

PARKING STATEMENT AS PER RULE FOR WING B - 4TH TO 6TH FLOOR		
AREA OF FLAT	NO. OF FLATS	PARKING REQD.
BELOW 35 M ²	3 NOS	---
35 M ² TO 50 M ²	9 NOS	9 (1 + 5 NOS)
50 M ² TO 75 M ²	1 NO	1 (1 + 1 NOS)
ABOVE 75 M ²	---	---
PARKING REQD.	---	6 NOS
TOTAL PARKING REQD. (EXIST + PROP)	---	14 NOS
ADD. FOR VISITOR'S 10%	---	1 NO
TOTAL PARKING REQD.	---	15 NOS
TOTAL PARKING PROP.	---	15 NOS
2 WHEELER PARKING PER FLAT	13 NOS	13 NOS
TOTAL 2 WHEELER PARKING REQD.	---	13 NOS
TOTAL 2 WHEELER PARKING PROP.	---	13 NOS

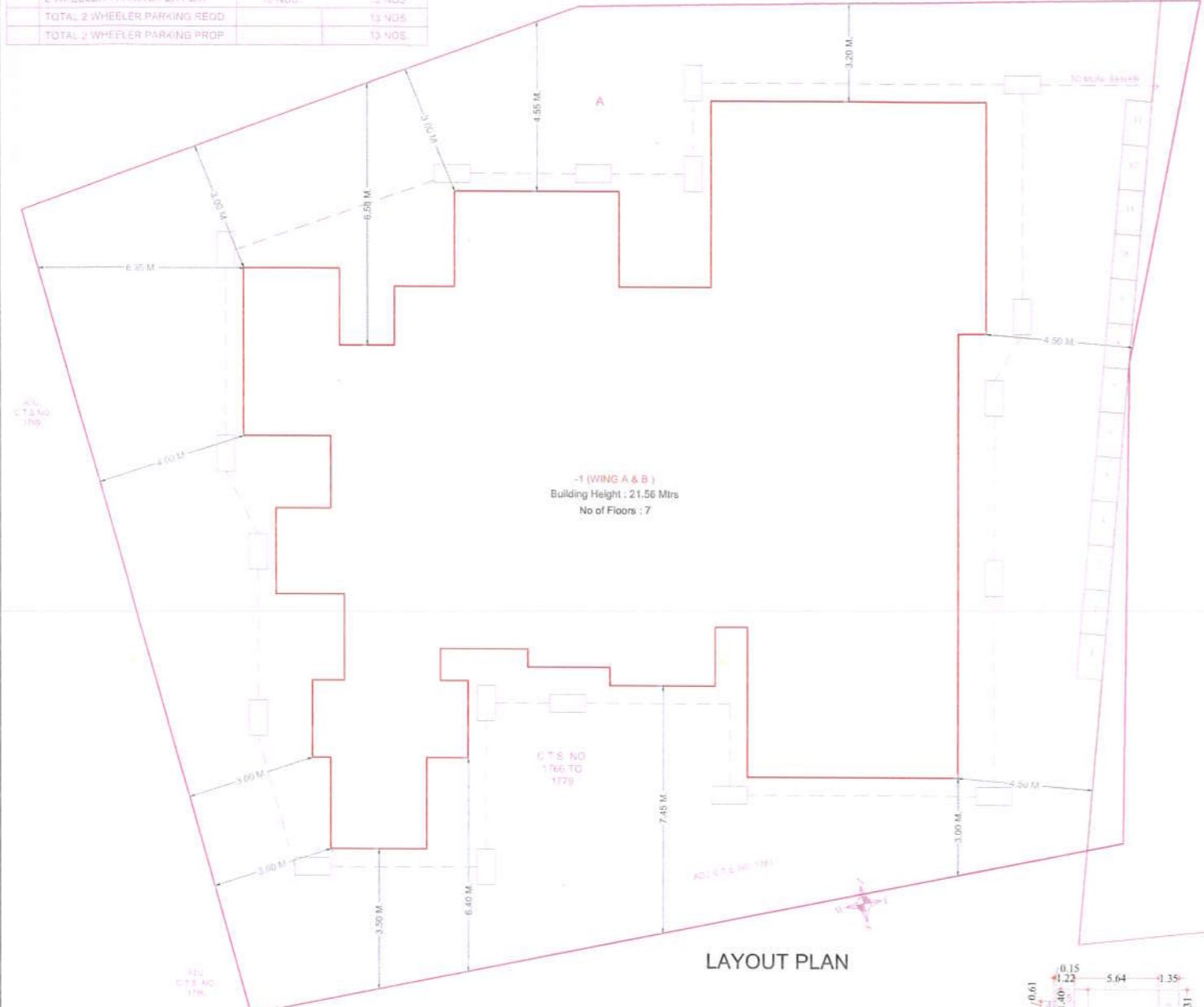
PARKING STATEMENT AS PER SANCTION DATED 25/2/2009 BY OLD RULE		
AREA OF FLAT	NO. OF FLATS	PARKING REQD.
BELOW 35 M ²	22 NOS	---
35 M ² TO 50 M ²	---	---
50 M ² TO 75 M ²	4 NOS	4 (2 + 2 NOS)
ABOVE 75 M ²	2 NOS	2 (1 + 2 NOS)
COMMERCIAL (ONE PARKING FOR EVERY 80M ²)	---	352.05 / 80 = 4 NOS
PARKING REQD.	---	8 NOS

7/12 STATEMENT	
C.T.S. NO.	AREA
1765	23.20
1767	23.90
1768	22.00
1769	22.60
1770	21.20
1771	21.60
1772	32.70
1773	32.70
1774	37.42
1775	21.90
1776	13.10
1777	12.10
1778	18.90
1779	735.53
TOTAL	1058.20 SQ.M

AREA STATEMENT		SQ. M
1	AREA OF PLOT (AS PER 7/12 EXTRACT)	1030.20
2	AREA OF PLOT (AS PER TRIANGULATION)	1030.20
3	DEDUCTIONS FOR	---
3.1	AREA NOT IN POSSESSION	---
3.2	AREA UNDER 12 M. WIDE ROAD	16.00
3.3	ANY RESERVATION	---
4	TOTAL (a + b + c)	16.00
5	BALANCE AREA OF PLOT (10 - 2)	990.20
6	DEDUCTION FOR RECREATION GROUND	---
7	NET AREA OF PLOT (3 - 4)	990.20
8	ADD. 100% D.F. ROAD AREA	18.00
9	TOTAL AREA OF PLOT (5 + 6)	1008.20
10	F.A.R. PERMISSIBLE AS PER APPENDIX - R	1464.52
11	50% OF EXIST. STRUCTURE + PERM. B.U.P. AREA (675.82 - 63.172 + 1008.20 SQ.MT = 1464.52 SQ.M) (AS PER O.C. APPROVAL)	---
12	TOTAL PERM. B.U.P. AREA (AS PER O.C. APPROVAL)	1464.52
13	ADDITION FOR	---
13.1	F.S.I. BY PAYMENT OF PREMIUM (0.20 OF 990.20)	198.04
13.2	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (MAXIMUM DRS OF 990.20)	643.63
14	OUT OF WHICH 0.13 SLUM TDR	128.73
15	OUT OF WHICH 0.52 TDR	514.90
16	OUT OF WHICH DR ALREADY UTILIZED	16.00
17	TDR PERMISSIBLE FOR UTILIZATION (514.90-16.00)	498.90
18	TDR DEBITED FROM DRC NO. 328 (ROAD) = 1394.00 SQ.MT	---
19	TDR UTILIZED ON RECEIVING PLOT = 476.54 SQ.MT	476.54
20	MAX. PERMISSIBLE FLOOR AREA (1008.20 X 2)	2016.40
21	EXISTING FLOOR AREA	1493.87
22	PROPOSED BUILT UP AREA (3RD (PT) + 4TH TO 6TH FL.)	561.66
23	EXCESS BALCONY AREA	AS SHOWN
24	TOTAL AREA (12 + 13)	2915.83
25	BALANCE AREA	0.97
26	F.S.I. CONSUMED	0.98

STAMP OF APPROVAL
Signature valid

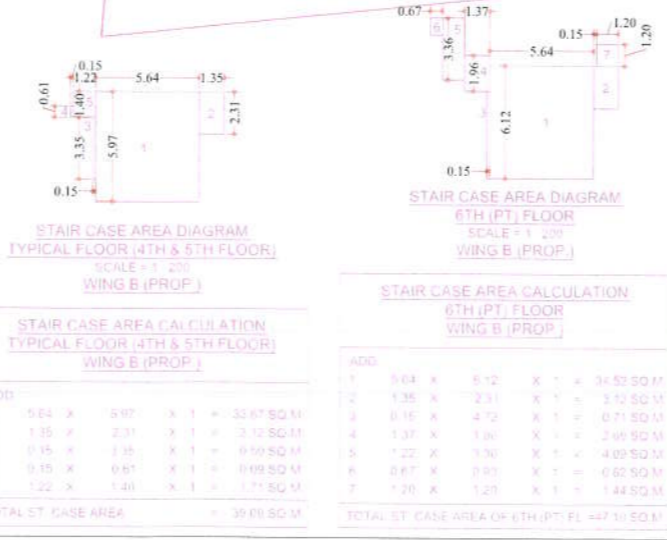
A) AREA STATEMENT		SQ.M.
1	AREA OF PLOT	1030.20
2	DEDUCTIONS FOR	---
2.1	ROAD SET-BACK (R/W)	16.01
2.2	PROPOSED ROAD (DP)	0.00
2.3	ANY RESERVATION	0.00
2.4	ENCROACHMENT AREA	0.00
2.5	NDZ AREA	0.00
2.6	TOTAL (a+b+c+d+e)	16.01
3	BALANCE AREA OF PLOT (1-2)	990.20
4	DEDUCTIONS FOR	---
4.1	AMENITY SPACE (IF DEDUCTABLE)	0.00
4.2	RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
4.3	PHYSICAL RG PROVIDED =	990.00
5	NET BALANCE PLOT AREA OF PLOT (3-4)	990.20
6	ADDITION FOR F.S.I.	---
6.1	ROAD SET-BACK (R/W)	0.00
6.2	PROPOSED ROAD (DP)	0.00
6.3	AMENITY SPACE	0.00
6.4	OTHER (CRZ II Area, Reserv Area ETC.)	0.00
6.5	TOTAL (a+b+c+d)	18.01
7	NET PLOT AREA (5+6)	1008.21
8	FLOOR SPACE INDEX PERMISSIBLE PERM. FLOOR AREA (7 x 8)	1008.21
9	TDR AREA	478.54
10	SPECIAL CASES FSI	529.66
11	TOTAL PERM. BUILT UP AREA (8+9+10)	2016.41
12	PROPOSED AREAS	---
12.1	PROPOSED RESIDENTIAL AREA	554.84
12.2	PROPOSED COMMERCIAL AREA	0.00
12.3	PROPOSED INDUSTRIAL AREA	0.00
12.4	PROPOSED SPECIAL USE AREA	0.00
13	TOTAL PROPOSED AREA (a+b+c+d)	554.84
14	SUB STRUCTURE AREA ADDITION (FOR FSI)	13.20
15	SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
16	EXCESS BALCONY AREA TAKEN IN F.S.I.	6.83
17	EXISTING BUILT UP AREA	1453.87
18	SURRENDERED AREA	0.00
19	TOTAL PROPOSED B.U.P. AREA	2026.74
20	CONSUMED FSI	1.01



BUILT UP AREA STATEMENT (EXIST. + PROP.)					
FLOOR	EXISTING AS PER O.C. WING A + B			PROPOSED WING B	
	COMM.	RESI.	EXC. BAL.	B.U.P. AREA	EXC. BAL.
GR. FL.	166.21	---	---	---	---
1ST FL.	185.87	149.01	---	---	---
2ND FL.	---	308.36	2.65	---	---
3RD FL.	---	379.63	0.52	28.64	---
4TH FL.	---	88.69	0.48	202.95	0.76
5TH FL.	---	88.69	0.48	202.95	0.76
6TH FL.	---	88.69	0.48	120.29	5.31
7TH FL.	---	38.69	0.48	---	---
TOTAL	352.08	1051.70	10.09	554.83	6.83
TOTAL EXISTING AREA (COMM + RESI)	= 1453.87 SQ.M				
TOTAL PROPOSED AREA (RESI)	= 561.66 SQ.M				
TOTAL BUILT UP AREA (EXIST + PROP)	= 2015.53 SQ.M				

TENEMENT STATEMENT			
FLOOR	PROPOSED WING B		
	BELOW 35 M ²	35 - 50 M ²	50 - 75 M ²
GR. FL.	---	---	---
1ST FL.	---	---	---
2ND FL.	---	---	---
3RD FL.	---	---	---
4TH FL.	1	4	---
5TH FL.	1	4	---
6TH FL.	1	1	1
TOTAL	3	9	1
TOTAL TENEMENTS PROPOSED	= 13 NOS		

STAIR CASE AREA STATEMENT	
FLOOR	PROPOSED WING B
GR. FL.	---
1ST FL.	---
2ND FL.	---
3RD FL.	---
4TH FL.	39.75
5TH FL.	39.06
6TH FL.	47.18
TOTAL	125.99 SQ.M



PARKING CALCULATION									
TYPE	CARPET AREA/ FSI (M ²)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	BUA: 0 - 35	1	4	0	0	0	0	0	0
Residential	BUA: 35 - 50	2	4	1	2	1	4	1	1
Residential	BUA: 50 - 75	1	6	1	6	1	6	1	1
Residential	BUA: > 75	1	0	2	0	1	0	1	1
Total	Required	-	-	-	8	-	10	-	10
Total	Proposed	-	-	-	33	-	-	-	-

BUILDING WISE FSI STATEMENT													
BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR FREE OF FSI	LIFT FREE OF FSI	TERRACE	TOTAL FSI AREA	
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS						
-1 (WING A & B)	0.00	554.84	0.00	0.00	52.62	59.45	6.83	0.00	40.99	8.55	0.00	14	554.84 + 6.83
Total	0.00	554.84	0.00	0.00	52.62	59.45	6.83	0.00	40.99	8.55	0.00	14	554.84 + 6.83



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 IN 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: Nagraj Tolaj Mutha
OWNER ADDRESS: 201, Daxa Shivraj, Near Jagannath Temple, Ram Nagar, Thane

PROJECT: Plot No. / F. Plot No. / Survey No. : CTS No. : 1766 to 1779 Tika No. : 13 Gut No. : Village : Kopri

ARCHITECT: Suvarna Sanjog Ghosh
ARCHITECT ADDRESS: 301, ARIMATI, ADYARI LANE, JAMLI NAKA, THANE (W)

JOB NO., DRG. NO., SCALE, DRAWN BY / CHECKED BY: 1:100
INWARD NO.: 50108720 DATE: 09-01-2020
KEY NO.: SHEET NO.: 1/4