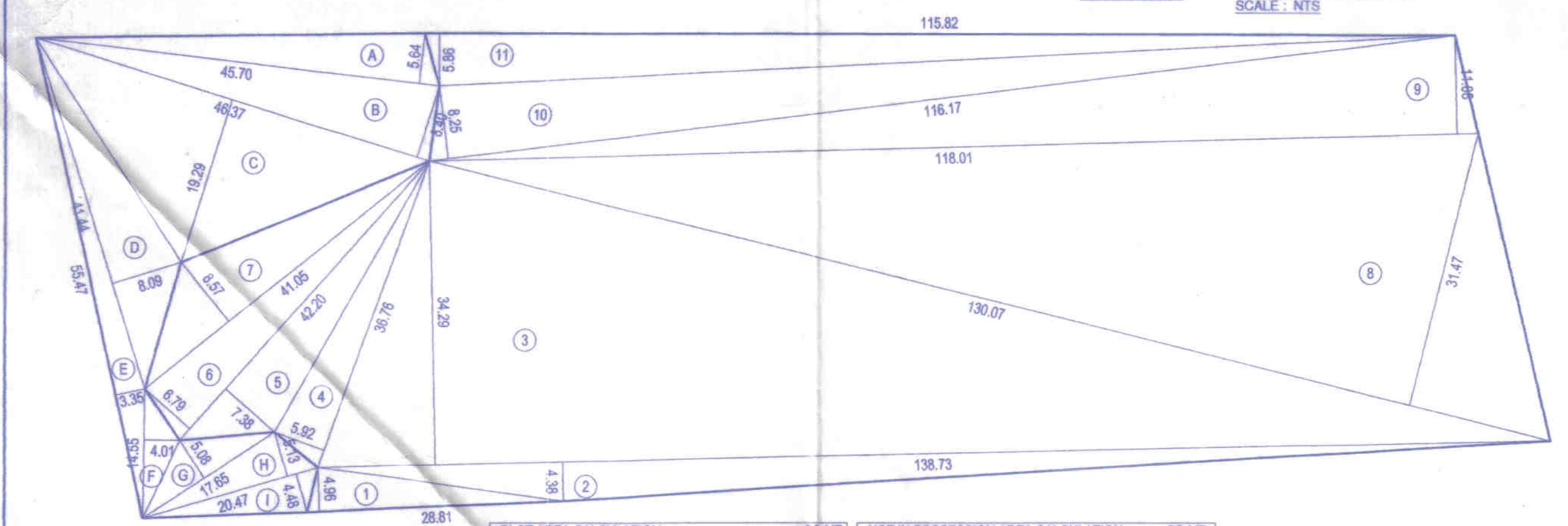
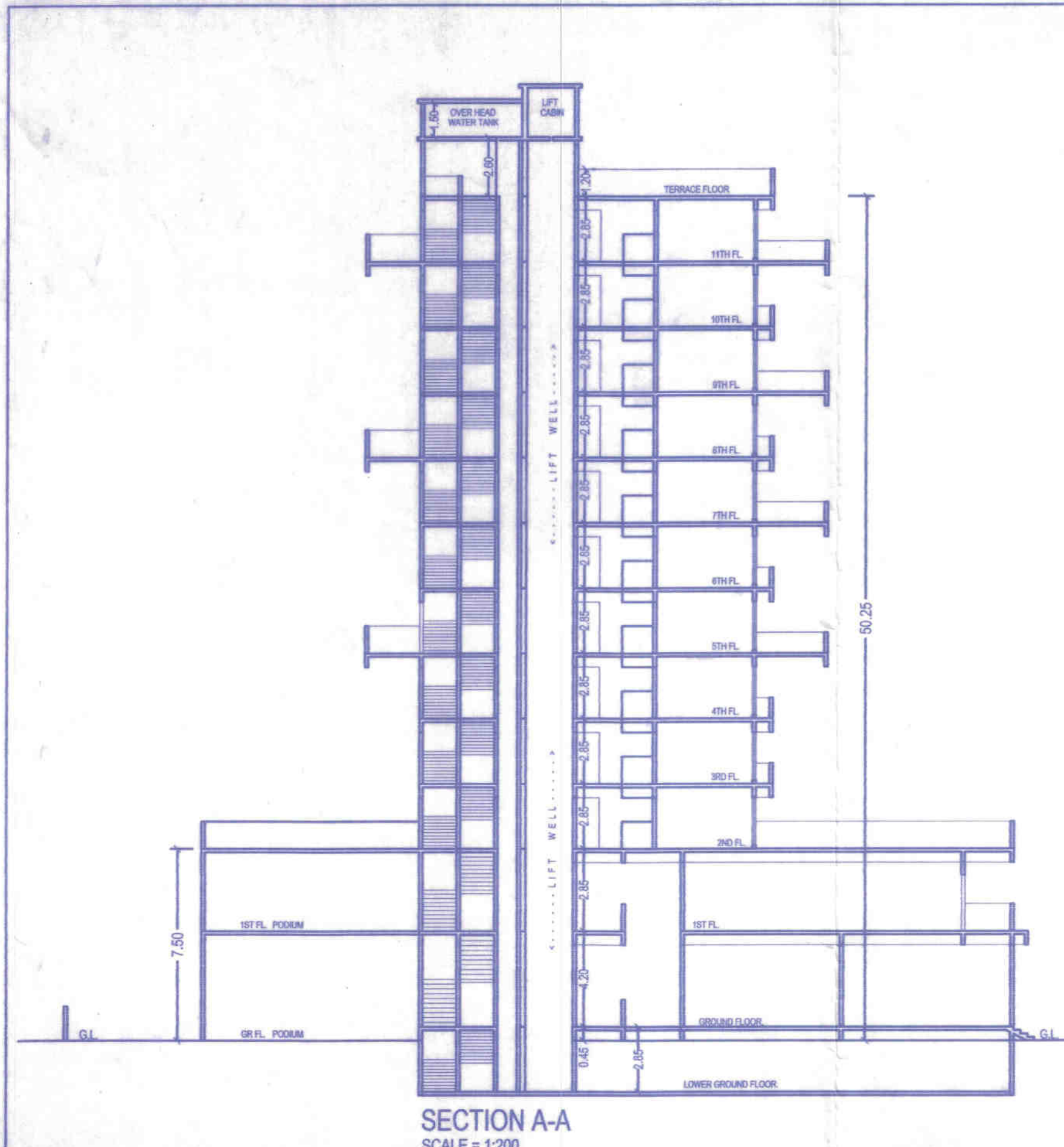
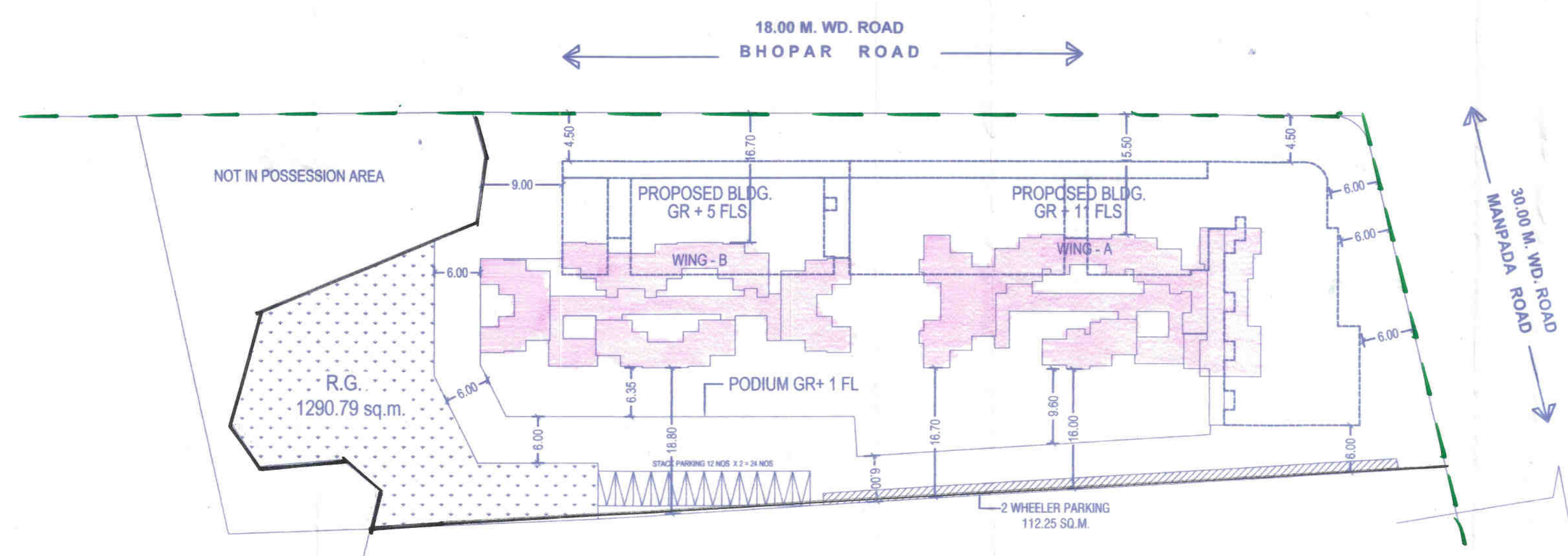




PLOT AREA CALCULATION		SO. MT.	NOT IN POSSESSION AREA CALCULATION		SO. MT.
1	1/2 X 28.81 X 4.96 X 1 NO	= 71.45	A	1/2 X 45.70 X 5.64 X 1 NO	= 126.87
2	1/2 X 138.73 X 4.38 X 1 NO	= 303.82	B	1/2 X 46.37 X 8.40 X 1 NO	= 194.75
3	1/2 X 138.73 X 34.29 X 1 NO	= 2375.53	C	1/2 X 46.37 X 19.29 X 1 NO	= 447.24
4	1/2 X 36.76 X 5.92 X 1 NO	= 109.61	D	1/2 X 41.44 X 8.09 X 1 NO	= 167.62
5	1/2 X 42.20 X 7.38 X 1 NO	= 155.72	E	1/2 X 55.47 X 3.35 X 1 NO	= 92.91
6	1/2 X 42.20 X 6.79 X 1 NO	= 143.27	F	1/2 X 14.55 X 4.01 X 1 NO	= 29.17
7	1/2 X 44.05 X 6.57 X 1 NO	= 173.90	G	1/2 X 17.96 X 5.08 X 1 NO	= 44.86
8	1/2 X 137.00 X 31.47 X 1 NO	= 2043.65	H	1/2 X 20.47 X 5.13 X 1 NO	= 52.91
9	1/2 X 116.01 X 11.08 X 1 NO	= 653.78	I	1/2 X 20.47 X 4.48 X 1 NO	= 45.85
10	1/2 X 116.17 X 8.25 X 1 NO	= 479.20	TOTAL ADDITION		= 1203.78
11	1/2 X 115.82 X 5.96 X 1 NO	= 339.35	TOTAL ADDITION		= 339.35
TOTAL ADDITION		= 885.48	TOTAL ADDITION		= 8060.26



SCHEDULE OF DOORS & WINDOWS				
TYPE	SIZE	AREA	REMARKS	
RS	1.80 X 2.40	4.32	ROLLING SHUTTER	
D	1.05 X 2.15	2.26	T.W. PANNELLED DOOR	
D1	0.90 X 2.15	1.94	T.W. PANNELLED DOOR	
D2	0.75 X 2.00	1.50	T.W. PANNELLED DOOR	
W	1.80 X 1.20	2.16	T.W. GLAZED WINDOW	
W1	1.50 X 1.20	1.80	T.W. GLAZED WINDOW	
W2	1.20 X 1.20	1.44	T.W. GLAZED WINDOW	
W3	2.15 X 1.15	4.62	T.W. GLAZED WINDOW	
V	0.60 X 0.90	0.54	T.W. LOUVERS WINDOW	

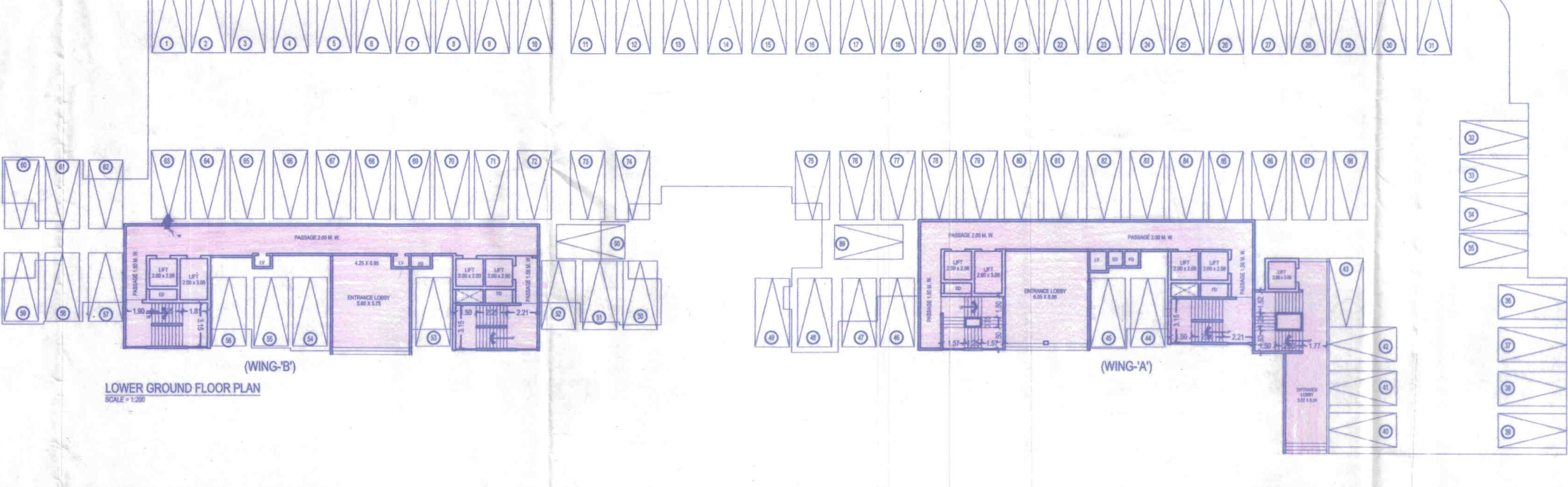
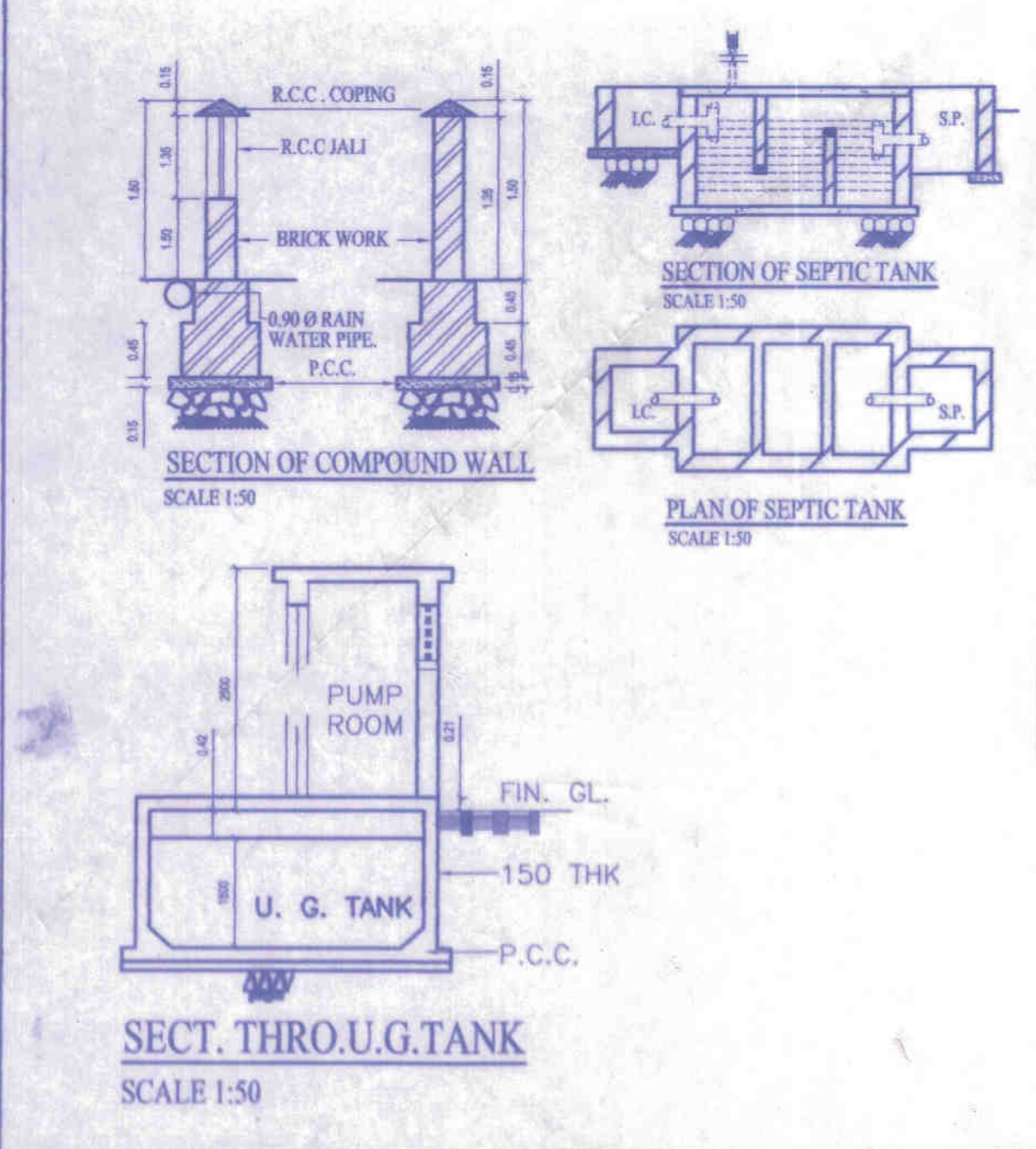
B/U/P AREA STATEMENT & STAIRCASE AREA STATEMENT

(WING - 'A')						
FLOOR	PROP. AREA	PERMI. BAL.	PROP. BAL.	EXC. BAL.	TOTAL AREA	STAIRCASE
GROUND	1163.89	---	---	---	1163.89	118.85
1ST	1071.11	---	---	---	1071.11	284.23
2ND	480.25	48.02	19.43	---	480.25	105.47
3RD	442.50	44.25	42.12	---	442.50	105.47
4TH	442.50	44.25	42.12	---	442.50	105.47
5TH	442.50	44.25	42.12	---	442.50	105.47
6TH	442.50	44.25	42.12	---	442.50	105.47
7TH	442.50	44.25	42.12	---	442.50	105.47
8TH	442.50	44.25	42.12	---	442.50	105.47
9TH	442.50	44.25	42.12	---	442.50	105.47
10TH	442.50	44.25	42.12	---	442.50	105.47
11TH	442.50	44.25	42.12	---	442.50	105.47
TOTAL	8697.75 SQ.M.	446.27 SQ.M.	398.51 SQ.M.	---	8697.75 SQ.M.	1457.78 SQ.M.

(WING - 'B')						
FLOOR	PROP. AREA	PERMI. BAL.	PROP. BAL.	EXC. BAL.	TOTAL AREA	STAIRCASE
GROUND	459.11	---	---	---	459.11	132.82
1ST	390.85	---	---	---	390.85	245.94
2ND	505.19	50.51	18.00	---	505.19	---
3RD	480.25	48.02	32.40	---	480.25	---
4TH	480.25	48.02	32.40	---	480.25	---
5TH	366.24	---	---	---	366.24	114.01
TOTAL	1216.20 SQ.M.	---	---	---	1216.20 SQ.M.	492.77 SQ.M.
TOTAL BUILT UP AREA (WING - A + WING - B) = 6697.75 + 1216.20 = 7913.95 SQ.M.						
TOTAL STAIRCASE AREA (WING - A + WING - B) = 1457.78 + 492.77 = 1950.55 SQ.M.						

PARKING AREA STATEMENT (WING - A & B)					
RESID. AREA	REQUIRED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING
4 TENEMENT HAVING CARPET AREA UP TO 35 SQ.M. EACH	1 NOS	4 NOS	---	---	---
2 TENEMENT WITH CARPET AREA 35 TO 45	1 NOS	2 NOS	---	---	---
1 TENEMENT WITH CARPET AREA 45 TO 60	1 NOS	2 NOS	70 NOS	70 NOS	140 NOS
1 TENEMENT WITH CARPET AREA 70	---	---	---	---	---
COMMERCIAL (50.00 SQ.M. B.U.P. AREA)	---	---	61.70 NOS	123.40 NOS	---
VISITOR PARKING (10%)	---	---	13.17 NOS	26.34 NOS	---
TOTAL	---	---	144.87 NOS	299.74 NOS	---
TOTAL PARKING REQUIRED	---	---	145.00 NOS	299.74 X 3.3 = 996.14	---

MAHADA PARKING AREA STATEMENT (WING - B)					
RESID. AREA	REQUIRED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING	PROPOSED NOS. OF PARKING
4 TENEMENT HAVING CARPET AREA UP TO 35 SQ.M. EACH	---	---	---	---	---
2 TENEMENT WITH CARPET AREA 35 TO 45	1 NOS	4 NOS	36 NOS	18.00 NOS	36 NOS
1 TENEMENT WITH CARPET AREA 45 TO 60	---	---	---	---	---
1 TENEMENT WITH CARPET AREA 70	---	---	---	---	---
COMMERCIAL (50.00 SQ.M. B.U.P. AREA)	---	---	---	---	---
VISITOR PARKING (10%)	---	---	---	---	---
TOTAL	---	---	36 NOS	18.00 NOS	36 NOS
TOTAL PARKING REQUIRED	---	---	36 NOS	18.00 NOS	36 NOS
TOTAL PARKING PROVIDED	---	---	145.00 + 20.00 = 165.00	165 NOS	---
TOTAL PARKING PROVIDED	---	---	956.14 + 130.88 = 1086.82	1086.82	1086.82 SQ.M.
TOTAL PARKING PROVIDED	---	---	122.25 + 0.99 = 123.24	123 NOS	---
TOTAL PARKING PROVIDED	---	---	122.25 + 0.99 = 123.24	123 NOS	---



STAMP OF APPROVAL OF PLAN

SHEET 1 OF 4

बोधकाम नक़ल मज़दूरी
रंगीन दुलती दाखिल्याप्रमाणे व बोधकाम प्राप्त
प्रमाणपत्र क्र. कडीमा / सवि / बोप / २०२०-२०१०५
दिनांक ०९/१०/२०२० कूट २७३०६
दिलेला अटिप्रमाणे

सहाय्यक सहायक
सहाय्यक सहायक
सहाय्यक सहायक

AREA STATEMENT		SQ.MT
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	6960.00
1a	AREA OF PLOT AS PER T.I.L.R. SURVEY	6290.00 + 173.45 = 6463.45
1b	NOT IN POSSESSION	9.50
1c	AREA OF PLOT CONSIDERED	6453.95
2	DEDUCTION FOR	---
a	EXISTING ROAD	---
b	PROPOSED ROAD(SET-BACK AREA)	---
c	ANY RESERVATION	---
d	TOTAL AREA (a+b+c)	---
3	BALANCED AREA OF PLOT	6453.95
	PERMISSIBLE BASIC F.S.I. (0.95)	6131.25
4	DEDUCTION FOR RECREATION GROUND 20%	1290.79
	INTERNAL ROAD	---
5	NET AREA OF PLOT (3-4)	6131.25
6	ADDITION FOR F.S.I. (2a) set back area 100% OR 40%	---
	(2b) reservation	---
7	TOTAL AREA	6131.25
8	F.S.I. PERMISSIBLE	0.95
9	F.S.I. CREDIT AVAILABLE (60% PREMIUM)	6453.95 X 0.60 = 3872.37
10	PERMISSIBLE FLOOR AREA (7 + 9 + 9A)	7939.25
11	20% ALLOTMENT TO MAHADA (6453.95 SQ.M.) 20% 1290.79	---
12	PROPOSED FLOOR AREA	7913.95
13	EXCESS BALCONY AREA	---
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)	7913.95
15	F.S.I. CONSUMED	1.55

BALCONY AREA STATEMENT

a PERMISSIBLE BALCONY AREA

b PROPOSED BALCONY AREA

c EXCESS BALCONY AREA

AS SHOWN

TENEMENT STATEMENT

a PROPOSED AREA

b LESS DEDUCTION OF NON - RESIDENTIAL AREA

c AREA OF TENEMENT (a+b)

d TENEMENT PERMISSIBLE

e TENEMENT PROPOSED

f TENEMENT EXISTING

h TOTAL NO. OF TENEMENT

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

A. G. Gokhale & Associates
#13, J. R. Waghmare, Sakinaka,
VASHI, New Bombay - 400708

CERTIFICATE OF AREA

CERTIFIED THAT THE UNDER REFERENCE WAS SURVEYED BY ME ON 01-11-2019 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8065.09 SQ.M. & TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORD CITY SURVEY RECORD DATED RECORD DEPARTMENT

NAME & ADDRESS & SIGNATURE OF P.O.A.

For Mahaavir Buildcon LLP

SHRI VIJAY KUMAR RANKA
(PARTNER OF M/S. MAHAAVIR BUILDCON LLP)
BHOPAR, DOMBIVLI (E).

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO. 42/2, & 237/5,
AT MOUJE - BHOPAR, TAL - KALYAN, DIST - THANE.

JOB No.	DRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
SM - 112	1	AS STATED	RAHUL	RAHUL	27-10-2020

NAME & SIGNATURE OF ARCHITECT

STHAPATYA NIRMAAN
Architects & Interior Designers
ARCHITECT: SHIRISH G. NACHANE
CA/59/24527.
STHAPATYA NIRMAAN
CIVIL & ARCHITECTURAL SERVICES
1ST FLOOR KALAS MANTION, NEAR ADITYA MANGAL KARTIYALAYA,
AGARKAR ROAD, DOMBIVLI (E).
208, 2nd FLOOR, JAGANNATHS COMMERCE PLAZA, NEAR GOOREJ SHOWROOM MANPADA ROAD, DOMBIVLI (E)