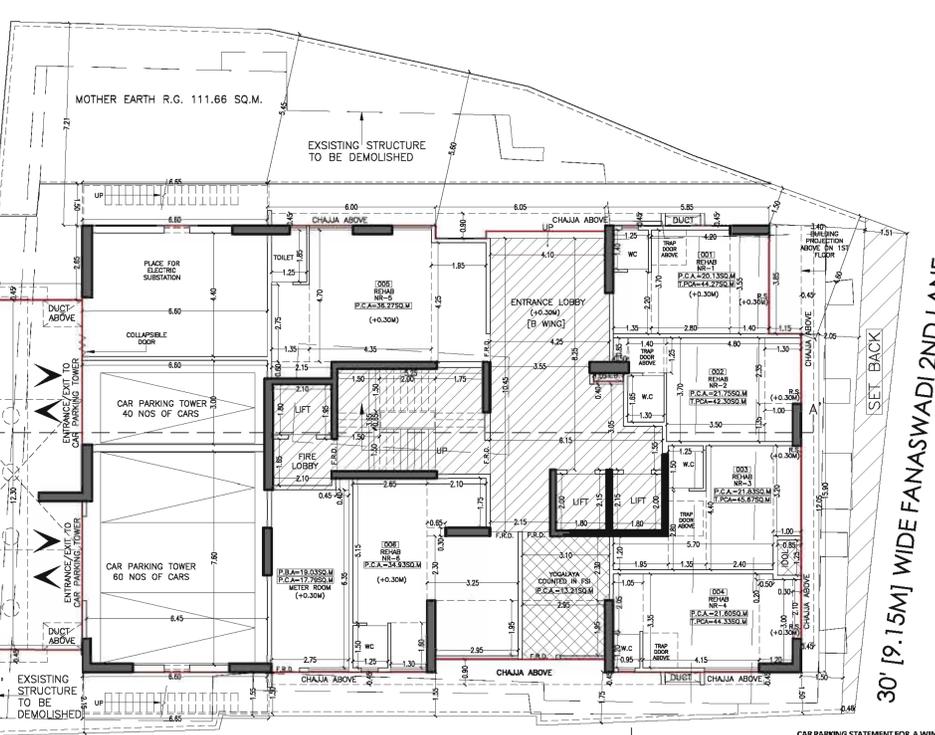
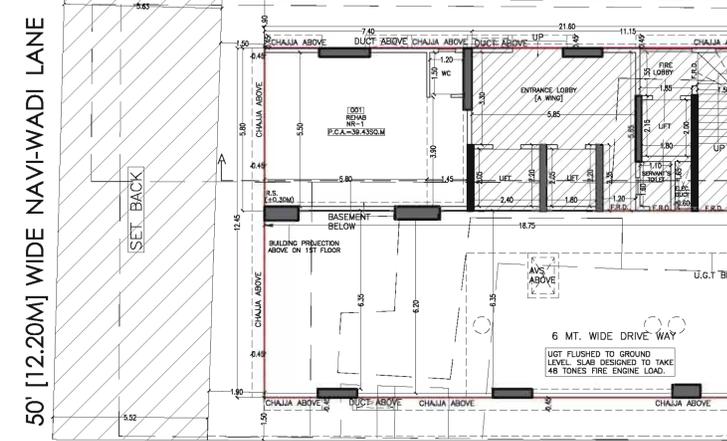


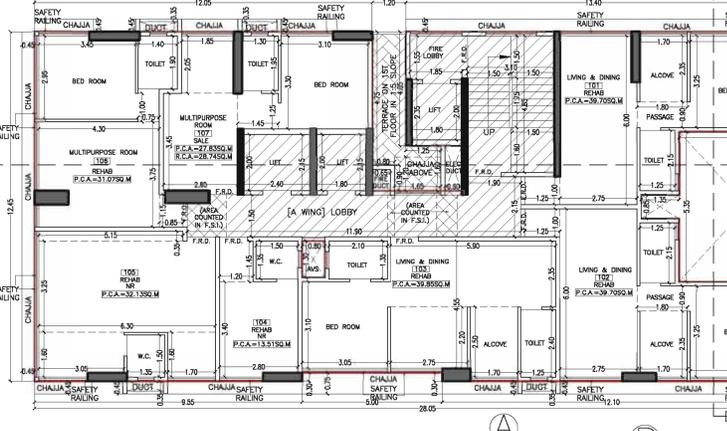
LOCATION PLAN (SCALE 1:2500)



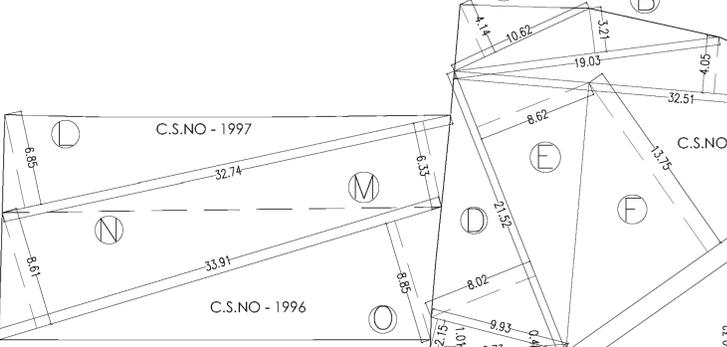
GROUND FLOOR PLAN SCALE 1:100



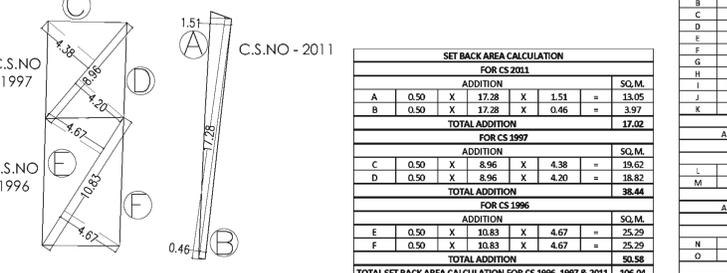
PROPOSED BLOCK PLAN SCALE 1:500



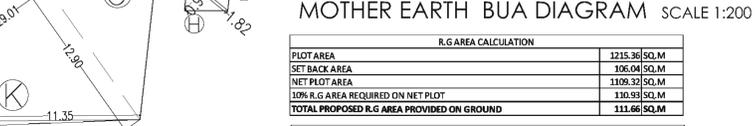
1ST FLOOR PLAN SCALE 1:100



PLOT AREA DIAGRAM SCALE 1:200



SET BACK AREA DIAGRAM SCALE 1:200



MOTHER EARTH BUA DIAGRAM SCALE 1:200

R.G AREA CALCULATION			
AREA OF PLOT	1215.36	SQ.M.	
SET BACK AREA	106.04	SQ.M.	
NET PLOT AREA	1109.32	SQ.M.	
10% R.G AREA REQUIRED ON NET PLOT	110.93	SQ.M.	
TOTAL PROPOSED R.G AREA PROVIDED ON GROUND	111.66	SQ.M.	

AREA CALCULATION FOR CS 2011			
ADDITION		SQ.M.	
A	0.50	X	4.14
B	0.50	X	19.03
C	0.50	X	32.51
D	0.50	X	21.52
E	0.50	X	29.01
F	0.50	X	29.01
G	0.50	X	29.01
H	0.50	X	9.93
I	0.50	X	9.93
J	0.50	X	9.93
K	0.50	X	11.35
TOTAL ADDITION			703.70

AREA CALCULATION FOR CS 1997			
ADDITION		SQ.M.	
L	0.50	X	32.74
M	0.50	X	32.74
TOTAL ADDITION			215.76

AREA CALCULATION FOR CS 1996			
ADDITION		SQ.M.	
N	0.50	X	31.91
O	0.50	X	31.91
TOTAL ADDITION			296.08

TOTAL SET BACK AREA CALCULATION FOR CS 1996, 1997 & 2011			
ADDITION		SQ.M.	
P	0.50	X	10.83
Q	0.50	X	10.83
TOTAL ADDITION			216.64
TOTAL SET BACK AREA CALCULATION FOR CS 1996, 1997 & 2011			106.04

INCENTIVE SCHEME (A)			
TOTAL PERMISSIBLE TENANT CARPET AREA	3386.67	SQ.M.	
TOTAL PERMISSIBLE TENANT BUA	4064.00	SQ.M.	
TOTAL PERMISSIBLE TENANT CARPET AREA FOR CALCULATION OF INCENTIVE	3386.67	SQ.M.	
TOTAL PERMISSIBLE TENANT BUA	4064.00	SQ.M.	
ADD 8% ELIGIBLE AREA TO TENANTS	325.12	SQ.M.	
TOTAL PERMISSIBLE TENANT BUA WITH 8% ELIGIBLE AREA	4389.12	SQ.M.	
90% INCENTIVE ON THE TENANT AREA PERMISSIBLE	3950.21	SQ.M.	
TOTAL PERMISSIBLE AREA FOR SALE & REHAB WITHOUT FUNGIBLE	8339.34	SQ.M.	
(+125.86-300.07/2673.53)			
ADD 35% FUNGIBLE FOR SALE BUA	1382.57	SQ.M.	
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	9721.91	SQ.M.	

FSI SCHEME (B)			
PILOT AREA	3	SQ.M.	
FSI			
TOTAL	3646.08	SQ.M.	
TOTAL PERMISSIBLE TENANT CARPET AREA	3386.67	SQ.M.	
TOTAL PERMISSIBLE TENANT BUA	4064.00	SQ.M.	
ADD 8% ELIGIBLE AREA TO TENANTS	325.12	SQ.M.	
TOTAL PERMISSIBLE TENANT BUA WITH 8% ELIGIBLE AREA	4389.12	SQ.M.	
ADD 35% FUNGIBLE FOR SALE BUA	1382.57	SQ.M.	
TOTAL AREA FOR SALE INCLUDING FUNGIBLE	5771.69	SQ.M.	

CAR PARKING STATEMENT FOR A WING				
AREA OF THE TENAMENT	UNIT NOS.	TOTAL NO.	PARKING REQUIRED FOR EACH UNIT	TOTAL
UPTO 45 S.M.	101, 102, 103, 104, 107, 108, 202, 203, 301, 302, 303, 401, 402, 403, 501, 502, 503, 601, 602, 603, 701, 803, 903, 1003, 1103, 1203, 1303, 1503, 1603, 1703, 1803, 1903, 2003, 2103	34	0.125	4.25
45 TO 60 S.M.	204, 205, 304, 305, 404, 405, 504, 505, 604, 605, 801, 802, 804, 805, 901, 902, 904, 905, 1001, 1002, 1004, 1005, 1101, 1102, 1104, 1105, 1201, 1202, 1204, 1205, 1301, 1302, 1304, 1305, 1401, 1402, 1604, 1605, 1702, 1704, 1705, 1802, 1804, 1805, 1902, 1904, 1905, 2002, 2004, 2005, 2102, 2104, 2105	53	0.25	13.25
60 TO 90 S.M.	702, 1402, 1601, 1701, 1801, 1901, 2001, 2101, 2201	9	0.50	4.50
ABOVE 90 S.M.	2202	1	1.00	1.00
RESI. PARKING				2.50
50% VISITORS PARKING				25.30
TOTAL RESI. PARKING				85.07
NON RESI. AREA				2.23
NR. PARKING @ 1 CAR PER 40 S.M. UPTO 800 S.M.				2.00
50% VISITORS PARKING OR 2 NUMBER OF CARS FOR VISITOR PARKING				4.13
TOTAL NR. PARKING				29.45
PARKING REQUIRED (R/NR)				14.71
ADDITIONAL 50% PARKING				44.14
TOTAL PARKING PERMISSIBLE				44.00

CAR PARKING STATEMENT FOR B WING				
AREA OF THE TENAMENT	UNIT NOS.	TOTAL NO.	PARKING REQUIRED FOR EACH UNIT	TOTAL
UPTO 45 S.M.	103, 402, 405, 406, 501, 503, 504, 505, 601, 602, 603, 604, 605, 701, 702, 703, 704, 801, 802, 803, 804, 805, 901, 902, 903, 904, 905, 1001, 1002, 1003, 1004, 1005, 1103, 1204, 1303, 1401, 1404, 1405, 1406, 1407, 1408, 1409, 1501, 2003, 2101, 2102, 2103, 2104, 2105, 2201, 2202	53	0.125	6.63
45 TO 60 S.M.	1101, 1201, 1301, 1302, 1303, 1403, 1501, 1502, 1503, 1601, 1602, 1603, 1701, 1702, 1703, 1803, 2002	17	0.25	4.25
60 TO 90 S.M.	1102, 1202, 1402, 1802, 1902	5	0.50	2.50
ABOVE 90 S.M.	1903, 2000	2	1.00	2.00
RESI. PARKING				15.38
50% VISITORS PARKING				15.15
TOTAL RESI. PARKING				89.23
NON RESI. AREA				2.13
NR. PARKING @ 1 CAR PER (858.83 S.M. - 800 S.M. = 58.83 S.M.) (800/40 = 40 S.M. UPTO 800 S.M. 2000/58.83/40 = 1.34 NOS.				21.34
50% VISITORS PARKING OR 2 NUMBER OF CARS FOR VISITOR PARKING				2.13
TOTAL NR. PARKING				23.47
PARKING REQUIRED (R/NR)				40.39
ADDITIONAL 50% PARKING				20.19
TOTAL PARKING PERMISSIBLE				60.58
SAV				44.00
TOTAL PARKING PERMISSIBLE FOR A & B WING INCLUDING VISITORS				106.00
TOTAL PARKING PROVIDED FOR A & B WING INCLUDING VISITORS				100.00

PROFORMA 1		
1	GROSS PLOT AREA	1215.36
a)	DEDUCTION OF RESERVATION PLOT	-
b)	DEDUCTION OF ROAD SET BACK	106.04
c)	DEDUCTION OF DP ROAD	-
2	NET PLOT AREA (1215.36 - 106.04)	1109.32
A	FOR RESERVATION/ROAD AREA	-
(a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	106.04
(b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO.16)	-
(c)	(I) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	-
(II) RESERVATION AREA TO BE HANDED OVER (100%) AR (REGULATION NO.17)	-	-
B	FOR AMENITY AREA	-
(a)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	-
(b)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	-
(c)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(A) (BEYANACE)	-
C	DEDUCTION FOR EXISTING B.U.A. AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-
3	TOTAL DEDUCTIONS (2(A)+2(B))+2(C) AS AND WHEN APPLICABLE.	106.04
4	NET PLOT AREA (1 MINUS 3) (1215.36 - 106.04)	1109.32
5	PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. - ABOVE	1215.36
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33) + 5%, 8%, 15% Eligible area for rehab component	8339.34
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	-
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A) AS PER 2(A) AND 2(B) EXCEPT 2(A)(B) (II) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE -12 ON REMAINING/BALANCE PLOT	-
i	IN CASE OF 2(A)(B) (II) PERMISSIBLE OVER AND ABOVE PERMISSIBLE B.U.A ON REMAINING/BALANCE PLOT.	-
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U.A ON REMAINING PLOT	-
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO.30(A) ON REMAINING/BALANCE PLOT.	-
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO.30(A) AND 32 ON REMAINING/BALANCE PLOT	-
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C))	8339.34
13	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C))	8339.34
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	-
a) i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1221.30
ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB NON RESIDENTIAL COMPONENT WITHOUT CHARGING PREMIUM	314.89
b) i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT BY CHARGING PREMIUM	1382.57
ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB NON RESIDENTIAL COMPONENT BY CHARGING PREMIUM	0.00
16 a)	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a)(i)+(ii) + 15(b)(i)-(ii))	11258.10
b)	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (REFER TABLE)	10895.08
17	FSI CONSUMED ON NET PLOT (13/4)	6.85
(A)	OTHER REQUIREMENTS	-
a)	NAME OF RESERVATION	-
b)	AREA OF RESERVATION AFFECTING THE PLOT	-
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	-
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	-
e)	AREA/BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
(i)	14(A)	-
(ii)	14(B)	-
(iii)	15	-
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	-
(D)	TENEMENT STATEMENT	-
(i)	PROPOSED BUILT UP AREA (13 ABOVE)	10895.08
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	1109.98
(iii)	AREA AVAILABLE FOR TENEMENTS (I), MINUS (II)	9785.10
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	375.27
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	174
(F)	PARKING STATEMENT	-
(i)	PARKING REQUIRED BY REGULATIONS FOR - CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS) (70 + 35)	105.00
(ii)	COVERED GARAGE PERMISSIBLE	-
(iii)	COVERED GARAGE PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDER (VISITORS)	-
(iv)	TOTAL PARKING PROVIDED	100.00
(G)	TRANSPORT VEHICLES PARKING	-
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

ANISH MOHANLAL CHOUHAN
ARCHITECT'S SIGNATURE

Dhiraj Shavjibhai Gada
OWNER'S SIGNATURE

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO:-
DIGITAL SIGN OF APPROVAL OF PLANS

SUJATA JAYSINGR AO PATIL	ROSHAN BHALCHAN DRA BOHR	RAJESH S DHOLAY
SUB-ENG - VI	ASST. ENG - II	EXE. ENG - III

- COLOURING OF PLANS
- PLOT LINES THICK BLACK
 - EXISTING STREET GREEN
 - FUTURE STREET GREEN DOTTED
 - PERMISSIBLE BLDG. THICK DOTTED
 - OPEN SPACES NO COLOUR
 - TO BE DEMOLISHED YELLOW HATCHED
 - PROPOSED WORK RED FILLED IN
 - DRAINAGE WORK RED DOTTED
 - WATER SUPPLY BLUE DOTTED THIN
 - DEVIATIONS RED HATCHED
 - RECREATIONAL GROUND GREEN WASH
 - ROADS & SETBACKS BURNT SIENNA

FORM II
CONTENTS OF SHEET

PLAN, EXISTING - PROPOSED BLOCK PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, PLOT AREA DIAGRAM AND CALCULATION, SETBACK AREA DIAGRAM AND CALCULATION, R.G AREA DIAGRAM AND CALCULATION, FSI CALCULATION, CAR PARKING CALCULATION.

DATE	JOB NO. & DRG. NO.	SCALE	DRAWN BY	CHECKED BY
30.06.2022	01/RMG/524/C-70/2009	1:100/AS STATED	A.S.K	A.M.C

SIGNATURE NAME AND ADDRESS OF THE ARCHITECT

ARCHITECT ANISH CHOUHAN
137, HIND RAJASTHAN BUILDING, 95, DADASAHEB PHALKE ROAD, DADAR [EAST], MUMBAI 400014.

BUILT UP AREA CALCULATION FOR MOTHER EARTH RECREATIONAL ON GROUND				
AREA TO BE ADDED	A	B	C	D
0.50	X	9.51	X	2.30
0.50	X	9.51	X	1.99
0.50	X	9.46	X	1.99
0.50	X	18.98	X	3.41
0.50	X	18.98	X	3.46
0.50	X	9.34	X	14.94
0.50	X	1.82	X	0.96
0.50	X	1.82	X	0.97
TOTAL BUILT UP AREA				111.66

INCENTIVE AREA CALCULATION

LAND RATE - RS 81620/-SECTION [5/48 OF R.R. 2021-22 at Pg.No.47]
RATE OF CONSTRUCTION - RS 30250/- PER SQ.MT.
RATIO : 81620/30250 = 2.70
HENCE, FOR 3 PLOTS PERMISSIBLE INCENTIVE AREA IS 90%

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYED ON 03/02/2020 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOTS STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1215.49 SQUARE METRS & F.S.I. CLAIMED ON 1215.36 S.M. AND TALLIES WITH THE AREA IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME

PROPOSED REDEVELOPMENT OF BUILDINGS ON PLOTS BEARING C.S. NO.1996, 1997 & 2011 OF BHULESHWAR DIVISION AT NAVI WADI & 2ND FANASWADI [Dr.PARULKAR MARG] IN 'C' WARD