

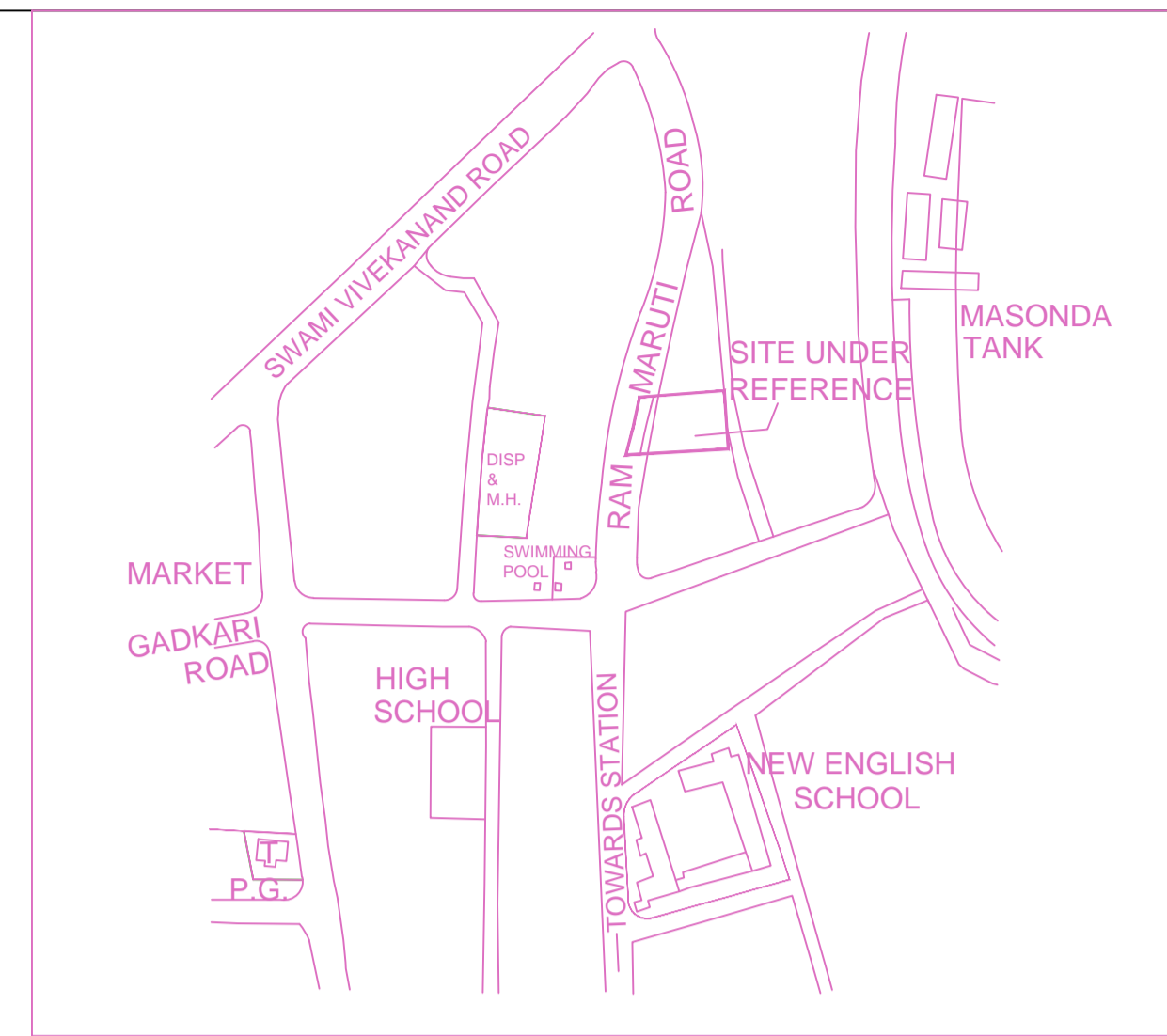
Poly	Area
Coverage	492.06

SCHEDULE OF OPENING: BUILDING (1)

NAME	WIDTH	HEIGHT	NOS.
D2	0.75	2.10	37
D1	0.90	2.10	53
D	1.05	2.10	30
FD	1.80	2.10	06
FD	2.30	2.10	04
R.S.	3.10	2.10	02
R.S.1	4.10	2.10	01
R.S.2	4.45	2.10	02

SCHEDULE OF OPENING: BUILDING (1)

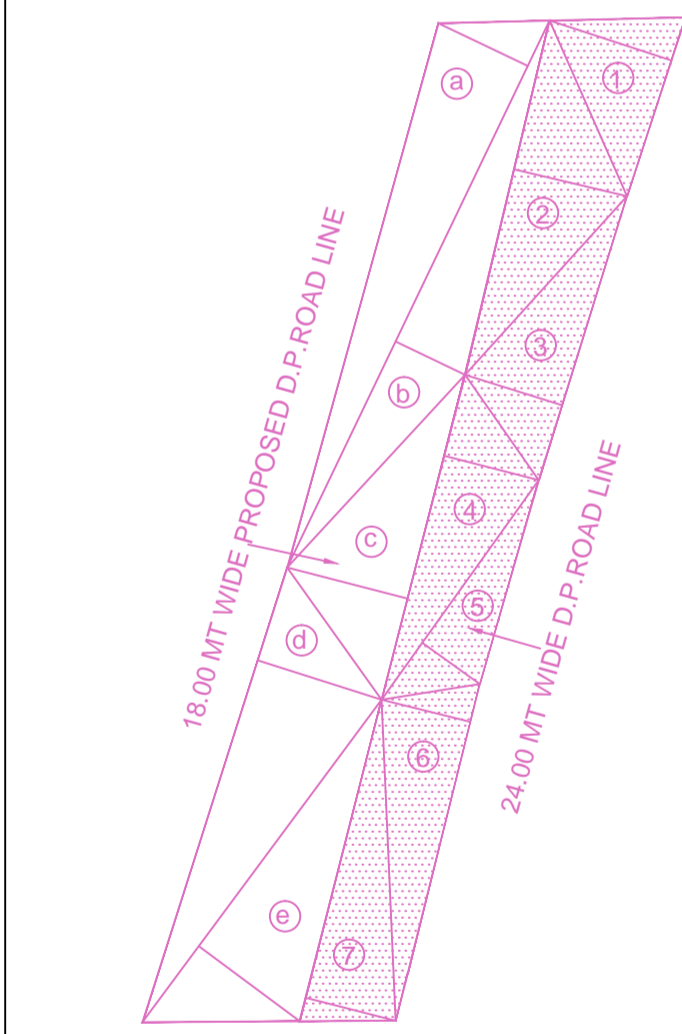
NAME	WIDTH	HEIGHT	NOS.
V	0.60	0.90	37
W5	1.20	1.20	05
W1	1.50	1.20	07
W1	1.50	1.35	15
W2	1.70	1.35	05
W	1.80	1.35	19
W4	2.50	1.50	05
W5	3.00	1.50	01



Sr. No.	DESCRIPTION	AREA IN SQMT.
1.	AS PER EXISTING AUTHORIZED APPROVED PLAN DATED 15-05-68 ((1,178.79 - 988.71) (NET PLOT AREA))	190.08
2.	15% INCENTIVE REDEVELOPMENT AREA (15% OF 1178.50 SQMT.)	176.78
3.	0.20 ADDITIONAL PREMIUM F.S.I. (988.71 X 0.20)	197.74
4.	ROAD DR (165.14 X 200%)	330.28
5.	TOTAL	894.88

STAMP OF APPROVAL

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1153.85
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	165.14
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	000.00
TOTAL (a+b+c+d+e)	165.14
3. BALANCE AREA OF PLOT (1-2)	988.71
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
PHYSICAL RG PROVIDED =	000.00
5. NET BALANCE PLOT AREA OF PLOT (3-4):	988.71
6. ADDITION FOR F.S.I.	
(a) ROAD SET-BACK (RW)	000.00
(b) PROPOSED ROAD (DP)	0.00
(c) AMENITY SPACE	0.00
(d) OTHER (CRZ II Area, Reserv Area ETC.)	0.00
TOTAL (a+b+c+d)	0.00
7. NET PLOT AREA (5+6):	988.71
8. FLOOR SPACE INDEX PERMISSIBLE	1,000.00
PERM. FLOOR AREA (7 x 8)	988.71
9. TDR AREA	0.00
10. SPECIAL CASES FSI	894.88
11. TOTAL PERM. BUILT UP AREA (8+9+10)	1883.59
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1322.49
(b) PROPOSED COMMERCIAL AREA	514.86
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	1837.35
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	45.97
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL PROPOSED B/UP AREA	1883.32
19. CONSUMED FSI	1.00
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	101.51
(ii) PROPOSED BALCONY AREA	141.62
(iii) EXCESS BALCONY AREA (TOTAL)	45.97
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	1837.35
(ii) LESS NON-RESIDENTIAL AREA	514.86
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	1322.49
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	35.0000
(v) TENEMENTS PROPOSED	29
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	29
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CARS 32, 2 WHEELERS 38, VISITORS 1
(ii) PARKING PROVIDED	32, 38, 1
(v) TOTAL PARKING PROPOSED	440.00, 48.45, 00
(a) TRANSPORT VEHICLES PARKING PROVIDED	0
(b) LOADING / UNLOADING PARKING PROVIDED	0
(c) AMBULANCE PARKING PROVIDED	0

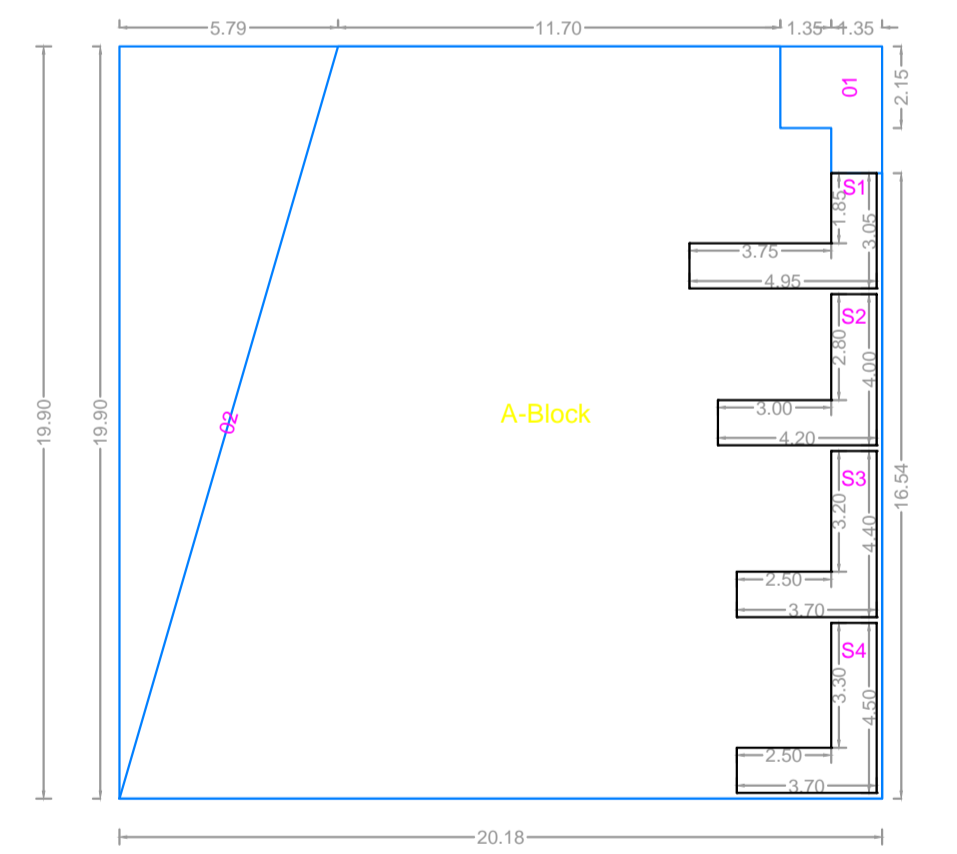


AREA UNDER 18.00 MT WIDE D.P. ROAD

1	4.88 X 3.40 X 0.500 =	8.47 MT ²
2	9.64 X 3.07 X 0.500 =	14.80 MT ²
3	7.86 X 2.69 X 0.500 =	10.57 MT ²
4	8.84 X 2.61 X 0.500 =	11.54 MT ²
5	7.15 X 1.87 X 0.500 =	6.69 MT ²
6	9.17 X 2.42 X 0.500 =	11.10 MT ²
7	8.77 X 2.45 X 0.500 =	10.74 MT ²
TOTAL		73.91 MT ²

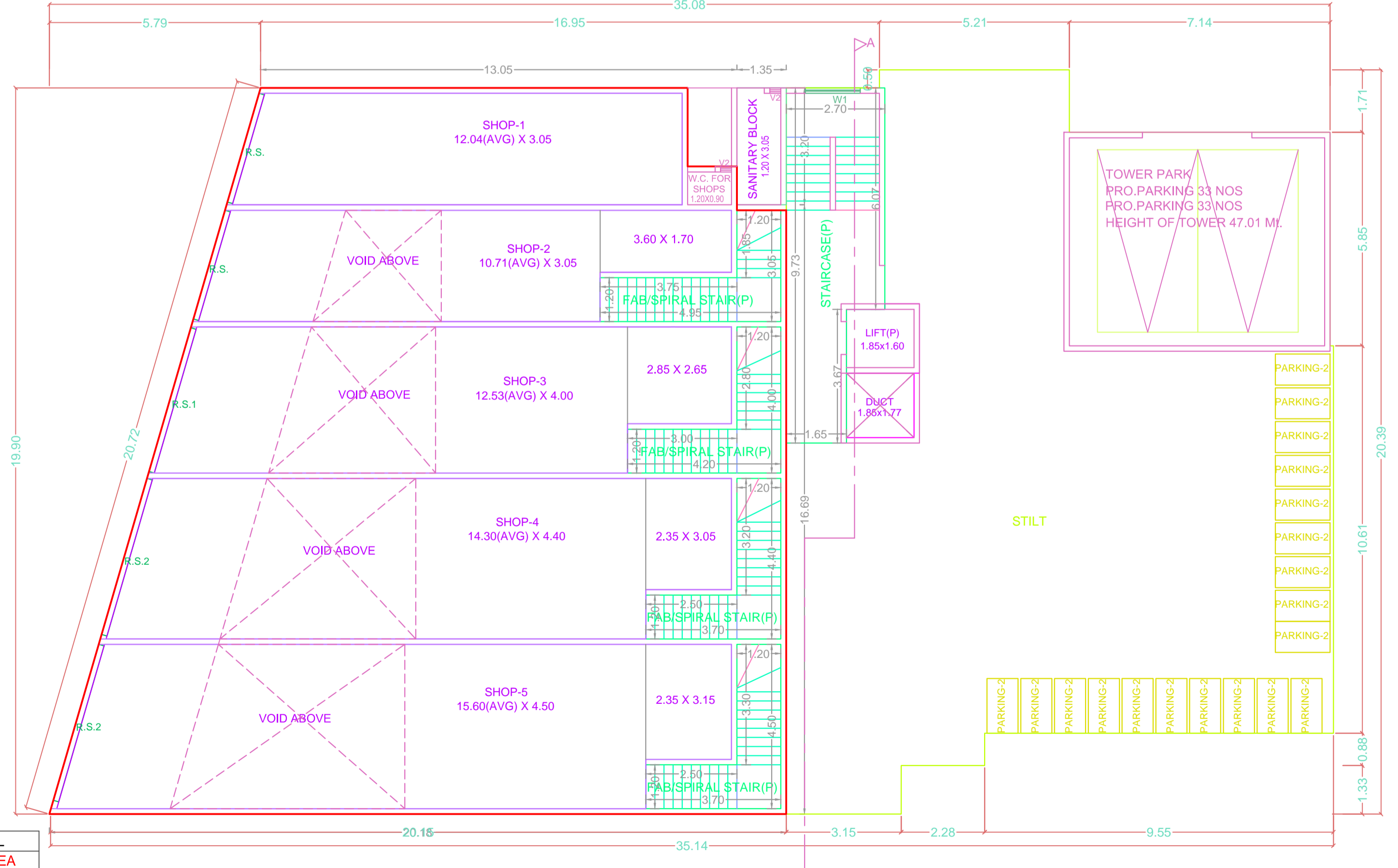
AREA UNDER 24.00 MT WIDE PROPOSED D.P. ROAD

a.	16.04 X 2.615 X 0.500 =	20.97 MT ²
b.	16.04 X 2.03 X 0.500 =	16.26 MT ²
c.	8.87 X 3.29 X 0.500 =	14.59 MT ²
d.	12.62 X 3.44 X 0.500 =	21.71 MT ²
e.	10.62 X 3.33 X 0.500 =	17.65 MT ²
TOTAL		91.23 MT ²



GROUND FLOOR PLAN

Polygon	Area
A-Block	401.57
O1	7.43
O2	57.56
S1	8.16
S2	8.40
S3	8.27
S4	8.40
Total	303.35



GROUND FLOOR PLAN
SCALE : 1:100

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	BUA: 0 - 35	1	15	0	0
Residential	BUA: 35 - 50	2	1	1	1
Residential	BUA: 50 - 75	1	13	1	13
Residential	BUA: > 75	1	0	2	0
Commercial	FSI: 0 - 400	25	400	1	16
Commercial	FSI: > 400	50	78.87	1	2
Total	Required	-	-	32	-
Total	Proposed	-	-	32	-

BUILDING WISE FSI STATEMENT

BUILDING	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	PASSAGE	STAIR FREE OF FSI	LIFT FREE OF FSI	TERRACE	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
BUILDING-1 (1)	478.87	1322.49	0.00	0.00	101.51	141.62	45.97	144.80	191.42	27.72	000.00	0.00	29	1801.36 + 45.97
Total	478.87	1322.49	0.00	0.00	101.51	141.62	45.97	144.80	191.42	27.72	000.00	0.00	29	1801.36 + 45.97
ADD 1ST FL. VOID AREA(50%) 71.98 X 50% = 35.99														35.99
TOTAL														1883.32

CERTIFICATE OF AREA

CERTIFIED 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 THE SITE AND THE AREA SO WORKED OUT IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME / DEVELOPER NAME / POA HOLDER: OWNER'S SIGN: **Ms. MAHESH BORKAR CIVIL ENGINEERS & CONTRACTORS**

OWNER ADDRESS: FLAT NO.3, KAMDHENU PRASAD, NEAR GHANTALI MANDIR, NAUPADA, RGG PATH, THANE.

PROJECT: Plot No. / F. Plot No. : Survey No. : CTS No : 20/1 Tika No : 16 Gut No : Village : Thane

ARCHITECT: ARCHITECT NAME: **Aniruddha Pramod Gurjar** ARCHITECT ADDRESS: **B/01, 02, Asanksha, Ravi Ind.Road, Parbhakadi, Thane (W)**

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY

INWARD NO. S02/0278/19 DATE 09-10-2019

KEY NO. SHEET NO. 1/3