

TOTAL BUILT UP AREA STATEMENT

BLDG. NO.	BASEMENT-1	BASEMENT-2	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR	21TH FLOOR	22ND FLOOR	23TH FLOOR	24TH FLOOR	25TH FLOOR	26TH FLOOR	27TH FLOOR	28TH FLOOR	29TH FLOOR	30TH FLOOR	31TH FLOOR	32ND FLOOR	33TH FLOOR	34TH FLOOR	35TH FLOOR	TOTAL	
																																							PROPOSED	
WING-A	-	-	697.70	724.25	724.25	724.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2870.45	
WING-B	-	-	STILT	PODIUM	PODIUM	PODIUM	PODIUM	210.07	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	22269.13
WING-C	-	-	STILT	PODIUM	PODIUM	PODIUM	PODIUM	225.94	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	669.35	751.79	751.79	751.79	751.79	22285.00
GRAND TOTAL			-सावधान-																																			47424.58		

GRAND TOTAL

TENEMENTS STATEMENT			TOTAL
	WING-B	WING-C	
HAVING CARPET AREA	NOS OF TENEMENTS	NOS OF TENEMENTS	
BELOW 60.00 SQ.MT.	132.00	132.00	264
ABOVE 60 TO 80 SQ.MT.	-	-	-
ABOVE 80 SQ.MT	96.00	96.00	192.000000
TOTAL =	228.00	228.00	456.00

TOTAL GROSS AREA STATEMENT			
WING - A , B & C			
WING NO.	F.S.I AREA	NON F.S.I AREA	TOTAL
WING - A	2870.45 Sq.mt.	0.00 Sq.mt.	2870.45
WING - B	22269.13 Sq.mt.	494.64 Sq.mt.	22763.77
WING - C	22285.00 Sq.mt.	494.64 Sq.mt.	22779.64
BASEMENT-1	0.00 Sq.mt.	4941.35 Sq.mt.	4941.35
BASEMENT-2	0.00 Sq.mt.	4941.35 Sq.mt.	4941.35
GROUND FLR	0.00 Sq.mt.	5290.00 Sq.mt.	5290.00
1ST FLR PODIUM	0.00 Sq.mt.	2194.63 Sq.mt.	2194.63
2ND FLR PODIUM	0.00 Sq.mt.	2990.54 Sq.mt.	2990.54
3RD FLR PODIUM	0.00 Sq.mt.	2990.54 Sq.mt.	2990.54
4TH FLR PODIUM	0.00 Sq.mt.	2990.54 Sq.mt.	2990.54
5TH FL. E-DECK	0.00 Sq.mt.	3203.91 Sq.mt.	3203.91
TOTAL AREA	47424.58 Sq.mt.	30532.14 Sq.mt.	77956.72

TOTAL PARKING AREA STATEMENT WING: A , B , C				
BLDG NO.	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
WING -A	141.90	-	37.84	-
WING -B	239.40	-	136.08	-
WING -C	239.40	-	136.08	-
TOTAL	620.70	92	310.00	644
1ST. BASEMENT SCOOTER PARKING = 14 NOS 2ND. BASEMENT SCOOTER PARKING = 13 NOS GR. FLR. SCOOTER PARKING = 5 NOS 1ST. FLR. SCOOTER PARKING = 27 NOS 2ND TO 4TH FLR. SCOOTER PARKING = WING -B : 4 X 3 = 12 NOS WING -C : 7 X 3 = 21 NOS <u>TOTAL SCOOTER PARKING = 92 NOS</u> COMPOSITE PARKING - 1 CAR = 6 SCOOTER 620.70 - 92 = 528.70 / 6 = 88.11 <u>TOTAL CAR REQUIRED = 88.11 + 310.00 = 398.11 CAR</u>			BASEMENT 1 (WING-A) 20 X 2 = 40 NOS CAR PARKING (WING-B) (STACK) = 12 X 2 = 24 NOS CAR PARKING (WING-B) (STILT) = 4 NOS CAR PARKING (WING-C) (STACK) = 22 X 2 = 44 NOS CAR PARKING (WING-C) (STILT) = 2 NOS <u>CAR PARKING (OPEN) (STACK) = 58 X 2 = 116 NOS</u> BASEMENT 2 (WING-A) = 30 NOS BASEMENT 2 (WING-B) = 16 NOS BASEMENT 2 (WING-C) = 22 NOS <u>BASEMENT 2 (OPEN) = 76 NOS</u> GR. FLR (WING-B) (STILT) = 18 NOS GR. FLR (WING-C) (STILT) = 16 NOS GR. FLR (OPEN) = 12 NOS 1ST. FLR (WING-B) (STILT) = 5 NOS 1ST. FLR (WING-C) (STILT) = 16 NOS <u>1ST. FLR (OPEN) = 12 NOS</u> 2ND TO 4TH. FLR (WING-B) (STILT) = 16 X 3 = 48 NOS 2ND TO 4TH. FLR (WING-C) (STILT) = 24 X 3 = 72 NOS <u>2ND TO 4TH. FLR (OPEN) = 27 X 3 = 81 NOS</u> <u>TOTAL CAR PARKING PROVIDED = 644 NOS</u>	

-सावधान-

पौरमं फलतं गुरुतु अति यं प्रसीति
 पालनं न करतु वाक्कनन विनायक
 नियमशिकीनुरत आकषणं शरणाव
 पवर्तनं न कर्तु वाक्कनन विनायक
 कापर कर्तुं नैकायदेशीर अति यं प्रसीति
 वाक्कनन अविनियुक्त ठहर्तु अति यं प्रसीति
 वाक्कननविनायक गुरुतु अति यं प्रसीति
 नकारकनन अविनियुक्त अति यं प्रसीति
 तरुणिकनन दखलन गुरुतु अति यं प्रसीति
 संपीला दखर्ती शिवात यानि यानि

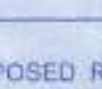
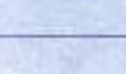
3966/2028-2029
 सोबतचे पत्र क्र. मिभामनपा/नर/.....
 दि. 20/9/2028 ... मधील अटी शर्तीस
 बांधनकारक राहून मुळ/सुधारीत बांधकाम
 नकाशे (प्रारंभ पत्रासह) मंजूर.

भा. आयुक्त सो. यांच्या मंजुरीने



AREA STATEMENT			
1.	Area of plot (minimum area to be considered)		
a)	As per memorandum sheet	9413.37 - 990.10	8423.37
b)	As per ownership document (7/12C/13 extract)	9570.00 - 990.00	8580.00
c)	Average / CALCULATION		
2.	Deduction for		
a)	Proposed D.P./ D.P. Road widening Area/Service Road/Highway widening 1571.94 x 375.28		1196.66
b)	Any D. P. Reservation (Encachment 50.33 x DHP x M.H. 318.50)		348.73
c)	Total a = b =		1545.39
3.	Balance Area of Plot (1-2)		6877.98
4.	Amenity Space (if applicable)		
a)	Required		
b)	Adjustment of 2(b), if any		
c)	Balance Proposed		
5.	Net Plot Area = (3-4(c))		6877.98
6.	Recreational Open space (if applicable)		
a)	Required		687.80
b)	Proposed		690.77
7.	Internal Road area		
8.	Plausible area (if applicable)		
9.	Build up area with reference to Basic F.S.I. in per cent road width = 6877.98×1.10 GSR, No. 5, basic F.S.I.		7565.37
10.	Addition of F.S.I. on payment of premium		
a)	Maximum permissible premium FSI - based on road width / TOD Zone		19976.36
b)	Proposed FSI on payment of premium (6423.37 x 3.02 x 3.16) / 2003.56 = 9805.77 / 6033.46		19976.36
11.	In - situ FSI / TDR loading		
a)	In - situ area against D. P. road [2.0 x Sr. No. 2(a)], if any		1196.66
b)	In - situ area against Amenity Space (if included over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	318.30 x 2	637.00
c)	TDR area		
d)	Total in - situ / TDR loading proposed (11(a)+(b)+(c))		1833.66
12.	Additional FSI area under Chapter No. 7		
13.	Total entitlement of FSI in the proposal		
a)	$94100 + 11141$ or $t2$ whichever is applicable		2975.99
b)	Ancillary Area FSI upto 60% or 80% with payment of charges (2975.99 x 1.16 x 2.00 = 6877.98)		18190.72
c)	Total entitlement a + b		87575.71
14.	Maximum utilization limit of F.S.I. (building potential)/Permissible as per Road width (As per Regulation no. 6.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8		
15.	Total Build-up Area in proposal (excluding area at Sr.No. 17b)		
a)	Existing Build-up Area		
b)	Proposed Build-up Area (a + b)		47424.58

FORM I		FORM II	
CONTENTS OF SHEET			
BLOCK PLAN , LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, GROSS AREA STATEMENT AND TOTAL BUILT UP AREA STATEMENT , PARKING AREA STATEMENT			
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
REVISION	DISCRPTION	DATE	SIGNATURE

CERTIFICATE OF AREA					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. _____ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS _____ SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS					
DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED RESIDENTIAL/COMM. LAYOUT ON PLOT BEARING (NEW) NO. 120 (OLD) S.NO 476, H.W.O. - 3 AT VILL. BHAYANDER, TAL & DIST. THANE					
NAME OF THE OWNER _____ <i>W.</i>					
DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
19.12.2024	642		AS SHOWN	HENAL	
NORTH		SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT			
					
ANISH & ASSOCIATES 1st & 2nd Floor, Ramdev Enclave, Deepak Hospital Road, Next to S. K. English High School, Bhayander (East), TAL. & DIST. - THANE 401105.					



LOCATION PLAN
SCALE-1:4000

PLOT-A AREA CALCULATION				
1	18.88	x	6.28	x 0.5 = 59.28 sq.mt.
2	27.37	x	6.98	x 0.5 = 95.52 sq.mt.
3	32.81	x	3.11	x 0.5 = 51.02 sq.mt.
4	39.96	x	23.74	x 0.5 = 474.33 sq.mt.
5	40.92	x	2.23	x 0.5 = 45.63 sq.mt.
6	40.92	x	1.98	x 0.5 = 40.51 sq.mt.
7	27.47	x	0.43	x 0.5 = 5.91 sq.mt.
8	39.47	x	23.85	x 0.5 = 470.68 sq.mt.
9	37.79	x	3.89	x 0.5 = 73.50 sq.mt.
10	55.60	x	33.75	x 0.5 = 938.25 sq.mt.
11	97.35	x	47.99	x 0.5 = 2335.91 sq.mt.
12	84.19	x	2.61	x 0.5 = 109.87 sq.mt.
13	97.35	x	20.68	x 0.5 = 1006.60 sq.mt.
14	85.45	x	21.95	x 0.5 = 937.81 sq.mt.
15	80.18	x	5.40	x 0.5 = 216.49 sq.mt.
16	80.18	x	1.35	x 0.5 = 54.12 sq.mt.
TOTAL				= 6915.42 sq.mt.

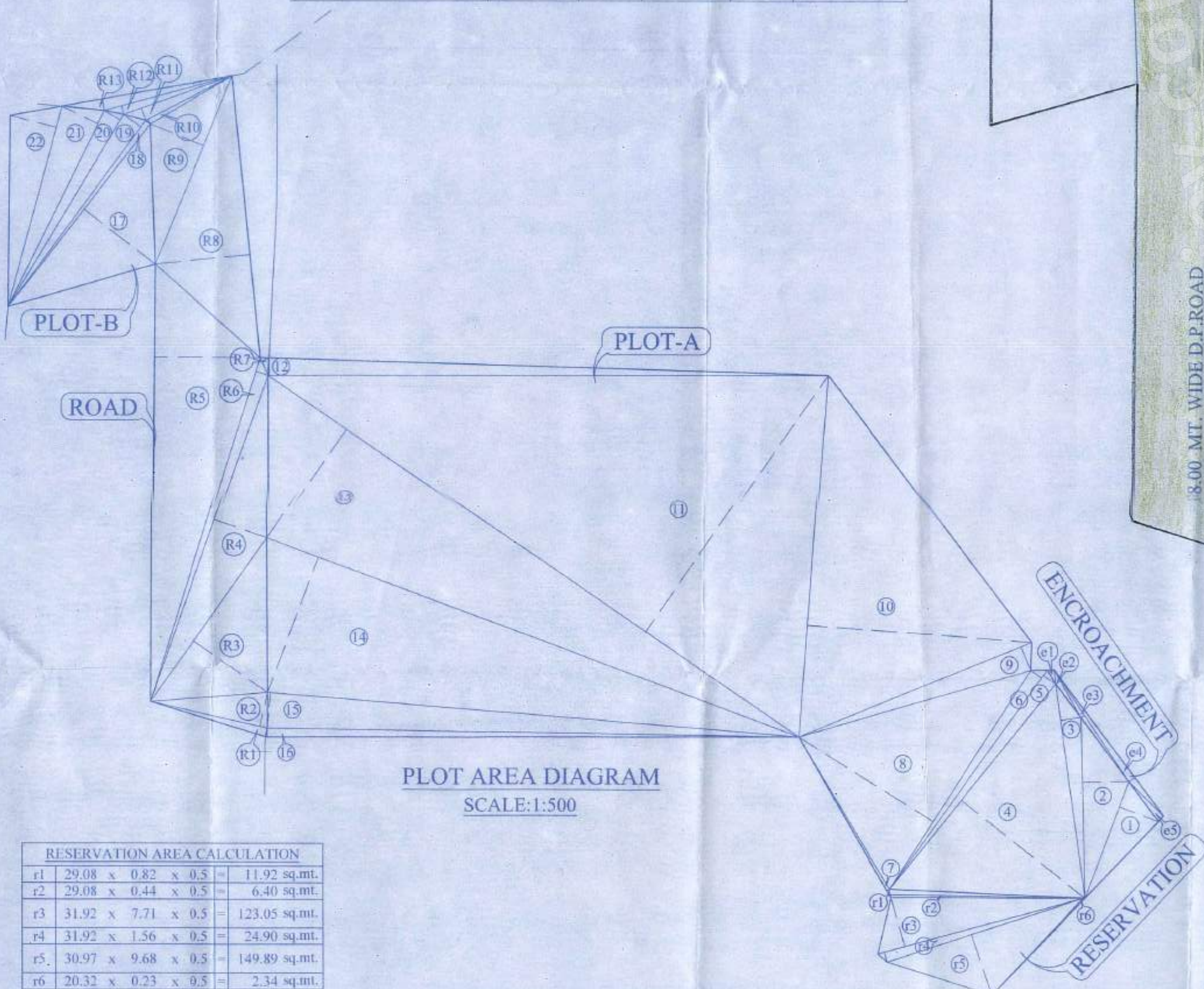
PLOT-B AREA CALCULATION					
17	34.93	x	13.58	x	0.5 = 237.17 sq.mt.
18	34.97	x	0.87	x	0.5 = 15.21 sq.mt.
19	34.97	x	3.21	x	0.5 = 56.13 sq.mt.
20	33.88	x	2.80	x	0.5 = 47.43 sq.mt.
21	33.03	x	6.05	x	0.5 = 99.92 sq.mt.
22	31.39	x	7.08	x	0.5 = 111.12 sq.mt.
TOTAL					= 566.98 sq.mt.
TOTAL PLOT AREA					= 7482.41 sq.mt.

ROAD AREA CALCULATION					
R1	18.15	x	1.33	x	0.5 = 12.07 sq.mt.
R2	18.04	x	5.29	x	0.5 = 47.72 sq.mt.
R3	30.46	x	13.59	x	0.5 = 206.98 sq.mt.
R4	53.06	x	8.40	x	0.5 = 222.85 sq.mt.
R5	66.94	x	15.98	x	0.5 = 534.85 sq.mt.
R6	55.21	x	1.91	x	0.5 = 52.73 sq.mt.
R7	2.91	x	1.18	x	0.5 = 1.72 sq.mt.
R8	42.96	x	14.39	x	0.5 = 309.10 sq.mt.
R9	30.82	x	8.73	x	0.5 = 134.53 sq.mt.
R10	14.72	x	0.80	x	0.5 = 5.89 sq.mt.
R11	17.00	x	1.96	x	0.5 = 17.05 sq.mt.
R12	20.01	x	1.35	x	0.5 = 13.51 sq.mt.
R13	26.13	x	1.78	x	0.5 = 23.26 sq.mt.
TOTAL					= 1582.24 sq.mt.

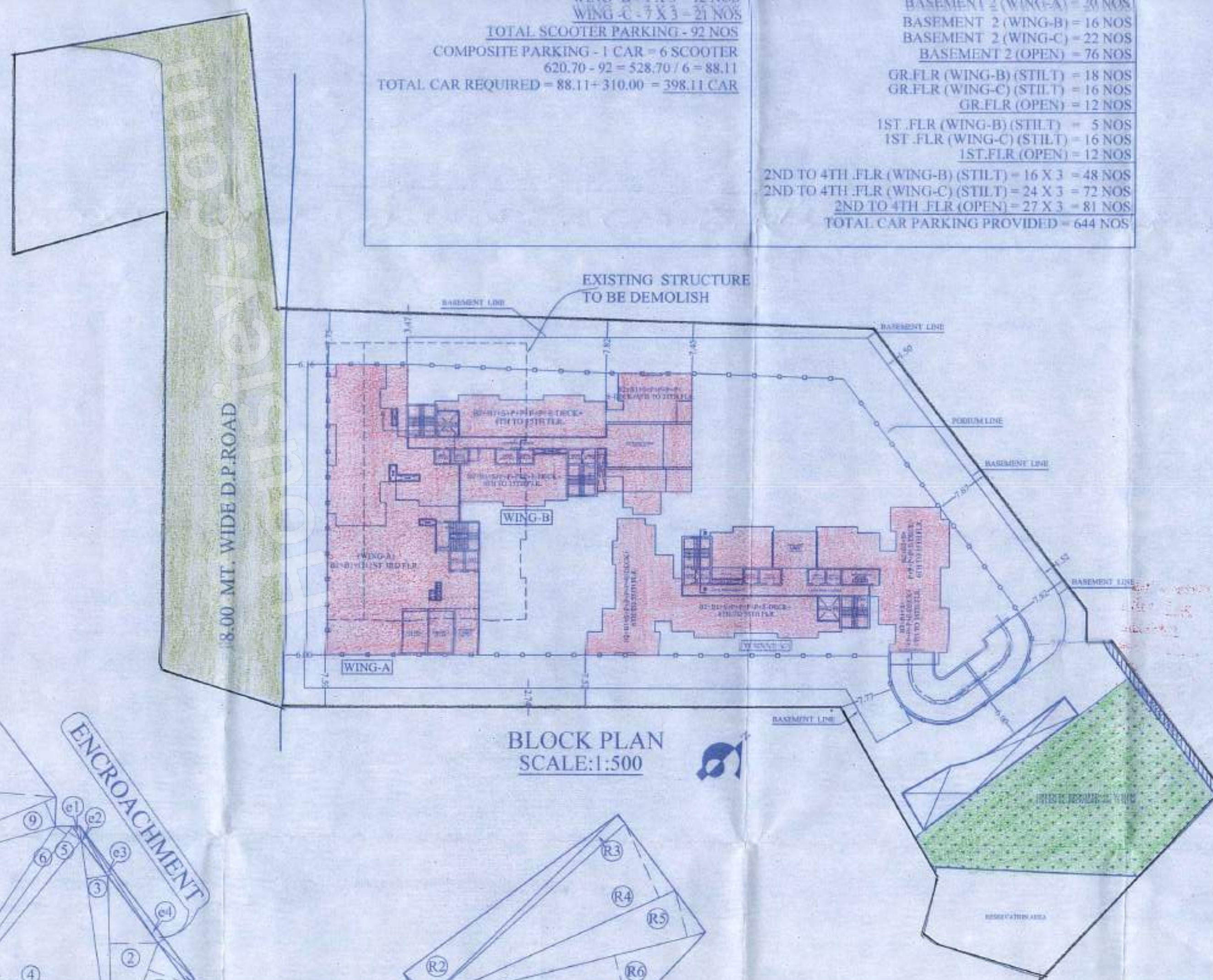
RESERVATION AREA CALCULATION				
r1	29.08	x	0.82	x 0.5 = 11.92 sq.mt.
r2	29.08	x	0.44	x 0.5 = 6.40 sq.mt.
r3	31.92	x	7.71	x 0.5 = 123.05 sq.mt.
r4	31.92	x	1.56	x 0.5 = 24.90 sq.mt.
r5	30.97	x	9.68	x 0.5 = 149.89 sq.mt.
r6	20.32	x	0.23	x 0.5 = 2.34 sq.mt.
TOTAL				= 318.50 sq.mt.

ENCROACHMENT AREA CALCULATION				
E1	2.45	x	0.86	x 0.5 = 1.05 sq.mt.
E2	8.37	x	0.83	x 0.5 = 3.47 sq.mt.
E3	20.38	x	0.63	x 0.5 = 6.42 sq.mt.
E4	27.66	x	1.09	x 0.5 = 15.07 sq.mt.
E5	7.51	x	1.12	x 0.5 = 4.21 sq.mt.
TOTAL				= 30.23 sq.mt.

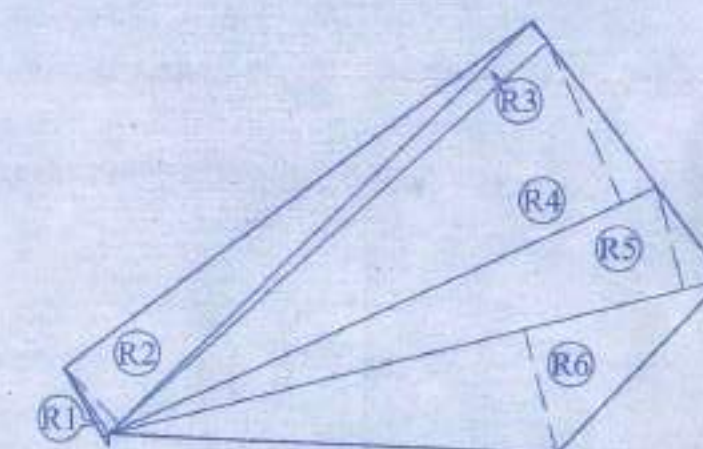
TOTAL PLOT AREA STATEMENT	
PLOT-A AREA	6915.42 Sq.mt.
PLOT-B AREA	566.98 Sq.mt.
ROAD AREA	1582.24 Sq.mt.
ENCROACHMENT AREA	30.23 Sq.mt.
RESERVATION AREA	318.50 Sq.mt.
TOTAL AREA	9413.37 Sq.mt.



PLOT AREA DIAGRAM
SCALE:1:500



BLOCK PLAN
SCALE:1:500



R.G-1 AREA DIAGRAM
SCALE :- 1:500

R.G-1 AREA CALCULATION				
R1	5.93	x	0.43	x 0.5 = 1.27 sq.mt.
R2	39.03	x	5.17	x 0.5 = 100.89 sq.mt.
R3	39.03	x	1.67	x 0.5 = 32.59 sq.mt.
R4	39.52	x	11.79	x 0.5 = 232.97 sq.mt.
R5	41.71	x	6.96	x 0.5 = 145.15 sq.mt.
R6	41.71	x	8.53	x 0.5 = 177.89 sq.mt.
TOTAL				= 690.77 sq.mt.