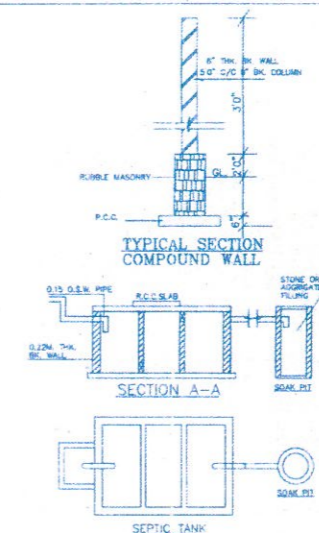


FLAT CARPAT AREA IN SQ.MT.	% REQ.	REQ. FLATS	PROP. FLATS
UP TO 40	20 TO 25 %	74	234
40 TO 50	10 %	30	54
ABOVE 50	—	—	—
TOTAL	—	104	288



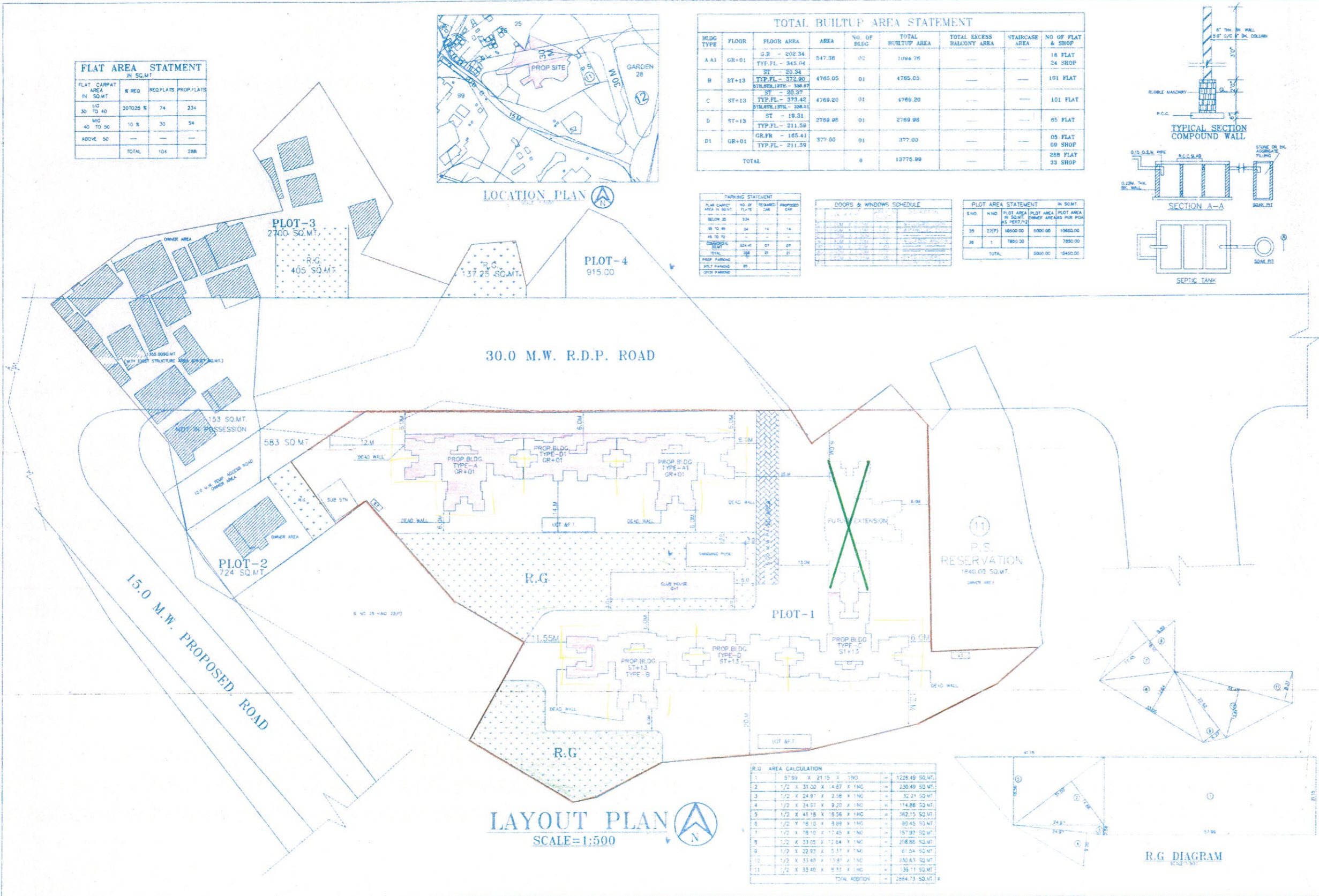
BLDG TYPE	FLOOR	FLOOR AREA	AREA	NO. OF BLDG	TOTAL BUILTUP AREA	TOTAL EXCESS BALCONY AREA	STAIRCASE AREA	NO OF FLAT & SHOP
A A1	GR+01	G.R. - 202.34 TYP.FL. - 345.94	547.38	02	1094.76	—	—	16 FLAT 24 SHOP
B	ST+13	TYP.FL. - 372.90 STAIR. LTH. - 338.87	4785.05	01	4785.05	—	—	101 FLAT
C	ST+13	TYP.FL. - 373.42 STAIR. LTH. - 358.31	4769.20	01	4769.20	—	—	101 FLAT
D	ST+13	ST - 19.31 TYP.FL. - 311.58	2769.98	01	2769.98	—	—	65 FLAT
D1	GR+01	GR.FN - 185.41 TYP.FL. - 211.59	377.00	01	377.00	—	—	08 FLAT 08 SHOP
TOTAL					13775.99	—	—	288 FLAT 33 SHOP



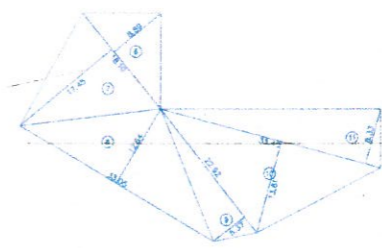
PLAN CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
2700	104	14	14
405	30	4	4
137.25	3	0	0
915.00	104	14	14
TOTAL	241	18	18

NO.	DESCRIPTION	QTY	UNIT
1	WOODEN DOOR	18	NO.
2	ALUMINIUM WINDOW	104	NO.

S.NO.	H.NO.	PLOT AREA AS PER 7/12	PLOT AREA AS PER 7/12	PLOT AREA AS PER 7/12
1	1	1800.00	1800.00	1800.00
TOTAL		1800.00	1800.00	1800.00



S.NO.	DESCRIPTION	AREA (SQ.MT.)
1	57.99 x 21.15 x 1 NO.	1226.49
2	1/2 x 31.00 x 4.87 x 1 NO.	230.49
3	1/2 x 24.97 x 2.98 x 1 NO.	37.21
4	1/2 x 24.97 x 9.20 x 1 NO.	114.86
5	1/2 x 41.18 x 8.56 x 1 NO.	175.15
6	1/2 x 18.10 x 8.89 x 1 NO.	80.45
7	1/2 x 18.10 x 7.45 x 1 NO.	67.07
8	1/2 x 33.05 x 12.84 x 1 NO.	212.86
9	1/2 x 22.92 x 5.37 x 1 NO.	61.54
10	1/2 x 33.40 x 13.81 x 1 NO.	230.63
11	1/2 x 33.40 x 8.33 x 1 NO.	139.11
TOTAL ADDITION		2864.73



LAYOUT PLAN SHEET NO. 1/12

STAMP OF APPROVAL OF PLAN

श्री. अ. र. निरगुडे
 26/1 AT VILLAGE VADAVAI, TAL. KALYAN,
 DIST. THANE FOR
 SHRIMATI. CHANDIBAI DHARMA FATL & OTHERS
 C. A. HOLDER, SATISH J. KHATRI

27/08/2015

VITAN CONSULTANTS
 ARCHITECTS & ENGINEERS
 8/1011ST FLR. BHEU TOWER, OPP. LOKESH SCHOOL,
 SANTOSH WATA ROAD, KALYAN (E) 401501

PROFORMA - I (Sr.No. 3.10.11&19 IN ANNEXURE "I")

A. AREA STATEMENT AREA (IN SQ.MT.)

NO.	DESCRIPTION	AREA (IN SQ.MT.)
1	AREA OF PLOT AS PER 7/12	2400.00
2	AREA OF PLOT AS PER POSSESSION	2400.00
3	ROAD SET BACK AREA (15.00 M.W. ROAD)	5440.00
4	P.S. RESERVATION AREA	1840.00
5	12.00 M.W. TEMP. ACCESS ROAD	583.00
6	TOTAL (3+4+5)	7863.00
7	BALANCE AREA PLOT (1b MINUS 2)	1627.00
8	BALANCE AREA PLOT AS PER SUB DIVISION	915.00
9	DEDUCTION (IF DEDUCTIBLE)	
10	FOR RECREATIONAL GROUND 15% SHOWN	137.25
11	NET AREA PLOT (3 MINUS 4)	777.75
12	ADDITIONS FOR FLOOR SPACE INDEX	
13	ROAD SET BACK AREA (5440 OUT OF THIS)	4038.52
14	TOOR. RESERVATION	
15	TOTAL AREA PLOT (5 PLUS 6)	777.75
16	FLOOR SPACE INDEX PERMISSIBLE	1.00
17	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO SIZE OF THE BALANCE AREA VIDE ITEM 16 ABOVE)	1.00
18	PERMISSIBLE FLOOR AREA (7+5) PLUS 9 ABOVE	777.75
19	EXISTING STRUCTURE AREA	
20	PROPOSED STRUCTURE AREA	13775.99
21	EXCESS BALCONY AREA TAKEN IN TO F.S.I.	
22	TOTAL BUILT AREA PROPOSED (11+13)	13775.99
23	FLOOR SPACE INDEX CONSUMED (14/5)	
24	BALCONY STATEMENT	
25	PERMISSIBLE BALCONY AREA PER FLOOR	
26	PROPOSED BALCONY AREA PER FLOOR	
27	EXCESS BALCONY AREA PER FLOOR	
28	TOTAL EXCESS BALCONY AREA ALL FLOORS	
29	TENEMENT STATEMENT	
30	PROPOSED AREA (ITEM A-12 ABOVE)	2875.99
31	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	541.54
32	AREA AVAILABLE FOR TENEMENTS (I MINUS 3)	13234.45
33	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	397
34	TENEMENTS PROPOSED	33 SHOP 288 FLAT
35	TENEMENTS EXISTING	
36	TOTAL TENEMENTS ON THE PLOT	33 SHOP 288 FLAT
37	TRANSPORT VEHICLES PARKING	
38	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED REGULATIONS	
39	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - II

CERTIFICATE OF AREA

I, THE ARCHITECT, HAVE SURVEYED THE PLOT UNDER REFERENCE AND HAVE MEASURED THE DIMENSIONS OF THE BOUNDARIES OF THE PLOT AND THE AREA THEREON AND HAVE FOUND THAT THE AREA SHOWN ON THE PLAN IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGENDS

NOTES

ARCHITECT: ANIL R. NIRGUDE

SIGNATURE OF OWNERS: