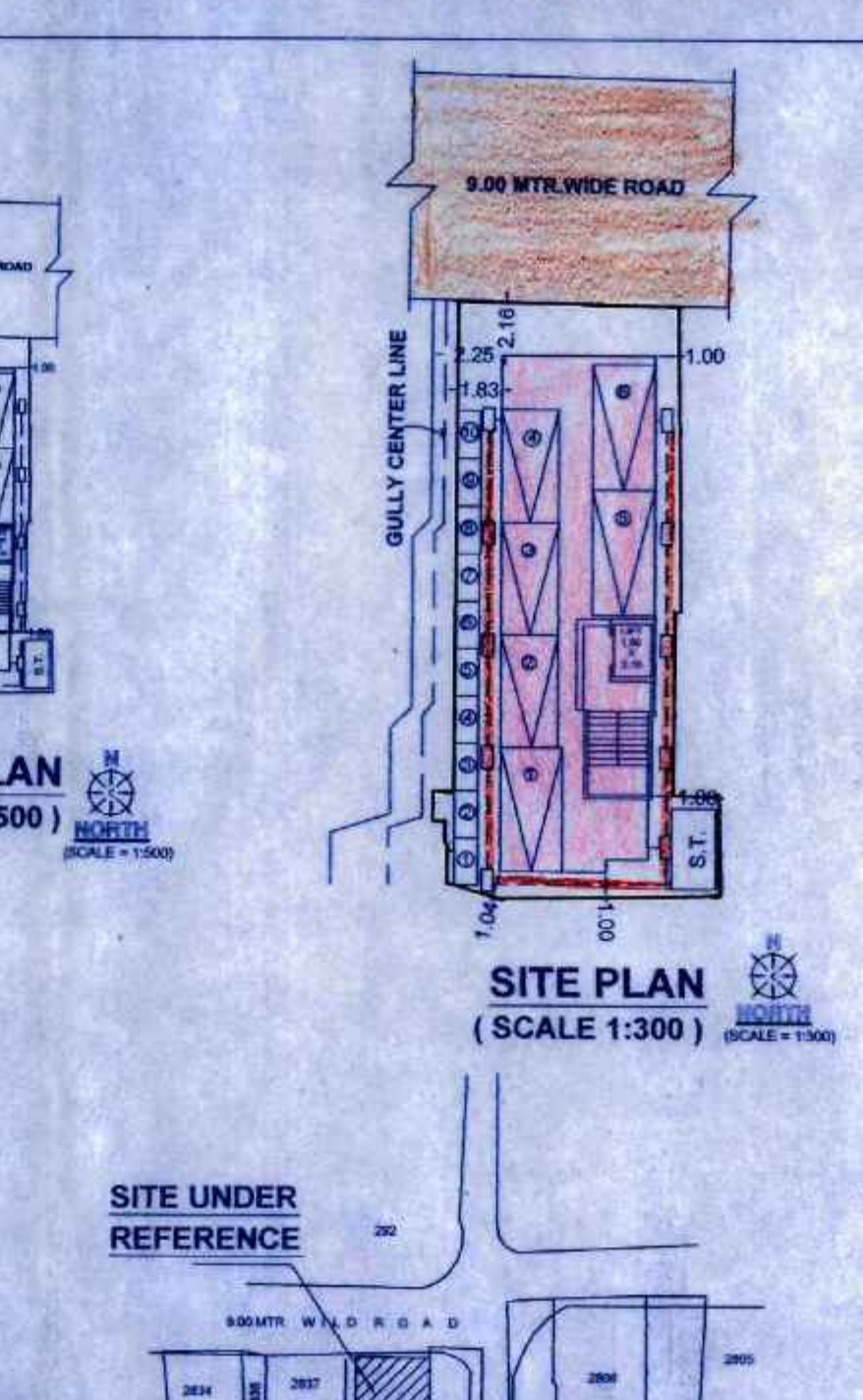
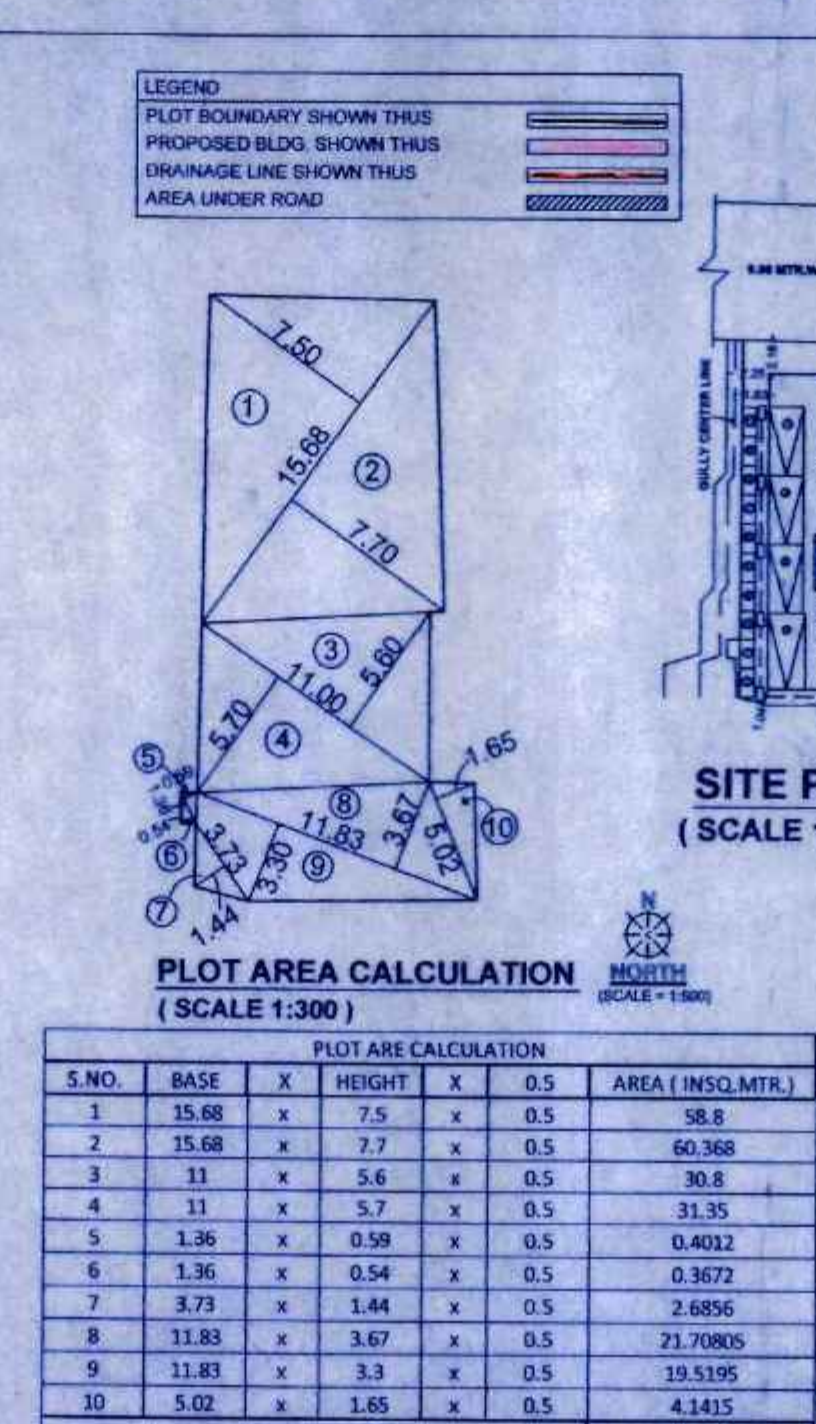
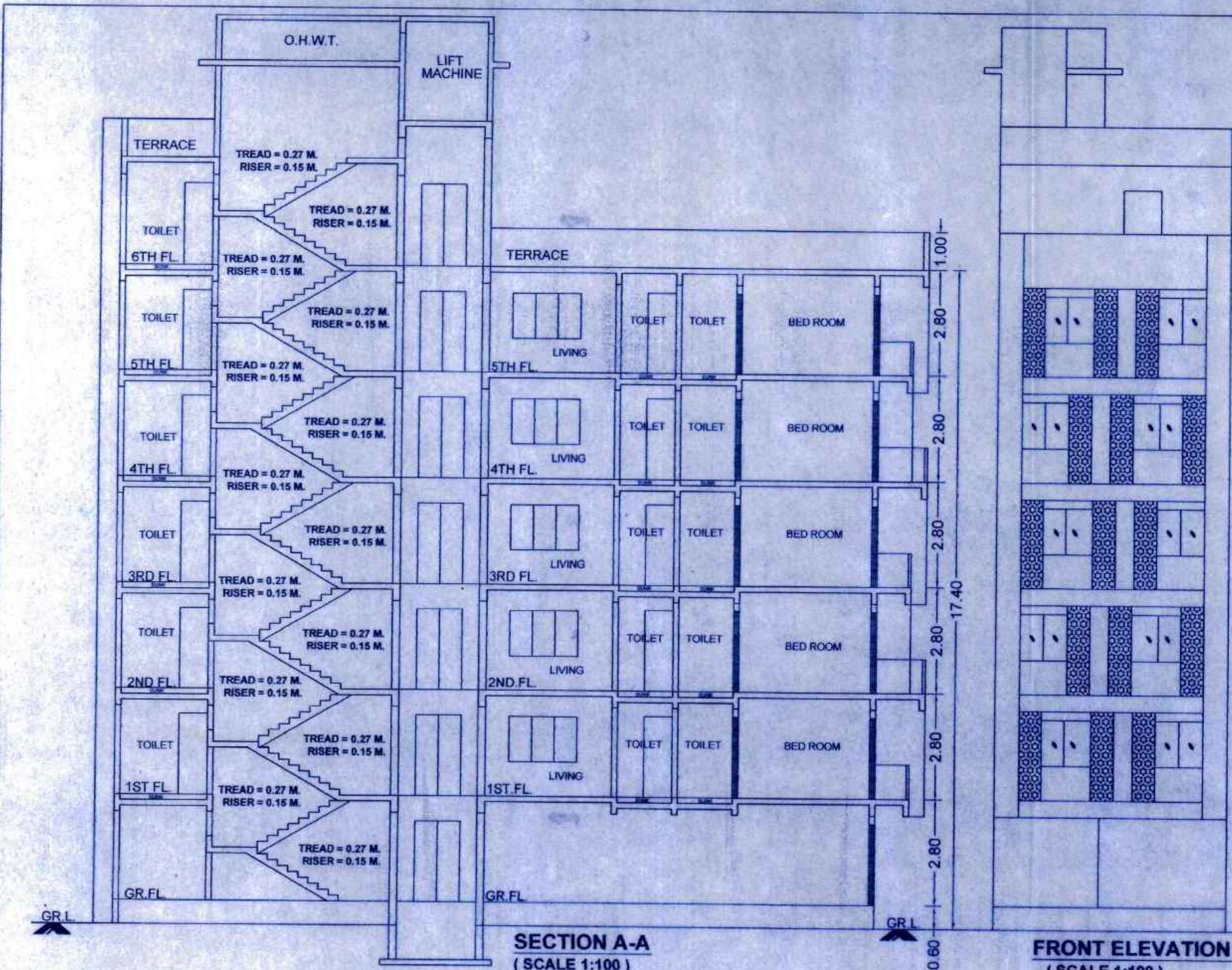




DOOR & WINDOW SCHEDULE			
D	1.00 X 2.10	W	1.80 X 1.22
D1	0.91 X 2.10	W1	1.50 X 1.22
D2	0.76 X 2.00	W2	1.20 X 1.22
DW	1.80 X 2.10	V	0.60 X 0.91

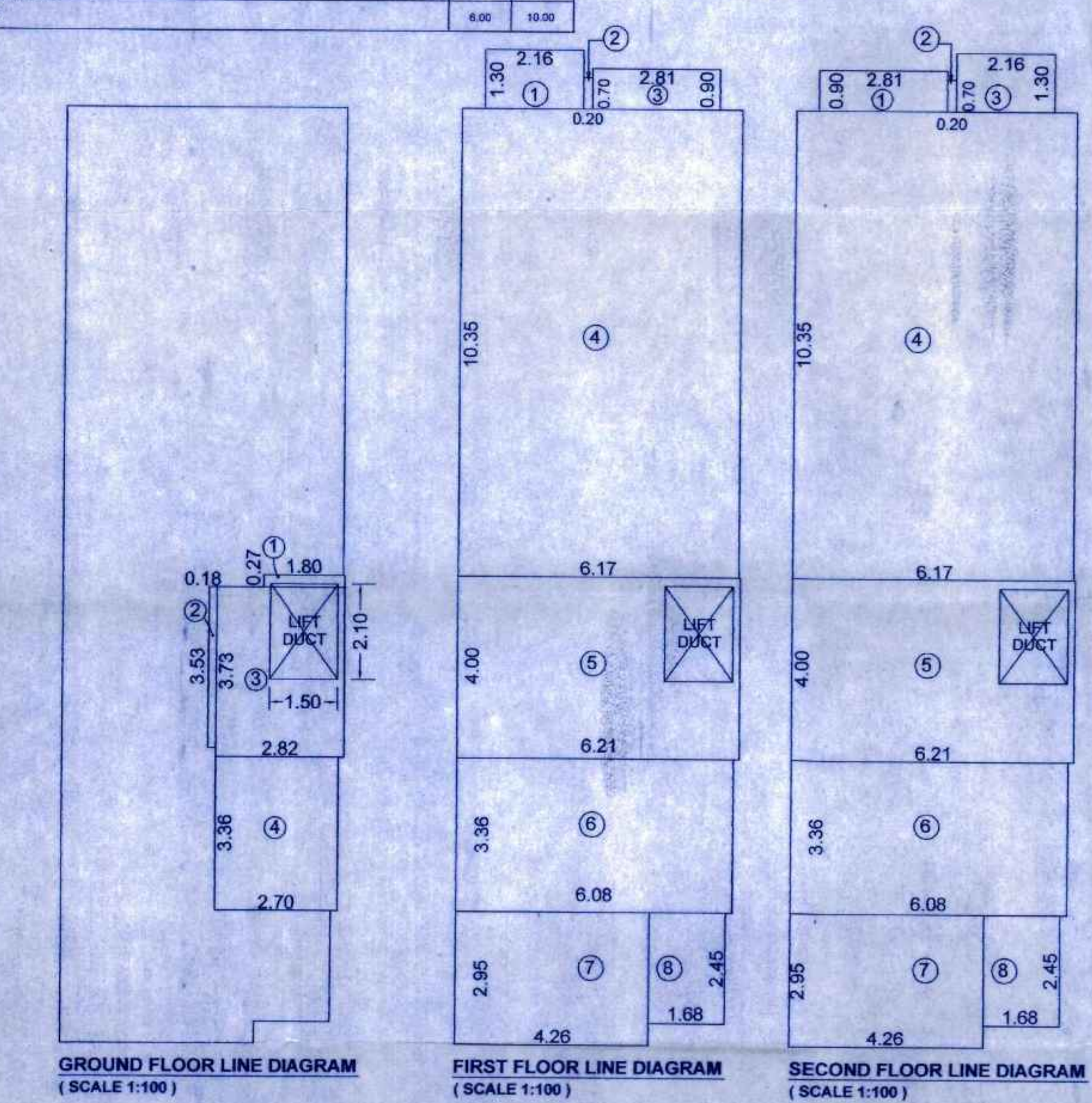
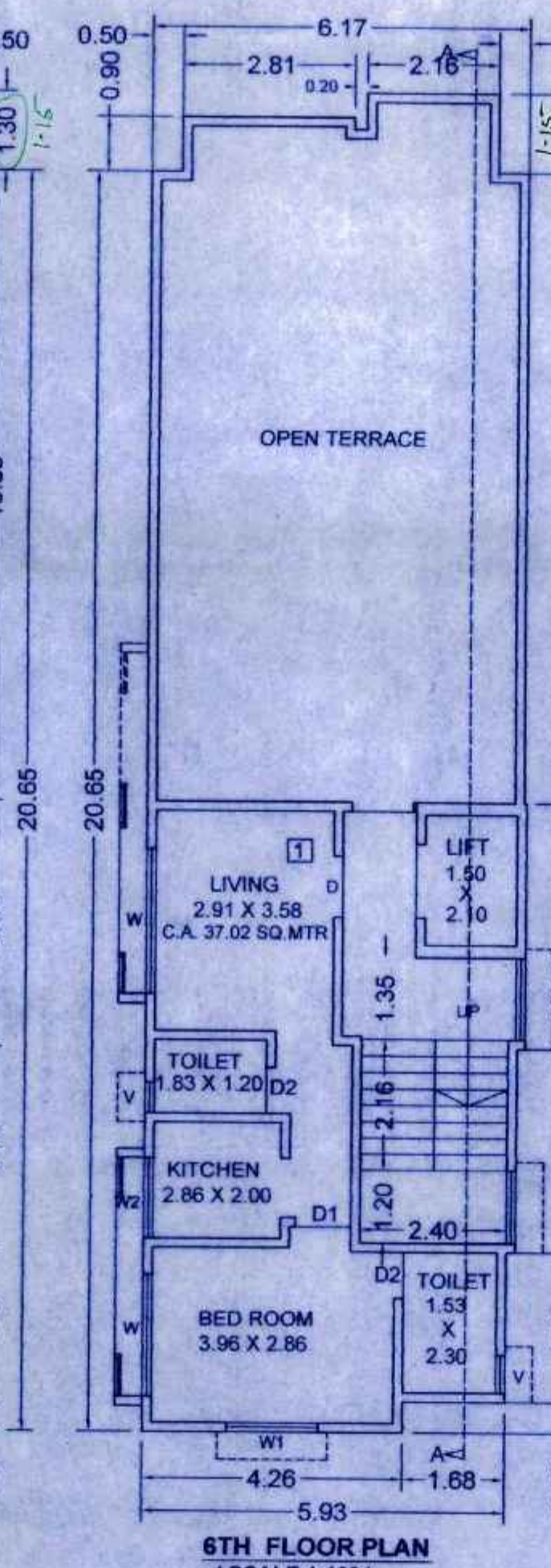
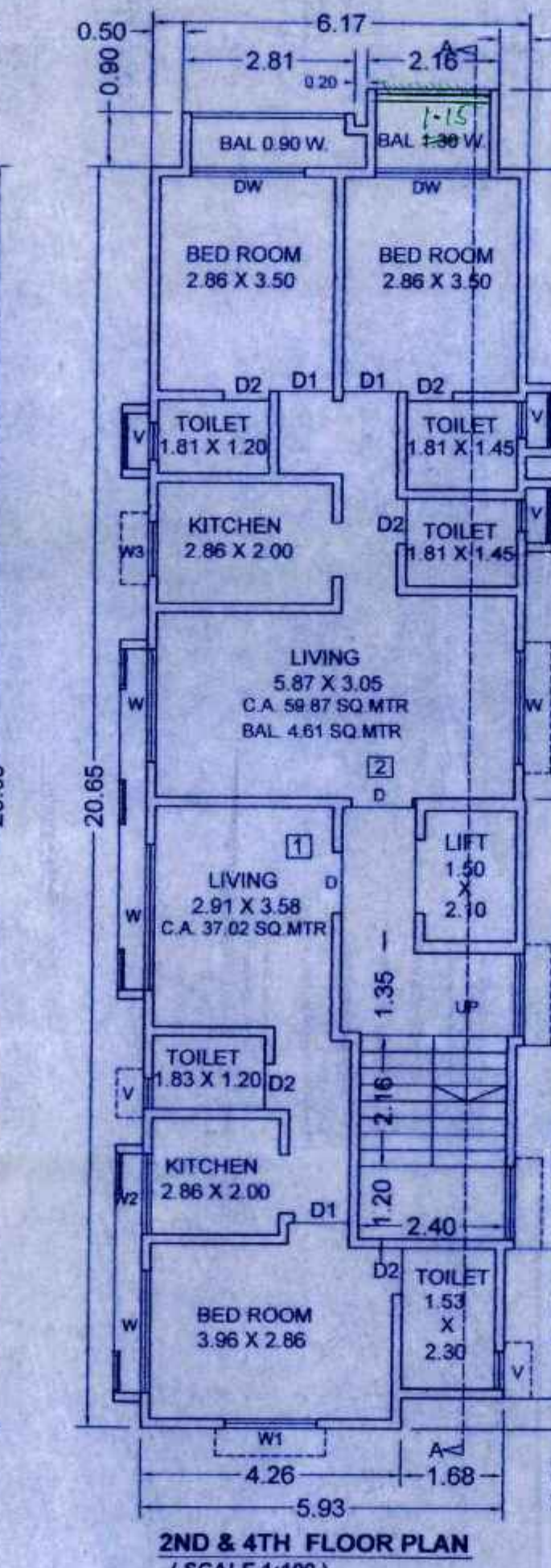
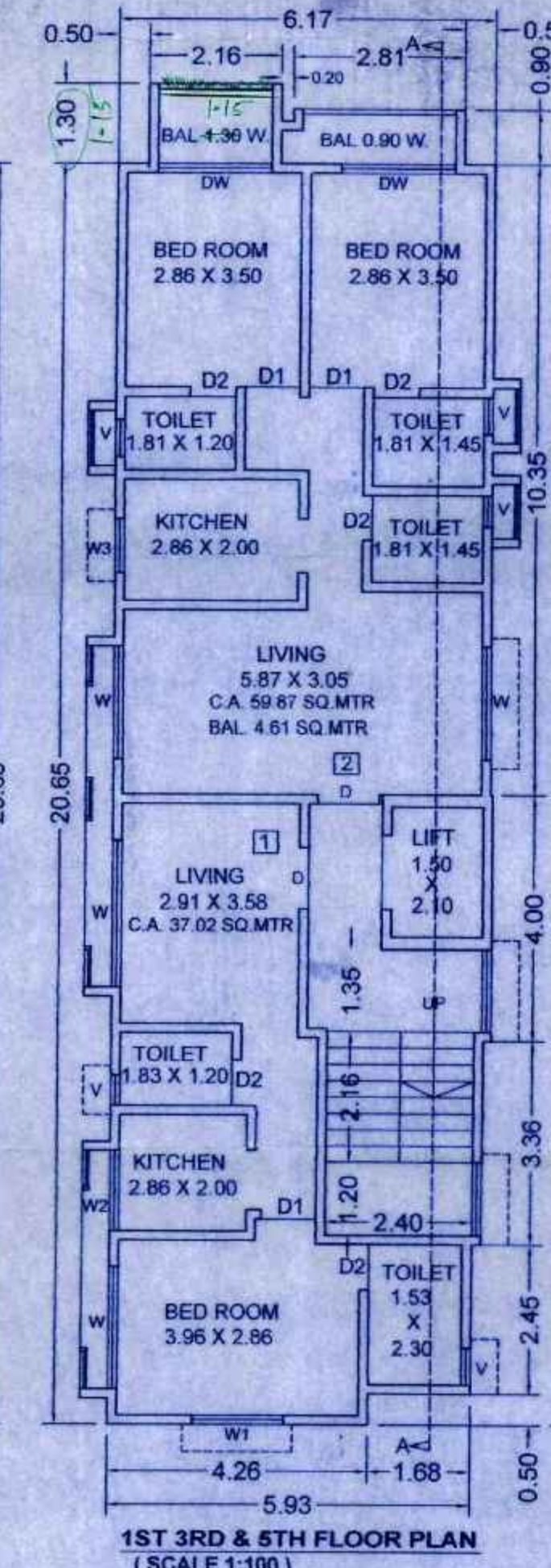
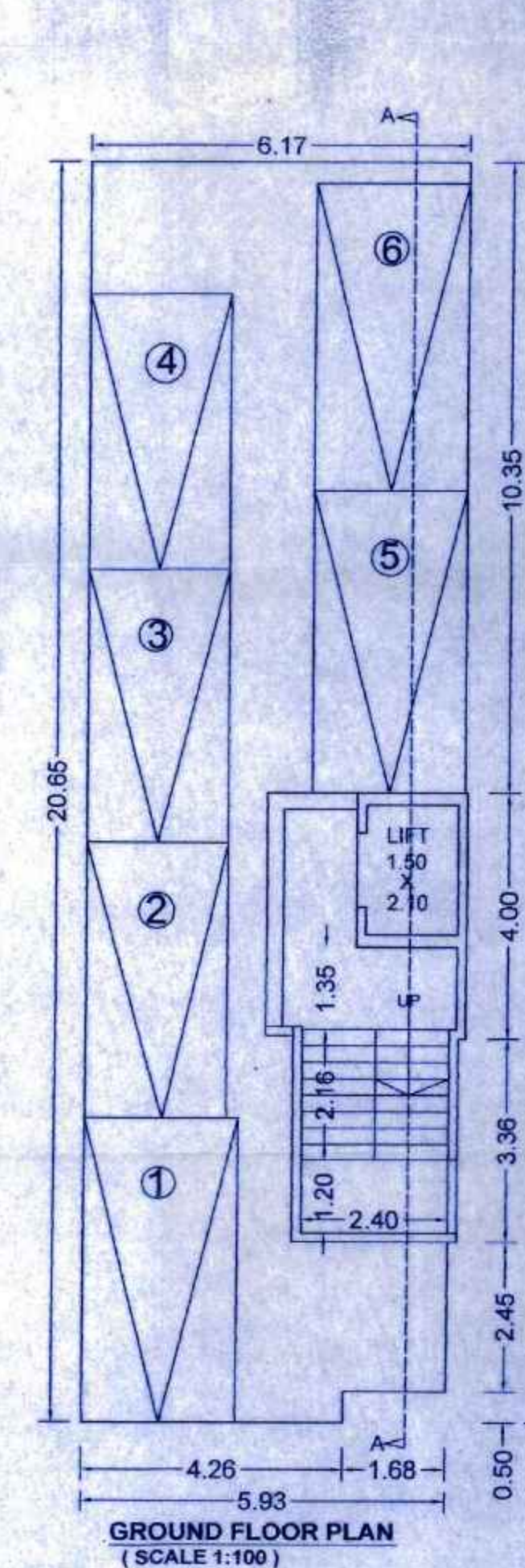
TABLE NO. 8B PARKING			
SR.NO.	OCCUPANCY	SIZE OF TENEMENT	
MTR.	1	Residential (Multi -tenancy Residential)	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.
MTR.			For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.
MTR.			For every two tenement with each tenement having carpet less than 30 sq.m.
MTR.	TOTAL		
MTR.	VISITOR		in addition 5% visitor parking
MTR.	TOTAL		
MULTIPLYING FACTOR			
REQUIRED PARKING			
6 NOS. TWO WHEELER PARKING CONVERT TO FOUR WHEELER PARKING 5/6 = 1 NOS. FOUR WHEELER PARKING			
PROPOSED PARKING			

FORM OF STATEMENT-2 (TO BE PRINTED ON PLAN) [SR.NO.9(a)] PROPOSED BUILDING		
Building No.	FLOOR NO.	Total Built-up Area of floor as per outer construction line.
(1)	(2)	(3)
1	GROUND	17.58 SQ.MTR.
	FIRST	128.13 SQ.MTR.
	SECOND	128.13 SQ.MTR.
	THIRD	128.13 SQ.MTR.
	FOURTH	128.13 SQ.MTR.
	FIFTH	128.13 SQ.MTR.
	SIXTH	58.80 SQ.MTR.
	TOTAL	717.01 SQ.MTR.

FORM OF STATEMENT-1 (TO BE PRINTED ON PLAN) [SR.NO.9(a)(iii)] Existing Building to be retained				
Existing Building no.	FLOOR NO.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT-3 (TO BE PRINTED ON PLAN) [SR.NO.9(g)]				
BUILDING NO.	Floor No.	Apartment No.	Carpet area of apartment	Area of balcony attached to Apartment
1	1ST.FL.		96.89 SQ.MTR.	4.61 SQ.MTR.
	2ND.FL.		96.89 SQ.MTR.	4.61 SQ.MTR.
	3RD.FL.		96.89 SQ.MTR.	4.61 SQ.MTR.
	4TH.FL.		96.89 SQ.MTR.	4.61 SQ.MTR.
	5TH.FL.		96.89 SQ.MTR.	4.61 SQ.MTR.
	6TH.FL.		37.02 SQ.MTR.	

FLOORS AREA	
GR.FL. P-LINE AREA	17.58 SQ.MTR.
1ST.FL. P-LINE AREA	128.13 SQ.MTR.
2ND.FL. P-LINE AREA	128.13 SQ.MTR.
3RD.FL. P-LINE AREA	128.13 SQ.MTR.
4TH.FL. P-LINE AREA	128.13 SQ.MTR.
5TH.FL. P-LINE AREA	128.13 SQ.MTR.
6TH.FL. P-LINE AREA	58.80 SQ.MTR.
TOTAL P-LINE AREA	717.01 SQ.MTR.



GROUND FLOOR P-LINE AREA CALCULATION			
S.NO.	LENGTH	X	WIDTH
1	1.8	X	0.27
2	3.53	X	0.18
3	3.73	X	2.02
4	2.7	X	3.36
TOTAL AREA			
20.712			
DEDUCTION AREA			
LIFT	1.5	X	2.1
TOTAL DEDUCTION AREA			
3.15			
GR.FL.P-LINE AREA			
17.562			

1ST FLOOR P-LINE AREA CALCULATION			
S.NO.	LENGTH	X	WIDTH
1	2.16	X	1.1
2	0.2	X	0.7
3	2.81	X	0.9
4	6.17	X	10.35
5	6.25	X	4
6	4.08	X	3.36
7	4.26	X	2.95
8	1.68	X	2.45
TOTAL AREA			
128.13			
DEDUCTION			
LIFT	1.5	X	2.1
TOTAL DEDUCTION AREA			
3.15			
1ST FLOOR P-LINE AREA			
128.13			

2ND FLOOR P-LINE AREA CALCULATION			
S.NO.	LENGTH	X	WIDTH
1	2.16	X	1.1
2	0.2	X	0.7
3	2.81	X	0.9
4	6.17	X	10.35
5	6.25	X	4
6	4.08	X	3.36
7	4.26	X	2.95
8	1.68	X	2.45
TOTAL AREA			
128.13			
DEDUCTION			
LIFT	1.5	X	2.1
TOTAL DEDUCTION AREA			
3.15			
2ND FLOOR P-LINE AREA			
128.13			

STAMP FOR APPROVAL

कार्यालयचे पत्र क्र. बा.प्र.क्र. (09) 2022-2023
पा.क्र.नं.दि. ०१०२ दि. ०६.०२.२०२३
शर्तीना अधिन राहून व दिव्या रंगने दुसऱ्या वृत्तिका प्रमाणे तयार केलेले
बांधकाम/विकास परवानगी मंजूर
पंचायत/नगरपालिका नगरपालिका
महाराष्ट्र शासनाच्या अधीन

PERFORMA

NET PLOT CALCULATION - EXAMPLE

SR.NO.	TITLE	SQ.MTR.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C.D. TO BE CONSIDERED)	229.90
2	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	
3	AS PER OWNERSHIP DOCUMENT (CTS EXTRACT)	229.90
4	AS PER MEASUREMENT SHEET (AS PER TILR TRIANGULATION METHOD)	230.14
5	AS PER SITE	
6	DEDUCTIONS FOR	
7	PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	
8	ANY D.P. RESERVATION AREA	
9	(TOTAL A+B)	
10	BALANCE AREA OF PLOT (1.2)	229.90
11	AMENITY SPACE (IF APPLICABLE)	
12	REQUIRED	
13	ADJUSTMENT OF 2(B), IF ANY	
14	BALANCE PROPOSED	
15	NET PLOT AREA (3-4 (C))	229.90
16	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
17	REQUIRED	
18	PROPOSED	
19	INTERNAL ROAD AREA	
20	PLOT AREA (IF APPLICABLE)	229.90
21	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5X BASIC F.S.I) (229.90 X 2.00)	459.80
22	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
23	MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / T.O. ZONE	
24	PROPOSED F.S.I ON PAYMENT OF PREMIUM	
25	IN-SITU AREA / TOR LOADING	
26	IN-SITU AREA AGAINST D.P. ROAD (D.P. SR. NO. 2 (A), IF ANY	
27	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.50 X SR. NO. 4 (B) AND / OR (C))	
28	TOR AREA	
29	TOTAL IN-SITU / TOR LOADING PROPOSED (11 (A)+(B)+(C))	
30	ADDITIONAL F.S.I AREA UNDER CHAPTER NO. 7	
31	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL	459.80
32	PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 4.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 (OR 1.8)	275.88
33	ANCILLARY AREA F.S.I UP TO 50% WITH PAYMENT OF CHARGES (459.80 X 50% = 229.90)	735.68
34	TOTAL ENTITLEMENT (A+B)	
35	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	
36	PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 4.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 (OR 1.8)	
37	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 (B))	717.01
38	EXISTING BUILT-UP AREA (AS PER P-LINE)	717.01
39	(TOTAL A+B)	
40	F.S.I. CONSUMED (15(C)/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.97
41	AREA FOR INCLUSIVE HOUSING, IF ANY	
42	REQUIRED (50% OF SR. NO. 3)	
43	PROPOSED	

DESCRIPTION

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING C.T.S. NO. 2838
AT VILLAGE BHIWANDI, TALUKA: BHIWANDI, DIST.: THANE.
FOR OWNER NAME: MR. ASIF NIZZAMUDDIN QURESHI.
DEVELOPER & POAH: M/S QUBA REALTY LLP.
DIRECTORS NAME: MR. ADIL NASIR HUSSAIN MOMIN & 1 OTHER.
DIRECTOR'S SIGN:
MR. ADIL NASIR HUSSAIN MOMIN
MR. YUSUF NASIR HUSSAIN MOMIN

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 THE AREA SO WORKED OUT IS 230.14 SQ. METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

SIGNATURE OF LICENSED SURVEYOR/ ARCHITECT/ ENGINEER/ STRUCTURAL ER.

HK DESIGN

CONSULTANTS

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