

S.NO.144,H.NO.2 AREA UNDER 18.0MT.W.D.P.ROAD AREA DIAGRAM  
SCALE: 1:500

PROPOSED ROAD AREA CALCULATION

| AREA UNDER 18.0MT. W.D.P. ROAD |                  |
|--------------------------------|------------------|
| 1 1/2 X 39.36 X 5.22 X 1 NO =  | 102.73 SQ.MT     |
| 2 1/2 X 39.36 X 12.94 X 1 NO = | 254.86 SQ.MT     |
| 3 1/2 X 39.36 X 13.01 X 1 NO = | 256.04 SQ.MT     |
| 4 1/2 X 39.36 X 4.49 X 1 NO =  | 86.36 SQ.MT      |
| 5 1/2 X 35.60 X 3.59 X 1 NO =  | 63.90 SQ.MT      |
| 6 1/2 X 31.69 X 6.23 X 1 NO =  | 98.71 SQ.MT      |
| TOTAL ADDITION                 | = 864.40 SQ.MT X |

DEDUCTIONS

|                               |                   |
|-------------------------------|-------------------|
| a 2/3 X 32.77 X 2.24 X 1 NO = | 48.94 SQ.MT       |
| b 2/3 X 32.88 X 2.05 X 1 NO = | 44.95 SQ.MT       |
| TOTAL DEDUCTION               | = 93.89 SQ.MT X1  |
| TOTAL BUILT UP AREA (X-Y1)    | = 770.51 SQ.MT X1 |

10% R.G. AREA DIAGRAM  
SCALE: 1:500

R.G.1 AREA CALCULATION

| R.G.10%                        |                   |
|--------------------------------|-------------------|
| 1 1/2 X 72.81 X 7.07 X 1 NO =  | 257.38 SQ.MT      |
| 2 1/2 X 72.81 X 28.17 X 1 NO = | 1025.93 SQ.MT     |
| 3 17.16 X 2.84 X 1 NO =        | 48.73 SQ.MT       |
| TOTAL ADDITION                 | = 1331.84 SQ.MT X |

TOTAL 10% R.G. AREA IN SQ.MT.

|                 |               |
|-----------------|---------------|
| R.G.1 AREA      | 1331.84 SQ.MT |
| R.G.2 AREA      | 255.50 SQ.MT  |
| TOTAL R.G. AREA | 1587.34 SQ.MT |

S.NO.143,H.NO.48 AREA UNDER 18.0MT. W.D.P.ROAD AREA DIAGRAM  
SCALE: 1:500

PROPOSED ROAD AREA CALCULATION

| AREA UNDER 18.0MT. W.D.P. ROAD |                  |
|--------------------------------|------------------|
| 1 1/2 X 18.44 X 4.76 X 1 NO =  | 43.89 SQ.MT      |
| 2 1/2 X 18.44 X 6.99 X 1 NO =  | 64.45 SQ.MT      |
| 3 1/2 X 24.43 X 14.51 X 1 NO = | 177.24 SQ.MT     |
| 4 1/2 X 24.43 X 10.18 X 1 NO = | 124.35 SQ.MT     |
| 5 1/2 X 23.10 X 13.39 X 1 NO = | 154.65 SQ.MT     |
| 6 1/2 X 23.10 X 18.00 X 1 NO = | 207.90 SQ.MT     |
| TOTAL ADDITION                 | = 772.48 SQ.MT X |

10% R.G.2 AREA DIAGRAM  
SCALE: 1:500

R.G.2 AREA CALCULATION

| R.G.10%                        |                  |
|--------------------------------|------------------|
| 1 1/2 X 18.81 X 6.67 X 1 NO =  | 62.06 SQ.MT      |
| 2 1/2 X 17.88 X 13.21 X 1 NO = | 116.84 SQ.MT     |
| 3 1/2 X 17.88 X 6.66 X 1 NO =  | 76.80 SQ.MT      |
| TOTAL ADDITION                 | = 255.50 SQ.MT X |

TERRACE AREA STATEMENT AS PER D.C.R.NO.15.4.3

BLDG. NO.2 TOTAL TERRACE AREA = 287.92 SQ.MT.

BLDG. NO.3 TOTAL TERRACE AREA = 226.16 SQ.MT.

BLDG. NO.4 TOTAL TERRACE AREA = 307.69 SQ.MT.

BLDG. NO.5 TOTAL TERRACE AREA = 307.69 SQ.MT.

BLDG. NO.6 TOTAL TERRACE AREA = 144.31 SQ.MT.

BLDG. NO.7 TOTAL TERRACE AREA = 280.80 SQ.MT.

TOTAL 20 % TERRACE AREA = 1514.57 SQ.MT.

TENEMENT AREA STATEMENT  
BLDG NO. 2,3,4,5 & 7  
UP TO 50 50 TO 100 ABOVE 100  
363 NOS. NIL NIL

S.NO.144,H.NO.1(a) AREA UNDER 18.0MT.W.D.P.ROAD AREA DIAGRAM  
SCALE: 1:500

TOTAL COMMERCIAL AREA = 580.00 SQ.MT.

TOTAL RESIDENTIAL AREA = 13944.54 SQ.MT.

TOTAL BUILT UP AREA = 14524.54 SQ.MT.

PROPOSED ROAD AREA CALCULATION

| AREA UNDER 18.0MT. W.D.P. ROAD |                  |
|--------------------------------|------------------|
| 1 1/2 X 50.19 X 13.57 X 1 NO = | 340.54 SQ.MT     |
| 2 1/2 X 50.19 X 13.10 X 1 NO = | 378.93 SQ.MT     |
| TOTAL ADDITION                 | = 719.47 SQ.MT X |

ROAD AREA STATEMENT IN SQ. MT.

18.0 MT W. D.P.ROAD = 2262.46

TOTAL ROAD AREA = 2262.46

ENTITLEMENT FOR D.R. = 2262.46 X 2 = 4524.92

THESE D.R. IS PROPOSED TO BE USED IN THE BALANCE LAND

BUILT UP AREA STATEMENT BLDG.NO.'2,3,4,5,6 & 7'

| FLOOR/TYPE OF BLDG.         | BLDG NO.2                              | BLDG NO.3 | BLDG NO.4 | BLDG NO.5         | BLDG NO.6 | BLDG NO.7 |
|-----------------------------|----------------------------------------|-----------|-----------|-------------------|-----------|-----------|
| GROUND FLOOR BUILT UP AREA  | 181.15                                 | 200.58    | 199.07    | 231.81            | 181.54    | 170.35    |
| FIRST FLOOR BUILT UP AREA   | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| SECOND FLOOR BUILT UP AREA  | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| THIRD FLOOR BUILT UP AREA   | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| FOURTH FLOOR BUILT UP AREA  | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| FIFTH FLOOR BUILT UP AREA   | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| SIXTH FLOOR BUILT UP AREA   | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| SEVENTH FLOOR BUILT UP AREA | 313.47                                 | 313.10    | 300.65    | 300.65            | 222.18    | 301.92    |
| EIGHTH FLOOR BUILT UP AREA  | 313.47                                 | 284.21    | ---       | ---               | 169.10    | 272.38    |
| TOTAL FLOOR AREA            | 2889.31                                | 2676.49   | 2303.82   | 2336.36           | 1925.90   | 2556.17   |
| EXCESS BALC. AREA           | 8.57                                   | 3.65      | 11.44     | 6.53              | 1.84      | 4.66      |
| TOTAL BUILT UP AREA         | 2897.88                                | 2680.34   | 2315.06   | 2342.89           | 1927.74   | 2560.83   |
| TOTAL FLR. AREA             | = 14487.85 SQ.MT. + 36.69 EXCESS BALC. |           |           | = 14524.54 SQ.MT. |           |           |

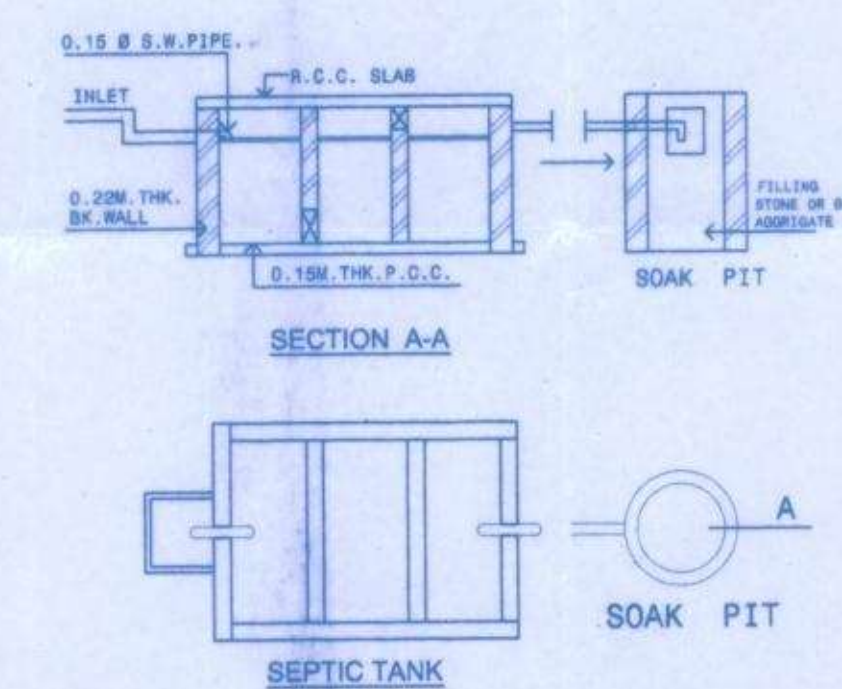
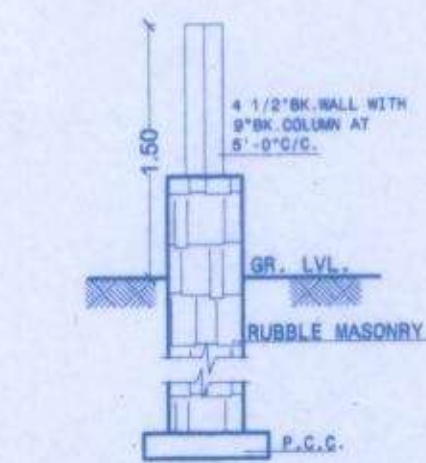
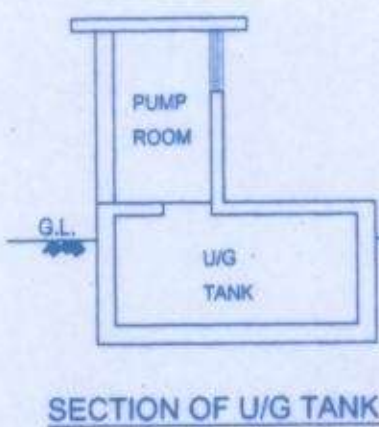
AREA UNDER 18 MT.W.D.P.ROAD IS TO BE HANDED OVER TO KULGAON BADLAPUR MUNICIPAL COUNCIL AND THIS AREA IS TO BE TRANSFERRED IN THE NAME OF K.B.M.C. IN THE RECORD OF RIGHTS AREA UNDER ROAD = 2262.46 sq.mt. TRANSFERABLE DEVELOPMENT RIGHTS CLAIMED AT TWO TIMES THE AREA OF SURROUNDED LAND AS PER GOVERNMENT NOTIFICATION NO.TPS-1813/3067/UD-13/DATED-06.02.2016 AND MAHARASHTRA GOVT.GAZETTE DATED-18TH TO 24TH FEB.2016

BLDG NO.2,3 & 6 & 7 (8TH FL.) PARKING AREA STATEMENT

| FLATS AREA IN SQ.MTS. | CAR PARKING REQUIRED | PROVIDED | SCOOTER/CYCLE PARKING REQUIRED | PROVIDED |
|-----------------------|----------------------|----------|--------------------------------|----------|
| UP TO 50              | NIL                  | NIL      | 313.75 NOS.                    | 314 NOS. |
| 50 TO 100             | NIL                  | NIL      | NIL                            | NIL      |
| COMM.100SQ.MT.        | 1 NOS.               | 1 NOS.   | 3 NOS.                         | 3 NOS.   |
| TOTAL PARKING         | 1 NOS.               | 1 NOS.   | 316.75 NOS.                    | 314 NOS. |

PLOT AREA SUMMARY IN SQ.MT.

- ABHISHEK SHELTERS LTD.THROUGH ITS DIRECTOR SHRI.SHAILESH K.WADNARE S.NO. 141 = 5410.00
  - ABHISHEK SHELTERS LTD.THROUGH ITS DIRECTOR SHRI.SHAILESH K.WADNARE S.NO.143, H.NO.4A = 4050.00
  - PRAGATI BALIRAM PISEKAR & OTHERS 7 S.NO.143, H.NO.4A = 4050.00
  - ABHISHEK SHELTERS LTD.THROUGH ITS DIRECTOR SHRI.SHAILESH K.WADNARE S.NO.144, H.NO.1A = 3030.00
- TOTAL PLOT AREA = 17040.00



DOOR & WINDOW SCHEDULE:

|                          |                |
|--------------------------|----------------|
| D T.W. PANELLLED DOOR.   | 1.06 X 2.13 M. |
| D1 T.W. FLUSH DOOR.      | 0.91 X 2.13 M. |
| D2 T.W. FLUSH DOOR.      | 0.75 X 1.98 M. |
| W T.W. GLAZED WINDOW     | 1.52 X 1.21 M. |
| W1 T.W. SHUTTER GLAZED   | 1.52 X 1.21 M. |
| W2 T.W. SHUTTERED GLAZED | 0.91 X 1.21 M. |
| W3 T.W. SHUTTERED GLAZED | 1.06 X 2.13 M. |
| V LOUVERED WINDOW        | 0.61 X 0.76 M. |

PREVIOUSLY APPROVED BLDG NO.4 TO 7 PARKING AREA STATEMENT

| FLATS AREA IN SQ.MTS. | CAR PARKING REQUIRED | PROVIDED | SCOOTER/CYCLE PARKING REQUIRED | PROVIDED |
|-----------------------|----------------------|----------|--------------------------------|----------|
| UPTO 50               | NIL                  | NIL      | 288.75 NOS.                    | 289 NOS. |
| 50 TO 100             | NIL                  | NIL      | NIL                            | NIL      |
| COMMERCIAL            | 5 NOS.               | 5 NOS.   | 20 NOS.                        | 20 NOS.  |
| TOTAL PARKING         | 5 NOS.               | 5 NOS.   | 288.75 NOS.                    | 289 NOS. |

BLOCK PLAN  
SCALE: 1:500

STAMP OF APPROVAL OF PLAN



PROFORMA

| AREA STATEMENT. |                                                                                                                                   | SQ. MTS.    |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1               | AREA OF PLOT                                                                                                                      | 17040.00    |
| 2               | DEDUCTION FOR                                                                                                                     |             |
| a               | ROAD ACQUISITION AREA                                                                                                             |             |
| b               | PROPOSED ROAD (18 MT.W.D.P.ROAD)                                                                                                  | 2262.46     |
| c               | ANY RESERVATION                                                                                                                   | NIL         |
| d               | TOTAL (a+b+c)                                                                                                                     | 2262.46     |
| 3               | NET GROSS AREA OF PLOT (1-2)                                                                                                      | 14777.54    |
| 4               | DEDUCTION FOR 10% RECREATIONAL GARDEN                                                                                             | 1477.75     |
| 5               | NET AREA OF PLOT = 90% OF NET PLOT                                                                                                | 13299.79    |
| 6               | ADDITION FOR F.S.I., IF ANY                                                                                                       |             |
| a               | AREA UNDER D.P.ROAD 40% OF NET PLOT AREA (24.1 OF D.C.R.)                                                                         | 4524.92     |
| 7               | TOTAL AREA (5+6)                                                                                                                  | 17824.71    |
| 8               | NORMAL F.S.I. PERMISSIBLE (1.10 OF THE NET PLOT AREA) + FSI PERMISSIBLE WITH PAYMENT OF PREMIUM (AS PER D.C.R.23.2 & TABLE NO.13) | NOT CLAIMED |
| 9               | PERMISSIBLE BUILT UP AREA (14829.77+4524.92)                                                                                      | 19154.69    |
| 10              | EXISTING FLOOR AREA                                                                                                               | NIL         |
| 11              | PROPOSED AREA                                                                                                                     | 14487.85    |
| 12              | EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B(c)BELOW                                                                             | 36.69       |
| 13              | TOTAL BUILT UP AREA PROPOSED (10+11+12)                                                                                           | 14524.54    |
| 14              | TOTAL BUILT UP AREA CONSUMED (13/7)                                                                                               | 0.81        |

BALCONY AREA STATEMENT.

| PERMISSIBLE AREA PER FLOOR. |                               | SHOWN IN TABLE |
|-----------------------------|-------------------------------|----------------|
| a                           | PROPOSED BAL. AREA PER FLOOR. |                |
| c                           | EXCESS BALCONY AREA (TOTAL)   |                |
| T.D.R.                      |                               |                |
| a                           | PERMISSIBLE                   |                |
| b                           | PROPOSED TO BE UTILISED       |                |

PARKING STATEMENT

| PARKING REQUIRED |                                        | SHOWN IN TABLE |
|------------------|----------------------------------------|----------------|
| a                | CAR                                    |                |
| b                | SCOOTER/ MOTOR CYCLE, CYCLE            |                |
| c                | GARAGES PERMISSIBLE. GARAGES PROPOSED. |                |
| d                | CAR SCOOTER/ MOTOR CYCLE, CYCLE        |                |
| e                | TOTAL PARKING PROVIDED                 |                |

LOADING & UNLOADING STATEMENT.

|                               |  |
|-------------------------------|--|
| LOADING & UNLOADING REQUIRED. |  |
| LOADING & UNLOADING PROVIDED. |  |

NOTES:

BOUNDARY OF THE PLOT. BLACK  
PROPOSED STRUCTURES. RED  
DRAINAGE LINE. RED DOTTED  
A.P. IS ARCHITECTURE PROJECTION 0.75 MT. W.  
C.B 2.40MT X 0.45MT PROJECTION

\* DEVELOPERS RESERVE THE RIGHTS TO ADD T.D.R.AS AND WHEN AVAILABLE AND RESERVE THE RIGHT TO AMEND THE PROPOSAL ACCORDINGLY.\*

\* DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE SHAPE POSITION OF R.G. & PARKING ARRANGEMENT INCASE OF FUTURE AMELGAMATION OF ADJOINING LANDS OR AMENDMENTS IN THE PROPOSAL BEFORE OCCUPATION

\* DEVELOPERS RESERVE THE RIGHTS TO CHANGE THE POSITIONS OF SEPTIC TANK & U.G.TANK PERTAINING TO SITE CONDITIONS.

\* PLOT BOUNDARIES SHOWN & OPEN SPACES MARKED ARE SUBJECT TO PHYSICAL DEMARCATION BY SURVEY DEPT. & SUBJECT TO CHANGED WITHIN ADMISIBLE LIMITS.

CERTIFICATE FOR AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY ME ON DT AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 17040.00 SQ.MT.AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

PROPOSED HOUSING SCHEME ON LAND BEARING S.NO.141, S.NO.143, H.NO.4A, S.NO.144,H.NO.1A, S.NO.144,H.NO.2, VILLAGE-BADLAPUR, TAL- AMBERNATH, DIST-THANE.

FOR- SHRI SANJESH G. PATKAR AND ONE OTHER PARTNER OF M/S.SHRI CHINTAMANI ENTERPRISES FOR SELF & C.A. TO THE OWNERS.

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S.D.OAK. ARCHITECT'S INC. GROUND FL.ASHIRWAD APT. OPP. APNA BAZAR, KULGAON BADLAPUR (E).

| DRN BY | CHKD BY | DATE       | SCALE    | FILE NO |
|--------|---------|------------|----------|---------|
| ASMITA | S.D.OAK | 04.07.2017 | AS SHOWN |         |