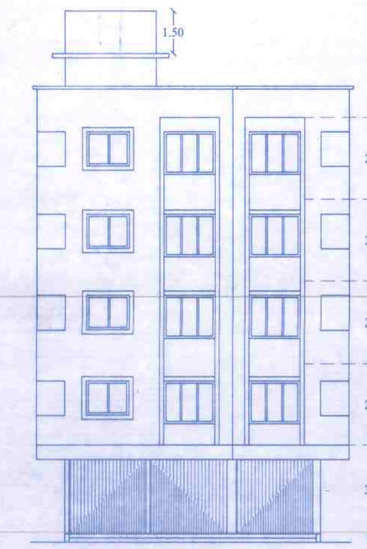
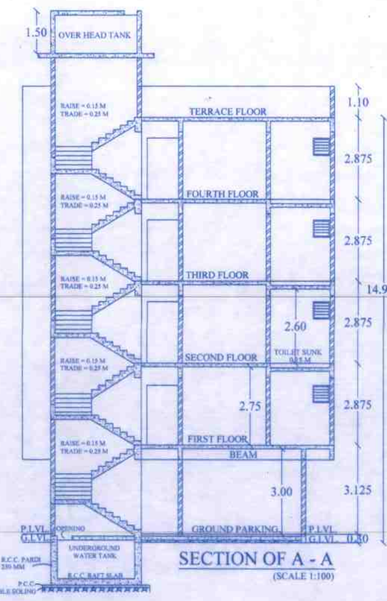
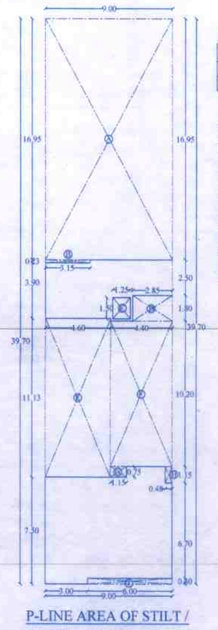


FRONT SIDE ELEVATION (SCALE 1:100)



SECTION OF A - A (SCALE 1:100)



P-LINE AREA OF STILT / GROUND FLOOR (SCALE 1:200)

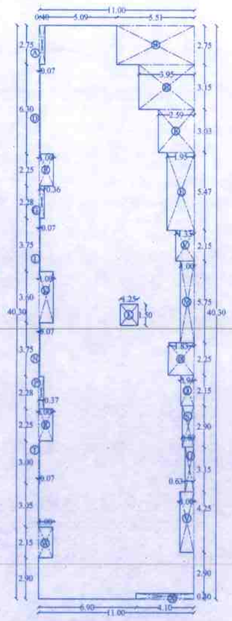
P-LINE AREA CALCULATION
STILT / GROUND FLOOR

9.00 X 39.70	= 357.30 SQMT.
TOTAL AREA	= 357.30 SQMT.

TOTAL DEDUCTION AREA

A	9.00 X 16.95	= 152.55 SQMT.
B	3.15 X 0.23	= 0.72 SQMT.
C	1.25 X 1.50	= 1.87 SQMT.
D	2.85 X 1.80	= 5.13 SQMT.
E	4.60 X 11.13	= 51.19 SQMT.
F	4.40 X 10.20	= 44.88 SQMT.
G	1.15 X 0.75	= 0.86 SQMT.
H	0.48 X 1.15	= 0.55 SQMT.
I	6.00 X 0.40	= 2.40 SQMT.
TOTAL DEDUCTED		= 260.15 SQMT.

NET AREA = TOTAL AREA - DEDUCTION =
= 357.30 - 260.15 = 97.15 SQMT



P-LINE AREA OF TYPICAL FIRST SECOND, THIRD & FOURTH FLOOR (SCALE 1:200)

P-LINE AREA CALCULATION
TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR

11.00 X 40.30	= 443.30 SQMT.
TOTAL AREA	= 443.30 SQMT.

TOTAL DEDUCTION AREA

A	0.40 X 2.75	= 1.10 SQMT.
B	5.51 X 2.75	= 15.15 SQMT.
C	3.95 X 3.15	= 12.44 SQMT.
D	0.07 X 6.30	= 0.44 SQMT.
E	2.59 X 3.03	= 7.84 SQMT.
F	1.00 X 2.25	= 2.25 SQMT.
G	0.36 X 2.28	= 0.82 SQMT.
H	1.95 X 5.47	= 10.66 SQMT.
I	0.07 X 3.75	= 0.26 SQMT.
J	1.33 X 2.15	= 2.85 SQMT.
K	1.00 X 3.60	= 3.60 SQMT.
L	1.25 X 1.50	= 1.87 SQMT.
M	1.00 X 5.75	= 5.75 SQMT.
N	0.07 X 3.75	= 0.26 SQMT.
O	1.83 X 2.25	= 4.11 SQMT.
P	0.37 X 2.28	= 0.84 SQMT.
Q	0.94 X 2.15	= 2.02 SQMT.
R	1.00 X 2.25	= 2.25 SQMT.
S	2.90 X 0.83	= 2.40 SQMT.
T	0.07 X 3.00	= 0.21 SQMT.
U	0.63 X 3.15	= 1.98 SQMT.
V	1.00 X 4.25	= 4.25 SQMT.
W	1.00 X 2.15	= 2.15 SQMT.
X	4.10 X 0.40	= 1.64 SQMT.
TOTAL DEDUCTED		= 87.14 SQMT.

NET AREA = TOTAL AREA - DEDUCTION =
= 443.30 - 87.14 = 356.16 SQMT.
356.16 X 4 FLOOR = 1424.64 SQMT.

CARPET AREA STATEMENTS
TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR.

SHOP NO.	AREA
S-01	19.84 SMT
S-02	19.11 SMT
S-03	19.32 SMT
FLAT NO.	AREA
101, 201, 301 & 401	37.10 SMT
102, 202, 302 & 402	42.88 SMT
103, 203, 303 & 403	37.96 SMT
104, 204, 304 & 404	35.36 SMT
105, 205, 305 & 405	34.90 SMT
106, 206, 306 & 406	45.87 SMT
107, 207, 307 & 407	37.12 SMT
TOTAL 28 Nos	1143.03 SMT

CARPET AREA STATEMENT (FOR RERA)

FLOOR	FLAT NO	RERA CARPET AREA + ADDITIONAL AREA OF WALLS IN SQMTS	LIVING	KITCHEN	ADDITIONAL BALCONY AREA IN SQMT BED-1	BED-2	TOTAL RERA AREA IN SQMT
1st, 2nd, 3rd, & 4th	101, 201, 301 & 401	31.15	ENCL. BALC 3.450X0.93=2.75	ENCL. BALC 2.120X0.93=1.33	ENCL. BALC 2.850X0.93=2.65	— —	6.73
	102, 202, 302 & 402	36.94	2.755X1.00=2.75 ENCL. BALC 2.700X0.60=1.62	2.755X1.00=2.75 ENCL. BALC 2.755X1.00=2.75	ENCL. BALC 2.755X1.00=2.75	— —	9.87
	103, 203, 303 & 403	33.02	ENCL. BALC 2.85X1.00=2.85	— —	2.755X1.00=2.75 ENCL. BALC 2.955X0.60=1.77	— —	7.37
	104, 204, 304 & 404	32.49	ENCL. BALC 3.450X0.93=3.21	ENCL. BALC 2.325X0.70=1.63	— —	— —	4.39
	105, 205, 305 & 405	34.20	— —	— —	ENCL. BALC 2.375X0.79=1.87	— —	1.87
	106, 206, 306 & 406	38.52	ENCL. BALC 2.85X1.00=2.85	ENCL. BALC 3.000X1.42=4.26	ENCL. BALC 2.660X0.60=1.56	ENCL. BALC 3.003X0.93=2.79	8.69
	107, 207, 307 & 407	31.15	ENCL. BALC 3.450X0.93=3.20	ENCL. BALC 2.120X0.93=1.97	ENCL. BALC 3.515X0.93=2.79	— —	7.32

SCHEDULE OF DOORS & WINDOWS

NO	SIZE	DESCRIPTION	NO	SIZE	DESCRIPTION
D	1.1 X 2.21 M	PANELED DOOR	W	2.00 X 1.75 M	ALUM. SLIDING WIN
D1	1.0 X 2.21 M	FLUSH DOOR	W1	1.80 X 1.75 M	ALUM. SLIDING WIN
D2	0.75 X 2.00 M	FLUSH DOOR	W2	1.60 X 1.50 M	ALUM. SLIDING WIN
R.S.	2.70 X 2.85 M	ROLLING SHUTTER	V	0.60 X 0.90 M	ALUM. LOUVERED

PROPOSED BUILT UP AREA STATEMENT SUMMARY

BLDG NO	TYPE	WING	NO. OF FLOOR	HEIGHT OF BLDG	GROUND FLOOR	1st FLOOR SQ.MT. RESIDENTIAL	2nd FLOOR SQ.MT. RESIDENTIAL	3rd FLOOR SQ.MT. RESIDENTIAL	4th FLOOR SQ.MT. RESIDENTIAL	TOTAL SQ.MT.	FRCP. STILT
1	—	—	STILT (P)+ G (P) + 4	14.95	97.15	356.16	356.16	356.16	356.16	1521.79	208.56
					COMMERCIAL 87.00	RESIDENTIAL 30.15					

PLOT AREA STATEMENTS

S. NO.	AREA IN SMT.	NAME OF OWNERS
177, H. NO. 7	800.00 SMT	SHRI. AKSHAY PREMNATH MUKADAM.
TOTAL	800.00 SMT	SHRI. GANESH SOMWAR MUKADAM.

Partners.
M/S. CRYSTAL KRISHRAJ.

VENTILATION AREA STATEMENT

FLAT NO.	TYPE OF ROOM	AREA OF ROOM	REQUIRED VENTILATION SUBMIT (1/10)	PROVIDED VENTILATION IN SMT.	SIZE OF WINDOW
101, 201, 301 & 401	HALL	12.86	1.28	2.70	1.80 X 1.50 M
	BED RM	10.63	1.06	2.70	1.80 X 1.50 M
	KITCHEN	5.30	0.53	1.80	1.50 X 1.20 M
	BATH	1.92	0.19	0.54	0.60 X 0.90 M
	W.C.	1.20	0.12	0.54	0.60 X 0.90 M

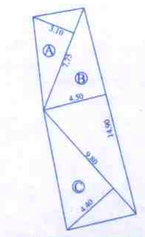
BUILT -UP AREA STATEMENTS

FLOOR	AREA / FLOOR	TOTAL AREA
GROUND FL.	97.15 SMT	
FIRST FL.	356.16 SMT	
SECOND FL.	356.16 SMT	
THIRD FL.	356.16 SMT	
FOURTH FL.	356.16 SMT	
TOTAL	1521.79 SMT	1521.79 SMT

AREA OF PLOT

AS PER 7/12	800.00 SMT
AS PER TRIANGULATION	838.47 SMT
CONSIDER PLOT AREA	800.00 SMT

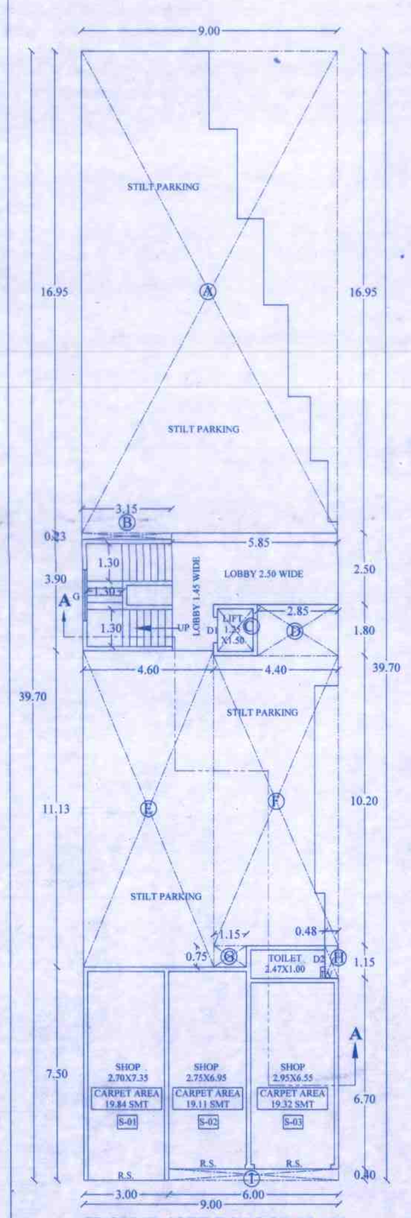
LEGEND :-
BOUNDARY OF PLOT SHOWN THUS
PROPOSED BUILDING SHOWN THUS
EXISTING ROAD SHOWN THUS
DRAINAGE LINE SHOWN THUS
AREA NOT IN POSSESSION SHOWN THUS
AREA UNDER ROAD WIDENING SHOWN THUS
RAIN WATER HARVESTING SHOWN THUS
BORE WELL & WATER LINE SHOWN THUS
SEPTIC TANK SHOWN THUS
STORM WATER LINE SHOWN THUS



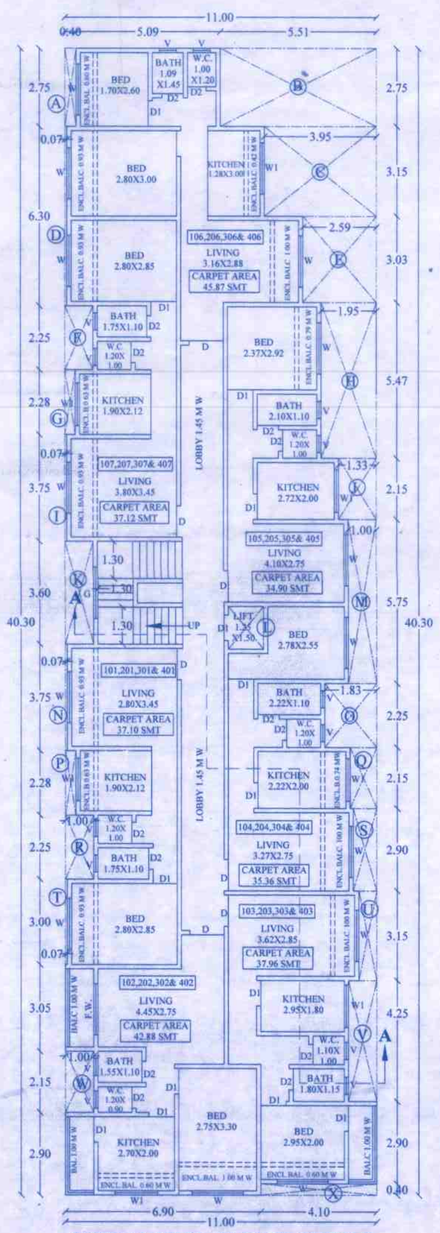
CALCULATION OF AREA UNDER EXISTING STRUCTURE
(area not in possession) (SCALE 1:200)

AREA UNDER EXISTING STRUCTURE

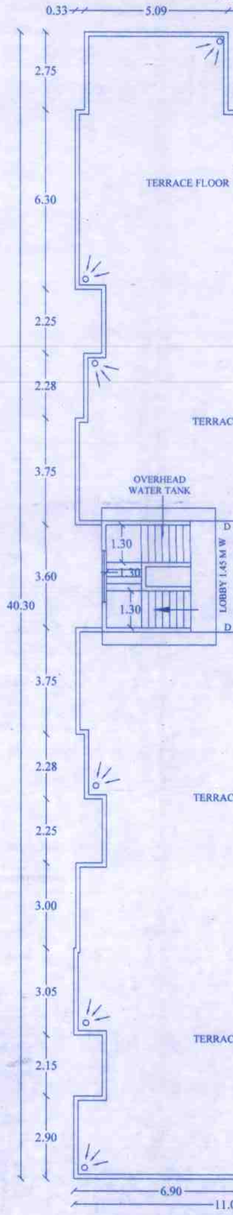
A	3.10 X 7.75 X 0.50	= 12.01 SMT.
B	4.50 X 14.90 X 0.50	= 33.52 SMT.
C	4.40 X 9.80 X 0.50	= 21.56 SMT.
TOTAL		= 67.09 SMT.



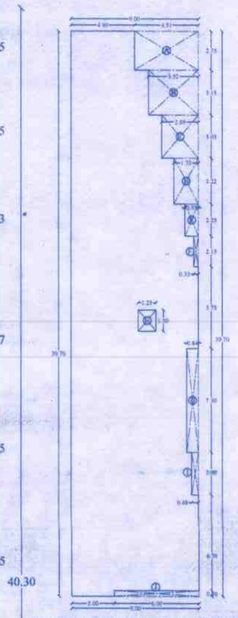
GROUND / STILT FLOOR PLAN (SCALE 1:100)



TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



P-LINE AREA OF PLINTH FLOOR (SCALE 1:200)

P-LINE AREA CALCULATION
PLINTH FLOOR

9.00 X 39.70	= 357.30 SQMT.
TOTAL AREA	= 357.30 SQMT.

TOTAL DEDUCTION AREA

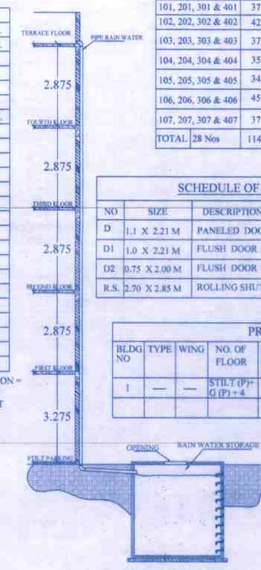
A	4.51 X 2.75	= 12.40 SQMT.
B	3.52 X 3.15	= 11.08 SQMT.
C	2.59 X 3.03	= 7.84 SQMT.
D	1.73 X 3.22	= 5.57 SQMT.
E	0.95 X 2.25	= 2.13 SQMT.
F	0.33 X 2.15	= 0.70 SQMT.
G	1.25 X 1.50	= 1.87 SQMT.
H	0.84 X 7.30	= 6.13 SQMT.
I	0.48 X 3.00	= 1.44 SQMT.
J	6.00 X 0.40	= 2.40 SQMT.
TOTAL DEDUCTED		= 51.56 SQMT.

NET AREA = TOTAL AREA - DEDUCTION =
= 357.30 - 51.56 = 305.74 SQMT

PLOT AREA CALCULATION (SCALE 1:500)

TRIANGULATION AREA OF PLOT

A	1/2 X 8.78 X 35.01	= 153.69 SMT.
B	1/2 X 17.96 X 53.87	= 476.56 SMT.
C	1/2 X 29.10 X 11.83	= 172.65 SMT.
D	1/2 X 23.10 X 3.08	= 35.57 SMT.
	TOTAL	= 838.47 SMT.

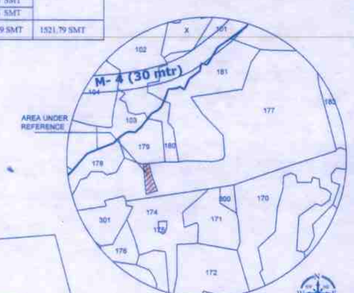


RAIN WATER HARVESTING

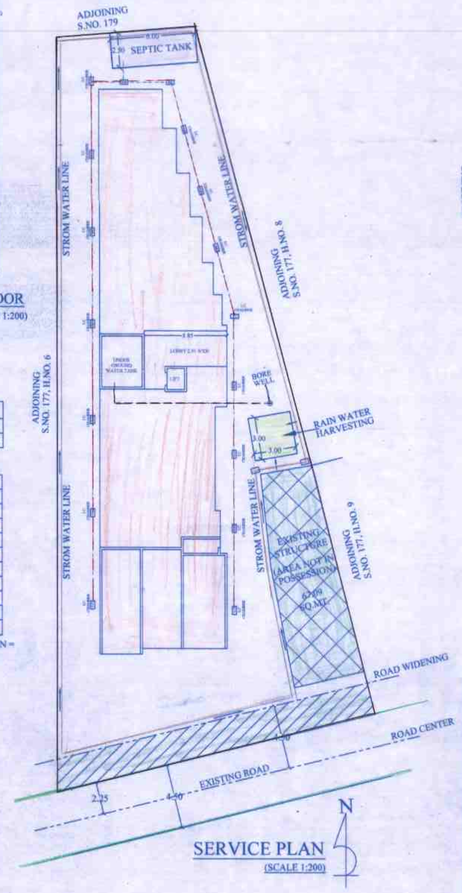
CALCULATION OF AREA UNDER ROAD WIDENING (SCALE 1:500)

AREA UNDER ROAD

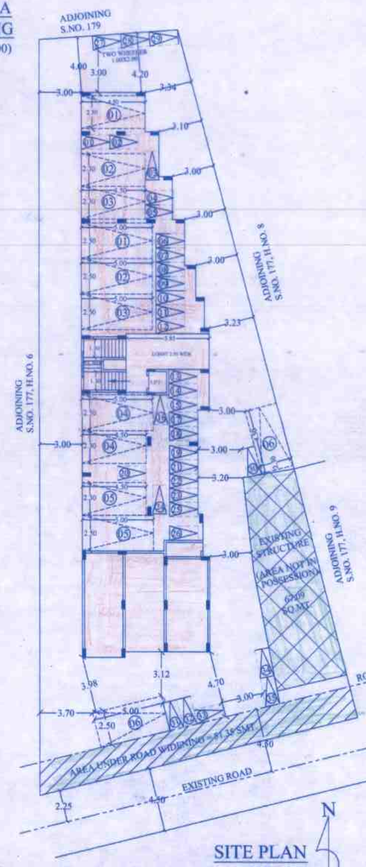
A	22.66 X 2.24 X 0.50	= 25.37 SMT.
B	23.10 X 2.25 X 0.50	= 25.98 SMT.
TOTAL		= 51.35 SMT.



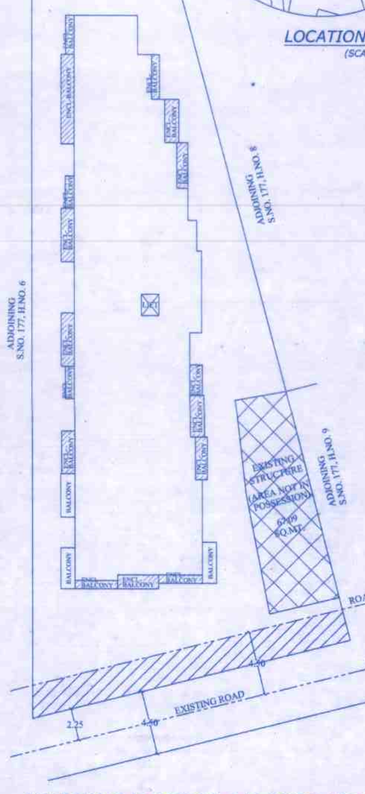
LOCATION PLAN (SCALE 1:5000)



SERVICE PLAN (SCALE 1:200)



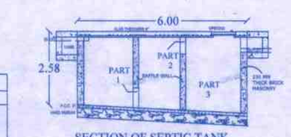
SITE PLAN (SCALE 1:200)



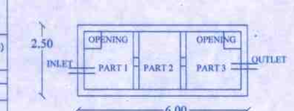
ENCLOSE BALCONY & BALCONY AREA PLAN (SCALE 1:200)

PARKING AREA STATEMENT

PARKING SPACE FOR EVERY	NOS OF TENEMENTS	FOUR WHEELERS REQUIRED	FOUR WHEELERS PROPOSED	TWO WHEELERS REQUIRED	TWO WHEELERS PROPOSED
for every two tenements with each tenements having carpet area equal to or above 40 sq.m.but not less than 80 sq.m.(1 car & 5 scooter)	8	(8 / 2 = 4 NOS) SAY 4 NOS (4 X 1 = 4 NOS)		(8 / 2 = 4 NOS) SAY 4 NOS (4 X 5 = 20 NOS)	
for every two tenements with each tenements having carpet area less than 40 sq.m.but more than 30 sq.m. (1 car & 2 scooter)	20	(20 / 2 = 10 NOS) SAY 10 NOS (10 X 1 = 10 NOS)		(20 / 2 = 10 NOS) SAY 10 NOS (10 X 2 = 20 NOS)	
for every 100.00 sq.mt. carpet commercial area or Fraction there of (2 car & 6 scooter)	3	(67.00 / 100 = 0.67 (SAY 1 NOS) (1 X 2 = 2 NOS)		(67.00/100=0.67(SAY 1NOS) (1 X 6 = 6 NOS)	
TOTAL	20	4 + 10 + 2 = 16 NOS		20 + 20 + 6 = 46 NOS	
In Addition 5% Visitors Parking		16X5% =0.80(SAY 1NOS)		46X5% =2.30(SAY 3 NOS)	
TOTAL		16 + 1 = 17 NOS 17 X 0.70 = 11.90 NOS (SAY 12 NOS)		46 + 3 = 49 NOS 49 X 0.70 = 34.30 NOS (SAY 35 NOS)	



SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK

SECTION OF COMPOUND WALL

CONTENTS OF SHEETS

ALL FLOOR PLANS, SECTION, ELEVATION, P-LINE AREA CALCULATION DIAGRAM, BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT, VENTILATION AREA STATEMENT, COMPOUND WALL SECTION, SEPTIC TANK, ETC.

PLANS APPROVED (...1...NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH ~~COMMENCEMENT~~ COMMENCEMENT CERTIFICATE/~~AMENDED BUILDING PERIMISSION & COMMENCEMENT CERTIFICATE~~ BEARING :-
NO. SROT/BS/UA/2501/BP/ 1600 - 01 / 1893
CC / 0192
DATE : 23 / 03 / 2022
AND THE CONDITIONS MENTIONED THEREIN.
Sub-Regional Office, MMRDA
MMRDA

PROFORMA-I

A	**AREA STATEMENT**	
1.	Area of plot	
(a)	As per ownership document (7/12, CTS extract)	800.00 smt
(b)	as per measurement sheet (T.I.L.R.)	838.47 smt
(c)	as per site	838.47 smt
(d)	consider minimum of a, b, c	800.00 smt
2.	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	51.35 smt
(b)	Existing structure (area not in possession)	67.09 smt
	(Total a+b)	118.44 smt
3.	Balance area of plot (1-2)	681.56 smt
4.	Amenity Spaac (if applicable)	
(a)	Required -	---
(b)	Adjustment of 2(b), if any -	---
(c)	Balance Proposed -	Nill
5.	Net Plot Area (3-4 (c))	681.56 smt
6.	Recreational Open space (if applicable)	
a)	(a) Required - 10%	---
b)	(b) Proposed -	---
7.	Internal Road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI = 1.10 X 681.56	749.71 smt
10.	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	---
(b)	Proposed FSI on payment of premium. 9.30 X 681.56	204.46 smt
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 or1.85 x Sr. No. 4 (b)and /or(c)].	---
(c)	TDR area	---
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	---
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	954.17 smt
(b)	Ancillary Area FSI upto 60% with payment of charges.	572.50 smt
(c)	Total entitlement (a+b)	1526.67 smt
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	---
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	---
(a)	Existing Built-up Area.	---
(b)	Proposed Built-up Area (as per 'P-line')	1521.79 smt
(c)	Total (a+b)	1521.79 smt
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17.	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	---
(b)	Proposed	---

CERTIFICATE OF AREA

I, SHRI. A. S. GARYAL HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT / LICENSED ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF PLOT AND O DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT MADE BY THE APPLICANT WHO IS THE OWNER / LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND ROUND THEM TO BE CORRECT.

ARCHITECT / ENGINEER SIGNATURE

NOTE:. ALL DRAWINGS & DESIGN AS PER NATIONAL BUILDING CODE OF PRACTICE.

OWNER'S DECLARATION –

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHINICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
OWNER (S) NAME AND SIGNATURE
SHRI. AKSHAY PREMNATH MUKADAM.
SHRI. GANESH SOMWAR MUKADAM.

DESCRIPTION OF PROPERTY

PLAN OF PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON S. NO. 177, H. NO. 7, AT. VILLAGE KON, TALUKA BHIWANDI DIST. THANE.

SIGNATURE OF P.A. HOLDER / PARTNERS

Partners.
M/S. CRYSTAL KRISHRAJ.

For CRYSTAL KRISHRAJ
Partner

Er. A. S. Garyal.
Lic. No. A.D.T.P. Engr. / 28

A. S. GARYAL & ASSOCIATES
CONSULTING ARCHITECT & ENGINEERS
274/A, FIRST FLOOR, V. P. NAKA, WADA ROAD, BHIWANDI, DIST - THANE.