



SR. NO.	BLDG. NO.	NO. OF FLOORS	PROP. B.U.A. IN SQ.M.	EXCESS STAIR LIFT & PASS. SQ.M.	EXCESS BALC. SQ.M.	TOTAL B.U.A. IN SQ.M.	NO. OF TEN.	PARKING REQUIRED FOR CARS	PARKING PROVIDED FOR CARS	PARKING REQUIRED FOR 2-WHEEL	PARKING PROVIDED FOR 2-WHEEL
1	1 ABC	(GR+4)	2252.57	19.35	14.27	2291.19	48	12	17		
2	2B	(GR+7)	2786.51	51.72	4.88	2852.91	42	19	19		
3	MULTIPLEX	(GR+4 PT.)	7851.56	-	-	7851.56	-	294	204	310	310
4	SHOPPING MALL	(B+GR+2)	18045.13	-	-	18045.13	-	353	353	757	757
5	CLUB HOUSE	(B+GR+3)	1774.54	-	-	1774.54	-				
6	3A, 3B, 3C	(GRFL+7)	5183.19	-	23.24	5176.40	84	84	84	84	84
7	4A, 4B	(STILT+7)	3253.28	-	-	3253.28	56	56	56	56	56
8	4C, 4D	(STILT+7)	2189.28	-	-	2189.28	56	56	56	56	56
9	4E	(STILT+3)	697.41	-	-	697.41	12	12	12	12	12
10	4F	(STILT+2)	484.94	-	-	484.94	8	8	8	8	8
TOTAL AREA PROPOSED IN RESI. ZONE			45345.36	71.07	42.19	45458.62	308	804	809	1283	1283
PLANTATION & C.F.C. ZONES SCHOOL BUILDING			3495.40	-	-	3495.40	-	29	29	58	58
I.T. BLDG. FOR FSI = 2.0			6747.49	-	-	6747.49	-	88	88	135	135

S.NO. (OLD)	(NEW)	H.NO.	AREA IN SQ.M.
284 A	282 A	-	30140.00
283 A	285 A	-	13530.00
281	256	2	9450.00
281	256	4	610.00
282	257	3	960.00
282	257	4	910.00
282	257	5	810.00
282	257	10/1	230.00
282	257	11	380.00
282	257	2/1	810.00
TOTAL AREA			65680.00
TOTAL HOLDING AREA AS PER 7/12 EXTRACT			68490.00



NET PLOT AREA	3390.00
PERM. F.S.I.	2.00
PERM. B.U. AREA	6780.00
PROP. B.U. AREA	6747.49

TOTAL AREA OF PROPOSED I.T. BUILDING = 6747.49 SQ.M.

	C.F.C. PLOT	PLANTATION - ZONE	TOTAL
NET PLOT AREA	2701.88	2655.17	5357.05
PERM. F.S.I.	1.00	0.30	0.30
PERM. B.U. AREA	2701.88	796.55	3498.43
PROP. B.U. AREA	2698.85	796.55	3495.40

TOTAL PROPOSED AREA OF SCHOOL BUILDING (2098.85 + 796.55) = 3495.40 SQ.M.

A. AREA STATEMENT	SQ. M.
1. PLOT AREA AS PER 7/12 EXTRACT	66490.00
2. A. REDUCTION	-
(a) AREA UNDER ENCROACHMENT	312.00
(b) AREA UNDER CHANNEL RESERVATION	844.00
(c) AREA UNDER G.P.G. RESERVATION	925.16
(d) AREA UNDER 30 & 40 M.W. AS PER SANCTIONED	6361.80
TOTAL (a + b + c + d)	8442.96
B. BALANCE PLOT AREA	58047.04
3. NET PLOT AREA	58047.04
4. R.G. AREA TO BE PROVIDED @ 15% OF (3) ABOVE	8707.06
5. C.F.C. AREA TO BE PROVIDED @ 5% OF (3+2a)	2729.09
6. BUILDABLE PLOT AREA (0.85 X 3 ABOVE)	48394.59
7. PERMISSIBLE F.S.I.	1.00
8. PERM. INCENTIVE FSI FOR LAND POOLING (5.5% OF 7)	0.055
9. TOTAL PERMISSIBLE FSI (WITHOUT DRIVER)	1.055
10. FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	-
11. PERMISSIBLE FLOOR AREA (9 X 6 + 10)	48946.29
12. EXISTING AREA	796.55
13. I.T. PLOT AREA (PROPOSED)	3390.00
14. BALANCE PERMISSIBLE FLOOR AREA (11-13)	45556.29
15. PROPOSED BUILT UP AREA	45458.62
16. EXCESS BALCONY AREA TAKEN IN FSI	796.55
17. TOTAL B.U. AREA PROPOSED	45458.62
18. F.S.I. CONSUMED	0.99
B. BALCONY AREA STATEMENT	
(i) PERMISSIBLE BALCONY AREA PER FLOOR	
(ii) PROPOSED BALCONY AREA PER FLOOR	
(iii) EXCESS BALCONY AREA (TOTAL)	
C. TENEMENT STATEMENT	
(i) NET AREA OF PLOT ITEM A (15) ABOVE	45458.62
(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	28945.08
(iii) AREA OF TENEMENTS (A+B)	15493.53
(iv) TENEMENTS PROPOSED	
(a) 15 TO 35 sq.mt. built up area	
(b) More than 35 sq.mt. built up area	
(v) TENEMENTS EXISTING	
(vi) TOTAL TENEMENTS	306 NOS.
D. PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR	
CAR	872 nos.
SCOOTER / MOTOR CYCLE	1418 nos.
OUTSIDERS (VISITORS)	29 nos.
(ii) COVERED GARAGES PERMISSIBLE	
(iii) COVERED GARAGES PROPOSED	
(iv) TOTAL PARKING PROVIDED FOR SCOOTER / MOTOR CYCLE	1418 nos.
(v) TOTAL PARKING PROVIDED FOR CARS	877 nos.
E. LOADING / UNLOADING STATEMENT	
(i) LOADING / UNLOADING REQUIRED	13 NOS.
(ii) TOTAL LOADING / UNLOADING PROVIDED	13 NOS.

- LEGEND
- 1) PLOT BOUNDARY
  - 2) AREA UNDER ROAD RESERVATION
  - 3) AREA UNDER G.P.G. RESERVATION
  - 4) AREA UNDER CHANNEL RESERVATION
  - 5) AREA UNDER PLANTATION ZONE
  - 6) AREA UNDER ENCROACHMENT
  - 7) N.A. LAND
  - 8) AGRICULTURAL (NON N.A.) LAND
  - 9) PROPOSED R.G.
  - 10) PROPOSED C.F.C.
  - 11) BUILDINGS WITH P.C.C. GRANTED
  - 12) BUILDINGS PROPOSED FOR C.C.
  - 13) BUILDINGS PROPOSED FOR NA NOC

AREA CALCULATIONS OF S. NO. 282/2/1  
 PLANTATION ZONE AREA (NON N.A.)

- 1) 25.00 X 06.50 X 0.50 = 108.25
- 2) 30.00 X 20.00 X 0.50 = 300.00
- 3) 30.00 X 15.30 X 0.50 = 229.50
- 4) 17.50 X 05.00 X 0.50 = 43.75
- 5) 11.00 X 03.50 X 0.50 = 18.25
- 6) 27.30 X 08.15 X 0.50 = 111.25

TOTAL = 810.00

TOTAL AREA OF S. NO. 282/2/1 = 810.00

LINE DIAGRAMS OF PROPOSED R.G. AREA  
 R.G. REQUIRED = 8187.28 SQ.M.  
 R.G. PROPOSED = 9018.65 SQ.M.

AREA CALCULATION OF R.G.-1  
 1 = 1/2 X 71.00 X 31.00 = 1108.50  
 TOTAL AREA OF R.G. 1 = 1100.50

AREA CALCULATION OF R.G.-2  
 1 = 1/2 X 32.00 X 18.00 = 288.00  
 2 = 1/2 X 32.00 X 18.00 = 288.00  
 R.G.-2 TOTAL AREA OF R.G. 2 = 576.00

AREA CALCULATION OF R.G.-4  
 1 = 1/2 X 22.00 X 10.00 = 110.00  
 2 = 1/2 X 22.00 X 08.00 = 88.00  
 3 = 1/2 X 23.00 X 06.00 = 69.00  
 4 = 7.00 X 2.00 X 2.11 = 9.33  
 5 = 1/2 X 32.00 X 13.00 = 208.00  
 TOTAL AREA OF R.G. 4 = 484.33

AREA CALCULATION OF R.G.-5  
 1 = 1/2 X 42.00 X 13.00 = 273.00  
 TOTAL AREA OF R.G. 5 = 273.00

AREA CALCULATION OF R.G.-3  
 1 = 43.50 X 66.50 = 2893.25  
 2 = 39.50 X 29.50 = 1165.25  
 TOTAL AREA OF R.G. 3 = 3710.00

AREA CALCULATION OF R.G.-7  
 1 = 1/2 X 15.00 X 8.00 = 60.00  
 2 = 1/2 X 26.50 X 11.00 = 146.25  
 3 = 1/2 X 21.00 X 8.50 = 89.25  
 4 = 1/2 X 15.00 X 7.00 = 52.50  
 5 = 1/2 X 13.00 X 6.50 = 42.25  
 TOTAL AREA OF R.G. 7 = 406.00

AREA CALCULATION OF R.G.-6  
 1 = 1/2 X 42.00 X 23.50 = 493.50  
 2 = 1/2 X 35.50 X 5.50 = 97.75  
 3 = 1/2 X 41.00 X 5.50 = 112.25  
 TOTAL = 725.50  
 DEDUCT  
 1 = 7.00 X 1.70 X 2/3 = 7.93  
 TOTAL AREA OF R.G. 6 = 717.57  
 (725.50 - 7.93)

AREA DIAGRAM & CALC. OF C.F.C. PLOT

C.F.C. AREA REQD.	= 2701.88
C.F.C. AREA PROPOSED	= 2778.65

- 1 = 1/2 X 78.20 X 29.50 = 1163.45
- 2 = 1/2 X 78.20 X 21.00 = 821.10
- 3 = 1/2 X 57.20 X 8.50 = 243.10
- 4 = 1/2 X 23.00 X 3.00 = 34.50
- 5 = 1/2 X 37.00 X 19.00 = 351.50
- 6 = 1/2 X 35.00 X 10.00 = 175.00

TOTAL = 2778.65

FORM II  
 CONTENTS OF SHEET

LAY-OUT PLAN, LOCATION PLAN, R.G. AREA CAL, C.F.C. PLOT AREA CAL, B.U.A. STATEMENT, HOLDING AREA STATEMENT

SCALE	1:500	DATE	11-11-2013
DRG. No.	9819	REVISION	08
JOB No.	9819	AMENDMENT	08
CHD. BY.	DRN. BY.	PANCHAL	
ISSUED	DGN. BY.	R. J. ASHAR	

DESCRIPTION OF PROPOSED DEVELOPMENT AND PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING S. NO. 281 (O), 256 (N), H. NO. 2, 4 S. NO. 282 (O), 257 (N) H.NO. 2/1, 3, 4, 5, 10/1, 11 S. NO. 283 A (O), 255A (N) S. NO. 284 A (O), 252A (N) AT VILLAGE - SANDOOR, TAL. VASAR, DIST. THANE

CERTIFICATE OF AREA

CERTIFICATED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 66490.00 SQUARE METRES AND THE AREA STATED IN THE DOCUMENT OF OWNERSHIP IS 66490.00 SQUARE METRES. HOWEVER LESSER AREA HAS BEEN CONSIDERED FOR F.S.I. COMPUTATION.

STAMP AND DATE OF RECEIPT OF PLANS

SIGN OF LICENSED SURVEYOR

The amended plans duly approved herewith Supersedes all the earlier approved plans.

Approved as amended to Subject to the Conditions mentioned in the Official Letter No. VCMC/P/11/2013/161 dated 07/11/2013

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY PURPOSES UNLESS IT IS APPROVED BY THE COURT OF LAW.

Deputy Director, Town Planning Department, Maharashtra State Government, Mumbai - 400 066

NAME OF OWNER & SIGNATURE

SATISH J. DATTANI

NAME & ADDRESS OF LICENSED SURVEYOR

R. J. ASHAR, ARCHITECTURAL AND STRUCTURAL CONSULTANTS,  
 207/208 NITYANAND NAGAR - 4,  
 6, N. H. ROAD, ANCHERI (E),  
 MUMBAI - 400 066,  
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