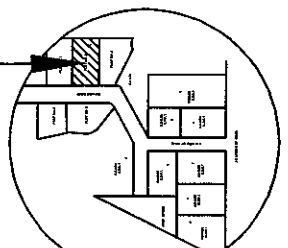
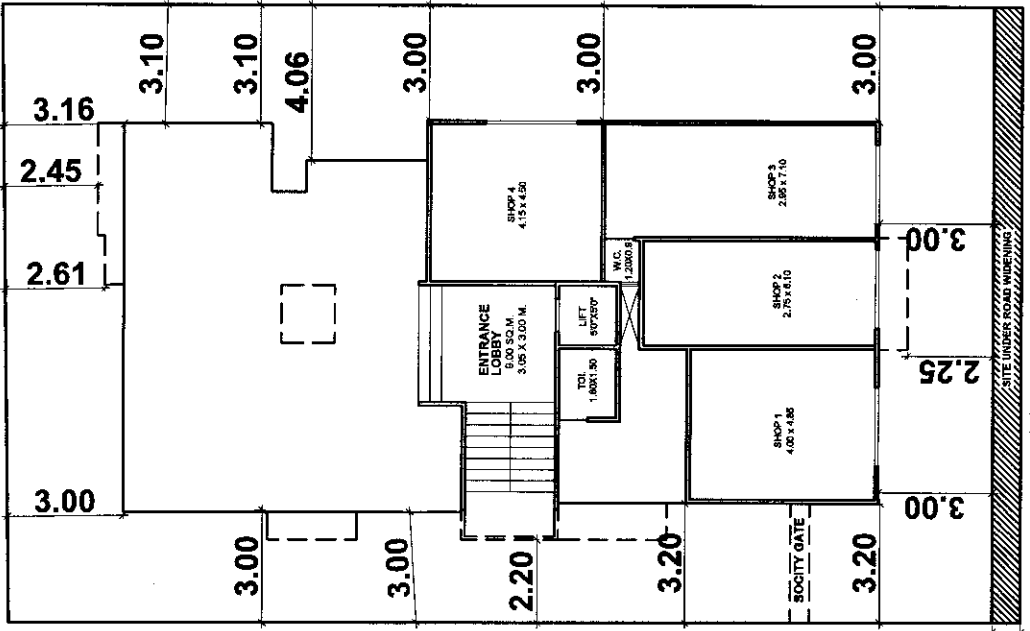


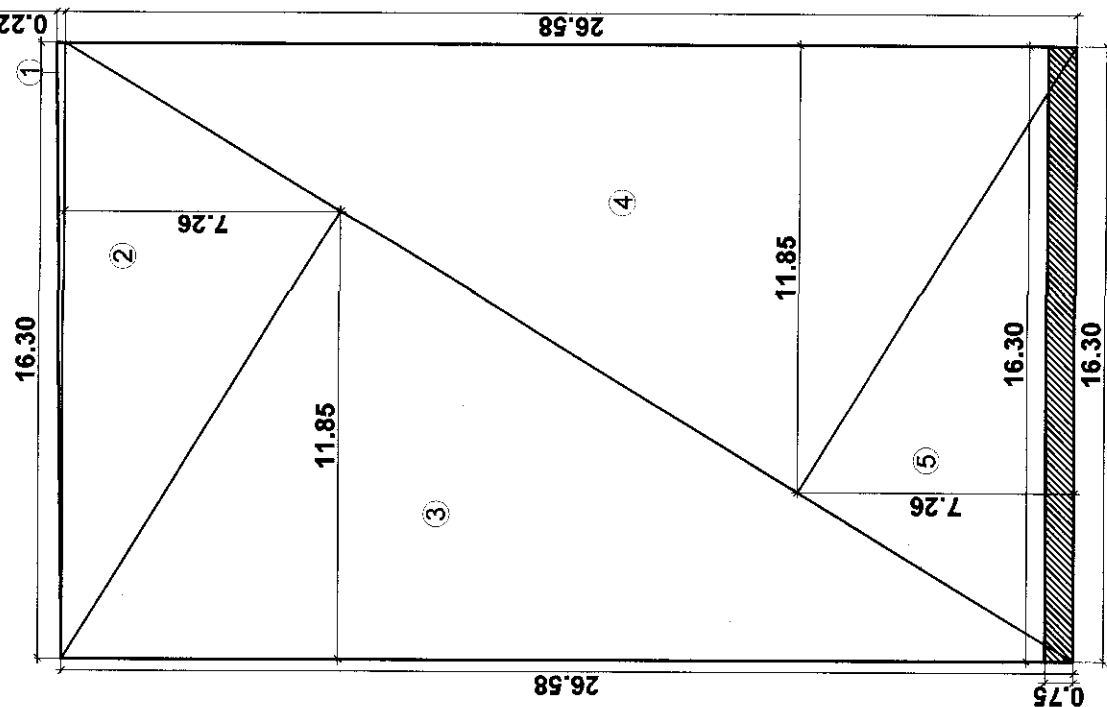
PROPOSED SITE



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:200



PLOT AREA DIAGRAM
SCALE 1:200

AREA STATEMENT			
SR NO.	FLOOR	BU AREA (SQ.M)	AREA (SQ.M)
1	GROUND	105.09	105.09
2	FIRST	184.3	184.3
3	SECOND	187.71	187.71
4	THIRD	187.71	187.71
5	FOURTH	187.71	187.71
6	FIFTH	189.86	189.86
7	SIXTH	135.20	135.20
TOTAL BUILT UP AREA		1195.58	1195.58

SITE AREA CALCULATIONS			
SR.NO.	BASE	HEIGHT	AREA
1	0.5	1.0	0.5
2	0.5	1.0	0.5
3	0.5	1.0	0.5
4	0.5	1.0	0.5
5	0.5	1.0	0.5
6	0.5	1.0	0.5
7	0.5	1.0	0.5
TOTAL SITE AREA			4.5

SITE UNDER ROAD WIDENING			
SR.NO.	BASE	HEIGHT	AREA
1	0.5	1.0	0.5
2	0.5	1.0	0.5
3	0.5	1.0	0.5
4	0.5	1.0	0.5
5	0.5	1.0	0.5
6	0.5	1.0	0.5
7	0.5	1.0	0.5
TOTAL SITE AREA			4.5

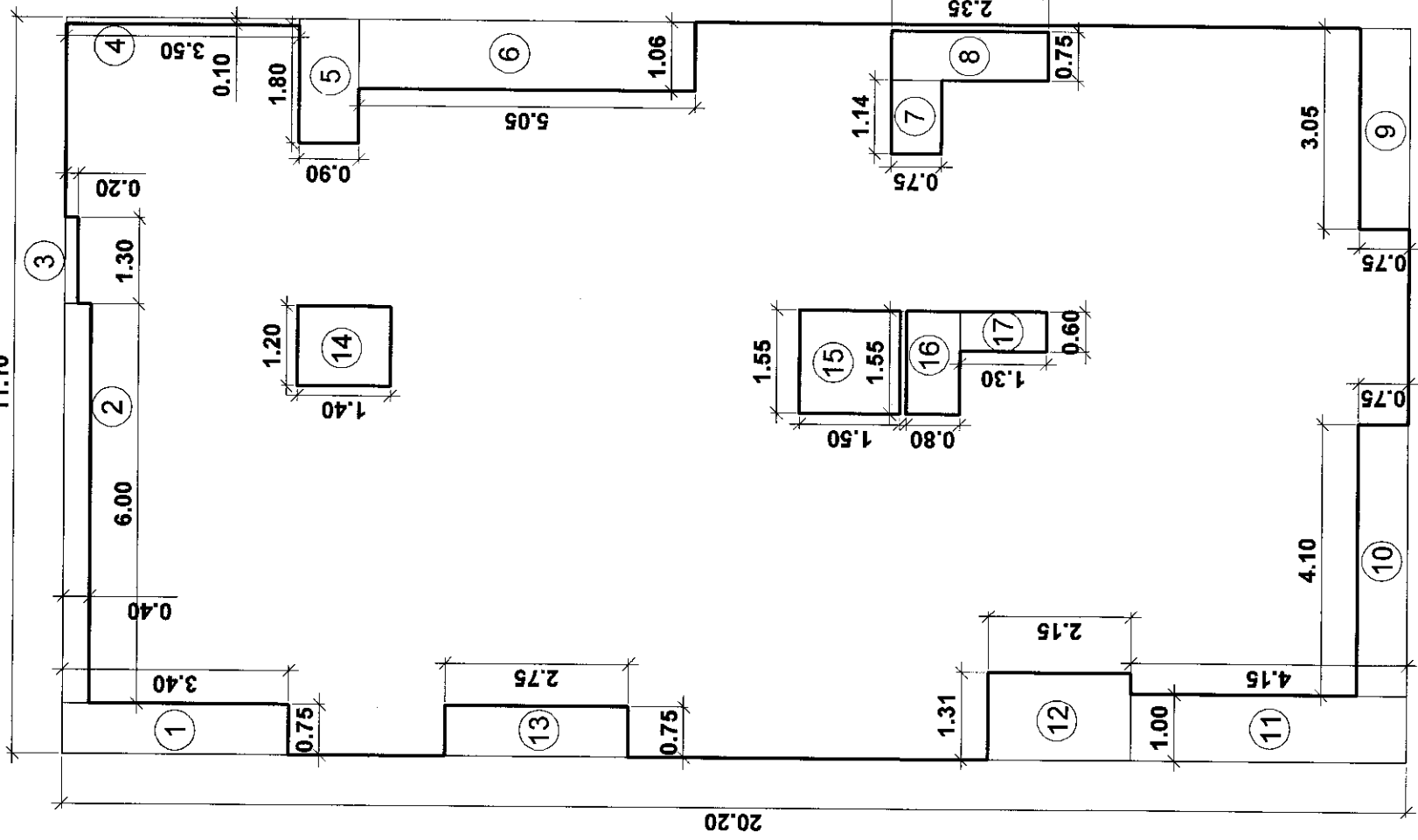
ROAD WIDENING AREA CALCULATIONS			
SR.NO.	BASE	HEIGHT	AREA
1	0.5	1.0	0.5
2	0.5	1.0	0.5
3	0.5	1.0	0.5
4	0.5	1.0	0.5
5	0.5	1.0	0.5
6	0.5	1.0	0.5
7	0.5	1.0	0.5
TOTAL SITE AREA			4.5

PARKING AREA STATEMENT									
DESCRIPTION	NO. OF FLATS	AS PER TABLE NO. 8 PERMISSIBLE PARKING	VISITORS PARKING	AS PER BC	SC	CAR	SC	CAR	PROPOSED
FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 30 M ²	8	0.0	4.00	0.00	0.80	0.00	10.08	0.00	10.00
FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA LESS THAN 40 & MORE THAN 30 M ²	14	1.0	2.00	7.00	0.35	0.70	4.41	8.82	9.00
FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 M ² BUT LESS THAN 80 M ²	1	1.00	2.00	0.50	0.03	0.05	0.32	0.63	1.00
FOR EVERY 100 SQ. M CARPET AREA	82.80	2.00	6.00	1.66	4.97	0.99	2.98	5.00	23.00
TOTAL									

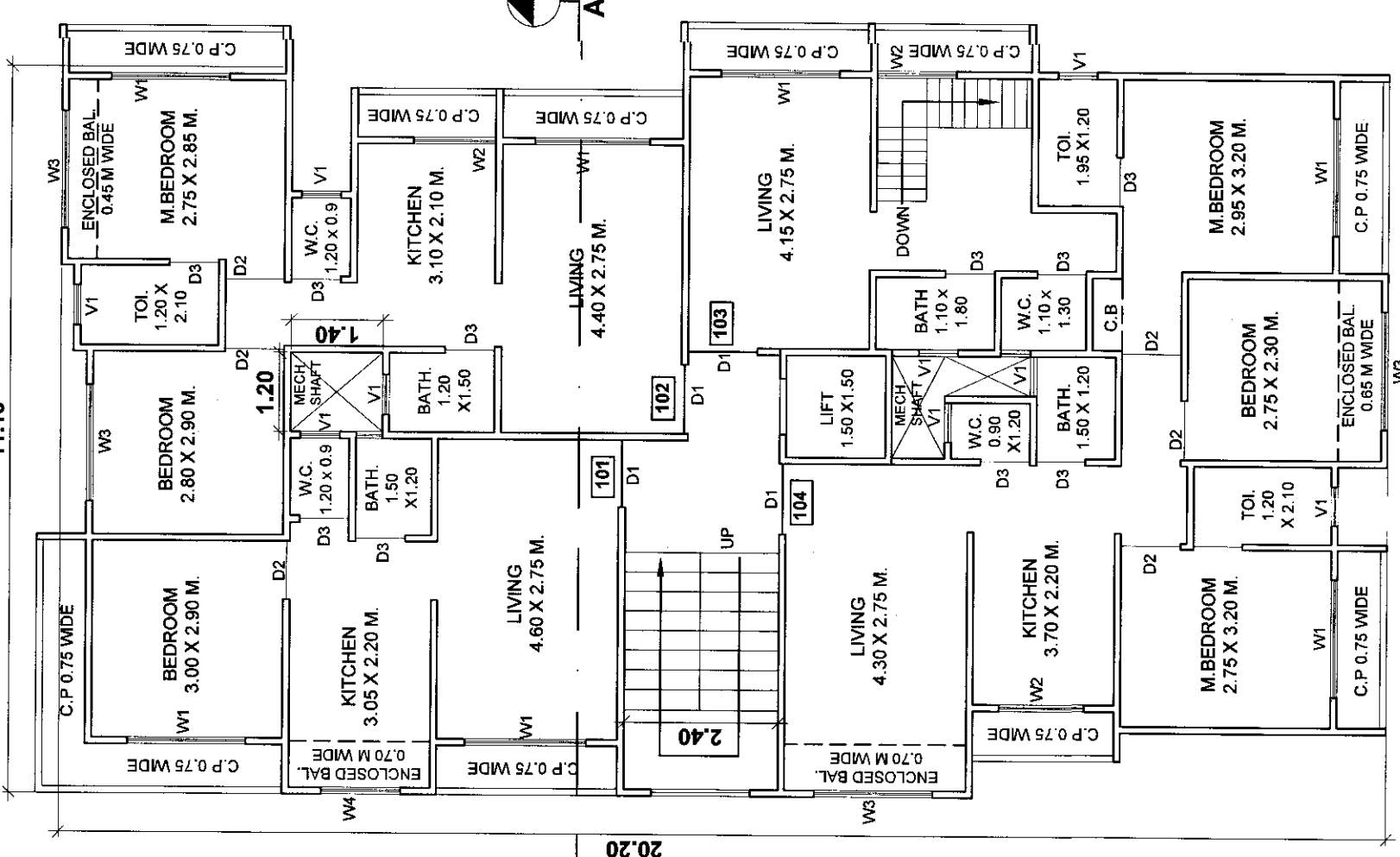
FIRST FLOOR BU AREA CALCULATION									
SR. NO.	BASE	HEIGHT	AREA	SR. NO.	BASE	HEIGHT	AREA	SR. NO.	BASE
1	0.75	3.4	2.55	2	0.4	1	0.4	3	0.4
4	0.1	3.5	0.35	5	0.9	1	0.9	6	0.9
7	1.14	5.05	5.71	8	0.75	2.35	1.76	9	3.05
10	4.1	0.75	3.08	11	1	4.15	4.15	12	1.31
13	0.75	2.15	1.61	14	1.2	1.4	1.68	15	1.55
16	1.55	0.8	1.24	17	0.6	1.3	0.78	TOTAL	
TOTAL BU AREA FOR FIRST FLOOR			184.3						

DOOR & WINDOW SCHEDULE			
NAME	SIZE	SILL LEVEL	
D1	1.1 X 2.1	0.1	
D2	0.9 X 2.1	0.1	
D3	0.75 X 2.1	0.1	
D4	1.8 X 2.1	0.1	
D5	1.8 X 1.2	0.9	
D6	1.2 X 1.2	0.9	
D7	0.6 X 0.6	1.5	
D8	0.45 X 0.6	1.5	
D9	0.4 X 0.6	1.5	

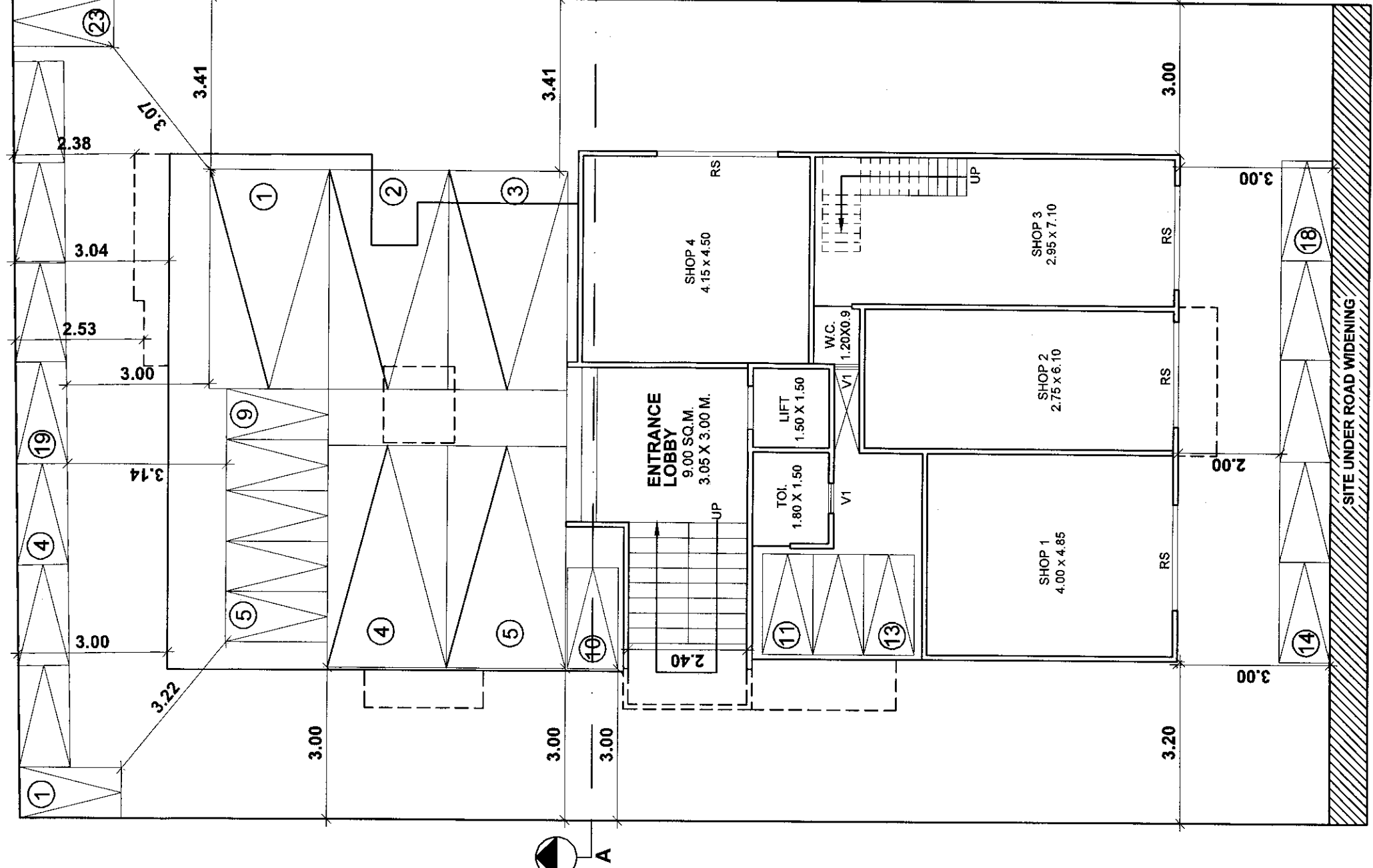
FIRST FLOOR PLAN
SCALE 1:100



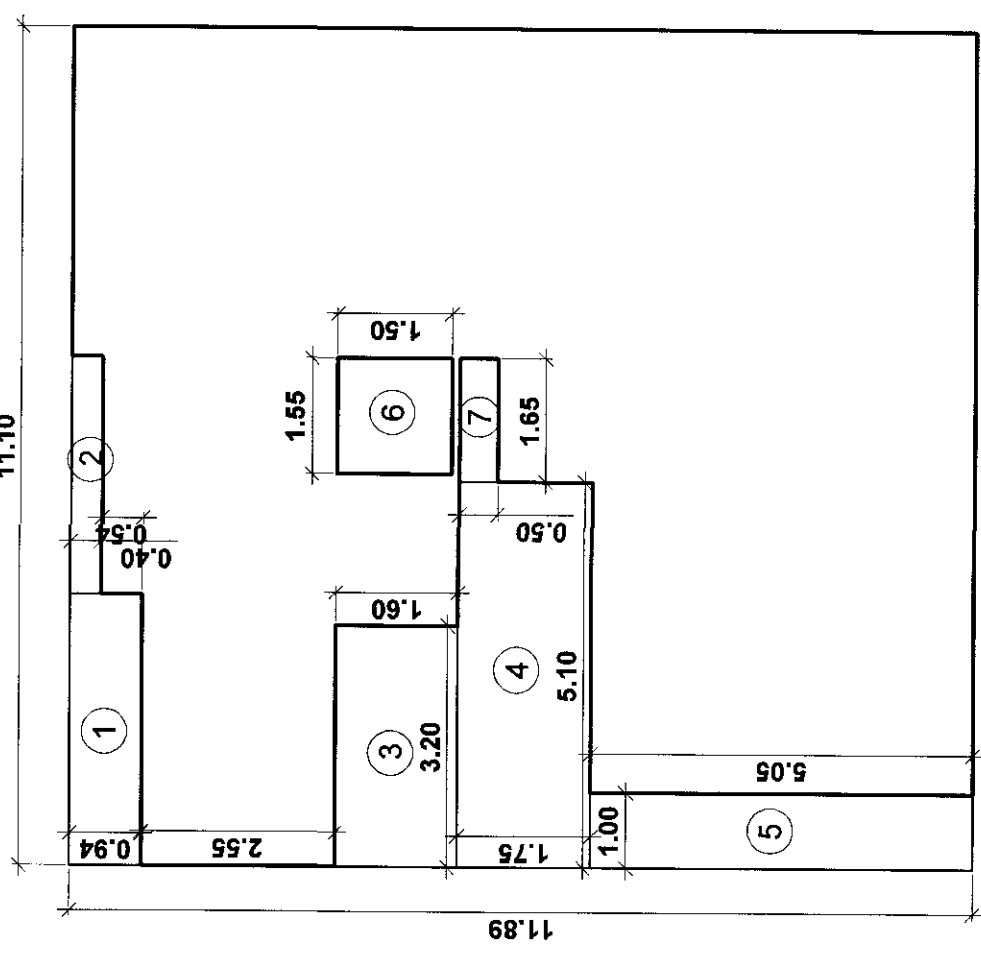
FIRST FLOOR AREA DIAGRAM
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

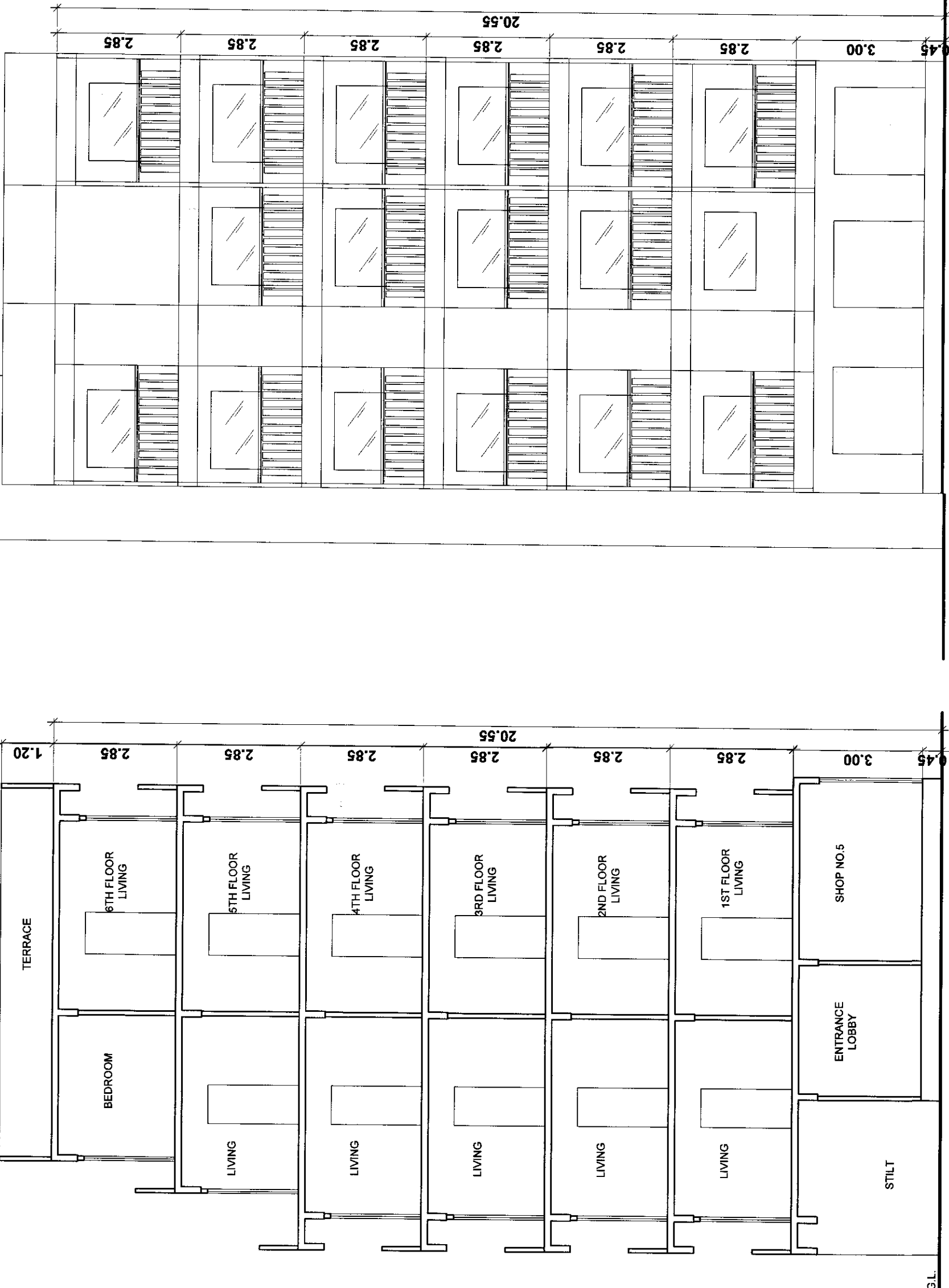


GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR AREA DIAGRAM
SCALE 1:100

GROUND FLOOR BU AREA CALCULATION									
SR. NO.	BASE	HEIGHT	AREA	SR. NO.	BASE	HEIGHT	AREA	SR. NO.	BASE
1	3.6	0.94	3.38	2	3.15	0.4	1.26	3	3.2
4	5.1	1.75	8.93	5	1	5.05	5.05	6	1.55
7	1.65	0.5	0.83	TOTAL			105.09	TOTAL BU AREA FOR FIRST FLOOR	



ELEVATION AA'
SCALE 1:100

ELEVATION
SCALE 1:100

Stamp for approval, including a circular seal and handwritten text in Hindi.

PROPOSED REDEVELOPMENT RESIDENTIAL & COMMERCIAL BUILDING ON S. NO. 27, H. NO. 2 (PT), PLOT NO. 2, AT VILLAGE KATRAP TAL. AMBERNATH, DIST. THANE.

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered)

(a) AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)

(b) AS PER MEASUREMENT SHEET

(c) AS PER SITE

2. DEDUCTIONS FOR

(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING

(b) ANY D.P. RESERVATION AREA

(TOTAL a+b)

3. BALANCE AREA OF PLOT (1-2)

4. AMENITY SPACE (If applicable)

(a) REQUIRED -

(b) ADJUSTMENT OF 2(b), If any -

(c) BALANCE PROPOSED

5. NET PLOT AREA (3-4(c))

6. RECREATIONAL OPEN SPACE (If applicable)

(a) REQUIRED -

(b) PROPOSED -

7. INTERNAL ROAD AREA

8. PLOTABLE AREA (If applicable)

9. EXISTING BUILT UP AREA

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE = 435 X 0.30 = 130.50

(b) PROPOSED FSI ON PAYMENT OF PREMIUM = 11 X 15 = 165 sq.m

11. IN-SITU FSI / TDR LOADING

(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 x Sr. No. 2(a)] If any

(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X Sr. No. (b) or (c)]

(c) TDR AREA

(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11a)+(b)+(c)

12. ADDITIONAL FSI AREA UNDER Chap. No 7

(a) NO. OF TENEMENTS X 15 SQ.M (as per 7.6.1) = 11 X 15 = 165 sq.m

(b) TOTAL ADDITIONAL FSI

13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL

(a) [9+10(b)+11(c)] or 12 WHICHEVER IS APPLICABLE 740.50

(b) PAYMENT OF CHARGES RES. COUNTABLE FSI = 740.50 - 82.8 = 657.70

COM. COUNTABLE FSI = 82.8 X 0.8 = 66.24

(c) TOTAL ENTITLEMENT (a+b+12) 824.74

14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Reg No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) X 1.6 or 1.8

15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr. No. 17b)

16. F.S.I. CONSUMED (15/13) (should not be more than serial No. 14 above)

17. AREA FOR INCLUSIVE HOUSING, IF ANY

(a) REQUIRED (20% OF SR NO 5)

(b) PROPOSED

CERTIFICATE OF AREA:
I, the undersigned, being a duly qualified and licensed Surveyor, have surveyed the above described plot and the dimensions of the plot and the area so worked out tallies with the area stated in the document of ownership T.P. scheme RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY AR RAHUL SHRIKHANDE CA2016/7291

OWNER'S DECLARATION -
I, the undersigned, being a duly qualified and licensed Surveyor, have surveyed the above described plot and the dimensions of the plot and the area so worked out tallies with the area stated in the document of ownership T.P. scheme RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY AR RAHUL SHRIKHANDE CA2016/7291

ARCHITECT: Ar. Rahul Shrikhande & Associates
(MR. PRITAM PAVELKAR)

DRAWING NO. SCALE DRAWN BY CHECKED BY REG NO.

