

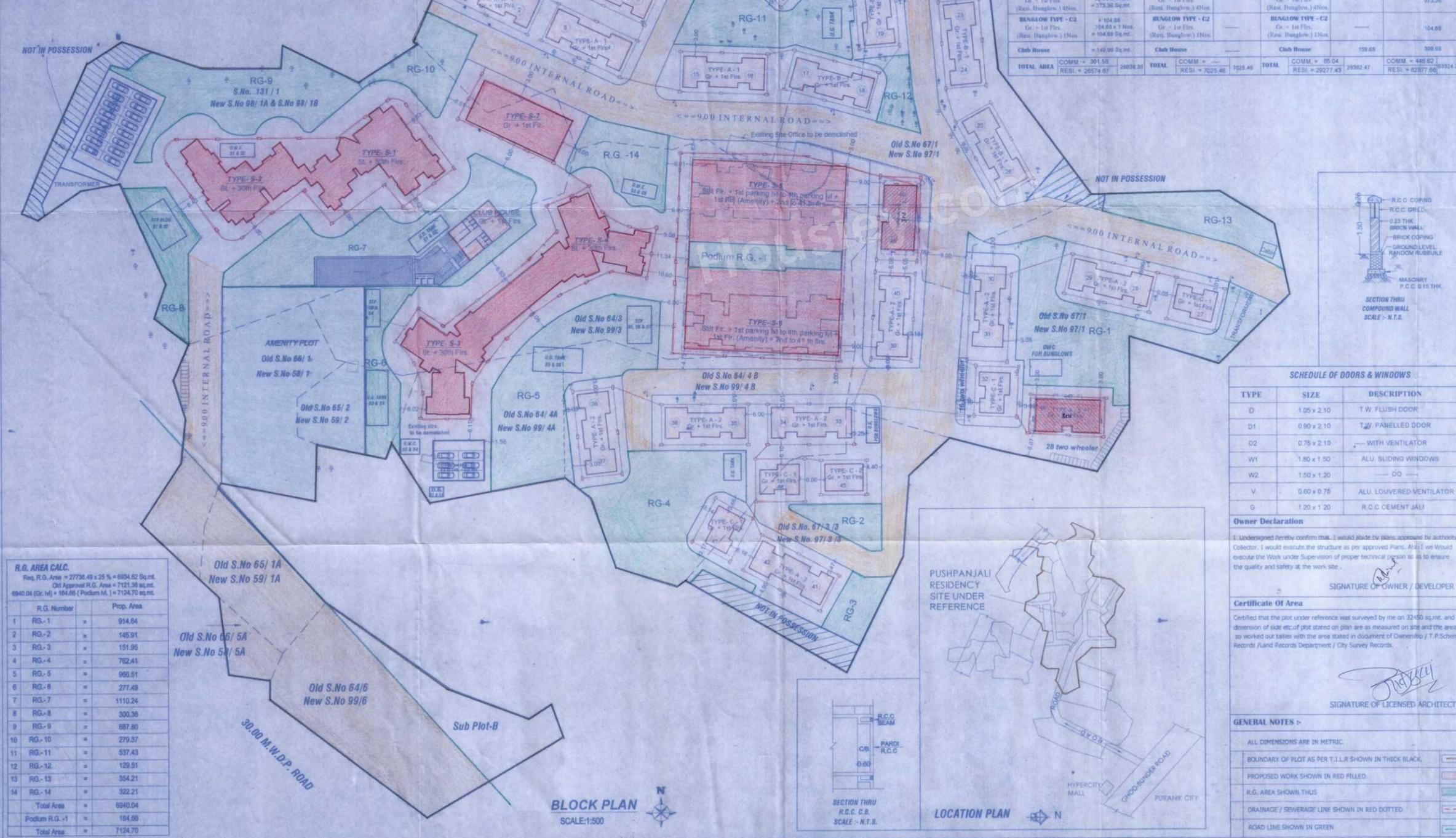
PLOT AREA SUMMARY							
S.No.	7/12 Extract	P.O.A. Holder	Method	Road Area	Sub Plot-B	Area Not in possession	Total Area
Old S.No 66/1 New S.No 58/1	1090.00	1090.00	1090.00	249.00	---	---	1090.00
Old S.No 66/5A New S.No 58/5A	130.00	130.00	130.00	130.00	---	---	130.00
Old S.No 65/1P New S.No 59/1A	600.00	600.00	600.00	540.00	---	---	600.00
Old S.No 65/2 New S.No 59/2	400.00	400.00	400.00	---	---	---	400.00
Old S.No 67/1 New S.No 97/1	4200.00	4200.00	4200.00	---	254.67	3945.33	4200.00
Old S.No 67/3/3 New S.No 97/3/3	1770.00	1770.00	1770.00	---	---	---	1770.00
Old S.No 131/1 New S.No 99/1A	2460.00	2460.00	5160.00	---	251.17	4928.83	5160.00
S.No 131/1 New S.No 99/1B	2700.00	2700.00	---	---	---	---	2700.00
Old S.No 64/2 New S.No 99/2	5720.00	5720.00	5720.00	---	---	---	5720.00
Old S.No 64/3 New S.No 99/3	4650.00	4650.00	4609.97	---	---	---	4609.97
Old S.No 64/4A New S.No 99/4A	1010.00	960.00	960.00	---	---	---	960.00
Old S.No 64/4 B New S.No 99/4 B	2690.00	2690.00	2650.00	---	---	---	2650.00
Old S.No 64/6 New S.No 99/6	1540.00	1540.00	1539.78	1139.00	420.78	---	1539.78
Old S.No 63/3 New S.No 101/3	3490.00	3490.00	3469.82	---	106.11	3363.71	3469.82
TOTAL	32450.00	32380.00	32299.57	3038.00	420.78	591.95	29248.84

AMENITY AREA SUMMARY			
S.No.	Method	Area	Total
Old S.No 66/1 New S.No 58/1	741.00	---	---
Old S.No 131/1 New S.No 99/1A	147.65	---	---
S.No 131/1 New S.No 99/1B	305.65	---	---
Old S.No 65/2 New S.No 59/2	287.00	---	---
Old S.No 64/3 New S.No 99/3	287.00	---	---
TOTAL	1481.30	---	---

From of Statement - II (Sr. No. 9 (a))					
BLDG. NO. / FLOOR NO.	Existing Bldg. & Floor Built-up Area	BLDG. NO. / FLOOR NO.	Prop. Building Area (Sr. No. 9 (a))	BLDG. NO. / FLOOR NO.	Prop. Building Built-up Area
BLDG TYPE - S1	7137.30 St. = 30th Flr. (Res. Bldg.)	BLDG TYPE - S1	7137.30 St. = 30th Flr. (Res. Bldg.)	BLDG TYPE - S1	7137.30 St. = 30th Flr. (Res. Bldg.)
BLDG TYPE - S2	9259.67 St. = 30th Flr. (Res. Bldg.)	BLDG TYPE - S2	9259.67 St. = 30th Flr. (Res. Bldg.)	BLDG TYPE - S2	9259.67 St. = 30th Flr. (Res. Bldg.)
BLDG TYPE - S3	4275.75 St. = 18th + 19th flr. (Res. Bldg.)	BLDG TYPE - S3	4275.75 St. = 18th + 19th flr. (Res. Bldg.)	BLDG TYPE - S3	4275.75 St. = 18th + 19th flr. (Res. Bldg.)
BLDG TYPE - S4	4137.27 St. = 18th + 19th flr. (Res. Bldg.)	BLDG TYPE - S4	4137.27 St. = 18th + 19th flr. (Res. Bldg.)	BLDG TYPE - S4	4137.27 St. = 18th + 19th flr. (Res. Bldg.)
BLDG TYPE - S5 & S6	---	BLDG TYPE - S5 & S6	---	BLDG TYPE - S5 & S6	---
BLDG TYPE - S7	361.56 Old Bldg. Name Shopping Gr. = 1st Flr.	BLDG TYPE - S7	361.56 Old Bldg. Name Shopping Gr. = 1st Flr.	BLDG TYPE - S7	361.56 Old Bldg. Name Shopping Gr. = 1st Flr.
BUNGLOW TYPE - A1	191.90 Gr. = 1st Flr. (Res. Bungalow) 10Nos.	BUNGLOW TYPE - A1	191.90 Gr. = 1st Flr. (Res. Bungalow) 10Nos.	BUNGLOW TYPE - A1	191.90 Gr. = 1st Flr. (Res. Bungalow) 10Nos.
BUNGLOW TYPE - A2	105.00 Gr. = 1st Flr. (Res. Bungalow) 14Nos.	BUNGLOW TYPE - A2	105.00 Gr. = 1st Flr. (Res. Bungalow) 14Nos.	BUNGLOW TYPE - A2	105.00 Gr. = 1st Flr. (Res. Bungalow) 14Nos.
BUNGLOW TYPE - A3	300.90 Gr. = 2nd Flr. (Res. Bungalow) 4Nos.	BUNGLOW TYPE - A3	300.90 Gr. = 2nd Flr. (Res. Bungalow) 4Nos.	BUNGLOW TYPE - A3	300.90 Gr. = 2nd Flr. (Res. Bungalow) 4Nos.
BUNGLOW TYPE - B1	166.82 Gr. = 1st Flr. (Res. Bungalow) 10Nos.	BUNGLOW TYPE - B1	166.82 Gr. = 1st Flr. (Res. Bungalow) 10Nos.	BUNGLOW TYPE - B1	166.82 Gr. = 1st Flr. (Res. Bungalow) 10Nos.
BUNGLOW TYPE - C1	83.34 Gr. = 1st Flr. (Res. Bungalow) 4Nos.	BUNGLOW TYPE - C1	83.34 Gr. = 1st Flr. (Res. Bungalow) 4Nos.	BUNGLOW TYPE - C1	83.34 Gr. = 1st Flr. (Res. Bungalow) 4Nos.
BUNGLOW TYPE - C2	104.05 Gr. = 1st Flr. (Res. Bungalow) 1Nos.	BUNGLOW TYPE - C2	104.05 Gr. = 1st Flr. (Res. Bungalow) 1Nos.	BUNGLOW TYPE - C2	104.05 Gr. = 1st Flr. (Res. Bungalow) 1Nos.
Club House	140.99 Sq. mt.	Club House	140.99 Sq. mt.	Club House	140.99 Sq. mt.
TOTAL AREA	COMM = 301.58 RESI = 26754.74	TOTAL	COMM = 85.04 RESI = 7025.46	TOTAL	COMM = 85.04 RESI = 7025.46

STAMP OF APPROVAL BY T.M.C.

Amended as per approved Subject to conditions prescribed in Permit No. V.P. 56/18/276/2/1/2024/36 T.M.C. TD-DP/T/PS/4426/23 Dated: 4.7.2023



AMENITY AREA STATEMENT		
Sl. No.	Description	Sq. Mt.
1	AREA OF PLOT (As per 7/12 Extract)	32450.00
2	As per P.O.A. (7/12 Extract)	32380.00
3	As per P.O.A. (7/12 Extract)	32299.57
4	DEDUCTION FOR	
a	Proposed D.P. / D.P. Road Widening Area / Service Area Highway Widening	2036.00
b	Sub Plot - B	420.78
c	Not in Possession	591.95
	TOTAL (a+b+c)	3038.00
5	BALANCE AREA OF PLOT (1c - 2)	29248.84
6	Amenity Space (if applicable)	
a)	Required	1462.44
b)	Adjustment of 2 (a) if any	3056.35
c)	Balance Proposed	1461.30
7	NET AREA OF THE PLOT (3 - 4 (C))	27762.54
8	Recreational Open Space (if applicable)	
a)	Required	309.63
b)	Processed	---
9	Internal Road Area	---
10	Proprietary area (if applicable)	---
11	Built up area with reference to Basic F.S.I. as per front road width Sr.No.5 + Basic F.S.I. 27762.54 x 1.10	30544.29
12	Additional of FSI on payment of premium	
a)	Maximum permissible premium FSI - based on road width / TOD Zone	---
b)	Proposed FSI on payment of premium	15643.42
13	In-Situ FSI / TDR loading	
a)	In-situ area against D.P. Road (2.0 x Sr.No.2 (a)) if any	2036.00
b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b) and / or (c))	1461.30
c)	TDR area 31286.84 x 1.40 = 43801.57 (43801.57 x 0.30 = 13140.47) 43801.57 - 13140.47 = 30661.10 - 2036 - 1461.30 = 27163.80	27163.80
d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3519.30
14	Additional FSI area under Chapter No.7	
a)	Total entitlement of FSI in the proposal	49707.01
b)	Existing Area as per Dcr	26936.35
c)	Balance Area	22770.66
d)	Auxiliary Area FSI upto 60% or 80% with payment of charges. Comm. = 85.04 / 1.80 = 47.24 (85.04 - 47.24 = 37.80) Resi. = 36302.89 / 1.60 = 22689.30 (36302.89 - 22689.30 = 13613.59)	13651.39
e)	Total entitlement (a+c)	63358.84
15	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 6.4 as applicable) x 1.6 or 1.8	
a)	Total Built-up Area in proposal (excluding area at Sr.No.17b)	26936.35
b)	Existing Built-up Area	36357.53
c)	Total (a+b)	63293.28
d)	F.S.I. Consumed (25/14) (should not be more than serial No.14 above)	0.99
16	Area for Inclusive Housing, if any	
a)	Required (20% of Sr.No.5)	---
b)	Proposed	---

SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE	DESCRIPTION
D	1.25 x 2.10	T.W. FLUSH DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	WITH VENTILATOR
W1	1.80 x 1.50	ALU. SLIDING WINDOWS
W2	1.50 x 1.20	DO
V	0.60 x 0.75	ALU. LOUVERED VENTILATOR
G	1.20 x 1.20	R.C.C. CEMENT JALI

Owner Declaration
I, undersigned hereby confirm that, I would abide by plans approved by authority / Collector. I would execute the structure as per approved Plans. Also, I would execute the Work under Supervision of proper technical person so as to ensure the quality and safety at the work site.

Certificate of Area
Certified that the plot under reference was surveyed by me on 32450 sq.mt. and the dimension of site 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.

GENERAL NOTES :-
ALL DIMENSIONS ARE IN METRIC.
BOUNDARY OF PLOT AS PER T.L.R. SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN RED FILLED.
R.G. AREA SHOWN IN THIS.
DRAINAGE / SEWERAGE LINE SHOWN IN RED DOTTED.
ROAD LINE SHOWN IN GREEN.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AMENDMENT FOR RESIDENTIAL COMPLEX ON S.No. OLD 64/2 (NEW 99/2), OLD 64/4B (NEW 99/4B), OLD 63/3 (NEW 101/3), OLD 67/1 (NEW 97/1), OLD 66/1 (NEW 58/1), OLD 131/1 (NEW 99/1A) & OLD 131/1 (NEW 99/1B), OLD S.No. 64/4A NEW S.No. 99/4A, OLD S.No. 64/6 NEW S.No. 99/6, OLD S.No. 65/1P NEW S.No. (59/1A), OLD 65/2 (NEW 59/2), OLD 67/3/3 NEW 97/3/3, OLD 64/3 (NEW 99/3) & OLD 66/5A (NEW 58/5A) AT VILLAGE OWALE THANE (W).

SIGNATURE & ADDRESS OF OWNERS
FOR :- M/s. RAM DEVELOPERS
Pushpanjali Residency, Ghodbander Road, Next to Jain Temple, Owale Thane (W) 400615

SIGNATURE OF ARCHITECT
A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO. : CA/94/17923

SIGNATURE OF LICENSED ARCHITECT
A. V. DESAI
GENERALIST

GENERAL NOTES
JOB No. 401, DRG. No. RD/MUN/01, SCALE AS SHOWN, DATE 12.12.2022, DRW. BY DIPESH MOHIN, CHK. BY ASHA, APP. BY ASHA.

akruti consultants
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS
JAYDEV EMPHASIS, PLOT No. A-8, UNIT No. 101, M.I.D.C. ROAD, NEXT TO HOTEL GOPALSHAM, WAGLESTATE, THANE (W) 400604
EMAIL : ak_ruti_consultants@gmail.com, Mob. No. 9821548171

R.G. AREA CALC.		
R.G. Number	Prp. Area	
1	RG-1	914.64
2	RG-2	145.91
3	RG-3	151.95
4	RG-4	782.41
5	RG-5	966.51
6	RG-6	277.49
7	RG-7	1110.24
8	RG-8	300.36
9	RG-9	687.80
10	RG-10	279.37
11	RG-11	537.43
12	RG-12	129.51
13	RG-13	354.21
14	RG-14	322.21
	Total Area	6940.04
	Podium R.G. +1	184.66
	Total Area	7124.70

BLOCK PLAN
SCALE:1:500

LOCATION PLAN

SECTION THRU R.C.C. BEAM
SCALE: - N.T.S.