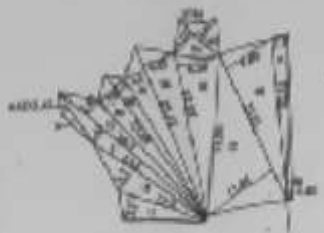


PLOT AREA CALCULATION BY TRIANGULATION METHOD

AREA UNDER ROAD :-

PARKING AREA STATEMENT

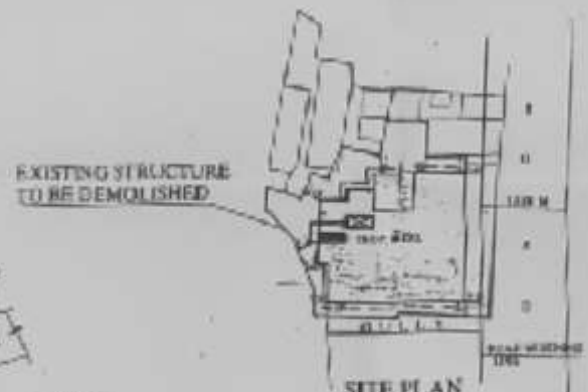
SR. NO.	CARPET AREA OF FLAT	NO. OF FLAT	REQUIRED	PROVIDED
(i)	FLAT HAVING CARPET AREA BELOW 30.00 SMT	28	—	NIL
(ii)	FLAT HAVING CARPET AREA ABOVE 30.00 TO 40.00 SMT	NIL	ONE FOR 8 FLAT	1
(iii)	FLAT HAVING CARPET AREA ABOVE 40.00 TO 50.00 SMT	NIL	ONE FOR 2 FLAT	NIL
(iv)	COMMERCIAL	NIL	—	—
(v)	TENEMENT	—	—	1
	TOTAL PARKING			1

BALCONY, STAIRCASE AND PASSAGE AREA STATEMENT

SR. NO.	ITEM	PERMISSIBLE	PROVIDED	REMARKS
1	BALCONY	PERMISSIBLE 10% OF FLOOR AREA AS PER TO PROVIDED IT.	NIL	NIL
2	STAIRCASE & 50% OF LIFT AREA + PASSAGE			
	BALCONY, STAIRCASE AND PASSAGE AREA			

C.T.S. NO.	AREA IN SQ. MTS.
1693	
1693	
1694	
1696	
TOTAL	

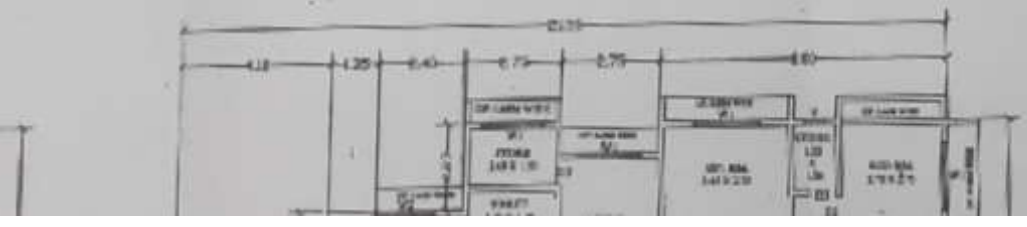
LOCATION PLAN



SITE PLAN

SCALE :- 1 : 500

NORTH



APPROVAL STAMP

AREA STATEMENT IN SQ. MTS.

1	AREA OF PLOT AS PER PROPERTY CARD (C.T.S. NO. 1693)	135.56
	(C.T.S. NO. 1693)	18.48
	(C.T.S. NO. 1694)	81.50
	(C.T.S. NO. 1696)	435.56
	AREA OF PLOT AS PER PROPERTY CARD	665.58
	AREA OF PLOT AS PER TRANSFER LETTER	647.83
	AREA OF PLOT	647.83
	DEDUCTION FOR	
a	ROAD SET BACK AREA	35.83
b	PROPOSED ROAD	
c	ANY DESIGNATION	
2	TOTAL	
3	BALANCE AREA OF PLOT	612.01
4	DEDUCTION FOR AMENITY/SOCIAL AMENITIES	
5	NET AREA OF PLOT	
6	ADDITION FOR FLOOR SPACE INDEX	
	1.33 100%	
	0.33 40%	
7	TOTAL AREA	647.83
8	FLOOR SPACE INDEX PERMISSIBLE	1.33
9	FLOOR SPACE INDEX + MORE AVAILABLE BY	
10	PERMISSIBLE FLOOR AREA	1,195.61
11	PROPOSED BUILT UP AREA	
	AT GROUND FLOOR COMMERCIAL	135.83
	AT FIRST FLOOR COMMERCIAL	70.00
	AT FIRST FLOOR RESIDENTIAL	108.84
	AT SECOND FLOOR RESIDENTIAL	108.84
	AT THIRD FLOOR RESIDENTIAL	348.84
	AT FOURTH FLOOR RESIDENTIAL	294.84
12	TOTAL BUILT UP AREA	1165.39
13	EXCESS AREA OF BALCONY, STAIRCASE & PASSAGE	29.83
	NETT PROPOSED BUILT UP AREA	1295.48

PROPOSED RE-DEVELOPMENT RESIDENTIAL COMMERCIAL BUILDING ON LAND BEARING C. T. S. NO. 1692,1693,1694 AND 1696 AT VILLAGE BHIWANDI TALUKA BHIWANDI DIST. THANE

FOR, MOTI MASJID TRUST AND SHRI YUNUS MOHD. AMIN AGASKAR (Through its power of Attorney holders

SHRI DANISH ABDUL JABBAR SUKTE

SHRI SHAHNAWAZ FAROOQUE AHMED MOMIN