

2) 93.00 x 10.40 x 0.5 3) 107.20 x [17.40+4.70]x 0.5 =1184.56 4) 142.40 x 19.00 x 0.5 = 1352.80 5) 199.00 x 37.90 x 0.5 = 3771.05 8) 32.60 x 6.30 x 0.5 10) 29.30 x (12.40+18) x 0.5 = 445.36 111 17.50 x 2.60 x 0.5 12)17.50 x 3.90 x 0.5 13) 14:50 x 7:60 x 0.5 14) 52.10 x 8.40 x 0.5 15) 19.70 x 3.20 x 0.5 16) 84 10 x 1,10 x 0,5 17) 84.70 x 18.30 x 0.5 18) 89.90 x 34.20 x 0.5 19)1 6,10 x (38.60+23) x 0.5 = 3575.88 2011/7.80 x 29.00 x 0.5 = 1708.10 21/2H1,50 x 1 | 05.70+71,30| x 0.5 = 24912.75 22) 42.50 x 2.00 x 0.5 23) 46.50 x 18.90 x 0.5 24) 51,00 x 8,90 x 0,5 25) 22,70 × 2.60 × 0.5 26) < 0.40 x 16.00 x 0.5 = -323.20= 864.30 27) 80.40 x 21.50 x 0.5 = 155.76 28) 64.90 x 4.80 x 0.5 291 56.90 x 6.00 x 0.5 = 170.70 = 1993.2030]132.00 x 30.20 x 0.5 311 256.80 x 107.40 x 0.5 32) 209,70 x 56,80 x 0.5 33) 203.10 x 7.10 x 0.5 34) 79,00 x (9+10.6) x 0.5 35) 20.40 x 2.70 x 0.5 36) 141,40 x 23,20 x 0.5 37 | 35.00 x | 5.00 x 0.5 38) 128.50 x 30.00 x 0.5 39) 94.60 x 21.90 x 0.5 40) 59:20 x 33:80 x 0.5 41) 161.00 x 19.70 x 0.5 42 12.70 x 3.10 x 0.5 43 257.40 x 12.70 x 0.5 44) 61.70 x 13.00 x 0.5 45 54.63 x 5.10 x 0.5 46 42.30 x 5.80 x 0.5 47 37.10 x 2.00 x 0.5 48 26.10 x 4.00 x 0.5 49 6.70 x 3.70 x 0.5 50) 6,40 x 1,80 x 0.5 51] 17:80 x 6:00 x 0.5

=89312.28 Sq.mtr. Net area effected under road=1971.10 Sq.mt NET AREA OF PLOT NO.1

= 23.14

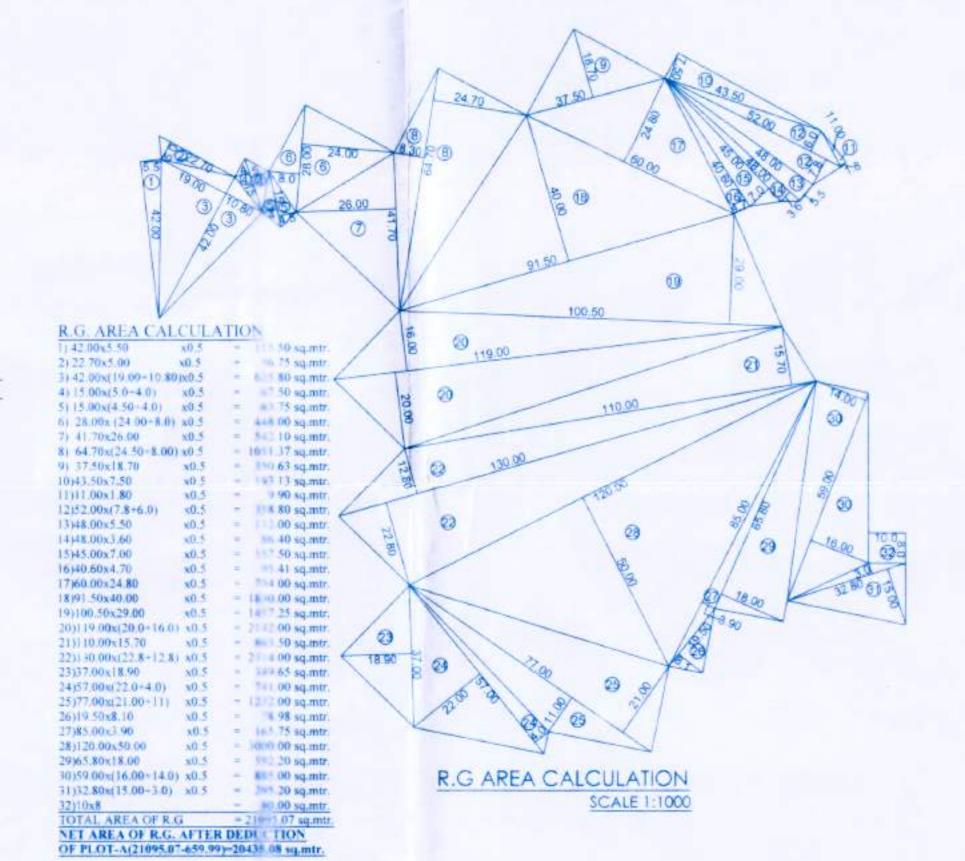
JNDER 18.00 MTR. D.P. ROAD A) 82.70 × 4.30 × 0.5 = 515.55 Sq.mtr. 8) 98:20 x 10:50 x 0.5 C)104.30 x (13.30+5) x 0.5 = 954.345q.mtr. =1647.69 Sq.mtr

AREA CALCULATION OF AREA EFFECTED JNDER 24.00 MTR. D.P. ROAD =138.60 Sq.mfr. = 63.58 Sq.mtr FJ28.90 x 4.40 x 0.5 = 18.34 Sq.mtr. G|13 10 x 2.80 x 0.5 HJ9:20 + 3.70 × 0.5 17.02 5q.mfr. =323.41 Sq.mtr. NET AREA

NET AREA EFFECTED UNDER ROAD =1647.69+323.41 Sq.mtr. =1971.10 Sq.mtr.

PLOT AREA AS PER 7/12 ABSTRACT

Sr No.	S.NO.	AREA IN SQ.MTR.	Sr.No.	S.NO.	AREA IN SQ MTR	Sr.No.	S.NO.	AREA IN SQ MTR.	Sr.No.	S.NO.	AREA IN SQ.MTR
1	40/1P	500.00 Sq.mb	19	58/13	1200.00 Sq.mtr.	37	45/5	1950.00 Sq.mtr.	t	40/3/2	300.00 Sq.mtr
2	40/5	1570 00 Sq.mtr.	20	58/17	400.00 Sq mtr.	38	45/6	480.00 Sq.mir.	2	40/4	680.00 Sq.mtr.
3	40/6	1370.00 Sq.mtr.	21	83/3	330.00 Sq mtr.	39	45/8	1040.00 Sq mtr.	3	40/9	710.00 Sq.mtr.
4	40/7	430.00 Sq.mtr.	22	83/6	280.00 Sq.mtr.	40	45/9	2630.00 Sq.mtr.	4	44/1P	2920,00 Sq.mtr.
5	40/8	710.00 Sq mtr.	23	83/7	380.00 Sq.mtr	41	45/12	510.00 Sq.mtr.	5	45/2P	700.00 Sq.mtr.
6	40/12	380.00 Sq.mtr.	24	83/9	530.00 Sq mtr.	42	58/6	2800.00 Sq.mtr.	6	58/11	1200.00 Sq.mtr.
7	40/13/1P	4350.00 Sq.mtr.	25	40/2/2	130,00 Samtr	43	58/7/1	1600.00 Sq.mtr.	7	58/14	400.00 Sq.mtr.
8	40/13/2	4780.00 Sq.mtr.	26	40/10	380.00 5 q mtr	44	58/7/2	3000.00 Sq.mtr.	8	58/20	5110.00 Sq.mtr.
9	42	1470.00 Sq.mtr.	27	40/11	960,00 Sq.mtr.	45	58/8	400.00 Sq.mtr.	9	58/21	600.00 Sq.mtr.
10:	43/2	400.00 Sq mtr.	28	43/1	1170,00 Sq.mtr.	46	58/9	400.00 Sq.mtr.	10	58/22	300.00 Sq.mtr.
11	43/3	100.00 Sq.mtr.	29	44/1	500,00 Sq.mtr.	47	58/12	1100.00 Sq.mtr.	-11	83/4	380.00 Sq.mtr.
12	44/2	1030.00 Sq.mtr.	30	44/2	1240 00 Sq.mtr	48	58/16	200.00 Sq.mtr.	12	128/3	2230.00 Sq.mtr.
13	44/3/1	510.00 Sq.mtr.	31	44/2P/1	1040.00 Sq.mfr	49	58/18	300.00 Sq.mtr.	13	128/3	4095.00 Sq.mtr.
14	44/3/2	530,00 Sq.mtr.	32	45/1	4300.00 Sq.mtr.	50	58/19	200.00 Sq.mtr.	14	128/3	3175.00 Sq.mtr.
15	44/4	1490.00 Sq.mtr.	33	45/2P/2	660.00 Sq.mtr.	51	84/1	400.00 Sq.mtr.	15	129/2	170.00 Sq.mtr.
16	344/5	1210.00 Sq.mtr.	34	45/3P/1	3540.00 Sq.mtr.	52	128/3	2800.00 Sq.mtr.	TOTA	AL AREA	=22970.00 Sq.mtr
17	44/6	330.00 Sq.mtr.	35	45/3P/3	530.00 Sq.mtr.	53	129/1	4300.00 Sq.mtr.	NET		AS PER 7/12
18	45/7	1870.00 Sq.mb	36	45/4	280.00 Sq.mtr.	TOT	AL AREA	=64990 Sq.mtr.	6499	0+2297	0=87960.00 Sq.



PARKING AREA REQUIREMENT OF BUILDING TYPE-1,2 & 3

C.A.OF FLAT	PARKING REQUIREMENT	FLATS	REQUIRED PARKING	PROVIDED
< 35.00 SMT.	NIL		NIL	-
35-45 SMT.	1 FOR 4 FLATS	NIL	NIL	NIL
45-70 SMT.	1 FOR 2 FLATS	495.00	247.50	248.00
>70.00 SMT.	1 FOR 1 FLATS		_	-
TOTAL PARK	248.00			

PARKING AREA REQUIREMENT OF BLD. TYPE-4,5,6,7 & 8

C.A.OF FLAT	PARKING REQUIREMENT	FLATS	REQUIRED PARKING	PROVIDED
< 35.00 SMT	NIL		NIL	-
35-45 SMT.	1 FOR 4 FLATS	420.00	105.00	105.00
45-70 SMT,	1 FOR 2 FLATS	405.00	202.50	203.00
>70.00 SMT.	1 FOR 1 FLATS			
TOTAL PARK	308.00			

OF SHOPPING C	NO. OF PROPOSED FLAT				
B.A. AREA	PARKING REQUIREMENT	(30.00 Sq.mtr. to 40.00 Sq. (41.00 Sq.mtr. to 60.00 Sq. above 60.00 Sq.mtr. Total no. of proposed flat			
2627.96 SM./80 SMT	33 NO.		The second second	The second secon	
PARKING PROVIDED	IN BASEMENT LEVEL-1	26 NO.	TYPE	REQUIRED	
PARKING PROVIDED	26 NO.	LIG-20% 30 TO 40	264,00 NO.		
TOTAL PARKING PR	OVIDED IN BASEMENT	52 NO	30 10 40		_
		Service Control of the Control of th	MIG=10% 41 TO 60	132.00 NO.	

	NET AREA	28592.10 Smt.	44353.50 Smt.	2627.96 Smt.
	NO.OF BLD.	03 NO.	05 NO.	01 NO.
	TOTAL AREA	9530.70 Smt.	8870.70 Smt.	2627.96 Smt.
O.00 NO.	21ST FLOOR	462.10 Sq.mtr.	431.20 Sq.mtr.	
280 N 1027		462.10 Sq.mtr.	431.20 Sq.mtr.	
STANDARD .	I The report to be to the profit of the depotent	462.10 Sq.mtr.	431.20 Sq.mtr.	
0.00 NO.	The second secon	404.30 Sq.mtr.	369.70 Sq.mtr.	
JEOGED	The second secon	462.10 Sq.mtr.	431.20 Sq.mtr.	
POSED	Charles Street Control of the Contro	462.10 Sq.mtr	431.20 Sq.mtr.	
=1320 No.	TO THE REAL PROPERTY AND ADDRESS OF	462 10 Sq.mtr.	431.20 Sq.mtr.	
=00 No.	and the second of the second of the second of	462.10.Sq.mtr.	369.70 Sq.mtr. 431.20 Sq.mtr.	
=420 No. =900 No.	The second secon	404.30 Sq.mtr.	431.20 Sq.mtr.	
100.41		462 10 Sq.mtr. 462 10 Sq.mtr	431.20 Sq.mtr.	
		462.10 Sq.mtr.	431.20 Sq.mtr.	
		462.10 Sq.mtr.	431.20 Sq.mtr.	
		404.30 Sq.mtr.	369.70 Sq.mtr.	
	A CONTRACTOR OF THE SAME AND ADDRESS OF THE SAME AND A	462.10 Sq.mtr.	431.20 Sq.mtr.	
		462.10 Sq.mtr.	431.20 Sq.mtr.	_
		462.10 Sq.mtr.	431.20 Sq.mtr.	
		462.10 Sq.mtr.	431.20 Sq.mtr.	
	3RD FLOOR	462.10 Sq.mtr.	431.20 Sq.mtr.	656.99 Squate
	2ND FLOOR	462.10 Sq.mtr.	431.20 Sq.mtr.	656.99 Squitt
	10111000	100	Application and action	and an admis

Net area of Bid. Type-I to 8 & Shopping centre--75573.56 Smt.

EWS FLAT STATEMENT

30.00 Sq.mtr. to 40.00 Sq.mtr.)

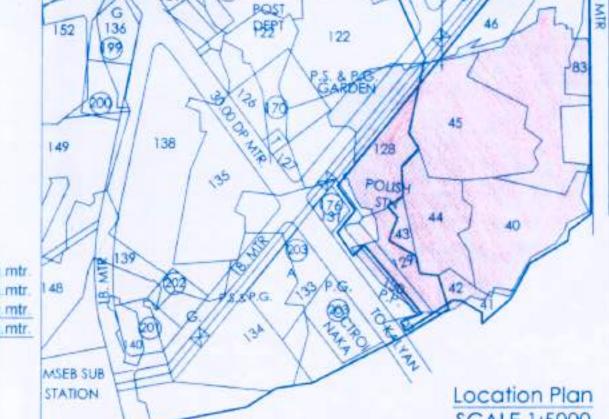
(41.00 Sq.mtr. to 60.00 Sq.mtr.)

FLOOR LEVEL Type 1,2 & 3 Type 4,5,6 7 & 8 22.73 Sq.mtr 28.35 Sq.mtr 1ST FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr. 2ND FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr 15.84 Sq.mtr. 16.57 Sq.mtr. 15.84 Sq.mtr. 16.57 Sq.mtr. 15.84 Sq.mtr. 16.57 Sq.mtr. 15.84 Sq.mtr. 16.57 Sq.mtr. 8TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr. 15:84 Sq.mtr. 16:57 Sq.mtr 10TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr. 11TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr. 12TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr 13TH FLOOR 15.84 Sq. mtr. 16.57 Sq. mtr 15.84 Sq.mtr. 16.57 Sq.mtr 16TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr 7TH FLOOR

ire staircase area calculation

20% Premium area calculation of All building 15.84 Sq.mtr. 16.57 Sq.mtr 18TH FLOOR 15.84 Sq.mtr. 16.57 Sq.mtr 15.84 Sq.mtr. 16.57 Sq.mtr. 20TH FLOOR 15.84 Sq.mtr 16.57 Sq.mtr 15.84 Sq.mtr. 16.57 Sq.mtr. TOTAL AREA 355.37 Sq.mlr 376.32 Sq.mtr. IO. OF BUILDING 03 NO. 05 NO. Total area 1066.11 1881.60 Net fire stair area=(1066.11+1881.60)=2947.71 Smt

TOTAL ELECTRICAL & METER ROOM AREAOF TYPE-1,2 & 3 65.68 SMT.x3 BLDGS=197.04 SMT. TOTAL ELECTRICAL & METER ROOM AREA OF BLD.-TYPE-4,5,6,7 & 8 46.90 SMT.x5 BLDGS=234.50 SMT. NET ELECTRICAL & METER ROOM AREA OF TYPE-1,2,3,4,5,6,7 & 8 197.04+234.50 =431.54 SMT.



APPROVAL STAMP

CONTENTS OF SHEET

Plot area by triangulation method, floor area calculation of all building, R.G area Calculatio fire staircase area calculation.Location plan, Plot area as per 7/12 abstract, Parking area requirement schedule of all buildings



प्रयालयाचे पत्र क. बा.अ.क. 93/ 209e- 2020

मा क न र वि 2008 विनोक 2018/2014नवर्षे

सर्तीना अधिन राहुन व हिरव्या रंगाने दुस्स्ती सुचित्या समाणे राहियारम् व वार्मिन्य

PERFORMA - A

SR.NO.		AREA STATEMENT	SQ.MTR.
		Area of plot as per list of area supplied (7/12)	87960.00
		Area of plot as per triangulation method	88749.61
		Area consider for proposal	87960.00
1)		Area of plot	87960.00
2)		Deduction for	
	a.	Road set back area (18.0 Mtr. D.P. ROAD+24.0 Mtr. D.P. ROAD)	1971.10
	b.	Proposed Road	
	c.	Any Reservation	
		Total Area (a+b+c)	1971.10
3)		Balance area of plot (1-2a)	85988.90
4)		5% AMENITY OPEN SPACE (ON SR.NO. 3)	4299,44
5)		AREA OF PLOT AFTER 5% DEDUCTING AMENITIES(3a-4)	81689.46
6)		DEDUCTION OF RECREATIONAL GROUND (15% OF SR.NO.5)	12253.41
7)		NET AREA OF PLOT (5 MINUS 6)	69436.05
8)		ADDITION FOR FLOOR SPACE	
	- 1	2 (a) 100% = 1971.10 x 2	3942.40
	ii	4- AMENITY AREA = 4299,44 x 2	8598.88
	iii	Incentive TDR of Road 5% of 1971.10 = 98.55	98.55
Ī	iv	Incentive TDR of Amenty 5% of 4299.44 = 214.97	214.97
		sum of 8(i+ii+iii+iv) = 12854.80	
9)		TOTAL AREA (7 PLUS 8(i+ii+iii+iv))	82290.85
10)		FLOOR SPACE INDEX PERMISSIBLE	1.00
11)		FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS,	
		1.15 ON SR.NO.5 (1.15 x) - 8(i+li+iii+iv)	
12)		PERMISSIBLE FLOOR AREA(9 x 10) + 11	82290.85
13)		TOTAL PROPOSED AREA	75573.56
14)		EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
15)		TOTAL BUILT UP AREA PROPOSED	75573.56

PROPERTY DISCRIPTION

PLAN OF PROPCISED RESIDENTIAL BUILDING ON LAND BEARING S.No.40/1/2,40/2/2,40/3/2,40/4,40/5,40/6,40/7,40/8 40/9.40/10.40/11.40/12.40/13/1A.40/13/2.42.43/1.43/2.43/3.44/1.44/1/2.44/2/1.44/2/2.44/2/3.44/3/1.44/3/2.44/4.44/5.44/6.45/ 45/2/1,45/2/2,45/3/1,45/3/2,45/4,45/5,45/6,45/7,45/8,45/9,45/12,58/6,58/7/1,58/7/2,58/8,58/9,58/11,58/12,58/13,58/14/1,58/16, SITE UNDER REFERENCE 58/17.58/18.58/19.58/20.58/21.58/22.83/3.83/4.83/6.83/7.83/9 & 84/1 OF VILLAGE-BHADVAD & S.NO. 128/3.129/1.129/2.0

MS. PRAKHYAT DWELLINGS LLP

VILLAGE-TEMGHAR TALUKA-BHIWANDI DIST THANE

OWNER'S SIGNATURE

M/S. PRAKHYAT DWELLINGS LLP THROUGHT ITS PARTNER





ARCHITECT NAME AND SIGNATURE

Fouzi & Associates

ENGINEERS & R.C.C. CONSULTANT

SHOP NO.1 & 2. FIRST FLOOR, KONARK ARCADE.

BESIDE NEW MUNICIPAL CORPORATION BUILDING





OPP. TAHSILDAR OFFICE, BHIWANDI-421302 E-mail : fouziendassociates@gmail.com DATE 06/08/2019