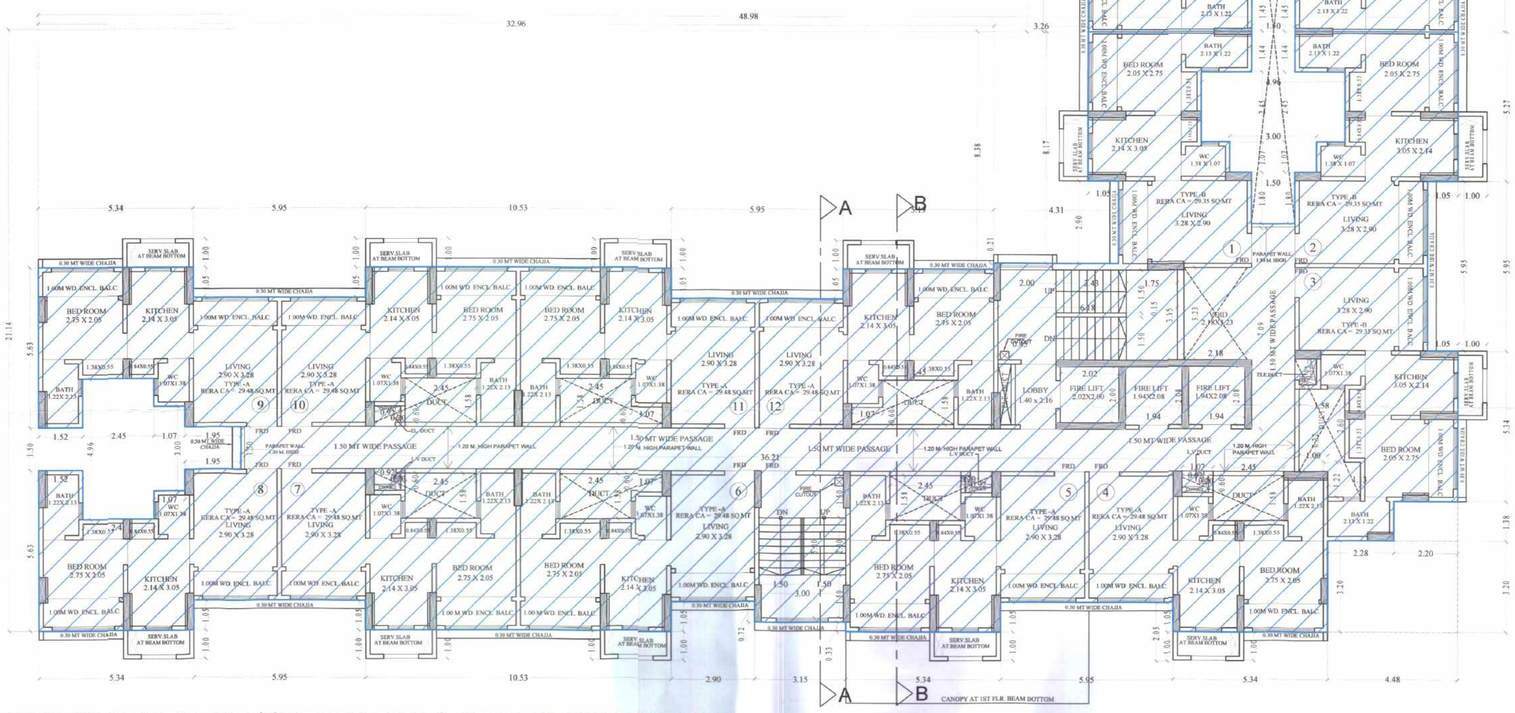
LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

RERA CARPET AREA CALCULATION

	UNIT TYPE-B			
	ADDITIONS			
1	0.15 X 1.05 X 1	=	0.16	SQ.MT.
2	2.90 X 3.43 X 1	=	9.95	SQ.MT.
3	1.53 X 1.22 X 1	=	1.87	SQ.MT.
4	1.15 X 0.15 X 1	=	0.17	SQ.MT.
5	3.05 X 2.14 X 1	=	6.53	SQ.MT.
6	0.60 X 2.60 X 1	=	1.56	SQ.MT.
7	2.20 X 2.90 X 1	=	6.38	SQ.MT.
8	0.851 X 1.37 X 1	=	1.17	SQ.MT.
9	1.279 X 1.22 X 1	=	1.56	SQ.MT.
	TOTAL ADDITIONS	=	29.35	SQ.MT.
	TOTAL RERA CARPET AREA	=	29.35	SQ.MT.





TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 10TH FLOOR)

SCALE:1:100

WING-'A'

PROFORMA 'B'

CONTENTS OF SHEET

TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO 11TH FLOOR)
RERA CARPET AREA PLAN. & AREA CALC.
SECTION A-A'
SECTION B-B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA

Digitally signed by SANJAY SUBHASHCHAND GUPTA
DN: c=IN, st=Maharashtra, 2.5.4.20=6f73fe6a4fe6fc2124514743f3024dbca769d5017b4ed99901c5a3e1e8bb51b2, postalCode=421301, street=Thane, pseudonym=b6009620-6e50-4a37-8ca3-5877ddb061a9, serialNumber=2f27592e7a3730ef455219a1c425c791351267d3bd8fcae2c747ef4fd14879b, o=Personal, cn=SANJAY SUBHASHCHAND GUPTA
Date: 2026.02.27 16:29:44 +05'30'

AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE

Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:13:01 +05'30'

SIGNATURE OF ARCHITECT

ub architects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. ..... : EBP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 3(WING-A & B)

GRD + 10TH FLOOR

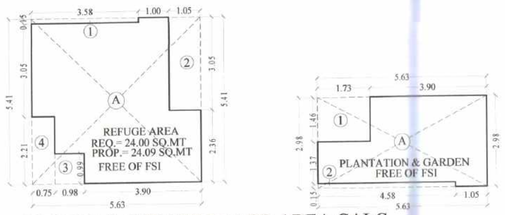
8TH FLOOR PLAN.
STATEMENT OF REFUGE AREA REQD.
TERRACE FLOOR PLAN.
WINDOW LIGHT VENTILATION STATEMENT.
LINE DIAG. FOR 8TH FLOOR AREA CALC.
(REFUGE AREA PLANTATION & GARDEN) (WING -A-B')

BLDG.NO.-3
WINDOW LIGHT VENTILATION STATEMENT FLAT (TYPE A)

SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	3.28 X 2.90 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.05 X 2.75 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	3.15 X 2.14 = 6.74 SQ.MT	6.74 X 10% = 0.67 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	2.13 X 1.22 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.30 = 0.78 SQ.MT
5	V	W.C	1.38 X 1.07 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.30 = 0.78 SQ.MT

BLDG.NO.-3
WINDOW LIGHT VENTILATION STATEMENT FLAT (TYPE B)

SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	3.28 X 2.90 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.05 X 2.75 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	3.05 X 2.14 = 6.53 SQ.MT	6.53 X 10% = 0.65 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	2.13 X 1.22 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.30 = 0.78 SQ.MT
5	V	W.C	1.07 X 1.38 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.30 = 0.78 SQ.MT



LINE DIAG. FOR 8TH FLOOR AREA CALC.
(REFUGE AREA)(PLANTATION & GARDEN)(WING B)
SCALE :1:100

STATEMENT OF REFUGE AREA PROVIDED			
REFUGE AREA CALC. AT 8TH FLOOR (WING -B)			
ADDITIONS			
A	5.63 X 5.41 X 1	=	30.46 SQ.MT.
	DEDUCTIONS		
1	3.58 X 0.15 X 1	=	0.54 SQ.MT.
2	1.05 X 3.05 X 1	=	3.20 SQ.MT.
3	0.98 X 0.99 X 1	=	0.97 SQ.MT.
4	0.75 X 2.21 X 1	=	1.66 SQ.MT.
	TOTAL DEDUCTIONS	=	6.37 SQ.MT.
TOTAL REFUGE AREA PROP. AT 8TH FLR		=	24.09 SQ.MT.
TOTAL REFUGE AREA REQU. AT 8TH FLR		=	24.00 SQ.MT.

STATEMENT OF PLANTATION & GARDEN PROVIDED			
REFUGE AREA CALC. AT 8TH FLOOR (WING -B)			
ADDITIONS			
A	5.63 X 2.98 X 1	=	16.78 SQ.MT.
	DEDUCTIONS		
1	1.73 X 1.46 X 1	=	2.53 SQ.MT.
2	4.58 X 0.15 X 1	=	0.69 SQ.MT.
			SQ.MT.
	TOTAL DEDUCTIONS	=	3.22 SQ.MT.
TOTAL PLANTATION & GARDEN AREA		=	13.56 SQ.MT.

BLDG NO -3 (WING -B) - (AT 8TH FLR. LVL.)
STATEMENT OF REFUGE AREA REQD.
(AT 8TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

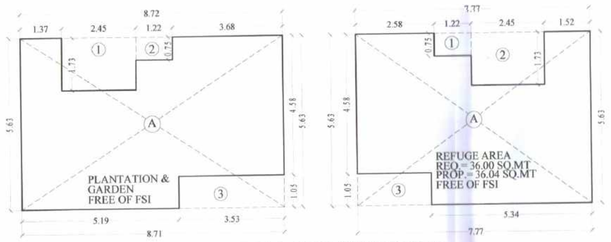
FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED.
FOR FLOORS ABOVE 39 M HEIGHT-ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

2 FLRS. X NO OF TENE / FLR	2 FLRS X 8 TENEMENTS = 16 TENEMENTS
NO OF PERSONS REQUIRED	= 16 TENE X 5 PERSONS = 80 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	= 0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	= 80 X 0.30 = 24.00 SQ. MT.
TOTAL REFUGE AREA REQD.	= 24.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	= 24.09 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	= 13.56 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	= 37.65 SQ. MT.

AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

THEREFORE 24.00 X 2	= 48.00 SQ.MT
REFUGE AREA PROVIDED	= 24.09 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	= NIL
TOTAL REFUGE AREA PROV.	= 24.01 SQ.MT



LINE DIAG. FOR 8TH FLOOR AREA CALC. (REFUGE AREA) (PLANTATION & GARDEN)(WING A)
SCALE :1:100

STATEMENT OF PLANTATION & GARDEN PROVIDED			
REFUGE AREA CALC. AT 8TH FLOOR			
ADDITIONS			
A	8.72 X 5.630 X 1	=	49.09 SQ.MT.
	DEDUCTIONS		
1	2.45 X 1.73 X 1	=	4.24 SQ.MT.
2	1.22 X 0.75 X 1	=	0.92 SQ.MT.
3	3.53 X 1.05 X 1	=	3.71 SQ.MT.
	TOTAL DEDUCTIONS	=	8.87 SQ.MT.
TOTAL PLANTATION & GARDEN AREA		=	40.22 SQ.MT.

STATEMENT OF REFUGE AREA PROVIDED			
REFUGE AREA CALC. AT 8TH FLOOR			
ADDITIONS			
A	7.77 X 5.630 X 1	=	43.75 SQ.MT.
	DEDUCTIONS		
1	1.22 X 0.75 X 1	=	0.92 SQ.MT.
2	2.45 X 1.73 X 1	=	4.24 SQ.MT.
3	2.43 X 1.05 X 1	=	2.55 SQ.MT.
	TOTAL DEDUCTIONS	=	7.71 SQ.MT.
TOTAL REFUGE AREA PROP. AT 8TH FLR		=	36.04 SQ.MT.
TOTAL REFUGE AREA REQU. AT 8TH FLR		=	36.04 SQ.MT.

BLDG NO -3 (WING -A) -(AT 8TH FLR. LVL.)
STATEMENT OF REFUGE AREA REQD.
(AT 8TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

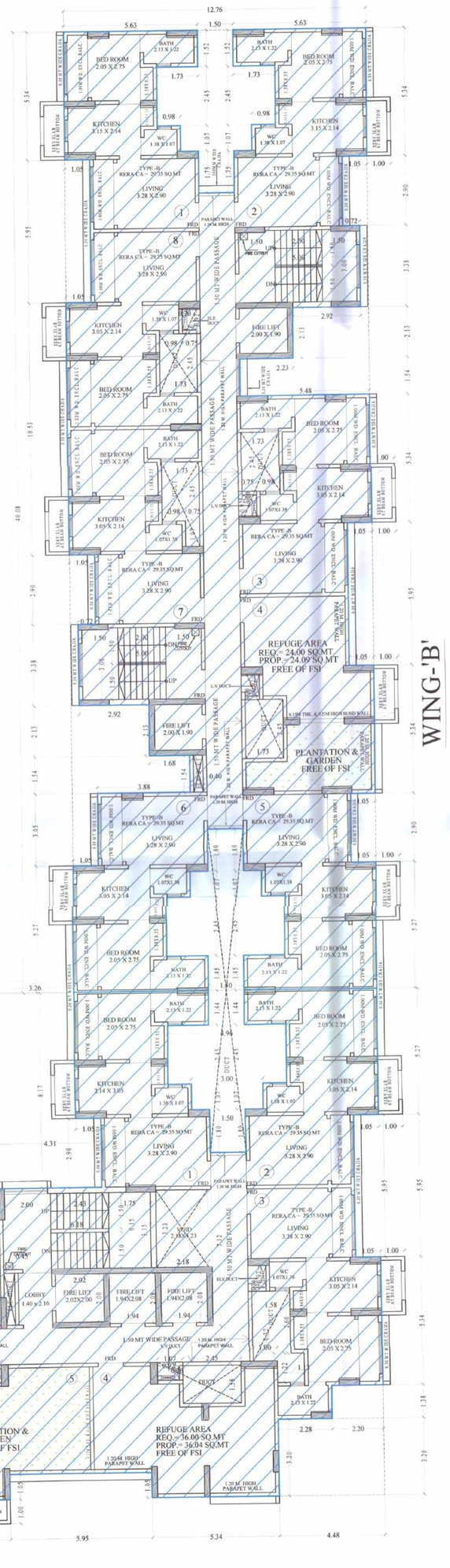
FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED.
FOR FLOORS ABOVE 39 M HEIGHT-ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

2 FLRS. X NO OF TENE / FLR	2 FLRS X 12 TENEMENTS = 24 TENEMENTS
NO OF PERSONS REQUIRED	= 24 TENE X 5 PERSONS = 120 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	= 0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	= 120 X 0.30 = 36.00 SQ. MT.
TOTAL REFUGE AREA REQD.	= 36.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	= 36.04 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	= 40.22 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	= 76.26 SQ. MT.

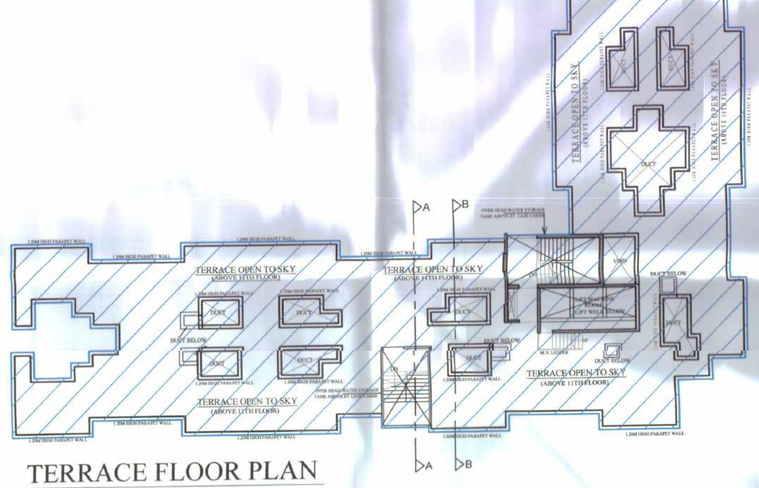
AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

THEREFORE 36.00 X 2	= 72.00 SQ.MT
REFUGE AREA PROVIDED	= 36.04 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	= 4.26 SQ.MT
TOTAL REFUGE AREA PROV.	= 36.04 SQ.MT



8TH FLOOR PLAN
SCALE :1:100



TERRACE FLOOR PLAN
SCALE : 1 : 200

PROFORMA 'B'

CONTENTS OF SHEET

8TH FLOOR PLAN. STATEMENT OF REFUGE AREA REQD.
TERRACE FLOOR PLAN.
WINDOW LIGHT VENTILATION STATEMENT.
LINE DIAG. FOR 8TH FLOOR AREA CALC.
(REFUGE AREA PLANTATION & GARDEN) (WING -A-B')

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHANDRA GUPTA
Digitally signed by SANJAY SUBHASHCHANDRA GUPTA
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Date: 2026.02.27 16:32:11 +05'30'
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:13:26 +05'30'
SIGNATURE OF ARCHITECT

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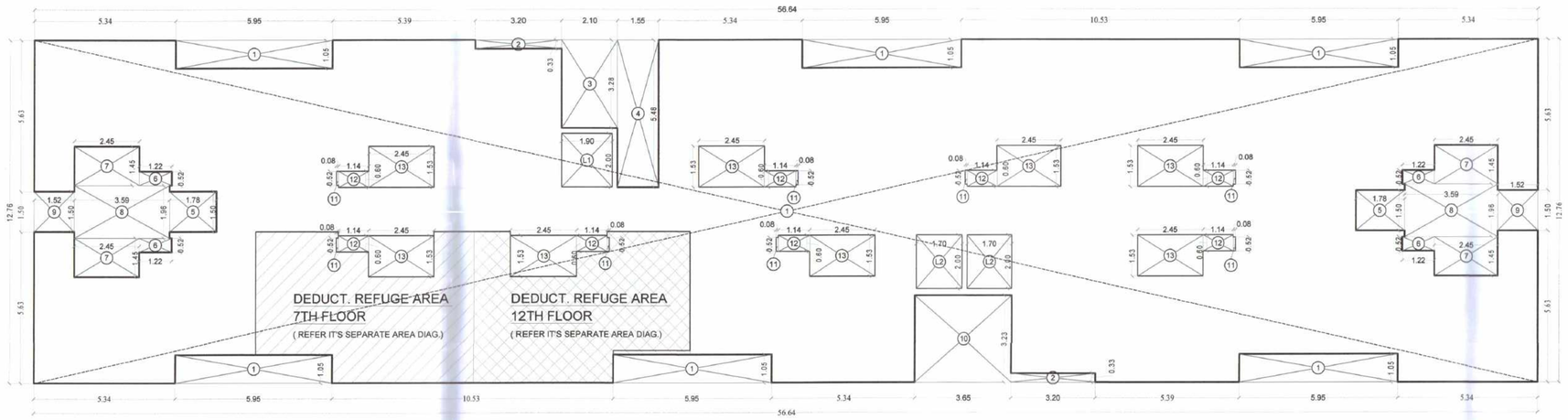
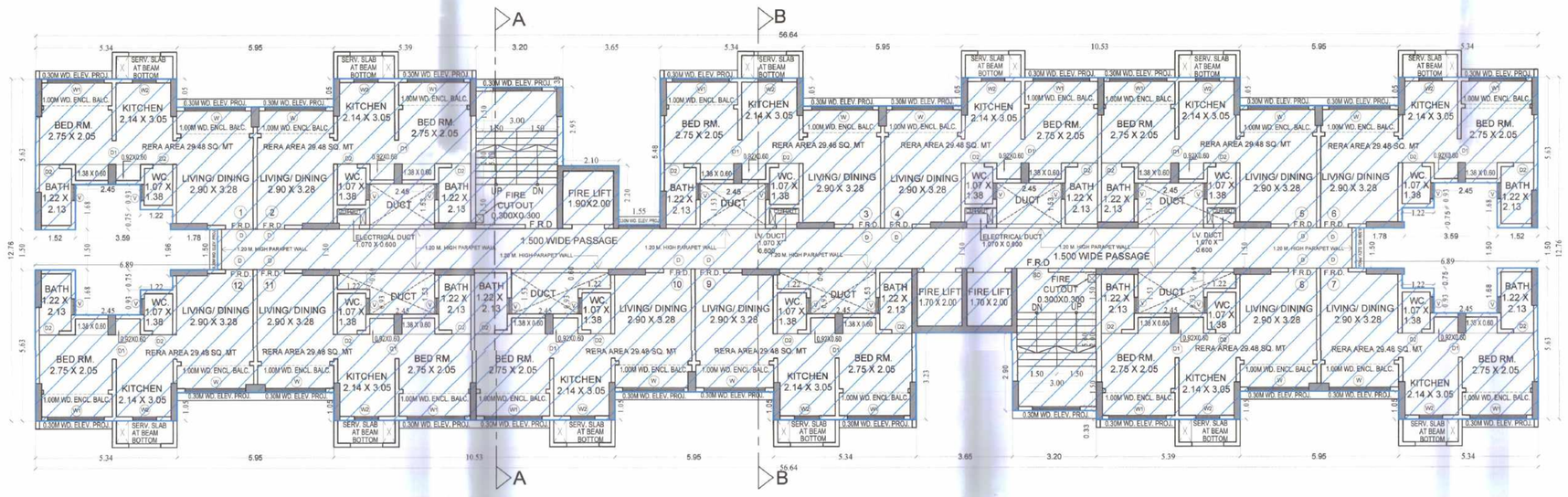


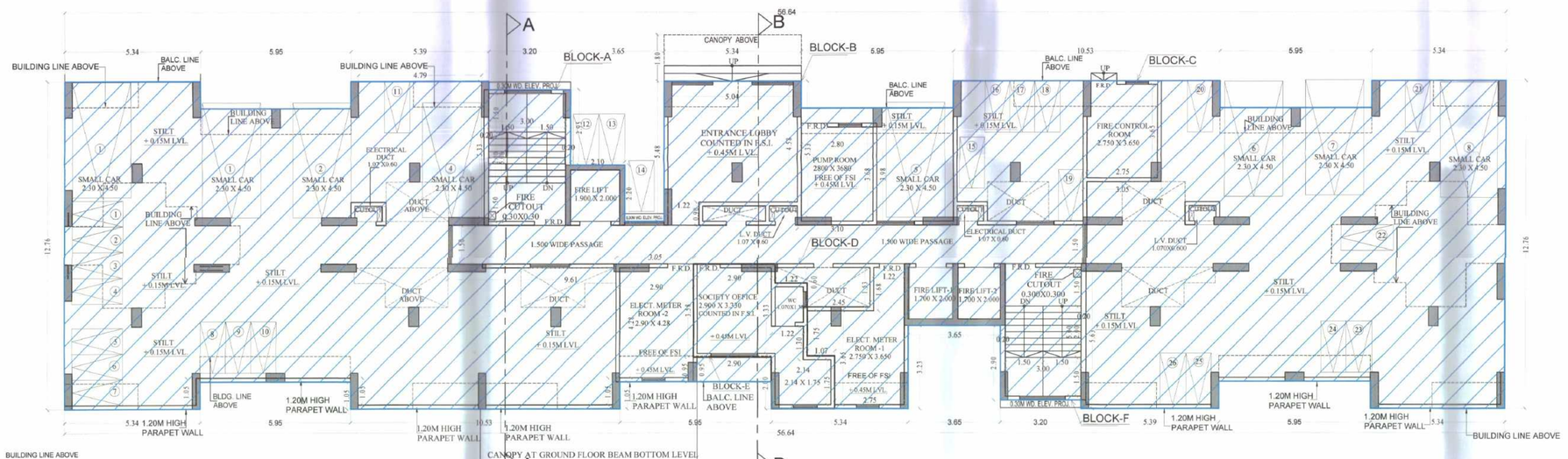
LINE DIAG. FOR TYP. FLOOR (1ST TO 6TH & 8TH TO 11TH & 13TH FLOOR) AREA CALC.

SCALE : 1 : 100



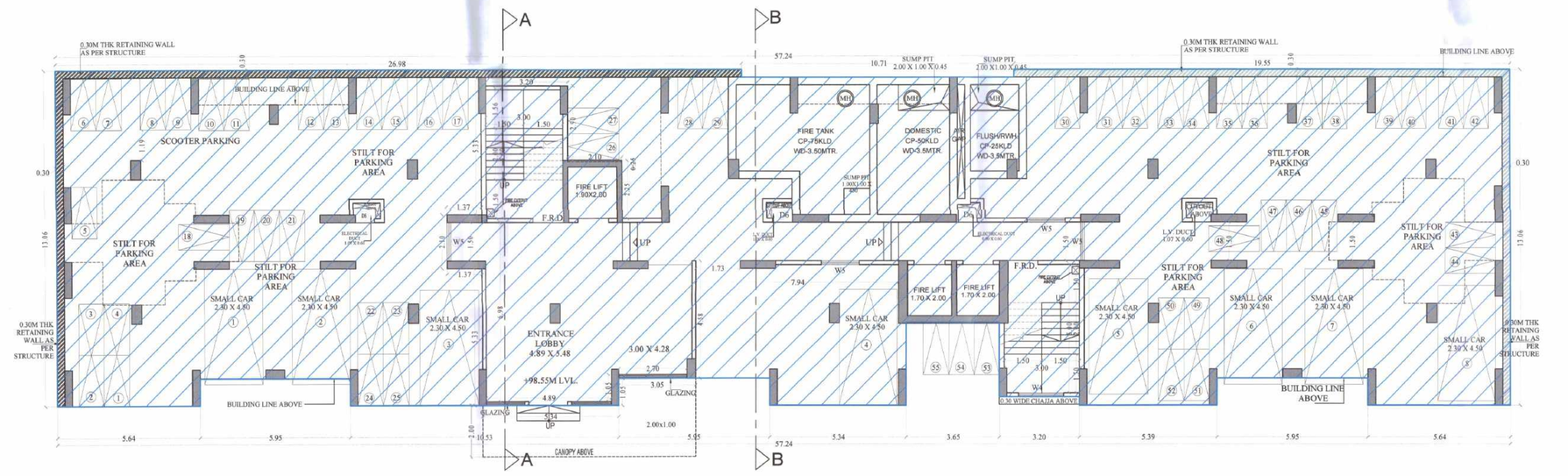
TYP. FLOOR PLAN (1ST TO 6TH & 9TH TO 11TH & 13TH FLOOR)

SCALE :1:100



UPPER GROUND STILT FLOOR PLAN.

SCALE : 1 : 100



LOWER STILT FLOOR PLAN (BLDG - 4)

SCALE : 1 : 100

BUILT UP AREA CALCULATION

TYPICAL AREA (1ST TO 7TH, & 8TH TO 13TH FLOOR)							
1	56.64	X	12.76	X	1 NO	=	722.73 SQ.MT.
					TOTAL ADDITION	=	722.73 SQ.MT. X

DEDUCTIONS							
1	5.95	X	1.05	X	6 NOS	=	37.49 SQ.MT.
2	3.20	X	0.33	X	2 NOS	=	2.11 SQ.MT.
3	2.10	X	3.28	X	1 NO	=	6.89 SQ.MT.
4	1.55	X	5.48	X	1 NO	=	8.49 SQ.MT.
5	1.78	X	1.50	X	2 NOS	=	5.34 SQ.MT.
6	1.22	X	0.52	X	4 NOS	=	2.54 SQ.MT.
7	2.45	X	1.45	X	4 NOS	=	14.21 SQ.MT.
8	3.59	X	1.96	X	2 NOS	=	14.07 SQ.MT.
9	1.52	X	1.50	X	2 NOS	=	4.56 SQ.MT.
10	3.65	X	3.23	X	1 NO	=	11.79 SQ.MT.
11	0.08	X	0.52	X	8 NOS	=	0.33 SQ.MT.
12	1.14	X	0.60	X	8 NOS	=	5.47 SQ.MT.
13	2.45	X	1.53	X	8 NOS	=	29.99 SQ.MT.
					TOTAL DEDUCTION	=	143.28 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	579.45 SQ.MT. X1
					TOTAL CONSTRUCTION AREA	=	579.45 SQ.MT.

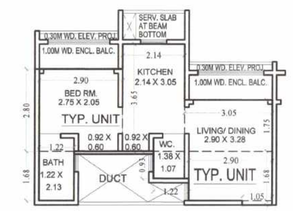
LESS LIFT AREA CALCULATION

LIFT AREA							
L1	1.90	X	2.00	X	1 NO	=	3.80 SQ.MT.
L2	1.70	X	2.00	X	2 NOS	=	6.80 SQ.MT.
TOTAL LIFT AREA (TYPICAL AREA)						=	10.60 SQ.MT. Y2

NET BUILT UP AREA TYPICAL FLOOR. [X1 - Y2]	=	568.85 SQ.MT.

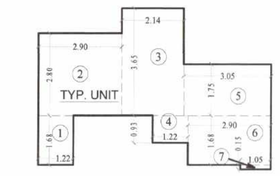
GROUND FLOOR BUILT UP AREA CALC. (A, B, C, D, E, F)

STAIRCASE AREA (BLOCK - A)							
1	3.40	X	5.30	X	1 NO	=	18.02 SQ.MT.
					TOTAL ADDITION	=	18.02 SQ.MT. X
TOTAL STAIRCASE AREA GROUND FLOOR						=	18.02 SQ.MT.
ENT.LOBBY (BLOCK - B)							
1	5.34	X	5.63	X	1 NO	=	30.06 SQ.MT.
					TOTAL ADDITION	=	30.06 SQ.MT. X
DEDUCTIONS							
1	3.82	X	0.75	X	1 NO	=	2.87 SQ.MT.
					TOTAL DEDUCTION	=	2.87 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	27.19 SQ.MT. X1
					TOTAL ENT. LOBBY AREA GROUND FLOOR		27.19 SQ.MT.
FIRE CONTROL ROOM (BLOCK - C)							
1	3.05	X	3.95	X	1 NO	=	12.05 SQ.MT.
					TOTAL ADDITION	=	12.05 SQ.MT. X
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	12.05 SQ.MT.
COMMON PASSAGE AREA (BLOCK - D)							
1	25.05	X	1.80	X	1 NO	=	45.09 SQ.MT.
					TOTAL ADDITION	=	45.09 SQ.MT. X
DEDUCTIONS							
1	3.40	X	0.15	X	2 NOS	=	1.02 SQ.MT.
2	1.52	X	0.15	X	1 NO	=	0.23 SQ.MT.
3	3.20	X	0.15	X	1 NO	=	0.48 SQ.MT.
					TOTAL DEDUCTION	=	1.73 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	43.36 SQ.MT. X1
TOTAL COMMON PASSAGE AREA GROUND FLOOR						=	43.36 SQ.MT.
SOC. OFFICE AREA (BLOCK - E)							
1	5.49	X	5.63	X	1 NO	=	30.91 SQ.MT.
					TOTAL ADDITION	=	30.91 SQ.MT. X
DEDUCTIONS							
1	2.29	X	0.75	X	1 NO	=	1.72 SQ.MT.
2	1.07	X	2.83	X	1 NO	=	3.03 SQ.MT.
3	3.05	X	2.00	X	1 NO	=	6.10 SQ.MT.
					TOTAL DEDUCTION	=	10.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	20.06 SQ.MT. X1
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	20.06 SQ.MT.
STAIRCASE AREA (BLOCK - F)							
1	3.40	X	5.30	X	1 NO	=	18.02 SQ.MT.
					TOTAL ADDITION	=	18.02 SQ.MT. X
TOTAL STAIRCASE AREA GROUND FLOOR						=	18.02 SQ.MT.
TOTAL GROUND FLOOR AREA (A+B+C+D+E+F)						=	138.70 SQ.MT.



PLAN FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

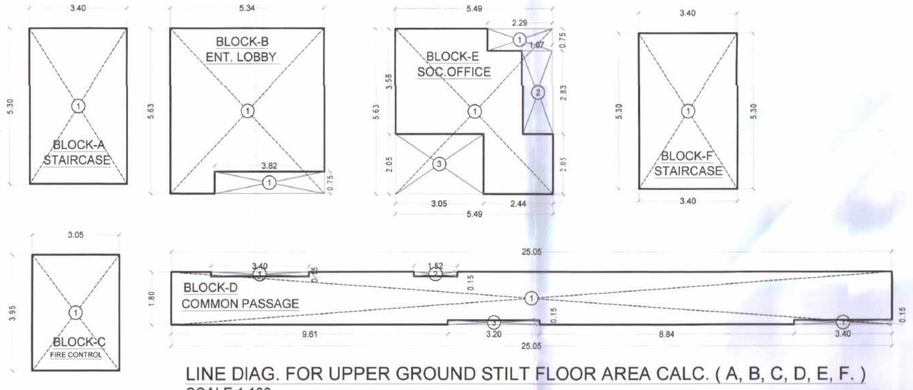


LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

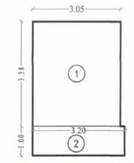
RERA CARPET AREA CALCULATION

TYP. UNIT			
ADDITIONS			
1	1.22 X 1.68 X 1	=	2.05 SQ.MT.
2	2.90 X 2.80 X 1	=	8.12 SQ.MT.
3	2.14 X 3.66 X 1	=	7.81 SQ.MT.
4	1.22 X 0.93 X 1	=	1.13 SQ.MT.
5	3.05 X 1.75 X 1	=	5.34 SQ.MT.
6	2.90 X 1.68 X 1	=	4.87 SQ.MT.
7	1.05 X 0.15 X 1	=	0.16 SQ.MT.
	TOTAL ADDITIONS	=	29.48 SQ.MT.
	TOTAL RERA CARPET AREA	=	29.48 SQ.MT.



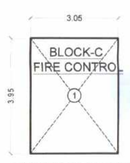
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC. (A, B, C, D, E, F.)

SCALE:1:100



LINE DIAGRAM FOR ELECT. METER ROOM

SCALE : 1:20

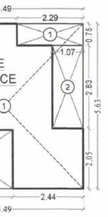


LINE DIAGRAM FOR FIRE CONTROL ROOM

SCALE : 1:100

ELECT. METER ROOM -2							
1	3.05	X	3.58	X	1 NO	=	10.92 SQ.MT.
2	3.20	X	1.00	X	1 NO	=	3.20 SQ.MT.
					ELECT. METER ROOM -2 AREA	=	14.12 SQ.MT.

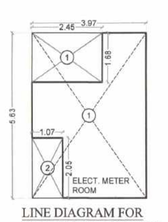
FIRE CONTROL ROOM (BLOCK - C)							
1	3.05	X	3.96	X	1 NO	=	12.05 SQ.MT.
					TOTAL ADDITION	=	12.05 SQ.MT. X
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	12.05 SQ.MT.



LINE DIAGRAM FOR SOC.OFFICE ROOM

SCALE : 1:100

SOC. OFFICE AREA (BLOCK - E)							
1	5.49	X	5.63	X	1 NO	=	30.91 SQ.MT.
					TOTAL ADDITION	=	30.91 SQ.MT. X
DEDUCTIONS							
1	2.29	X	0.75	X	1 NO	=	1.72 SQ.MT.
2	1.07	X	2.83	X	1 NO	=	3.03 SQ.MT.
3	3.05	X	2.00	X	1 NO	=	6.10 SQ.MT.
					TOTAL DEDUCTION	=	10.85 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	20.06 SQ.MT. X1
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	20.06 SQ.MT.



LINE DIAGRAM FOR ELECT.METER ROOM-1

SCALE : 1:100

BUILT UP AREA CALCULATION							
ELECT. METER ROOM -1							
1	3.97	X	5.63	X	1 NO	=	22.35 SQ.MT.
					TOTAL ADDITION	=	22.35 SQ.MT. X
DEDUCTIONS							
1	2.45	X	1.68	X	1 NO	=	4.12 SQ.MT.
2	1.07	X	2.05	X	1 NO	=	2.19 SQ.MT.
					TOTAL DEDUCTION	=	6.31 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	16.04 SQ.MT. X1
TOTAL ELECT.METER ROOM AREA GROUND FLOOR						=	16.04 SQ.MT.

STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as compliments of Concept. Ide Part OC by this office letter under No. ...../BP/PMAY/AMHADA
Date:...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 4

LOWER STILT FL.& UPPER GRD +13th FL.

LOWER STILT FLOOR PLAN
UPPER GROUND STILT FLOOR PLAN
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 11TH,&13TH FLOOR LINE DIAGRAM FOR AREA CALC.
PLAN FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA CALCULATION

PROFORMA 'B'

CONTENTS OF SHEET

LOWER STILT FLOOR PLAN. UPPER GROUND STILT FLOOR PLAN.
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 11TH,&13TH FLOOR LINE DIAGRAM FOR AREA CALC.
PLAN FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA CALCULATION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHAND GUPTA
Digitally signed by SANJAY SUBHASHCHAND GUPTA
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Date: 2026.02.27 16:53:17 +05'30'

AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:13:42 +05'30'

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602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
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SIGNATURE OF ARCHITECT

STAMP OF DATE OF APPROVAL OF PLANS

17/23

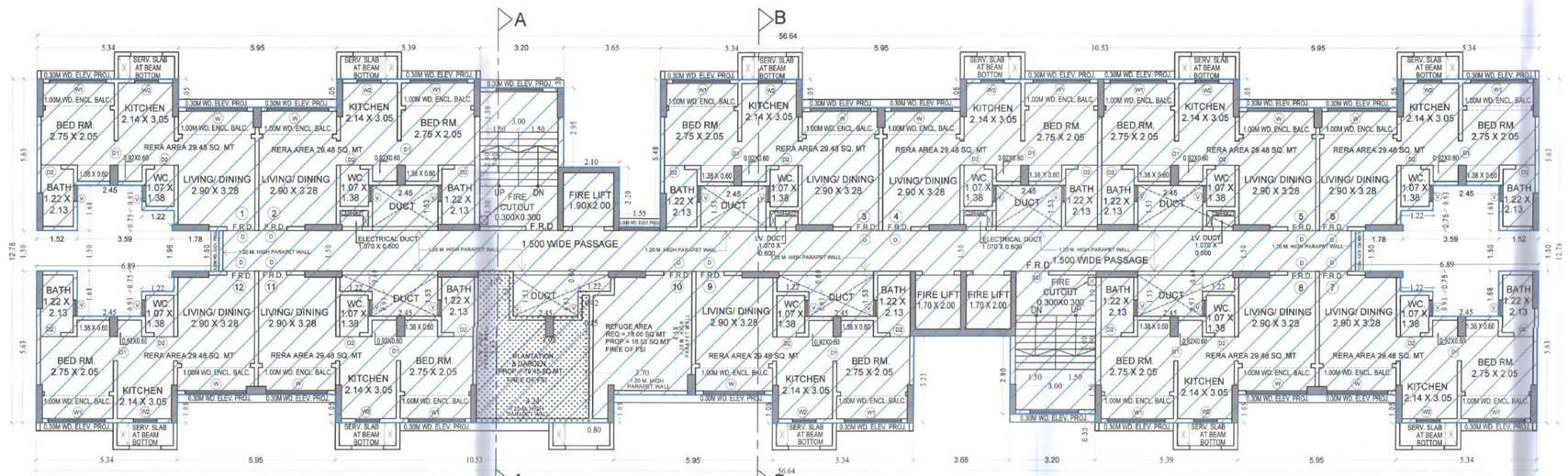
Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No._____ F/EBP/PMAY/A/MHADA
Date.....20 Date:.....

Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 4

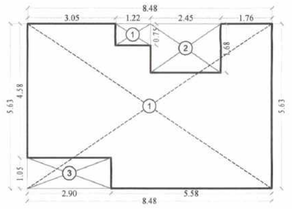
LOWER STILT FL.& UPPER GRD +13th FL.

8TH FLOOR PLAN.
7TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
12TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION
WINDOW LIGHT VENTILATION STATEMENT FLAT
REFUGE AREA STATEMENT
REFUGE PLAN , AREA LINE DIAGRAM & CALCULATION
PLANTATION GARDEN AREA LINE DIAGRAM & CALCULATION
RERA CARPET AREA STATEMENT
PARKING STATEMENT
BUILT UP AREA (F.S.I.) STATEMENT



12TH. FLOOR PLAN

SCALE : 1 : 100

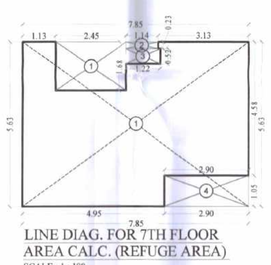


LINE DIAG. FOR 7TH FLOOR PLANTATION & GARDEN

SCALE : 1 : 100

STATEMENT OF PLANTATION & GARDEN PROVIDED

PLANTATION & GARDEN AREA 7TH FLOOR.						
1	8.482	X 5.630	X 1 NO	=	47.75	SQ.MT.
TOTAL ADDITION				=	47.75	SQ.MT.X
DEDUCTIONS						
1	1.220	X 0.750	X 1 NO	=	0.92	SQ.MT.
2	2.450	X 1.680	X 1 NO	=	4.12	SQ.MT.
3	2.900	X 1.050	X 1 NO	=	3.05	SQ.MT.
TOTAL DEDUCTION				=	8.09	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	39.66	SQ.MT.X1
TOTAL PLANTATION & GARDEN AREA				=	39.66	SQ.MT.



LINE DIAG. FOR 7TH FLOOR AREA CALC. (REFUGE AREA)

SCALE : 1 : 100

STATEMENT OF REFUGE AREA PROVIDED

REFUGE AREA CALC. AT 7TH FLOOR						
1	7.848	X 5.630	X 1 NO	=	44.18	SQ.MT.
TOTAL ADDITION				=	44.18	SQ.MT.X
DEDUCTIONS						
1	2.450	X 1.680	X 1 NO	=	4.12	SQ.MT.
2	1.140	X 0.230	X 1 NO	=	0.26	SQ.MT.
3	1.220	X 0.520	X 1 NO	=	0.63	SQ.MT.
4	2.900	X 1.050	X 1 NO	=	3.05	SQ.MT.
TOTAL DEDUCTION				=	8.06	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	36.12	SQ.MT.X1
TOTAL REFUGE AREA PROP. AT 8TH FLR				=	36.12	SQ.MT.

(BLDG NO -4) - (AT 7TH FLR. LVL.)

STATEMENT OF REFUGE AREA REQD.

(AT 7TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

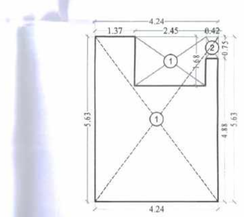
FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HEGHIER, SHALL BE PROVIDED FOR FLOORS ABOVE 39 M HEIGHT ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

2 FLRS. X NO OF TENE / FLR	=	2 FLRS X 12 TENEMENTS = 24 TENEMENTS
NO OF PERSONS REQUIRED	=	24 TENE X 5 PERSONS = 120 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	=	0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	=	120 X 0.30 = 36.00 SQ. MT.
TOTAL REFUGE AREA REQD.	=	36.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	=	36.12 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	=	39.66 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	=	75.78 SQ. MT.

AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

THEREFORE 36.00 X 2	=	72.00 SQ.MT
REFUGE AREA PROVIDED	=	36.12 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	=	3.78 SQ.MT.
TOTAL REFUGE AREA PROV.	=	36.12 SQ.MT

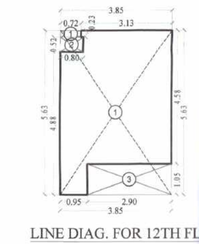


LINE DIAG. FOR 12TH FLOOR PLANTATION & GARDEN

SCALE : 1 : 100

STATEMENT OF PLANTATION & GARDEN PROVIDED

PLANTATION & GARDEN AREA 12TH FLOOR.						
1	4.244	X 5.630	X 1 NO	=	23.89	SQ.MT.
TOTAL ADDITION				=	23.89	SQ.MT.X
DEDUCTIONS						
1	2.450	X 1.680	X 1 NO	=	4.12	SQ.MT.
2	0.424	X 0.750	X 1 NO	=	0.32	SQ.MT.
TOTAL DEDUCTION				=	4.44	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	19.45	SQ.MT.X1
TOTAL PLANTATION & GARDEN AREA				=	19.45	SQ.MT.



LINE DIAG. FOR 12TH FLOOR AREA CALC. (REFUGE AREA)

SCALE : 1 : 100

STATEMENT OF REFUGE AREA PROVIDED

REFUGE AREA CALC. AT 12TH FLOOR						
1	3.846	X 5.630	X 1 NO	=	21.65	SQ.MT.
TOTAL ADDITION				=	21.65	SQ.MT.X
DEDUCTIONS						
1	0.716	X 0.230	X 1 NO	=	0.16	SQ.MT.
2	0.796	X 0.520	X 1 NO	=	0.41	SQ.MT.
3	2.900	X 1.050	X 1 NO	=	3.05	SQ.MT.
TOTAL DEDUCTION				=	3.62	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	18.03	SQ.MT.X1
TOTAL REFUGE AREA PROP. AT 12TH FLR				=	18.03	SQ.MT.
TOTAL REFUGE AREA REQU. AT 12TH FLR				=	18.00	SQ.MT.

(BLDG NO -4) - (AT 12TH FLR. LVL.)

STATEMENT OF REFUGE AREA REQD.

(AT 12TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HEGHIER, SHALL BE PROVIDED FOR FLOORS ABOVE 39 M HEIGHT ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

1 FLRS. X NO OF TENE / FLR	=	1 FLRS X 12 TENEMENTS = 12 TENEMENTS
NO OF PERSONS REQUIRED	=	12 TENE X 5 PERSONS = 60 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	=	0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	=	60 X 0.30 = 18.00 SQ. MT.
TOTAL REFUGE AREA REQD.	=	18.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	=	18.03 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	=	19.45 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	=	37.48 SQ. MT.

AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

THEREFORE 18.00 X 2	=	36.00 SQ.MT
REFUGE AREA PROVIDED	=	18.03 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	=	1.48 SQ.MT.
TOTAL REFUGE AREA PROV.	=	18.03 SQ.MT

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (ALL BLDGS.)

TENEMENTS	PARKING REQUIRED		PARKING PROPOSED	
	CAR	SCOOTER	CAR	SCOOTER
691 EWS T/S				
FOR EVERY 2 T/S 2 SCOOTER.	0.00 NOS	691.00 NOS	0.00 NOS	692.00 NOS
5% VISITORS PARKING	0.00 NOS	35.00 NOS	------	------
TOTAL	0.00 NOS	726.00 NOS	------	------
FOR EVERY 100 SQ.M. CARPET AREA 1, 2, 3, 4, 5 & 6	69.00 NOS	207.00 NOS	------	------
5% VISITORS PARKING	4.00 NOS	10.35 NOS	------	------
TOTAL	73.00 NOS	217.35 NOS	------	------
MULTIPLYING FACTOR = 0.80	59.00 NOS	174.00 NOS	------	------
TOTAL	59.00 NOS	900.00 NOS	161.00 NOS	692.00 NOS

RERA 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 6TH, 8 TO11 &13TH	TYPE - A	1 TO 12	------	11 FLRS.	12 NOS.	29.48	132 NOS.
7TH REFUGE FLOOR	TYPE - A	1 TO 9, &12.	------	1 FLR.	10 NOS.	29.48	10 NOS.
12TH REFUGE FLOOR	TYPE - A	1 TO 9 &11,&12.	------	1 FLR.	11 NOS.	29.48	11 NOS.
TOTAL NO OF FLATS							153 Nos.

BLDG. NO. 4

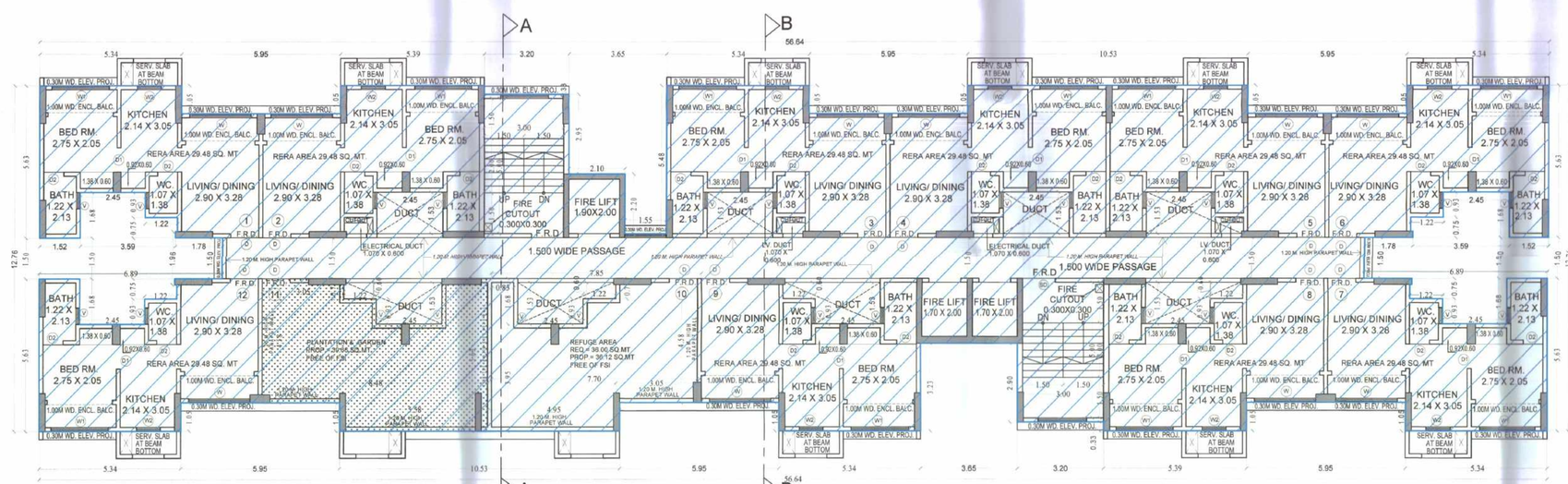
NET RESI. & COM. BUA STATEMENT IN SQ. MT.

FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
GROUND	138.70	------	138.70
1ST	568.85	------	568.85
2ND	568.85	------	568.85
3RD	568.85	------	568.85
4TH	568.85	------	568.85
5TH	568.85	------	568.85
6TH	568.85	------	568.85
7TH REFUGE FLOOR	500.63	------	500.63
8TH	568.85	------	568.85
9TH	568.85	------	568.85
10TH	568.85	------	568.85
11TH	568.85	------	568.85
12TH REFUGE FLOOR	534.33	------	534.33
13TH	568.85	------	568.85
TOTAL	7431.01	------	7431.01

BLDG. NO. 4

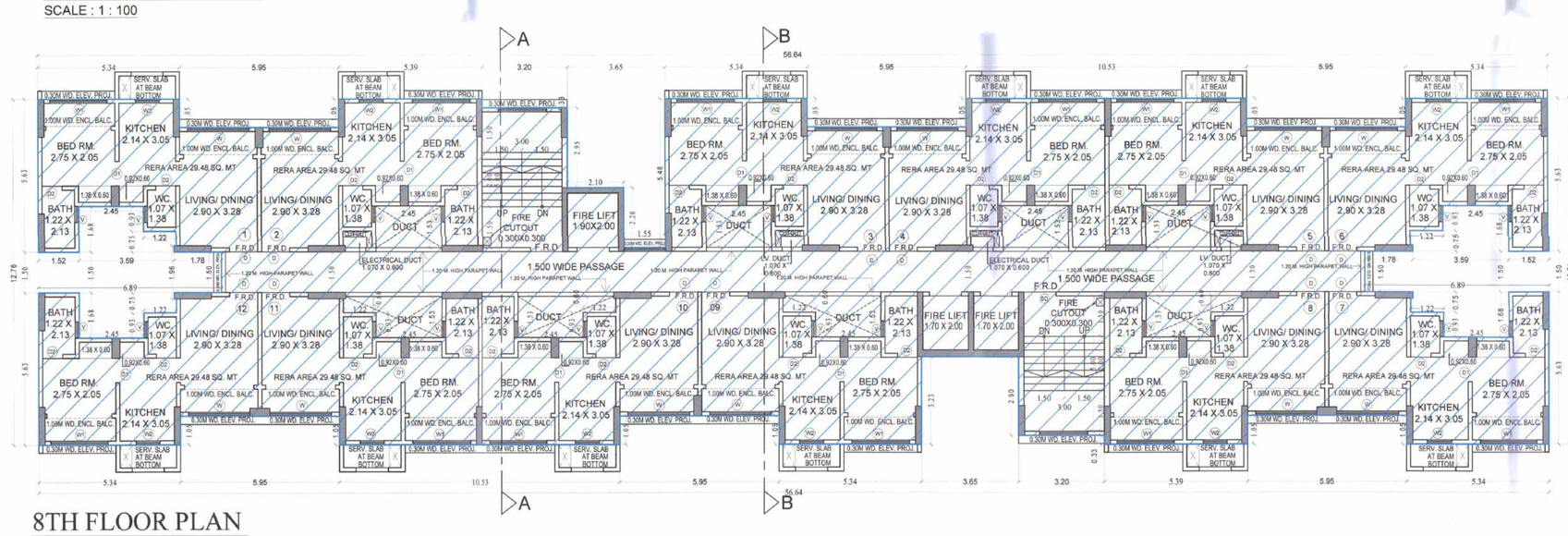
BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA WITH PLANTATION LANDSCAPE	NET BUILT UP AREA	ADD EXCESS REFUGE AREA	NET BUILT UP AREA
STILT GRD. COMMON AREA	138.70	------	------	138.70	------	138.70
1ST TO 6TH, 8TH TO 11TH & 13TH.	579.45 X 11 FLRS	10.60 X 11 FLRS	------	568.85 X 11 FLRS	------	
	6373.95	116.60	------	6257.35		6257.35
7 TH FLOOR REFUGE AREA	579.45	10.60	72.00	496.85	3.78	500.63
12 TH FLOOR REFUGE AREA	579.45	10.60	36.00	532.85	1.48	534.33
TOTAL BUILT UP AREA	7671.55	137.80	108.00	7425.75	5.26	7431.01
RESIDENTIAL NET GROSS B/UP AREA						7431.01



7TH. FLOOR PLAN

SCALE : 1 : 100



8TH FLOOR PLAN

SCALE :1:100

BLDG.NO.-4

WINDOW LIGHT VENTILATION STATEMENT FLAT

SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	2.90 X 3.28 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.75 X 2.05 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	2.14 X 3.05 = 6.53 SQ.MT	6.53 X 10% = 0.65 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	1.22 X 2.13 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT
5	V	W.C	1.07 X 1.38 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT

PROFORMA 'B'

CONTENTS OF SHEET

8TH FLOOR PLAN. 7TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
12TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION
WINDOW LIGHT VENTILATION STATEMENT FLAT
REFUGE AREA STATEMENT
REFUGE PLAN , AREA LINE DIAGRAM & CALCULATION
PLANTATION GARDEN AREA LINE DIAGRAM & CALCULATION
RERA CARPET AREA STATEMENT
PARKING STATEMENT BUILT UP AREA (F.S.I.) STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

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NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHAND GUPTA

Digitally signed by SANJAY SUBHASHCHAND GUPTA
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AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE

Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:14:00 +05'30'

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SIGNATURE OF ARCHITECT

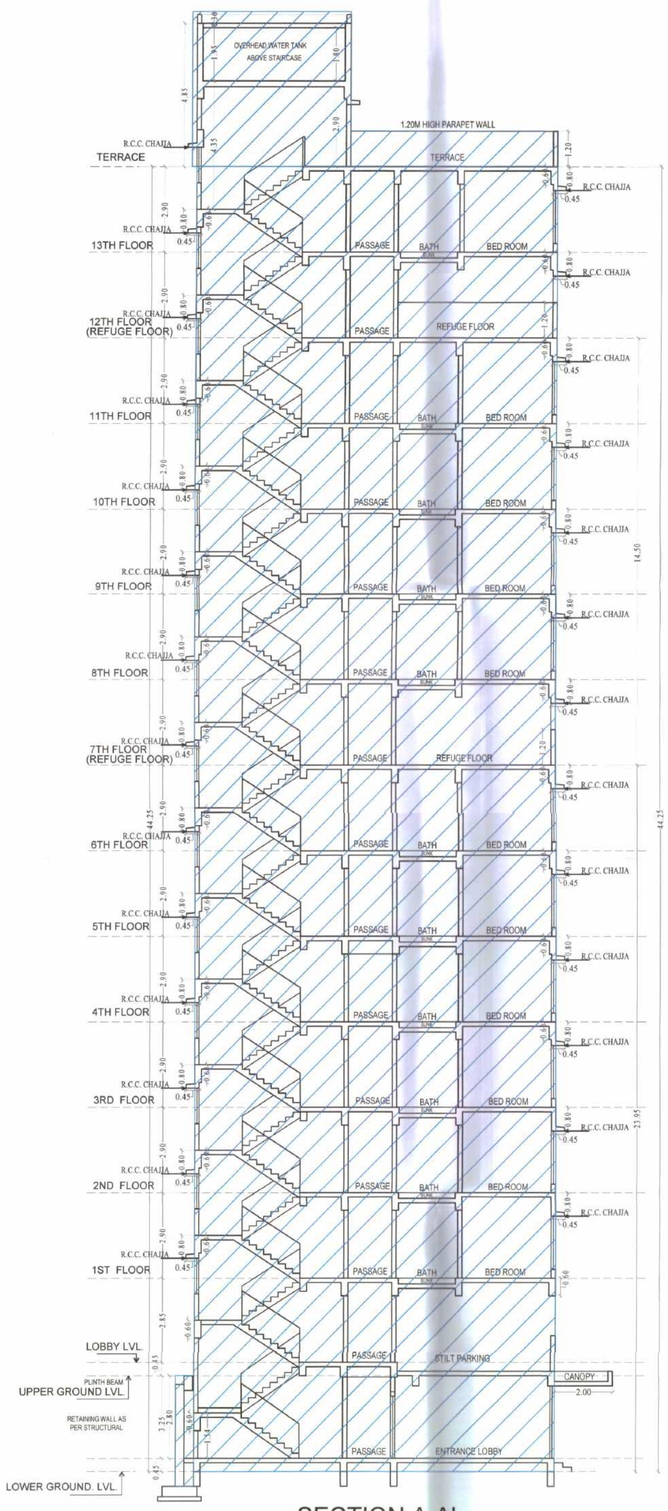
STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No..... :EBP/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

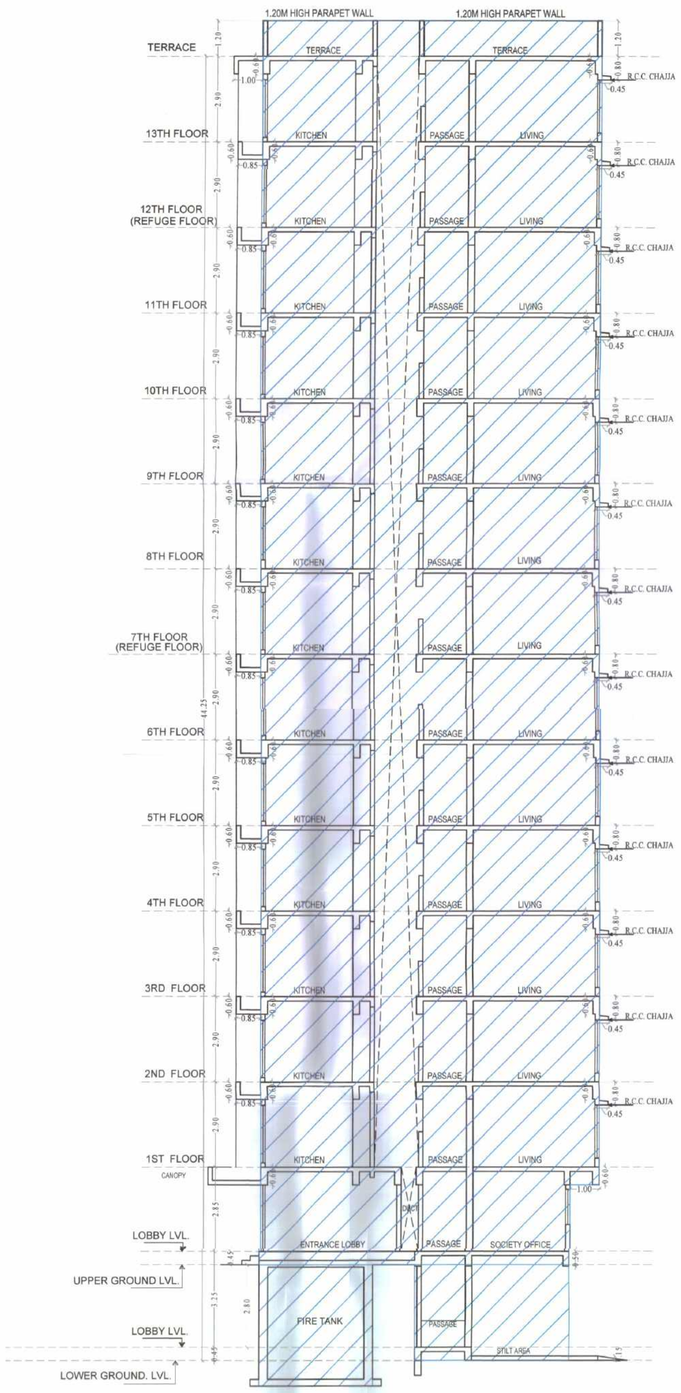
BLDG.NO. 4

LOWER STILT FL.& UPPER GRD +13th FL.

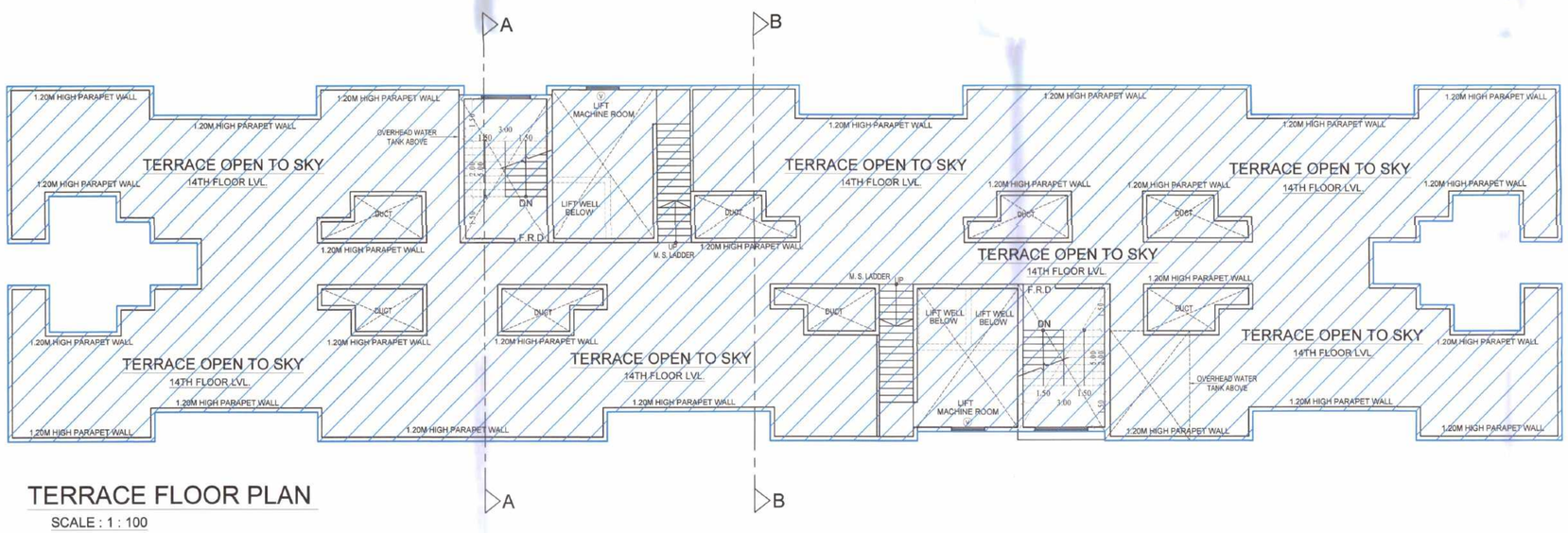
TERRACE FLOOR PLAN
SECTION - A-A' & B-B'



SECTION A-A'
SCALE : 1 : 100



SECTION B-B'
SCALE : 1 : 100



TERRACE FLOOR PLAN
SCALE : 1 : 100

PROFORMA 'B'

CONTENTS OF SHEET

TERRACE FLOOR PLAN
SECTION - A-A' & B-B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:14:22 +05'30'
SIGNATURE OF ARCHITECT

ubarchitects
602 - B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

STAMP OF DATE OF APPROVAL OF PLANS

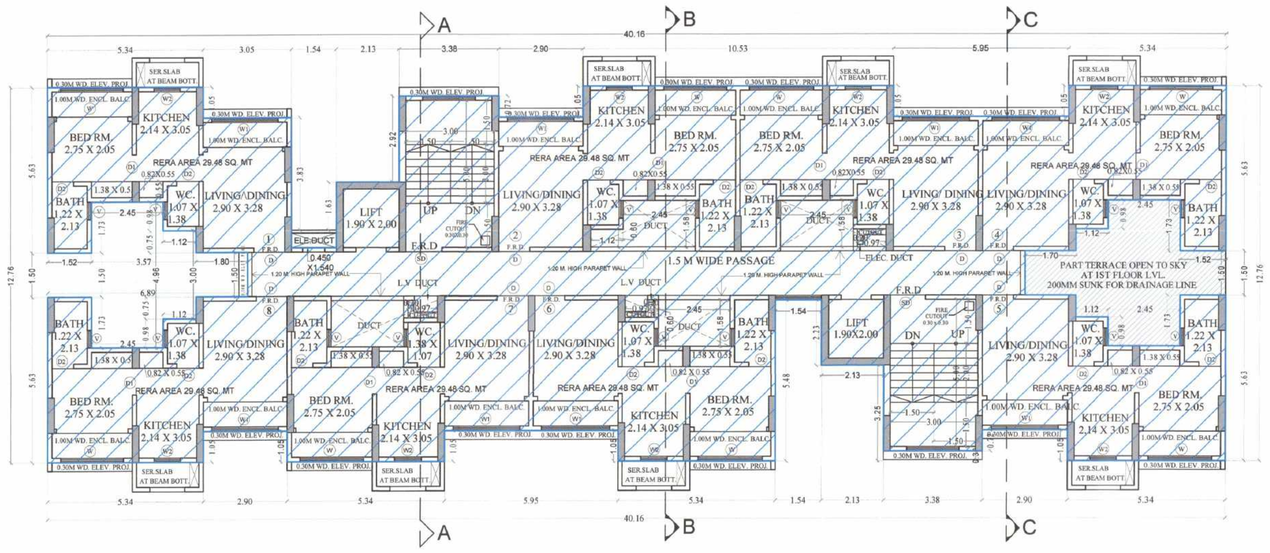
Accepted as completion plans as accompaniments of accept...ce Part OC by this office letter under No.....SB/PMAY/MHADA/... Date...../20 Date:.....

Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 5 (WING - A)

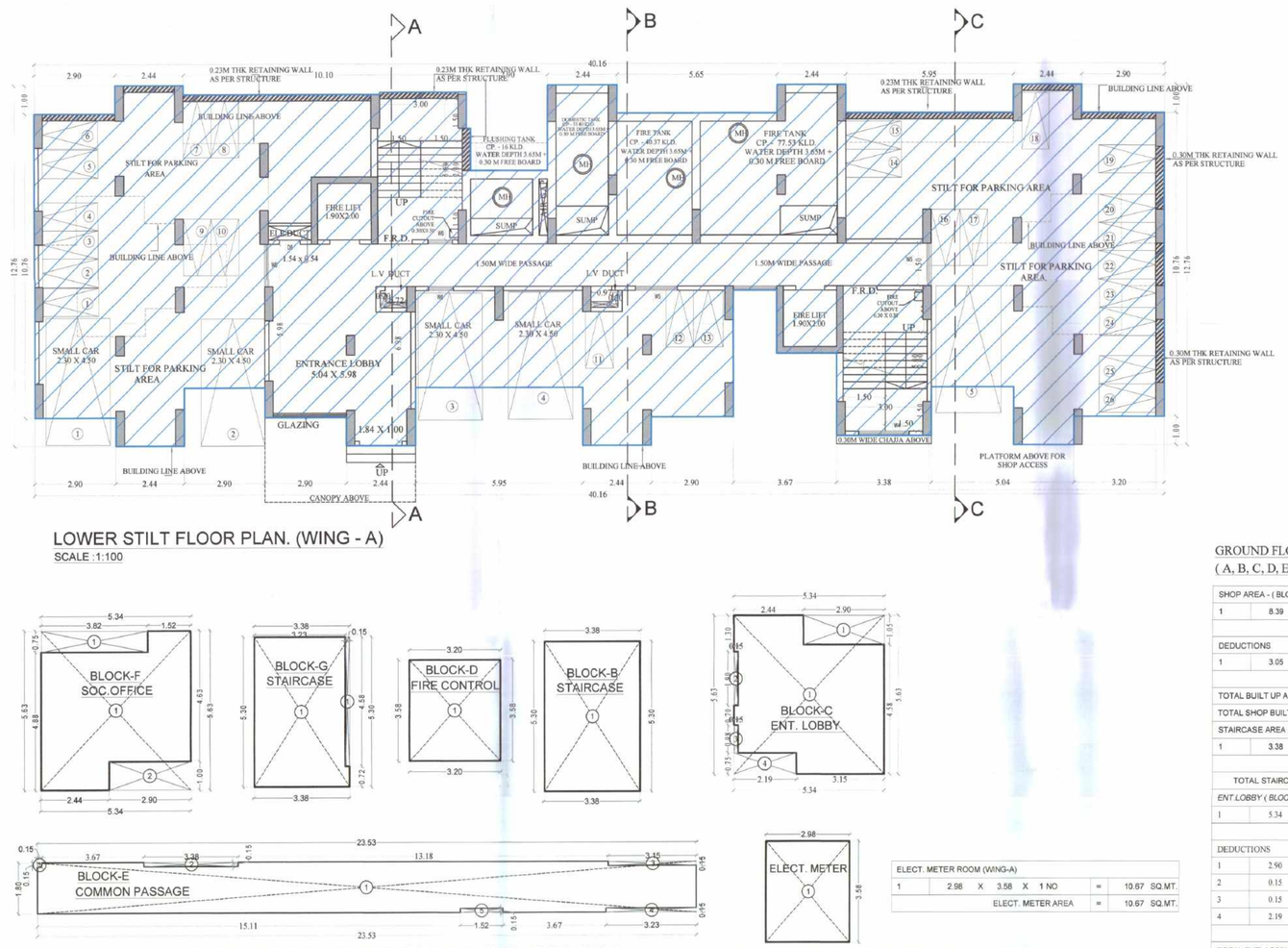
LOWER STILT FL.& UPPER GRD +12th FL.

LOWER STILT FLOOR PLAN
UPPER GROUND STILT FLOOR PLAN
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 12TH FLOOR LINE DIAGRAM FOR AREA CALC.
PARKING STATEMENT
RERA CARPET AREA STATEMENT
BUILT UP AREA (F.S.I.) STATEMENT (WING A)
LINE DIAGRAM FOR SHOP RERA CARPET AREA CALC.
RERA CARPET SHOP AREA CALCULATION.



1ST FLOOR PLAN (WING A)

SCALE :1:100



LOWER STILT FLOOR PLAN. (WING - A)

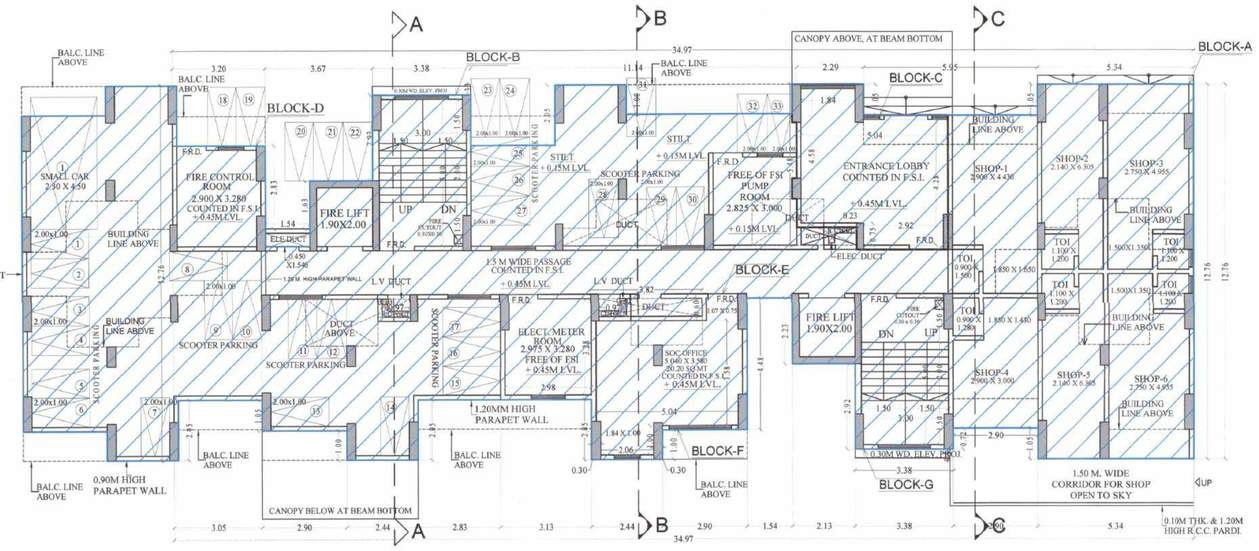
SCALE :1:100

LINE DIAG. FOR UPPER GROUND STILT FLOOR BUILTUP AREA CALC.

SCALE : 1 : 100

LINE DIAG. FOR ELECT. METER ROOM AREA CALC.

SCALE :1:100

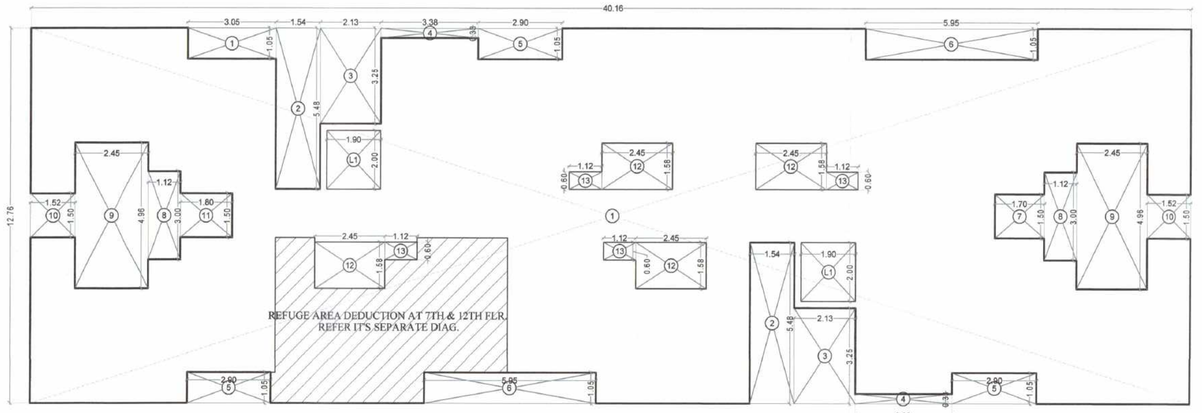


UPPER GROUND STILT FLOOR PLAN. (WING- A)

SCALE :1:100

LINE DIAG FOR FOR 1ST TO 6TH & 8TH TO 12TH FLOOR PLAN FLOOR AREA CALC. (WING - A)

SCALE :1:100



BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST TO 7TH & 8TH TO 12TH FLOOR) (WING - A)								
1	40.16	X	12.76	X	1 NO	=	512.44	SQ.MT.
					TOTAL ADDITION	=	512.44	SQ.MT.X
DEDUCTIONS								
1	3.05	X	1.05	X	1 NO	=	3.20	SQ.MT.
2	1.54	X	5.48	X	2 NOS	=	16.88	SQ.MT.
3	2.13	X	3.25	X	2 NOS	=	13.85	SQ.MT.
4	3.38	X	0.33	X	2 NOS	=	2.23	SQ.MT.
5	2.90	X	1.05	X	3 NOS	=	9.14	SQ.MT.
6	5.95	X	1.05	X	2 NOS	=	12.50	SQ.MT.
7	1.70	X	1.50	X	1 NO	=	2.55	SQ.MT.
8	1.12	X	3.00	X	2 NOS	=	6.72	SQ.MT.
9	2.45	X	4.96	X	2 NOS	=	24.30	SQ.MT.
10	1.52	X	1.50	X	2 NOS	=	4.56	SQ.MT.
11	1.80	X	1.50	X	1 NO	=	2.70	SQ.MT.
12	2.45	X	1.58	X	4 NOS	=	15.48	SQ.MT.
13	1.12	X	0.60	X	4 NOS	=	2.69	SQ.MT.
					TOTAL DEDUCTION	=	116.80	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	395.64	SQ.MT.X1
TOTAL CONSTRUCTION AREA						=	395.64	SQ.MT.
LIFT AREA CALCULATION								
LESS LIFT AREA								
	1.90	X	2.00	X	2 NOS	=	7.60	SQ.MT.
TOTAL LIFT AREA (TYPICAL FLOOR)						=	7.60	SQ.MT.Y2
NET BUILT UP AREA [X1 - Y2]						=	388.04	SQ.MT.

BLDG.NO.-5 (WING-A)
WINDOW LIGHT VENTILATION STATEMENT FLAT

SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	2.90 X 3.28 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.75 X 2.05 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	2.14 X 3.05 = 6.53 SQ.MT	6.53 X 10% = 0.65 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	1.22 X 2.13 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT
5	V	W.C	1.07 X 1.38 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (ALL BLDGS.)

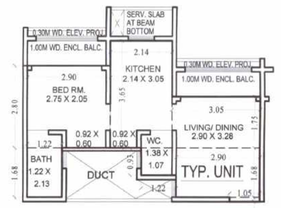
TENEMENTS	PARKING REQUIRED		PARKING PROPOSED	
691 EWS T/S	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 2 T/S 2 SCOOTER	0.00 NOS	691.00 NOS	0.00 NOS	692.00 NOS
5% VISITORS PARKING	0.00 NOS	35.00 NOS	-----	-----
TOTAL	0.00 NOS	726.00 NOS	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA 1, 2, 3, 4, 5 & 6	69.00 NOS	207.00 NOS	-----	-----
5% VISITORS PARKING	4.00 NOS	10.35 NOS	-----	-----
TOTAL	73.00 NOS	217.35 NOS	-----	-----
MULTIPLYING FACTOR = 0.80	59.00 NOS	174.00 NOS	-----	-----
TOTAL	59.00 NOS	900.00 NOS	161.00 NOS	692.00 NOS

RERA CARPET AREA CALCULATION

TYP. UNIT ADDITIONS						
1	1.22 X 1.68 X 1	=	2.05	SQ.MT.
2	2.90 X 2.80 X 1	=	8.12	SQ.MT.
3	2.14 X 3.65 X 1	=	7.81	SQ.MT.
4	1.22 X 0.93 X 1	=	1.13	SQ.MT.
5	3.05 X 1.75 X 1	=	5.34	SQ.MT.
6	2.90 X 1.68 X 1	=	4.87	SQ.MT.
7	1.05 X 0.15 X 1	=	0.16	SQ.MT.
TOTAL ADDITIONS		=	29.48	SQ.MT.
TOTAL RERA CARPET AREA		=	29.48	SQ.MT.

LINE DIAG. RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100



PLAN FOR RERA CARPET AREA CALC. OF FLAT

SCALE : 1 : 100

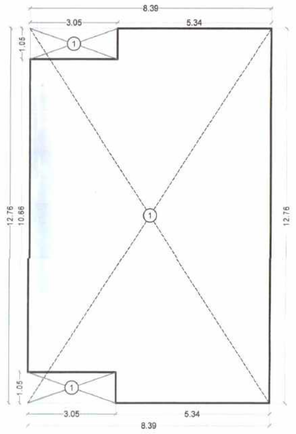
RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 5 (WING -A)

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 6TH, 8TH TO 11TH	TYPE-A	1 TO 8	-----	10 FLRS.	8 NOS.	29.48	80 NOS.
7TH & 12TH REFUGE AREA	TYPE-A	1 TO 6 &8	-----	2 FLR.	7 NOS.	29.48	14 NOS.
						TOTAL FLATS PER WING	94 Nos.
							X 1 WING
						TOTAL NO OF FLATS	94 Nos.

GROUND FLOOR BUILT UP AREA CALC.

(A, B, C, D, E, F, G.)

SHOP AREA - (BLOCK - A)								
1	8.39	X	12.76	X	1 NO	=	107.06	SQ.MT.
					TOTAL ADDITION	=	107.06	SQ.MT.X
DEDUCTIONS								
1	3.05	X	1.05	X	2 NOS	=	6.41	SQ.MT.
					TOTAL DEDUCTION	=	6.41	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	100.65	SQ.MT.X1
TOTAL SHOP BUILT UP AREA GROUND FLOOR						=	100.65	SQ.MT.
STAIRCASE AREA (BLOCK - B)								
1	3.38	X	5.30	X	1 NO	=	17.91	SQ.MT.
					TOTAL ADDITION	=	17.91	SQ.MT.X
TOTAL STAIRCASE AREA GROUND FLOOR						=	17.91	SQ.MT.
ENT.LOBBY (BLOCK - C)								
1	5.34	X	5.63	X	1 NO	=	30.06	SQ.MT.
					TOTAL ADDITION	=	30.06	SQ.MT.X
DEDUCTIONS								
1	2.90	X	1.05	X	1 NO	=	3.05	SQ.MT.
2	0.15	X	1.90	X	1 NO	=	0.29	SQ.MT.
3	0.15	X	0.98	X	1 NO	=	0.15	SQ.MT.
4	2.19	X	0.75	X	1 NO	=	1.64	SQ.MT.
					TOTAL DEDUCTION	=	5.13	SQ.MT.Y1
TOTAL ENT. LOBBY AREA GROUND FLOOR						=	24.93	SQ.MT.X1
FIRE CONTROL ROOM (BLOCK - D)								
1	3.20	X	3.58	X	1 NO	=	11.46	SQ.MT.
					TOTAL ADDITION	=	11.46	SQ.MT.X
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	11.46	SQ.MT.
COMMON PASSAGE AREA (BLOCK - E)								
1	23.53	X	1.80	X	1 NO	=	42.35	SQ.MT.
					TOTAL ADDITION	=	42.35	SQ.MT.X
DEDUCTIONS								
1	0.15	X	0.15	X	1 NO	=	0.02	SQ.MT.
2	3.38	X	0.15	X	1 NO	=	0.51	SQ.MT.
3	3.15	X	0.15	X	1 NO	=	0.47	SQ.MT.
4	3.23	X	0.15	X	1 NO	=	0.48	SQ.MT.
5	1.52	X	0.15	X	1 NO	=	0.23	SQ.MT.
					TOTAL DEDUCTION	=	1.71	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	40.64	SQ.MT.X1
TOTAL COMMON PASSAGE AREA GROUND FLOOR						=	40.64	SQ.MT.
SOC.OFFICE AREA (BLOCK - F)								
1	5.34	X	5.63	X	1 NO	=	30.06	SQ.MT.
					TOTAL ADDITION	=	30.06	SQ.MT.X
DEDUCTIONS								
1	2.82	X	0.75	X	1 NO	=	2.87	SQ.MT.
2	2.90	X	1.00	X	1 NO	=	2.90	SQ.MT.
					TOTAL DEDUCTION	=	5.77	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	24.29	SQ.MT.X1
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	24.29	SQ.MT.
STAIRCASE AREA (BLOCK - G)								
1	3.38	X	5.30	X	1 NO	=	17.91	SQ.MT.
					TOTAL ADDITION	=	17.91	SQ.MT.X
DEDUCTIONS								
1	0.15	X	4.58	X	1 NO	=	0.69	SQ.MT.
					TOTAL DEDUCTION	=	0.69	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	17.22	SQ.MT.X1
TOTAL STAIRCASE AREA GROUND FLOOR						=	17.22	SQ.MT.
TOTAL GROUND FLOOR AREA (A+B+C+D+E+F+G)						=	237.10	SQ.MT.
SHOP AREA (237.10 - 100.65)						=	136.45	SQ.MT.



LINE DIAG FOR GROUND FLOOR SHOP BUILT UP AREA CALC. (WING - A)

SCALE:1:100

GROUND FLOOR SHOP BUILT UP AREA CALCULATION (BLOCK -A)

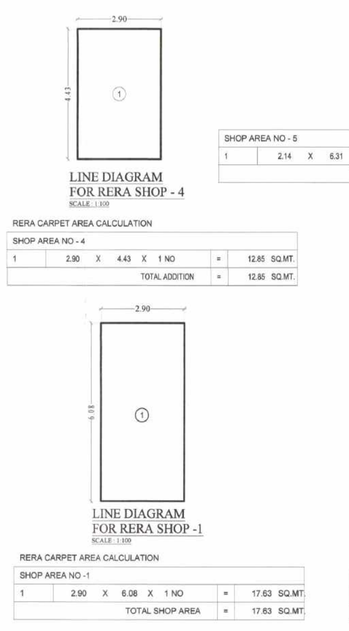
SHOP AREA								
1	8.390	X	12.760	X	1 NO	=	107.06	SQ.MT.
					TOTAL ADDITION	=	107.06	SQ.MT.X
DEDUCTIONS								
1	3.050	X	1.050	X	2 NOS	=	6.41	SQ.MT.
					TOTAL DEDUCTION	=	6.41	SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	100.65	SQ.MT.X1
TOTAL BUILT UP AREA OF GROUND FLOOR SHOP						=	100.65	SQ.MT.

BLDG. NO. 5 (WING-A) NET RESI. & COM. BUA STATEMENT IN SQ. MT.			
FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
LOWER UPPER STILT GRD.	------	------	
GROUND	136.45	100.65	237.10
1ST	388.04	------	388.04
2ND	388.04	------	388.04
3RD	388.04	------	388.04
4TH	388.04	------	388.04
5TH	388.04	------	388.04
6TH	388.04	------	388.04
7 TH FLOOR REFUGE AREA	350.47	------	350.47
8TH	388.04	------	388.04
9TH	388.04	------	388.04
10TH	388.04	------	388.04
11TH	388.04	------	388.04
12 TH FLOOR REFUGE AREA	383.67	------	383.67
TOTAL	4750.99	100.65	4851.64

BLDG. NO. 5 (WING-A)

BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA WITH PLANTATION LANDSCAPE	NET BUILT UP AREA	ADD EXCESS REFUGE AREA	NET BUILT UP AREA
STILT GRD. COMMON AREA	136.45	-----	-----	136.45	-----	237.10
GROUND FLR SHOPPING AREA	100.65	-----	-----	100.65	237.10	
1ST TO 6TH, 8TH TO 11TH.	395.64 X 10 FLRS	7.60 X 10 FLRS	-----	388.04 X 10 FLRS	-----	
	3956.40	76.00	-----	3880.40		3880.40
7 TH FLOOR REFUGE AREA	350.47	------	------	350.47	-----	350.47
12 TH FLOOR REFUGE AREA	395.64	7.60	37.57	350.47	-----	350.47
BUILT UP AREA	4984.68	91.20	58.57	4835.01	16.63	4851.64
COM. SHOPPING NET GROSS B/UP AREA						100.65
RESIDENTIAL NET GROSS B/UP AREA (4851.64 SQ. MT. - 100.65 SQ. MT.)						4750.99



RERA CARPET AREA CALCULATION

SHOP AREA NO - 4								
1	2.90	X	4.43	X	1 NO	=	12.85	SQ.MT.
					TOTAL ADDITION	=	12.85	SQ.MT.

SHOP AREA NO - 5								
1	2.14	X	6.31	X	1 NO	=	13.50	SQ.MT.
					TOTAL ADDITION	=	13.50	SQ.MT.

RERA CARPET AREA CALCULATION

SHOP AREA - 6								
1	2.75	X	6.31	X	1 NO	=	17.35	SQ.MT.
					TOTAL ADDITION	=	17.35	SQ.MT.

RERA CARPET SHOP AREA CALCULATION

SR.NO.	AREA SQ.MT.
1	17.35 SQ.MT.
2	13.50 SQ.MT.
3	17.63 SQ.MT.
4	17.35 SQ.MT.
5	13.50 SQ.MT.
6	12.85 SQ.MT.
TOTAL	92.18 SQ.MT.

RERA CARPET AREA CALCULATION

SHOP AREA NO -1								
1	2.90	X	6.08	X	1 NO	=	17.63	SQ.MT.
					TOTAL SHOP AREA	=	17.63	SQ.MT.

RERA CARPET AREA CALCULATION

SHOP AREA NO - 2								
1	2.14	X	6.31	X	1 NO	=	13.50	SQ.MT.
					TOTAL ADDITION	=	13.50	SQ.MT.

RERA CARPET AREA CALCULATION

SHOP AREA NO - 3								
1	2.75	X	6.31	X	1 NO	=	17.35	SQ.MT.
					TOTAL ADDITION	=	17.35	SQ.MT.

PROFORMA 'B'

CONTENTS OF SHEET

LOWER STILT FLOOR PLAN
UPPER GROUND STILT FLOOR PLAN
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 12TH FLOOR LINE DIAGRAM FOR AREA CALC.
RERA CARPET AREA STATEMENT PARKING STATEMENT RERA CARPET SHOP AREA CALCULATION.
BUILT UP AREA (F.S.I.) STATEMENT (WING A) LINE DIAGRAM FOR SHOP RERA CARPET AREA CALC.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHC HAND GUPTA

Digitally signed by SANJAY SUBHASHCHANDRA GUPTA
DN: cn=in, o=Aadhaarino 6 32607a1485f2 c=IN, st=Maharashtra, 2.5.4.20=7b4a2f8b5b7ecb4f8 1.3.6.1.4.1.311.73.sha256.0c7ecb4f8 1.3.6.1.4.1.311.60.2.1.3=IN, 2.5.4.65=Thane, 2.5.4.17=421301, street=Thane, 2.5.4.4=GUPTA, 2.5.4.42=SANJAY SUBHASHCHANDRA GUPTA, serialNumber=e3b28eabbbeeaf2370547a5178e94f32 1e8ca1e1ac1b2ca3ed1ab1e1ac1b2ca3ed1ab1e1ac1b2ca3ed1ab

STAMP OF DATE OF APPROVAL OF PLANS

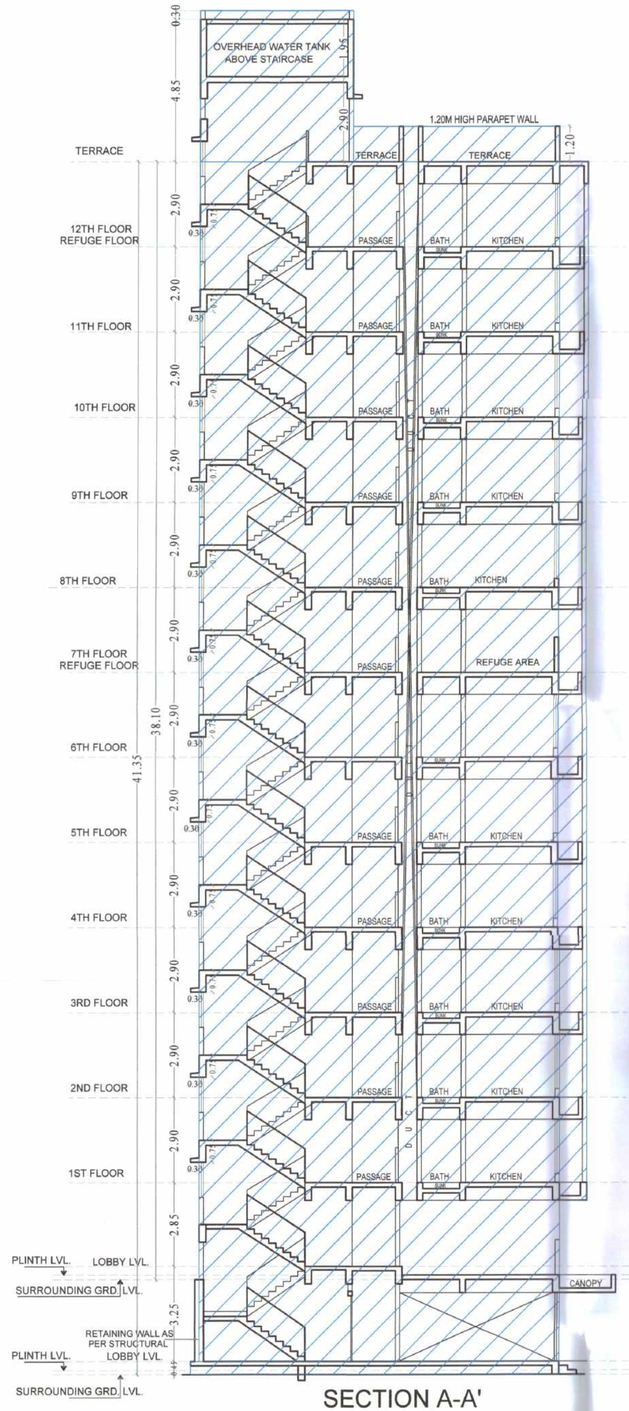
20/23

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. ..... BP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A/MHADA

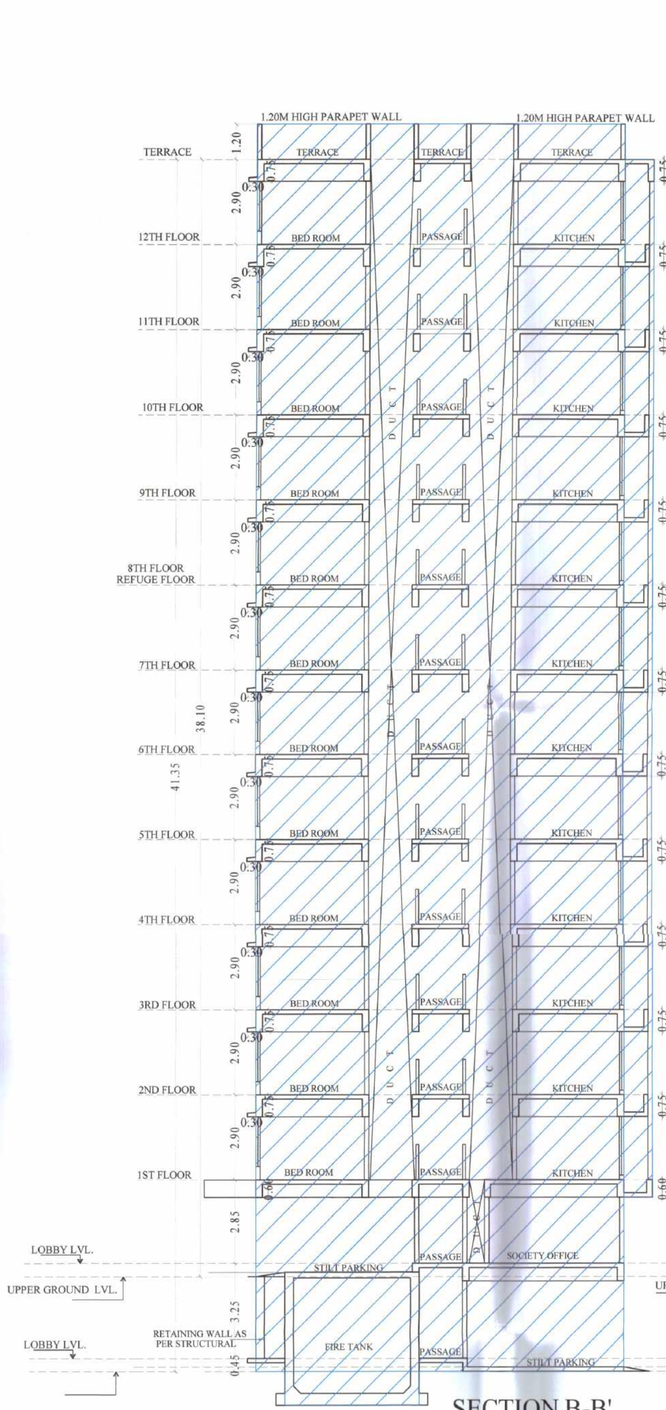
BLDG.NO. 5 (WING - A)

LOWER STILT FL.& UPPER GRD +12th FL.

TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO
7TH & 12TH REFUGE FLOOR PLAN & LINE DIAGRAM FOR AREA CAL.
12TH FLOOR LINE DIAGRAM FOR AREA CALC.
TERRACE FLOOR PLAN
REFUGE AREA STATEMENT
7TH & 12TH FL.PLANTATION &
GARDEN LINE DIAGRAM FOR AREA CAL.
SECTION A-A', B-B', & C-C'



SECTION A-A'
SCALE : 1 : 100



SECTION B-B'
SCALE : 1:100

SECTION C-C'
SCALE : 1:100

(BLDG NO -5) WING A (AT 7TH FLR. LVL.)

STATEMENT OF REFUGE AREA REQD.

(AT 7TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED. FOR FLOORS ABOVE 39 M HEIGHT-ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

2 FLRS. X NO OF TENE / FLR	2 FLRS X 8 TENEMENTS = 16 TENEMENTS
NO OF PERSONS REQUIRED	= 16 TENE X 5 PERSONS = 80 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	= 0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	= 80 X 0.30 = 24.00 SQ. MT.
TOTAL REFUGE AREA REQD.	= 24.00 SQ. MT.
TOTAL NET REFUGE AREA PROV.	= 24.00 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	= 13.57 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	= 37.57 SQ. MT.

AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

THEREFORE 24.00 X 2	= 48.00 SQ.MT.
REFUGE AREA PROVIDED	= 24.00 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	= NIL
TOTAL REFUGE AREA PROV.	= 24.00 SQ.MT

(BLDG NO -5) WING A (AT 12TH FLR. LVL.)

STATEMENT OF REFUGE AREA REQD.

(AT 12TH FLR. LVL.)

UDCPR 9.29.6
REFUGE AREA PROVIDED IN EXCESS OF THE REQUIREMENTS SHALL BE COUNTED TOWARDS FSI. HOWEVER, AREA REMAINED IN EXCESS BECAUSE OF PLANNING CONSTRAINTS, SHALL NOT BE COUNTED IN FSI, PROVIDED, SUCH EXCESS AREA DOES NOT EXCEED 100% OF THE REQUIRED REFUGE AREA.

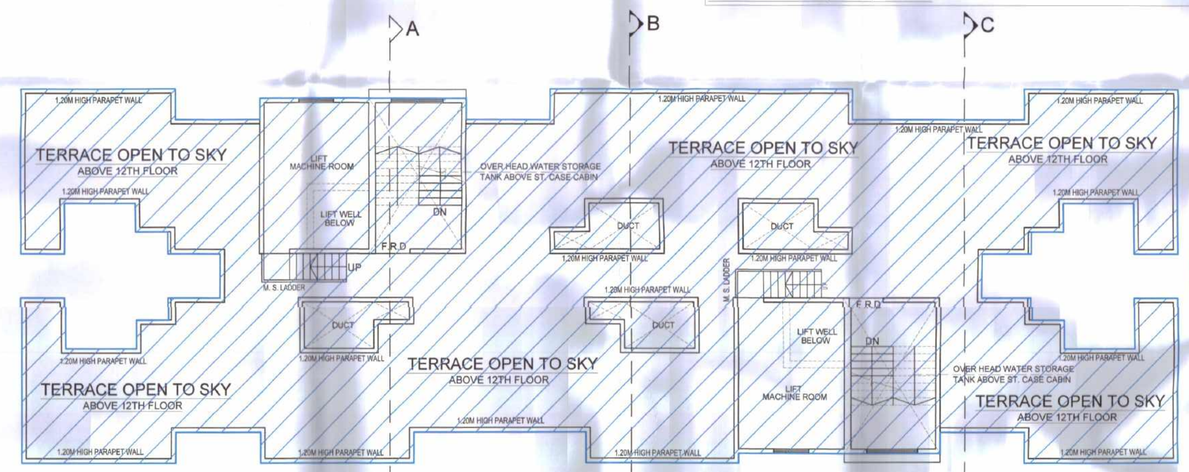
FOR BUILDINGS MORE THAN 24 M. IN HEIGHT, REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.3 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF TWO CONSECUTIVE FLOORS, WHICHEVER IS HIGHER, SHALL BE PROVIDED. FOR FLOORS ABOVE 39 M HEIGHT-ONE REFUGE AREA ON THE FLOOR IMMEDIATELY ABOVE 39 M. AND SO ON AFTER EVERY 15 M.

1 FLRS. X NO OF TENE / FLR	1 FLRS X 7 TENEMENTS = 7 TENEMENTS
NO OF PERSONS REQUIRED	= 7 TENE X 5 PERSONS = 35 PERSONS
REFUGE AREA REQUIRED PER PERSON AS PER DCR.	= 0.30 SQ.MT / PERSON
REFUGE AREA REQUIRED.	= 35 X 0.30 = 10.50 SQ. MT.
TOTAL REFUGE AREA REQD.	= 10.50 SQ. MT.
TOTAL NET REFUGE AREA PROV.	= 10.50 SQ. MT.
ADD. PLANTATION & LANDSCAPE AREA WITH REFUGE	= 27.13 SQ. MT.
TOTAL FREE OF FSI AREA REFUGE + LANDSCAPE	= 37.63 SQ. MT.

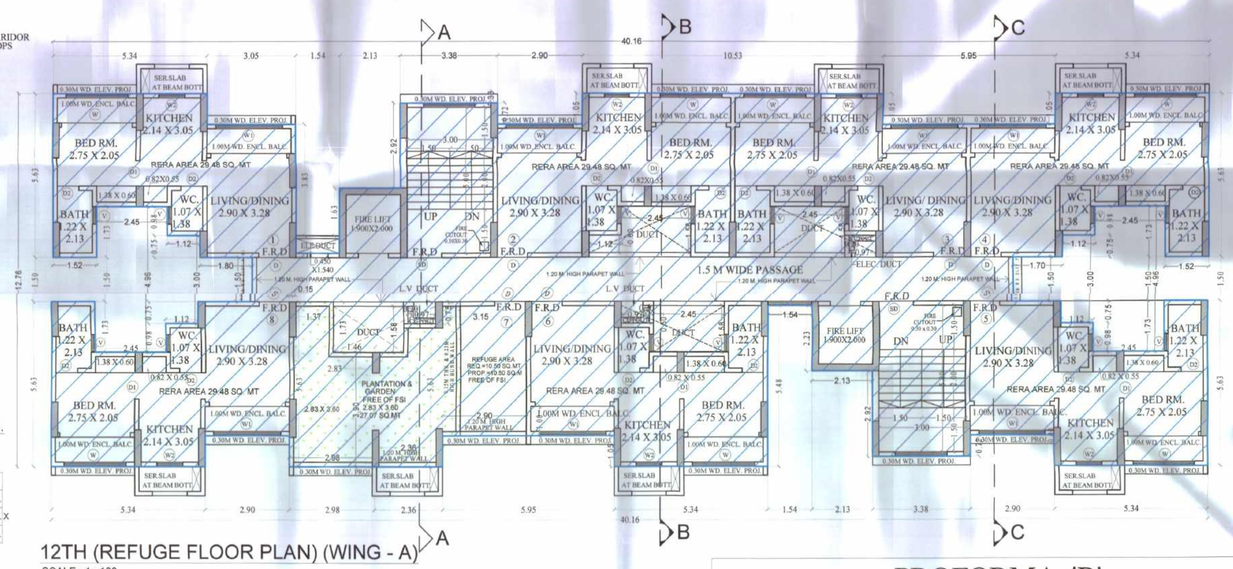
AS PER CALCULATIONS

100% OF REQUIRED REFUGE AREA IS PERMISSIBLE BEACUSE OF PLANNING CONSTRAINTS

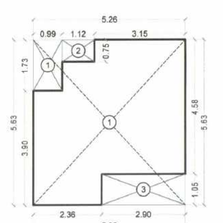
THEREFORE 10.50 X 2	= 21.00 SQ.MT
REFUGE AREA PROVIDED	= 10.50 SQ.MT
EXCESS REFUGE AREA COUNTED IN FSI	= 16.63 SQ.MT.
TOTAL REFUGE AREA PROV.	= 10.50 SQ.MT



TERRACE FLOOR PLAN (WING - A)
SCALE :1:100



12TH (REFUGE FLOOR PLAN) (WING - A)
SCALE : 1 : 100



LINE DIAG. FOR 7TH FL.REFUGE AREA CALC.
SCALE :1:100

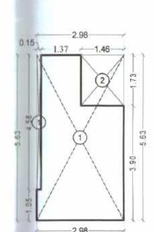
REFUGE AREA CALCULATION

REFUGE AREA 7TH FLOOR

1	5.260	X 5.630	X 1 NO	=	29.60 SQ.MT.
			TOTAL ADDITION	=	29.60 SQ.MT.X

DEDUCTIONS

1	0.990	X 1.730	X 1 NO	=	1.71 SQ.MT.
2	1.120	X 0.750	X 1 NO	=	0.84 SQ.MT.
3	2.900	X 1.050	X 1 NO	=	3.05 SQ.MT.
			TOTAL DEDUCTION	=	5.60 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	24.00 SQ.MT.X1
			TOTAL REFUGE AREA 8TH FLOOR.	=	24.00 SQ.MT.



LINE DIAG. FOR PLANTATION & GARDEN 7TH FL. AREA CALC.
SCALE :1:100

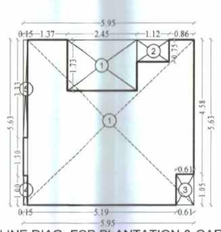
PLANTATION & GARDEN AREA CALCULATION

PLANTATION & GARDEN AREA. 7TH FLOOR

1	2.980	X 5.630	X 1 NO	=	16.78 SQ.MT.
			TOTAL ADDITION	=	16.78 SQ.MT.X

DEDUCTIONS

1	0.150	X 4.580	X 1 NO	=	0.69 SQ.MT.
2	1.460	X 1.730	X 1 NO	=	2.53 SQ.MT.
			TOTAL DEDUCTION	=	3.22 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	13.56 SQ.MT.X1
			TOTAL PLANTATION & GARDEN AREA.	=	13.56 SQ.MT.



LINE DIAG. FOR PLANTATION & GARDEN 12TH FL.AREA CALC.
SCALE :1:100

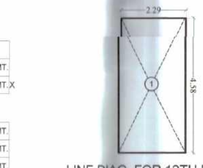
PLANTATION & GARDEN AREA CALCULATION

PLANTATION & GARDEN AREA. 12TH FLOOR (WING-A)

1	5.95	X 5.63	X 1 NO	=	33.50 SQ.MT.
			TOTAL ADDITION	=	33.50 SQ.MT.X

DEDUCTIONS

1	2.45	X 1.73	X 1 NO	=	4.24 SQ.MT.
2	1.12	X 0.75	X 1 NO	=	0.84 SQ.MT.
3	0.61	X 1.05	X 1 NO	=	0.64 SQ.MT.
4	0.15	X 1.00	X 1 NO	=	0.15 SQ.MT.
5	0.15	X 3.33	X 1 NO	=	0.50 SQ.MT.
			TOTAL DEDUCTION	=	6.37 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]				=	27.13 SQ.MT.X1
			TOTAL PLANTATION & GARDEN AREA.	=	27.13 SQ.MT.

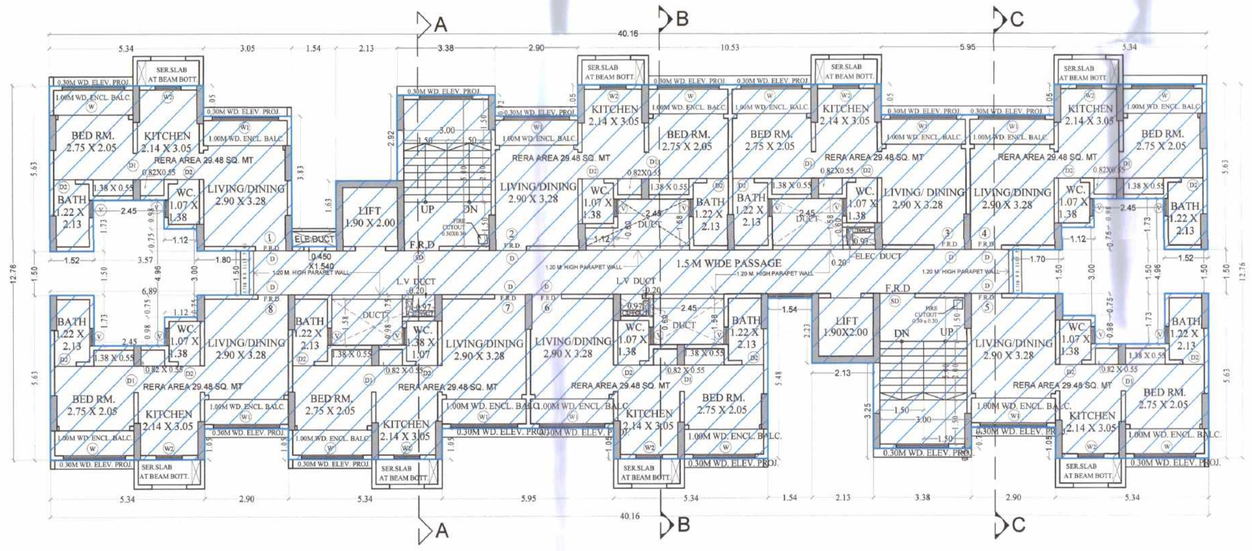


LINE DIAG. FOR 12TH FL.REFUGE AREA CALC.
SCALE :1:100

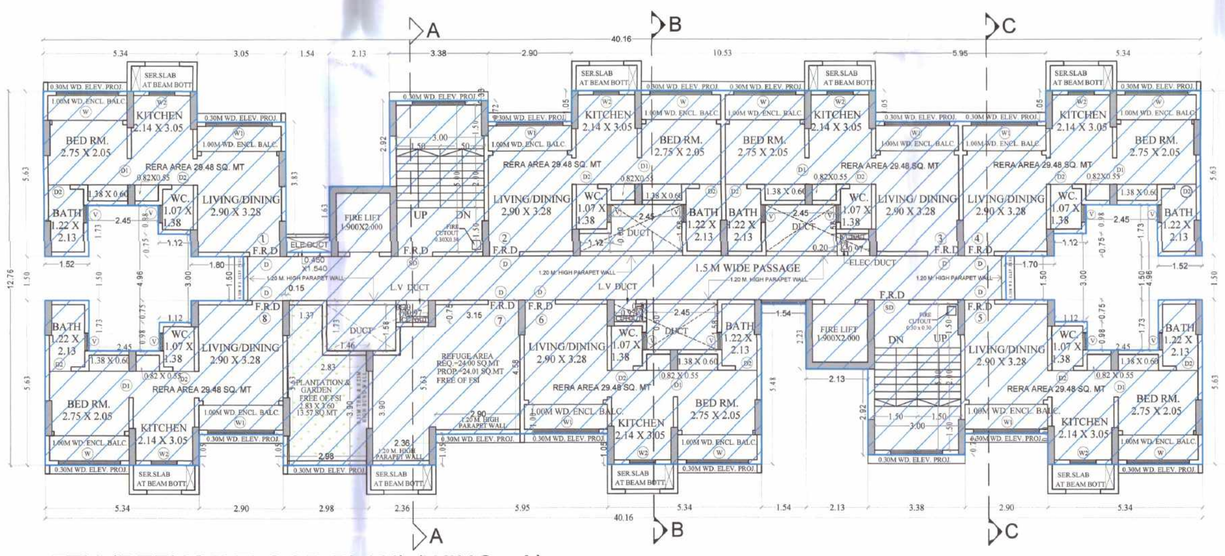
REFUGE AREA CALCULATION

REFUGE AREA 12TH FLOOR (WING-A)

1	2.29	X 4.56	X 1 NO	=	10.50 SQ.MT.
			TOTAL ADDITION	=	10.50 SQ.MT.X
			TOTAL REFUGE AREA 8TH FLOOR	=	10.50 SQ.MT.



TYP. FLOOR PLAN (2ND TO 6TH & 8TH TO 11TH FLOOR PLAN) (WING A)
SCALE :1:100



7TH (REFUGE FLOOR PLAN) (WING - A)
SCALE : 1 : 100

PROFORMA 'B'

CONTENTS OF SHEET

TYP. FLOOR PLAN (2ND TO 7TH & 9TH TO
12TH FLOOR LINE DIAGRAM FOR AREA CALC.
7TH & 12TH REFUGE FLOOR PLAN & LINE DIAGRAM FOR AREA CAL.
TERRACE FLOOR PLAN
REFUGE AREA STATEMENT
7TH & 12TH FL.PLANTATION &
GARDEN LINE DIAGRAM FOR AREA CAL.
SECTION A-A', B-B', & C-C'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCHANDRA GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:15:06 +05'30'
SIGNATURE OF ARCHITECT

ubarchitects
602 - 8, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai- 400051.
www.ubarchitects.in

STAMP OF DATE OF APPROVAL OF PLANS

Accepted as completion plans as accompaniments of Occupt. ice Part OC by this office letter under No.....: SBP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

BLDG.NO. 5 (WING - B)

LOWER STILT FL.& UPPER GRD +12th FL.

LOWER STILT FLOOR PLAN
UPPER GROUND STILT FLOOR PLAN
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 12TH FLOOR LINE DIAGRAM FOR AREA CALC.
PARKING STATEMENT
RERA CARPET AREA STATEMENT
BUILT UP AREA (F.S.I.) STATEMENT (WING A)
LINE DIAGRAM FOR SHOP RERA CARPET AREA CALC.
RERA CARPET SHOP AREA CALCULATION.
PLAN FOR RERA CARPET AREA CALC. OF FLAT

1ST TO 7TH & 8TH TO 12TH FLOOR BUILT UP AREA CALCULATION (WING-B)							
TYPICAL FLOOR							
1	40.16	X	12.76	X	1 NO	=	512.44 SQ.MT.
TOTAL ADDITION						=	512.44 SQ.MT.X
DEDUCTIONS							
1	5.95	X	1.05	X	2 NOS	=	12.50 SQ.MT.
2	2.90	X	1.05	X	3 NOS	=	9.14 SQ.MT.
3	3.38	X	0.33	X	2 NOS	=	2.23 SQ.MT.
4	3.67	X	3.25	X	2 NOS	=	23.86 SQ.MT.
5	1.54	X	1.63	X	1 NO	=	2.51 SQ.MT.
6	3.05	X	1.05	X	1 NO	=	3.20 SQ.MT.
7	1.85	X	1.50	X	1 NO	=	2.78 SQ.MT.
8	1.12	X	3.00	X	2 NOS	=	6.72 SQ.MT.
9	2.45	X	4.96	X	2 NOS	=	24.30 SQ.MT.
10	1.52	X	1.50	X	2 NOS	=	4.56 SQ.MT.
11	1.54	X	2.23	X	1 NO	=	3.43 SQ.MT.
12	1.75	X	1.50	X	1 NO	=	2.63 SQ.MT.
13	1.12	X	0.60	X	4 NOS	=	2.69 SQ.MT.
14	2.45	X	1.58	X	4 NOS	=	15.48 SQ.MT.
15	1.54	X	0.50	X	1 NO	=	0.77 SQ.MT.
TOTAL DEDUCTION						=	116.80 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	395.64 SQ.MT. X1
						=	395.64 SQ.MT.

LESS LIFT AREA CALCULATION							
LIFT AREA							
L1	1.90	X	2.00	X	2 NOS	=	7.60 SQ.MT.
TOTAL LIFT AREA (TYPICAL FLOOR)						=	7.60 SQ.MT. Y2

1ST TO 7TH & 9TH TO 12TH FL.NET BUILT UP AREA [X1 - Y2]	=	388.04 SQ.MT.

BLDG. NO. 5 (WING-B)

BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS REFUGE AREA/ WITH PLANTATION LANDSCAPE	NET BUILT UP AREA	ADD EXCESS REFUGE AREA	NET BUILT UP AREA
STILT GRD. COMMON AREA	137.98	-----	-----	137.98	-----	238.63
GROUND FLR SHOPPING AREA	100.65	-----	-----	100.65	238.63	
1ST TO 6TH, 8TH TO 11TH.	395.64 X 10 FLRS	7.60 X 10 FLRS	-----	388.04 X 10 FLRS	-----	3880.40
7TH FLOOR REFUGE AREA	395.64	7.60	37.57	350.47	-----	350.47
12TH FLOOR REFUGE AREA	395.64	7.60	21.00	367.04	16.57	383.61
BUILT UP AREA	4986.31	91.20	58.57	4836.54	16.57	4853.11
COM. SHOPPING NET GROSS B/UP AREA						100.65
RESIDENTIAL NET GROSS B/UP AREA (4853.11 SQ. MT. - 100.65 SQ. MT.)						4752.46

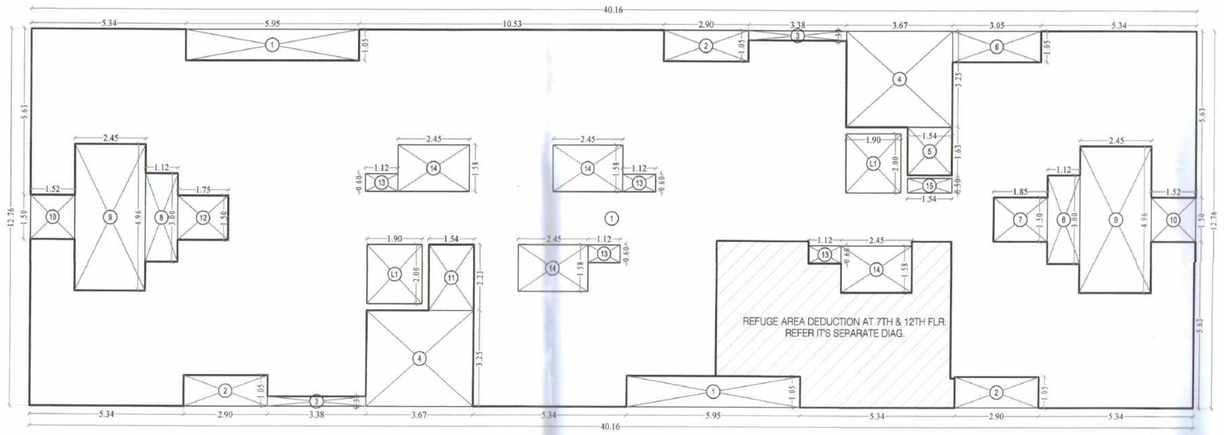
BLDG. NO. 5 (WING-B) NET RESI. & COM. BUA STATEMENT IN SQ. MT.			
FLOOR	BUILT UP AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL BUA.
STILT GRD.	------	------	
GROUND	137.98	100.65	238.63
1ST	388.04	------	388.04
2ND	388.04	------	388.04
3RD	388.04	------	388.04
4TH	388.04	------	388.04
5TH	388.04	------	388.04
6TH	388.04	------	388.04
7TH FLOOR REFUGE AREA	350.47	------	350.47
8TH	388.04	------	388.04
9TH	388.04	------	388.04
10TH	388.04	------	388.04
11TH	388.04	------	388.04
12TH FLOOR REFUGE AREA	383.61	------	383.61
TOTAL	4752.46	100.65	4853.11

RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 5 (WING - B)

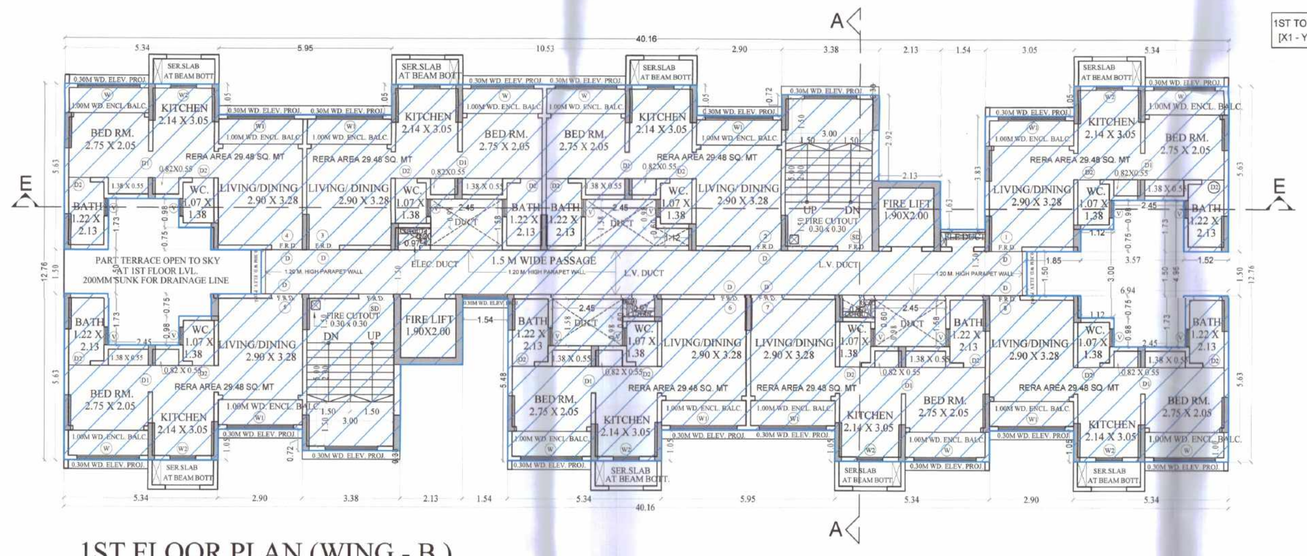
FLOORS	UNIT TYPE	FLAT NO.	NO. OF WINGS	NO. OF FLOORS	NO. OF FLATS/FLR.	RERA CARPET AREA/ FLAT (IN SQ. MTS.)	TOTAL NO. OF FLAT
1ST TO 6TH, 8TH TO 11 TH	TYPE -A	1 TO 8	-----	10 FLRS.	8 NOS.	29.48	80 NOS.
7TH & 12TH REFUGE AREA	TYPE -A	1 TO 6 & 8	-----	2 FLR.	7 NOS.	29.48	14 NO.
						TOTAL FLATS PER WING	94 Nos.
						X 1 WING	
						TOTAL NO OF FLATS	94 Nos.

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (ALL BLDGS.)

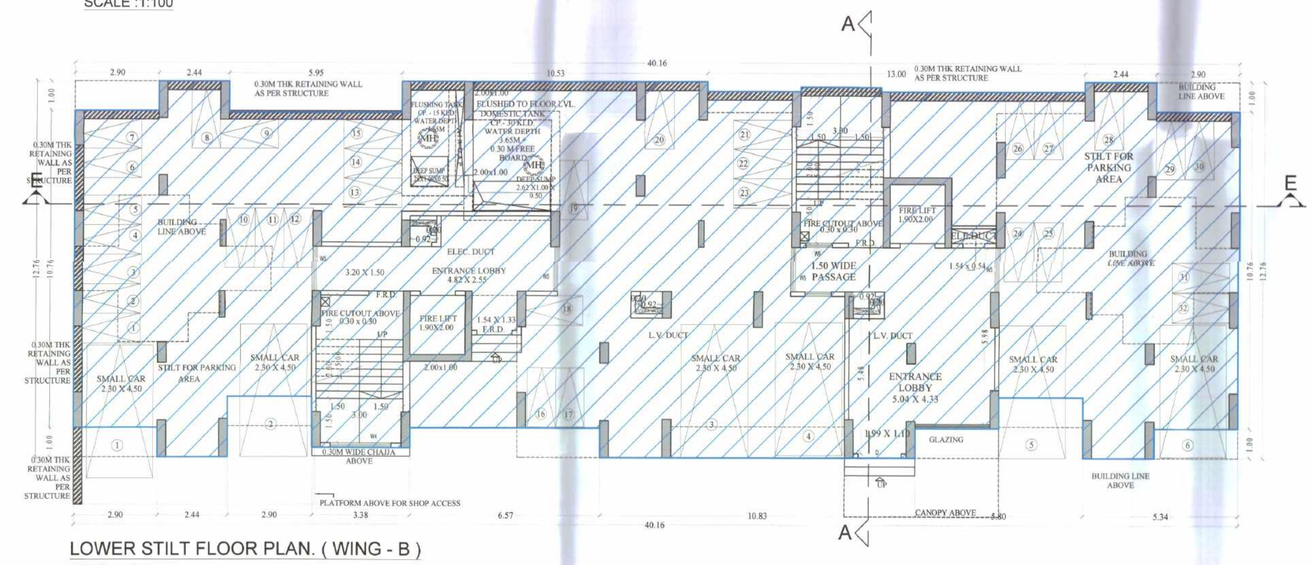
TENEMENTS	PARKING REQUIRED		PARKING PROPOSED	
691 EWS T/S	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 2 T/S 2 SCOOTER	0.00 NOS	691.00 NOS	0.00 NOS	692.00 NOS
5% VISITORS PARKING	0.00 NOS	35.00 NOS	-----	-----
TOTAL	0.00 NOS	726.00 NOS	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA 1, 2, 3, 4, 5 & 6	69.00 NOS	207.00 NOS	-----	-----
5% VISITORS PARKING	4.00 NOS	10.35 NOS	-----	-----
TOTAL	73.00 NOS	217.35 NOS	-----	-----
MULTIPLYING FACTOR = 0.80	59.00 NOS	174.00 NOS	-----	-----
TOTAL	59.00 NOS	900.00 NOS	161.00 NOS	692.00 NOS



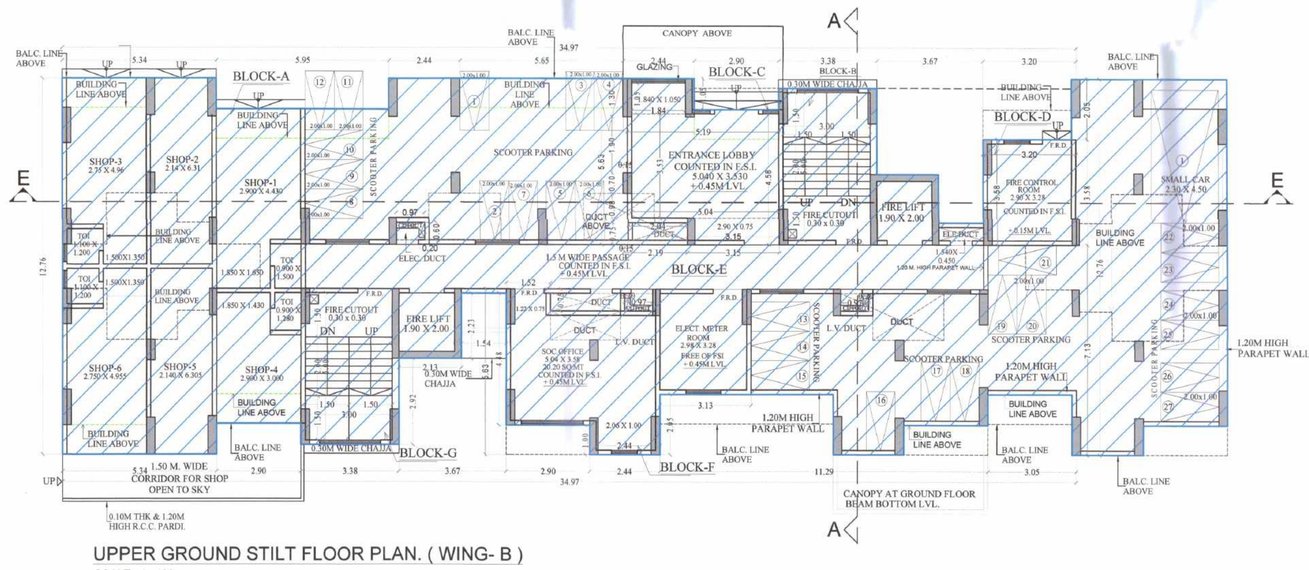
LINE DIAG FOR FOR 1ST TO 6TH & 8TH TO 11TH FLOOR AREA CALC. (WING - B)
SCALE : 1 : 100



1ST FLOOR PLAN (WING - B)
SCALE :1:100



LOWER STILT FLOOR PLAN. (WING - B)
SCALE : 1 : 100



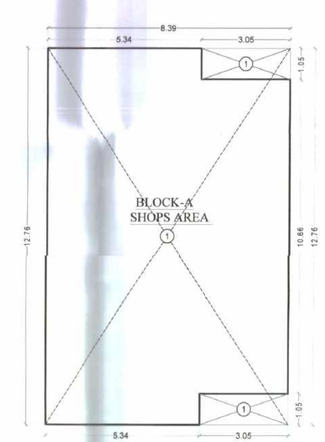
UPPER GROUND STILT FLOOR PLAN. (WING- B)
SCALE : 1 : 100

BLDG.NO.-5 (WING-B) WINDOW LIGHT VENTILATION STATEMENT FLAT

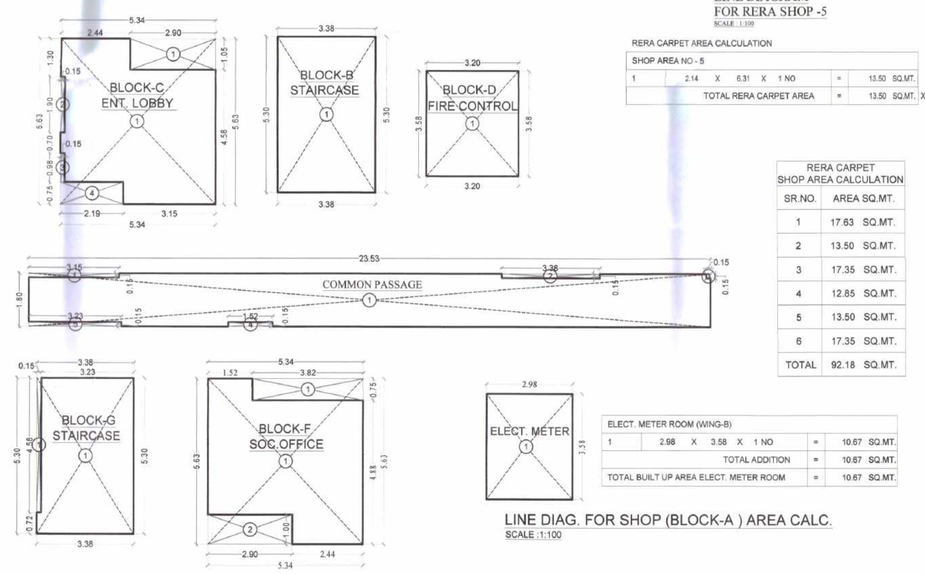
SR.NO.	TYPE	LOCATION ROOM	ROOM SIZE	PERMISSIBLE 1/10 X FLOOR AREA	PROPOSED
1	W	LIVING ROOM	2.90 X 3.28 = 9.51 SQ.MT	9.51 X 10% = 0.95 SQ.MT	2.30 X 1.90 = 4.37 SQ.MT
2	W1	BED ROOM	2.75 X 2.05 = 5.64 SQ.MT	5.64 X 10% = 0.56 SQ.MT	2.15 X 1.90 = 4.09 SQ.MT
3	W2	KITCHEN	2.14 X 3.05 = 6.53 SQ.MT	6.53 X 10% = 0.65 SQ.MT	0.90 X 1.90 = 1.71 SQ.MT
4	V	BATH	1.22 X 2.13 = 2.60 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT
5	V	W.C	1.07 X 1.38 = 1.48 SQ.MT	0.30 SQ.MT	0.60 X 1.00 = 0.60 SQ.MT

GROUND FLOOR BUILT UP AREA CALC.
(A, B, C, D, E, F, G.)

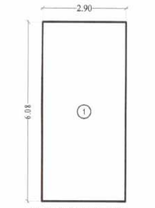
SHOP AREA (BLOCK - A)							
1	8.390	X	12.760	X	1 NO	=	107.06 SQ.MT.
TOTAL ADDITION						=	107.06 SQ.MT.X
DEDUCTIONS							
1	3.050	X	1.050	X	2 NOS	=	6.41 SQ.MT.
TOTAL DEDUCTION						=	6.41 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	100.65 SQ.MT.X1
TOTAL BUILT UP AREA OF GROUND FLOOR SHOP						=	100.65 SQ.MT.
STAIRCASE AREA (BLOCK - B)							
1	3.380	X	5.300	X	1 NO	=	17.91 SQ.MT.
TOTAL ADDITION						=	17.91 SQ.MT.X
TOTAL STAIRCASE AREA GROUND FLOOR						=	17.91 SQ.MT.
ENT.LOBBY (BLOCK - C)							
1	5.340	X	5.630	X	1 NO	=	30.06 SQ.MT.
TOTAL ADDITION						=	30.06 SQ.MT.X
DEDUCTIONS							
1	2.900	X	1.050	X	1 NO	=	3.05 SQ.MT.
2	0.150	X	1.900	X	1 NO	=	0.29 SQ.MT.
3	0.150	X	0.980	X	1 NO	=	0.15 SQ.MT.
4	2.190	X	0.750	X	1 NO	=	1.64 SQ.MT.
TOTAL DEDUCTION						=	5.13 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	24.93 SQ.MT.X1
TOTAL ENT. LOBBY AREA GROUND FLOOR						=	24.93 SQ.MT.
FIRE CONTROL ROOM (BLOCK - D)							
1	3.200	X	3.580	X	1 NO	=	11.46 SQ.MT.
TOTAL ADDITION						=	11.46 SQ.MT.X
TOTAL FIRE CONTROL ROOM AREA GROUND FLOOR						=	11.46 SQ.MT.
COMMON PASSAGE AREA (BLOCK - E)							
1	23.530	X	1.800	X	1 NO	=	42.35 SQ.MT.
TOTAL ADDITION						=	42.35 SQ.MT.X
DEDUCTIONS							
1	3.150	X	0.150	X	1 NO	=	0.47 SQ.MT.
2	3.380	X	0.150	X	1 NO	=	0.51 SQ.MT.
3	0.150	X	0.150	X	1 NO	=	0.02 SQ.MT.
4	1.520	X	0.150	X	1 NO	=	0.23 SQ.MT.
5	3.230	X	0.150	X	1 NO	=	0.48 SQ.MT.
TOTAL DEDUCTION						=	1.71 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	40.64 SQ.MT.X1
TOTAL COMMON PASSAGE AREA GROUND FLOOR						=	40.64 SQ.MT.
SOC.OFFICE AREA (BLOCK - F)							
1	5.340	X	5.630	X	1 NO	=	30.06 SQ.MT.
TOTAL ADDITION						=	30.06 SQ.MT.X
DEDUCTIONS							
1	3.820	X	0.750	X	1 NO	=	2.87 SQ.MT.
2	2.900	X	1.000	X	1 NO	=	2.90 SQ.MT.
TOTAL DEDUCTION						=	5.77 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	24.29 SQ.MT.X1
TOTAL SOC. OFFICE AREA GROUND FLOOR						=	24.29 SQ.MT.
STAIRCASE AREA (BLOCK - G)							
1	3.380	X	5.300	X	1 NO	=	17.91 SQ.MT.
TOTAL ADDITION						=	17.91 SQ.MT.X
DEDUCTIONS							
1	0.150	X	4.580	X	1 NO	=	0.69 SQ.MT.
TOTAL DEDUCTION						=	0.69 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	17.22 SQ.MT.X1
TOTAL STAIRCASE AREA GROUND FLOOR						=	17.22 SQ.MT.
TOTAL GROUND FLOOR AREA (A+B+C+D+E+F+G)						=	237.10 SQ.MT.
TOTAL GR. FLR. RESI BUILT UP AREA (237.10 - 100.65)						=	136.45 SQ.MT.



LINE DIAG FOR GROUND FLOOR SHOP BUILT UP AREA CALC. (WING - B)
SCALE :1:100



LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
SCALE :1:100



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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 1

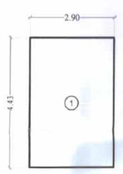
1	2.90	X	6.08	X	1 NO	=	17.63 SQ.MT.
TOTAL RERA CARPET AREA						=	17.63 SQ.MT.

GROUND FLOOR SHOP BUILT UP AREA CALCULATION (BLOCK -A)
SHOP AREA

1	8.390	X	12.760	X	1 NO	=	107.06 SQ.MT.
TOTAL ADDITION						=	107.06 SQ.MT.X

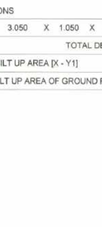
DEDUCTIONS

1	3.050	X	1.050	X	2 NOS	=	6.41 SQ.MT.
TOTAL DEDUCTION						=	6.41 SQ.MT.Y1
TOTAL BUILT UP AREA [X - Y1]						=	100.65 SQ.MT.X1
TOTAL BUILT UP AREA OF GROUND FLOOR SHOP						=	100.65 SQ.MT.



RERA CARPET AREA CALCULATION
SHOP AREA NO - 4

1	2.90	X	4.43	X	1 NO	=	12.85 SQ.MT.
TOTAL RERA CARPET AREA						=	12.85 SQ.MT.



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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 5

1	2.14	X	6.31	X	1 NO	=	13.50 SQ.MT.
TOTAL RERA CARPET AREA						=	13.50 SQ.MT.

RERA CARPET SHOP AREA CALCULATION

SR.NO.	AREA SQ.MT.
1	17.63 SQ.MT.
2	13.50 SQ.MT.
3	17.35 SQ.MT.
4	12.85 SQ.MT.
5	13.50 SQ.MT.
6	17.35 SQ.MT.
TOTAL	92.18 SQ.MT.

ELECT. METER ROOM (WING-B)							
1	2.98	X	3.58	X	1 NO	=	10.67 SQ.MT.
TOTAL ADDITION						=	10.67 SQ.MT.
TOTAL BUILT UP AREA ELECT. METER ROOM						=	10.67 SQ.MT.

LINE DIAG. FOR SHOP (BLOCK-A) AREA CALC.
SCALE :1:100

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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 2

1	2.14	X	6.31	X	1 NO	=	13.50 SQ.MT.
TOTAL RERA CARPET AREA						=	13.50 SQ.MT.

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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 3

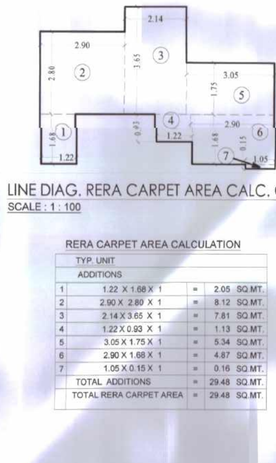
1	2.75	X	6.31	X	1 NO	=	17.35 SQ.MT.
TOTAL RERA CARPET AREA						=	17.35 SQ.MT.

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

RERA CARPET AREA CALCULATION
SHOP AREA NO - 6

1	2.75	X	6.31	X	1 NO	=	17.35 SQ.MT.
TOTAL RERA CARPET AREA						=	17.35 SQ.MT.

PLAN FOR RERA CARPET AREA CALC. OF FLAT
SCALE : 1 : 100



LINE DIAG. RERA CARPET AREA CALC. OF FLAT
SCALE : 1 : 100

RERA CARPET AREA CALCULATION
TYP. UNIT
ADDITIONS

1	1.22 X 1.68 X 1	=	2.05	SQ.MT.
2	2.90 X 2.80 X 1	=	8.12	SQ.MT.
3	2.14 X 3.65 X 1	=	7.81	SQ.MT.
4	1.22 X 0.93 X 1	=	1.13	SQ.MT.
5	3.05 X 1.75 X 1	=	5.34	SQ.MT.
6	2.90 X 1.68 X 1	=	4.87	SQ.MT.
7	1.05 X 0.15 X 1	=	0.16	SQ.MT.
TOTAL ADDITIONS		=	29.48	SQ.MT.
TOTAL RERA CARPET AREA		=	29.48	SQ.MT.

PROFORMA 'B'

CONTENTS OF SHEET

LOWER STILT FLOOR PLAN. UPPER GROUND STILT FLOOR PLAN.
LINE DIAG. FOR UPPER GROUND STILT FLOOR AREA CALC.
AREA STATEMENT FOR BLOCK A,B,C,D,E,F
TYP. FLOOR PLAN (1ST TO 6TH &
8TH TO 11TH,&13TH FLOOR LINE DIAGRAM FOR AREA CALC. RERA CARPET SHOP AREA CALCULATION.
PLAN FOR RERA CARPET AREA CALC. OF FLAT PLAN FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA CALCULATION. LINE DIAGRAM FOR SHOP RERA CARPET AREA CALC.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 83(PT.) 1/2P, S. NO. 77-4/78 2A, 77-4B/78 2B, 77-4C/78 2C, 77-4D/78 2D, 77-4E/78 2E, 77-4L/78 2L, 77-4P/78 2P, 77-4J/78 2J, 77-4F/78 2F,OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER,
M/s. RUSTAGI ESTATE PVT. LTD.

SANJAY SUBHASHCH AND GUPTA
AUTHORIZED SIGNATURE

JOB NO.			
DRAWN BY	SHRIDHAR	DATE	08.12.2025
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

UJWAL SATISH BHOLE
Digitally signed by UJWAL SATISH BHOLE
Date: 2026.02.20 19:15:25 +05'30'
SIGNATURE OF ARCHITECT

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