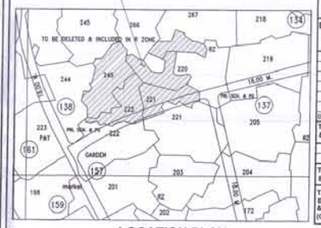
LAYOUT PLAN.

01/15

PROPOSED SITE



LOCATION PLAN

SCALE - 1:4000

Form of Statement 2 [Sr.No.9(a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor,as per outer construction line.
WING A	GR./ST.+4P+17UP	12112.75 SQ.MT
WNG B	GR./ST.+4P+17UP	11982.41 SQ.MT
WNG C	GR./ST.+4P+17UP	12021.32 SQ.MT
WNG D	GR./ST.+4P+3UP	2321.35 SQ.MT
WNG E	GR./ST.+4P+2UP	1703.29 SQ.MT
BLDG. 1 & 2	GR./ST.+7UP	3172.51 SQ.MT
BLDG. 3, 4, 5 & 6	GR./ST+7UP	5875.59 SQ.MT
TOTAL B.U.A OF WING A,B,C,D,E, & BLDG 1,2,3,4,5,6		48989.22 SQ.MT
SHOPS	GR./ST.+2UP	4022.36 SQ.MT
BUSINESS C.	GR.+ST.+1UP	966.63 SQ.MT
TOTAL B.U.A OF SHOPS, BUSINESS C.		4988.99 SQ.MT
TOTAL B.U.A OF WING A,B,C,D,E, BLDG 1,2,3,4,5,6 (RESIDENTIAL) & SHOPS,BUSINESS CENTRE (COMMERCIAL)		53978.21 SQ.MT

TOTAL B.U.A. STATEMENT FOR GR./ST. TO P4 + 5TH TO 21ST FLOOR - (WING - A, B, C, D & E)						
BLDG. TYPE	GR. FL. TO 3RD FL. (P3)	4TH FL. - P4 (FITNESS FL.)	5TH ,6TH & 7TH FL. TO (RESI. FL.)	8TH & 9TH FL. (RESI. FL.)	5TH TO 21ST FL. (RESI. FL.)	TOTAL B.U.A
Wing A	73.39 SQ.MT	415.97 SQ.MT	——	——	11623.45 SQ.MT	12112.75 SQ.MT
Wing B	36.60 SQ.MT	325.36 SQ.MT	——	——	11623.45 SQ.MT	11985.41 SQ.MT
Wing C	128.86 SQ.MT	268.01 SQ.MT	——	——	11623.45 SQ.MT	12021.32 SQ.MT
Wing D	17.80 SQ.MT	420.39 SQ.MT	1883.16 SQ.MT	——	——	2321.35 SQ.MT
Wing E	17.80 SQ.MT	435.50 SQ.MT	——	1249.99 SQ.MT	——	1703.29 SQ.MT
TOTAL	273.39 SQ.MT	1864.23 SQ.MT	1883.16 SQ.MT	1249.99 SQ.MT	34870.35 SQ.MT	40141.12 SQ.MT

CONSTRUCTION AREA DETAILS					
SR.NO.	BLDG TYPE	TOTAL HEIGHT	FSI AREA	NON FSI AREA	CONSTRUCTION AREA
1	SHOPS (GR. + 2UP)	12.30 MT	4022.36 SQ.MT	——	4022.36 SQ.MT
2	Wing.A (ST.+ 4P+ 17UP)	68.35 MT	12112.75 SQ.MT	10287.34 SQ.MT	22400.09 SQ.MT
3	Wing.B (ST.+ 4P+ 17UP)	68.35 MT	11982.41 SQ.MT	9918.86 SQ.MT	21901.27 SQ.MT
4	Wing.C (ST.+ 4P+ 17UP)	68.35 MT	12021.32 SQ.MT	10179.98 SQ.MT	22200.90 SQ.MT
5	Wing.D (ST.+ 4P+ 3UP)	25.65 MT	2321.35 SQ.MT	9940.84 SQ.MT	12262.19 SQ.MT
6	Wing.E (ST.+ 4P+ 2UP)	22.60 MT	1703.29 SQ.MT	10842.39 SQ.MT	12545.68 SQ.MT
7	BLDG 1 (ST.+ 7UP)	23.35 MT	1586.25 SQ.MT	245.82 SQ.MT	1832.07 SQ.MT
8	BLDG 2 (ST.+ 7UP)	23.35 MT	1586.25 SQ.MT	245.82 SQ.MT	1832.07 SQ.MT
9	BLDG 3 (ST.+ 7UP)	23.35 MT	1587.45 SQ.MT	261.19 SQ.MT	1848.64 SQ.MT
10	BLDG 4 (ST.+ 7UP)	23.35 MT	1587.45 SQ.MT	261.19 SQ.MT	1848.64 SQ.MT
11	BLDG 5 (ST.+ 7UP)	23.35 MT	913.25 SQ.MT	156.39 SQ.MT	1069.64 SQ.MT
12	BLDG 6 (ST.+ 7UP)	23.35 MT	1587.45 SQ.MT	261.19 SQ.MT	1848.64 SQ.MT
13	BUSINESS CENTRE (GR.+ ST.+ 1UP)	9.00 MT	966.63 SQ.MT	483.45 SQ.MT	1450.08 SQ.MT
14	CLUB HOUSE (GR. + 1UP)	6.70 MT	——	498.65 SQ.MT	498.65 SQ.MT
TOTAL CONSTRUCTION AREA			53978.21 SQ.MT	53472.71 SQ.MT	107450.92 SQ.MT

PROVISION FOR AMMENITY SPACE		
AREA OF LAND	MINIMUM AMENITY SPACE TO BE PROVIDED	AMMENITY REQUIRED AREA
a) LESS THAN 20000 SQ.MTS.	NIL	NIL
b) 20000 SQ.MTS. OR.MORE	(a) 5% OF THE TOTAL AREA	(a) = 5% OF 31960.00 = 1598.00 SQ.MT

STATEMENT FOR ANCILLARY AREA FOR RESIDENTIAL 60% & FOR COMMERCIAL 80%		
BUILDING NO.	TOTAL B.U.A PROPOSED - 53978.21	ANCILLARY AREA PERMISSIBLE
WING A,B,C,D & E BLDG NO. 1,2,3,4,5&6	% OF RESIDENTIAL - 48989.22 x 100 / 53978.21 = 90.76%	60% OF RESIDENTIAL - 33598.40 x 90.76% = 30493.90 (30493.90 x 60% = 18296.34) = 18296.34 SQ.MT
SHOPS/OFFICES	% OF COMMERCIAL - 4988.99 x 100 / 53978.21 = 9.24%	80% OF COMMERCIAL - 33598.40 x 9.24% = 3104.49 (3104.49 x 80% = 2483.59) = 2483.59 SQ.MT
TOTAL AREA ANCILLARY AREA PERMISSIBLE		= 20779.93 SQ.MT

पोहाचले पत्र क्र. विभागाध्यक्ष/नर/..3305/2023-24 दि. 18.12.2023 अधीन अटी शर्ती
अग्निशमन: राहत दल/सुरक्षित वाहनाध्यक्ष नवरी (प्रारंभ प्रमाणपत्र) मंजूर.

मु. आयुक्त सो. पालिका भाईंदर

सहायक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका.

महानगरपालिका मुख्य कार्यालय भाईंदर

TOTAL B.U.A FOR DRIVERS ROOM, DRIVERS TOILET & SOCIETY OFFICE FOR BUSINESS C. & BLDG 1,2, 3,4,5 & 6					
BLDG. TYPE	DRIVERS ROOM	DRIVERS TOILET	SOCIETY OFFICE	TOTAL AREA	TOTAL B.U.A
BUSINESS C.	7.65 SQ.MT	3.28 SQ.MT	10.10 SQ.MT	21.03 SQ.MT	21.03 SQ.MT + 945.60 SQ.MT = 966.63 SQ.MT
BLDG 1 & 2	8.92 SQ.MT	4.89 SQ.MT	8.92 SQ.MT	18.52 SQ.MT	18.52 SQ.MT + 3153.95 SQ.MT = 3172.51 SQ.MT
BLDG.3,4,5 & 6	11.43 SQ.MT	8.36 SQ.MT	6.92 SQ.MT	27.71 SQ.MT	27.71 SQ.MT + 5847.88 SQ.MT =5875.59 SQ.MT
TOTAL	26.00 SQ.MT	17.32 SQ.MT	23.94 SQ.MT	67.26 SQ.MT	9914.73 SQ.MT

TOTAL B.U.A FOR DRIVERS ROOM WITH TOILET BLOCK						TOTAL B.U.A FOR SERVANTS/HANDICAP TOILET				
BLDG. TYPE	GR.	P1	P2	P3	TOTAL AREA	GR.	P1	P2	P3	TOTAL AREA
Wing A	-	59.98 SQ.MT	-	-	59.98 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	13.35 SQ.MT
Wing B	-	-	-	-	-	8.90 SQ.MT	8.90 SQ.MT	8.90 SQ.MT	8.90 SQ.MT	35.60 SQ.MT
Wing C	-	-	59.98 SQ.MT	59.98 SQ.MT	119.96 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	-	-	8.90 SQ.MT
Wing D	-	-	-	-	-	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	17.80 SQ.MT
Wing E	-	-	-	-	-	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	4.45 SQ.MT	17.80 SQ.MT
TOTAL	-	59.98 SQ.MT	59.98 SQ.MT	59.98 SQ.MT	179.94 SQ.MT	26.70 SQ.MT	22.25 SQ.MT	22.25 SQ.MT	22.25 SQ.MT	93.45 SQ.MT

TOTAL B.U.A OF WINGA,B,C,D,E FROM GR. TO P3 FOR DVRS ROOM WITH TOI. BLOCK +TOTAL B.U.A FOR SERVANTS TOILET = 179.94 + 93.45 = 273.39 SQ.MT

S. NO.	OLD S.NO.	NEW S.NO.	AREA AS PER 7/12 EXTRACT IN SQ.MT
1	564/1	221/1	1970.00
2	564/3	221/3	1470.00
3	564/4A	221/4A	0860.00
4	564/4B	221/4B	960.00
5	564/6	221/8	910.00
6	565/1	220/1	0080.00
7	565/4	220/4	0880.00
8	565/6	220/6	0760.00
9	565/7	220/7	0830.00
10	565/8	220/8	1720.00
11	565/9	220/9	1470.00
12	565/10	220/10	0910.00
13	567/1	267/1	3090.00
14	567/2(1)	267/2(1)	1210.00
15	579/1A	245/1A	0910.00
16	579/1B	245/1B	0400.00
17	579/2	245/2	0960.00
18	579/3A	245/3A	0660.00
19	579/3B	245/3B	1160.00
20	579/3C	245/3C	1420.00
21	579/4	245/4	0630.00
22	579/5	245/5	1640.00
23	579/6	245/6	0250.00
24	579/7	245/7	1760.00
25	579/8	245/8	2130.00
26	580/1	222/1	3900.00
27	580/2	222/2	0580.00
28	580/6	222/6	1590.00
TOTAL			35130.00
LESS SOLD AREA OF PLOT B - 81.00 PLOT C - 300.00 TOTAL = 381.00			381.00
BALANCE AREA			34749.00

S. NO.	OLD S.NO.	NEW S.NO.	AREA UNDER ROAD AS PER 7/12 EXTRACT IN SQ.MT
1	564/1	221/1	822.00
2	564/4A	221/4A	170.00
3	564/4B	221/4B	111.00
4	564/8	221/8	810.00
5	580/1	222/1	3.00
6	580/2	222/2	554.00
7	580/6	222/6	137.00
TOTAL ROAD AREA AS PER 7/12 EXTRACT			2607.00
AREA UNDER RESERVATION NO. 138 (P.S. & P.G) Out S.No. 579/7 & New S.No.245/7			182.00

R.G AREA CALCULATION FOR PLOT A		
PLOT	R.G. NO.	R.G. AREA
A	R.G - 1 ON GR. FLOOR	1845.90 SQ.MT.
	R.G - 2 ON GR. FLOOR	413.72 SQ.MT.
	R.G - 3 ON GR. FLOOR	226.98 SQ.MT.
	R.G - 4 ON P4	4194.94 SQ.MT.
	TOTAL R.G 1,2,3,4&5 PROPOSED ON GR. & P4 FLOOR	6681.54 SQ.MT.
	TOTAL R.G REQUIRED (10% OF 30544.00)	3054.40 SQ.MT.
	TOTAL R.G REQUIRED ON GR. FLOOR (50% OF 3054.40)	1527.20 SQ.MT.
	TOTAL R.G PROPOSED ON GR. FLOOR	2486.60 SQ.MT.

TOTAL PROPOSED PARKING AREA STATEMENT FOR WING A, B, C, D , E & SHOPS

FLOOR	CAR PARK. PROP.	OPEN S.C PARK. PROP.	COMPO. S.C PARK. PROP.	TOTAL S.C PARK PROP.
GR. FL.	272	364	272 X 2 = 544	908
1ST PODIUM	295	255	295 X 2 = 590	845
2ND PODIUM	323	335	323 X 2 = 646	981
3RD PODIUM	320	315	320 X 2 = 640	955
4TH PODIUM	65	85	65 X 2 = 130	215
TOTAL CAR PARKING PROPOSED = 1275 Nos.		TOTAL OPEN SC PARK. PROP = 1354	TOTAL REQUIRED SC PARK. = 3550	3904
		TOTAL SCOOTER PARKING PROPOSED = 2550 +1354 (OPEN SCOOTER PARKING) = 3904 Nos.		

TOTAL REQUIRED & PROPOSED PARKING STATEMENT (WING A,B,C,D,E & SHOPS/OFFICE)

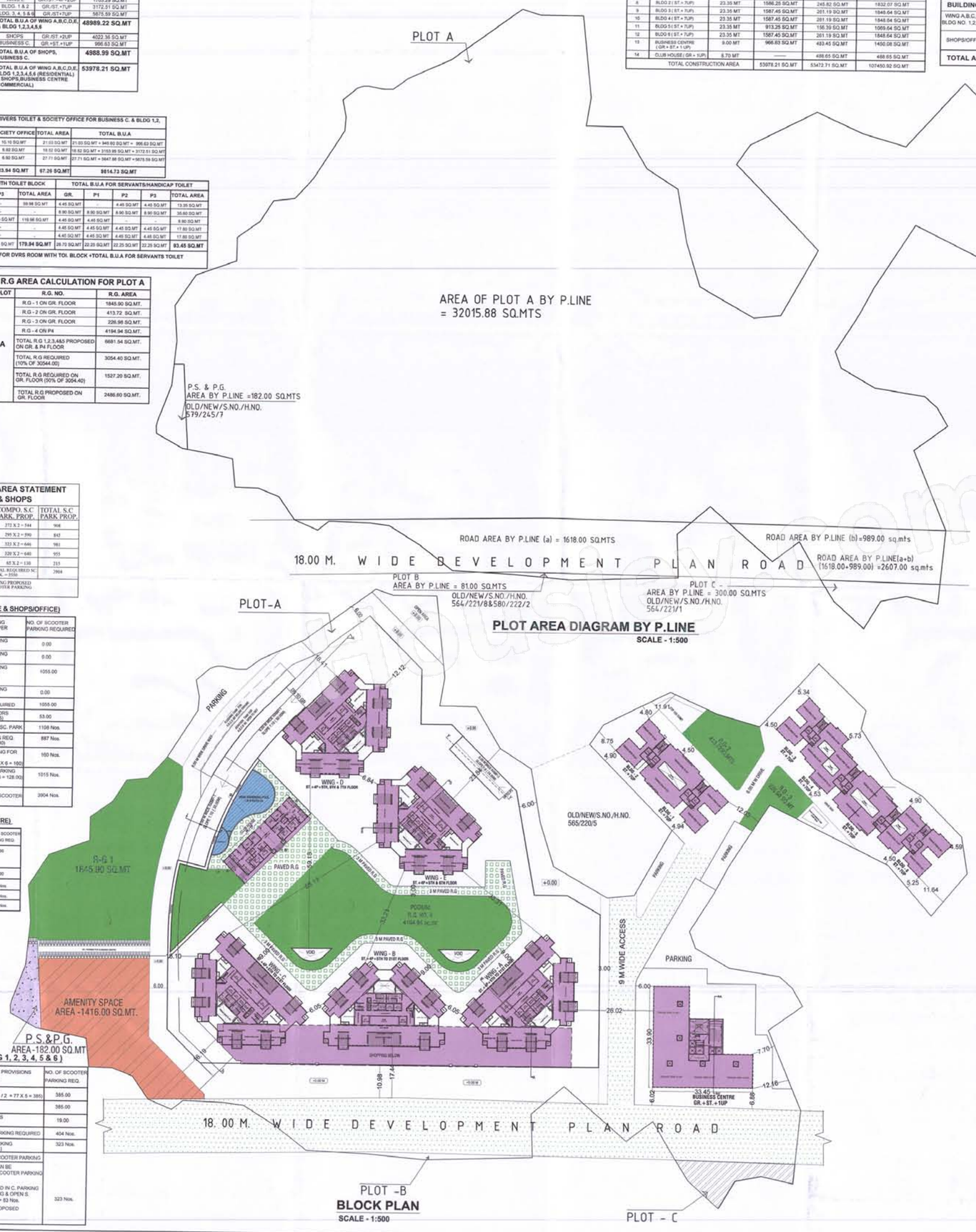
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	CAR PARKING PROVISIONS AS PER D.C. RULES	NO. OF CAR PARKING REQ.	SCOOTER PARKING PROVISIONS AS PER D.C RULES	NO. OF SCOOTER PARKING REQUIRED
BELOW 35.00	00	NONE	0.00	4 SCOOTER PARKING FOR 2 TENEMENT	0.00
30.00 TO 40.00	00	1 CAR PARKING FOR 2 TENEMENT	0.00	2 SCOOTER PARKING FOR 2 TENEMENT	0.00
45.00 TO 80.00	396 - WING A,B& D, 26 - WING D & E 422 - TOTAL	1 CAR PARKING FOR 2TENEMENT (422 / 2 = 211)	211.00	5 SCOOTER PARKING FOR 2 TENEMENT (422 / 2 = 211 x 5) = 1055.00	1055.00
80.00 TO 150.00	00	1 CAR PARKING FOR 1 TENEMENT	0.00	3 SCOOTER PARKING FOR 1 TENEMENT	0.00
TOTAL	422	CAR PARKING REQUIRED	211.00	SC. PARKING REQUIRED	1055.00
ADD 5% FOR VISITORS (5% OF 211 = 10.55)			11.00	ADD 5% FOR VISITORS (5% OF 1055 = 52.75)	53.00
GRAND TOTAL FOR CAR PARK (211 + 11 = 222)			222 Nos.	GRAND TOTAL FOR SC. PARK	1108 Nos.
CAR PARKING REQUIRED (222.00 X 0.8% = 177.60)			178 Nos.	SCOOTER PARKING REQ. (1108 X 0.8% = 886.40)	887 Nos.
FOR SHOPS AREA = 2659.12 SQ.MT		2 CAR PARKING FOR EVERY 100 SQ.MT (2659.12 / 100 = 26.59 X 2 = 53)	53 Nos.	6 SCOOTER PARKING FOR EVERY 100 SQ.MT (2659.12 / 100 =26.59 X 6 = 160)	160 Nos.
TOTAL CAR PARKING REQUIRED (53 x 0.8%) = 42.40 (178 + 42 = 220)			220 Nos.	TOTAL SCOOTER PARKING REQUIRED (160 X 0.8 = 128.00 (887 + 128 = 1015)	1015 Nos.
TOTAL PROPOSED CAR PARKING			1275 Nos.	TOTAL PROPOSED SCOOTER PARKING	3904 Nos.

TOTAL REQUIRED & PROPOSED PARKING AREA STATEMENT (BUSINESS CENTRE)

CARPET AREA IN SQ.M.	TOTAL NO. OF UNITS	CAR PARKING PROVISIONS AS PER D.C. RULES	NO. OF PARKING CAR REQ.	SCOOTER PARKING PROVISIONS AS PER D.C RULES	NO. OF SCOOTER PARKING REQ.
FOR EVERY 200 SQ.M (FOR 593.85 SQ.M)	06	1 CAR PARK FOR EVERY 200 SQ.M. (593.85 / 200 = 2.96 2.96 X 3 = 8.88)	9.00	11 SCOOTER PARKING FOR EVERY 200 SQ.M. (593.85 / 200 = 2.96 2.96 X 11 = 32.56	33.00
TOTAL	06 UNITS	CAR PARKING REQ.	9.00	SC. PARKING REQ.	33.00
TOTAL NO. OF CAR PARKING			8 Nos.	TOTAL NO. OF SC PARKING	33 Nos.
TOTAL CAR PARKING REQUIRED (9 x 0.8% = 7.20)			7 Nos.	TOTAL SCOOTER PARKING REQUIRED(33 X 0.8% = 26.40)	26 Nos.
TOTAL PROPOSED CAR PARKING			123 Nos.	TOTAL PROPOSED SCOOTER PARKING	205 Nos.

TOTAL REQUIRED & PROPOSED PARKING STATEMENT (BLDG 1, 2, 3, 4, 5 & 6)

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	CAR PARKING PROVISIONS AS PER D.C. RULES	NO. OF CAR PARKING REQ.	SCOOTER PARKING PROVISIONS AS PER D.C. RULES	NO. OF SCOOTER PARKING REQ.
45.00 TO 80.00	154	1 CAR PARKING FOR 2TENEMENT (154 / 2 = 77)	77.00	5 SCOOTER PARKING FOR 2 TENEMENT (154 / 2 = 77 X 5 = 385)	385.00
TOTAL	154 FLATS	CAR PARKING REQ.	77.00	SC. PARKING REQ.	385.00
ADD 5% FOR VISITORS (5% OF 77 = 3.85)			4.00	ADD 5% FOR VISITORS (5% OF 385 =19.25)	19.00
NO. OF CAR PARKING REQUIRED			81 Nos.	NO. OF SCOOTER PARKING REQUIRED	404 Nos.
TOTAL CAR PARKING REQUIRED (81 X0.8%)			65 Nos.	TOTAL SCOOTER PARKING REQUIRED(404 X 0.8%)	323 Nos.
NO. OF CAR PARK. PROPOSED = 80 PUZZLE + 23 OPEN P. = 103 Nos.			103 Nos.	TOTAL PROPOSED SCOOTER PARKING SINCE 1 CAR PARK CAN BE CONVERTED INTO 6 SCOOTER PARKING THEREFORE , S. PARKING PROPOSED IN C. PARKING = 40 X 6 = 240 S PARKING & OPEN S. PARKING PROPOSED = 83 Nos. TOTAL S.PARKING PROPOSED = 240 + 83 = 323 Nos.	323 Nos.



Form of Statement 3 [Sr.No.9(g)] Proposed Building					
Area details of Apartment					
Building No.	Floor No.	Apartment no.	Rera Carpet Area of Units	Area of Balcony attached to Apartment	Total No.of UNITS
WING A,B,C	GR. TO 4P	——	——	——	532 Nos. x 3 wings = 396 Nos.
	5TH TO 9TH FLOOR (703,1203,1603 2103 ARE REFUGE FLATS)	501 - 2101	60.80 SQ.MT	9.71 SQ.MT	
		502 - 2102	44.55 SQ.MT	6.23 SQ.MT	
		503 - 2103	44.55 SQ.MT	6.23 SQ.MT	
		504 - 2104	60.80 SQ.MT	9.71 SQ.MT	
		505 - 2105	60.71 SQ.MT	9.71 SQ.MT	
		506 - 2106	62.56 SQ.MT	9.71 SQ.MT	
		507 - 2107	62.56 SQ.MT	9.71 SQ.MT	
		508 - 2108	60.71 SQ.MT	9.71 SQ.MT	
WING D	GR. TO 4P	——	——	——	18 Nos.
	5TH, 6TH & 7TH FLOOR	501 - 701	79.92 SQ.MT	12.81 SQ.MT	
		502 - 702	79.92 SQ.MT	12.81 SQ.MT	
		503 - 703	60.71 SQ.MT	9.71 SQ.MT	
		504 - 704	62.56 SQ.MT	9.71 SQ.MT	
		505 - 705	62.56 SQ.MT	9.71 SQ.MT	
		506 - 706	60.71 SQ.MT	9.71 SQ.MT	
WING E (503,504,505, & 506 ARE GUEST R.)	GR. TO 4P	——	——	——	8 Nos.
	5TH & 6TH FLOOR	501 - 601	79.92 SQ.MT	12.81 SQ.MT	
		502 - 602	79.92 SQ.MT	12.81 SQ.MT	
		603	60.71 SQ.MT	9.71 SQ.MT	
		604	62.56 SQ.MT	9.71 SQ.MT	
		605	62.56 SQ.MT	9.71 SQ.MT	
		606	60.71 SQ.MT	9.71 SQ.MT	
BLDG 1,2,3,4 5 & 6	GR./ST.	——	——	——	154 Nos.
	1ST TO 7TH FLOOR	101 - 704	46.45 SQ.MT	——	

RERA CARPET AREA STATEMENT FOR SHOPS (GR. + 2UP)					
Building No.	Floor No.	Shop No.	Rera Carpet Area of Units	Rera C.A of BAL./F.B attached to Apartment	Total No.of UNITS
SHOPS	GR. FLR.	SHOP - 001	98.28 SQ.MT	——	10 SHOPS
		SHOP - 002	78.64 SQ.MT	——	
		SHOP - 003	80.19 SQ.MT	——	
		SHOP - 004	65.20 SQ.MT	——	
		SHOP - 005	94.53 SQ.MT	——	
		SHOP - 006	122.40 SQ.MT	——	
		SHOP - 007	94.53 SQ.MT	——	
		SHOP - 008	65.20 SQ.MT	——	
		SHOP - 009	80.19 SQ.MT	——	
		SHOP - 010	91.96 SQ.MT	——	
	1ST FLR.	SHOP - 101	164.04 SQ.MT	——	10 SHOPS
		SHOP - 102	78.64 SQ.MT	——	
		SHOP - 103	80.19 SQ.MT	——	
		SHOP - 104	65.20 SQ.MT	——	
		SHOP - 105	79.86 SQ.MT	——	
		SHOP - 106	122.72 SQ.MT	——	
		SHOP - 107	79.86 SQ.MT	——	
		SHOP - 108	65.20 SQ.MT	——	
		SHOP - 109	80.19 SQ.MT	——	
		SHOP - 110	163.72 SQ.MT	——	
	2ND FLR.	SHOP - 201	164.04 SQ.MT	——	10 SHOPS
		SHOP - 202	78.64 SQ.MT	——	
		SHOP - 203	80.19 SQ.MT	——	
		SHOP - 204	65.20 SQ.MT	——	
		SHOP - 205	79.86 SQ.MT	——	
		SHOP - 206	122.72 SQ.MT	——	
		SHOP - 207	79.86 SQ.MT	——	
		SHOP - 208	65.20 SQ.MT	——	
		SHOP - 209	80.19 SQ.MT	——	
		SHOP - 210	163.72 SQ.MT	——	

RERA CARPET AREA STATEMENT FOR BUSINESS CENTRE (GR.+ST.+1 UP)					
Building No.	Floor No.	Office No.	Rera Carpet Area of Units	Area of Balcony attached to Apartment	Total No.of UNITS
BUSINESS CENTRE	GR. FLR (COMM. SPACE)	UNIT - 1	103.43 SQ.MT	——	3 Nos.
		UNIT - 2	93.39 SQ.MT	——	
		UNIT - 3	94.75 SQ.MT	——	
	1ST FLR. (COMM. SPACE)	UNIT - 1	114.43 SQ.MT	——	3 Nos.
		UNIT - 2	93.24 SQ.MT	——	
		UNIT - 3	94.61 SQ.MT	——	

PROFORMA - I : Area statement

PROPOSED COM. CUM RESI. BLDG ON SURVEY NO.
NEW S.NO./OLD S.NO./H.NO. 221/564/1,3,4A,4B,8 ,
NEW S.NO./OLD S.NO./H.NO. 220/565/1,4,6,7,8,9,10,
NEW S.NO./OLD S.NO./H.NO. 267/567/1,2/1,
NEW S.NO./OLD S.NO./H.NO. 245/579/1A,1B,2,3A,3B,3C,4,5,6,7,8,
NEW S.NO./OLD S.NO./H.NO. 222/580/1,2,6
AT VILLAGE - BHAYANDER , TAL & DIST. - THANE

Drawing Sheet No. 1

Stamps of Approval of Plans :

AREA STATEMENT		IN SQ.MTS
1.	AREA of plot	
	(a) As per ownership document (7/12/CTS extract)	35130.00
	(b) as per measurement	35130.00
	(c) as per site (as per deduction of sold area of plot b & plot c)	34749.00
2.	Deductions for	
	(a) Proposed D.P./D.P.Road widening Area/Service Road/Highway widening	2607.00
	(b) Any D.P. Reservation area	182.00
	(Total a + b)	2789.00
3.	Balance area of plot (1-2)	31960.00
4.	Amenity Space (if applicable)	
	(a) Required -	1598.00
	(b) Adjustment of 2(b),if any-	182.00
	(c) Balance Proposed -	1416.00
5.	Net Plot Area (3-4(c))	30544.00
6.	Recreational Open space (if applicable)	
	(a) Required 10% -	3054.40
	(b) Proposed -	6681.54
7.	Internal Road area	——
8.	Plotable area (if applicable)	N/A
9.	Built up area with reference to Basic F.S.I as per front road width (Sr.No. 5/basic FSI) (30544.00 x 1.10 = 33598.40)	33598.40
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width/TOD Zone	17374.50
	(b) Proposed FSI on payment of premium	——
11.	In-situ FSI/TDR loading	
	(a) In-situ area against D.P.road [2.0 x Sr.No.2(a)] if any	NIL
	(b) In-situ area against Amenity Space if handed over [2.05 or 1.85 x Sr.No. 4(b) and /or(c)]	——
	(c) TDR area (0.9 x 34749.00 = 31274.10)	31274.10
	(d) Total-in-situ/TDR loading proposed (11(a)+b+c)	NIL
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	33598.40
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges (PERMISSIBLE - 20779.93)	20400.00
	(c) Total entitlement (a+b)	53998.40
14.	Maximum utilization limit of F.S.I (building potential) Permissible as per Road width (as per Regulation No.8.1 or 8.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	53998.40
15.	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	NIL
	(b) Proposed Built-up Area (as per 'P-line')	53978.21
	(c) Total (a + b)	53978.21
16.	F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17.	Area for Inclusive Housing,if any	
	(a) Required (20% of Sr.No.5)	N/A
	(b) Proposed	NIL

PROFORMA II

Certificate of Area :

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/Land Records Department/City Survey records .

For NAKASHA ARCHITECT
(AR.GHANSHYAM RANDER)

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector . I/We would execute the structure as per approved plans . Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNERS NAME - SPAN DEVELOPERS

AR.GHANSHYAM H. RANDER

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
	01	As shown	Ar.Ekta Sharma	Ar. Ghanshyam Rander	CA/88/11445

CONTENTS OF SHEET	DESCRIPTION OF PROPERTY
Block plan, Location plan,Plot area diag, Plot area calc,R.G,Road Area Calculation, and Total Built Up Area Statement.	PROPOSED COM. CUM RESI. BLDG ON SURVEY NO. NEW S.NO./OLD S.NO./H.NO. 221/564/1,3,4A,4B,8 , NEW S.NO./OLD S.NO./H.NO. 220/565/1,4,6,7,8,9,10, NEW S.NO./OLD S.NO./H.NO. 267/567/1,2/1, NEW S.NO./OLD S.NO./H.NO. 245/579/1A,1B,2,3A,3B,3C,4,5,6,7,8, NEW S.NO./OLD S.NO./H.NO. 222/580/1,2,6 AT VILLAGE - BHAYANDER , TAL & DIST. - THANE

NORTH

NAME & ADDRESS OF ARCHITECT

ARCHITECT
NAKASHA ARCHITECTS
A - 4 , JALKIRTI APARTMENTS ,
OFF. LINKING ROAD , JAIRAJ NAGAR ,
BORIVLI (W) MUMBAI - 400 091 .
OFF :- 2898 67 94 / FAX :- 2898 53 17.