

BUILT UP AREA STATEMENT (PLOT-B) AS PER PREVIOUS APPROVAL

BLDG NO	GROUND FL	1st & 2nd FLOOR	3rd FLOOR	5th to 7th FLOOR	8th , 13th&18th Flr	9TH TO12TH ,14TH to17TH & 19TH TO 23TH FLR	TOTAL
2	298.25	425.32 X 2 = 850.64	128.24 X 2 = 256.48	296.91 X 3 = 890.73	259.27 X 3 = 777.81	296.91 X 13 = 3859.83	6937.01
TOTAL							6937.01

TOTAL BUILT UP AREA (PLOT - B) PROPOSED

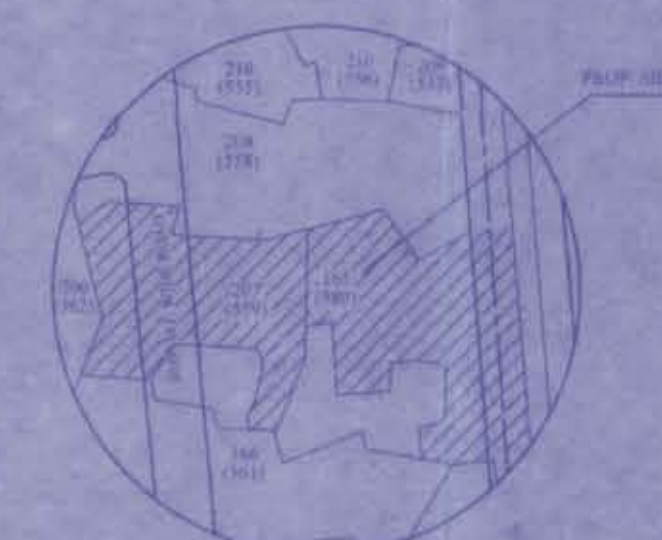
BLDG NO	GROUND FL	1st FLOOR	2nd to 6th FLOOR	TOTAL	
1	WING - A	STILT	201.30	301.98 X 5 = 1509.90	1711.20
	WING - B	STILT	150.98	301.98 X 5 = 1509.90	1660.88
TOTAL				3372.08	

(BLDG - 1) BASEMENT AREA = 3411.97 sq.mt.
GRD. FLR. AREA = 1628.94 sq.mt.
PODIUM FLR. AREA = 1628.94 sq.mt.
1ST TO 5TH FLR AREA = 416.36 X 5 = 2081.80 sq.mt.
2081.80 X 2 (WING-A&B) = 4163.60 sq.mt.
TOTAL GROSS BUILT UP AREA = 10833.45 sq.mt.

FLAT TO BE HANDED OVER TO ULC DEPT FOR LAND BEARING S.NO. - 559/ 1, VILL. - BHAYANDAR.

PLOT	BLDG NO.	FLAT NO.	FLOOR	AREA (SQ.MT.)
B	2	604	6	46.27
B	2	704	7	46.27
B	2	804	8	46.27
B	2	904	9	46.27
B	2	1004	10	46.27
B	2	1104	11	46.27
TOTAL				277.62

AS PER ULC ORDER NO. - ULC/T/ADTP/WSHS 20/SR.1832, DT-19 OCT.2007
BUILT UP AREA TO BE SOLD TO GOVT. NOMINEES AT FIXED RATE = 244.50 SQ.MT.



LOCATION PLAN
SCALE: 1:4000

TRIANGULATION METHOD TOTAL PLOT AREA

PLOT - A	PLOT - B	ROAD	TOTAL
2135.82 SQ.MT.	3427.99 SQ.MT.	5044.83 SQ.MT.	12482.83 SQ.MT.

PLOT AREA STATEMENT

S.NO (OLD/F.H.NO)	AREA AS PER T/12 SQ.MT	AREA AS PER APPROVAL/ AGREEMENT SQ.MT.
559/1	7310.00 SQ.MT.	20677 SQ.MT.
559/2	780.00 SQ.MT.	3982.25 SQ.MT.
560/1	9110.00 SQ.MT.	1874.98 SQ.MT.
TOTAL	12482.83 SQ.MT.	26484.13 SQ.MT.

FORM II

AREA STATEMENT	SQUARE METRES
1. AREA OF PLOT (AS PER CAL)	7310.00 + 5044.83 = 12354.83
2. DEDUCTIONS FOR:	
(A) ROAD SET BACK AREA	1874.98
(B) BALANCE AREA OF PLOT (MINUS 2)	5435.01 + 5044.83 = 10479.84
(C) BALANCE AREA OF PLOT (A - B)	1874.98
3. (A) BALANCE AREA OF PLOT (MINUS 2)	5435.01 + 5044.83 = 10479.84
(B) DEDUCTION OF PLOT A	2067.77
(C) BALANCE AREA OF PLOT (A - B)	8412.75
4. DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	505.24 + 756.50 = 1261.74
5. NET AREA OF PLOT (MINUS 4)	2863.01 + 4287.40 = 7150.41
6. ADDITIONS FOR FLOOR SPACE INDEX	
2(A) 100% 40%	
2(B) 100%	2863.01 + 4287.40 = 7150.41
7. TOTAL AREA (PLUS 6)	7150.41
8. FLOOR SPACE INDEX PERMISSIBLE	one
9. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA WIDE ITEM 3 ABOVE)	4087.19
10. PERMISSIBLE FLOOR AREA (PLUS 8 PLUS 9 ABOVE)	6950.20 + 4287.40 = 11237.60
11. EXISTING FLOOR AREA	6937.01 + 3372.08 = 10309.09
12. PROPOSED AREA	
13. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14. TOTAL BUILT UP AREA FREE OF FSI (1+12+13)	934.42
BALCONY AREA STATEMENT	
(i) PERMISSIBLE BALCONY AREA PER FLOOR	28.75 + 30.20 = 58.95
(ii) PROPOSED BALCONY AREA PER FLOOR	28.86 + 30.05 = 58.91
(iii) EXCESS BALCONY AREA PER FLOOR	0.13 + = 0.13
(iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	2.20 + = 2.20
TENEMENT STATEMENT	
(i) PROPOSED AREA (ITEM A 12 ABOVE)	6937.01 + 3372.08 = 10309.09
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	1102.08 + = 1102.08
(iii) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	5834.96 + 3372.08 = 9207.04
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/DENSITY)	300/11 = 27.27
(v) TENEMENTS PROPOSED	121 NOS + 55 NOS = 176 NOS
(vi) TENEMENTS EXISTING	121 NOS + 55 NOS = 176 NOS
PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR:	
CAR	54 NOS + 68 NOS = 122 NOS
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(ii) COVERED GARAGES PERMISSIBLE	
(iii) COVERED GARAGES PROPOSED	
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(iv) TOTAL PARKING PROVIDED	87 NOS + 355 NOS = 442 NOS
TRANSPORT VEHICLES PARKING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
TOTAL ON OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
COLOURING OF PLANS	

TDR STATEMENT

SR.NO	DRC NO	AREA MENTIONED IN DRC (SQ.MT)	AREA PROPOSED TO BE LOADED IN THIS LAYOUT BY MEANS OF DRC (SQ.MT)	AREA TO BE LOADED IN THIS LAYOUT AS PER GR. DT-29/01/16 (SQ.MT)
1	196	2350.00	250.00	262.50
2	399	3162.25	473.12	534.63
3	530	9729.72	1783.77	2096.34
GRAND TOTAL				2893.48

FSI TO BE CONSUMED BY D.P. ROAD (SELF-GENERATED) AS PER GR DT-29/01/16
1874.98 X 2.15 = 4031.21 SQ.MT

ROAD AREA CALCULATION

a	76.90 x 10.86 x 0.5	= 417.57 sq.mt.
b	76.90 x 5.89 x 0.5	= 226.47 sq.mt.
c	65.55 x 6.10 x 0.5	= 199.93 sq.mt.
d	65.54 x 12.66 x 0.5	= 414.87 sq.mt.
e	65.54 x 11.40 x 0.5	= 373.58 sq.mt.
f	20.53 x 9.71 x 0.5	= 99.67 sq.mt.
g	49.79 x 5.74 x 0.5	= 142.90 sq.mt.
TOTAL		= 1874.99 sq.mt.

PLOT - B AREA CALCULATION

1	61.04 x 22.51 x 0.5	= 687.00 sq.mt.
2	61.04 x 19.78 x 0.5	= 603.68 sq.mt.
3	46.13 x 16.33 x 0.5	= 381.26 sq.mt.
4	37.73 x 12.17 x 0.5	= 229.58 sq.mt.
5	37.73 x 7.31 x 0.5	= 145.44 sq.mt.
6	27.03 x 22.33 x 0.5	= 301.78 sq.mt.
7	32.73 x 23.63 x 0.5	= 386.70 sq.mt.
8	30.70 x 3.68 x 0.5	= 56.48 sq.mt.
9	27.13 x 8.47 x 0.5	= 114.89 sq.mt.
10	27.13 x 15.44 x 0.5	= 209.44 sq.mt.
11	22.58 x 3.23 x 0.5	= 36.46 sq.mt.
12	46.76 x 8.11 x 0.5	= 190.07 sq.mt.
13	26.16 x 3.86 x 0.5	= 76.64 sq.mt.
14	23.18 x 5.15 x 0.5	= 59.68 sq.mt.
15	21.78 x 2.01 x 0.5	= 21.88 sq.mt.
16	17.50 x 1.19 x 0.5	= 10.41 sq.mt.
TOTAL		= 3427.99 sq.mt.

PLOT - B AREA CALCULATION

A	30.55 x 16.63 x 0.5	= 338.86 sq.mt.
B	39.55 x 13.53 x 0.5	= 269.53 sq.mt.
C	15.71 x 5.43 x 0.5	= 42.65 sq.mt.
D	28.24 x 14.08 x 0.5	= 198.81 sq.mt.
E	34.36 x 14.14 x 0.5	= 242.92 sq.mt.
F	63.06 x 12.51 x 0.5	= 394.44 sq.mt.
G	63.06 x 25.67 x 0.5	= 809.37 sq.mt.
H	62.88 x 13.15 x 0.5	= 413.17 sq.mt.
I	11.64 x 1.20 x 0.5	= 6.98 sq.mt.
J	68.40 x 9.78 x 0.5	= 334.47 sq.mt.
K	69.26 x 7.02 x 0.5	= 243.10 sq.mt.
L	107.48 x 20.52 x 0.5	= 1102.74 sq.mt.
M	46.14 x 5.76 x 0.5	= 132.88 sq.mt.
N	35.37 x 13.21 x 0.5	= 233.62 sq.mt.
O	35.37 x 16.46 x 0.5	= 291.09 sq.mt.
TOTAL		= 5044.83 sq.mt.

BUILT UP AREA STATEMENT CLUB HOUSE @ R.G-2

FLOOR	BUILT UP AREA	EXCESS STR. EXCESS BAL. AREA	TOTAL AREA (Sq.mt)
GR. FL.	74.65		74.65
TOTAL	74.65		74.65

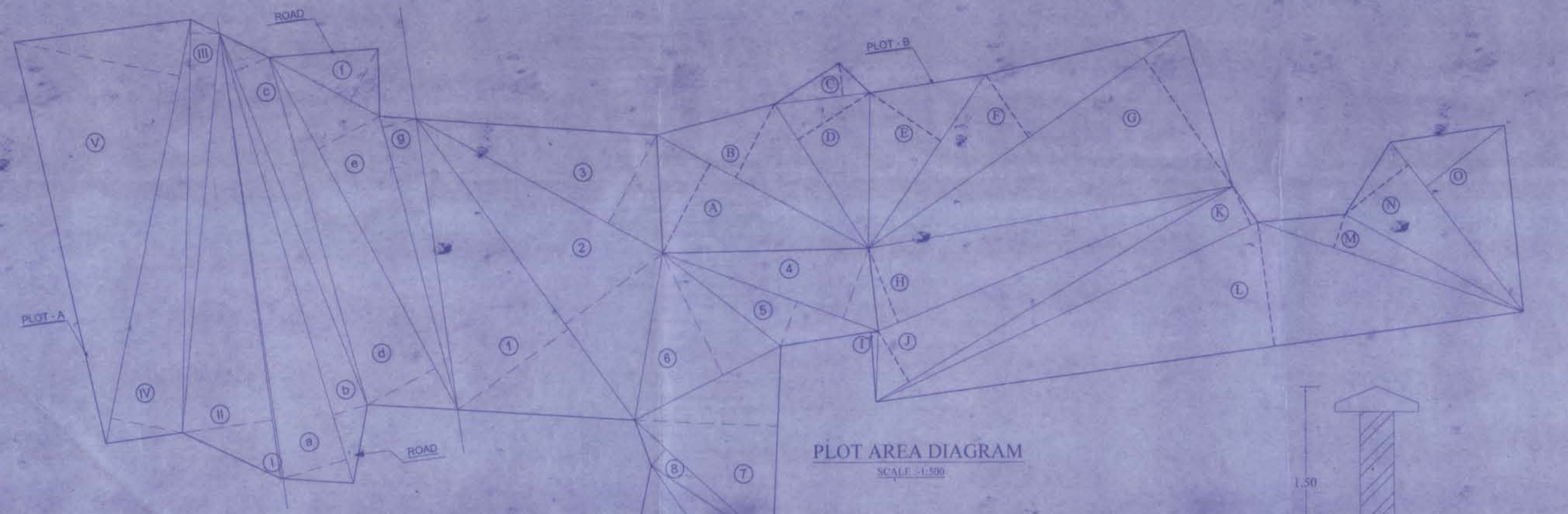
GROSS BUILT UP AREA: 129.29 SQ.MT.

PERMISSIBLE AREA FREE OF FSI = 753.38 X 10% = 75.34 SQ.MT. (AT GRD. FLR.)
PROPOSED AREA = 74.65 SQ.MT.

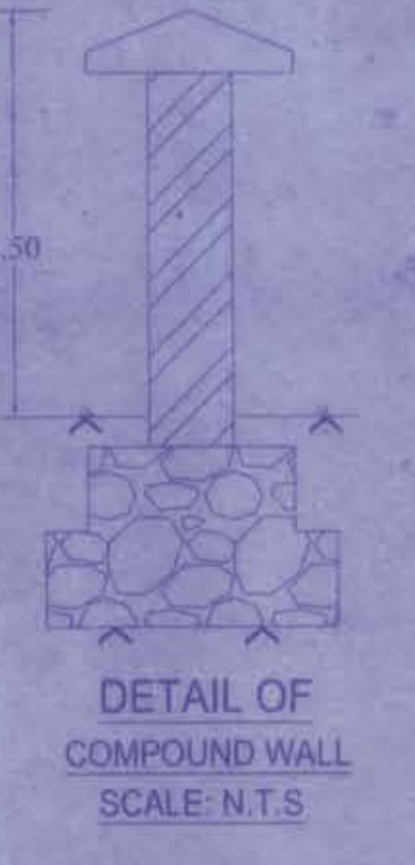
PERMISSIBLE AREA FREE OF FSI = 753.38 X 5% = 37.68 SQ.MT. (AT INST. FLR.)

BUILT UP AREA STATEMENT CLUB HOUSE @ R.G-4

FLOOR	BUILT UP AREA	PERM. TOTAL AREA (Sq.mt)
GR. FLR.	92.16	93.42 (10% R.G-4)
TOTAL	92.16	93.42 SQ.MT.



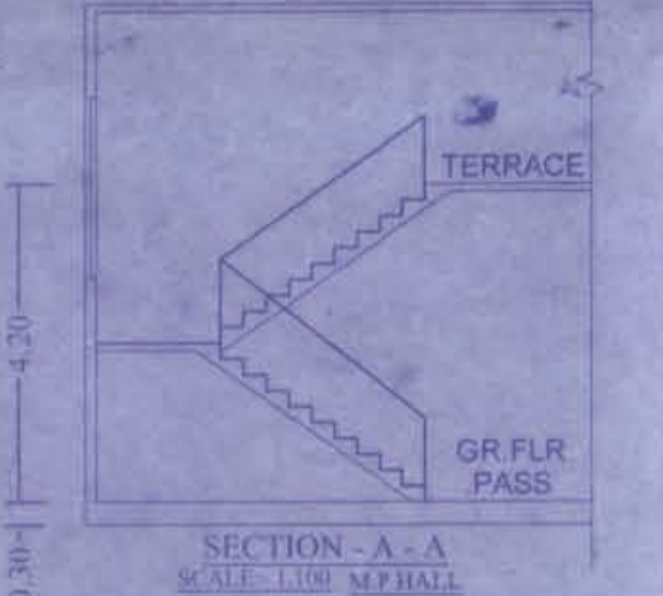
PLOT AREA DIAGRAM
SCALE: 1:500



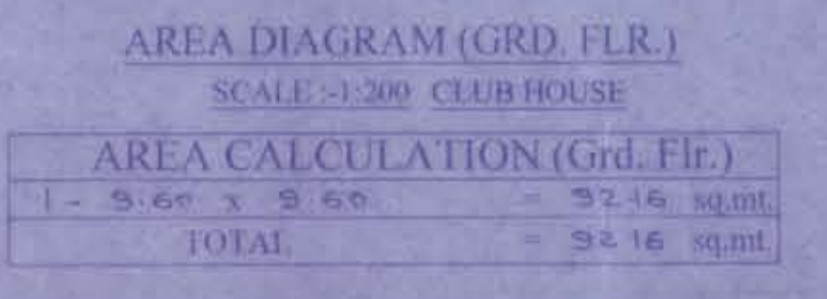
DETAIL OF COMPOUND WALL
SCALE: N.T.S



SECTION B - B
CLUB HOUSE SCALE: 1:100



SECTION - A - A
SCALE: 1:100 M.P.HALL



AREA DIAGRAM (GRD. FLR.)
SCALE: 1:200 CLUB HOUSE

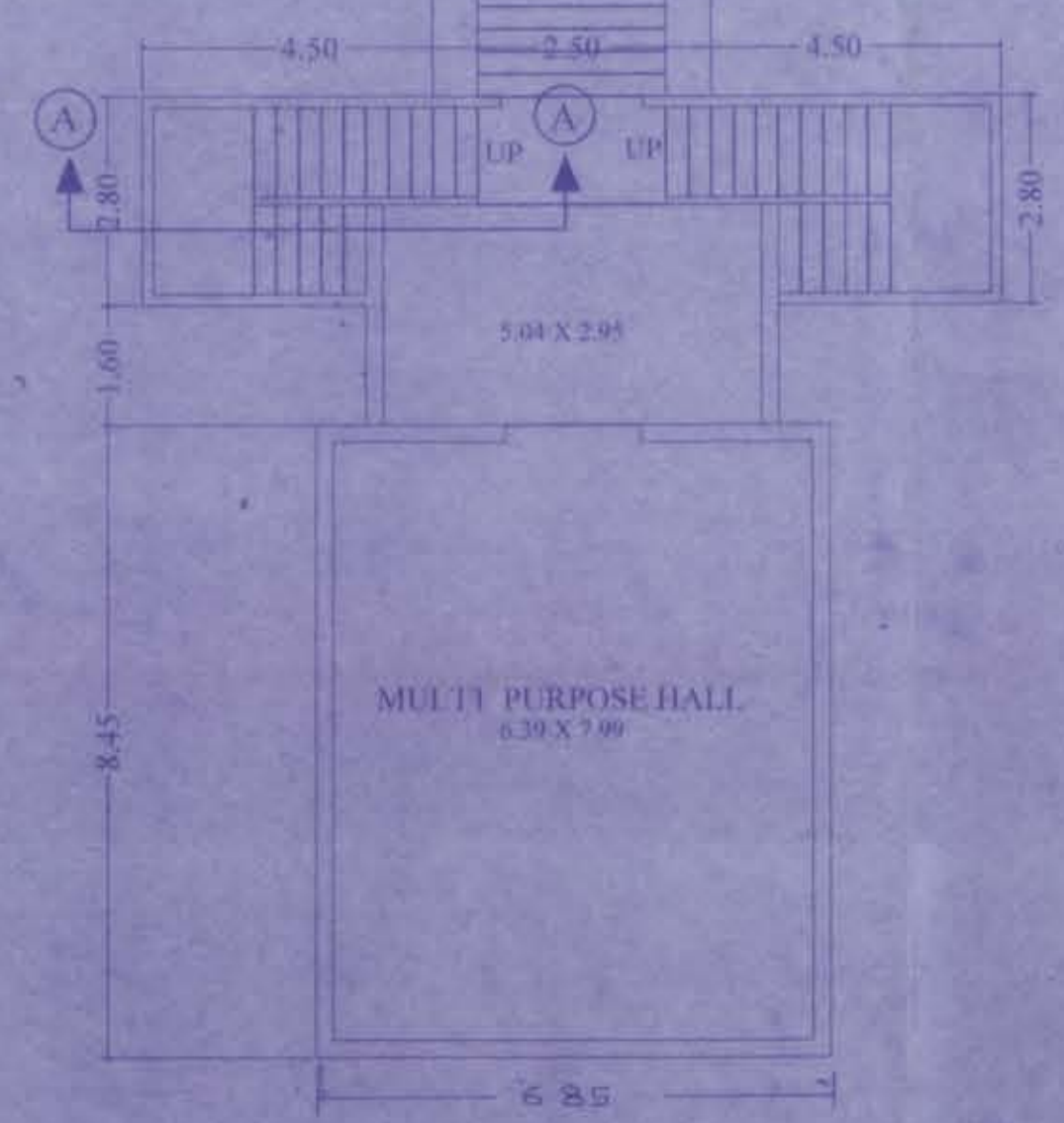
AREA CALCULATION (GRD. FLR.)

1	3.50 x 3.05	= 10.67 sq.mt.
2	6.85 x 8.45	= 57.88 sq.mt.
TOTAL		= 74.65 sq.mt.

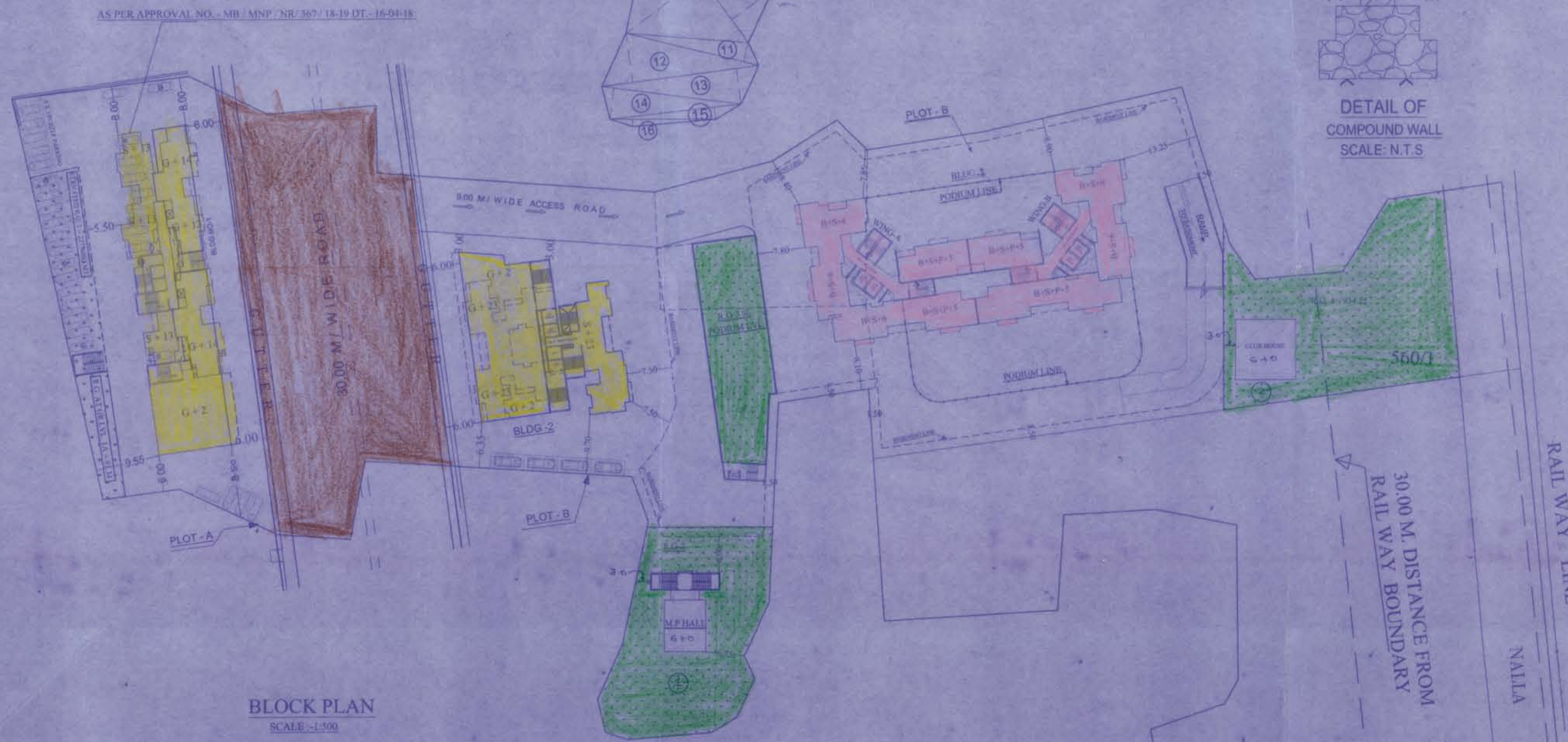
AREA DIAGRAM (GRD. FLR.)
SCALE: 1:200 M.P.HALL



GROUND FLOOR PLAN
SCALE: 1:100
CLUB HOUSE @ R.G-4



GROUND FLOOR PLAN
SCALE: 1:100
M.P.HALL @ R.G-2



BLOCK PLAN
SCALE: 1:500

AS PER M.B. RANE / MNP / NR / 367 / 18-19 DT - 16-04-18

FORM II

CONTENTS OF SHEET

BLOCK PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, R.G. ROAD AREA CALCULATION, LOCATION PLAN AND TOTAL BUILT UP AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

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

SIGNATURE OF LICENSED SURVEYOR OR (ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROP: RES. COMM. AMALGAMATED LAYOUT IN PLOT - B OF S.NO 559/1, 2, 560/1 AT VILLAGE - BHAYANDAR, TAL & DIST. THANE

NAME OF THE OWNER: For MAXUS FRUIT CATTY LLP

THIS DRAWING IS PREPARED AS PER MY REQUIREMENTS AND DOCUMENTS GIVEN BY ME

DATE: 28/03/2019

JOB NO: 559

DRG NO: SCALE

DRAWN BY: NAMITA

CHECKED BY:

SIGNATURE NAME IN BLOCK LETTERING AND ADDRESS OF LICENSED SURVEYOR (ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT)

NORTH

ANISH & ASSOCIATES
SHOP NO-182, GRD. FLR. BHAIKAV SHRUSHTI
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