

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESL.	IND.	SPEC.						
1-1 (2)	2033.82	1878.86	0.00	0.00	178.88	552.86	218.12	54.00	57	3912.71
Total	2033.82	1878.86	0.00	0.00	178.88	552.86	218.12	54.00	57	3912.71

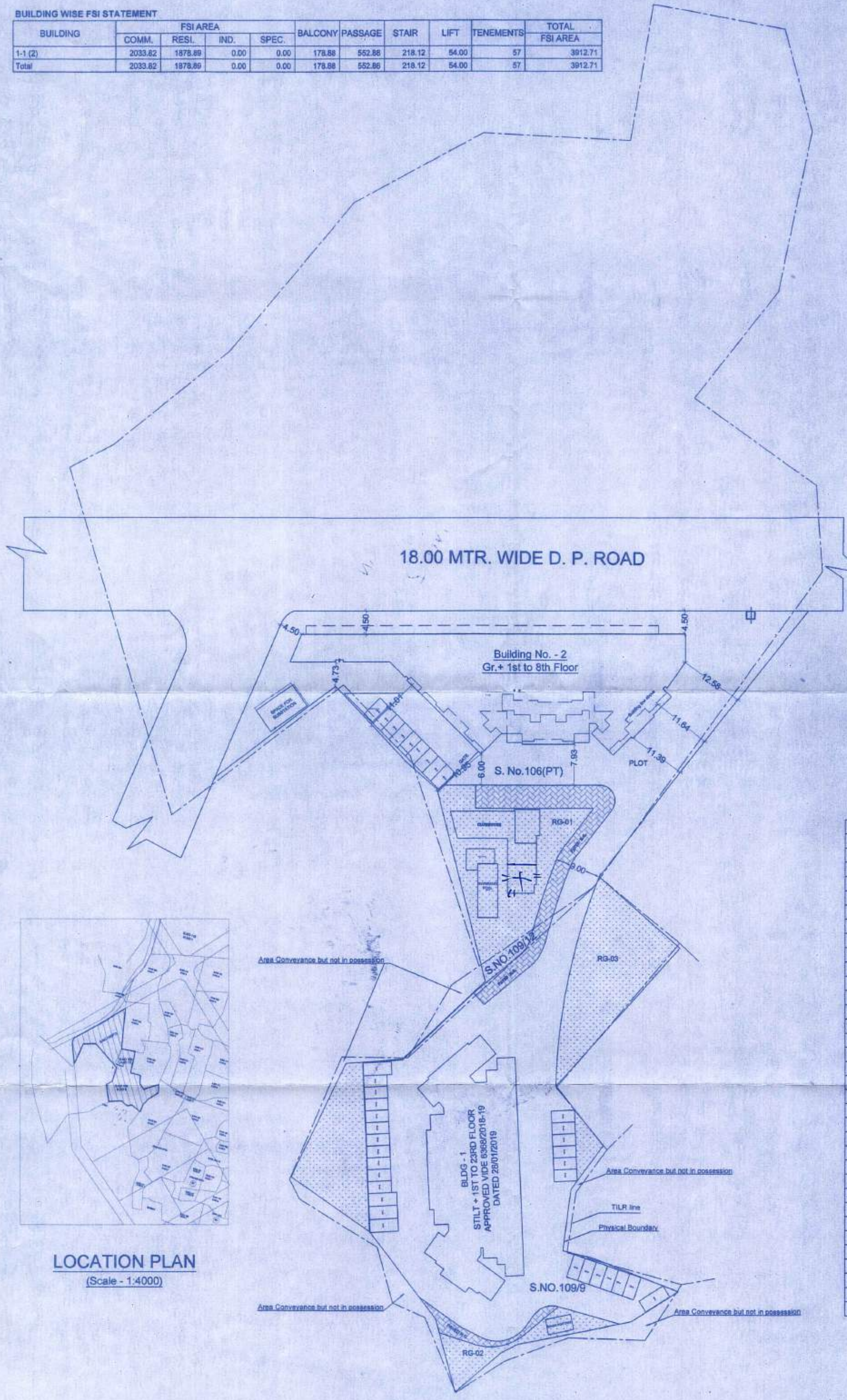
-सावधान-
 प्रारंभ पत्रांत नमुन अटी व शर्तींचे पालन न करता बांधकाम संपल्याचे निव्वळपत्तीनुसार अखेरचे अखत्यार परवानग्या न देता बांधकाम करणे व वापर करणे बेकायदेशीर असून सबरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार कॅडव्हीन गुन्हा ठरून संबंधित व्यक्ती शिक्षास पात्र ठरतात."

STAMP OF APPROVAL
 BUILDING NO. - 2

नोबतचे पत्र क्र. मिभावनपा/तर/... १६/०१८-१८
 दि. २१/०२/२०१९... मधील अटी शर्ती व बांधकाम करारानुसार सुधारित बांधकाम नकाशे (प्रारंभ पत्रासह) मंजूर.

सहाय्यक संचालक नगररचना विभाग - भाईंदर महानगरपालिका

(Signature)
 भाईंदर महानगरपालिका



Triangulation (Scale - 1:500)

Triangle	Area	Triangle	Area	Triangle	Area
A-01	226.84	A-35	0.36	A-70	0.37
A-02	181.89	A-36	0.36	A-71	0.37
A-03	272.30	A-37	0.36	A-72	0.37
A-04	457.26	A-38	0.36	A-73	0.37
A-05	194.29	A-39	0.36	A-74	0.37
A-06	333.89	A-40	0.36	A-75	0.37
A-07	377.25	A-41	0.36	A-76	0.37
A-08	2.52	A-42	0.36	A-77	0.37
A-09	236.16	A-43	0.36	A-78	0.37
A-10	1.43	A-44	0.37	A-79	0.37
A-11	0.33	A-45	0.37	A-80	0.37
A-12	0.33	A-46	0.37	A-81	0.37
A-13	0.33	A-47	0.37	A-82	0.37
A-14	0.34	A-48	0.37	A-83	0.37
A-15	0.34	A-49	0.37	A-84	0.37
A-16	0.34	A-50	0.37	A-85	0.37
A-17	0.34	A-51	0.37	A-86	0.37
A-18	0.34	A-52	0.37	A-87	0.37
A-19	0.34	A-53	0.37	A-88	734.85
A-20	0.34	A-54	0.37	A-89	783.89
A-21	0.34	A-55	0.37	A-90	299.66
A-22	0.35	A-56	0.37	A-91	1510.76
A-23	0.35	A-57	0.37	A-92	101.22
A-24	0.35	A-58	0.37	A-93	57.63
A-25	0.35	A-59	0.37	A-94	306.81
A-26	0.35	A-60	0.37	A-95	467.36
A-27	0.35	A-61	0.37	A-96	76.17
A-28	0.35	A-62	0.37	A-97	151.93
A-29	0.35	A-63	0.37	A-98	120.45
A-30	0.35	A-64	0.37	A-99	40.68
A-31	0.36	A-65	0.37	A-100	113.80
A-32	0.36	A-66	0.37	A-101	14.16
A-33	0.36	A-67	0.37	A-102	75.85
A-34	0.36	A-68	0.37	A-103	32.91
A-69	0.37			Total (A1-PLOT)	7259.58

PLOT AREA

Survey No.	Area as per 7/12 Extract	Area as per Physical Survey	Area as per Conveyance
	In sq. mt.	In sq. mt.	In sq. mt.
106(PT)	15,350.00	3,725.29	3,611.00
109/12	130.00	65.85	130.00
109/9	3,840.00	3,468.44	3,840.00
Total	19,320.00	7,259.58	7,581.00

Building - 2

Floors	No. of Flats	No. of Balcony
1st	5	6
2nd	5	6
3rd	5	6
4th	6	6
5th	6	6
6th	9	9
7th	10	10
8th	9	9
Total	57	57

PARKING STATEMENT (BUILDING - 2)

Residential user			
Carpet area	No. of flats	Reqd. parking	Total
Up To 35 SQ.MT	NIL	55	0 0
35 To 45 SQ.MT	1 per 4 units	0	0 0
45 To 70 sq.mt	1 per 2 units	2	1 1
Above 70 sq.mt	1 per 1 units	0	0 0
Total		57	1 1
Parking for visitor (10%)			0.1
Total			Total (Resi.) 1.1
			SAV 1

Non Residential user			
Convenience shop	Area	Reqd. parking	
Having area below 20 sq. mt	1 For 300 sq. mt	0.00	0.00 0.00
Having area between 20-30 sq. mt	1 For 400 sq. mt	2033.82	5.08 5.08
Total		2033.82	5.08 5.08
			Total (Comm.) 5
10% Visitors Parking (Min. of 2)			2
Total parking reqd.			SAV 7
	Total (Resi.)		1
	Total (Comm)		7
Total parking Required			8
Total parking provided			52

AREA STATEMENT

	SQ.M.
1. AREA OF PLOT	7259.58
2. DEDUCTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) RESERVE AREA	0.00
(d) NDZ AREA	0.00
(e) OTHER (ENCROACHED, NALA, ETC.)	0.00
Total (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	7259.58
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	1088.94
Physical RG provided =	1708.67
5. NET BALANCE PLOT AREA OF PLOT (3-4)	6170.64
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	0.00
Total (a+b+c+d)	0.00
7. NET PLOT AREA	6170.64
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	6170.64
9. TDR AREA	8533.62
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	12704.26
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1878.89
(b) PROPOSED COMMERCIAL AREA	2033.82
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	3912.71
13. SUB STRUCTURE AREA ADDITION	15.84
14. SUB STRUCTURE AREA DEDUCTION	15.84
15. EXCESS BALCONY AREA	0.00
16. EXCESS STAIR	221.89
17. EXISTING BUILT UP AREA	8424.45
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)	12559.15
19. CONSUMED FSI	2.0383
20. PROPOSED PARKING	CAR 565.25 SCOOTER 0.00 VISITOR 10.35

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSION OF BENCH ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

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
- DEMOLISHION SHOWN HATCHED-YELLOW

CONTENT OF SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA CALC. & PARKING STAT.

OWNER'S NAME

M/S. SKYLARK REALTORS

Address - 4th Floor, Viraaj Tower Next To WEH Metro station, Andheri (E)

Authorized Signatory

PROJECT INFORMATION

PLOT NO.: SURVEY NO.: 106PT, 109/9, 12

VILLAGE: Ghodbunder

ARCHITECT/ENGINEER / LICENSE ENGINEER

Rajesh Khandeparkar
 Regd No. MBAN/PAR/97/2015-19
 Address: 437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE ROAD, DADAR (E)

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

1:100

INWARD NO. DATE

0020 18-02-2019

KEY NO. SHEET NO.

1/8

LOCATION PLAN (Scale - 1:4000)

LAYOUT PLAN (Scale - 1:500)