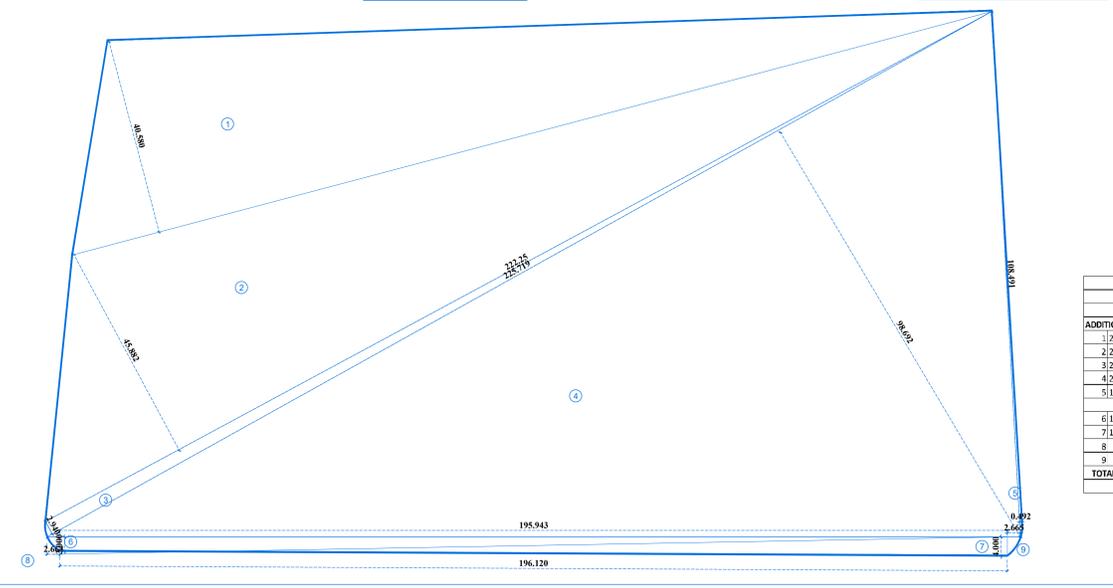
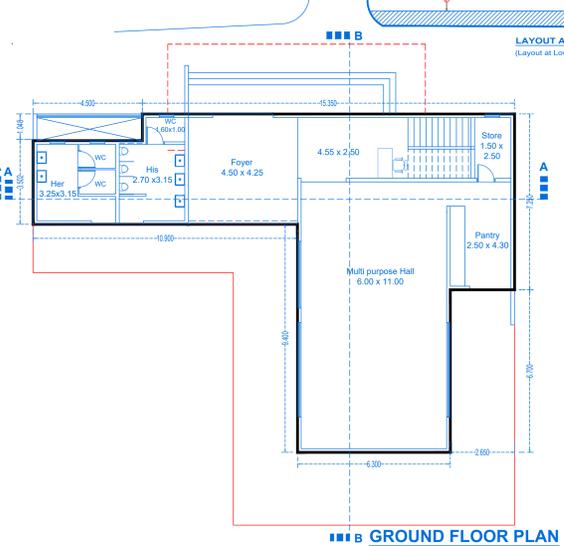
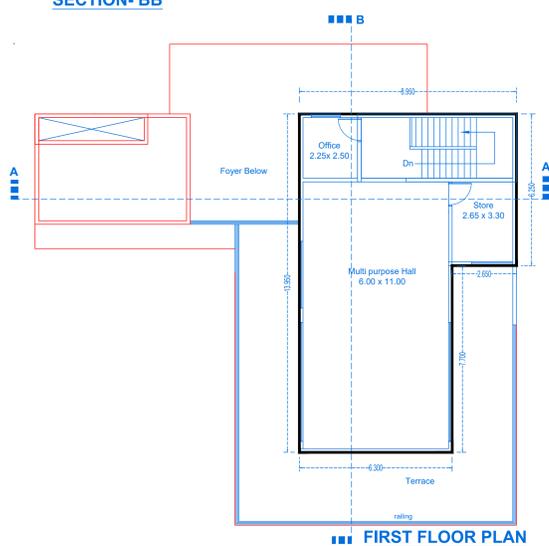
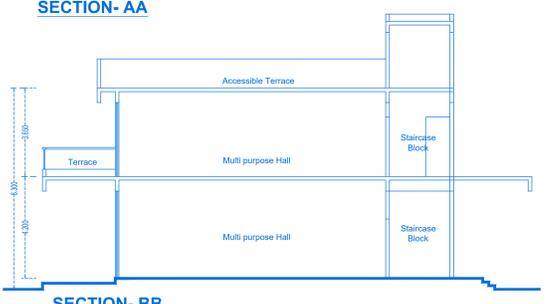
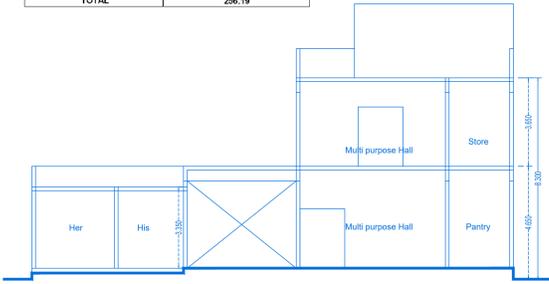


AREA DIA. GROUND FLOOR (CLUB HOUSE)			
SCALE 1:200			
AREA CAL. GROUND FLOOR (CLUB HOUSE)			
ADDITION:			
1	6.400 X 1.100 X 1 NOS.	=	7.04 SQ.MT.
2	10.900 X 3.450 X 1 NOS.	=	37.51 SQ.MT.
3	6.300 X 13.950 X 1 NOS.	=	87.89 SQ.MT.
4	2.650 X 7.250 X 1 NOS.	=	19.21 SQ.MT.
TOTAL			151.74 SQ.MT.
B/UP AREA OF GROUND FLOOR (CLUB HOUSE) = 151.74 SQ.MT.			

AREA DIA. 1ST FLOOR (CLUB HOUSE)			
SCALE 1:200			
AREA CAL. 1ST FLOOR (CLUB HOUSE)			
ADDITION:			
1	6.300 X 13.950 X 1 NOS.	=	87.89 SQ.MT.
2	2.650 X 6.250 X 1 NOS.	=	16.56 SQ.MT.
TOTAL			104.45 SQ.MT.
B/UP AREA OF 1ST FLOOR (CLUB HOUSE) = 104.45 SQ.MT.			

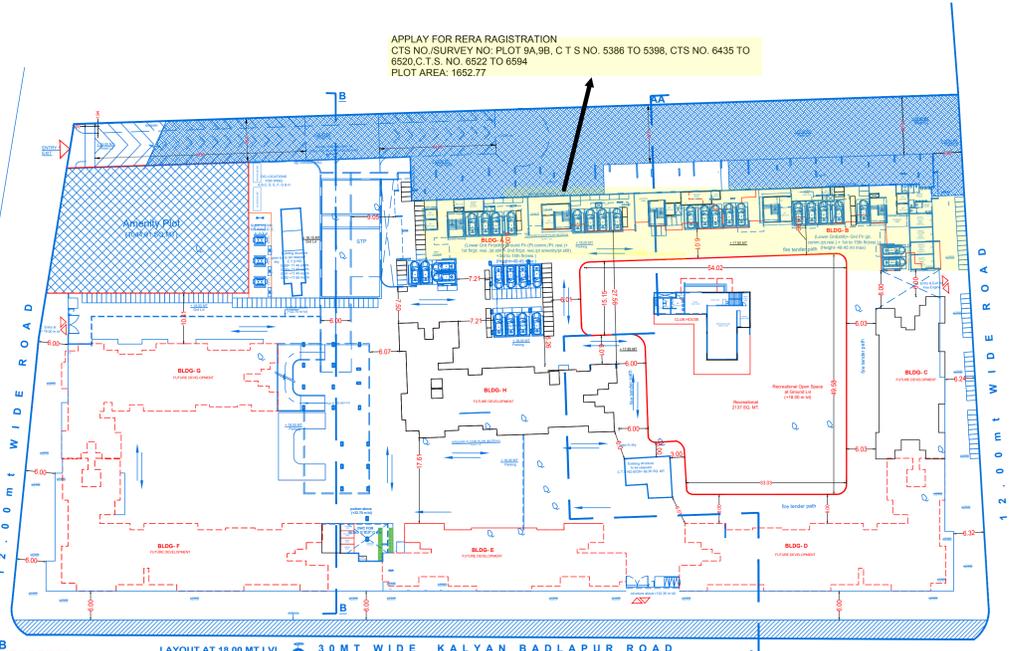
CLUB HOUSE BUILT UP AREA SUMMARY IN SQ. MT.		
Sr. No.	FLOOR	RES. AREA IN SQ.M.
1	GROUND FLOOR	151.74
2	1ST FLOOR	104.45
TOTAL		256.19



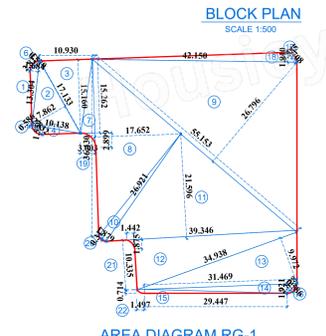
AREA DIA. OF R.G.-1			
SCALE 1:500			
AREA CAL. R.G.-1			
ADDITION:			
1	13.304 X 1.684 X 0.50 X 1 NOS.	=	11.20 SQ.MT.
2	17.133 X 7.262 X 0.5 X 1 NOS.	=	67.35 SQ.MT.
3	10.930 X 15.160 X 0.5 X 1 NOS.	=	82.85 SQ.MT.
4	10.138 X 1.559 X 0.5 X 1 NOS.	=	7.90 SQ.MT.
5	2.832 X 0.586 X 0.67 X 1 NOS.	=	1.11 SQ.MT.
6	2.827 X 0.570 X 0.67 X 1 NOS.	=	1.08 SQ.MT.
7	15.262 X 3.003 X 0.5 X 1 NOS.	=	22.93 SQ.MT.
8	26.430 X 17.652 X 0.5 X 1 NOS.	=	231.93 SQ.MT.
9	55.153 X 26.796 X 0.5 X 1 NOS.	=	738.94 SQ.MT.
10	26.921 X 1.879 X 0.5 X 1 NOS.	=	25.29 SQ.MT.
11	39.346 X 21.596 X 0.5 X 1 NOS.	=	424.86 SQ.MT.
12	39.346 X 10.335 X 0.5 X 1 NOS.	=	203.32 SQ.MT.
13	34.928 X 9.972 X 0.5 X 1 NOS.	=	174.20 SQ.MT.
14	31.469 X 1.921 X 0.5 X 1 NOS.	=	30.23 SQ.MT.
15	29.447 X 0.714 X 0.5 X 1 NOS.	=	10.53 SQ.MT.
16	2.828 X 0.586 X 0.67 X 1 NOS.	=	1.11 SQ.MT.
17	2.708 X 0.585 X 0.67 X 1 NOS.	=	1.06 SQ.MT.
18	42.150 X 1.910 X 0.5 X 1 NOS.	=	40.25 SQ.MT.
19	3.003 X 2.899 X 0.5 X 1 NOS.	=	4.35 SQ.MT.
20	1.879 X 0.917 X 0.67 X 1 NOS.	=	0.40 SQ.MT.
21	1.442 X 1.875 X 0.5 X 1 NOS.	=	1.35 SQ.MT.
22	1.497 X 0.714 X 0.67 X 1 NOS.	=	0.72 SQ.MT.
TOTAL AREA R.G.-1			2137.63 SQ.MT.

PLOT AREA DIA.			
SCALE 1:500			
PLOT AREA CAL.			
ADDITION:			
1	1212.090 X 40.580 X 0.5 X 1 NOS.	=	4807.70 SQ.MT.
2	2222.230 X 45.862 X 0.5 X 1 NOS.	=	5098.04 SQ.MT.
3	3222.350 X 2.940 X 0.5 X 1 NOS.	=	136.71 SQ.MT.
4	4225.719 X 96.727 X 0.5 X 1 NOS.	=	11143.42 SQ.MT.
5	108.943 X 0.452 X 0.5 X 1 NOS.	=	26.80 SQ.MT.
PLOT AREA			
			20898.26
PLOT AREA			
			293.97 SQ.MT.
			392.26 SQ.MT.
			4.03 SQ.MT.
			5.33 SQ.MT.
TOTAL ROAD SET BACK AREA UNDER 30M W. D.P. ROAD			
			695.54 SQ.MT.
TOTAL PLOT AREA (20898.26+695.54)			
			21593.80 SQ.MT.

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	1.10	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.30	1.10	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area)	21838.67	6478.14	23753.18	0.00	12815.75	649.92	65335.66	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	21838.67	0.00	0.00	0.00	296.02	0.00	22134.69	0.00	22134.69
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00



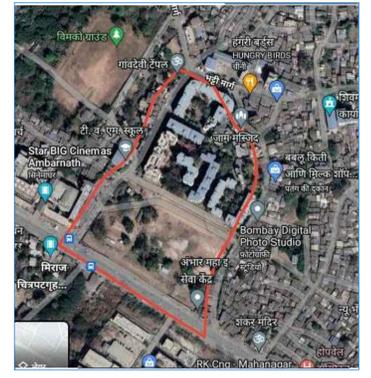
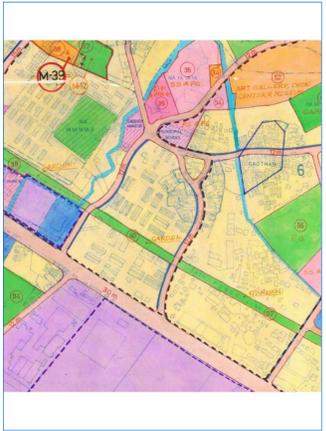
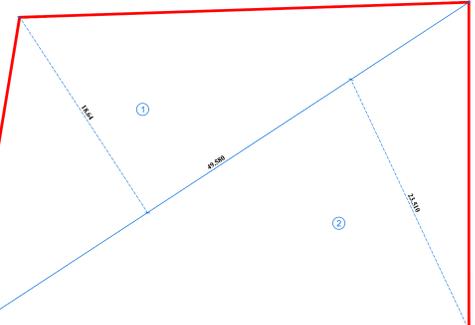
APPLY FOR RERA REGISTRATION
CTS NO./SURVEY NO: PLOT 9A,9B, C T S NO. 5386 TO 5396, CTS NO. 6435 TO 6520, C.T.S. NO. 6522 TO 6594
PLOT AREA: 1652.77



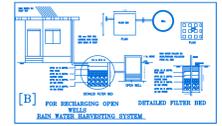
AREA DIA. OF EXISTING STRUCTURE TO BE RETAIN
SCALE 1:500

AREA DIA. OF EXISTING STRUCTURE TO BE RETAIN			
SCALE 1:500			
ADDITION: C.T.S. NO. 5389 TO 5392			
1	15.940 X 3.885 X 0.5 X 1 NOS.	=	30.96 SQ.MT.
2	15.940 X 4.255 X 0.5 X 1 NOS.	=	33.94 SQ.MT.
3	3.253 X 1.559 X 0.5 X 1 NOS.	=	2.54 SQ.MT.
4	3.253 X 1.589 X 0.5 X 1 NOS.	=	2.58 SQ.MT.
TOTAL			
			70.00 SQ.MT.
ADDITION: C.T.S. NO. 6526			
5	10.900 X 4.760 X 0.5 X 1 NOS.	=	25.80 SQ.MT.
6	10.900 X 2.210 X 0.5 X 1 NOS.	=	12.04 SQ.MT.
7	8.500 X 5.050 X 0.5 X 1 NOS.	=	21.46 SQ.MT.
8	5.860 X 2.410 X 0.5 X 1 NOS.	=	7.06 SQ.MT.
TOTAL			
			66.50 SQ.MT.
TOTAL EXISTING STRUCTURE TO BE RETAIN			
			136.50 SQ.MT.

AREA DIA. OF AMINITY PLOT			
SCALE 1:200			
AREA CAL. AMINITY PLOT			
ADDITION:			
1	49.580 X 18.640 X 0.5	=	462.10 SQ.MT.
2	49.580 X 23.530 X 0.5	=	582.81 SQ.MT.
TOTAL			
			1044.91 SQ.MT.



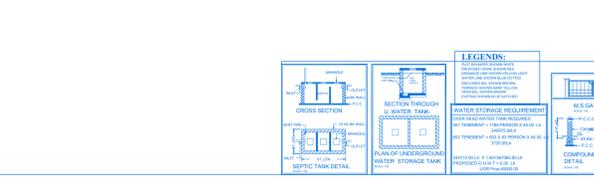
COMPUTATION OF WATER STORAGE TANK CAPACITY (BLDG - A)		
1	PROPOSED NO. OF FLATS	203 Nos.
2	TOTAL POPULATION	1015 Nos.
3	WATER REQUIREMENT PERPERSON / DAY	135 Litrs.
4	TOTAL WATER REQUIREMENT	137025 Litrs.
5	REQUIRED CAPACITY OF OVERHEAD TANK	68512.5 Litrs.
6	REQUIRED CAPACITY OF UG TANK	137025 Litrs.
7	PROPOSED CAPACITY OF OVERHEAD TANK	68512.5 Litrs.
8	PROPOSED CAPACITY OF UG TANK	137025 Litrs.



Description of area utilization	Area reserved in SqM	Area utilization of Roads and Reservations		Area considered for DR utilization	Remaining area for DRC generation
		Custom of D/OTDR generation	Incentive, if any		
Reservation type	Reservation no.	Name			
		300.00 SP ROAD Widening			
		695.54	1391.08	54.77	1425.65
			1391.08	54.77	1425.65
					1391.32
					34.33

Building Name	USE	TENANT AREA	PARKING CHECK (Table 8B)			Required		
			car	Scoter	NO OF Ten/Area/Units	car	Scoter	Transport Vehicle/Ambulance e/Mini Bus
BUILDING B	Commercial	For every 100 sq.m. carpet area or 1000 sq.ft. floor area	2	6	302.24	6.00	18.01	-
BUILDING 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	94	47.00	94.00	-
BUILDING 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	98	39.00	98.00	-
BUILDING B	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	2	1	0.00	1.00	-
BUILDING A	Commercial	For every 100 sq.m. carpet area or 1000 sq.ft. floor area	2	6	302.26	7.08	21.18	-
BUILDING 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	98	49.50	99.00	-
BUILDING 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	104	52.00	104.00	-
Total						191.00	398.19	
Vehicle parking/Total						17.82	17.82	
Total						199.90	414.04	0.00

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scoter	Transport Vehicle/Ambulance e/Mini bus	Car/Mini Bus	Scoter	Transport Vehicle/Ambulance e/Mini bus	
Total	142	296	0	143	295	0	OK



Signature Not Verified
Digitally signed by PRADEEP D. PATRAYA RASAL
Date: 2024.04.17 14:48:15
Location: Ambarnath, Maharashtra
Project Code: CATAM-23-3229
Application Number: CATAM/2023/00012
Proposal Number: 18796
Certificate Number: CATAM/2024/APL/00135

Prorata / Area Statement

1	Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	21593.80
2	Area of plot No.	21593.80
3	(a) As per ownership document (7/12, CTS extract)	21593.80
4	(b) as per TLR or City Survey measurement sheet	21593.80
5	(c) as per Demarcated drawing area	21594.50
LESS		
6	Area not in possession	0.00
7	Entire area (1-2)	21593.80
8	Deductions for	-
9	(a) Proposed D.P./D.P. Road widening Area (Service Road / Highway widening	695.54
10	(b) Any D.P. Reservation area	0.00
11	Total (7-9)	695.54
12	Balance area of plot (3-4)	20898.26
13	Aminity Space	1044.91
14	Applicable (11) * 20000 sqm	1044.91
15	(Required - (a) upto 20000 sqm - Nil)	-
16	(b) Above 20000 sqm - (a) + 5 % of Total area	1044.91
17	Net Plot Area (5-14)	19853.34
18	Recreational Open Space	-
19	(a) If area (5) is more than 4000 sqm - 10 % of (6) is required	2089.82
20	(b) If area (5) is less than 4000 sqm - Check -	-
21	(c) If in full number less 12,125,415 etc. As per 7/12 (General or City Survey Number - No Recreational open space is required)	-
22	(d) If the subdivision less 1/2, 2/5, 1/25, 1/50, 1/40 etc. then recreational open space is required	-
23	(a) 10 % Subject to minimum 200 sqm	0.00
24	(b) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement	2137.63

Declaration of Area:
I, the 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.

Owner's Declaration:
I/We, the 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.

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

Owner details:

Owner Name	Postal Address	Contact Number
MATTHEW SHEELERS DESIGN PVT. LTD.	C-601, 802, Janu Heritage 100 Feet Road Near Maru Mall, Ambarnath, Dist - TH	962656395
Director Mr. Devraj Jaiswal	C-601, 802, Janu Heritage 100 Feet Road Near Maru Mall, Ambarnath, Dist - TH	962656395

DESCRIPTION OF PROJECT :
Type of Proposal: Mixed
BUILDING ON C.T.S. NO. 5386 TO 5396, C.T.S. NO. 6435 TO 6520 TO C.T.S. NO. 6522 TO 6594 AT VILLAGE KOHANTAVALI, ANE. AMBARNATH, DIST - TH

NAME OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR:
RASHI BHASKAR WADKAR

ADDRESS OF OFFICE:
203 Via. No. 1796 Near Haruman Mandir, Kharadi, Ambarnath, Dist - TH

OWNERS SIGN:
Signature of Owner: _____
Name: _____
Date: 15/02/24

TECHNICAL SUPERVISION SIGNATURE:
Signature of Architect/ Licensed Engineer/ Supervisor: _____
Name: _____
Date: 15/02/24

SCALE: 1:100
JOB NO: CATAM-23-3229
CHECK BY: _____
SUBMISSION DRAWING