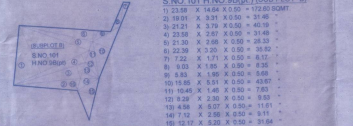
PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION
S.NO.101 H.NO.9B

1)	23.58	X	14.64 X 0.50	= 172.60 SQMT.
2)	19.01	X	3.31 X 0.50	= 31.46 "
3)	21.21	X	3.79 X 0.50	= 40.19 "
4)	23.58	X	2.67 X 0.50	= 31.48 "
5)	21.30	X	2.66 X 0.50	= 28.33 "
6)	22.39	X	3.20 X 0.50	= 35.82 "
7)	7.22	X	1.71 X 0.50	= 6.17 "
8)	9.03	X	1.85 X 0.50	= 8.35 "
9)	5.83	X	1.95 X 0.50	= 5.68 "
10)	15.85	X	5.51 X 0.50	= 43.67 "
11)	10.46	X	1.46 X 0.50	= 7.63 "
12)	6.29	X	2.30 X 0.50	= 8.93 "
13)	4.58	X	5.07 X 0.50	= 11.61 "
14)	7.12	X	2.56 X 0.50	= 9.11 "
15)	12.17	X	5.20 X 0.50	= 31.64 "
16)	3.57	X	0.10 X 0.50	= 0.18 "
17)	9.98	X	3.85 X 0.50	= 19.21 "
18)	12.17	X	8.93 X 0.50	= 54.34 "
19)	31.18	X	8.33 X 0.50	= 129.86 "
20)	24.30	X	2.90 X 0.50	= 35.24 "
21)	31.18	X	7.56 X 0.50	= 117.86 "
22)	31.92	X	14.72 X 0.50	= 234.93 "
23)	31.92	X	7.54 X 0.50	= 120.34 "
24)	28.54	X	8.14 X 0.50	= 120.23 "
TOTAL				= 1905.46 SQMT.
AREA AS PER 7/12 EXTRACT				= 1290.00 SQMT.



PLOT AREA DIAGRAM
S.NO.101 H.NO.9B(pt)
SCALE 1:500

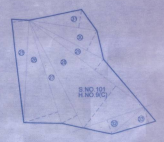
PLOT AREA CALCULATIONS
S.NO.101 H.NO.9B(pt.) (SUB PLOT -B)

1)	23.58	X	14.64 X 0.50	= 172.60 SQMT.
2)	19.01	X	3.31 X 0.50	= 31.46 "
3)	21.21	X	3.79 X 0.50	= 40.19 "
4)	23.58	X	2.67 X 0.50	= 31.48 "
5)	21.30	X	2.66 X 0.50	= 28.33 "
6)	22.39	X	3.20 X 0.50	= 35.82 "
7)	7.22	X	1.71 X 0.50	= 6.17 "
8)	9.03	X	1.85 X 0.50	= 8.35 "
9)	5.83	X	1.95 X 0.50	= 5.68 "
10)	15.85	X	5.51 X 0.50	= 43.67 "
11)	10.46	X	1.46 X 0.50	= 7.63 "
12)	6.29	X	2.30 X 0.50	= 8.93 "
13)	4.58	X	5.07 X 0.50	= 11.61 "
14)	7.12	X	2.56 X 0.50	= 9.11 "
15)	12.17	X	5.20 X 0.50	= 31.64 "
16)	3.57	X	0.10 X 0.50	= 0.18 "
TOTAL				= 473.46 SQMT.
AS PER 7/12 EXTRACT				= 473.45 SQMT.

PLOT AREA DIAGRAM
S.NO.101 H.NO.9B (pt.)
SCALE 1:500

PLOT AREA CALCULATION
S.NO.101 H.NO.9B(pt)

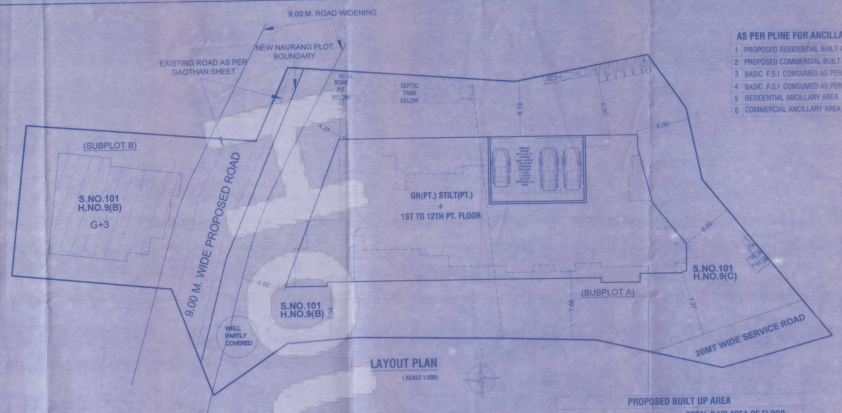
17)	9.98	X	3.85 X 0.50	= 19.21 SQMT.
18)	12.17	X	8.93 X 0.50	= 54.34 "
19)	31.18	X	8.33 X 0.50	= 129.86 "
20)	24.30	X	2.90 X 0.50	= 35.24 "
21)	31.18	X	7.56 X 0.50	= 117.86 "
22)	31.92	X	14.72 X 0.50	= 234.93 "
23)	31.92	X	7.54 X 0.50	= 120.34 "
24)	28.54	X	8.14 X 0.50	= 120.23 "
TOTAL				= 832.01 SQMT.
AS PER 7/12 EXTRACT				= 816.55 SQMT.



PLOT AREA DIAGRAM
S.NO.101 H.NO.9C
SCALE 1:500

PLOT AREA CALCULATION
S.NO.101 H.NO.9C

25)	35.38	X	4.81 X 0.50	= 70.86 SQMT.
26)	30.45	X	10.00 X 0.50	= 150.62 "
27)	34.07	X	4.60 X 0.50	= 94.32 "
28)	40.63	X	14.96 X 0.50	= 303.91 "
29)	40.63	X	3.95 X 0.50	= 80.24 "
30)	23.76	X	6.28 X 0.50	= 74.72 "
31)	15.45	X	5.25 X 0.50	= 81.45 "
32)	18.00	X	4.25 X 0.50	= 38.25 "
33)	12.90	X	4.75 X 0.50	= 30.63 "
TOTAL				887.76 SQMT.
AREA AS PER 7/12 EXTRACT				= 660.00 SQMT.



LAYOUT PLAN
(SCALE 1:200)

AS PER PLINE FOR ANCILLARY F.S.I. WORKING TABLE

1	PROPOSED RESIDENTIAL BUILT AREA AS PER POLYLINE	4304.45
2	PROPOSED COMMERCIAL BUILT AREA AS PER POLYLINE	781.94
3	BASIC F.S.I CONSUMED AS PER 1 (1/1.60)	2690.28
4	BASIC F.S.I CONSUMED AS PER 2 (2/1.80)	434.24
5	RESIDENTIAL ANCILLARY AREA (1 - 3)	1614.16
6	COMMERCIAL ANCILLARY AREA (2 - 4)	347.40

SR. NO.	DESCRIPTION	
1	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) (FOR NAVRANG SOC (S.NO 101 H.NO 9(B) + 9(B)(P) + S.NO 101 H.NO 9(C)(P) IN SQMT)	1,479.55
	(b) AS PER MEASUREMENT SHEET (Triangulation) (FOR NAVRANG SOC (S.NO 101 H.NO 9(B) + 9(B)(P) + S.NO 101 H.NO 9(C)(P) IN SQMT)	1,716.79
	(c) AS PER SITE	1,479.55
2	DEDUCTIONS FOR	
	(a) 9.00 MTR WIDE D.P. ROAD	82.21
	(b) 20.00 MTR WIDE ROAD	65.88
	(c) ANY D.P. RESERVATION AREA	NIL
	TOTAL(a + b + c)	148.09
3	BALANCE AREA OF PLOT (1a - 2)	1325.46
4	AMENITY SPACE (IF APPLICABLE)	NIL
	(a) REQUIRED	NIL
	(b) ADJUSTMENT OF 3(b) IF ANY	—
	(c) BALANCE PROPOSED	—
5	NET PLOT AREA (3-4a)	1325.46
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NIL
	(a) REQUIRED	NIL
	(b) PROPOSED	NIL
7	INTERNAL ROAD AREA (EXISTING ROAD)	NIL
8	PLOTABLE AREA (IF APPLICABLE)	NIL
9	EXISTING BUILDING AREA	1516.16

10	Index	Basic FSI (a)	Premium FSI (b)	TOR(Dfs)	(SUD/TOD) SD/SD-SD/SD 40% (d)	Ancillary Area (c) 65% of Inward	Ancillary Area (e) 35% of Inward	Total (a+b+c+d+e)	Drawing Value	Status
10.1	Permissible Index	1.10	0.50	0.90	50%					
10.2	As per 12.2 (C) TOTAL REQUIRED FSI = BASIC+PREMIUM+TOR		2.50							
10.3	As per 12.3 BASIC + (SD/SD-SD/SD) + (SD/SD-SD/SD) + TOR		0.89							
10.4	As index in 10.3 is more than 10.2, 10.1 is applicable as per 12.2 (d)	1.10	0.50	0.90						
10.5	TOTAL PERMISSIBLE FSI	1458.00	738.28	1329.90	658.08	2155.12	465.11	5606.48		
10.6	Proposed F.Sq. Area (should not Exceed 10.5)	1458.00	706.00	302.18	658.08	1614.16	347.40	5085.82	5085.00	OK

PROPOSED BUILT UP AREA

BLDG. NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE COMMERCIAL	RESIDENTIAL
	GR. FLOOR	283.89 SQ.MT.	104.78 SQ.MT.
ST./GR.	1ST FLOOR	486.55 SQ.MT.	41.99 SQ.MT.
1ST TO 6TH	2ND FLOOR	—	397.79 SQ.MT.
&	3RD FLOOR	—	392.43 SQ.MT.
8TH FLR	4TH FLOOR	—	392.43 SQ.MT.
7TH	5TH FLOOR	—	392.43 SQ.MT.
REFUGE	6TH FLOOR	—	392.43 SQ.MT.
9TH TO 11TH FLR	7TH FLOOR	—	355.83 SQ.MT.
	8TH FLOOR	—	392.43 SQ.MT.
12TH PT. FLR	9TH FLOOR	—	405.27 SQ.MT.
	10TH FLOOR	—	405.27 SQ.MT.
	11TH FLOOR	—	405.27 SQ.MT.
	12TH FLOOR	—	226.10 SQ.MT.
TOTAL PROPOSED B. U. AREA		781.94 SQ.MT.	4304.45 SQ.MT.
			5086.09 SQ.MT.

SR.NO.	S.NO.,H.NO., AS PER 7/12 EXTRACT	AS PER TRIANGULATION	CONSIDERED AREA
1.	SUB PLOT - A	1716.55	1479.55
2.	SUB PLOT - B	473.45	473.45

PROPOSED TENEMENT STATEMENT

NO. OF BUILDING	TENEMENT LESS THAN 30 SQ.M	TENEMENTS 30 TO 40 SQ.M	TENEMENT 40 TO 60SQ.M	TENEMENT 60 TO 150SQ.M	ABOVE 150 SQ.M	TOTAL
1	00	39	32	---	---	71
TOTAL	00	39	32	---	---	71

TOTAL BUILT UP AREA STATEMENT AND CONSTRUCTION AREA STATEMENT IN SQ.MT.

BUILDING NO.	NO.OF FLOORS (2)	HEIGHT OF BUILDING (3)	STILT AREA (4)	METER RM AREA (5)	PUMP RM AREA (6)	NET B/UP AREA (7)	TOTAL B/UP AREA (4+5+6+7) (8)	TOTAL CONSTRUCTION AREA (9)
(1)	ST./GR. + 1ST TO 12TH PT. FLR	40.35	163.38	14.91	18.46	5085.09	5302.84	5302.84

AREA DETAILS OF APARTMENT :-

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT (SQ.MT.)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
		SHOP NO. 01	43.61		
		SHOP NO. 02	61.24		
	GROUND	SHOP NO. 03	58.93		
		SHOP NO. 04	52.44		
		SHOP NO. 05	20.57		
		TOILET FOR SHOP	6.45		
	TOTAL SHOP CARPET AREA		243.24		
		OFFICE NO. 101	109.92		
	FIRST (COMMERCIAL)	OFFICE NO. 102	73.78		
		OFFICE NO. 103	52.14		
		OFFICE NO. 104	42.63		
		OFFICE NO. 105	55.29		
		OFFICE NO. 106	54.36		
	TOTAL COMMERCIAL CARPET AREA		388.12		
		FLAT NO. 201	33.89		
	2ND FLOOR (RESIDENTIAL)	FLAT NO. 202	39.99		
		FLAT NO. 203	41.33		
		FLAT NO. 204	33.76		
		FLAT NO. 205	34.93		
BASEMENT + ST./GR. + 1ST + 2ND + 3RD TO 6TH & 8TH FLR		FLAT NO. 206	57.60		
		FLAT NO. 207	41.20		
	3RD TO 6TH, & 8TH (RESIDENTIAL)	FLAT NO. 301, 401, 501, 601, 801	33.89		
		FLAT NO. 302, 402, 502, 602, 802	39.93		
		FLAT NO. 303, 403, 503, 603, 803	41.33		
		FLAT NO. 304, 404, 504, 604, 804	33.79		
		FLAT NO. 305, 405, 505, 605, 805	33.52		
		FLAT NO. 306, 406, 506, 606, 806	53.75		
		FLAT NO. 307, 407, 507, 607, 807	41.70		
	7TH REFUGE FLOOR (RESIDENTIAL)	FLAT NO. 701	33.89		
		FLAT NO. 702	39.93		
		FLAT NO. 703	41.33		
		FLAT NO. 704	REFUGE		
		FLAT NO. 705	33.52		
		FLAT NO. 706	53.75		
		FLAT NO. 707	41.70		
	9TH TO 11TH FLOOR (RESIDENTIAL)	FLAT NO. 901,1001,1101	39.67		
		FLAT NO. 902,1002,1102	39.93		
		FLAT NO. 903,1003,1103	41.33		
		FLAT NO. 904,1004,1104	39.98		
		FLAT NO. 905,1005,1105	33.52		
		FLAT NO. 906,1006,1106	53.75		
		FLAT NO. 907,1007,1107	41.70		
	12TH REFUGE FLOOR (RESIDENTIAL)	FLAT NO. 1201	—		
		FLAT NO. 1202	—		
		FLAT NO. 1203	—		
		FLAT NO. 1204	—		
		FLAT NO. 1205	—		
		FLAT NO. 1206	53.75		
		FLAT NO. 1207	41.70		

PARKING STATEMENT OF RESIDENTIAL

	NO.OF FLATS/AREA	PARKING REQUIRED AS PER RULE CAR	SCOOTER
RESIDENTIAL			
FLATS - BELOW 30 MQ OWNS SCOOTER FOR 2 T/S	00	0.00	0.00
FLATS - 30 TO 40 SQ.MT.(CAR FOR 1 S/S+SCOOTER FOR 2 T/S)	39	19.50	39.00
FLATS - 40 TO 60 SQ.MT.(CAR FOR 1 S/S+2 SCOOTER FOR 2 T/S)	32	16.00	32.00
FLATS - 60 TO 150 SQ.MT.(CAR FOR 1 S/S+2 SCOOTER FOR 1 T/S)	0.00	0.00	0.00
FLATS - ABOVE 150 SQ.MT.(2CAR FOR 1 S/S+2 SCOOTER FOR 1 T/S)	0.00	0.00	0.00
TOTAL	71	35.50	71.00
5% FOR VISITORS		1.77	3.55
TOTAL PARKING REQUIREMENT FOR RESIDENTIAL (A)		37.27	74.55
COMMERCIAL			
FOR SHOP (1 CAR PARKING & 4 SCOOTER PARKING FOR 100 SQMT. CARPET AREA)	243.24 SQMT	4.86	14.59
FOR OFFICES (1 CAR PARKING & 1 SCOOTER PARKING FOR 200 SQMT. CARPET AREA)	388.12 SQMT	5.95	21.82
TOTAL PARKING REQUIREMENT FOR COMMERCIAL (B)	631.36SQMT	10.81	36.41
TOTAL PARKING REQUIRED (A + B)		48.08	110.96
50% PARKING CONSIDERATION FOR REDEVELOPMENT BLDGS (AS PER CORRIGENDUM NOTE-2 TO DCR-2034 - 50% OF EXISTING PARKING REQUIREMENT SHALL BE PROVIDED IN CASE OF REDEVELOPMENT OF SOCIETY BUILDINGS AS PER DCR-2034 AND ANCILLARY DWELLING UNITS AS PER DCR-2034 AND ANCILLARY DWELLING UNITS AS PER DCR-2034 AND 50% OF EXISTING PARKING REQUIREMENT OF REDEVELOPMENT BUILDING