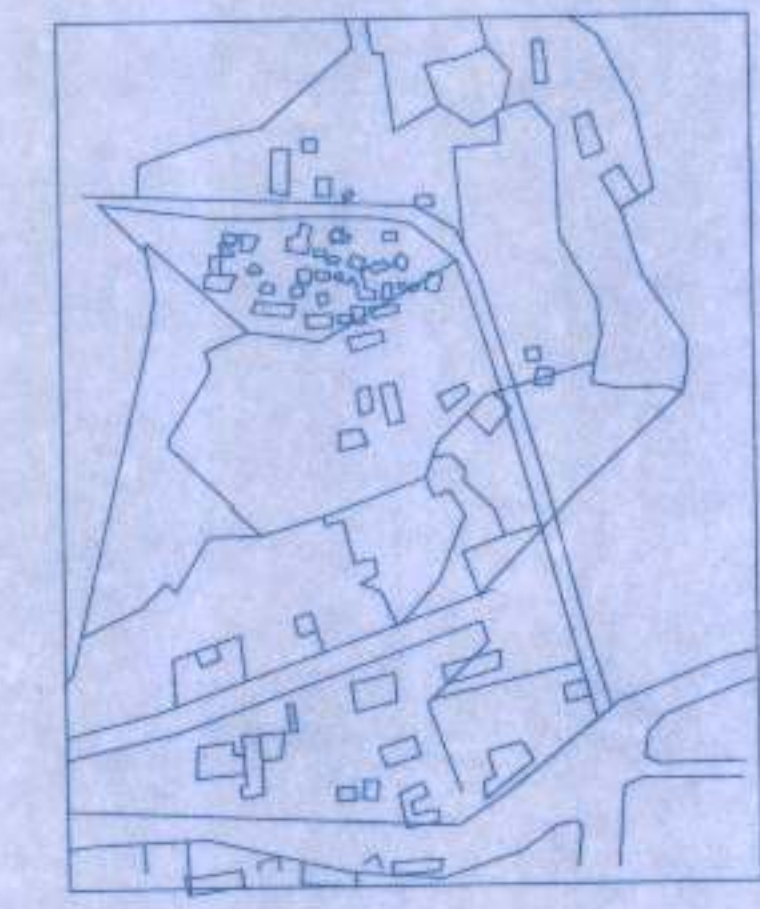
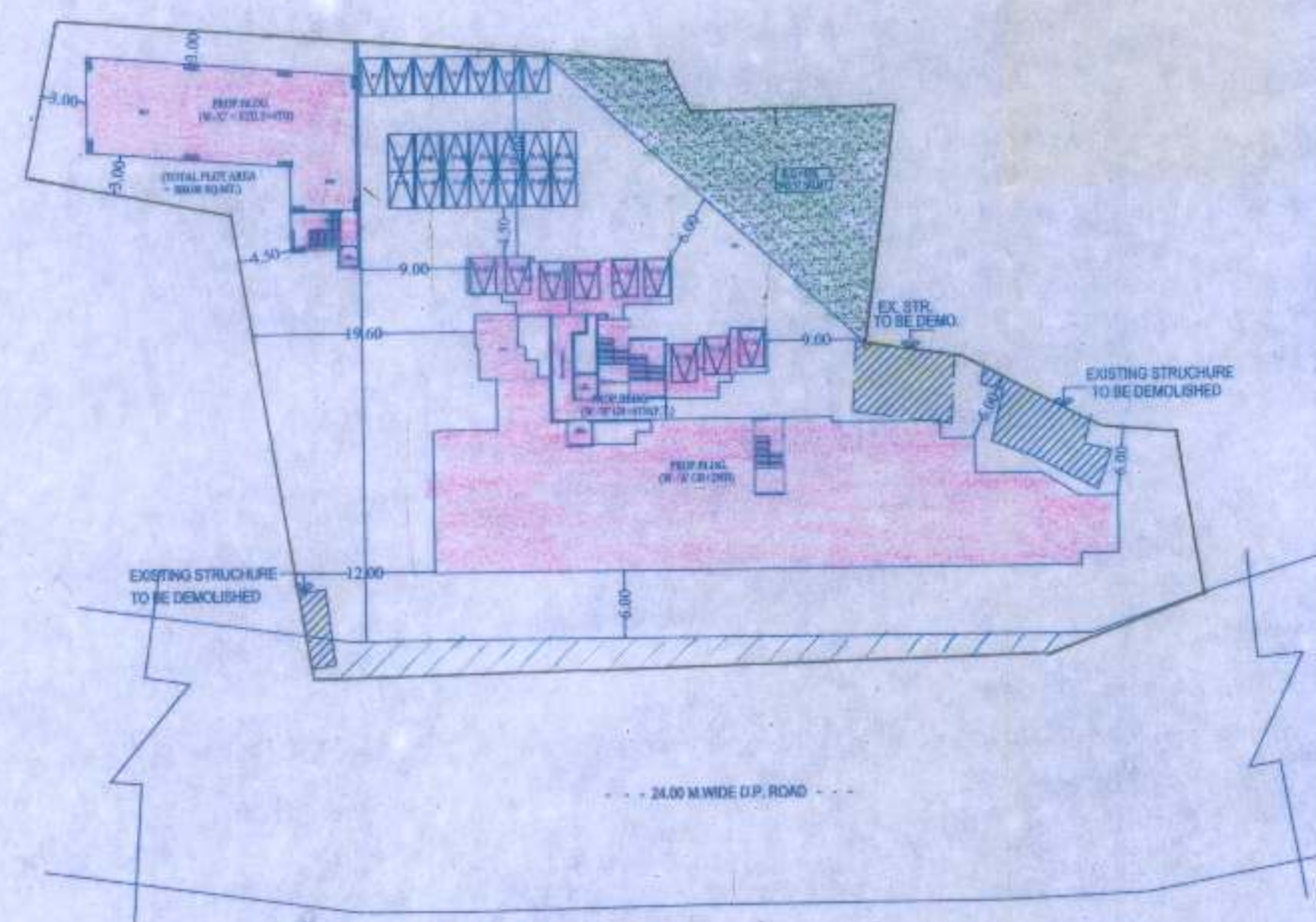
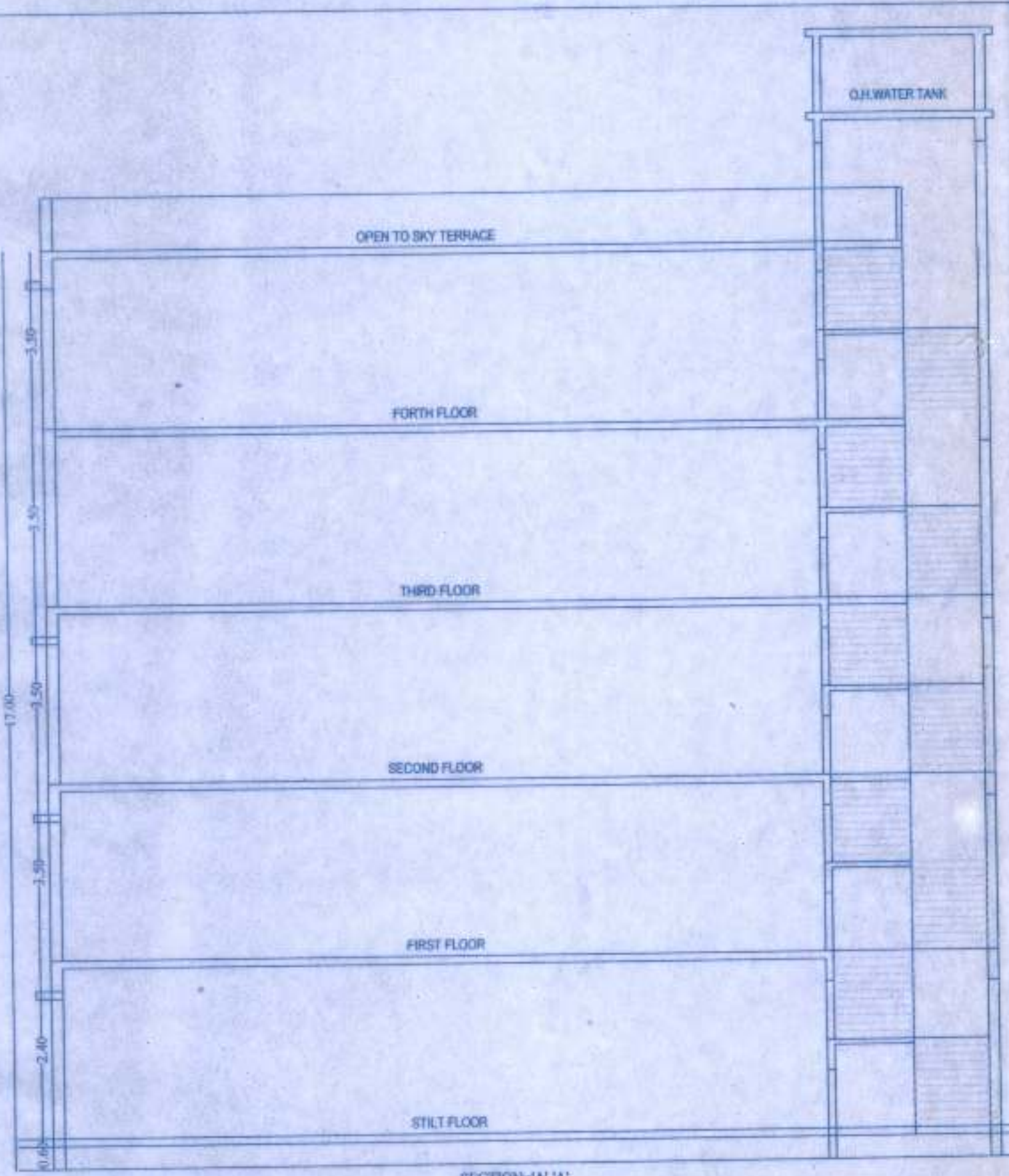


महाराष्ट्र सरकार
राज्य शासकीय अभियंता कार्यालय
मुंबई, महाराष्ट्र
दिनांक २९/०९/२०२४
विवरण: २९/०९/२०२४



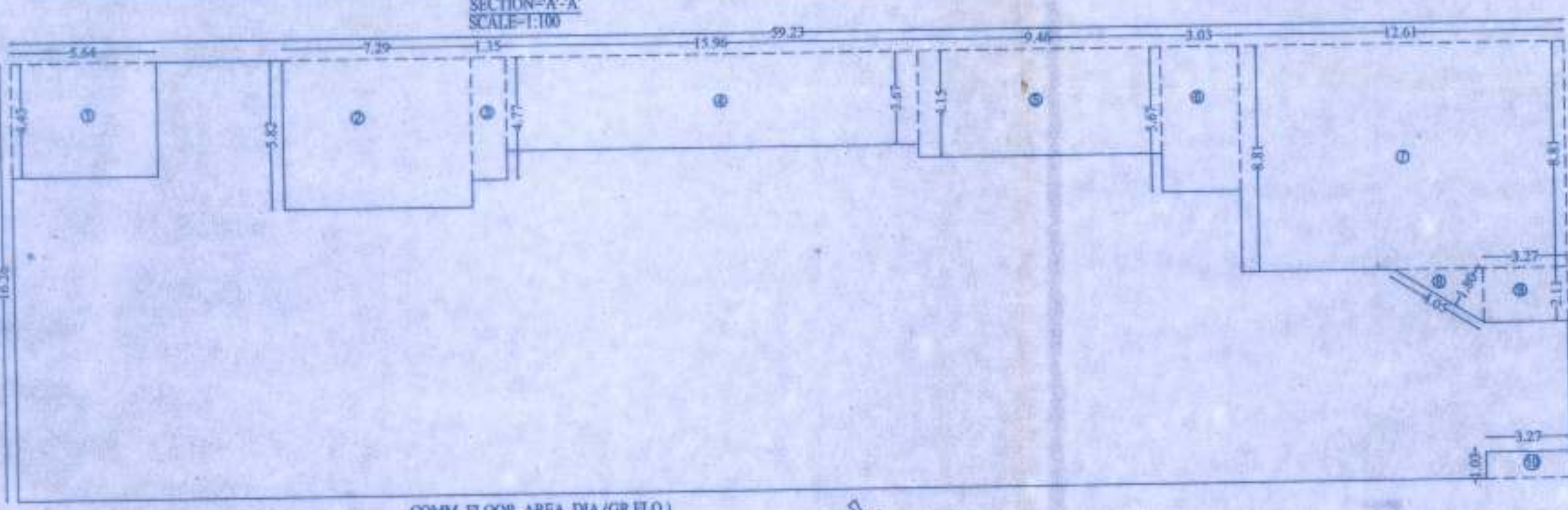
महाराष्ट्र शासकीय अभियंता कार्यालय
मुंबई, महाराष्ट्र

विशाल चोपड़ा & असोसिएट्स
STRUCTURAL ENGINEERS & CONSULTANTS
204, Top Floor, 2nd Phase,
Durgam Chattri Road, Pune
T.H.A. No. 400/202, Tel. 25330900



BLOCK PLAN
SCALE 1:300

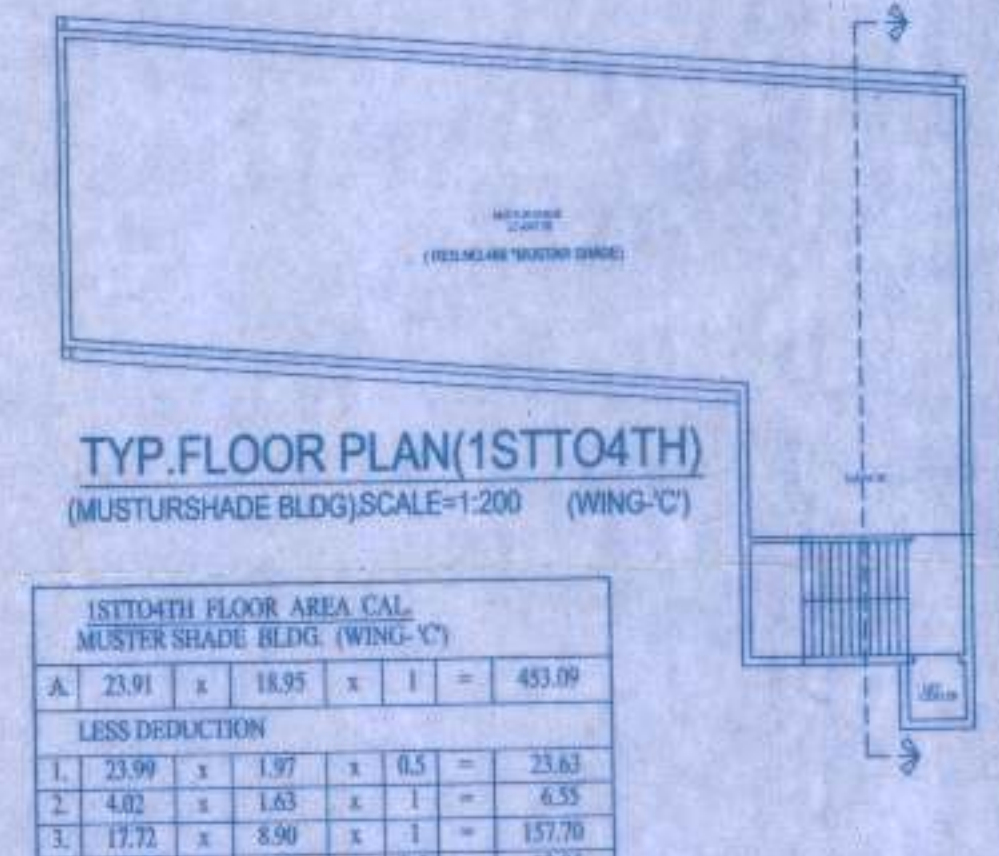
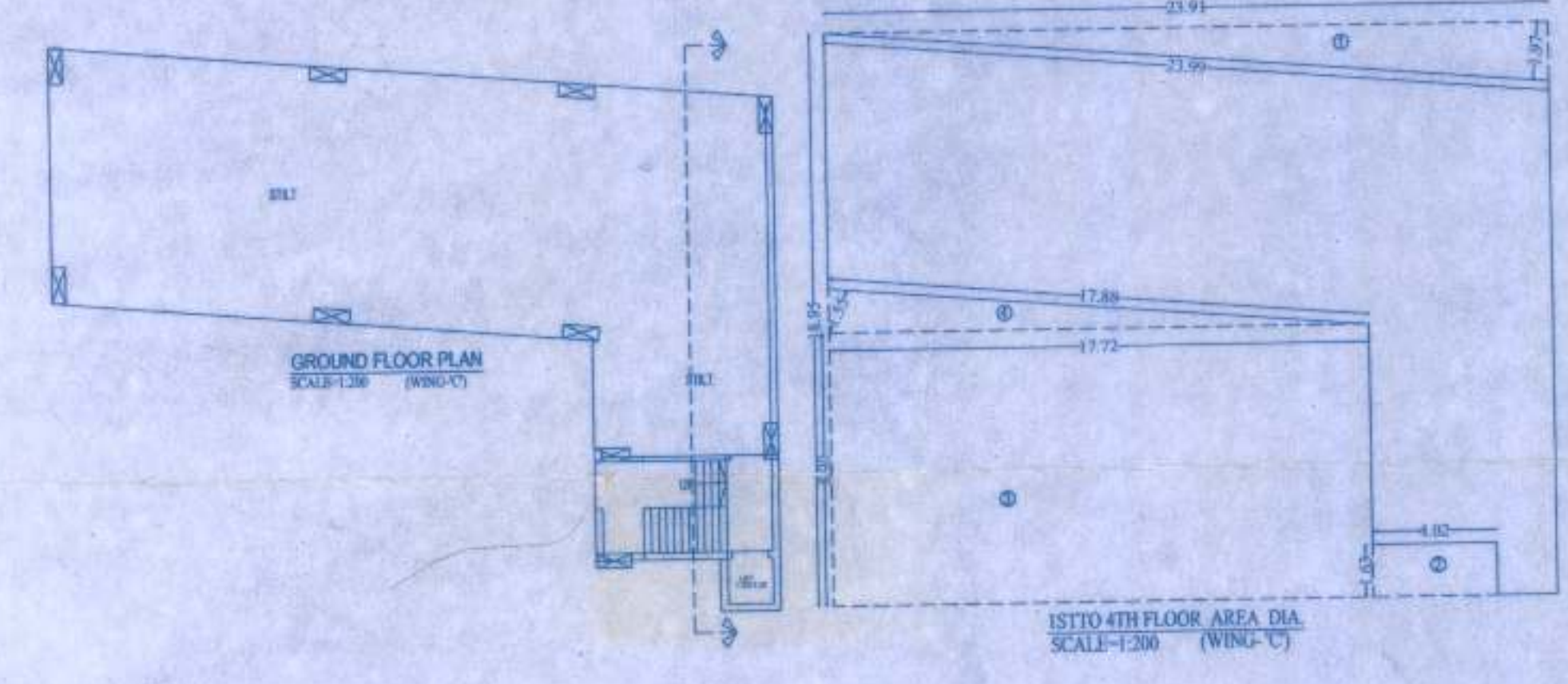
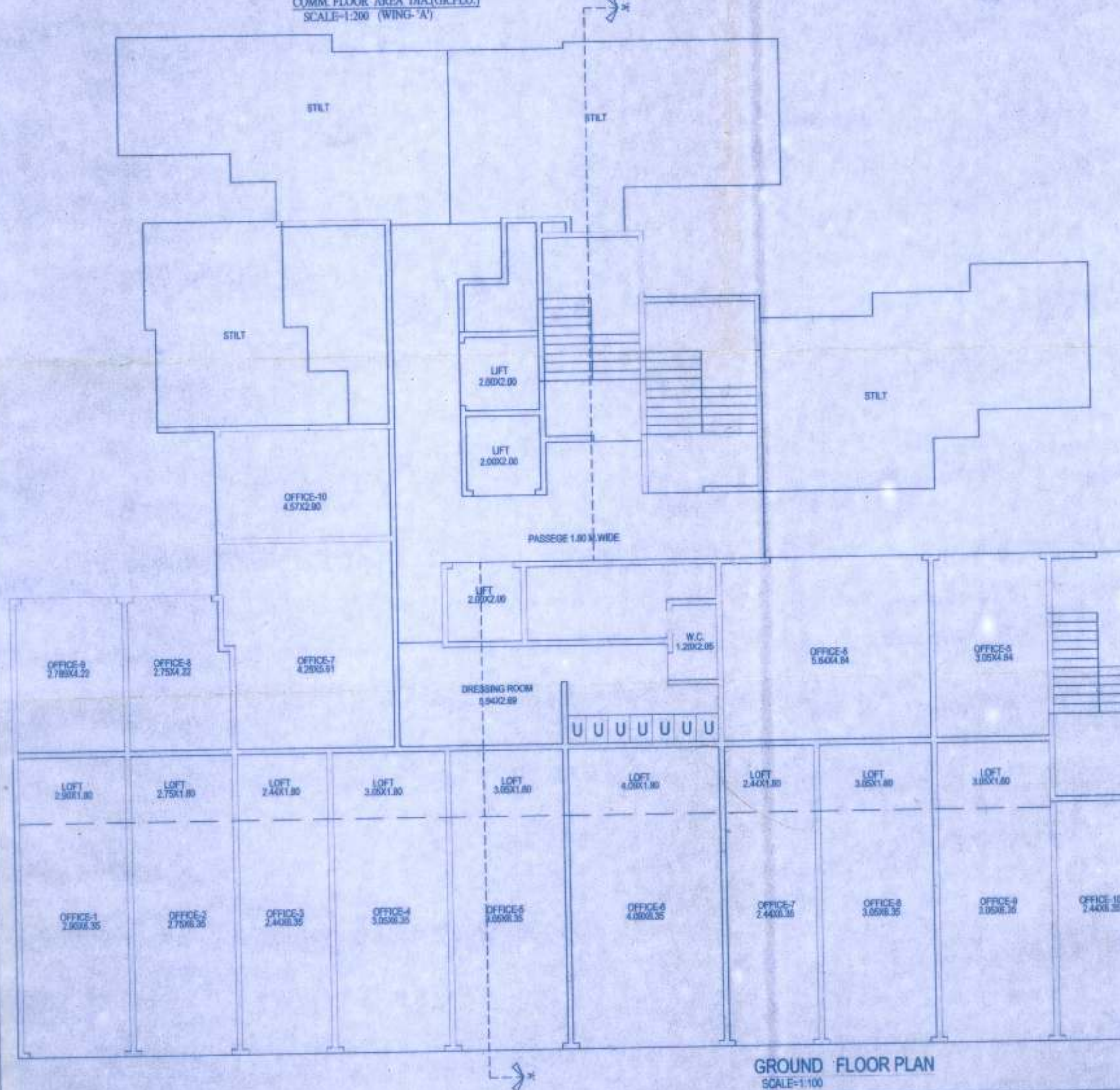
LOCATION PLAN
SCALE 1:1000



COMM. FLOOR AREA CALC. (WING-A)

NO.	DESCRIPTION	AREA (SQ.MT.)
1.	5.64 x 4.45 x 1 =	25.09
2.	7.39 x 5.82 x 1 =	42.42
3.	1.35 x 4.77 x 1 =	6.43
4.	15.96 x 3.67 x 1 =	58.59
5.	9.46 x 4.15 x 1 =	39.25
6.	3.01 x 3.67 x 1 =	17.18
7.	12.45 x 8.81 x 1 =	111.09
8.	4.05 x 1.80 x 0.5 =	3.64
9.	3.27 x 2.11 x 1 =	6.89
10.	3.27 x 1.00 x 1 =	3.27
TOTAL DEDUCTION		313.92 SQ.MT.
NET AREA OF GR. FL.		963.07 - 313.92 = 649.15 SQ.MT.

FLOOR	B.U.P. AREA WING-A	STAIRCASE AREA WING-A	TOTAL B.U.P. AREA WING-A	B.U.P. AREA WING-B	STAIRCASE AREA WING-B	TOTAL B.U.P. AREA WING-B	TOTAL B.U.P. AREA A+B
GROUND FLOOR	649.15 SQ.MT.	20.00 SQ.MT.	629.15 SQ.MT.	—	—	—	629.15 SQ.MT.
1ST FL.(COM.)	650.41 SQ.MT.	93.96 SQ.MT.	556.45 SQ.MT.	—	—	—	556.45 SQ.MT.
1ST FL.(RES.)	—	—	—	223.52 SQ.MT.	93.52 SQ.MT.	130.00 SQ.MT.	130.00 SQ.MT.
2ND FL.(COM.)	650.41 SQ.MT.	93.96 SQ.MT.	556.45 SQ.MT.	—	—	—	556.45 SQ.MT.
2ND FL.(RES.)	—	—	—	223.52 SQ.MT.	93.52 SQ.MT.	130.00 SQ.MT.	130.00 SQ.MT.
3RD FLOOR	—	—	—	356.10 SQ.MT.	93.52 SQ.MT.	262.58 SQ.MT.	262.58 SQ.MT.
4TH FLOOR	—	—	—	323.94 SQ.MT.	93.52 SQ.MT.	230.42 SQ.MT.	230.42 SQ.MT.
5TH FLOOR	—	—	—	300.77 SQ.MT.	93.52 SQ.MT.	207.25 SQ.MT.	207.25 SQ.MT.
6TH FLOOR	—	—	—	—	—	—	—
TOTAL AREA	1949.97 SQ.MT.	207.92 SQ.FT.	1742.05 SQ.FT.	1783.95 SQ.MT.	561.12 SQ.MT.	1222.83 SQ.MT.	2964.88 SQ.MT.
EXCESS BAL.C. AREA	NILL						
TOTAL B.U.P. AREA	2964.88 SQ.MT.						



1ST TO 4TH FLOOR AREA CALC. (WING-C)

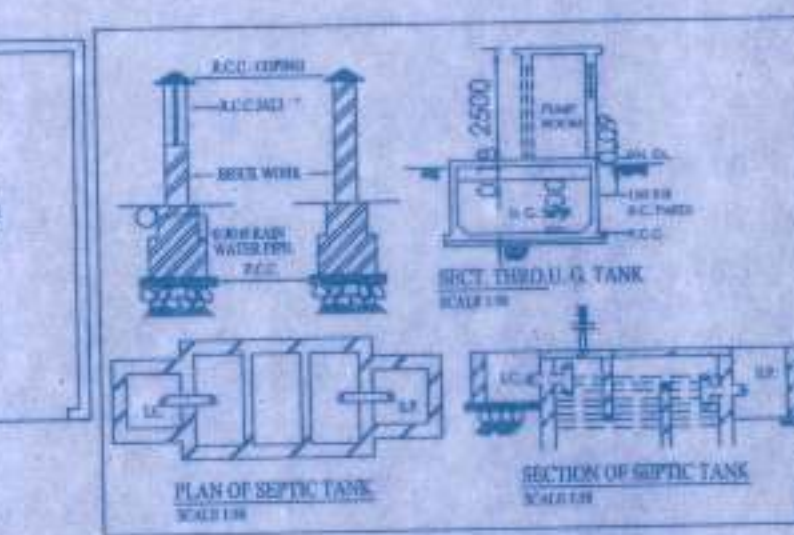
NO.	DESCRIPTION	AREA (SQ.MT.)
1.	23.91 x 18.95 x 1 =	453.09
2.	4.02 x 1.63 x 1 =	6.35
3.	17.72 x 8.90 x 1 =	157.70
4.	17.88 x 1.55 x 0.5 =	13.85
TOTAL DEDUCTION		201.73 SQ.MT.
NET AREA OF GR. FL.		453.09 - 201.73 = 251.36 SQ.MT.

COMM. STAIRCASE AREA CALC. (GROUND FL.) (WING-A)

NO.	DESCRIPTION	AREA (SQ.MT.)
1.	2.74 x 7.30 x 1 =	20.00
NET AREA OF GR. FL.		20.00 SQ.MT.

MUSTER SHADE (RES. NO. 486)

FLOOR	AREA (SQ.MT.)
GROUND FLOOR	251.36 SQ.MT.
FIRST FLOOR	251.36 SQ.MT.
SECOND FLOOR	251.36 SQ.MT.
THIRD FLOOR	251.36 SQ.MT.
FOURTH FLOOR	251.36 SQ.MT.
TOTAL B.U.P. AREA	1005.44 SQ.MT.



PROFORMA - I

NO.	DESCRIPTION	AREA (SQ.MT.)
1)	AREA OF PLOT AS PER 7/12 S.NO.2 H.NO.12(P.T.) = 1500.00 SQ.MT. S.NO.2 H.NO.14(P.T.) = 1500.00 SQ.MT. 4000.00 SQ.MT.	4000.00
2)	AREA OF PLOT AS PER FORME	3850.24
3)	DEDUCTIONS FOR AREA	—
a)	ROAD SET-BACK AREA	213.00
b)	ANY RESERVATION (M.S. MARKET) R. NO.486	2000.00
TOTAL AREA (a+b+c+d)		—
4)	NET GROSS AREA OF PLOT A (1-2)	3637.24
5)	PLOT AREA UNDER APPROVAL (2000.00+1637.24 = 3637.24)	3637.24
6)	DEDUCTIONS (IF DEDUCTIBLE)	—
a)	RECREATION GROUND (15% R.G.)	545.58
b)	FOR INTERNAL ROAD	—
c)	TOTAL (a+b)	545.58
7)	NET AREA OF PLOT (3-4)	3091.66
8)	NET AREA OF PLOT SPACE INDEX	—
9)	ADDITION FOR FLOOR SPACE INDEX	426.00
10)	ROAD SET BACK ADDITION (113.00x2.00+426.00)	426.00
11)	15% OF T.D.R.	3517.66
12)	FLOOR SPACE INDEX PERMISSIBLE	0.18
13)	FLOOR SPACE INDEX CREDIT AVAILABLE	—
14)	BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	—
15)	EXISTING STRUCTURE TO BE RETURNED TO ZONE	3517.66
16)	PERMISSIBLE FLOOR AREA (7X8) PLUS 9 ABOVE	2964.88
17)	PROPOSED FLOOR AREA	2964.88
18)	EXCESS BALCONY AREA TAKEN IN F.S.I.	—
19)	AS PER B (c) BELOW	2964.88
20)	TOTAL BUILT UP AREA PROPOSED (11+12+13)	8.97
21)	F.S.I. CONSUMER (147)	8.97
22)	PERMISSIBLE BALCONY AREA PER FLOOR	REFER
23)	PROPOSED BALCONY AREA PER FLOOR	REFER
24)	EXCESS BALCONY AREA (TOTAL)	STATEMENT
25)	NET AREA OF PLOT ITEM A (7) ABOVE	2964.88
26)	LESS DEDUCTION OF NON RES. AREA (SHOPS)	1742.42
27)	AREA OF TENEMENTS (a+b)	1222.46
28)	TENEMENTS PERMISSIBLE	60 NO'S
29)	TENEMENTS PROPOSED	54 NO'S
30)	TENEMENTS EXISTING	—
TOTAL TENEMENTS (e+f)		54 NO'S

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD NOTIFICATION & WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED BY EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ENGINEER'S SIGNATURE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 1-11-2010 & THE DIMENSIONS OF 500M S.C. OF PL. OF STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTARY OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPT / CITY SURVEY RECORDS.

ARCHITECT'S SIGNATURE

NOTES

- * BOUNDARY OF THE PLOT SHOWN IN BLACK.
- * PROPOSED WORK SHOWN IN RED.
- * ALL EXISTING WALLS 0.15M THK.
- * DRAINAGE LINE SHOWN IN DOTTED RED.
- * EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW.
- * ALL DRAWING & DESIGN ARE PREPARED AS PER OWNERS POWER OF ATTORNEY SUGGESTION AND INFORMATION SUPPLIED.
- * AREA UNDER SET BACK SHOWN IN DOTTED GREEN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING WING-A, B & C ON LAND BEARING S.NO. 2, H. NO. 1/2(P.T.), 1/6(P.T.) AT-NETIVALI TALUKA-KALYAN, DIST.-THANE

NAME OF OWNERS

1) PARYATI S. TAWARE & OTHERS

POWER OF ATTORNEY HOLDER SIGNATURE

1) SHRI. AMIT SURESH SONAVANE & OTHERS

JOE NO. DRG NO. SCALE CHECKED BY DRAWN BY

SIGNATURE

DILIP TAMBDAY & ASSO. architect

2nd Floor, Sudhakar Chambers, Shivaji Park, Kalyan (W).