

TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI RESIDENTIAL (TOWER-1)		
FLOOR	B.U.A.	FLOOR HEIGHT
GR. FLOOR	58.21	4.20 M
1ST POD. FLOOR	---	3.60 M
2ND POD. FLOOR	---	3.05 M
3RD POD. FLOOR	---	3.05 M
4TH POD. FLOOR	---	3.05 M
5TH POD. FLOOR	---	3.05 M
6TH POD. FLOOR	296.04	3.60 M
7TH FLOOR	540.25	3.05 M
8TH FLOOR	589.92	3.05 M
9TH FLOOR	589.92	3.05 M
10TH FLOOR	589.92	3.05 M
11TH FLOOR	589.92	3.05 M
12TH FLOOR	540.25	3.05 M
13TH FLOOR	589.92	3.05 M
14TH FLOOR	589.92	3.05 M
15TH FLOOR	589.92	3.05 M
16TH FLOOR	589.92	3.05 M
17TH FLOOR	540.25	3.05 M
18TH FLOOR	589.92	3.05 M
19TH FLOOR	589.92	3.05 M
20TH FLOOR	589.92	3.05 M
21ST FLOOR	589.92	3.05 M
22ND FLOOR	540.25	3.05 M
23RD FLOOR	589.92	3.05 M
24TH FLOOR	589.92	3.05 M
25TH FLOOR	589.92	3.05 M
26TH FLOOR	589.92	3.05 M
27TH FLOOR	540.25	3.05 M
28TH FLOOR	589.92	3.05 M
29TH FLOOR	589.92	3.05 M
30TH FLOOR	589.92	3.05 M
31ST FLOOR	589.92	3.05 M
32ND FLOOR	540.25	3.05 M
33RD FLOOR	589.92	3.05 M
ADD PLINTH HEIGHT	0.45 M	
TOTAL B.U.A.	15984.07	106.40 M

TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI RESIDENTIAL (TOWER-2)		
FLOOR	B.U.A.	FLOOR HEIGHT
GR. FLOOR	34.11	4.20 M
1ST POD. FLOOR	---	3.60 M
2ND POD. FLOOR	---	3.05 M
3RD POD. FLOOR	---	3.05 M
4TH POD. FLOOR	---	3.05 M
5TH POD. FLOOR	---	3.05 M
6TH POD. FLOOR	186.85	3.60 M
7TH FLOOR	540.25	3.05 M
8TH FLOOR	589.92	3.05 M
9TH FLOOR	589.92	3.05 M
10TH FLOOR	589.92	3.05 M
11TH FLOOR	589.92	3.05 M
12TH FLOOR	540.25	3.05 M
13TH FLOOR	589.92	3.05 M
14TH FLOOR	589.92	3.05 M
15TH FLOOR	589.92	3.05 M
16TH FLOOR	589.92	3.05 M
17TH FLOOR	540.25	3.05 M
18TH FLOOR	589.92	3.05 M
19TH FLOOR	589.92	3.05 M
20TH FLOOR	589.92	3.05 M
21ST FLOOR	589.92	3.05 M
22ND FLOOR	540.25	3.05 M
23RD FLOOR	589.92	3.05 M
24TH FLOOR	589.92	3.05 M
25TH FLOOR	589.92	3.05 M
26TH FLOOR	589.92	3.05 M
27TH FLOOR	540.25	3.05 M
28TH FLOOR	589.92	3.05 M
29TH FLOOR	589.92	3.05 M
30TH FLOOR	589.92	3.05 M
31ST FLOOR	589.92	3.05 M
32ND FLOOR	540.25	3.05 M
33RD FLOOR	589.92	3.05 M
ADD PLINTH HEIGHT	0.45 M	
TOTAL B.U.A.	15850.78	106.40 M

TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI COMMERCIAL (TOWER-1)		
FLOOR	B.U.A.	FLOOR HEIGHT
GROUND	307.81	
1ST POD.	397.78	
TOTAL B.U.A.	705.59	
ACTUAL B.U.A. EXCLUDING 80% ANCILLARY AREA (705.59/0.80) = 882.01		
Total b/u Area	392.03	
Total Ancillary Area	313.63	
Total	705.66	

EXISTING B.U.A. STATEMENT		
BLDG. NO.	BLDG. NAME	BLDG. AREA
A1X2	1914 BOKI	3829.20
A2X2	3785 BOKI	7571.96
A3C1	2092 42X1	2092.42
B1 TO B6	2092 42X8	12554.52
A4X3	2092 42X3	6277.26
A5X1	3287 21X1	3287.21
A6X1	3287 21X1	3287.21
BXB	1245.11	9960.88
CKX1	1331 17X1	1331.17
DX1	904.75X1	904.75
W X 4	816.30 X 1	3265.20
Y X 1	1113.16 X 1	1113.16
Z X 3	2657.80 X 3	7973.40
S3+S4+S5+S6	1+52X3	1304.87
TYPE Z1		2393.15
SHOP S6		113.28
TYPE-F		1935.94
TOTAL EXISTING B.U. AREA		72787.63
ASMITA'S CLUB HOUSE B.U. AREA (1002.40 SQMT) FREE OF FSI		

O.C. DETAILS		
BLDG. NAME	O.C. NO. & DATE	
ASMITA JASMINE ASMITA ROSE & ASMITA LOTUS	NP/R/2000/01 DATED-18/04/2000	
ASMITA DAFFODIL-13 & 14	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA ANITA (B-1 TO B-6)	NP/R/294/1601/1984-85 DATED-28/05/1984	
ASMITA VINTAGE (1, 4, 5 & 10)	NP/R/307/1734/1986-87 DATED-13/06/1986	
ASMITA HERITAGE (2 & 3)	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA REVERA (7, 8 & 9)	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA REVERA-6	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA ELEGANCE	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA HORIZONE-V & REGENCY-I	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA REGENCY-II	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA ORIENT	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA CRESCENT & SINGAPOOR PLAZA	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA LORDS PLAZA	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA CRYSTAL & ORCHID 1 TO 3	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA PEARL	NP/R/232/12820/1987-98 DATED-30/03/1987	
ASMITA CLUB	NP/R/232/12820/1987-98 DATED-30/03/1987	

PLOT DETAILS		
S.NO.	Area AS PER 7/12	
497 (91) / 3/1	15840.00	
505 (92) / 1	14390.00	
506 (93) / 1	27920.00	
507 (94) / 1/2A	30430.00	
507 (94) / 1/2B	2750.00	
Total	91330.00	

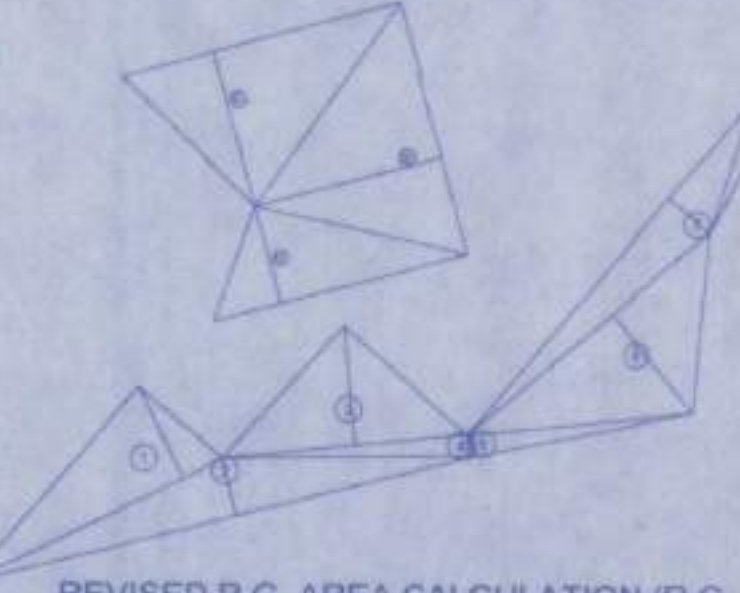
R.G. AREA CALCULATION (ON GROUND) R.G. NO.-6 (REVISED)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 37.70 x 13.49	254.29
2	1	0.5 x 69.72 x 7.78	271.21
3	1	0.5 x 32.73 x 15.78	257.91
4	1	0.5 x 33.74 x 2.79	47.07
5	1	0.5 x 30.15 x 2.87	43.27
6	1	0.5 x 41.86 x 10.94	354.55
7	1	0.5 x 58.60 x 7.18	210.37
8	1	0.5 x 18.78 x 2.91	27.32
TOTAL			1465.99

R.G. AREA CALCULATION (ON PODIUM) R.G. NO.-6 (REVISED)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
11	1	0.5 x 36.27 x 21.47	410.83
12	1	0.5 x 34.89 x 25.71	448.51
13	1	0.5 x 34.94 x 13.44	234.80
TOTAL			1094.14

TOTAL R.G. AREA REVISED (R.G. NO.-6) (1465.99+1094.14) = 2560.13 SQ.MT.



REVISED R.G. AREA CALCULATION (R.G.-6) SCALE-1:1000

R.G. AREA DETAILS AS PER PREVIOUS APPROVAL		
R.G. NO.	Area (Sq. mt)	
R.G.-1	3485.25	
R.G.-2	683.00	
R.G.-3	551.00	
R.G.-4	373.25	
R.G.-5	2450.00	
R.G.-7	3736.50	
R.G.-8	2439.50	
Total	13718.50	
REVISED R.G.-6 AREA	2560.13	
TOTAL R.G. AREA PROPOSED (13718.50+2560.13)	16278.63	
TOTAL 25% R.G. AREA REQUIRED (8507.00X0.25)	16267.50	

PROFORMA - A		
S.NO.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	91330.00
	(a) As per existing documents (7/12, CTS extract) - AS PER PREVIOUS APPROVAL	
	(b) As per measurement sheet	
	(c) As per title	
2)	DEDUCTIONS FOR	
	(a) Proposed G.P. / D.P. Rd W. Area/Service Rd / N.H. W. (EXCL. CRZ-I)	17500.00
	(b) 1 Dip & m h (n-183)	4200.00
	(c) Primary school & p.g (n-180)	2500.00
	(d) High school & p.g (n-179)	2060.00
3)	DEDUCTION AREA (TOTAL a+b)	26260.00
4)	BALANCE PLOT AREA (1-3)	65070.00
5)	Deductions for	
	(a) ENCHROACHMENT AREA	
	TOTAL DEDUCTION (5a)	
6)	BALANCE PLOT AREA (4-5)	
7)	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2(b), if any -	
	(c) Balance Proposed -	
8)	Net Plot Area (6-7)	65070.00
9)	Recreational Open space (if applicable)	
	(a) Required - 10% phy. reg. as per reg-3.4.1	
	(b) Proposed -	
10)	Internal Road area	N.A.
11)	Plotable area (if applicable)	65070.00
12)	Built up area with reference to basic F.S.I. as per front road width (Sr. No. 9 x basic F.S.I. (1.1 X 11)	71577.00
13)	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone (5536.53+17500) x 0.50 = 11518.26 sq.mt.	
	(b) Proposed FSI on payment of premium	4022.00
14)	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.05 x Sr. No. 2 (a)] if any	
	(b) In-situ area against Amenity if handed over [2.01.85xSr.No.4 (b)&(c)]	
	(c) TDR area (825.00 x 40) = 11550.00 sq.mt.	
	(d) Layout d.p. road area already loaded	17500.00
	(e) Balance in-situ area (11550.00-17500.00) = -6000.00	
	(f) Total in-situ / TDR loading proposed (14 (a)+(b)+(c)+(d))	17500.00
15)	Additional FSI area under Chapter No. 7 TABLE 7.1.01 pg. 123 & 7.10 pg. 131, 137	
16)	Total entitlement of FSI in the proposal	
	(a) (12 + 13(b)+(14(a)) or 15 whichever is applicable	93099.00
	(b) Less existing FSI area (as per previous approval)	72787.63
	(c) Balance b/u area	20331.37
	(d) Ancillary Area FSI upto 80% with payment of charges	
	TOTAL PERMISSIBLE ANCILLARY AREA ON 362.03X 0.80 = 313.63	313.63
	(e) Ancillary Area FSI upto 100% with payment of charges	
	TOTAL PERMISSIBLE ANCILLARY AREA ON 19939.34X 0.80 = 11963.60	11963.60
	(f) Total entitlement (b+d+e)	105376.23
17)	MAX. UTILIZATION OF F.S.I. (BLDG. POTENTIAL) PERMISSIBLE AS PER Road width (As per Regulation No. 5.7 or 6.3 or 6.4 as applicable)	105376.23
18)	Total Built-up Area in proposal (excluding area at Sr.No.21 g)	
	(a) Existing Built-up Area	72787.63
	(b) Proposed Built-up Area (as per F-are)	32540.51
	(c) Total (a+b)	105328.14
19)	F.S.I. Consumed (15/13) (should not be more than serial No.17 above)	
20)	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.18)	
	(b) Proposed Certificate of Area	
21)	Balance b/u area incl. ancillary area	68.09

PERFORMA - B		
CERTIFICATE OF AREA		
I, THE UNDERSIGNED, HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS ON THE SITE, ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 50.00 METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.		
SIGNATURE OF THE ARCHITECT		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED RESIDENTIAL BLDG. LAYOUT ON LAND BEARING S.NO. (OLD) 497, (NEW) 91 H.NO. 3/1, S.NO. (OLD) 505, (NEW) 92 H.NO. 1, S.NO. (OLD) 506, (NEW) 93 H.NO. 1 S.NO. (OLD) 507, (NEW) 94 H.NO. 1/2A & (OLD) 507, (NEW) 94 H.NO. 1/2B, VILLAGE-BHAYANDARTAL & DIST. THANE.		
NAME OF LAND - OWNER		
ASMITA INDIA LTD		
SIGNATURE OF THE ARCHITECT		
DRAWING NO.	SCALE	DATE
01	AS SHOWN	24/12/2021
CHECKED BY	DRAWN BY	REVISION NO.
BASAVARAJ G. MEHSANIYA		00
CONSULTING CIVIL ENGINEER		
TEJ'S CONSULTANTS		
BASAVARAJ S. GADEKAR B.E. (CIVIL)		
1002, NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN HEST OFFICE, MIRRA BHAYANDARTAL, THANE ROAD (EAST), TEL : 9820187111		



LAYOUT PLAN SCALE-1:1000



LOCATION PLAN SCALE-1:4000