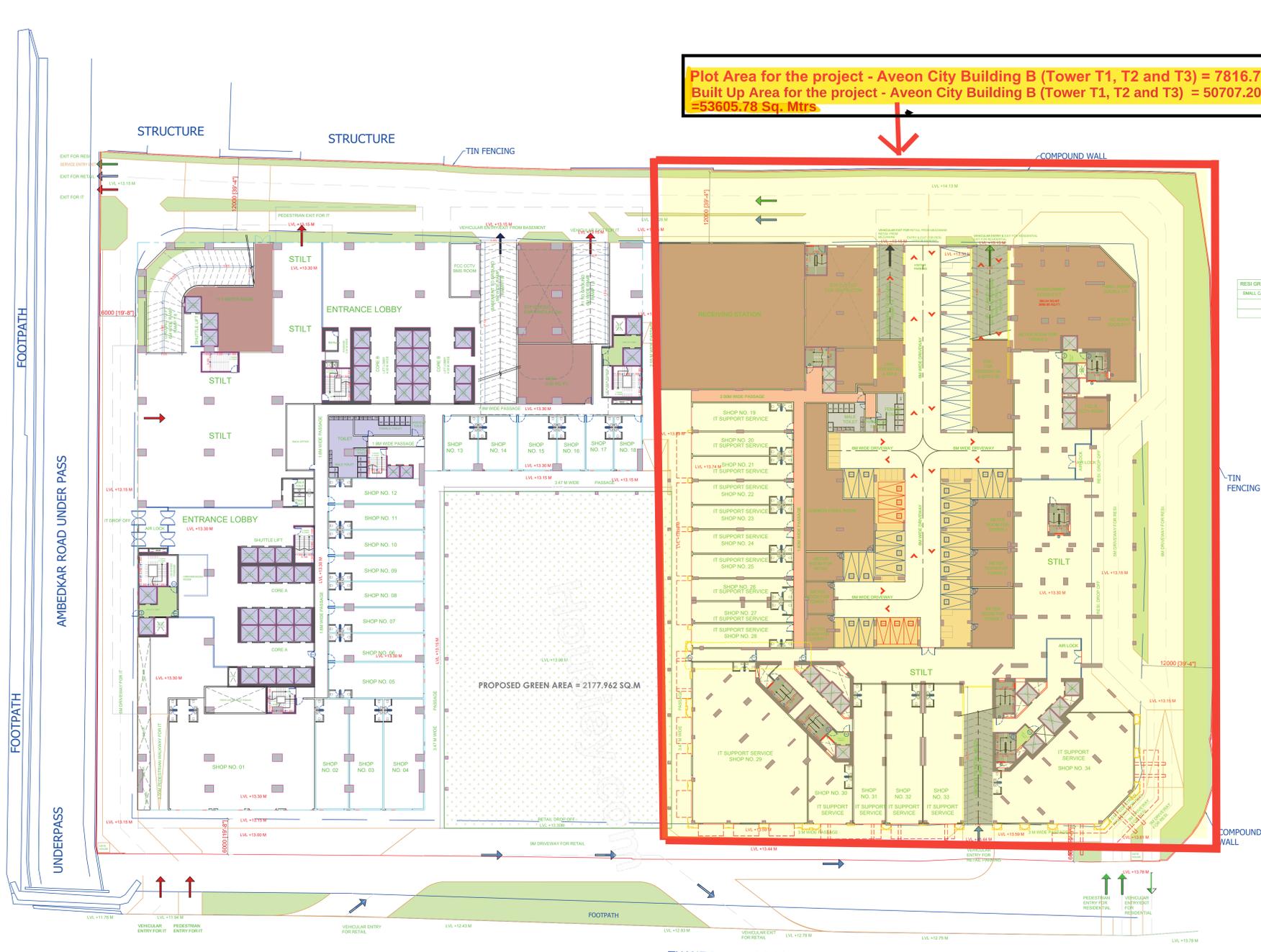


Triangulation (Scale - 1:1500)

Triangle	Area
A-01	0.50
A-02	11.22
A-03	912.87
A-04	79.58
A-05	388.04
A-06	721.34
A-07	3092.89
A-08	795.97
A-09	1405.11
A-10	314.91
A-11	925.42
A-12	1286.63
A-13	0.80
A-14	1371.00
A-15	2.48
A-16	1925.36
A-17	20.96
A-18	0.07
A-19	456.71
A-20	1206.07
A-21	908.69
A-22	1998.61
A-23	556.39
A-24	348.36
A-25	752.49
A-26	582.11
A-27	587.30
A-28	348.87
A-29	168.60
A-30	242.19
A-31	142.56
A-32	59.88
A-33	126.06
A-34	39.01
A-35	40.89
A-36	10.10
A-37	2.70
A-38	8.75
A-39	27.34
A-40	13.59
A-41	1.81
Total (PLOT)	21886.05

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-1 (T BUI)	0.00	98544.96	0.00	0.00	2391.96	98495.58	0
S-1 (RESIDE)	50707.20	8895.68	2243.94	0.00	2585.62	589.72	0
Total	50707.20	98440.64	2243.94	0.00	4977.58	99005.30	0



Plot Area for the project - Aveon City Building B (Tower T1, T2 and T3) = 7816.76 Sq. Mtrs
Built Up Area for the project - Aveon City Building B (Tower T1, T2 and T3) = 50707.20 + 2898.58 = 53605.78 Sq. Mtrs.

RESI GR. FLOOR PARKING				
SMALL CARS	LARGE CARS	STACK CAR	TOTAL	TWO WHEELER
18 NOS	12 NOS	38 NOS	68 NOS	18 NOS

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAJARAM GUNDERAO RATHOD
 Digitally signed by RAJARAM GUNDERAO RATHOD
 DN: cn=RAJARAM GUNDERAO RATHOD, o=PERSONAL
 Reason: I am the author of this document.
 Location:
 Date: 2025-05-07 15:07:05.30

PROJECT INFORMATION

CASE TYPE	NEW
LOCATION	Non-Congested Area
PLOT USE	Industrial Buildings
PLOT SUB USE	IT /ITES
AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NIP)	21750.00
(a) As per ownership document (7/12, CTS extract)	0.00
(b) as per measurement sheet	21750.00
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D/P/D, RW Area/Service Road/Highway	0.00
(b) Any D.P. Reservation area (Tross Area)	0.00
(c) Balance Proposed	21750.00
3. BALANCE PLOT AREA (1-2)	21750.00
4. AMENITY SPACE (if applicable)	
(a) Required	1087.50
(b) Adjustment of 20% if any	0.00
(c) Balance Proposed	3611.00
5. NET PLOT AREA (3-4)	21750.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required	200.00
(b) Proposed	0.00
7. INTERNAL ROAD AREA	0.00
8. PLANTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.No. 5 & Base FSI)	21750.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (Maximum permissible premium FSI - based on road width / TDR Zone)	65250.00
(a) Proposed FSI on payment of premium	0.00
11. IN-SITU AND TDR LOADING	
(a) In-situ area against D.P. road 2.0 x Sr. No. 2 (a) if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 85 x Sr. No. 4 (b) and (c))	0.00
(c) TDR area	0.00
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	7034.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 (Residual area at Sr. No. 17)	
(a) [9 + 10b] + 11(c) or 12 whichever is applicable	94304.00
(b) Ancillary FSI (upto 60% or 80% with payment of charges)	63138.18
(c) Total entitlement (a+b)	150138.18
13. TOTAL ENTITLEMENT OF FSI	
(a) Building Potential Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	150138.18
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) x 1.6 or 1.8	150138.18
15. TOTAL BUILT UP AREA IN PROPOSAL (Existing area at Sr. No. 17)	
(a) Demolished Area	0.00
(b) Existing Built-up Area	0.00
(c) Proposed Built-up Area (as per 'P-line')	149157.19
(d) Total (b+c)	149157.19
16. F.S.I. CONSUMED (15/13)	
Should not be more than serial No. 14 (above)	6.86
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 REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA, SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY & TDR RECORDS.

LEGEND

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

<<<TO THANE

<<<TO THANE

SITE PLAN
SCALE-1:300

FSI DETAILS

2- INDEX	BASIC FSI	PREMIUM FSI (ADDIT. JONAL FSI)	TOTAL IN-SITU/TDR	INCENTIVE FSI	RESI ANCL. LARY AREA	NON RESI ANCL. LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.00	3.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.00	3.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	21750.00	65250.00	0.00	4350.00	19385.48	43752.70	150138.18	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)	21750.00	0.00	7034.00	0.00	0.00	0.00	28784.00	0.00	28784.00
2.6 - INDEX CONSUMED	1.00	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00

OWNERS NAME & SIGN/ARCH.NAME, SIGN & ADD

Nitin Kumar Babubhai Gaipani CHRISTO RAPPAL

PROJECT INFORMATION

PLOT NO : KALWA-K-51/52/ANDSPT KALWA-K-53
 USE : Industrial Buildings
 SUBUSE : IT /ITES
 NODE : CTS/CS
 SECTOR NO :
 PLOT ADDRESS : CTS/CS, Block No., Plot No. KALWA-K-51/52/ANDSPT KALWA-K-53,
 Road/Street

PERMIT NO :
 INWARD NO : SH/14/15/1/202
 40425/2979062
 KEY NO : 0068 SCALE : 1:100
 DATE : 28-09-2024 SHEET NO : 1/29