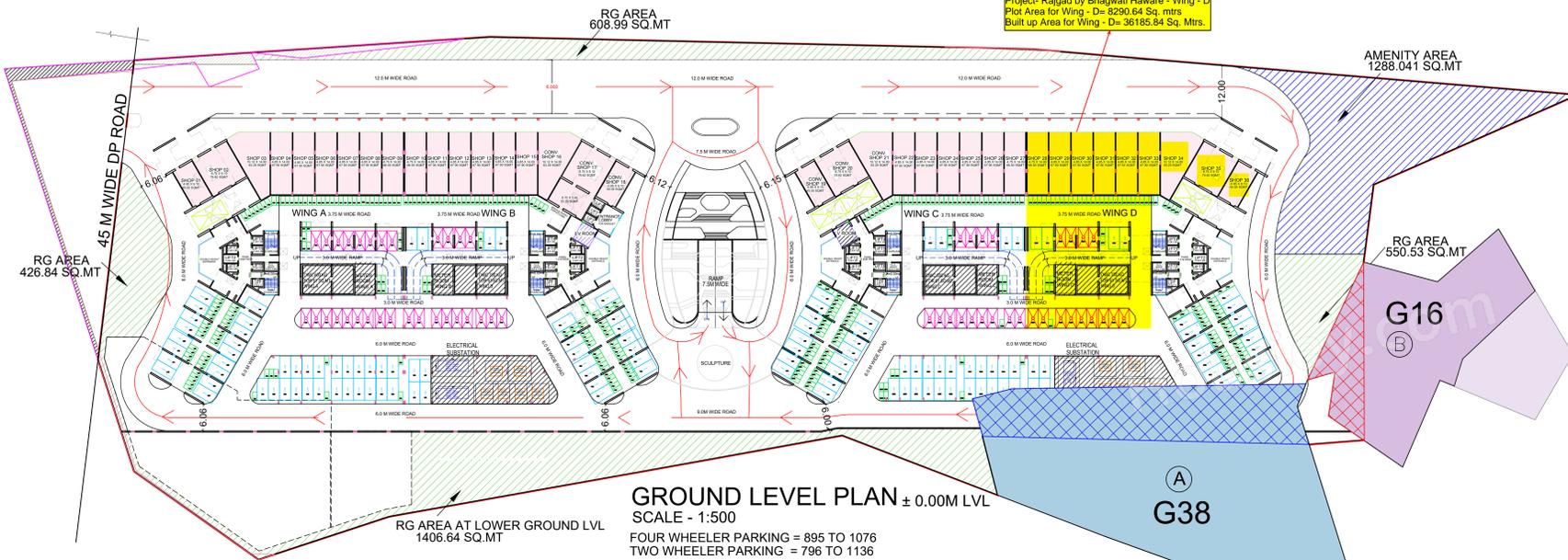
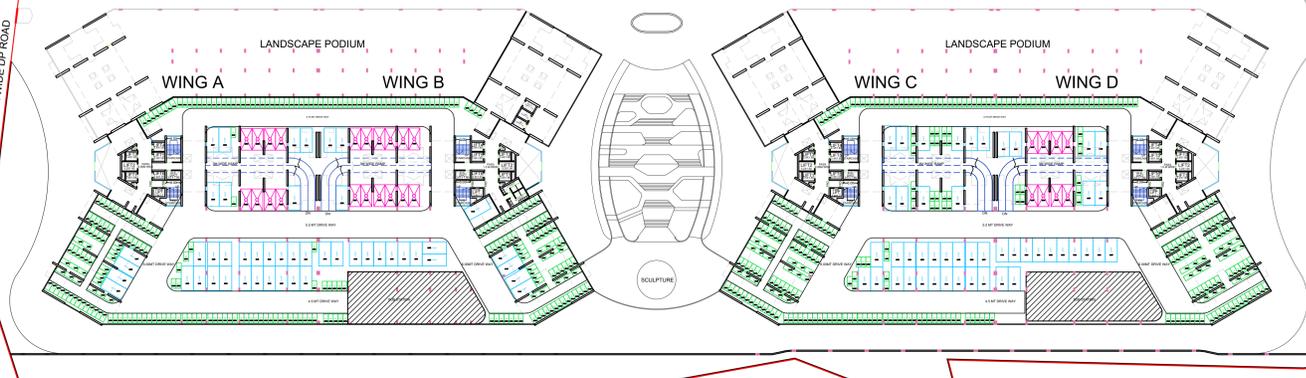




LOWER GROUND LEVEL PLAN -4.50M LVL
 SCALE - 1:500
 FOUR WHEELER PARKING = 1 TO 894
 TWO WHEELER PARKING = 1 TO 795



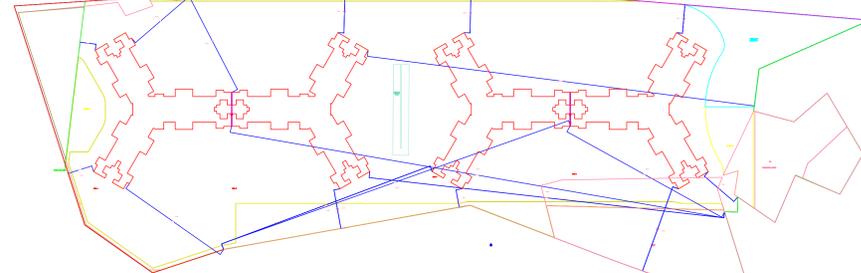
GROUND LEVEL PLAN ± 0.00M LVL
 SCALE - 1:500
 FOUR WHEELER PARKING = 895 TO 1076
 TWO WHEELER PARKING = 796 TO 1136
 AMENITY AREA = 1288.041 SQ.MT.
 RG AREA = 608.99+426.84+550.53+1406.64 = 2993.00 SQ.MT.
 GARDEN RESERVATION (G38)=2902.19SQ.MT.
 GARDEN RESERVATION AREA RETAINED FROM G38 = 869.80 SQ.MT.
 GARDEN RESERVATION TO BE HANDOVER FROM G38 = 2032.39 SQ.MT.
 GARDEN RESERVATION (G16)=1270.70SQ.MT.
 GARDEN RESERVATION AREA RETAINED FROM G16 = 244.30 SQ.MT.
 GARDEN RESERVATION TO BE HANDOVER FROM G16 = 1026.40 SQ.MT.



PARKING LEVEL PLAN + 3.30M LVL
 SCALE - 1:500
 FOUR WHEELER PARKING = 1101 TO 1223
 TWO WHEELER PARKING = 1137 TO 1312



LOCATION PLAN SCALE - 1:2000



PLOT SCALE - 1:1000

S.No.	Basic FSI for use of plot	Premium FSI (as per S.No. 1)	TDROR (as per S.No. 2)	Maximum FSI (as per S.No. 3)	Additional FSI (as per S.No. 4)	Ancillary Area (as per S.No. 5)	Ancillary Area (as per S.No. 6)	Total	Inclusive of (as per S.No. 7)	Density Value
1	1.50	0.00	1.00	0.07	0.00	0.00	0.00	3.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	1.50	0.00	1.00	0.07	0.00	0.00	0.00	3.00	0.00	0.00
4	32191.68	15048.32	47391.91	2158.81	0.00	48697.68	12148.71	136644.73	0.00	0.00
5	30757.824	15048.32	30757.824	0.00	0.00	48697.68	12148.71	127407.289	5004.412	127407.289
6	1.50	0.00	1.523	0.00	0.00	0.00	0.00	2.750	0.196	0.00



Project Details

Proposed code: KDMCC-24-51465
 Zone Type: Commercial Zone
 Location: Non-Designated
 Name of service: Accommodation reservations
 Sub service: No No Storey No. - 118
 Total: 27 Village
 Muzaka: Dandi
 Prorata Value: 0.000
 Separator/CRZ Zone Area: 0.000

PROFORMA - E AREA STATEMENT

SR.NO.	DESCRIPTION	AREA (SQ.M)
1.	AREA OF PLOT (PLOT-A) (Minimum area of a, b to be considered)	30765.000
a)	AS PER (7/12, CTS EXTRACT)	30765.000
b)	AS PER MEASUREMENT SHEET	30765.000
2.	AREA NOT IN POSSESSION	667.149
3.	ENTIRE AREA (1-2)	30097.851
4.	DEDUCTION IF ANY	
a)	PROPOSED D.P. ROAD	848.153
b)	AREA UNDER RESERVATION (GARDEN G16 & G38)	4172.878
TOTAL (a+b)		5021.031
5.	BALANCE AREA OF PLOT (3-4a)	25076.820
Sa)	BALANCE AREA OF PLOT (3-4b) UNDER AR POLICY	29249.698
6.	AMENITY SPACE (IF APPLICABLE)	
a)	REQUIRED (5% OF S.NO.5)	1253.841
b)	ADJUSTMENT OF 2(b), IF ANY -	-
c)	PROPOSED	1288.041
7.	NET PLOT AREA (5 a + b + c) UNDER ACCOMMODATION RESERVATION	27961.657
8.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	REQUIRED (10% OF S.NO.7) (27961.657 X 10%)	2796.166
b)	PROPOSED PLANTATION AREA ON MOTHER EARTH	2858.723
c)	PROPOSED RG AREA ON PODIUM	-
d)	TOTAL AREA	5654.889
9.	INTERNAL ROAD AREA	
10.	BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.07 X 1.1)	30757.823
11.	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH (0.5 X SR.NO.3)	15048.926
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	15048.926
12.	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO. 4(b)]	1696.306
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.000
c)	TDR TO BE PURCHASED	32097.480
d)	TOTAL IN-SITU / TDR LOADING PROPOSED (SR.NO.03 X 104)	33793.786
13.	ADDITIONAL FSI AREA UNDER CHAPTER XVI 7 (GREEN BUILDING PLANNING-7% ON BASIC FSI)	
a)	10 + 11(b) + 12(d) + 13	79660.335
b)	HANDBOOK AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (RESIDENTIAL) [17079.445 X 60% = 10247.667 SQ.MT.]	46589.863
c)	CANCLINARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (COMMERCIAL) [1521.088 X 80% = 1216.870 SQ.MT.]	1216.870
d)	TOTAL ENTITLEMENT (a+b+c)	127407.269
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	127465.072
15.	TOTAL BUILT-UP AREA IN PROPOSAL	
a)	EXISTING BUILT-UP AREA	-
b)	PROPOSED BUILT-UP AREA RESIDENTIAL (AS PER P-LINE)	124669.310
c)	PROPOSED BUILT-UP AREA COMMERCIAL (AS PER P-LINE)	2737.959
d)	TOTAL (a+b)	127407.269
16.	AREA FOR INCLUSIVE HOUSING	
a)	REQUIRED (SR.NO.5 - SR.NO.6 X 1.1) X 20%	5233.531
b)	PROPOSED	5504.412
17.	F.S.I. CONSUMED [15 / 16(d)]	1

Area utilisation of Roads and Reservations

BUILDING	Reservation type	reservation no.	Name	surrendered Area (sq.m)	Custom of DR/TDR generation	Total Custom of DR/TDR generation	Area considered for DR utilization	Remaining area for DR generation
			45.00 DP Road Widening	848.153	1696.306	1696.306	0.000	0.000
Recreational	16		RECREATIONAL AL GROUND	1270.046	2540.092	2540.092	0.000	0.000
Recreational	38		Garden	2902.832	5805.664	5805.664	0.000	0.000
			Total	5021.031	10042.062	10042.062	1696.306	8345.756

Accommodation Reservation Detail

Type	Name	Number	Total Area	Area Already acquired/under AR				Balance area to be acquired	Area of reservation under this proposal	Remarks
				Through DR	Through TDR	Through Acquisition	Through AR			
Recreational	RECREATIONAL GROUND	16	0	0	0	0	0	0	1270.046	OK
Recreational	Garden	38	0	0	0	0	0	0	2902.832	OK

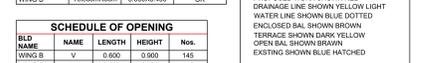
Type of Accommodation Reservation (Independent Plot)

Reservation Type	Name	Number	Area of Reservation to be surrendered	Required Percent to be surrendered	Required Area of Plot	Proposed BUA of area over	Required BUA of area over	Proposed BUA of area over	Status
Recreational	RECREATIONAL GROUND	16	1270.046	70	889.032	1007.975	0.00	0.000	OK
Recreational	Garden	38	2902.832	70	2031.983	2033.035	0.00	0.000	OK

Parking Check (Table B10)

Building Name	USE	TENEMENT AREA	RATIO		No. of Tenements	Car	Scooter	Transport Vehicle/ Ambulance/ etc.	Car	Scooter	Transport Vehicle/ Ambulance/ etc.	Status
			car	scooter								
WING A	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	626.269	12.625	37.676	-	-	-	-	-
WING A	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	142	71.000	142.000	-	-	-	-	-
WING A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	96	48.000	96.000	-	-	-	-	-
WING A	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m. thereof	0	2	68	0.000	68.000	-	-	-	-	-
WING D	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	326	163.000	326.000	-	-	-	-	-
WING D	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	219	109.500	219.000	-	-	-	-	-
WING D	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m. thereof	0	2	156	0.000	156.000	-	-	-	-	-
WING C	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	626.269	12.625	37.676	-	-	-	-	-
WING C	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	326	163.000	326.000	-	-	-	-	-
WING C	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	219	109.500	219.000	-	-	-	-	-
WING C	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m. thereof	0	2	156	0.000	156.000	-	-	-	-	-
WING B	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	626.310	12.628	37.679	-	-	-	-	-
WING B	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	2	326	163.000	326.000	-	-	-	-	-
WING B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	219	109.500	219.000	-	-	-	-	-
WING B	Residential	For every two tenements with each tenement having carpet area less than 30 sq.m. thereof	0	2	156	0.000	156.000	-	-	-	-	-
Total												

LEGENDS:



SCHEDULE OF OPENING

BLD. NAME	NAME	LENGTH	HEIGHT	No.
WING B	V	0.600	0.900	145
WING C	V	0.600	0.900	145
WING D	V	0.600	0.900	145
WING A	V	0.600	0.900	113

Parking Check As Per Multiplying Factor 0.800 (note: 1) 6 scooter equals to 1 car, proposed composite parking for cars= 256

Building Name	Car	Scooter	Proposed		Status
			Car	Scooter	
Total	1083	1114	1244	1639	OK

Signature Not Verified

Reserved for Stamps of Approval plan

LAYOUT 1/10

KEY PLAN

PROFORMA I: Area Statement

1. Area of plot/land or area of plot of sanction layout or plot registered under Quartering Act (Minimum area of a, b, c to be considered) 30765.000

(a) As per ownership document (7/12, CTS extract) 30765.000

(b) As per TILR or City Survey measurement sheet 30765.000

(c) As per Demarcated drawing area 31628.311

LESS

2. Area not in possession 667.149

3. Area Proposed for development (out of 1-2) 30097.851

4. Deductions (out of 3)

(a) Proposed D.P. Road widening Area/Proposed DP road, Road under MMC act 848.153

(b) Any D.P. Reservation area 4172.878

(c) Green Belt 0.000

(Total a+b+c) 5021.031

5. Plot Under accommodation Reservation 29249.698

6. Recreational Open Space (Not applicable if plots are from sanctioned layout)

(a) If area is more than 4000 sqm - 10% of is required. 0.000

Proposed: 3034.891

(b) If area is less than 4000 sqm - 10% of is required. 0.000

(c) Exemption to leave open space subject to walling basic F.S.I. of 75% - 0.000

(d) Exemption to leave open space subject to payment of 10% land value of land at 7% as per annual statement of rate. 0.000

Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor: CA200026709

Certificate of Area: Certified that the plot under reference was surveyed by me 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 documents of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature (Name of Architect/ Licensed Engineer/ Supervisor):

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 of the work site.

Owner (s) name and signature: Name Of: Owner BHAGWATI HAWARE PROPERTIES SUPERTECH

Postal Address: Vicaral, 2nd Floor, Plot No. 46, New Mumbai, Thane, Maharashtra-400703

Phone No: 9819289797

DESCRIPTION OF PROJECT :

Type of Proposal: Group Housing BUILDING ON CR. NO. 18/AV/RYD NO. 118

SITE ADDRESS: Plot No. 118, No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 48