

SEAL OF APPROVAL

PROJECT INFORMATION
CASE TYPE: NEW
LOCATION: Non-Contested Area

AREA STATEMENT SQ. M.

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	4797.96
(a) As per ownership document (7/12, CTS extract)	4850.00
(b) as per measurement sheet	5245.55
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road/Highway	2059.61
(b) Any D.P. Reservation Area	1423.35
(c) Area not included in proposal	0.00
(d) Area not in possession	52.05
(Total a+b+c+d)	3535.00
3. BALANCE PLOT AREA (1-2)	1262.96
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of (2b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4)	1262.96
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	
(a) Required -	0.00
(b) Proposed -	1315.00
8. PLOTABLE AREA (if applicable)	
(a) Required -	0.00
(b) Proposed -	1315.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 5 Base F.S.I)	1446.50
10. ADDITIONAL FSI ON PAYMENT OF PREMIUM (a) Maximum permissible premium FSI - based on road width / TOD Zone.	8636.33
(b) Proposed FSI on payment of premium.	3566.48
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 1.85 x Sr. No. 4 (b) and (c)], if any	0.00
(c) TDR area (Permissible TDR - 2878.78)	2050.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2050.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 (SR. NO. 5 x basic FSI)	1446.50
13. TOTAL ENTITLEMENT OF FSI (a) [9 + 10(b) + 11(c)] or 12 whichever is applicable	7062.98
(b) Ancillary FSI (upto 60% or 80% with payment of charges) (Base ancillary - 3235.92 / Non-Res ancillary - 1336.00)	4571.92
(c) Total entitlement (a+b)	11634.90
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)	21077.08
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 9007.74, Non-Res BUA - 1692.51)	11600.25
(c) Total (a+b)	11600.25
16. F.S.I. CONSUMED (15/13) should not be more than serial No. 14 above.	1.00
17. AREA FOR INCLUSIVE HOUSING, if any (a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

CERTIFICATE OF AREA
We certify 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.

OWNERS DECLARATION
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
DEMOLITION SHOWN HATCHED YELLOW

Triangle	Area	A-27	282.89
A-01	266.45	A-28	131.45
A-02	41.50	A-29	34.21
A-03	0.69	A-30	2.61
A-04	0.80	A-31	14.73
A-05	0.91	A-32	327.87
A-06	0.10	A-33	81.11
A-07	0.21	A-34	2.22
A-08	0.32	A-35	2.20
A-09	0.43	A-36	2.15
A-10	0.53	A-37	2.10
A-11	0.64	A-38	2.05
A-12	0.74	A-39	1.99
A-13	0.83	A-40	1.92
A-14	0.93	A-41	1.86
A-15	1.02	A-42	1.79
A-16	1.11	A-43	1.71
A-17	1.20	A-44	1.64
A-18	1.28	A-45	1.56
A-19	1.36	A-46	1.47
A-20	1.44	A-47	1.38
A-21	1.51	A-48	1.29
A-22	1.58	A-49	1.20
A-23	281.25	A-50	1.11
A-24	535.24	A-51	1.01
A-25	1.45	A-52	8.87
A-26	1.70	Total (ROAD WIDENING)	88.51

OWNERS NAME & SIGN
Pratap Sarnaik Partner of Reya nshp Realty LLP

ARCH NAME, SIGN & ADD
Anil Pranchand Motramani

PROJECT INFORMATION
PLOT NO : S NO 101 / 1
USE : Mix Use
SUBUSE : Residential cum Commercial Building
NODE/SURVEY : -
SECTOR NO : -
PLOT ADDRESS : GHODBUNDER S.NO.101 / 1
AT VILLAGE - GHODBUNDER

PERMIT NO :
INWARD NO : MB/MCB/7009/202
KEY NO : 4228
DATE : 07-08-2025
SCALE : 1:100
SHEET NO : 1/5

REFUGE AREA DETAILS

FLOOR NAME	REFUGE AREA NAME	REQUIRED AREA	PROPOSED AREA
EIGHTH FLOOR	-	15.00	0.00
SEVENTEENTH FLOOR	Refuge Area	15.00	33.96
SEVENTH FLOOR	Refuge Area	0.00	29.26
THIRTYSECOND FLOOR	Refuge Area	15.00	33.96
TWELFTH FLOOR	Refuge Area	15.00	33.96
TWENTYSECOND FLOOR	Refuge Area	15.00	33.96
TWENTYSEVENTH FLOOR	Refuge Area	15.00	33.96

BUILDING WISE FSI STATEMENT

BUILDING	RESI	NON RESI	BALC	PASS	STAIR	LIFT	TENE
01 (MECHANICAL CAR PARKING TOWER)	0.00	0.00	0.00	0.00	190.82	0	0
02 (MECHANICAL CAR PARKING TOWER)	0.00	0.00	0.00	0.00	261.52	0	0
BLDG. (01)	0.00	1569.01	0.00	50.01	117.25	94.42	0
BLDG. (02)	9887.93	123.50	480.32	958.20	932.04	628.26	124
Total	9887.93	1692.51	480.32	1008.21	1049.29	1175.02	124

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL 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	1.10	1.80	0.60	0.00	0.00	0.00	3.50	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	1.10	1.80	0.60	0.00	0.00	0.00	3.50	0.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	1448.50	8636.33	2878.78	0.00	6761.46	1354.01	21077.08	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)	1448.50	3566.48	2050.00	0.00	3235.92	1336.00	11634.90	0.00	11600.25
2.6 - INDEX CONSUMED	1.10	0.74	0.43	0.00	0.00	0.00	0.00	0.00	0.00

PARKING CALCULATION

TYPE	VEHICLE NAME	CARPET AREA/FSI (M2)	TENEMENT (NOS)	VEHICLE REQD. UNIT	VEHICLE REQD. AREA
Residential	Car	0 - 29.99	2	0	0
Residential	Car	30.00 - 39.99	2	59	1
Residential	Car	40.00 - 79.99	2	65	1
Residential	Car	80.00 - 149.99	1	0	1
Residential	Car	150.00 - ...	1	0	2
Residential	Scoter	0 - 29.99	2	0	2
Residential	Scoter	30.00 - 39.99	2	59	2
Residential	Scoter	40.00 - 79.99	2	65	2
Residential	Scoter	80.00 - 149.99	1	0	1
Residential	Scoter	150.00 - ...	1	0	1
Commercial	Car	209.03/Offices	200	1	3
Commercial	Scoter	209.03/Offices	200	1	11
Commercial	Car	108.67/Shops	100	1	2
Commercial	Scoter	108.67/Shops	100	1	6

PARKING SIZE/AREA

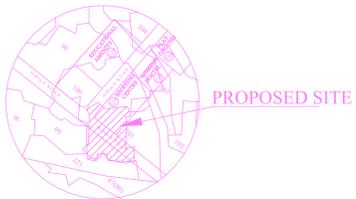
NAME	REQUIRED NOS	REQUIRED AREA	PROPOSED NOS	PROPOSED AREA	ADJUSTED PARKING NOS	ADJUSTED PARKING AREA
Car	33	378.10	75	928.90	42	525.00
Car-L	17	212.50	71	887.50	0	0.00
Car-S	16	165.60	4	41.40	0	0.00
Scoter	133	266.00	14	28.00	252	504.00
Cycle	0	0.00	0	0.00	0	0.00
Visitors Scooter	1	12.50	1	12.50	0	0.00
Visitors Scooter	3	6.00	3	6.00	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 = 0.50

TOTAL PARKING AREA STATEMENT

BLDG NO.	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
1	75.50	-	10.07	-
2	136.74	-	26.91	-
TOTAL	212.2400	14 NOS	36.9800	75 NOS

(BLDG NO.1 FOR F.S.I. SCOOTER PARKING - 14 NOS
COMPOSITE PARKING - 1 CAR + 6 SCOOTER
= 12.24 + 14 = 198.24 / 6 = 33.04
TOTAL CAR REQUIRED = 3304 + 3609 = 7013 CAR
TOTAL = 75 NOS



LOCATION PLAN SCALE - 1:4000

Area of plot (minimum area of a,b,c to be considered) 4797.96

(a) As per measurement sheet 5245.55

(b) As per ownership document (7/12,CTS extract) 4850.00

(c) As per site

2. Deduction for

(a) Proposed D.P./D.P. Road widening area/Service Road/Highway widening 2059.61

(b) Any D.P. Reservation Area 1423.35

(c) AREA NOT IN POSSESSION 52.05

(Total a+b+c) 3535.00

3. Balance Area of Plot (1-2) 1315.00

4. AMENITY SPACE (if applicable)

(a) Required -

(b) Adjustment of (2b), if any -

(c) Balance Proposed -

5. NET PLOT AREA (3-4) 1315.00

6. RECREATIONAL OPEN SPACE (if applicable)

(a) Required -

(b) Proposed -

7. INTERNAL ROAD AREA

(a) Required -

(b) Proposed -

8. PLOTABLE AREA (if applicable)

(a) Required -

(b) Proposed -

9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 5 Base F.S.I)

(a) Required -

(b) Proposed -

10. ADDITIONAL FSI ON PAYMENT OF PREMIUM (a) Maximum permissible premium FSI - based on road width / TOD Zone.

(b) Proposed FSI on payment of premium.

11. IN-SITU AND TDR LOADING (a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any

(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)], if any

(c) TDR area (Permissible TDR - 2878.78)

(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))

12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 (SR. NO. 5 x basic FSI)

13. TOTAL ENTITLEMENT OF FSI (a) [9 + 10(b) + 11(c)] or 12 whichever is applicable

(b) Ancillary FSI (upto 60% or 80% with payment of charges) (Base ancillary - 3235.92 / Non-Res ancillary - 1336.00)

(c) Total entitlement (a+b)

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)

15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)

(a) Existing Built-up Area

(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 9007.74, Non-Res BUA - 1692.51)

(c) Total (a+b)

16. F.S.I. CONSUMED (15/13) should not be more than serial No. 14 above.

17. AREA FOR INCLUSIVE HOUSING, if any (a) Required (20% of Sr.No.5)

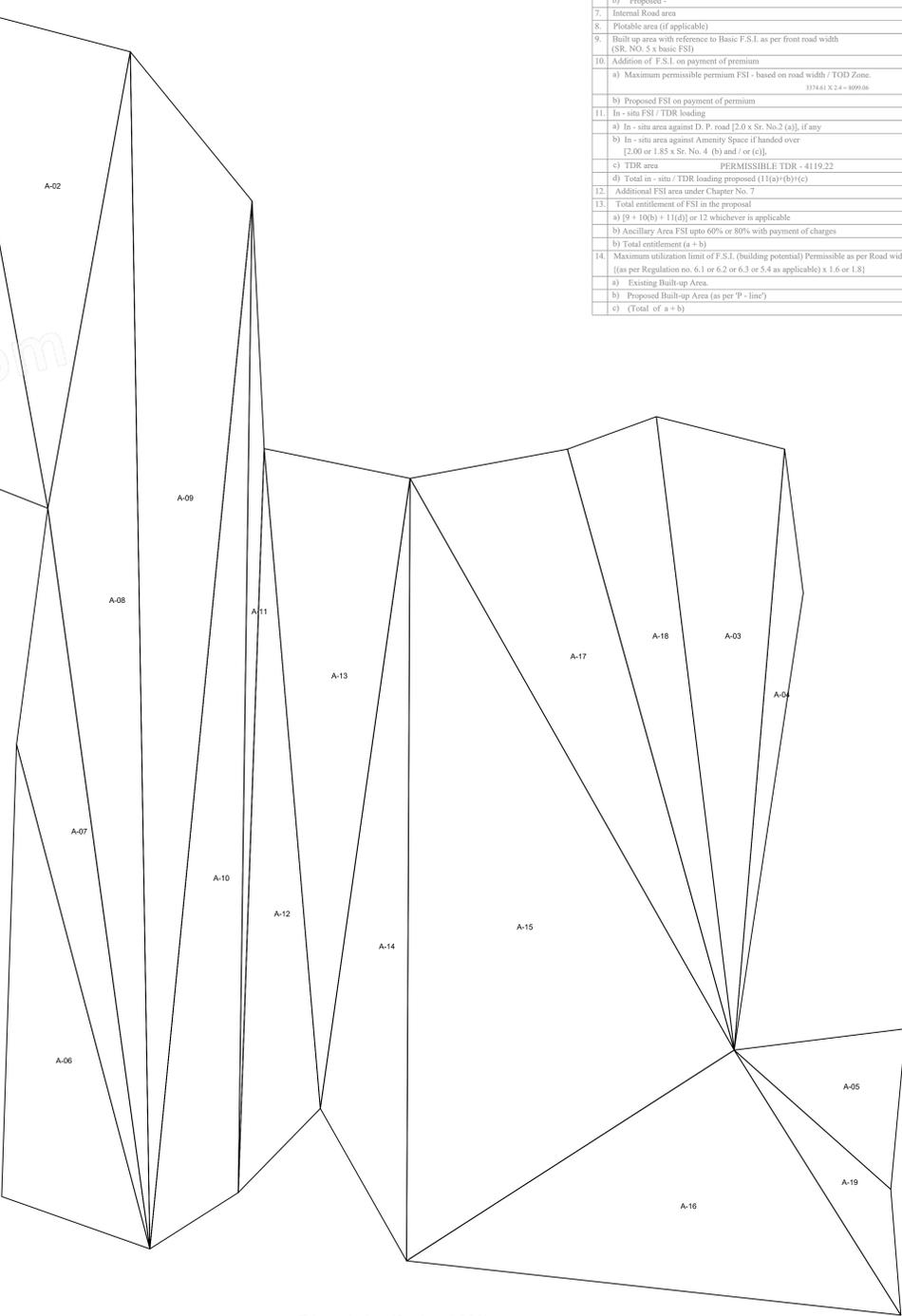
(b) Proposed

Triangulation: SHOPPING CENTRE RESERVATION (Scale - 1:200)

Triangle	Area
A-01	3.47
Total SHOPPING CENTRE RESERVATION	3.47



LAYOUT PLAN (Scale - 1:200)



Triangulation (Scale - 1:200)

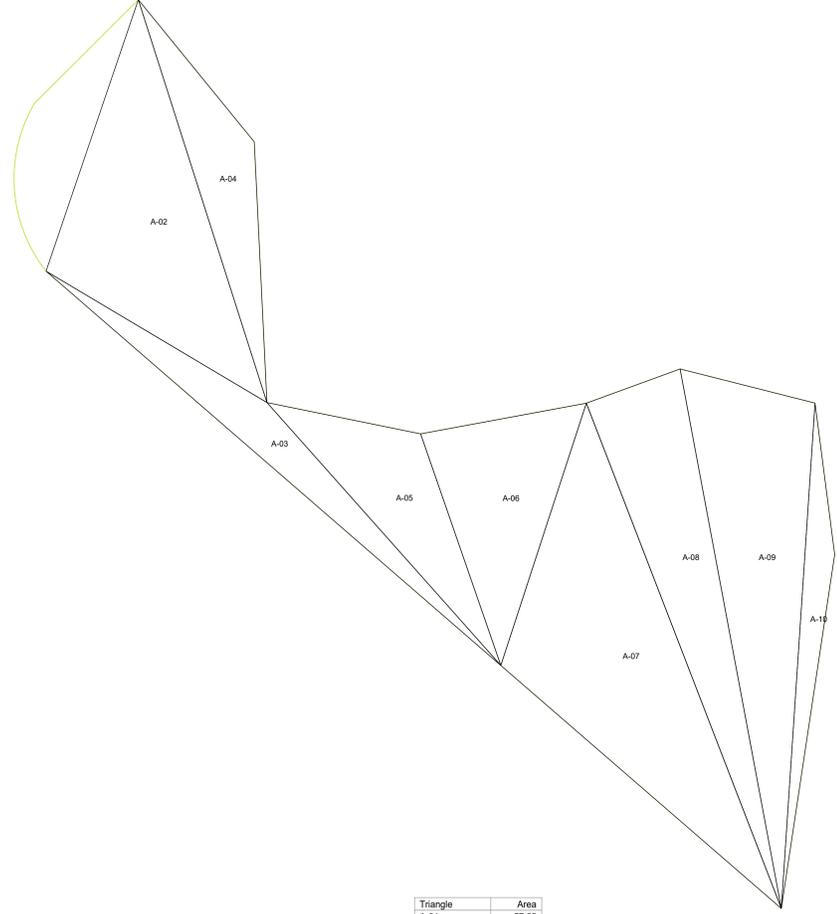
SEAL OF APPROVAL

APPROVAL 1

APPROVAL 2

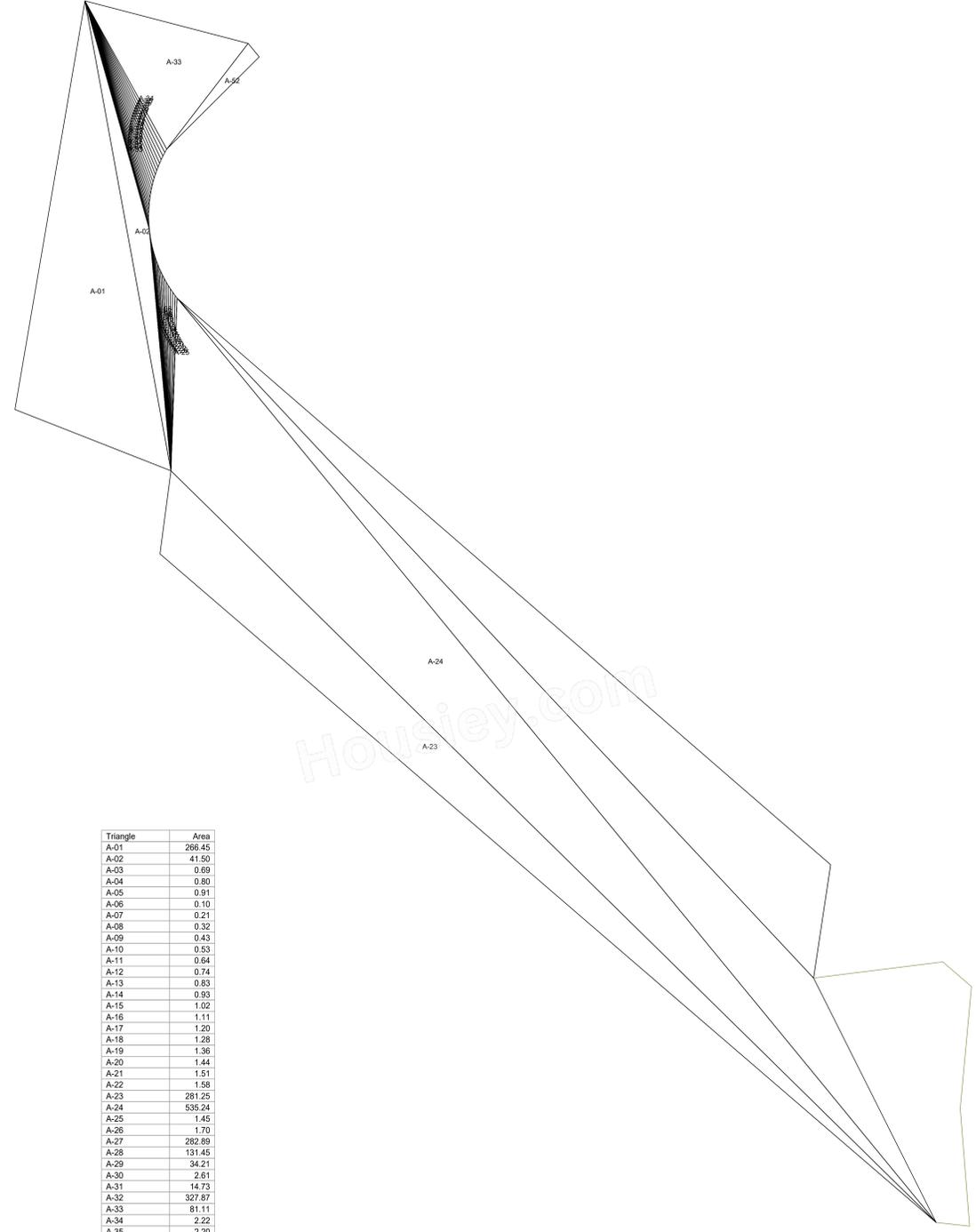
APPROVAL 3

Triangulation : SHOPPING CENTRE RESERVATION



Triangle	Area
A-01	57.62
A-02	222.93
A-03	84.47
A-04	87.89
A-05	102.29
A-06	126.30
A-07	291.72
A-08	167.10
A-09	214.64
A-10	46.62
Total (SHOPPING CENTRE RESERVATION)	1959.98

Triangulation : ROAD WIDENING



Triangle	Area
A-01	266.45
A-02	41.50
A-03	0.69
A-04	0.80
A-05	0.91
A-06	0.10
A-07	0.21
A-08	0.32
A-09	0.43
A-10	0.53
A-11	0.64
A-12	0.74
A-13	0.83
A-14	0.93
A-15	1.02
A-16	1.11
A-17	1.20
A-18	1.28
A-19	1.36
A-20	1.44
A-21	1.51
A-22	1.58
A-23	281.25
A-24	535.24
A-25	1.45
A-26	1.70
A-27	282.89
A-28	131.45
A-29	34.21
A-30	2.61
A-31	14.73
A-32	327.67
A-33	81.11
A-34	2.22
A-35	2.20
A-36	2.15
A-37	2.10
A-38	2.05
A-39	1.99
A-40	1.92
A-41	1.86
A-42	1.79
A-43	1.71
A-44	1.64
A-45	1.56
A-46	1.47
A-47	1.38
A-48	1.29
A-49	1.20
A-50	1.11
A-51	1.01
A-52	8.87
Total (ROAD WIDENING)	61

Housiey.com

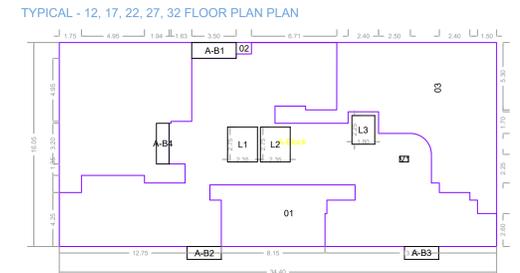
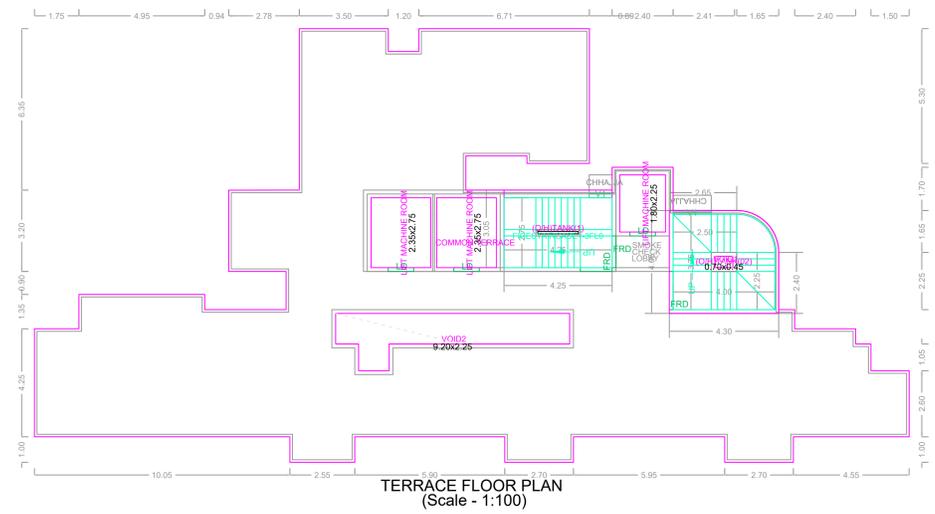
OWNERS NAME & SIGN :
 Pratap Sarnaik Partner of Reya
 nsnp Realty LLP

ARCH NAME, SIGN & ADD :
 Anil Premchand Motramani

PROJECT INFORMATION

FLOT NO : S.NO. 101 / 1
 USE : Mx Use
 SUBUSE : Residential cum Commercial Building
 NODE/SURVEY : -
 SECTOR NO : -
 PLOT ADDRESS : GHODBUNDER, S.NO.101 / 1
 AT VILLAGE- GHODBUNDER

PERMIT NO :
INWARD NO : MB/MCB/7009/202
 5304/RAJ/DCR
KEY NO : 4228 **SCALE** : 1:100
DATE : 07-08-2025 **SHEET NO** 2 / 5



Polygon	Area
A-Block	552.12
O1	43.62
O2	112.21
O3	117.72
L1	6.46
L2	6.46
L3	4.05
V1	0.31
A-B1	4.38
A-B2	2.70
A-B3	2.70
A-B4	3.19
Total	274.25

