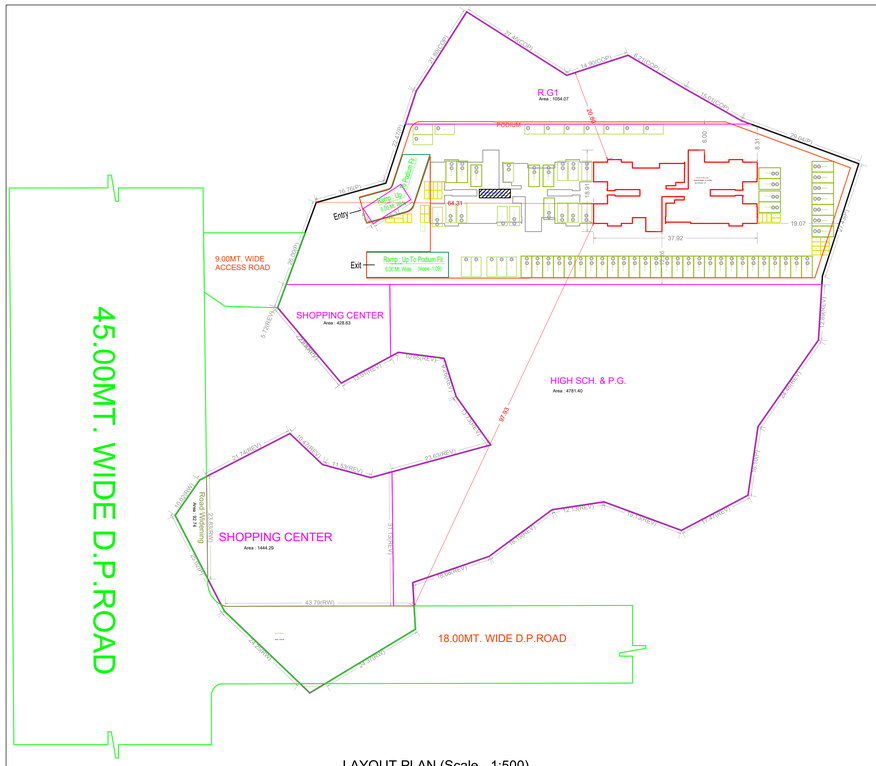
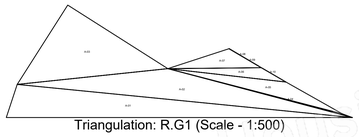


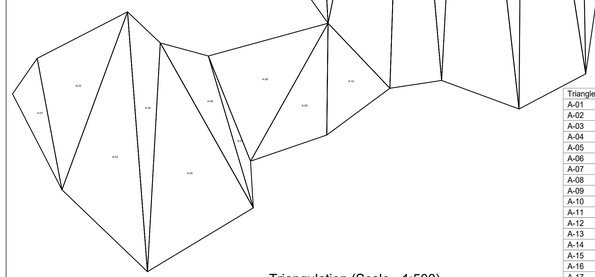
LAYOUT PLAN (Scale - 1:500)

Triangle	Area
A-01	110.66
A-02	349.76
A-03	552.63
A-04	212.03
A-05	628.43
A-06	180.02
A-07	44.92
A-08	375.11
A-09	227.96
A-10	187.76
A-11	258.99
A-12	351.58
A-13	270.48
A-14	168.86
A-15	322.75
A-16	422.62
A-17	135.20
A-18	369.27
A-19	1122.74
A-20	746.84
A-21	601.09
A-22	723.20
A-23	947.68
A-24	677.85
A-25	788.15
A-26	561.70
A-27	113.48
A-28	947.64
A-29	47.21
A-30	94.63
Total (MAIN PLOT)	12541.24



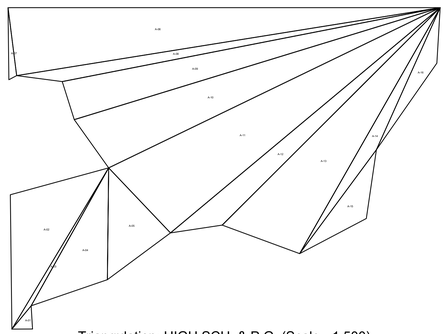
Triangulation: R.G1 (Scale - 1:500)

Triangle	Area
A-01	307.49
A-02	275.66
A-03	299.39
A-04	5.10
A-05	80.92
A-06	36.59
A-07	48.48
A-08	0.17
A-09	0.15
A-10	0.12
Total (R.G1)	1054.07



Triangulation (Scale - 1:500)

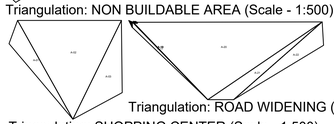
Triangle	Area
A-01	0.03
A-02	0.03
A-03	0.03
A-04	0.03
A-05	0.03
A-06	0.03
A-07	0.03
A-08	0.03
A-09	0.03
A-10	0.03
A-11	0.03
A-12	0.03
A-13	0.03
A-14	0.03
A-15	0.03
A-16	0.03
A-17	10.86
A-18	0.33
A-19	0.95
A-20	393.50
A-21	53.62
A-22	58.73
Total (ROAD WIDENING)	559.49



Triangulation: HIGH SCH. & P.G. (Scale - 1:500)

Triangulation: NON BUILDABLE AREA (Scale - 1:500)

Triangle	Area
A-01	6.58
Total (NON BUILDABLE AREA)	6.58

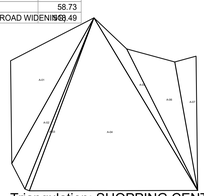


Triangulation: ROAD WIDENING (Scale - 1:500)

Triangulation: SHOPPING CENTER (Scale - 1:500)

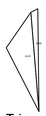
Triangle	Area
A-01	57.00
A-02	275.35
A-03	96.29
Total (SHOPPING CENTER)	428.63

Triangle	Area
A-01	12.89
A-02	355.90
A-03	22.68
A-04	227.96
A-05	187.76
A-06	788.31
A-07	15.16
A-08	151.38
A-09	410.42
A-10	577.44
A-11	845.08
A-12	256.58
A-13	619.28
A-14	114.60
A-15	113.60
A-16	82.35
Total (HIGH SCH. & P.G.)	4781.40



Triangulation: SHOPPING CENTER (Scale - 1:500)

Triangle	Area
A-01	231.70
A-02	107.15
A-03	23.98
A-04	781.34
A-05	65.26
A-06	157.59
A-07	77.24
Total (SHOPPING CENTER)	1444.29



Triangulation: ROAD WIDENING (Scale - 1:500)

Triangle	Area
A-01	73.51
A-02	19.22
Total (ROAD WIDENING)	92.74

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI/ADDIT-IONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	1.40	0.00	0.00	0.00	3.00	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	1.40	0.00	0.00	0.00	1.10	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	5796.03	6267.33	17548.52	0.00	17767.13	0.00	47379.01	0.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	5796.03	2940.17	1253.00	0.00	10024.57	0.00	20013.77	0.00	13304.24
2.6 - INDEX CONSUMED	1.10	0.23	0.63	0.00	0.00	0.00	0.00	00.00	0.00

ANCILLARY AREA DETAILS TABLE:

PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
17767.13	10024.57	0.00	0.00

TDR AREA STATEMENT:

PERM. TDR	PROP. TDR	D.R.C. NO	D.R.C. TYPE
16326.08	6718.42	-	-

FLOOR WISE FSI STATEMENT:

BUILDING	FSI AREA RESI	FSI AREA NON RESI	BALC	PASS	STAIR	LIFT	TENE
STILT PARKING FLOOR	123.164	0.000	0.000	58.061	33.220	11.880	0
PODIUM PARKING FLOOR	22.163	0.000	0.000	21.990	33.220	11.880	0
FIRST FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
SECOND FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
THIRD FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
FOURTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
FIFTH FLOOR	506.120	0.000	37.830	24.015	33.220	11.880	4
SIXTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
SEVENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
EIGHTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
NINTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
TENTH FLOOR	506.120	0.000	37.830	24.015	33.220	11.880	4
ELEVENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
TWELFTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
THIRTEENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
FOURTEENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
FIFTEENTH FLOOR	506.120	0.000	37.830	24.015	33.220	11.880	4
SIXTEENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
SEVENTEENTH FLOOR	524.664	0.000	41.700	24.015	33.220	11.880	4
EIGHTEENTH FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
NINETEENTH FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TWENTY FLOOR	517.461	0.000	56.730	24.015	33.220	11.880	4
TWENTYFIRST FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TWENTYSECOND FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TWENTYTHIRD FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TWENTYFOURTH FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TWENTYFIFTH FLOOR	536.004	0.000	60.600	24.015	33.220	11.880	4
TERRACE FLOOR	0.000	0.000	0.000	0.000	0.000	11.880	0
Total	13278.47	0.00	1178.22	680.43	896.94	332.64	100

R.G CALCULATIONS:

NAME	AREA
R.G1	1054.07
Total RG Area	1054.07

SCHEDULE OF OPENING: BLDG.TYPE (B)

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	152
D1	0.90	2.10	246
D2	0.90	2.10	100
D	1.05	2.10	100

SCHEDULE OF OPENING: BLDG.TYPE (B)

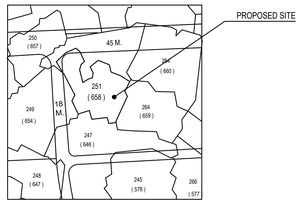
NAME	LENGTH	HEIGHT	NOS.
v	0.60	1.20	302
w3	1.05	1.80	28
w2	1.20	1.80	150
w2	1.50	1.80	54
w1	1.80	1.80	246
w	2.10	1.80	150
w	3.00	1.80	56

SLAB AREA CALCULATONS: BLDG.TYPE (B)

FLOOR	FSI AREA	DEDUCTION AREA VOID	SHAFT	CHOWK	R.CHUTE	LIFT	ADDITION AREA BALCONY	TERRACE	SUB-STR	PARKING	PODIUM	TOWER	PASSAGE	REFUGE	TOTAL SLAB AREA
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.71	0.00	0.00	0.00	0.00	0.00	0.00	61.71
TWENTYFIFTH FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
TWENTYFOURTH FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
TWENTYTHIRD FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
TWENTYSECOND FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
TWENTYFIRST FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
TWENTY FLOOR	472.61	0.00	0.00	0.00	0.00	11.88	56.73	0.00	0.00	0.00	0.00	0.00	39.12	0.00	634.82
NINETEENTH FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
EIGHTEENTH FLOOR	487.28	0.00	0.00	0.00	0.00	11.88	60.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.00
SEVENTEENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
SIXTEENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
FIFTEENTH FLOOR	480.17	0.00	0.00	0.00	0.00	11.88	37.83	0.00	0.00	0.00	0.00	0.00	39.12	0.00	623.48
FOURTEENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
THIRTEENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
TWELFTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
ELEVENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
TENTH FLOOR	480.17	0.00	0.00	0.00	0.00	11.88	37.83	0.00	0.00	0.00	0.00	0.00	39.12	0.00	623.48
NINTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
EIGHTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
SEVENTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
SIXTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
FIFTH FLOOR	480.17	0.00	0.00	0.00	0.00	11.88	37.83	0.00	0.00	0.00	0.00	0.00	39.12	0.00	623.48
FOURTH FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
THIRD FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
SECOND FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
FIRST FLOOR	494.84	0.00	0.00	0.00	0.00	11.88	41.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	524.66
PODIUM PARKING FLOOR	22.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.25	1144.79	3518.61	0.00	0.00	0.00	4708.81
STILT PARKING FLOOR	135.04	0.00	0.00	0.00	0.00	11.88	0.00	0.00	0.00	372.65	0.00	0.00	0.00	0.00	539.71
Total	12409.04	0.00	0.00	0.00	0.00	308.88	1178.22	61.71	23.25	1517.44	3518.61	0.00	0.00	156.48	18912.73

TANK CALCULATION DETAILS

TANK	REQUIREMENT	OCCUPANT LOAD (NOS.) TNMTS/AREA	FACTOR		CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT & UGWT	Residences (TENEMENT)	0.00	1.00	0.00	675.00	0.00	
	- - - -	00.00	00.00	00.00	00.00	00.00	
	FIRE					00.00	
	TOTAL					25000.00	115683.35



Location Plan
Scale - 1:4000

Location plan (Taken as per User Inputs)

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA RESI	FSI AREA NON RESI	BALC	PASS	STAIR	LIFT	TENE
BLDG.TYPE-1 (B)	13278.47	0.00	1178.22	680.43	896.94	332.64	100
Total	13278.47	0.00	1178.22	680.43	896.94	332.64	100

FLOOR WISE CARPET AREA : BLDG.TYPE (B)

FLOOR	CARP. NAME	CARP. AREA	BAL. AREA	TOTAL AREA
TYPICAL - 1- 4, 6- 9, 11- 14, 16& 17 FLOOR	PLAN	62.42	14.04	76.46
	3	107.69	27.84	135.53
	1	107.69	27.66	135.35
	4	62.42	13.86	76.28
TYPICAL - 18, 19, 21- 25 FLOOR PLAN	02	62.42	14.04	76.46
	03	108.64	46.75	155.39
	01	108.64	46.56	155.20
	04	62.42	13.86	76.28
TYPICAL - 5, 10& 15 FLOOR PLAN	004	47.84	6.12	53.96
	002	62.42	14.04	76.46
	003	107.69	27.84	135.53
	001	107.69	27.66	135.35
TWENTY FLOOR PLAN	003	108.57	46.74	155.31
	001	108.64	46.56	155.20
	002	62.42	14.04	76.46
	004	47.84	6.12	53.96
STILT PARKING FLOOR PLAN	TOILET	2.63	0.00	2.63
PODIUM PARKING FLOOR PLAN	TOILET	2.63	0.00	2.63
	ENTRANCE	16.23	0.00	16.23

REFUGE AREA DETAILS

FLOOR NAME	REFUGE AREA NAME	AREA REQUIRED	AREA PROPOSED
ELEVENTH FLOOR	-	24.74	0.00
FIFTEENTH FLOOR	Refuge Area	0.00	78.24
FIFTH FLOOR	Refuge Area	0.00	78.24
SIXTEENTH FLOOR	-	24.74	0.00
SIXTH FLOOR	-	24.74	0.00
TENTH FLOOR	Refuge Area	0.00	78.24
TWENTY FLOOR	Refuge Area	0.00	78.24
TWENTYFIRST FLOOR	-	25.28	0.00

PARKING CALCULATION

TYPE	VEHICLE NAME	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	PROP.	VEHICLE REQD. UNIT	REQD.
Residential	Car	0 - 29.99	2	0	0	0
Residential	Car	30.00 - 39.99	2	1	1	0
Residential	Car	40.00 - 79.99	2	0	1	0
Residential	Car	80.00 - 149.99	1	50	1	50
Residential	Car	150.00 - ...	1	50	2	100
Residential	Scooter	0 - 29.99	2	0	2	0
Residential	Scooter	30.00 - 39.99	2	1	2	1
Residential	Scooter	40.00 - 79.99	2	0	2	0
Residential	Scooter	80.00 - 149.99	1	50	1	50
Residential	Scooter	150.00 - ...	1	50	1	50

PARKING SIZE/AREA

NAME	REQUIRED NOS	REQUIRED AREA	PROPOSED NOS	PROPOSED AREA	ADJUSTED PARKING NOS	ADJUSTED PARKING AREA
Car	120	1371.00	303	3527.35	183	2287.50
Car-L	60	750.00	182	2275.00	0	0.00
Car-S	60	621.00	121	1252.35	0	0.00
Scooter	101	202.00	37	74.00	1098	2196.00
Cycle	0	0.00	0	0.00	0	0.00
Visitors Car	5	62.50	5	62.50	0	0.00
Visitors Scooter	5	10.00	5	10.00	0	0.00
Loading/Unloading	0	0.00	0	0.00	0	0.00
Mini Bus	0	0.00	0	0.00	0	0.00

MULTIPLYING FACTOR = 0.80

PROJECT TYPE - Building Development

SEAL OF APPROVAL

PROJECT INFORMATION

CASE TYPE	Addition or Extension
LOCATION	Non-Congested Area

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	12534.66
(a) As per ownership document (7/12, CTS extract)	12600.00
(b) as per measurement sheet	12541.24
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /Highway	611.22
(b) Any D.P. Reservation area	6654.32
(c) Area not included in proposal	6.58
(d) Area not in possession	0.00
(Total a+b+c+d)	7272.12
3. BALANCE PLOT AREA (1 - 2)	5269.12
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	5269.12
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	526.91
(b) Proposed -	1054.07
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)	5796.03
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	6267.33
(b) Proposed FSI on payment of premium.	2940.17
11. IN-SITU AND TDR LOADING	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	1253.00
(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	000.00
(c)TDR area(Permissible TDR - 17548.52)	6718.42
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	7971.42
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	16707.62
(b) Ancillary FSI (upto 60%or80% with payment of charges) (Resi.ancillary - 10024.57),(Non-Resi.ancillary - 0.00)	10024.57
(c) Total entitlement (a+b)	26732.19
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width ((Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	47379.02
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)	
(a) Existing Built-up Area.	13280.28
(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 13324.98,Non-Resi BUA - 0.00)	13304.24
(c) Total (a+b)	26584.52
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)	0.00
(b) Proposed	0.00

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 document of ownership/ T.P. scheme records/ land records department/ city survey records.

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.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN :
M/S SHREE RAMJEEVDANI REALTORS

ARCH.NAME,SIGN & ADD
Ashwini Arun Kashika

PROJECT INFORMATION

PLOT NO	: 251/3 (Old 658/3)
USE	: Residential Building
SUBUSE	: Residences
NODE/SURVEY	: -
SECTOR NO	: -
PLOT ADDRESS	: BHAYANDER,Near Maxus Mall

PERMIT NO			
INWARD NO	102		
KEY NO	258	SCALE	1:100
DATE	26-09-2024	SHEET NO	1 / 3

ISO_A0_(841.00_x_1189.00_MM)